

Winter has arrived, so has the tax man.

- Latest Blog

Tips & Inspiration for savvy property Investors
Land Tax 101

- Recently Leased

- Brisbane Market activity/update statistics

- Referral Partner

- Testimonials



Tips & Inspiration for savvy property Investors

As the financial year comes to an end, it's time to get everything prepared so you can complete your tax return. Taking proactive measures now is essential to ensure a seamless and efficient tax filing process for you and your accountant. By getting organised early, you can minimise administrative challenges and get your tax return done faster, which is particularly appealing if you're due to get a refund. Keep reading below for several steps to prepare for tax time effectively.



- Have a dedicated tax folder**
- Review your income for the financial year**
- Pre-

pay
your
interest
to
reduce
your
marginal
tax
rate**

- Get repairs and maintenance done before EOFY**
- Don't forget about depreciation**

[link to blog](#)

Land Tax 101

Land tax is an annual expense you need to factor into your other outgoings as a property investor. It's calculated based on the value of your land holdings above a specific threshold. Value thresholds and when land tax is calculated are different in each state, so make sure you stay up to date on the latest developments in your state. Below is an overview of everything you need to know about land tax.

- How is land tax calculated
- Let's look at an example
- Is land tax deduction?



- How should you budget for land tax?

[link to blog](#)



Subletting



Pest control in your investment



What to consider when you buy an investment

Recently Leased

South Brisbane - 1bed, 1bath, 1carpark - \$580/week

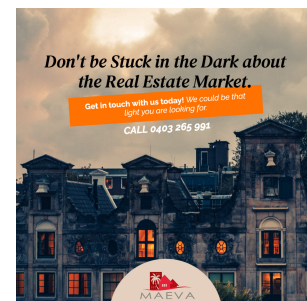
Centrally located a mere 850m from the CBD alongside the Cultural Precinct, where residents will be extremely well connected to South Bank, West End and Brisbane city. This new Mirvac Development combines quality and smart design to offer residents spacious apartments with fantastic views of Brisbane.



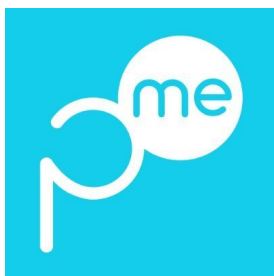
Has your PM gone hiding?



Waiting for Rate to come down?



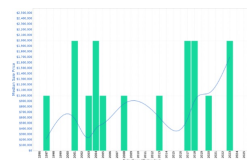
Stuck in the dark?



Haven't you been accessing your property folder yet? Access to the Landlord's Portal

You can follow this link to create your personal access and view all informations about your property portfolio.

Brisbane Market and Statistics - Grab your latest suburb flyover for Brisbane Median house price June 2024



Looking for more exposure?
Or thinking of sharing
something with our readers?
Get in touch with us at Maeva
Properties for your slot in our
next newsletter



At Maeva Properties, we do not work alone. We have partners who we work closely with and are happy to refer you to the best in the industry

Your home loan specialist

At Quality of Life Evolution, we believe that a strategic approach to property investment can significantly enhance your financial well-being. As your dedicated mortgage broker, we specialise in providing tailored mortgage solutions and expert guidance to help you navigate the complexities of real estate investment. Whether you're a first-time investor or looking to expand your portfolio, our team is here to support you every step of the way, ensuring you make informed decisions that maximise your returns and improve your quality of life. Contact Glenn Lee, the principal loan specialist at QoL Evolution, directly for free consultation and follow on [Facebook](#) &



[Instagram](#) for useful information and market updates.

Glenn Lee - Principal loan specialist
Mobile: 0449 173 735
email: loans@qolevolution.com.au

Your Tax agent & Accountant

At [Niloc and Co Accountants](#), we offer comprehensive and personalised accounting services designed to meet the unique needs of each client, including investment success. Rely on our expertise and dedication to manage your finances, ensuring the financial health and success of you and your business, both in accounting and investments.



Collin Tee - Senior Manager / AIPA IFA
mobile: 0455 355 967
email: admin@nilocandco.com.au

Clients Testimonial - This is why you should contact Maeva Properties today

Landlord/Seller/Investor - All in ONE place

Landlord

We engaged Patrick of Maeva Properties to manage our rental property and the experience has been fantastic. Patrick is a great guy who maintains excellent communication, is very proactive, advises you on the right strategies to rent your property and is very knowledgeable in the art and science of managing it. **The clarity provided, of all the involved finances, and record keeping, was superb.** We are very happy with Patrick's management of our property and we have to say, our expectation was exceeded. We would get Patrick to look after any other rental property we have without any hesitation.



Seller

Maeva properties' **Patrick was engaged to sell our property and the whole process and final sale price was terrific.** The whole process of selling was well planned, clearly communicated to us and the entire plan was laid out in a neat timeline with what needed to be done by when, and who we were to engage with at every step. Patrick was proactive, and followed up diligently, with accurate advise at every step, and the end result was, we got the property sold at a price that exceeded our expectations. We would get Patrick to manage any of our future property sale, without any hesitation. Thank you very much Patrick.

Investor

We got Patrick to manage the purchase of an investment property and the whole experience was excellent. **At every step of the way Patrick guided us, communicated exceptionally well and made sure the purchase was a pleasant experience.** We would get Patrick to look after the buying of any other investment property we have in mind, without any hesitation.

T.Thomas

STAY CONNECTED



Kind regards,
Your Team at MAEVA PROPERTIES



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