

THANK YOU

DIRECTOR NEWS

RENTAL PROPERTY DEDUCTIONS

INCREASING VALUE IN 1 WEEK

THANK YOU

Matt Scarce and his team provided us with the utmost professional service. Matt's superior knowledge of the local market and informed appraisal enabled us to sell our home within the anticipated timeframe and for a very agreeable price. We felt that we were in excellent hands as Matt guided us throughout the entire process with his calm, confident and respectful approach. In particular, we found Matt's regular communication to be very reassuring at a time in life often considered stressful. Thank you Matt for an excellent job.

N & S Ward

We recently bought a house through Matt Scarce and could not be happier with his excellent service, easy nature, authenticity and confidence at every turn. It was a stress-free experience where anything we asked was no problem and he made the whole process just so easy. I would definitely recommend anyone to deal with Matt Scarce and his team whether you are looking to buy or sell property. He is the real deal.

P & K Kitching



NEWS FROM THE DIRECTOR



The transition towards weaker housing market conditions as at December 31, 2017 has been clear but gradual and is likely to continue throughout 2018 according to Core Logic head of research Tim Lawless.

Commenting on the results, Mr Lawless said, "From a macro perspective, late 2016 marked a peak in the pace of capital gains across Australia with national dwelling values rising at the rolling quarterly pace of 3.7% over the three months to November."

"In 2017 we saw growth rates and transactional activity gradually lose steam, with national month-on-month capital gains slowing to 0% in October and November before turning negative in December."

The good news is conditions across the Adelaide housing market remained stable with dwelling values continuing to edge higher, up 0.2% month-on-month and 0.3% over the final quarter of 2017 to be 3.0% higher over the year.

MATT SCARCE
PH: 8332 1022

DEDUCTIONS FOR RENTAL PROPERTIES



The Australian Government has now passed legislation to change allowable deductions relating to plant and equipment depreciation and travel expenses as first announced as part of the May 2017 Federal Budget.

What does this mean to Property Investors?

In a nut shell, the amendments deny property investors from claiming income tax deductions for travel expenses and the decline in value of 'previously used' depreciating assets (such as plant and equipment) within residential investment properties.

The depreciation changes will affect investors who have purchased second-hand residential properties after 7.30pm on the 9 May 2017 through limiting the depreciation the investor can claim on existing plant and equipment assets.

The travel deduction changes affect all residential property owners from 1 July 2017.

SCARCE DELIVERS IN MORE WAYS THAN 1

This Christmas our food drive at Scarce Real Estate, through donations from our staff and the public, was able to provide an amazing 39kg of food for Foodbanks' Christmas drive.

Foodbank however is always looking for donations all year round, if you'd like to support a worthy cause, find out more at www.foodbank.org.au



Who will not be affected by the depreciation deduction changes?

- Owners of brand new dwellings, regardless of when purchased.
- Owners of previously owned properties that were substantially renovated prior to purchase.
- All property investors can still claim plant and equipment depreciation for assets they have purchased themselves.
- Owners of non-residential/commercial properties.
- Owners that are carrying on a business of property rental.
- Superannuation funds (except SMSFs) that hold residential property.
- Public unit trusts and managed investment trusts.
- Corporate tax entities.
- Residential property investors who exchanged contracts prior to 7.30pm on the 9 May 2017.

However, a property owner will not be able to claim depreciation on pre-existing plant and equipment assets within properties which have been lived in as a primary place of residence and the owner decides to rent the property out after the 1 July 2017.

Contact our Property Management Department on 8332 1488 for more information on managing your investment.

SCARCE NEWSLETTER ONLINE

Would you like your newsletter emailed? Contact us: salesadmin@scarce.com.au or call 8332 1022, to register today.



★★★★★ SOLD ON THE EXPERIENCE



1/437 Glynburn Rd
LEABROOK



We caught up with the happy sellers of Unit 1/437 Glynburn Road Leabrook and asked them a few questions about their recent experience with Scarce...

Q. Why did you choose Scarce Real Estate to sell your home?

Matt Scarce has sold several properties for us over the years and continues to achieve positive results through his professional approach and desire to get the best results for his clients.

Q. What was the best thing about their service?

Communication - this is the key to positive client service and Scarce Real Estate's communication throughout the whole sale process has always been second to none.

Q. Why would you recommend Scarce Real Estate?

I would recommend Scarce Real Estate because you get an honest property evaluation, professional service and a consistent, high level of service.

Call us today on 8332 1022 for a free appraisal on your property.

HOW TO INCREASE YOUR PROPERTY VALUE IN 1 WEEKEND...



Increasing the value of your property pre-sale doesn't have to require a team of professionals. Just one weekend dedicated to cleaning, refreshing, tidying and upgrading can put you in great stead for sales success.

REFRESH AN OLD PAINT JOB

There is no easier way to boost a property's value than a new paint job, which can range from a one-room refresh, to an extensive repaint of the entire home.

For homeowners low on budget and time, focus on painting the main living areas to cover mismatched old paint, cracks and imperfections.

In terms of colour, white remains popular for appealing to a broad base of buyers.

If painting an older property, opt for warmer whites. Contemporary homes are more suited to cooler whites, with a grey or beige base.

TIDY THE EXTERIOR

If there is one area of the home you should focus on before a sale, it's the exterior.

While some homes will benefit from an entire façade repaint, updating this area can be achieved in a few quick jobs.

Start by removing any cobwebs, cleaning the walls and filling in visible cracks. For added aesthetic appeal, paint some pots and place them near the front door, or spray paint a bench seat for the front porch.

Painting the front door a colour such as cobalt or teal blue is another powerful tool for creating colour memories and attracting interest.

INSTALL STORAGE SHELVES

Installing open shelves in the kitchen, bathroom, laundry and study is a simple way to integrate more storage into a property, which never goes unappreciated.

Installing hooks, rails or racks to your doors will spruce things up without being too dramatic or involve any structural changes.

Pull-out baskets and base-mount slide-out baskets are also a great way to add storage and can be installed in a day.

ADD THE FINISHING TOUCHES

If you can't afford a professional property stylist to decorate your home pre-sale, try these expert tips.

Having decorative items (vases, candle holders and similar) that have a colour theme and style that is carried through the house gives a sense of flow that makes a house feel like a whole, instead of a series of different rooms.

Even small updates like replacing the feather inserts in your couch cushions can have a big impact on the feeling of a home.

Remember to declutter surfaces and remove personal possessions in this process, as this allows buyers to better imagine themselves in the space.

Speak to our Sales Department
for tips on presenting your home
on 8332 1022.

CELEBRATING

60
YEARS

SCARCE PTY LTD 457 GREENHILL ROAD TUSMORE SA 5065
Registered Agents MREI **ACN** 008 015 969 **RLA** 1576

SALES (08) 8332 1022 **PROPERTY MANAGEMENT** (08) 8332 1488
FACSIMILE (08) 8364 1560 **EMAIL** scarce@scarce.com.au
www.scarce.com.au