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Getting ready for Tax Time and the E.O.F.Y

We are now on a count down with 11 weeks until the end of this financial year. As a Landlord-Property Investor, now is the best time to schedule any maintenance that is required with your investment property.

If there is any previously reported maintenance following a routine inspection or you are aware that there is general maintenance required with your property, we recommend you contact your property manager or our agency now so we can have this actioned for you and prior to the end of this financial year.

If you were thinking of carrying out some improvements on your property with the view to refinance and release some equity in the property but aren't quite sure how to go about this, then not a problem. You can contact our office today on 07 3389 7177 and ask to speak with Venita Daw our Agency Business Development Manager and she will be able to discuss the matter with you further and guide you through the required process. Venita can also assist you, if you are looking to purchase your next investment property or if you are looking to get a free sales appraisal on your existing property.

Find below some quick ways to get forced equity in your home without spending \$50,000 plus on renovations.

- Replace full internal carpets and with a plush pile look and conduct a full internal repaint including doors and trims for about \$10,000-\$13,000. This could increase your weekly rent by up to \$100/week or more depending on your property and location
- Install air conditioners in living and bedrooms. This can increase your weekly rent and also decrease your vacancy rate when it is time to re-let your property
- Improve the street appeal of your property by installing low maintenance gardens and repainting the front portico area
- Replace internal fittings such as lighting, blinds, ceiling fans

Not all home improvements increase your equity or rental yield so please speak with the Team at Shield Management and they will be able to guide you in the right direction.



Do I need a Solicitor or a Conveyancer?

In this discussion, we'll talk about the difference between Solicitors and Conveyancers and which is best for your needs?

A solicitor is a legal professional who is qualified to provide legal advice and representation on a wide range of legal matters, including property law. A solicitor can provide guidance on buying and selling property, as well as drafting and reviewing contracts and other legal documents related to property transactions. Solicitors are also able to represent clients in court if necessary.

A conveyancer, on the other hand, is a specialist in property law who is qualified to handle property transactions. They focus specifically on the legal and administrative aspects of buying and selling property, conducting property searches, preparing contracts and handling the transfer of ownership. They may not be able to provide broader legal advice on matters outside of property law.

While both solicitors and conveyancers can handle property transactions, the main difference is that solicitors have a broader legal knowledge and can provide more comprehensive legal advice on a range of legal matters, whereas conveyancers are specialists in property law and focus on legal and administrative aspects.

3 Reasons why you need to notify us if you change any of your details

1. Communication: Your real estate agent needs to be able to reach you in order to keep you up to date in relation to your investment property.
2. Accuracy of Paperwork: If there are any changes to your personal details, such as address or phone number, it is important to update your agent to ensure all paperwork related to your property is accurate. This can prevent delays or legal issues down the track.
3. Privacy and Security: Notifying your real estate agent of any changes to your personal details can help protect your privacy. For example, if you have moved, your real estate agent can ensure that any sensitive documents are sent to the correct location.

Amy Lloyd - Administration



AMY LLOYD

Administration

As our administration and receptionist, Amy will always greet you with a smile and friendly attitude at Shield Management. With 6 years experience in real estate and property management, she has developed a keen eye for detail and time management skills. Amy prides herself on her ability to go above and beyond for clients, tenants and colleagues and her problem solving abilities mean nothing is too much for her.

Contact Amy on 3389 7177 or email
enq@shieldmanagement.com.au