



**GLENNDIAS**  
REAL ESTATE

## Monthly Newsletter

### REAL ESTATE NEWS

JUNE 2016

After much publicised reports and political posturing on the subject, every person now has the words "Negative Gearing" at the tip of their tongue.

I believe that an analysis of this tax benefit is long overdue. From investors, seminars and articles, I have noted over the years, an alarming increase in the number of schemes designed for property investors who are in property to minimise tax. For those who may not be aware, tax minimisation is a result of interest payments exceeding rental income.

In the heady rush to make money at any cost we fear that some investors may be losing touch with the reality that investing in property should mainly focus on the value of a piece of real estate and the building or structure sitting on it. Tax considerations should be secondary to the quality of the asset.

To help put things in perspective, one could start with a basic question like "what is it that I am buying"? It would certainly be a mistake to purchase real estate just asking questions such as "what is going to be my return/yield?" and "how quickly can I double my money?"

### TESTIMONIALS

"Lovely to hear from you as always Glenn! You are special in your honesty & personable nature and I am happy to recommend you..."

S Waugh, April 2016

### Agency Update

Here at Glenn Dias Real Estate, we are passionate about giving back to our community and in supporting worthy causes. Some of the organisations that we are proud to support both financially and through mentoring are Royal Adelaide Hospital Research Centre, Red Cross and University of South Australia, to name a few.

On 20<sup>th</sup> June a major real estate portal applied an increase of 9% to its pricing. Advertising charges have been going up approximately 10% per annum but our charges have remained static. From 1<sup>st</sup> July our rental property advertising charges will be marginally increased to \$110 plus GST (flat). To ensure that you are always getting value for money, we will give your property a free, 30-day feature position on realestate.com.au and glennndias.com.

### Fast Facts

The National Land Survey Program (NSLP) which surveys new residential supply has released the following data:

Average median new lot size nationally is 474m<sup>2</sup>.

Average median new lot price\* is \$246,300 (\*based on the five largest capital cities)

Average median price of land\*\* is \$527 per m<sup>2</sup> (\*\*paid by new homebuyers)

As with all surveys, there is a considerable time lag from the time data is collected, to when results are released. Rapid price growth in the Eastern states may distort such results. Source: API Magazine May 2016 P.69

### CAN WE HELP YOU?

Like to know more about how your property is performing? Want a first-hand account from the person who knows your investment inside out? Then why not meet with us if you have a few minutes to spare? It would be our pleasure to welcome you at our office or to meet you where convenient. CALL us now and schedule a meeting Phone 8266 0888.

**IMPORTANT:** This newsletter is issued by Glenn Dias Real Estate to their clients for their private information and the contents are of a general nature only. Nothing herein above should be taken as advice per se and clients should not act solely on the basis of the material contained in this newsletter. Whilst every effort is made to ensure that the contents are accurate we take no responsibility for any errors or omissions and any subsequent action that may arise from the use of this newsletter. Please email "Unsubscribe" if you do not wish to receive the newsletter.

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