

IMPORTANT NEXT STEPS

towards property completion

As your investment property approaches completion, we have a number of things for you to review and action to ensure the completion process runs smoothly.

Here is a handy outline to help you through your next key steps.



CHOOSING A PROPERTY MANAGER

DPN recommends choosing a professional Property Manager and signing a Managing Agency Agreement.

Your Property Manager will look after the day-to-day requirements for your investment, including leasing and tenancy, maintenance and the collection of rental income.

To qualify for DPN's Rental Guarantee, you are required to use a DPN recommended Property Manager. We will provide information at the property construction completion stage and, of course, you are free to choose one yourself.



ARRANGING A BUILDING INSPECTION

Once the property has been built, we focus on getting your investment generating a rental income.

To ensure the building works are completed in-line with your building contract and there are no defects, it is important to do a full handover inspection within the week after the house is complete. DPN will provide a quote for this inspection and the price is dependent upon the building type, size and location.

If there are no defects, the inspecting company will issue a Certificate of Occupancy. Once the bank has this they will release final payment to the builder.

We recommend using a company that specialises in handover inspections. DPN recommends Handovers.com and will provide a discounted quote to you shortly.

Should the inspection identify any defects, DPN will liaise with the builder on your behalf and arrange for these to be corrected within two weeks. A second inspection will be carried out to ensure all items have been rectified.



BUILDING AND LANDLORD INSURANCE

Building insurance is a condition required by most lenders before releasing the final payment.

During the construction period, the builder's Home Warrantee Insurance covers your build. Once practical completion is reached, you will need to provide insurance.

At this point, DPN will assist you by recommending an accredited provider, or you can source an insurer yourself.

Home Buildings Insurance covers your home as well as other structures on your property such as garages, sheds, fences and in-ground pools. For example, if your home was damaged by fire or storm, your building policy would cover the cost to rebuild or repair.

For further peace of mind, we highly recommend Building and Landlord Insurance to minimise your financial exposure should any unforeseen damage or issues with tenants arise.



OBTAINING A DEPRECIATION SCHEDULE

A Depreciation Schedule effectively reduces your taxable income.

Similar to how you are able to claim wear and tear on a vehicle purchased for business purposes, you can also claim the depreciation of your investment property against your taxable income.

Investors purchasing a property for income-producing purposes are entitled to depreciate both the items within the building and the cost of the building itself.



USING A QUANTITY SURVEYOR

A trained Quantity Surveyor will ensure all depreciable items are noted and photographed. This guarantees you won't miss out on any deductions. The documentation can then be used as evidence in the event of an audit.

We're with you every step of the way

If you need assistance or have any questions, please contact our team via property@dpn.com.au or on 1300 723 318 during business hours