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### FIND OUT MORE

<http://bantacs.com.au/aboutus/>

This edition of Newsflash is for all investors, not just property investors. As an introduction to our new financial planning division!

### BAN TACS Financial Solutions

BAN TACS now has a financial planning arm where our clients can be confident they will receive objective advice. Further that advice will be given after consultation with your trusted BAN TACS Accountant. This communication between your two advisors should also make the process much smoother for you.

We would like to welcome Pat Hennessy to the team, he will be heading up this new venture. You can read more about Pat here

<https://bantacsfinancialsolutions.com.au/biography/>

The services we can provide include:

#### **Income Protection, Life, Trauma & Permanent Disability Insurance**

<https://bantacsfinancialsolutions.com.au/services/income-protection/>

#### **Wealth Creation**

<https://bantacsfinancialsolutions.com.au/services/wealth-creation/>

#### **Financial Plans**

<https://bantacsfinancialsolutions.com.au/services/financial-plans>

#### **Superannuation and Retirement Planning**

<https://bantacsfinancialsolutions.com.au/services/retirement/>

#### **Self-Managed Superannuation Funds**

<https://bantacsfinancialsolutions.com.au/services/smsf/>

#### **Superannuation Policy Reviews**

<https://bantacsfinancialsolutions.com.au/services/superannuation-review/>

#### **Aged Care**

<https://bantacsfinancialsolutions.com.au/services/aged-care/>

#### **Estate and Succession Planning**

<https://bantacsfinancialsolutions.com.au/services/estate-and-succession-planning/>

More information is available on our website:

<https://bantacsfinancialsolutions.com.au/> The first slide on the home page shows all of us - real people! Best get on there now to have a look before the rest of the group work out how to tear the photo of them down. There were some very loud protests when they saw it. But I stood firm and promised to put a new one up in 12 months. Diets, including my own, have begun!

While you are there have a look at the calculator section

<https://bantacsfinancialsolutions.com.au/calculators/> there are budget planners, loan calculators, retirement calculators and tax calculators. Please have a play around with these to enhance your financial literacy.

Our goal is to provide our clients with objective and trustworthy financial and tax planning advice. If you would like to know more please call 13000 BAN TACS (13000 22 682) or email

[admin@bantacsfinancialsolutions.com.au](mailto:admin@bantacsfinancialsolutions.com.au) The first consultation is free so you have nothing to lose.

## Spouse Superannuation Contributions vs Contributing for Yourself

If you make a superannuation contribution for your low-income spouse you will be entitled to a tax offset of 18% up to a limit of \$540. Alternatively, if you have not used up your own \$25,000 superannuation cap you could make a tax deductible (employees are now allowed to do this) contribution to your own superannuation account.

Normally, providing the \$25,000 cap has not been exceeded, you would have a better tax outcome if you made a tax-deductible contribution to the superannuation account of the higher income earner. In other words, the whole spouse contribution regime is just spin to make it look like the government is giving us something but in reality, they are giving it to themselves.

For the full detail on how the numbers work for this go to our Julia's blog section <https://bantacsfinancialsolutions.com.au/Jblog/>

## Property Investors and Liquidity

A fact of life for property investors is that you can't just sell off the bathroom over night to get a quick \$10,000 to \$20,000 you may need for an unexpected bill. Yet one of the attractions of property investing is the maximum LVR allowing you to borrow and have as much as possible working for you. You don't want any available equity not working for you or cash sitting around just in case.

The obvious answer is investing in a share market related product. Something that is easily traded i.e. cashed in virtually over-night if you need it, and yet still working for you. This does not necessarily mean exposure to one or two shares or having to trade for yourself. Managed funds can allow you to hold a small, yet well diversified portfolio. You can even pick a fund that will give you the same return as the all ordinaries index.

This almost instant liquidity has allowed me to avoid selling any assets at all. I undertook a small property development where I was not confident I had enough cash reserves. If all my assets were tied up in property I would have had to make sure I had sold something before I started the development. As it turned out I relied on being able to sell shares at short notice and managed to get through without having to sell anything. Liquidity is King! Just ask Cash Converters!

## Income Insurance Held Inside Your Superannuation Fund

If your income insurance premium is paid by your superannuation fund then it is going to be very difficult for you to receive any cash on a claim unless you have reached retirement age. Don't be misguided by the opportunity to use your superannuation guarantee to pay the premium, it is tax deductible if you pay it yourself. You just have to wait until you receive your tax refund cheque, which is a bit of compulsory saving anyway.

More importantly you know you will be sure to receive the insurance payment when you need it.

## How to Get Your Questions Answered:

Visit an office <http://www.bantacs.com.au/aboutus/locations/>

Skype Julia <http://www.bantacs.com.au/shop-2/consultation-with-julia-hartman/>

Askbantacs <http://www.bantacs.com.au/QandA/index.php>

## Fear of Missing Out?

Please enter your email address on the bottom right of this page

<http://www.bantacs.com.au/media-library/newsflash/> so you will receive an email every time a new Newsflash is posted on our website.

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*'Liability limited by a scheme approved under Professional Standards Legislation.'*