



HomeGround
Real Estate Sydney

November 2023

Property with Purpose

10 questions to ask your property management agent

Asking questions before you sign an agreement can get your agent/landlord relationship off to a great start.

Here are our tips for ethical landlords to help choose an agent to manage your property: <https://bit.ly/3sBR0II>

If you would like to know more about having a social enterprise real estate agency look after your property, call the HomeGround Sydney team on 8324 0870 or email homegroundsydney.com.au.

Testimonial



I would like to thank all the management. It is such a blessing for me and my family to live here, in brand new nice clean and secure apartment. I feel very lucky. On the day I moved here my baby daughter was born and we are living a happy healthy life, I have peace of mind living here.



J. Verified Tenant



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homegroundsydney.com.au

How we work

Claim a tax deduction

Lease your property below the market rent through HomeGround and you can claim the foregone rent as a donation. The donation amounts cannot add to or create a tax loss.

We'll provide you with a donation receipt at tax time covering the total amount of rent forgone for the financial year, which enables you to reduce your assessable income and minimise your personal income tax liability.

There is no minimum discount amount or timeframe required to access the benefit. Even a 10% reduction of the market rent can make a real difference to families who need affordable housing.

Capital gains tax exemption

If you commit to leasing your property at 20% below the market rate - for at least three years - you may be eligible to claim a capital gains tax exemption of up to 60% for CGT events occurring on or after 1 January 2018 for affordable housing provided on or after that date. That's 10% on top of the 50% discount you're entitled to if you hold an investment property for more than one year.

When you sell your investment property, capital gains tax is generally calculated by adding the difference between the initial purchase price and sale price to your taxable income. You can claim the 60% exemption if the rent is at least 20% below the market rate and the property is leased to a household on a low to moderate income.

This discount can only be accessed if the property is managed by a registered community housing provider such as HomeGround Real Estate.

**Did
you
know?**

*“ You could claim
a capital gains
tax exemption
of up to 60% ”*

News updates!



Trina Jones appointed as a rental commissioner for NSW

Trina Jones has taken on the role of New South Wales' first Rental Commissioner, starting on August 7. With a background in policy, research, and advocacy while working as **CEO of Homelessness NSW**, she is well-prepared to advocate for renters in the state. Her main focus as the Rental Commissioner is to work with the government and stakeholders to bring about important rental reforms, which include allowing renters to have pets, ending 'no-grounds' evictions, introducing a portable bonds scheme, and improving renter information and privacy protection. This marks a significant development in the rental landscape in NSW.

Changes to rent bidding rules in NSW

A significant change in the rental rules of New South Wales is the ban on requesting rent offers higher than the advertised property price, which started on December 17, 2022. This rule applies to real estate agents, landlords, and digital rental application providers. Effective from August 3, 2023, anyone involved in the rental process is prohibited from seeking rents higher than the advertised amount.

This amendment, part of the Residential Tenancies Act 2010, aims to promote fairness and transparency in the rental market. New rental property listings must now specify a fixed price to eliminate ambiguity, but signs on or near the premises are not required to display a price.



Welcome Rimonda to the team!

Meet our new Senior Property Manager Rimonda Malakieh. A real estate professional since 2016, Rimonda has extensive experience with brands such as Ray White, Taylor and Partners and Oxford Agency.

"I wanted to join the team because Home Ground is an agency for a good cause."

Contact Us



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