



your investment

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# property

[yourinvestmentpropertymag.com.au](http://yourinvestmentpropertymag.com.au)

Australia's leading property investment magazine

## Timing the market

Which markets to invest in now and which ones to avoid

Sydney

Brisbane

How and where to find suburbs that have bottomed out **P28**

# BUY AT THE BOTTOM

Adelaide



## SUCCESS STORY

### Kerry and Stephen Bishop:

How we built our \$4.75m portfolio safely **P52**

## How to negotiate like a buyer's agent

Insiders' secrets to saving \$\$\$ when buying your next property **P32**



# READERS' CHOICE AWARDS 2015

***Your Investment Property's 8th Annual Readers' Choice Awards returns with a bang and an unprecedented number of nominations from you, our readers. After sifting through the record number of votes, we're proud to reveal Australia's most trusted property professionals as chosen by you***

With thanks to our amazing sponsors





**W**hen it comes to investing in property, the result of misplaced trust can be catastrophic.

Unfortunately, whenever the markets pick up, a multitude of shady self-described 'experts' and dodgy advisers come crawling out of the woodwork.

Therefore, you have to be careful about who you listen to, and who you take advice from, in every part of the property investment sector. Whether you're seeking advice from a mortgage broker, a buyer's agent or an accountant, it's essential that you can trust the expert in question.

This might sound obvious. But the many tales of lives shattered thanks to bad – or even fraudulent – advice attest otherwise. But how can you, as an investor, separate the wheat from the chaff?

We asked for your opinions on who has helped you the most on your investment journey and who you believe deserves your trust.

You are the ultimate judge on the quality of service you received from the property professionals you've dealt with and your overwhelming responses showed who's delivered above and beyond their call of duty and helped you achieve your goals.

We've asked you to nominate your favourite experts in five different categories:

- 1. Property investment advisor**
- 2. Buyer's agent**
- 3. Mortgage broker**
- 4. Tax specialist/accountant**
- 5. Property manager**

The results showed that you value commitment, integrity and inspiration from these experts. Without exception, all our winners displayed unwavering commitment to your success as a property investor.

Thank you for all your effort and contributions to this year's Your Investment Property Readers' Choice Awards.

We're hopeful that by rewarding and highlighting the good deeds of these experts that others will be inspired to do the same.



# SHUKRI BARBARA

## Tax Specialist/ Accountant of the Year

After winning last year's coveted title of Tax Specialist/Accountant of the Year, Shukri Barbara of Property Tax Specialists is back to claim the 2015 Award again

### How important is it to have a trusted property tax advisor?

Having a property tax specialist on your team of advisors will help you avoid costly mistakes throughout the journey. Having someone who is not emotionally involved to check your ideas and plans and advise you on the tax implications of your investments would enable you to make better decisions.

### How can investors know they are getting good tax advice?

Maintaining the tax agent registration and membership of the two leading professional bodies – CPA Australia and The Tax Institute – requires us to undertake constant professional development, keeping abreast of changes in the law such as developments in practice and administration of tax in Australia. Experience in life as much as technical matters helps greatly.

Clients who keep coming back for support and advice every year is testimony that they are getting good advice. But when they go out of their way to nominate us as for an award such as this suggests that maybe the advice they are getting is really good.

### How does it feel to win the award?

Not only am I honoured, but I am totally humbled by and grateful to all those who nominated me. A sincere thank you as I continue to help you succeed and achieve your goals.

### What readers said

Shukri Barbara has been my accountant for almost 10 years so far. He has extensive expertise in the areas of property investment and family trusts. I find his advice quite handy. He doesn't limit himself to the accounting aspects of my financial situation. He takes a more holistic approach where he also considers other aspects, such as potential returns of future projects, risk management, finance needs, family and estate planning. In your typical property investment team, where you have buyer's agents, real estate agents, property managers, brokers, etc., normally, it is your accountant who is the one team member who you trust the most for critical decisions. It is important to have an accountant who is familiar with all aspects of the equation, so that you can make the most out of his advice. Shukri has helped me structure my investments in a way that reduces tax expenses, while at the same time complying with all the regulations from the ATO and the government." – Alex Castillo