



SMSF INVESTMENT PROPERTY QUESTIONNAIRE

Investing in property with your superannuation has been popular over recent years as it has little to no impact on your personal finances. This means you can invest in a property that you might not have otherwise been able to afford.

But SMSF property investment is not for everyone. This questionnaire may help you decide if it could be the right strategy for you.

Do you have:

A reasonable fund balance?

SMSF loans are generally a low loan-to-value ratio meaning you will need a reasonable fund balance to cover the deposit for the mortgage and a cash buffer for loan repayments and expenses.

It is generally recommended that the property is negatively geared and therefore self funding within the SMSF.

An SMSF or willing to open one?

The only way to invest in a property with your superannuation is through a self-managed super fund (SMSF). You could expect to spend up to \$5,000 per year on set up and ongoing costs.

An appropriate trust structure?

You should choose one of two structures – an individual or corporate trustee. An SMSF professional can help you choose the right structure.

An accountant, fund administrator or legal practitioner?

You will need to submit annual returns, operating statements and reports, along with meeting administration obligations.

The correct documentation?

Members and the fund need to comply with SMSF rules around eligibility, trust deeds and bank accounts, amongst others.

A written investment strategy?

This is a framework for making investment decisions that comply with SMSF laws.

These are just some of the facets of an SMSF that you should bear in mind when considering investing in property utilising your superannuation.

While there are many financial and wealth building benefits to investing in property using your superannuation, it can be more complex than utilising your own personal finances.

It is important to access professional advice from a qualified financial planner and mortgage broker before you decide to go down this path. This will help you decide whether the SMSF property investment strategy is right for you.



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