



WENDY PRIESTLY PMC PRESIDENT AND AUSTRALIA'S MOST SUCCESSFUL FEMALE INVESTOR

Being professional investors – towards skilled-based training

The Property Millionaires Club was established to recognise that members had achieved a level of property assets held above \$1 million including Club property, and that over time through good management and property growth these property assets would double in value. The Property Club had envisaged that as members also added to their property portfolio their level of understanding on how to manage such a growing wealth base would grow as well.

There are many aspects that such owners of property would need to be informed about. These would include such areas of knowledge as:

- Property financial awareness and accounting records
- Management of maintenance for the properties
- Understanding of strata regulation, requirements, process, and owners responsibilities
- Property documentation management
- Lending changes affecting property financials
- Rental leasing regulations across various states of Australia
- Insurance responsibilities for property owners
- Long-term perspectives for property owners
- Growth drivers for value and rental demand.

These areas name just a few of the diverse skills that a property investor would need to have at hand while taking responsibility for such a large wealth asset base.

We have also referred to PMC members with assets of such levels, as professional investors, due to the diverse and varied skills they need to have in managing this size of property assets. Many of the so called professional occupations have a requirement to maintain a level of professional education on an annual basis to continue their professional registration.

This includes such annual requirements of:

- Medical professional (doctors, nurses, dentist, pharmacy, physiotherapist, psychology, veterinarians, optometrists, etc) to have between 10-50 hours of educational
- Financial professionals (accountants, tax agents, financial planners, finance brokers) are required to attend a specified number of hours of Continuing Professional Education (CPE)
- Educational professionals such as teachers are now able to complete a Certification of Highly Accomplished and Lead Teachers
- Building professional such as architects are

required to complete 20 hours of Continuing Professional Development (CPD) for ongoing registration

- Social workers have requirements to complete 50 hours of Continuing Professional Development (CPD) on an annual basis for registration.

As a consequence of similar responsibilities for

the level of professional skills seen to be needed to manage your own wealth base the Property Club has developed a program of skills based workshops and activities that will be offered around the various states over the coming year. Some are programs we have been running for some years and others are new programs that will include new developments in the property and financial areas that affect property investors. These programs for 2014 will now include:

- 1 – 10th PMC International Workshop – 4-11 October 2014, Siem Reap – Borei Angkor Resort, Cambodia (please see ad in this edition, your Property Mentor or PMC News Notice for full program details)
- A skills retreat of over 30 hours of hands-on training for property investors
- 2 – PMC Webinars – monthly (second Tuesday of the month)
- A one-hour monthly webinar program on property investor issues (see program on the website or check with your Property Mentor or PMC Notices)
- 3 – PMC Skills Based Workshops held around state locations with the following dates:

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- VIC – 3 May
- QLD – 10 May
- SA – 17-18 May
- NT – 24 May
- NSW – 3 August
- WA – 9 August
- ACT – 23 August
- QLD – 25 October
- VIC – 8 November

• A 3-5 hour skills based workshop for property investors on information and programs to assist property investors.

These workshops will cover specific skills for Property Investors that include:

- Snapshot

- FIDO
- Property Management Program
- Property Growth Tracker Program
- Property Management Skills
- Memberlink Skills Training
- PC Tools Programs
- Finance for Growth and Retirement
- Accounting Skills for Property Investors.

Additionally there will also be social activities for PMC members that include

- 1 – PMC Travel – Trips with other PMC Members
- 2– PMC Social Events – Dinners, Cruise, Wine and Cheese Nights.

I look forward to meeting as many members as I can over the coming year at these workshops. It will be an exciting and busy year for Property Club members who are looking to grow their skills and knowledge to ensure they can manage their property assets at the required professional level that they would wish to.

I would encourage all PMC members and those who wish to be, to attend as many as they can over this coming year as a necessary obligation to maintaining your knowledge on property investing as legislation changes and financial and management requirements alter conditions that affect your million investments. ◀



PMC TRAVEL

Upcoming travel opportunities

Mediterranean Cruise June 2-9, 2014

The opportunity to cruise on the new Regal Princess from Venice to Barcelona with fellow PMC members is quickly selling out. Travelling with a group of PMC members allows a greater opportunity of seeing the “real places” with local guides at the various ports.

PMC Barcelona – June 2014

Are you travelling to Europe in June 2014 and have a week you would like to spend with PMC friends? Why not join in and spend a few days in Barcelona and then Sans Sebastian, enjoying the vibrant Spanish culture and cuisine.

PMC Scenic Cruise 16-30 June, 2014 (SOLD OUT)

This Scenic Tour is a relaxing cruise down the river from Amsterdam to the historic Hungarian capital of Budapest, offering sensational views of old European cities. Members will sit back while sipping a glass of wine and enjoying the lovely warm weather. It looks set to be a wonderful trip full of fun times with 29 PMC members.

PMC 10th Anniversary International Workshop October 4th – October 11th, 2014

All PMC Members are invited to join us for this anniversary workshop. The destination is the amazing city of Siem Reap in Cambodia, home of the famous UNESCO World Heritage Angkor Wat Temple. All the above PMC tours will be escorted by Sharyn Bojczenko. Contact Sharyn Bojczenko Club Travel on 0407 551 567 or sharyn.bojczenko@bigpond.com