SuperTech

Features Guide
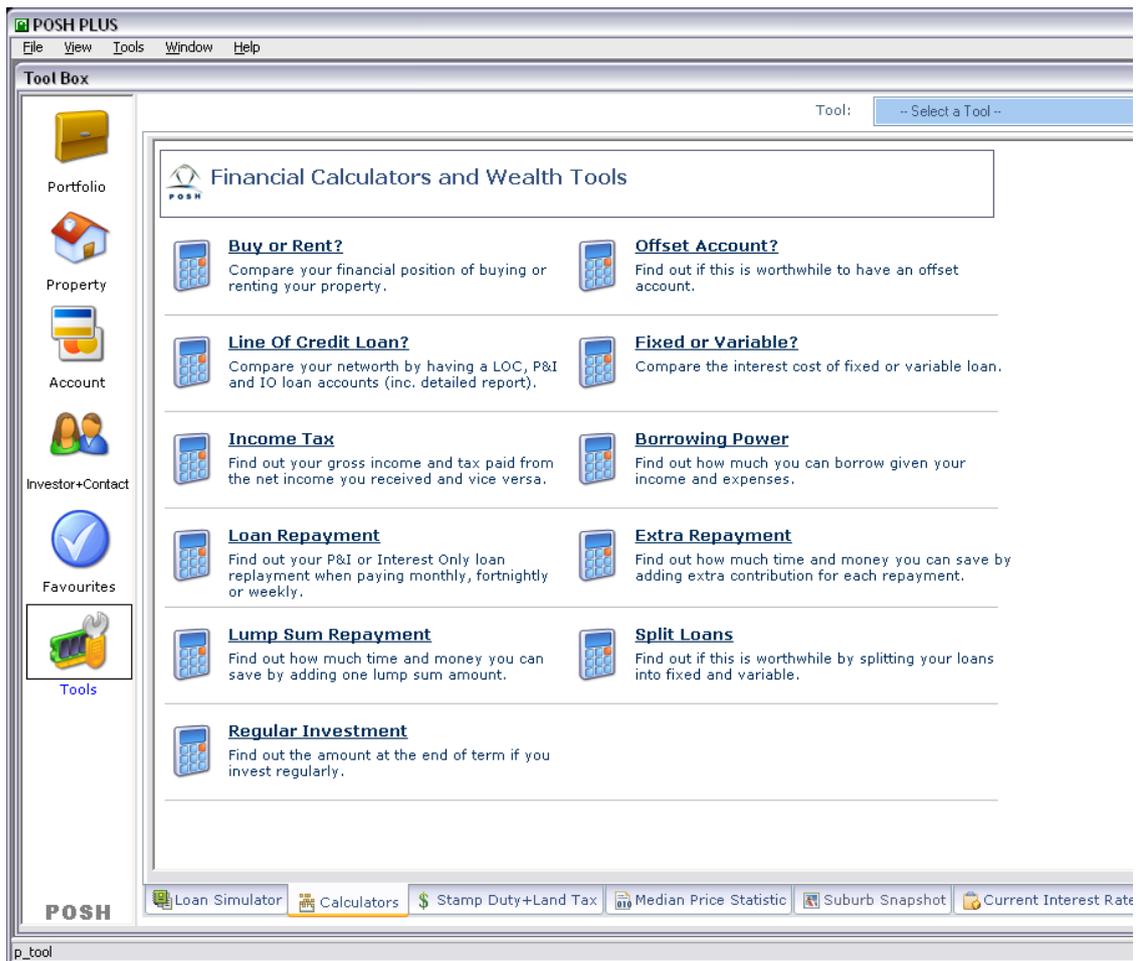
VERSION 7

May 2008

POSH

Enhancements

This document describes new features and enhancements in POSH.

Mortgage Calculators

Description   A set of financial calculators are available to POSH Professional edition which allows you to evaluate your loan more effectively before and after taking a mortgage.

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Database Backup and Restore

Description   POSH includes the database backup feature which will automatically activate when you close the software. Select a database location and POSH will make a copy of the posh.db in the backup location.

You can restore the database at any time by selecting File -> Restore Database… from the menu. That will simply replace your existing database by the backup one.

Please note that once the database is restored, your existing database will be overwritten by the backup database and this cannot be reversed.

To Do List

Description   POSH allows you to store all the property reminders in the To Do List and remind you every time when you open POSH. To access the To Do List for all property, simply select the To Do List item in the Report Drop Down. Alternatively, you can view To Do List for a selected property in the Event tab.
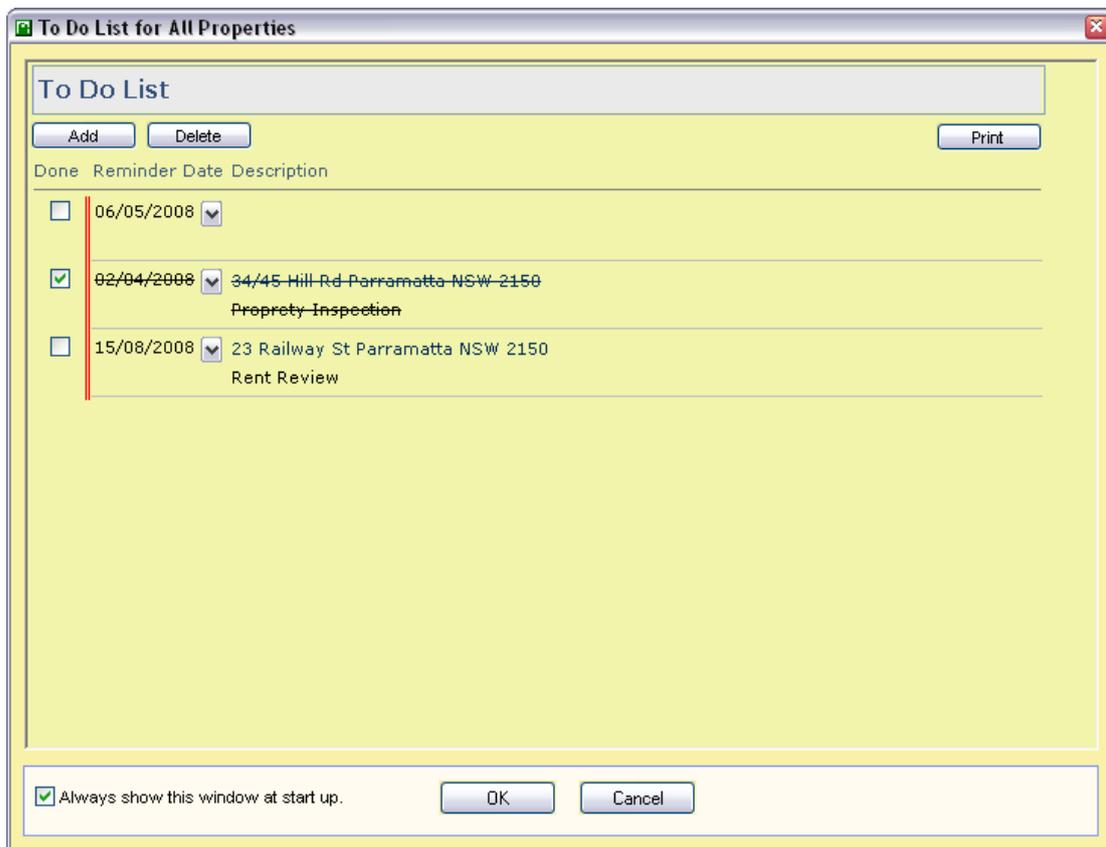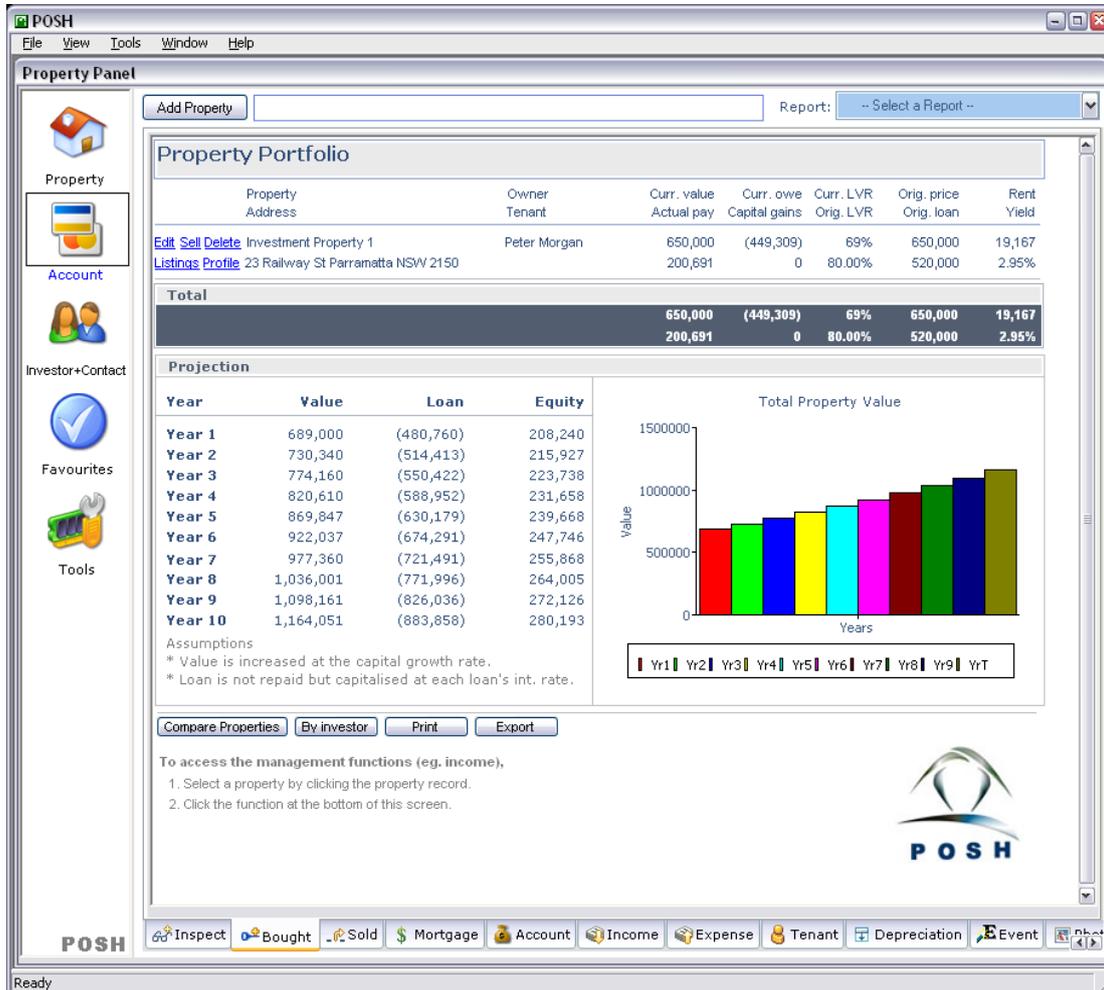

Multi-Currency Support

Description: With the new multi-currency support, you can store all your property purchased from different countries in the local currency. The summary page will show automatically convert the amount in the base currency.

Enhanced Bought window

Description: The Property panel has been enhanced to show more information in a portrait format.

Ability to view suburb profile and current listings

Description   With POSH 6, you can simply view the profile and current listings of your suburb by simply clicking the Profile or Listings link next to your property record.

![SuperTech logo]

Suburb Profile for Parramatta

Locality details

Parramatta 2150
Localities in this postcode
Harris Park
Parramatta

State	**Local government**
New South Wales	Parramatta

Public transport
Harris Park - train
Parramatta - train, ferry, private bus

Surrounding locations
View suburb profiles:
Rydalmere Oatlands Telopea Blaxcell Granville Holroyd
Mays Hill Westmead North Parramatta Merrylands

ING DIRECT — *Take the easy way home with Mortgage Simplifier.*
Low variable interest rate, no annual, account or redraw fees. Simple!

Property prices* for houses and units

12 months to April 2007

	HOUSES		UNITS	
	Parramatta	**Region**	**Parramatta**	**Region**
Median Prices	$410,000	$358,000	$297,000	$285,000
Long Term Trend	7.5%	10.1%	8.4%	8.0%
Auction clearance rates	50%	43%	71%	44%

Close

New Current Interest Rate Window

Description   A new Current Interest Rate tab is added in the Tool panel to view current interest rates.

Mortgage Rates

List of Institutions

20-APR-2007	Owner Occupied							
Company Name	Standard Variable	Basic Variable	Introductory	1 year fixed/cap	2 years fixed	3 years fixed	4 years fixed	5 years fixed
AIMS Home Loans	7.65 (7.68)	6.44 (6.50)	7.30 (7.65)	8.00 (7.72)	8.02 (7.76)	8.01 (7.79)	8.03 (7.83)	7.99 (7.84)
AMP Banking	7.32 (7.51)	7.39 (7.39)	6.99 (7.68)	7.35 (7.51)	7.34 (7.52)	7.34 (7.52)		7.24 (7.48)
ANZ Bank	8.07 (8.09)	7.37 (7.39)	6.75 (7.59)	7.45 (8.03)	7.45 (7.97)	7.45 (7.92)	7.45 (7.87)	7.45 (7.83)
API Lifestyle Home Loans	7.37 (7.39)				7.25 (7.36)	7.35 (7.38)		7.45 (7.42)
Arab Bank Australia	8.05 (8.08)	7.34 (7.42)	6.64 (7.93)	7.29 (8.00)	7.29 (7.93)	7.29 (7.86)	7.29 (7.80)	7.29 (7.75)
Aussie Home Loans	7.55 (7.65)	7.49 (7.52)		7.49 (7.93)	7.49 (7.88)	7.49 (7.84)	7.39 (7.76)	7.39 (7.72)
Austral Mortgage	7.42 (7.32)			7.60 (7.37)	7.60 (7.40)	7.60 (7.43)	7.50 (7.41)	7.48 (7.42)
Australian Central CU	8.07 (8.15)	7.49 (7.58)	6.75 (8.01)	7.45 (8.08)	7.45 (8.02)	7.39 (7.95)	7.45 (7.91)	7.45 (7.87)
Bank of Queensland	8.07 (8.15)	7.49 (7.58)		7.44 (8.08)	7.44 (8.01)	7.44 (7.96)	7.44 (7.90)	7.44 (7.86)
BankWest	8.07 (8.18)	7.40 (7.40)	6.99 (8.06)	7.45 (8.11)	7.45 (8.05)	7.45 (7.99)	7.45 (7.94)	7.45 (7.89)
Bendigo Bank	8.10 (8.18)			7.35 (8.10)	7.35 (8.02)	7.25 (7.92)	7.35 (7.89)	7.25 (7.79)
Better Choice Home Loans	7.55 (7.59)	7.70 (7.73)	7.19 (7.55)	7.19 (7.55)	7.55 (7.59)	7.55 (7.59)	7.55 (7.59)	7.55 (7.59)
BMC Mortgage	7.40 (7.43)			7.90 (7.49)	7.85	7.85	7.85	7.85

Home Loan Simulator | Calculators | Stamp Duty+Land Tax | Median Price Statistic | Suburb Snapshot | Current Interest

POSH

p_tool

Miscellaneous

Description   Other enhancements and bug fixes included in POSH:

- Added a print button in the Budget Summary window.
- Added Check for the Latest Upgrade window (under the Help menu).
- Ability to enter exact depreciation amount for building and fittings for each FY in the investment property analysis Report via the Finance tab.
- Added per week amount in the Budget Summary.
- Enhanced property bought screen with equity projection.
- Enhanced property comparison report.
- Enhanced rent receipt.
- Included Other investment in the Portfolio Summary window
- Other fee is removed from the Loan Cost calculation (Investment Analysis Report). This should be part of the property expense.
- Take partner's income into account when reporting the budget summary.

Drop-down calendar for all date entries

Description   To simplify data entry, a drop-down calendar is added for all date fields.

To navigate in the drop-down calendar, you can:

- Click the arrows in the top corners to move from month to month

- Click the month to display a list of months, then click a month to select it

- Click the year to display a spin control, then use the spin control's arrows to select a year

- Click a date to select the date and close the calendar

- Press the Esc key to close the calendar without changing the selection

Portfolio Cash Flow Projections Report

Description   With the new portfolio cash flow projections report, you can combine multiple properties to analyse before and after tax cash flow.

There are a few potential uses of this report:

(1) To check how the inspected property affect the cash flow of your existing property portfolio.
(2) To check the overall cash flow of your existing property portfolio.
(3) To check the cash flow from a subset of your existing properties.

You can run this report on one inspected property plus any of your purchased properties.

User Interface Enhancements

Description   POSH 5 used new icons and a contemporary style for menu.

The icons in the POSH user interface have been updated to reflect the visual style of MS Windows XP.

The menu with a contemporary style has a three-dimensional menu appearance which is similar to those in Microsoft Office 2003 and Visual Studio 2005.

Rich Text Enhancements (Rent Receipts)

Description   POSH 5 uses a new rich text editor and this brings a modern look and includes some new features, including the ability to set tabs for the control in the Tabs dialog box or directly on the ruler.

Other Enhancements

Description   • Enhanced event tab to include the whole history.

Other Fixes

Description   • Only display current accounts in the Account tab for refinanced property.

• Ability to delete the interest rate record in the Interest Rate window.

• Show company name in the Account List window.

Rent Receipts Format

Description
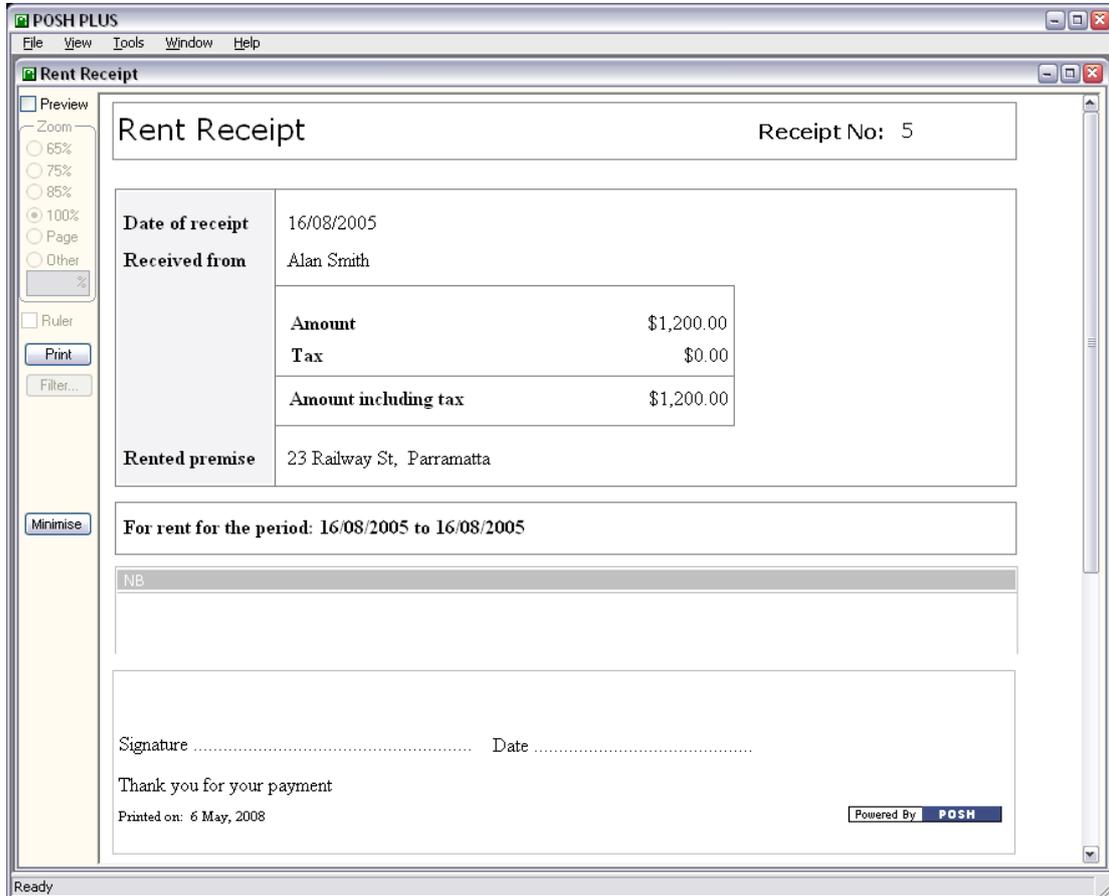
Export reports to PDF files

Description   POSH includes a built-in PDF engine which you can now export all reports in POSH to a PDF file. To export the file in PDF, simply select the PDF option in the Save as type drop down selection box.
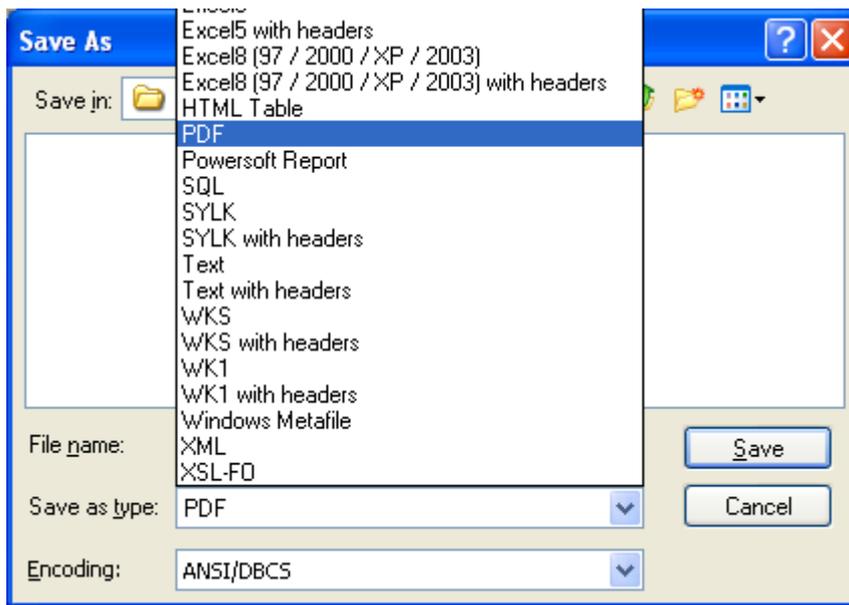
New Calculators

Description   POSH includes the additional calculators to assist your property investment:

- Offset Account Calculator
- Buy and Rent calculator

For more different loan calculators, please download the APC (Australia Property Calculators) at http://www.supertech.com.au/apc.htm.

User Interface Enhancements

Description
- New Window XP Visual Style Controls.

- Colour graphs.

- Enhanced graph presentation in the bought tab of the property window.

- Enhanced interface for database selection and login windows.

- Improved account summary window layout.

- Enhanced formatting in the Income and Expense tabs.

Ease of Use

Description
- Allow quick deletion of the whole quarter of median price data.

- Ability to store JPEG images without converting to bitmaps

- Added filter function in the Account Transaction Type report.

- Added scrollbar in the Investor tab.

- Enhanced menu bar.

- Investment Analysis Report - Automatic stamp duty calculation.

- Ability to select a date period in Account Transaction Type and Graph reports.

- Added a print button in the Bought tab.

- Added tenant link in the Bought tab.

Updated Data

Description
- Updated tax rate.

- Updated land tax (NSW, QLD, VIC, WA, SA, TAS, ACT).

- Update stamp duty (WA, ACT, SA).

- Modified calculation of mortgage stamp duty in QLD to cater for investment purposes.

- Update Quicken Import format with the additional M, P and N tags.

Other New Functions

Description
- Added B-Pay Option in Deposit / Withdrawal window

- Include Land Tax in the Stamp Duty Calculator.

- Included total deposit and withdrawal in the transaction history.

- Changed the default country, state and depreciation rate to be database specific as opposed to machine specific (for NZ database).

- Added all portfolios summary window in the root portfolio folder [POSH+].

- Included tax columns in the summary section of the Profit & Loss report.

- Included property address in the account transaction history.

- Adjusted downpay column to take into account of the increased loan from the refinance due to the increased property value.

- Added rental period field (from and to) in the property income records (Add Income window).

- Included withdrawal with or without tax column in the property expense Export.

- Add UnSold function in the Sold Tab to allow bringing the property back to the Bought Tab.

- Enhanced account transaction history window to allow a deletion of multiple records.

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Property Rating System

Description   POSH develops a unique approach to assist you to rate your properties in a more systematic way.

Each property is presented with a form of 35 questions (eg. transport, features, location..etc). Once you fill in the form for each of the property that you inspected, you can generate a property rating report to see how each property is rated under the Growth, Income and Combine systems.

To record the property rating,

1. Click the Property Panel.

2. Select Suburb Analysis in the Report drop down.

3. Choose Suburb by percentage change.

4. Select the period from 2002-12 to 2003-12.

5. Click OK

NB: You can also sort the report by clicking the column headers. For example, click the Growth (%) column header to view the suburbs with the lowest price growth.

The maintenance of these suburb median prices can be found in the Tools Panel.

For more details, please refer to the manual and online help file.

Median House + Apartment Prices

Description   POSH allows you to import median house and apartment prices for suburb analysis or graphs generation.

You can order the suburb price data at: http://www.supertech.com.au/median_price.htm.

Suburb Median Price Analysis (v2.2 or later)

Description   For the best analysis result, POSH allows you to track the suburb median price and to perform a top-down approach analysis (ie choose the best performing suburbs and then choose the best property within those suburbs).

You can also import the suburb median price from our standard excel interface and perform the various analysis such as: top suburbs by dollars or by percentage growth in any chosen period.

To find the best performing suburb in terms of price growth rate between December 2002 and December 2003,

1. Click the Property Panel.

2. Select Suburb Analysis in the Report drop down.

3. Choose Suburb by percentage change.

4. Select the period from 2002-12 to 2003-12.

5. Click OK

NB: You can also sort the report by clicking the column headers. For example, click the Growth (%) column header to view the suburbs with the lowest price growth.

The maintenance of these suburb median prices can be found in the Tools Panel.

For more details, please refer to the manual and online help file.

GST on Buying and Selling Properties *(build no: 20020504 or later)*

Description   If you have registered the GST and paid for a commercial property including GST, you can claim that amount as input tax credit and offset this against the GST payable when you sell the property in future.

To do this in POSH, you need to:

1. Modify the investor. Click the Yes radio button in the "Register for GST" field.
    (NB: This field will not be available if the country is not set to AUSTRALIA).

2. To buy the property, enter the GST amount.
    POSH will automatically create an expense record in that property.
    The tax in that expense record will be equal to the GST amount you paid.

3. To sell the property, enter the GST amount.
    POSH will automatically create an income record in that property.
    The tax in that income record will be equal to the GST amount you received.

Calculating GST using Margin Scheme

Description   If you sell a commercial property, GST will generally be payable on the full sale value. However, you may choose to calculate the GST under the margin scheme. The margin is your sale price (inc. GST) less your original purchase price or if you held the interest at 1st July 2000, the valuation of that interest at that date.

As such, you must keep a record of qualified valuation as at 1st July 2000 if you want to use the margin scheme in calculating the GST on sales.

By using the margin scheme, you can market the property at a lower price and hence make the price more attractive to prospective private buyers not claiming an input tax credit.

POSH can help you to work out the GST on sales based on margin scheme in the Sell Window. In the Property Sell window, simply click the Margin Scheme button. POSH will automatically calculate the required GST.

For more information on margin scheme, refer to the Australian taxation department.

Valuation History

Description   You can now track the valuation history of your property. In Australia, this is particular important if you want to use the margin scheme to sell your commercial properties.

To access the valuation history, simply double click your property in either the Bought or Sold tab. Click the **Valuation** tab in the Modify Property window and record the valuation in that property.
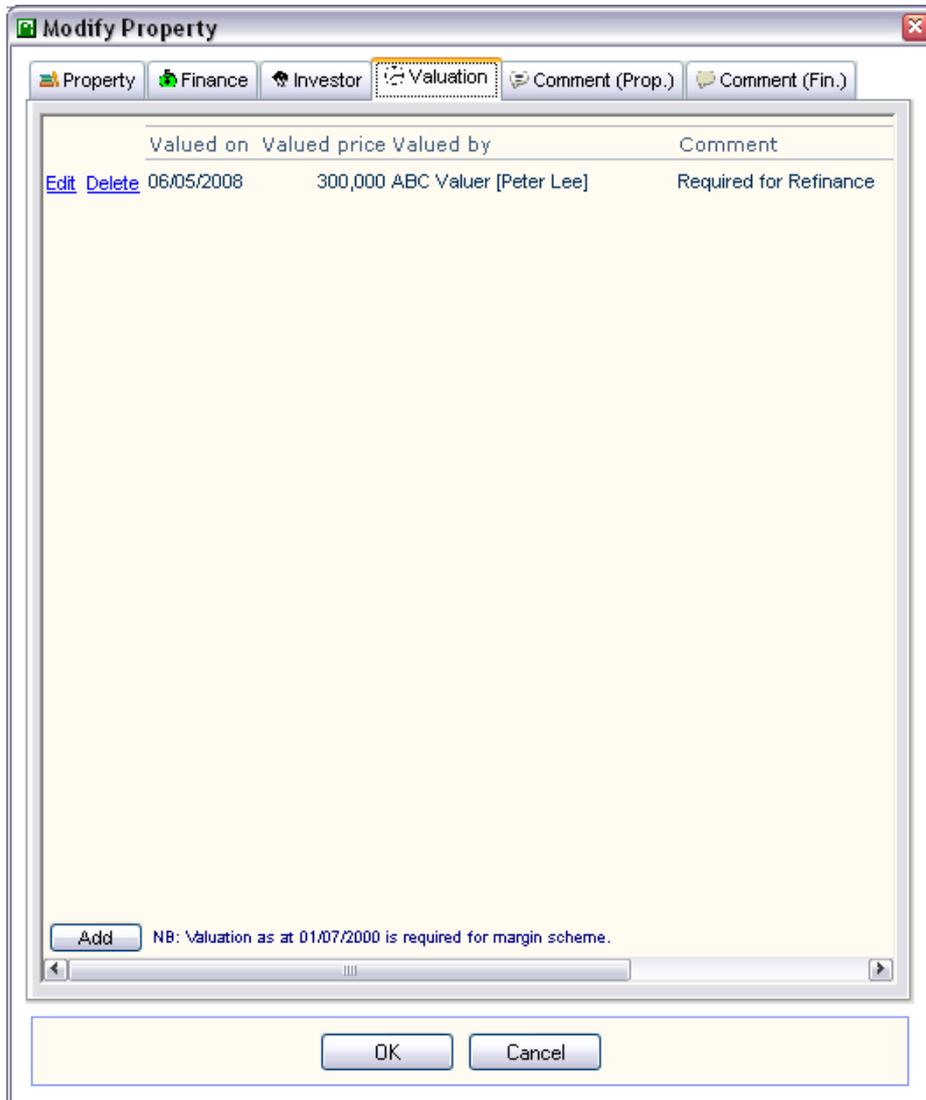
Tax Inclusive / Exclusive Entry

Description   It is quite common that a property investor often receives "after-tax" (tax exclusive) rents from real estate agents, which may include tax inclusive property expenses.

In the previous version, amounts must be entered as excluding tax. With v2.0, POSH improves the flexibility by allowing you to enter the amount and specifying whether or not it is including or excluding tax.

For example, an investor received a rent statement from a real estate agent:

Rent received:	$1,200
Water usage:	$ 20
Less	
Agent fee	$ 100
GST on agent fee	$ 10
Sundry and Postage	$ 2
GST on postage	$ 0.2
Net Pay:	$1,107.80

In the above example, the payment is combined with a tax-inclusive agent and sundry fee. You can create one of the following two Group Entry windows. The final result is exactly the same but you have an option to enter the data in a manner that closely resembles the actual situation.

Deposit / Withdraw that linked to mulitple property incomes and expenses

DEPOSIT / WITHDRAWAL (linked to multiple property income and expense records)

Account	Loan Account
Property	18 Railway St. Parramatta NSW 2150
Payment method	Direct Credit
Type	Rental Income

Date 01/03/2003
☑ Tax inclusive
Amount 1,107.80   Foreign
Tax   10.20

Description

Income	Expense	Tax	Type		Tax inclusive
1,200.00	.00	.00	Rental Income		☐ Tax inclusive
20.00	.00	.00	Water usage		☐ Tax inclusive
.00	110.00	10.00	Agency		☑ Tax inclusive
.00	2.20	.20	Postage		☑ Tax inclusive

Net Amount: 1,107.80   10.20   Add   Delete   Ex-tax Conversion Calculator

Save As Recurring   Use Recurring   OK   Cancel

or

Deposit / Withdraw that linked to mulitple property incomes and expenses

DEPOSIT / WITHDRAWAL (linked to multiple property income and expense records)

Account	Loan Account	Date 28/02/2003
Property	18 Railway St. Parramatta NSW 2150	☑ Tax inclusive
Payment method	Direct Credit	**Amount** 1,107.80 Foreign
Type	Rental Income ...	Tax 10.20

Description

Income	Expense	Tax	Type	
1,200.00	.00	.00	Rental Income ...	☐ Tax inclusive
20.00	.00	.00	Water usage ...	☐ Tax inclusive
.00	100.00	10.00	Agency ...	☐ Tax inclusive
.00	2.00	.20	Postage ...	☐ Tax inclusive

Net Amount: **1,107.80** 10.20 Add Delete Ex-tax Conversion Calculator

Save As Recurring Use Recurring OK Cancel

In another example, an investor pays $220 on paint that included $20 tax. You can create the following Group Entry window. Notice that in the top part of the window, you must enter a negative number in the Amount field for expenses. The Type drop down selection field will automatically change to list all the expense types.

Deposit / Withdraw that linked to mulitple property incomes and expenses

DEPOSIT / WITHDRAWAL (linked to multiple property income and expense records)

Account	Loan Account
Property	18 Railway St. Parramatta NSW 2150
Payment method	Cash
Type	Maintenance ...

Date 02/03/2003
☑ Tax inclusive
Amount -220.00 Foreign
Tax 20.00

Description

Income	Expense	Tax	Type
.00	220.00	20.00	Maintenance ... ☑ Tax inclusive

Amount: **-220.00** 20.00   Add   Delete   Ex-tax Conversion Calculator

Save As Recurring   Use Recurring   OK   Cancel

By specifying this tax inclusive option, you will be able to easily view clearly the gross and net amount and tax for each transaction in the property income tab, expense tab, or property income and expense reports.

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Property Income and Expense

18 Railway St. Parramatta NSW 2150

	Amount (inc tax)	Amount (ex. tax)	Tax (GST)	Note
Income				
Interest				
27/02/2003	240.00	220.00	20.00	
	240.00	220.00	20.00	
Rental Income				
31/08/2002	1,200.00	1,200.00	0.00	
30/09/2002	1,200.00	1,200.00	0.00	
30/10/2002	1,200.00	1,200.00	0.00	
30/11/2002	1,100.00	1,000.00	100.00	100 sinking fund
31/12/2002	1,100.00	1,000.00	100.00	
31/01/2003	1,200.00	1,200.00	0.00	
26/02/2003	1,100.00	1,000.00	100.00	
	8,100.00	7,800.00	300.00	
Water usage				
30/09/2002	22.00	22.00	0.00	
	22.00	22.00	0.00	
	8,362.00	**8,042.00**	**320.00**	

Additional Account Reports

Description   An additional account report to allow comparison of income or expenses each month.
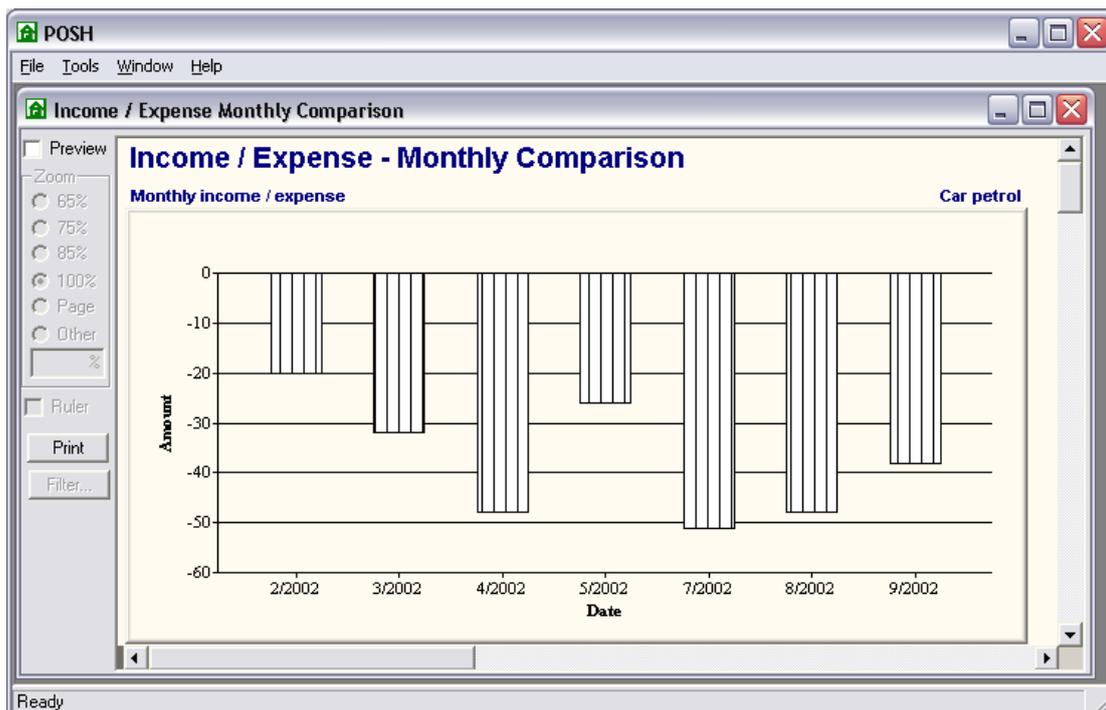
To print the income/expense monthly comparison report,
1. Select the account in the Account Panel.
2. Select the "Income / Expense Monthly Comparison" from the Report drop down list.

Other Investor Types (Company or Superfund)

Description   An additional option is added in the New Investor window to determine the type of the investor. If you select a company or superfund, a corresponding tax rate will be used. You can set up the tax rate in the Tax Rate window (Tool -> Tax Rate).
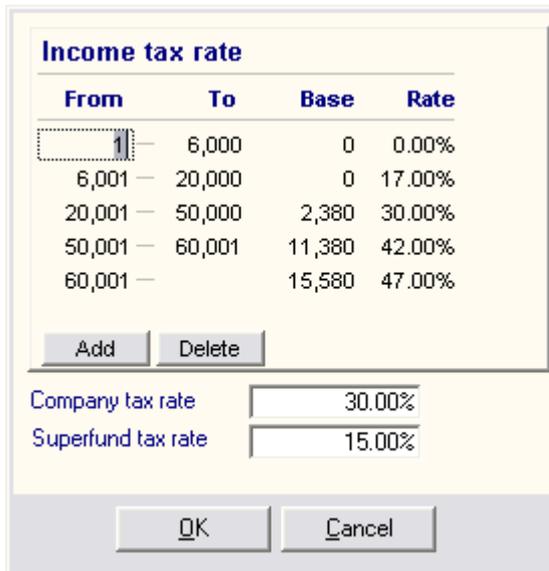
Income tax rate			
From	**To**	**Base**	**Rate**
1	6,000	0	0.00%
6,001	20,000	0	17.00%
20,001	50,000	2,380	30.00%
50,001	60,001	11,380	42.00%
60,001		15,580	47.00%

Add   Delete

Company tax rate	30.00%
Superfund tax rate	15.00%

OK   Cancel

Group Entry Window

Description   To allow an easy data entry, a Group Entry window will be displayed when you modify an account transaction, regardless it is a deposit or withdrawal transaction.

For instance, if you import a list of transactions from online banking. There is a deposit of $1,000 net rent. You can then just double click the transaction and add two property transactions in the Group Entry window (one for $1,200 gross rent property income and another for $200 management fee property expenses).

Enhanced Home Analysis

Description   An additional option to test the effect on loan if all the surplus savings are deposited to the

loan account. In additional, the interest is automatically calculated based on the data you entered in the Property Inspection window, without requiring you to change the loan type again.

Enhanced Structure

Description   POSH v2.0 has been re-structured internally to take advantage of easy module addition in future. This means that in future, you can have an optional module, eg. Portfolio module, to handle your shares investment simply by adding a button in your Panel!

Handle Multiple Tenants on the same property *(build no: 20040110 or later)*

Description   In version 2, a second window is added to let you link the rent income records to different tenants. Once the record is linked, you can then print the rent receipt.

To link a rent record to a tenant,

1. Click the tenant record in the top pane.
2. Click the "Link Rent Record to This Tenant" button in the bottom pane.
3. In the Link window, tick the records you want to link and click the Link button.

NB: You must first create the appropriate property income record (ie. transaction type is set to Rental Income) for them to show in the Link window.

Miscellaneous

Description   Other enhancements and bug fixes included in POSH:

- Ability to print events.
- Ability to export property income and expenses.
- Automatic fill in the default state when adding a new contact, broker or investor.
- Standard edition: Allow to create up to two investors.
- Property Inspection window: Added percentage field to automatically calculate the loan based on the current value.
- Investment Analysis Report: Initial display on loan using the data created in the Property Inspection window.
- Account Group Entry: Error window when clicking the Tax Conversion button with no record selected.
- Property Inspection window: Initial stamp duty for other states.
- Four digit years in Automatic Schedule window.
- Automatic refresh the account panel after the data modification in the account transaction windows.
- Saving the rate code in the automatic schedule.
- Fixed the access to the income / expense tab for joint tenants.
- Investor tab to show part ownership.