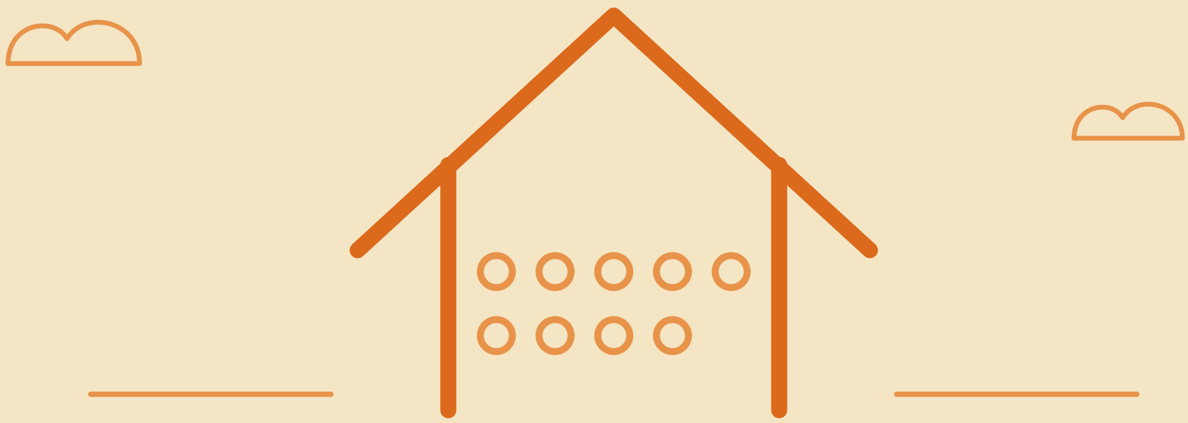
SO WHAT'S ACTUALLY IN THESE BOOKS

HAVE A LOOK.



NINE HANDBOOKS. NINE THINGS NOBODY TOLD YOU.

NINE HANDBOOKS, ONE SAMPLER

The best finding from each one.

REAL NUMBERS, NOT THEORY

Every figure modelled.

FREE. NO SIGNUP. NO CATCH.

Read it. Then decide.

The single most useful thing from each of the nine Investmate Handbooks. Free.

JP O'Connor

investmate.com.au

Australian edition 2026-27

SO WHAT'S ACTUALLY IN THESE BOOKS

HAVE A LOOK.

The single most useful thing from each of the nine Investmate Handbooks.

The Investmate Handbooks • Free sampler

Australian edition • 2026-27

Why this is free

I'm JP. I write plain-English handbooks about Australian property, superannuation and the rules almost nobody reads.

There are nine of them. This isn't one of them — it's a sampler. One chapter from each, built around the single most useful thing I found while writing it.

Every number in here is real and modelled. Nothing is held back to make you buy something. If you read this and never spend a cent with me, you'll still walk away with nine things most people don't know, and at least one of them should be worth money to you.

That's the point. I'd rather you saw the actual work than a sales page describing it.

> *If a book only ever tells you the upside, close it. Every handbook in this series shows you where the strategy loses, not just where it wins.*

What you don't get here

The detail. Each handbook runs 38 to 71 pages, with worked examples, the compliance traps, blank worksheets and a calculator built on the same model. This sampler gives you the finding. The handbook gives you what to do about it.

Read this bit first

This is general information. It is not financial advice, tax advice, credit advice or legal advice, and it takes no account of your objectives, your situation or your needs. I'm not a licensed adviser and I'm not pretending to be.

Every figure here is an illustration. Interest rates move, tax thresholds change every year, and Australian superannuation law was rewritten twice in 2026 alone. Check current figures before you rely on any of them.

Nothing in these pages should be acted on until someone qualified has looked at your actual situation — your accountant, a registered tax agent, and where an investment decision is involved, a licensed financial adviser.

> **What this is for**
>
> Turning a vague worry into a ten-minute conversation with your accountant, where you already know which question to ask. That's genuinely most of the value in this whole series.

Figures current to August 2026.

What's in here

Nine things worth knowing

Nine things nobody told you

One finding from each handbook. Real numbers, no theory, and the honest version including where each strategy falls over.

Australian property and superannuation are governed by rules that are public, written down, and almost never read. Not because people are lazy — because the material is dense, the stakes feel high, and nobody gets paid to explain it plainly.

So most of what people believe comes from headlines. And headlines got a lot wrong in 2026, when the rules changed twice.

Says Who?	Buy residential outright
But Did They?	Commercial — still borrowable
Not The Farm.	Farmland, and live on it
Not Alone.	Buy with a partner
Now What?	Pay down a geared property
Not Like That.	Development inside super
Not All Of It.	Pensions and Division 296
Not For Long.	Your own home loan
Not Quite.	The six-year rule

The nine handbooks. Green is getting property into super, amber is making it pay, blue is getting it out, orange is outside super entirely.

What follows is the single most useful thing from each one. Read the ones that apply to you and ignore the rest — they're deliberately independent.

> **A word about the numbers**
>
> Every figure in this sampler comes from a worked model, not a rule of thumb. The full handbooks show the workings, the assumptions, and the scenarios where the strategy loses. Nothing here is rounded up to look better.

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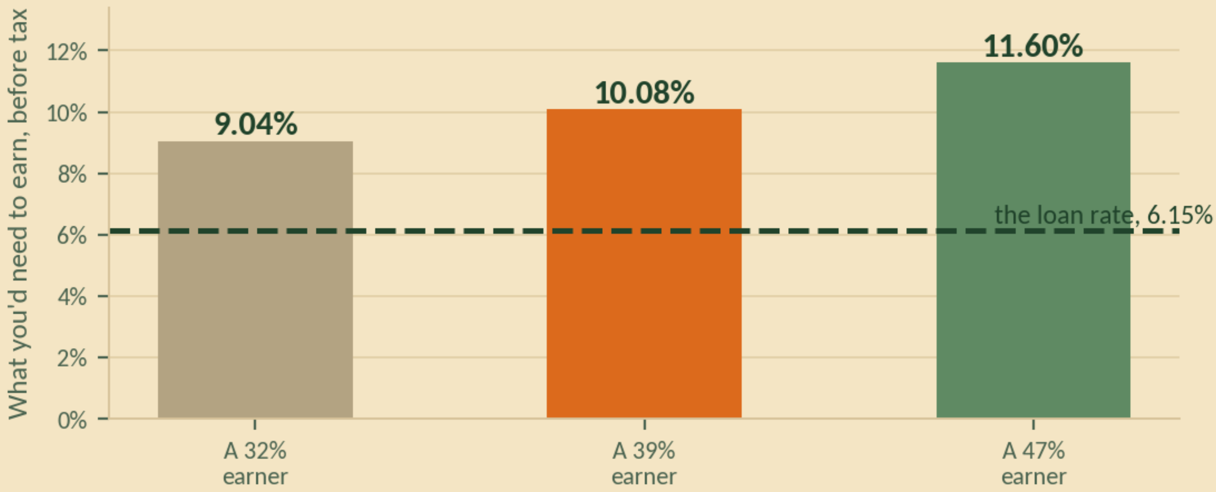
1 CHAPTER

Your mortgage pays better than almost anything

From Not For Long. — and it's the one that applies to the most people.

Interest on your own home isn't tax deductible. Everybody knows that and treats it as bad news. Turn it around and it becomes the most useful fact in personal finance.

A dollar you put on your mortgage saves you your mortgage rate — guaranteed, tax-free, for the remaining life of the loan. To match that with an investment, you have to earn considerably more, because the investment gets taxed and the saving doesn't.

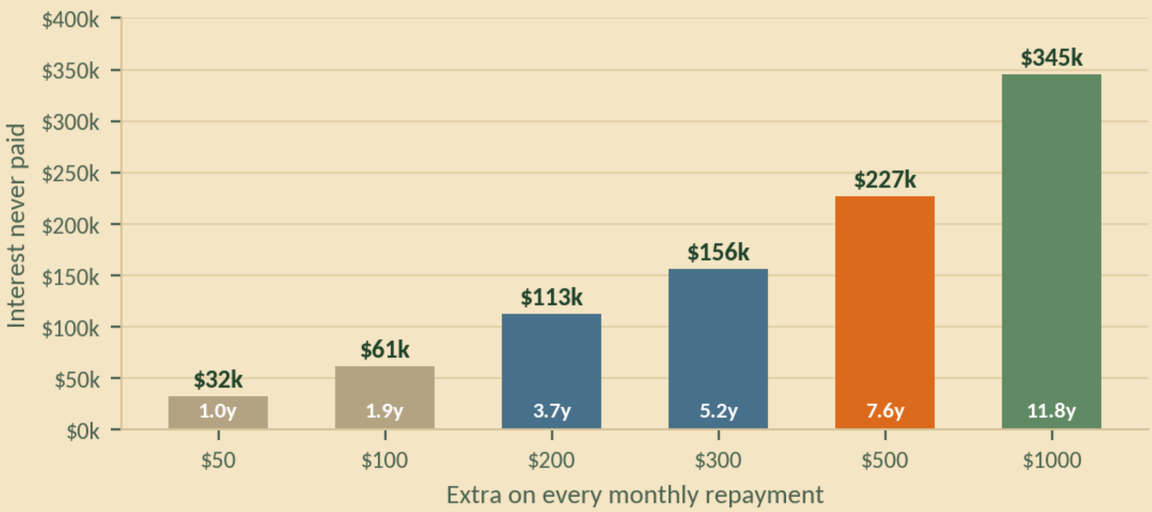


What you'd need to earn, before tax, to match a 6.15% mortgage rate.

> *At a 39% marginal rate, paying down your mortgage is the same as earning 10.08% before tax — with no market risk, no tenant and no bad years.*

Very few investments beat that reliably. Which reframes the question from "should I pay down the mortgage" to "why wouldn't I".

And the amounts are smaller than you think



Extra on every monthly repayment, on a $650,000 loan at 6.15% over 30 years.

Fifty dollars a month — under twelve dollars a week — saves $32,181 and takes a year off the loan. That's the smallest example in the book.

Five hundred a month saves $226,777 and removes seven and a half years.

Why early money does so much

Interest is charged on the balance outstanding, so a dollar removed today stops accruing for the entire remaining life of the loan. Here's month one of that loan:

A $3,960 repayment in month one. The green sliver is what actually comes off the debt.

Eighty-four cents in every dollar goes to the lender. On a thirty-year loan you don't pay more principal than interest in a given month until around year eighteen.

Not For Long.

The full handbook covers the offset account, fortnightly repayments, asking for a better rate, and the split-loan structure that converts non-deductible debt into deductible debt. Fifty pages, with a calculator.

2 CHAPTER

The six-year rule, and the reset nobody uses

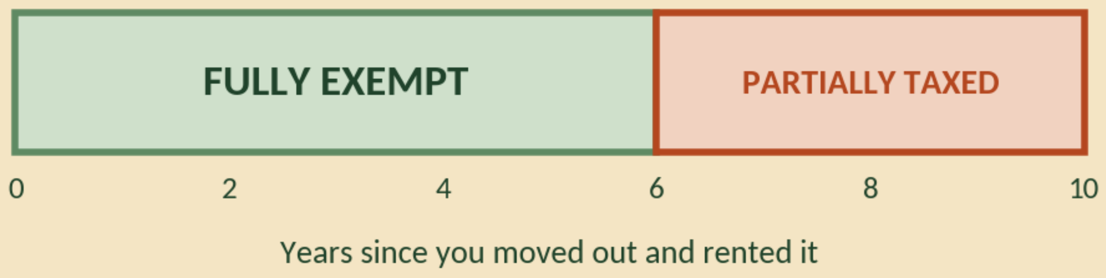
From Not Quite. — two provisions that between them removed $407,000 from a tax bill on the worked example.

The 2026 Budget abolished negative gearing on established residential property and replaced the 50% capital gains discount. Most people read that as a disaster.

What almost nobody noticed is what wasn't touched. The main residence exemption survived completely intact — which means your own home is now the most tax-advantaged appreciating asset an Australian individual can own.

Move out, rent it, keep the exemption

Section 118-145 lets you move out of your main residence, rent it to a tenant, and keep treating it as your main residence for capital gains purposes for up to six years.



The absence rule. Sell inside six years and the gain is generally exempt — not discounted, exempt.

And it resets. Every time you genuinely move back in and re-establish the property as your home, a later absence starts a fresh six-year period.

Then the one hardly anyone knows about

Section 118-192. When a home you've lived in first starts producing income, your cost base resets to its market value on that day. All the growth from purchase up to that moment leaves the capital gains system permanently.

The worked example	Amount
Bought in 2019 for	$600,000
Worth when first rented	$850,000
Sold six years later for	$1,150,000
Gain if it had always been an investment	$518,950
Growth removed by the cost base reset	$250,000
Tax under the six-year rule	**Nil**

The catch, and it's a serious one

If you're a foreign resident for tax purposes when you sell, you can lose the main residence exemption entirely — for the whole ownership period, including the years you lived there. The six-year rule does not override that. If you're overseas, get specific advice before you sell.

Not Quite.

Thirty-nine pages on what actually changed, why the capital gains change is often better than the old system, how to reset the six years properly, and the valuation that makes all of it defensible.

3 CHAPTER

They banned borrowing, not owning

From Says Who? — one distinction that most people got backwards.

On 10 August 2026 super funds lost the right to borrow to buy residential property. The reaction everywhere was the same: well, that's that. Missed it.

> *The ban was on borrowing. It was never on owning.*

If your fund has the money to buy a property outright, with no loan, nothing changed for you that day. You can still buy a house or a unit inside your super fund tomorrow morning, provided it fits your fund's investment strategy.

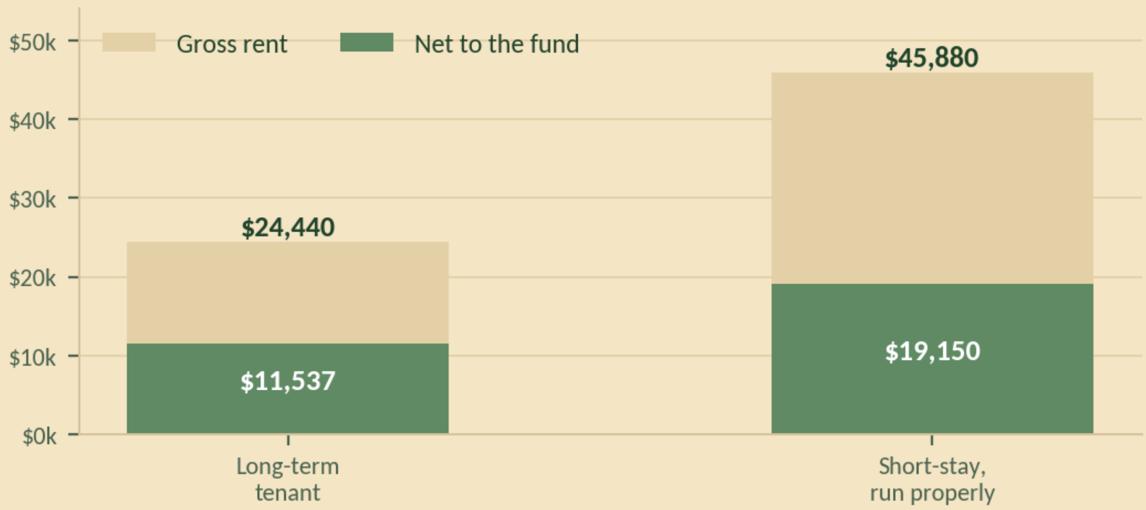
What died was the strategy of putting down 30% and borrowing the rest. That was the path most people were sold, so when it closed it felt like everything closed.

Why nobody's telling you

There's no commission in a cash purchase. No broker gets paid, no lender writes a loan. The people who benefit from you knowing this are you, and a conveyancer.

But here's the honest part

Without a loan, the entire game becomes yield. And that is where most people get it wrong.



The same $340,000 apartment, let two ways. Gross rent versus what actually reaches the fund.

Over 25 years	Result
Short-stay, run properly	$5.13m
Left in a large super fund	$4.71m

Over 25 years	Result
Long-term tenant at a 3% net yield	**$3.59m**

Read the last line. Buy a property inside your fund and let it the ordinary way, and you will very likely end up worse off than if you'd done nothing at all.

Says Who?

Fifty-nine pages on what different balances buy, whether a self-managed fund is worth it at your balance, the 55% occupancy break-even, and twenty-five years modelled honestly — including the two scenarios where it loses.

4 CHAPTER

Commercial property was never banned

From But Did They? — and if you own a business, this is the one to read.

The August 2026 change had a carve-out that appeared in the last paragraph of most commentary, where nobody reads. A super fund can still borrow to buy real property, provided it's business real property.

Shops. Warehouses. Storage facilities. Medical suites. Offices. Factory units. All still borrowable, from lenders actively writing the business today.

What that does to the arithmetic

	Buy residential outright	Borrow for commercial
Money out of the fund	$371,700	$359,000
Asset controlled	$340,000	$900,000
Net income, year one	$19,150	$58,500
Rent covers the repayment?	No loan	Yes, from year one

Roughly the same money out of the fund. Two and a half times the asset. Three times the income. And unlike geared residential, the tenant carries the loan rather than your contributions.

And if your business is the tenant

Commercial property has an exception residential doesn't: your fund can lease it to a related party. Your own business can be the tenant, paying market rent under a proper lease.

Rent is not a contribution

$1.57m uncapped, into super

It's investment income of the fund, so it doesn't count against any cap. Twenty years of rent in the worked example moves about $1.57 million into super — more than two people maxing their contribution caps every year could manage.

It depends entirely on the rent being genuine market rate, documented, and actually paid. Underpay and the income can be taxed at the top marginal rate instead of 15%.

5 CHAPTER

The one house your super fund can let you live in

From Not The Farm. — and this one genuinely surprised me.

The rule in superannuation could not be firmer: nobody connected to you may live in residential property owned by your fund. Not for a weekend, not paying full market rent, not ever.

There is exactly one exception, and it's written into the Act.

Subsection 66(6)

Where land is used in a primary production business, a dwelling on it doesn't break the business real property test — provided the area used for private purposes is two hectares or less, and farming remains the predominant use of the whole property.

Get both conditions right and the entire property — every hectare, plus the house — is business real property. Which means a member of the fund can live in the farmhouse. Permanently. At market rent, under a proper lease.

> *There is no other circumstance in Australian superannuation where you can live in a house your own super fund owns. This is the only one.*

And the succession angle

Because farmland is business real property, your fund can buy it from your own parents at market value. The retiring generation gets paid in cash — often the only way to fund a retirement when everything you own is dirt.

On the seller's side, the small business capital gains concessions can reduce that gain to nothing, and the proceeds can go into their own super under a cap that sits outside the ordinary limits.

It has to be a real business

A grove that harvests, presses and sells oil commercially is a primary production business. The same grove producing forty bottles a year for friends is a hobby, and the whole thing collapses. The trees are identical. The business is not.

6

CHAPTER

Your balance doesn't have to stretch alone

From Not Alone. — for everybody the other handbooks left out.

Most Australians don't have enough in super to buy a property on their own. Most of this series assumes a balance of $400,000 and up, and plenty of people are nowhere near that.

You can buy with somebody else. And there are two ways to do it, with a difference between them that is much bigger than it looks.

The difference that decides everything

	Tenants in common	A 13.22C unit trust
Setup cost	Low	Around $3,200
Running cost	Nothing extra	Around $1,600 a year
Fund can buy the other share later	No, if residential	Yes
Conditions to maintain	Few	Strict, and continuous

With residential held as tenants in common, your fund can never buy your share later — residential property cannot be acquired from a related party. That door is shut permanently.

With the trust, it can. Your fund buys more units over time as its balance grows. People call it the creeping acquisition.

> *If you ever want your fund to own the whole thing, it has to be the trust from the start. You cannot fix this afterwards.*

A $480,000 fund on its own reaches a property of about $416,000. Taking a 45% share with a partner, it reaches $925,000. Better property, better tenant, better liquidity — for 45% of it.

7 CHAPTER

The email worth six figures

From Now What? — one sentence, and most people have never heard of it.

You accumulate some money and pay a lump sum onto your loan. Sensible. Then a few months later the rate moves, the lender recalculates your minimum repayment as its systems are designed to do, and your direct debit quietly drops.

Nobody notices, because a smaller repayment looks like good news. You have just handed back most of the benefit of the payment you made.

Why it happens

Variable loans are built to recalculate the repayment so the loan still finishes on its original scheduled date. Pay a lump sum and the system's job is to reduce your obligation so you finish on time rather than early. It's doing exactly what it was built to do — which happens to be the opposite of what you want.

What to send

The instruction

In writing, at the time of payment: "Please apply this payment as an additional principal reduction. I instruct that my regular repayment is to remain at its current amount or higher and is not to be reduced on any subsequent recalculation, whether triggered by this payment or by a future interest rate change. Please confirm in writing that this instruction has been recorded on the account."

Three details matter. In writing, so there's a record. At the time of the payment. And ask for written confirmation, because it has to be recorded against the account rather than noted in a call log.

On the worked example in that handbook, that one instruction is worth more than $120,000. It applies to any variable loan — inside super or outside it.

Now What?

Seventy-one pages on paying down a geared property inside super: the yearly sweep, contributions, the repairs-versus-improvements line that can cost you your fund, and short-stay versus a normal tenant with the honest numbers.

8 CHAPTER

Development inside super, and the honest number

From Not Like That. — the chapter where the arithmetic talked me out of it.

There's a widespread belief that a super fund can't develop property. That's wrong, and the ATO has said so in writing more than once. Property development is a legitimate investment for a super fund.

The problem isn't permission. It's that your fund can't borrow to do it.

The constraint that shapes everything

Money borrowed under a limited recourse arrangement can acquire, repair and maintain a property — but never improve it. Building on land is the clearest possible improvement. So development inside super is a cash activity.

A developer with $900,000 can do a $3 million project. A super fund with $900,000 can do a $900,000 project.

So what does it actually return?

The worked development	Amount
Land	$980,000
Construction	$1,250,000
Consultants, council, holding	$100,000
Sells after two and a half years for	$2,800,000
Profit after tax, as trading stock	$332,860
Return a year	5.5%
Leaving the money in a large fund	**About 7%**

> *On these numbers, doing nothing wins. With no construction risk, no compliance risk, and no work.*

And a 24% construction overrun — not unusual — turns it into a loss. Your fund can't borrow to finish it, contributions are capped, and a related party helping out for free creates non-arm's-length expenditure.

> **Which is why that handbook is the shortest**
>
> It exists to stop people doing this badly, not to encourage it. If you're being pitched a development structure inside super, read it before you sign anything.

9 CHAPTER

The fund that runs out of cash at 89

From Not All Of It. — the problem nobody warns you about until it's too late to fix cheaply.

Every other handbook in this series builds something. This one is about getting it out — and about a problem that arrives quietly, decades in.

Once you move into retirement phase you must draw a minimum pension each year, calculated as a percentage of your balance. That percentage rises with age.

Your age	Minimum you must draw
Under 65	4%
65 to 74	5%
75 to 79	6%
80 to 84	7%
85 to 89	9%
90 to 94	11%
95 and over	14%

Your building doesn't care. It pays what it pays.

The modelled outcome

A $2.4 million fund holding a $1.8 million commercial building, entering pension phase at 65. Rent grows steadily. Nothing goes wrong.

It runs out of cash at age 89

62% in liquid assets, in a property fund

Not because of a bad decision. Because the required drawdown climbs faster than the rent. To survive thirty years of rising minimums, that fund needs about $2.89 million in liquid assets alongside the property — roughly 62% of the fund.

And missing a minimum payment isn't a small thing. The ATO can treat the pension as having ceased on 1 July, which means the whole year's earnings lose their tax-free status. One missed transfer, one year of exemption gone.

> *You can't sell a bathroom. That's the whole problem in five words.*

And on Division 296

The extra tax on balances above $3 million passed in March 2026 and started on 1 July. Worth knowing: it applies to realised earnings only — the unrealised gains proposal that caused all the noise was dropped — and both thresholds are indexed.

There's also a transitional measure letting a self-managed fund reset its cost bases to market value at 30 June 2026. It's fund-level, all or nothing, and has to be elected by the due date of the 2026-27 return.

Where to go next

Nine handbooks, nine calculators, and every one of the calculators is free.

If something in here applied to you, the handbook it came from goes considerably deeper — the worked examples, the compliance traps, the blank worksheets, and the questions to take to your accountant.

Each one also comes with an audiobook and a calculator built on the same model the book uses, so you can put your own numbers in.

The SMSF Handbooks

Handbook	If you
Says Who?	Want property in super but can't borrow
But Did They?	Own a business, or want commercial property
Not The Farm.	Are a farming family, or want productive land
Not Alone.	Don't have enough in super to buy alone
Now What?	Already hold a geared property in super
Not Like That.	Are being pitched a development structure
Not All Of It.	Are within fifteen years of retiring

The Getting Ahead Handbooks

Handbook	If you
Not For Long.	Have a mortgage on your own home
Not Quite.	Own, or have ever owned, an investment property

Start with the calculators

They're free, there's no signup, and they run entirely in your browser — nothing is sent anywhere and they work offline. Put your own numbers in before you decide whether any of the handbooks are worth it to you.

That's deliberate. I'd rather you saw the arithmetic on your own situation than took my word for it.

Everything is at investmate.com.au

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Before you do anything.

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Every figure is an illustration drawn from a worked model. Interest rates, tax thresholds and superannuation law all change, and several of them changed twice in 2026. Check current figures before relying on any of them.

Take anything that interests you to a registered tax agent, an SMSF specialist, or a licensed financial adviser. Their answers, not this booklet, are what you should act on.

The arithmetic is checkable. The judgement calls are yours.

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