PropertyIQ

Release Notes August 2020

PropertyIQ Version 0.204.1
PropertyIQ Portal Version 1.9

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SUMMARY

CHANGES RELATED TO PORTAL V2

1. **Linking and de-linking portal accounts using email address** – Improvements have been made to how you manage the linking and de-linking of portal accounts in PropertyIQ.

   Portal accounts are created using the lot owners or committee/council members email address at the time of *initial portal registration*. If the same email is used across multiple lots or members, then they will be linked and combined into one portal account. Currently, if you update the email address of a lot owner or committee/council member who's registered for portal, it will still remain linked to the same portal account. This allows flexibility in keeping accounts linked for viewing in portal, even when the email address is later changed to a different email in PropertyIQ.

   For example, one person owns 3 lots with the same email and are all registered for portal. This person can view all 3 lots in their portal account. The lot owner later requests the email for 1 lot to be changed to their property manager's email address so they receive their correspondence, but still wants to see all 3 lots in their portal account. Updating the one lot's email address in PropertyIQ will not remove it from the portl account.

   This change will now allow you to remove the lot/member from an existing portal account and move them to a different or new portal account by de-registering them from portal and then re-registering them using a new email address.

   *For example, if you've made an error with the email address or identify that a lot or committee/council member should not be linked to a portal account, you can remove that lot/member from the portal account by de-registering that lot/member from the portal, updating the email address in PropertyIQ and re-registering that lot/member for the portal. As part of the portal registration process, portal will either **link them to an existing account** if that email address is already used for a portal account, **or create a new account** if the email address is not yet used for a portal account.*

   For more information on how to register and de-register lots or committee/council members, see our PIQ Portal help page here.

2. **Requesting financial reports in Portal** – An issue has been fixed where if the bank balances graph and year on year performance graph on the Portal Financials page were disabled, a date range could not be properly selected when requesting a financial report in portal.

DEBTOR INVOICES

3. **Multiple page debtor invoices –** Additional pages will now be created where the number of line items in a debtor invoice exceed the 6 line items in the template, similar to existing behaviour with due/fee notices.

INCOME TAX REPORTING

4. **'Tax Paid' section reinstated on Income Tax report** – The 'tax paid' section on the Income Tax calculation sheet has been reinstated now that Company PAYG instalment payments are being correctly accounted for as part of the BAS workflow when raising BAS payments. The tax paid section will appear at the bottom of the Income Tax calculation sheet as it did previously.
   Additionally, you don't need to select the Tax Paid chart of accounts from the Income Tax screen, as the report will use the default Company PAYG account that has been nominated under Utilities>Settings>Application Settings. See screenshots below.

INFORMATION CERTIFICATES

5. **New merge fields in NSW Section 184 for special levy interest** - There are 7 new merge fields available in the NSW Section 184 information certificate template that will show the amount of interest owing on each special levy under Section 5, and the total interest on all special levies. Note that the behaviour of the existing merge field {{Total_interest}} has not changed, and will still show the total interest owing for both standard and special levies for the lot in Section 10.

   The new merge fields available are:

   - {{Pt5TotalInterest}} – total interest owing on all special levies
   - {{Pt5InterestOwing1}} – interest owing on special levy 1
   - {{Pt5InterestOwing2}} – interest owing on special levy 2
   - {{Pt5InterestOwing3}} – interest owing on special levy 3
   - {{Pt5InterestOwing4}} – interest owing on special levy 4
   - {{Pt5InterestOwing5}} – interest owing on special levy 5
   - {{Pt5InterestOwing6}} – interest owing on special levy 6

   You can manually add these new merge fields to your information certificate template. See detailed instructions and screenshots below. If you need assistance, please email Support at support@propertyiq.com.au.

6. **Changes to NSW Section 26 Certificate** – An issue with incorrect credit amounts merging in Section 2 and Section 4 of the NSW Section 26 certificate has been fixed. The following changes have been made:
   a) **Section 2.1** – the merge field {{Admin_Credit}} now shows paid in advance amounts against Admin Standard levies AND any unallocated credit for the lot. Previously it was not including unallocated credit.
   b) **Section 2.3** – the merge field {{Pt6Credit}} now correctly shows paid in advance amounts for Special levies that have been *fully* paid in advance. Previously it was incorrectly using the lot's closing balance.
   c) **Section 4.3 –** the merge field {{Pt4Credit}} now correctly shows paid in advance amounts for Special levies that have been *fully* paid in advance. Previously it was incorrectly showing paid in advance amounts of Standard levies.

   NOTE: A further fix will be released in the next update which will ensure the correct paid in advance amounts show for Special levies that have been *partially* paid in advance.

7. **Changes to QLD Section 205 Certificate –** An issue where the number of levy instalments was showing incorrectly for Admin, Sinking and Insurance sections has been fixed. The number of instalments will now populate based on the building's levy frequency (e.g. quarterly = 4 instalments) and will not include next year's pre-issue levies in the instalment number.

GENERAL

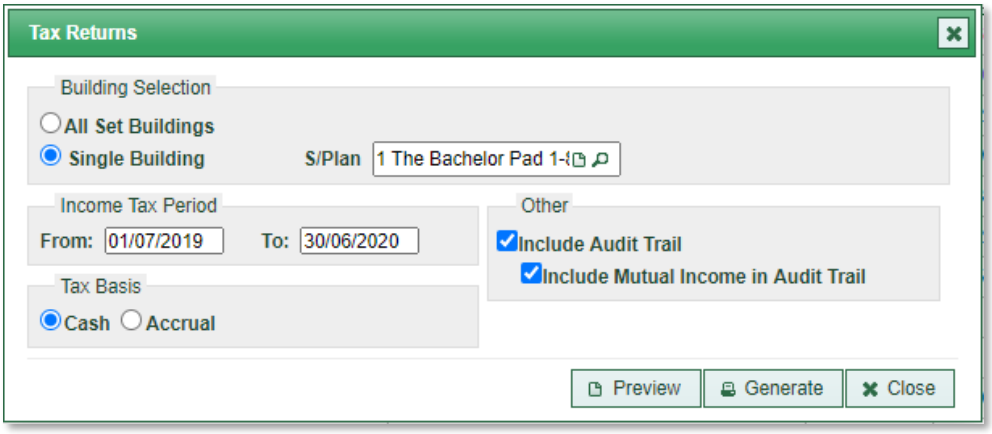
8. **Owner transaction summary report –** An issue where generating an owner transaction summary report for a lot and selecting a single schedule was not filtering the data to the selected schedule, has been fixed. The report will now respect the schedule filter when showing arrears balances, levies and receipts on the report.
9. **Arrears report –** An issue with the alignment of text on the arrears report when lot notes run over the page, has been fixed.
10. **Displayed created time of BAS reports –** An issue with incorrect created date and time displayed on the documents tab screen for generated BAS reports has been fixed. The fix will not change the displayed date and time for previously saved documents, but will ensure all future generated documents will have the correct created date and time.
11. **Diary event for bank account maturity date** – An issue with the default description of a bank account event exceeding the maximum character limit has been fixed by increasing the character limit to 300.
12. **Variable charge schedules –** An issue where cloning a variable charge schedule was not cloing all fields has been fixed.
13. **Account picker fields –** An issue with the account code of the selected account not showing in the account picker field on the Journals, Bank Adjustments, Debtor Transactions, Supplier Transactions (edit mode) screens has been fixed.
14. **Mailing labels –** An issue where the unit number wasn't populating on labels when selecting the tenant option has been fixed.

ITEM 4 – 'TAX PAID' SECTION REINSTATED ON INCOME TAX REPORT

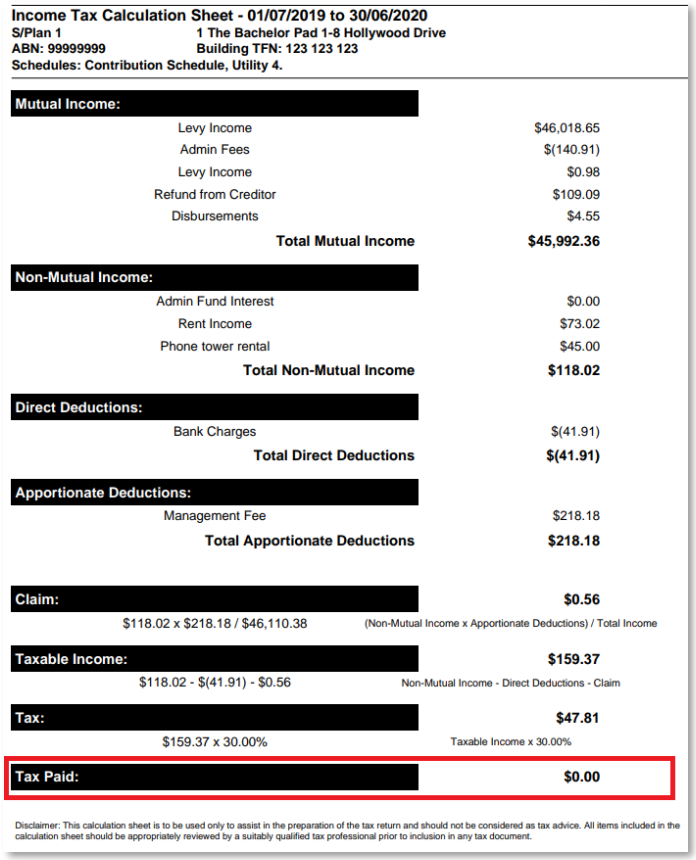
The 'tax paid' section on the Income Tax calculation sheet has been reinstated now that Company PAYG instalment payments are being correctly accounted for as part of the BAS workflow when raising BAS payments. The tax paid section will appear at the bottom of the Income Tax calculation sheet as it did previously.

Additionally, you don't need to select the Tax Paid chart of accounts from the Income Tax screen, as the report will use the default Company PAYG account that has been nominated under Utilities>Settings>Application Settings.

Income Tax screen:



Tax paid section included on Income Tax calculation sheet:

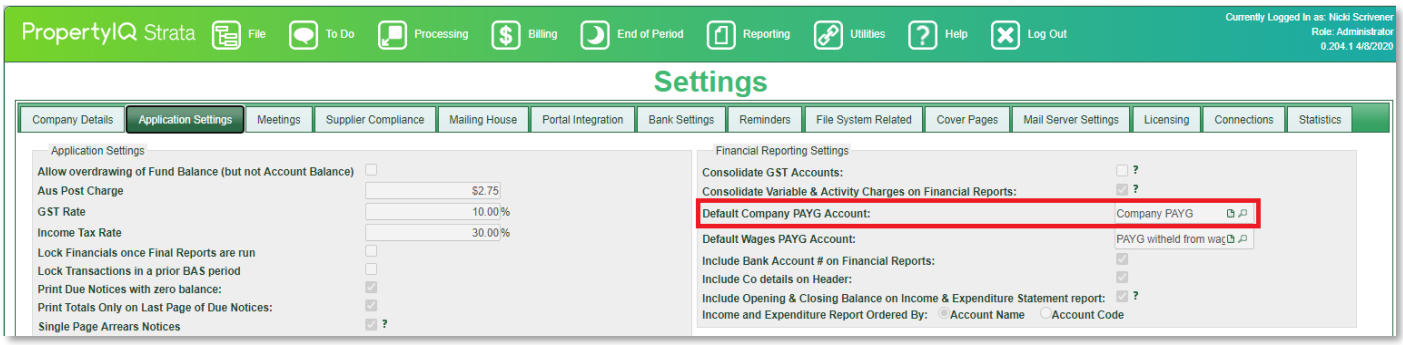


Income Tax Calculation Sheet - 01/07/2019 to 30/06/2020
S/Plan 1 **1 The Bachelor Pad 1-8 Hollywood Drive**
ABN: 99999999 **Building TFN: 123 123 123**
Schedules: Contribution Schedule, Utility 4.

Mutual Income:		
Levy Income	$46,018.65	
Admin Fees	$(140.91)	
Levy Income	$0.98	
Refund from Creditor	$109.09	
Disbursements	$4.55	
Total Mutual Income	**$45,992.36**	
Non-Mutual Income:		
Admin Fund Interest	$0.00	
Rent Income	$73.02	
Phone tower rental	$45.00	
Total Non-Mutual Income	**$118.02**	
Direct Deductions:		
Bank Charges	$(41.91)	
Total Direct Deductions	**$(41.91)**	
Apportionate Deductions:		
Management Fee	$218.18	
Total Apportionate Deductions	**$218.18**	
Claim:	**$0.56**	
$118.02 x $218.18 / $46,110.38	(Non-Mutual Income x Apportionate Deductions) / Total Income	
Taxable Income:	**$159.37**	
$118.02 - $(41.91) - $0.56	Non-Mutual Income - Direct Deductions - Claim	
Tax:	**$47.81**	
$159.37 x 30.00%	Taxable Income x 30.00%	
Tax Paid:	**$0.00**	

Disclaimer: This calculation sheet is to be used only to assist in the preparation of the tax return and should not be considered as tax advice. All items included in the calculation sheet should be appropriately reviewed by a suitably qualified tax professional prior to inclusion in any tax document.

Default Company PAYG account under Utilities>Settings>Application Settings (used to populate 'tax paid' amount):



ITEM 5 - NEW MERGE FIELDS IN NSW SECTION 184 FOR SPECIAL LEVY INTEREST

There are 7 new merge fields available in the NSW Section 184 information certificate template that will show the amount of interest owing on each special levy under Section 5, and the total interest on all special levies.

Note that the behaviour of the existing merge field {{Total_interest}} has not changed, and will still show the total interest owing for both standard and special levies for the lot in Section 10.

The new merge fields available are:

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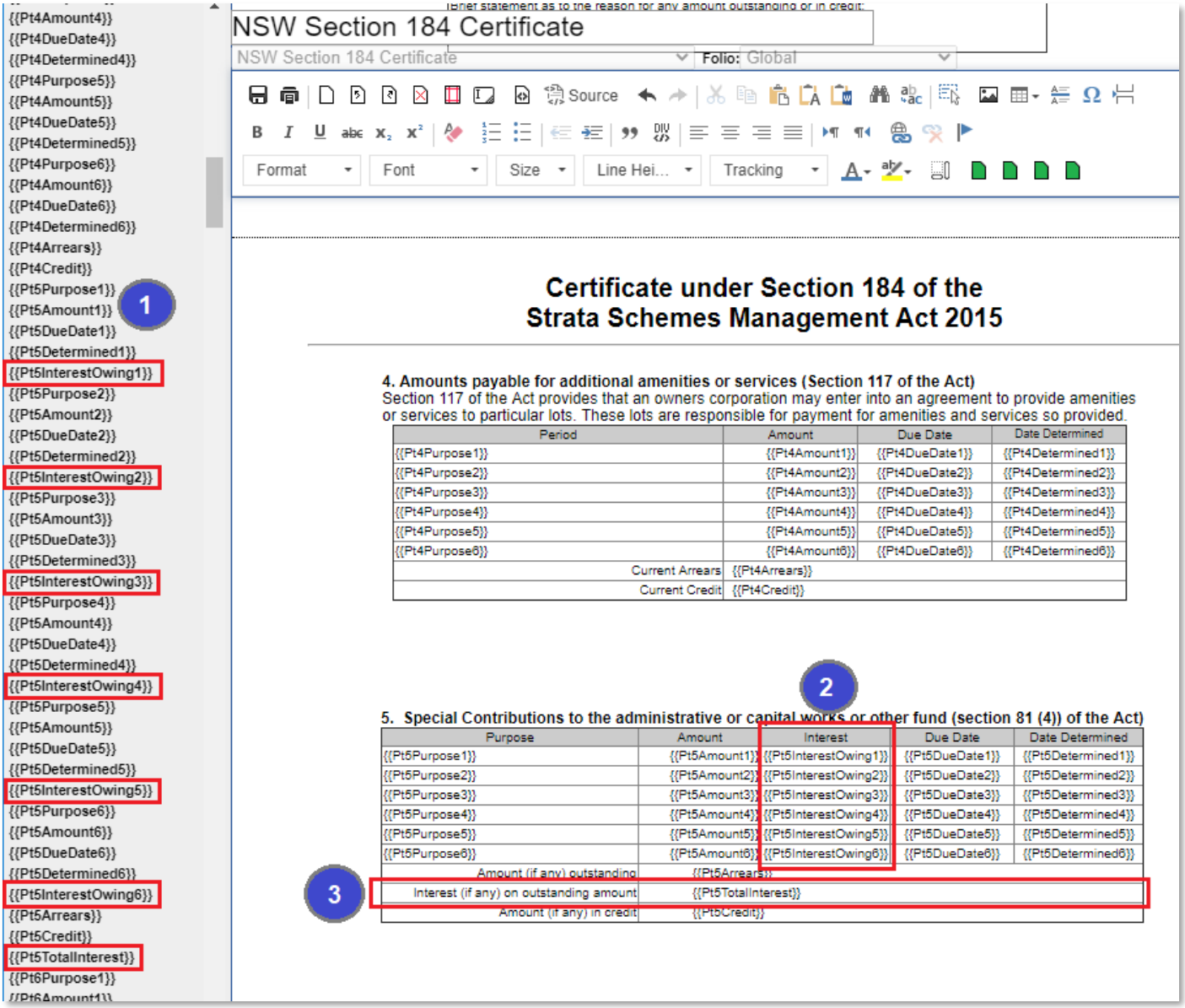
- {{Pt5InterestOwing3}} – interest owing on special levy 3
- {{Pt5InterestOwing4}} – interest owing on special levy 4
- {{Pt5InterestOwing5}} – interest owing on special levy 5
- {{Pt5InterestOwing6}} – interest owing on special levy 6

You can insert these new merge fields to your information certificate template. View our Templates help manual and step-by-step videos here. If you need assistance, you can also email Support at support@propertyiq.com.au.

1. New merge fields available in the list here
2. *Example* of merge fields added to the NSW Section 184 Certificate template under Section 5 Special Contributions, in a new column for 'Interest Due'
3. *Example* of Total Interest merge field added to the NSW Section 184 Certificate template under Section 5 Special Contributions, in a new total row called 'Interest (if any) on outstanding amount'


{{Pt4Amount4}}
{{Pt4DueDate4}}
{{Pt4Determined4}}
{{Pt4Purpose5}}
{{Pt4Amount5}}
{{Pt4DueDate5}}
{{Pt4Determined5}}
{{Pt4Purpose6}}
{{Pt4Amount6}}
{{Pt4DueDate6}}
{{Pt4Determined6}}
{{Pt4Arrears}}
{{Pt4Credit}}
{{Pt5Purpose1}}
{{Pt5Amount1}}
{{Pt5DueDate1}}
{{Pt5Determined1}}
{{Pt5InterestOwing1}}
{{Pt5Purpose2}}
{{Pt5Amount2}}
{{Pt5DueDate2}}
{{Pt5Determined2}}
{{Pt5InterestOwing2}}
{{Pt5Purpose3}}
{{Pt5Amount3}}
{{Pt5DueDate3}}
{{Pt5Determined3}}
{{Pt5InterestOwing3}}
{{Pt5Purpose4}}
{{Pt5Amount4}}
{{Pt5DueDate4}}
{{Pt5Determined4}}
{{Pt5InterestOwing4}}
{{Pt5Purpose5}}
{{Pt5Amount5}}
{{Pt5DueDate5}}
{{Pt5Determined5}}
{{Pt5InterestOwing5}}
{{Pt5Purpose6}}
{{Pt5Amount6}}
{{Pt5DueDate6}}
{{Pt5Determined6}}
{{Pt5InterestOwing6}}
{{Pt5Arrears}}
{{Pt5Credit}}
{{Pt5TotalInterest}}
{{Pt6Purpose1}}
1
NSW Section 184 Certificate
NSW Section 184 Certificate
Folio: Global
Source
Format
Font
Size
Line Hei...
Tracking
Certificate under Section 184 of the
Strata Schemes Management Act 2015
4. Amounts payable for additional amenities or services (Section 117 of the Act)
Section 117 of the Act provides that an owners corporation may enter into an agreement to provide amenities or services to particular lots. These lots are responsible for payment for amenities and services so provided.
Period
Amount
Due Date
Date Determined
{{Pt4Purpose1}}
{{Pt4Amount1}}
{{Pt4DueDate1}}
{{Pt4Determined1}}
{{Pt4Purpose2}}
{{Pt4Amount2}}
{{Pt4DueDate2}}
{{Pt4Determined2}}
{{Pt4Purpose3}}
{{Pt4Amount3}}
{{Pt4DueDate3}}
{{Pt4Determined3}}
{{Pt4Purpose4}}
{{Pt4Amount4}}
{{Pt4DueDate4}}
{{Pt4Determined4}}
{{Pt4Purpose5}}
{{Pt4Amount5}}
{{Pt4DueDate5}}
{{Pt4Determined5}}
{{Pt4Purpose6}}
{{Pt4Amount6}}
{{Pt4DueDate6}}
{{Pt4Determined6}}
Current Arrears
{{Pt4Arrears}}
Current Credit
{{Pt4Credit}}
2
5. Special Contributions to the administrative or capital works or other fund (section 81 (4)) of the Act)
Purpose
Amount
Interest
Due Date
Date Determined
{{Pt5Purpose1}}
{{Pt5Amount1}}
{{Pt5InterestOwing1}}
{{Pt5DueDate1}}
{{Pt5Determined1}}
{{Pt5Purpose2}}
{{Pt5Amount2}}
{{Pt5InterestOwing2}}
{{Pt5DueDate2}}
{{Pt5Determined2}}
{{Pt5Purpose3}}
{{Pt5Amount3}}
{{Pt5InterestOwing3}}
{{Pt5DueDate3}}
{{Pt5Determined3}}
{{Pt5Purpose4}}
{{Pt5Amount4}}
{{Pt5InterestOwing4}}
{{Pt5DueDate4}}
{{Pt5Determined4}}
{{Pt5Purpose5}}
{{Pt5Amount5}}
{{Pt5InterestOwing5}}
{{Pt5DueDate5}}
{{Pt5Determined5}}
{{Pt5Purpose6}}
{{Pt5Amount6}}
{{Pt5InterestOwing6}}
{{Pt5DueDate6}}
{{Pt5Determined6}}
Amount (if any) outstanding
{{Pt5Arrears}}
Interest (if any) on outstanding amount
{{Pt5TotalInterest}}
Amount (if any) in credit
{{Pt5Credit}}
3