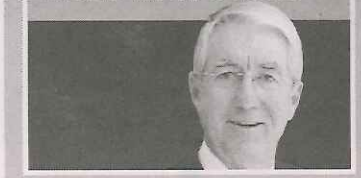
in five race horses, notably Temple of Boom (above) and his half-brother Spirit of Boom.

"Being part of a syndicate makes it much

"I had her broken in and showed some promise then she tore a tendon in her hind leg.

He is now awaiting another foal in December.

YOUR ADVICE NOEL WHITTAKER



I AM 61 and retired. I am presently consolidating several retail super funds into one fund and will then convert to an allocated pension. One fund confirmed the rollover amount, but deducted the amount in an Australian property fund as it has been frozen for nearly two years now. Neither the adviser nor the fund will tell me when I will receive the balance owing. Is it normal industry standard for Fund trustees to withhold monies owing in a roll over situation? Should I take the matter up with the Superannuation Complaints Tribunal or complain formally to the fund manager?

On the information provided it seems that this fund has been frozen by the fund managers to protect the fund's assets so as not to lose unit holder value by dumping them at fire sale prices. Keep in mind that a superannuation fund is not an asset like property or shares but merely a structure that holds assets. It is a sad fact of life that the manager of the fund has no control over the performance or liquidity of the assets in that fund. If one of the underlying funds is frozen there is nothing the manager can do to change the situation. All you can do is wait it out.

WE wish to sell our holiday home. We never had it rented out so do not get any income. We own our principal place of residence. Is there a way the CGT can be minimised?

As long as the property was purchased after August 20, 1991 you are entitled to add all outgoings such as rates, interest, maintenance, electricity and land tax to the cost base. This should substantially reduce the amount of capital gains tax payable as the cost base will be much greater than if these items were not included in it.

Noel Whittaker is a director of Whittaker Macnaught Pty Ltd. His advice is general in nature and readers should seek their own professional advice before making any financial decisions. His email is noel.whittaker@whittakermacnaught.com.au

YOUR MONEY DEPOSIT WATCH

Term Deposit Rates

Institution	90 days $10,000	90 days $25,000	1 year $10,000	1 year $25,000	2 years $10,000	2 years $25,000	3 years $10,000	3 years $25,000
ANZ	5.50	5.50	5.30	5.30	5.30	5.30	5.30	5.30
Bank of Queensland	5.80	5.80	5.30	5.30	5.50	5.50	5.60	5.60
bankmecu	5.50	5.50	5.50	5.50	5.60	5.60	5.80	5.80
Bankwest	5.75	5.75	5.30	5.30	5.30	5.30	5.40	5.40
Bendigo Bank	5.65	5.65	5.50	5.50	5.50	5.50	5.60	5.60
Citibank	5.70	5.70	5.20	5.20	5.10	5.10	5.10	5.10
Commonwealth Bank	5.50	5.50	5.30	5.30	5.30	5.30	5.70	5.70
CUA	5.65	5.65	5.35	5.35	5.50	5.50	5.70	5.70
ecu Australia	5.55	5.60	5.70	5.75	-	-	-	-
Greater Building Society	5.60	5.60	5.40	5.40	5.40	5.40	5.70	5.70
Heritage Building Society	5.70	5.70	5.70	5.70	5.75	5.75	5.75	5.75
HSBC	2.51	2.56	2.84	2.89	3.06	3.11	3.19	3.24
IMB	5.60	5.60	5.50	5.50	5.50	5.50	5.75	5.75
ING DIRECT	5.60	5.60	5.80	5.80	5.80	5.80	-	-
ME Bank	5.70	5.70	5.75	5.75	5.50	5.50	-	-
NAB	5.50	5.50	5.30	5.30	5.40	5.40	5.70	5.70
People's Choice Credit Union	3.00	3.50	5.60	5.60	5.50	5.50	5.50	5.50
RaboDirect	5.80	5.80	5.60	5.60	5.70	5.70	5.80	5.80
St. George Bank	3.25	3.25	5.30	5.30	5.40	5.40	5.70	5.70
Suncorp	5.60	5.60	5.30	5.30	5.30	5.50	5.40	5.60
Westpac	5.50	5.50	5.30	5.30	5.40	5.40	5.70	5.70

Online Savings Accounts (no promotional/ introductory rates)

Institution	Product Name	Rate $2,000	Rate $5,000	Cheque Deposit	Cheque Withdrawal	Direct Credit	Direct Debit	BPAY
UBank	USaver Reach	6.51	0.00	Yes	No	Yes	Yes	No
Hunter United Credit Union	Premium Online Investor	6.31	6.31	No	No	Yes	No	No
Big Sky Credit Union	Bonus Saver	6.25	6.25	Yes	No	Yes	No	No
RaboDirect	RaboDirect PremiumSaver	6.10	6.10	No	No	Yes	No	No
UBank	USaver	6.01	6.01	Yes	No	Yes	Yes	No
RaboDirect	RaboDirect Savings	6.00	6.00	No	No	Yes	No	No
Qld Professional Credit Union	netsaver	5.75	5.75	Yes	No	Yes	No	No
ME Bank	ME Bank Online Savings	5.60	5.60	No	No	Yes	No	No
Arab Bank	Online Savings Account	5.55	5.55	Yes	No	Yes	Yes	Yes
ANZ	ANZ SmartyPig Account	5.50	5.50	No	No	No	No	No

Rates current as at October 27, 2011 - Source: infochoice.com.au

YOUR MONEY BORROWING WATCH

Mortgage Rates

Monthly repayments based on $250,000 loan over 25 years

Institution	Basic Rate	Intro Rate	Variable Rate	Monthly Repay (variable)	Fixed rate 1 Yr	Fixed rate 2 Yr	Fixed rate 3 Yr	Fixed rate 5 Yr	Home Equity Rate	Total Fees
State Custodians Mortgage Company	6.97	-	6.72	$1722.55	6.36	6.46	6.53	7.06	6.72	$00-499
MyRate.com.au	-	-	6.85	$1743.10	6.3	6.4	6.3	6.7	7.5	-
RateBusters	-	-	6.86	$1744.68	-	-	-	-	-	$570
HomeSide Lending	-	-	6.90	$1751.03	6.84	6.99	6.99	7.44	7.88	$600
QuickDirect	-	-	6.98	$1763.76	6.71	6.71	6.81	7.37	-	-
Aussie	-	-	6.99	$1765.35	6.5	6.55	6.69	6.99	7.3	$100
LJ Hooker Finance	-	-	6.99	$1765.35	-	7.13	7.44	-	-	-
HomeStar	-	-	7.03	$1771.74	6.25	6.35	6.25	6.65	-	-
MyLoan MyWay	-	-	7.03	$1771.74	7.5	7.8	7.9	8.05	7.61	$00-395
bankmecu	7.08	-	7.08	$1779.73	6.54	6.49	6.49	-	7.54	$595
RESI Mortgage Corporation	-	6.59v	7.09	$1781.33	6.7	6.5	6.7	7.26	7.55	-
BMC Mortgage Corp	-	-	7.10	$1782.93	7.26	7.36	7.52	7.97	7.43	$00-405
Homeloans Ltd	-	-	7.14	$1789.34	6.98	6.93	6.98	7.54	-	$904
CUA	7.04	6.84v	7.22	$1802.19	6.39	6.45	6.34	6.99	7.47	$00-795
ING DIRECT	7.12	-	7.24	$1805.41	6.39	6.39	6.29	6.69	7.72	$220-719
Heritage Building Society	7.03	-	7.44	$1837.73	6.19	6.25	6.35	6.39	7.51	$00-600
ecu Australia	-	6.60f	7.50	$1847.48	6.95	7.1	6.35	7.8	-	$00-750
NAB	7.17	-	7.67	$1875.21	6.44	6.39	6.49	7.04	7.82	$600
ANZ	7.1	-	7.80	$1896.54	6.39	6.44	6.43	6.84	7.95	$00-600
Commonwealth Bank	7.3	6.33f	7.81	$1898.18	6.48	6.53	6.48	6.89	7.91	$600
Suncorp	7.25	6.40f	7.83	$1901.47	6.4	6.43	6.3	6.99	7.83	$600
Bank of Queensland	7.28	6.86v	7.86	$1906.41	6.59	6.49	6.39	6.99	8.21	$495-595
Westpac	7.16	-	7.86	$1906.41	6.69	6.69	6.64	7.19	8.01	$600

Low Rate Credit Cards (up to 12%)

Institution	Product Name	Card type	Interest rate	Annual fees	Free days
Community First Credit Union	Community First Visa Credit Card	Visa	10.49	$40	55
Sydney Credit Union	SCU Low Rate Visa Credit Card	Visa	10.49	$30	55
bankmecu	mecu Low Rate VISA	Visa	10.74	$59	0
Bankwest	Bankwest Lite MasterCard	MasterCard	10.99	$59	55
Teachers Credit Union	Teachers Credit Union Credit Card	Visa	11.50	-	55
Defcredit	True Blue Credit Card	Visa	11.74	$36	55
Heritage Building Society	Heritage Visa Classic No Frills	Visa	11.80	-	0
Police Credit	PC Visa Credit Card	Visa	11.95	-	44
Hunter United Credit Union	Hunter United Visa Credit Card	Visa	11.99	$59	55