

+ TAX RETURN CHECKLIST FOR RENTAL PROPERTIES

In order to maximise your taxation benefit, it is important that you consider the following:

RENTAL INCOME

- + Rent received during the year
- + The date the property first earned rental income
- + The number of weeks the property was rented out during the year
- + Rental Agent Summary – will give you a break down of the income and expenses for the year

RENTAL DEDUCTIONS / OUTGOINGS

- + Advertising for tenants
- + Bank fees paid on the account used for rental transactions
- + Body Corporate Fees and charges
- + Borrowing expenses – such as loan establishment fees and mortgage discharge costs
- + Cleaning
- + Council and Water Rates
- + Capital allowances *
- + Gardening, lawn mowing, tree pruning and pool cleaning
- + Insurance such as building, contents and landlords insurance
- + Interest on loans
- + Land Tax
- + Legal costs such as lease preparation or debt collection
- + Maintenance of grounds, buildings and contents such as painting or removal of asbestos
- + Pest control
- + Property Agent Fees and commissions
- + Quantity Surveyor's fees
- + Repairs and Maintenance *
- + Capital Works *
- + Stationery, telephone and postage
- + Security costs
- + As of 1 July 2017,
 - travel expenditure incurred will not be deductible;
 - depreciation of assets will be restricted to the owner who actually purchased the asset after 9 May 2017 (existing depreciation schedules will still be maintained); and
 - foreign owners will be excluded from main residence exemptions for the 50% CGT discount and may incur additional annual vacancy fees.

* We will require further details to assist us in calculating actual amounts claimable.

1ST YEAR THE PROPERTY IS RENTED OUT OR ACQUIRED

It is important that we record the costs involved in purchasing your property. This can be achieved by providing us with a Statement of Advice (which will state the purchase costs, settlement date, legal and conveyancing expenses, and stamp duty etc) and any Depreciation Reports. We will keep this on record for future reference **when calculating your Capital Gains Tax** when you sell the property.