



RENTAL DETAILS

Full name:

Property address:

Date property first earned rental income:

Weeks property was rented:

Weeks property was available for rent:

Date property was acquired:

Purchase price:

Date property was sold:

Sale price:

INCOME

Rental income

Other income

EXPENSES

Advertising for tenants:

Body corporate fees:

Borrowing expenses:

Cleaning:

Council rates:

Depreciation of plant:

Gardening/lawn mowing:

Insurance:

Interest on loans:



EXPENSES CONTINUED

Land tax:

Legal fees:

Pest control:

Property agent fees/commissions:

Repairs & maintenance:

Capital works deductions:

Stationary, phone, postage:

*Travel expenses:

Water charges:

Sundry rental expenses:

Accounting fees:

Bank charges:

Maintenance levies:

Stamp duties on leased property:

TOTAL EXPENSES:

NET RENT:

*Travel expenses - investors will no longer be able to claim tax deductions for travel expenses related to inspecting, maintaining or collecting rent for a residential property from 1 July 2017



DID YOU BUY OR SELL A RENTAL PROPERTY?

PURCHASE OF PROPERTY

If you have purchased your property in the current tax year you will need to provide the following documents for the processing of your tax returns.

Attached

- Purchase contract & settlement statement
*many settlement statements are claimable
 - Depreciation Schedule
*Building write-off available if constructed after 1985. Asset depreciation always available.
 - Initial loan documentation & bank statements
Borrowing costs such as loan application fees & stamp duty on mortgages are claimable over 5 years
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SALE OF PROPERTY

If you have sold a property that you had previously rented, you will most likely need to declare a capital gain. The following documents will be required.

Attached

- Sale contract & settlement statement for sale
- Purchase contract & settlement statement from purchase
- Legal costs for purchase & sale (including stamp duty) and the cost of building inspections
- Receipts for building additions since purchase
- Receipts for initial repairs or other non-deductible items through ownership period
- Any loan-break fees?