

Residential Property Tax Return Checklist

Please assess the listed sections that relate to your taxation affairs and attach documentary evidence where "✓" is applied if you own or have an interest in rental property in Australia.

Unless otherwise stated, this checklist refers to events occurring in 2018/2019.

Reference	Item	Applicable ✓
<u>RENTAL DETAILS</u>		
1.	<p>Rental Properties</p> <p>Please provide the following information for each rental property:</p> <ul style="list-style-type: none"> • Address of the rental property • The date the property first earned rental income • The start and finish dates during the year when the property was rented • The number of weeks the property was rented out in the current financial year • The date of acquisition of the rental property • The date of sale of the rental property (if sold in the current year). 	
<u>RENTAL INCOME</u>		
2.	<p>Rental Income</p> <p>Details of any rental income earned during the year. This includes the gross amount of all rent paid to you by your tenants. Do not deduct agent's commission or other costs from this amount. Otherwise if your property is managed, please provide the annual rental statement from your agent.</p>	
3.	<p>Other rental related income</p> <p>Other rental related income including compensation for lost rent (insurance payments), rental bond money retained to cover outstanding rent or to cover damages sustained to the property, reimbursements and recoupments, such as tenant's reimbursements for cost of repairs to the property.</p>	

EXPENSES

4.	Deductible expenditure Details of any deductible expenditure incurred relating to the rental property during the year including advertising for tenants, owner's corporation fees, cleaning expenses, council rates, insurance, interest on loans, legal expenses, land tax, property agent fees, repairs and maintenance, travel expenses, water charges, depreciation expenses, other sundry rental expenses, etc.	
5.	Borrowing expenses Details of expenditure related to borrowing expenses incurred during the year, including loan establishment fees, stamp duty on registration of a mortgage, title search fees, mortgage broker fees, valuation expenses, lender's mortgage insurance.	

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