

# RENTAL PROPERTY TAX RETURN INFORMATION

1. Property Details	
Is the property <b>located in Australia</b> ?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
What is the <b>full address</b> of the property?	
Provide the <b>date of purchase</b> for each new property or confirm the date of purchase is consistent with the prior year return if it is not a new property.	
If it is a <b>new property</b> :	
Provide a copy of the <b>purchase contract</b> , settlement letter, invoices for related legal fees and stamp duty costs. <i>(These are required to establish the cost base of the property.)</i>	
Has the property been used as the <b>client's home</b> ? If so, please provide dates.	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Is there a <b>quantity surveyor's report</b> ? If so, please provide. If not, have you obtained a reasonable estimate for allocation of depreciable assets purchased with the property? <i>(e.g. stove, hot water system etc.)</i>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Provide the <b>date</b> that the property was first rented and the <b>number of weeks</b> of the year that the property was available for rent.	
Provide the extent, if any, of the <b>personal use</b> of the property.	
2. Ownership	
If the property is co-owned with others, and the owners are carrying on a <b>rental property business</b> , please provide the partnership split.	
If the property as <b>tenants in common</b> , please provide the interest of each owner.	
3. Rental Income	
Was the property or part of the property let as less than normal <b>commercial rates</b> ? <i>(If yes, the amount of deductions that can be claimed is limited.)</i>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Please provide all of the <b>gross rent</b> .	



Accounting & Taxation Advisors

Level 1, 328 Main Street Mornington Vic 3931 Australia

#### 4. Rental Expenses

Please provide all **deductible expenses**.

(e.g. advertising for tenants, bank charges, body corporate fees, borrowing costs, cleaning)

Are all **body corporate fees** covering the day to day running of the property?

Yes ☐ No ☐ N/A ☐

If the loan is a **split loan**, have you apportioned the interest and only claimed the portion that relates to the property?

Yes ☐ No ☐ N/A ☐

Were all of the **borrowed funds** directly used to purchase the rental property and related assets, or to fund rental property expenses?

Yes ☐ No ☐ N/A ☐

Have any **initial repairs** or repairs on a former home prior to first renting the property? *(Please exclude these from repair expenses and any item that is capital in nature.)*

Yes ☐ No ☐ N/A ☐

Where the property is jointly owned, please distinguish expenses incurred by **individual owners** (e.g. interest on a loan in the name of one owner) from expenses incurred jointly.

#### 5. Decline In Value

Do you have support of the valuation of the property? (e.g. an independent valuation or quantity surveyor's "depreciation" report)

Yes ☐ No ☐ N/A ☐

Please provide any assets that were **sold or disposed of** during the year.

#### 6. Capital Works Deduction

Please include any **capital expenditure** incurred in constructing capital works, i.e. preliminary expenses (e.g. architects fees); payments to carpenters, bricklayers and other tradespeople for the construction of the building; payments for the construction of retaining walls, fences or in-ground swimming pool.

If the building is an existing building, please provide **details of the construction expenditure**.

#### 7. National Rental Affordability Scheme (NRAS)

Do you participate in the NRAS?

Yes ☐ No ☐ N/A ☐

Have you been issued with a certificate by the Housing Secretary relating to an **NRAS year**?

Yes ☐ No ☐ N/A ☐

Where the current income year starts in the **NRAS year**?

Yes ☐ No ☐ N/A ☐