



**CAPE YORK ACCOUNTING
WESTCOURT**

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TAX RETURN REQUIREMENTS – RENTAL PROPERTIES

Note that if you use a Real Estate Agency, they provide monthly statements of rent received and expenses paid by them from rental payments. These statements should be supplied. If not you will need to supply the following:

GENERAL:

- ✓ Date property first rented or available to rent
- ✓ Number of weeks property rented during the year

INCOME:

- ✓ Records of rental income received
- ✓ Records of other income received i.e. tenants payments for water, gas, electricity, or Bonds etc

EXPENCES:

- ✓ Advertising for tenants
- ✓ Bank charges
- ✓ Body corporate fees and charges
- ✓ Council rates
- ✓ Electricity and gas
- ✓ Gardening and lawn mowing
- ✓ Interest on loans (for rental purchase only)
- ✓ Insurance
 - ❖ Home and/or contents policy renewal
 - ❖ Landlord insurance policy renewal
- ✓ Land taxes
- ✓ Lease documents charges
- ✓ Legal fees
- ✓ Mortgage discharge expenses
- ✓ Pest control
- ✓ Post and stationery
- ✓ Real Estate commissions and expenses
- ✓ Repairs and Maintenance (excludes capital works)
- ✓ Security patrol fees
- ✓ Water charges

MISCELLANEOUS:

- ✓ Borrowing expenses – fees charged by the bank for finance may be claimed over 5 years
- ✓ Depreciation – items such as electrical equipment furniture, certain floor coverings and window furnishing may be depreciated over their effective lives. The original purchase cost and date installed are required for depreciation schedules or can get a Quantity Surveyors' report with depreciation breakdowns for Buildings and Plant & Equipment.