

2016 RENTAL PROPERTY TAX RETURN SCHEDULE

Note: If Platinum Accounting & Taxation have not prepared your return previously, please attach a full copy of your previous year's tax return and any other relevant information.

Name: _____

PROPERTY 1 Address: _____
 Suburb: _____ State: _____ Post code: _____
 Date property was acquired: _____ Acquisition cost: \$ _____
 If property was sold during the year, date of sale: _____

PROPERTY 2 Address: _____
 Suburb: _____ State: _____ Post code: _____
 Date property was acquired: _____ Acquisition cost: \$ _____
 If property was sold during the year, date of sale: _____

PROPERTY 3 Address: _____
 Suburb: _____ State: _____ Post code: _____
 Date property was acquired: _____ Acquisition cost: \$ _____
 If property was sold during the year, date of sale: _____

NB: if rental property is sold, please provide Settlement Statement for CGT calculation purposes

INCOME			
	PROPERTY 1	PROPERTY 2	PROPERTY 3
Rental Income			
Insurance Recoveries			
Other Rental Related Income			

EXPENSES			
	PROPERTY 1	PROPERTY 2	PROPERTY 3
Advertising			
Body Corporate Fees & Charges			
Borrowing Expenses			
Building Write Off*			
Cleaning			
Council Rates			
Depreciation*			
Gardening / Lawn Mowing			
Insurance			
Interest on Loans			
Land Tax			
Legal Expenses			

EXPENSES

Pest Control			
Property Agents Fees/Commission			
Quantity Surveyor Fees			
Repairs & Maintenance			
Stationery, Telephone & Postage			
Stamp Duty (deductible only in Canberra ¹)			
Travel/Inspection Expenses			
Water Charges			
Sundry Expenses (please provide details)			

* Will be calculated by Platinum Accounting & Taxation if we hold records.

Capital Expenses over \$300

Please list items including purchase date and to which property these expenses apply:

SHARED OWNERSHIP

Where ownership of the property is shared, please advise of the percentage entitlement:

Name:	%
Name:	%

If new property, we require the following:

Statement of Adjustments on purchase	
Stamp Duty cost	Loan Establishment and other costs
Registration of Title Costs	Loan Statements
Legal fees on Purchase	Quantity Surveyor Report or List of Depreciable Assets

Should you wish to discuss any of the content of this schedule or any other tax or accounting related matter please do not hesitate to contact Platinum Accounting & Taxation **(03) 9746 6479** or email info@platinumaccounting.com.au

¹ Freehold title cannot be obtained for properties in the Australian Capital Territory (ACT). They are commonly acquired under a 99-year crown lease. Therefore, stamp duty, preparation and registration costs you incur on the lease of an ACT property are deductible to the extent that you use the property as a rental property