

2021 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.

** Please provide receipts so we can determine if they are in fact repairs/maintenance or capital items per the tax legislation. Please note that new restrictions have been imposed on depreciation claims.

*** Travel expenses incurred in respect of a **residential** rental property (e.g. travel related to inspecting or maintaining a rental property) are **no longer deductible as of 1 July 2017**.

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

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

Should you wish to discuss any of the content of this schedule or any other tax or accounting related matter please contact us at Platinum Accounting & Taxation **(03) 9746 6479** or email info@platinumaccounting.com.au