

Is it Tax Deductible?

Information for owning an investment/rental property

Below is a general list of suggested tax deductions that may be available for persons with a rental property. It should be noted however, that everyone's situation will be different, and it is recommended that you talk to your accountant about any expenses you wish to claim.

INFORMATION TO BRING TO YOUR TAX APPOINTMENT:

- Rental Income, including:**
 - Normal rental income
 - Reimbursements
 - Insurance payouts
 - Letting or booking fees
- Rental Expenses, for example:**
 - Cleaning
 - Repairs and maintenance
 - Council rates
 - Water rates and consumption
 - Electricity and gas
 - Interest on the loan for the property (Not repayments)
 - Land tax
 - Legal expenses
 - Strata Fees
 - Advertising costs (For tenants)
 - Pest inspection expenses
 - Property agent fees or commissions
 - Property and landlord insurance
 - Initial Borrowing expenses, for example:
 - Lender's mortgage insurance
 - Mortgage broker fees

This would generally be included on initial loan documentation
- Depreciation schedules/ reports if available
- Capital Gains Information**, If properties purchased or sold in that year:
 - If sold, settlement statement and offer and acceptance for both sale and purchase
 - If purchased, settlement statement and offer and acceptance for purchase
 - Initial purchase or borrowing expenses, for example:
 - Stamp Duty
 - Title Search Fees
 - Settlement fees

These items would generally be included on the settlement statements

Renting part of your house as short stay or holiday accommodation, for example, AirBNB, Stayz or similar.

Expenses can be claimed as noted above, however it will depend on:

- The proportion of the year you rent out the house or property
- The portion sqm of the property you have rented out (for example, a room or the whole property)
- Amount of time whether you use the home or part of the house for personal use when it is not rented out
- Please note if this is your primary residence this may also attract capital gains

Is your rental property outside Australia?

You still need to report this income and expenses if you are an Australian Tax Resident.

For more information contact your tax adviser or visit ato.gov.au