



Rental Property Checklist – 2018 Financial Year

Required Information and Documents

- Investment loan statement as at 30 June 2018 showing total interest paid
- Number of weeks property was available for rent during the 2017-18 financial year
- Total rent received

New Property? Required Documents

- Did you purchase a rental property after 1 July 2017?
- Borrowing costs (refer to first statement from investment loan)
- Property acquisition documents and information:
 - Settlement statement
 - Contract date
 - Legal fees
 - Stamp duty
 - Building & pest inspection costs (if any)
 - Other associated purchase costs
- Date property was first available for rent
- Date you occupied the property (if any)

Potential Deductions

- Advertising fees for tenants
- Bank fees and charges
- Body corporate fees
- Cleaning
- Council rates
- Electricity and gas
- Gardening and/or lawn mowing
- Insurance – building, contents, landlord
- Property manager's 2017-18 annual report
- Property manager's commission
- Quantity surveyor report (aka depreciation schedule)*
- Fee for Quantity surveyor report
- Repairs & maintenance
- Security costs
- Stationer/postage
- Water utility costs

NOTE As of 1 July 2017, travel to residential properties is no longer tax deductible

*Need a QS Report? Contact our office to hear about how Walshs can offer you a capped price report for \$495.

This check list is intended as a basic guide only, designed to be used in conjunction with a qualified professional



Walshs Practice Unit Trust
Chartered Accountants
Taxation and Business Strategists
ABN 11 248 978 295

Level 14 127 Creek Street Brisbane QLD 4000
GPO Box 12 Brisbane QLD 4001
Phone: 07 3221 5677
Fax: 07 3221 5744
Email: enquiries@walshs.com.au
Website: www.walshs.com.au