

Rental Property Checklist

2019 Financial Year



Required Information and Documents

- Investment loan statement as at 30 June 2019 showing total interest paid
- Number of weeks property was available for rent during the 2018-19 financial year
- Total rent received (if property self-managed)
- Property manager's 2018-19 annual report

New Property? Required Documents

- Did you purchase a rental property after 1 July 2018?
- 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 commission
- Quantity Surveyors report (aka depreciation schedule)*
- Fee for Quantity Surveyors report
- Repairs & maintenance
- Security costs
- Stationery/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



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