



PROPERTY ADDRESS: _____

TOTAL RENTAL INCOME FOR YEAR: \$ _____

NUMBER OF WEEK PROPERTY WAS RENTED: _____

EXPENSES FOR WHICH YOU CAN CLAIM AN IMMEDIATE DEDUCTION


Expenses for which you may be entitled to an immediate deduction in the income year you incur the expense include:

DESCRIPTION	AMOUNT
Advertising for tenants	\$
Bank charges	
Body corporate fees and charges	
Cleaning	
Council rates	
Electricity and gas	
Gardening and lawn mowing	
Insurance	
Building	
Contents	
Public liability	
Interest on loans	
Land tax	
Lease document expenses	
Preparation	
Registration	
Legal expenses (excluding acquisition costs and borrowing costs)	
Mortgage discharge expenses	
Pest control	
Property agent's fees and commission	
Repairs and maintenance	
Security patrol fees	
Servicing costs – for example, servicing a water heater	
Stationery and postage	
Tax-related expenses	
Inspection of property	
Maintenance of property	
Water charges	

You can claim a deduction for these expenses only if you incur them and they are not paid by the tenant.

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