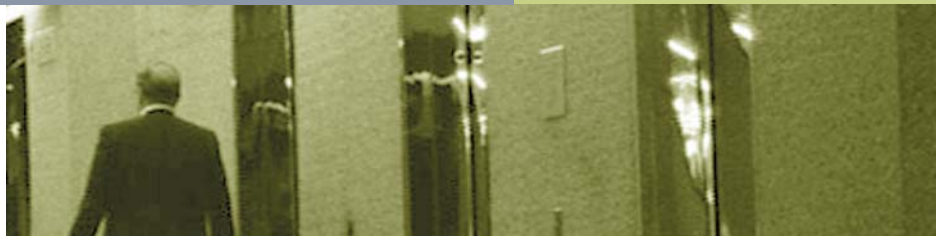


Rental Property Deductions

Outlined below are some of the common rental deductions that you can claim against your rental income. Please note that you should maintain records of these expenses in order to maximise the available deductions on your income tax returns.



Common Rental Deductions

- Advertising
- Agents commission/management fees
- Bank charges
- Body corporate fees/strata levies
- Borrowing expenses eg. application fee, stamp duty on mortgage
- Cleaning
- Construction cost of building write-off
- Council rates
- Depreciation (refer below)
- Gardening
- Insurance
- Mortgage interest on loans used to acquire property
- Land tax
- Legal fees/leasing preparation
- Pest control
- Repairs and maintenance – undertake during period of assignment to obtain a tax deduction
- Safe deposit box
- Stationery, telephone and postage
- Travel costs
- Water rates



Common Depreciable Items

Where applicable, note the date of purchase and purchase cost of the following items:

- Air-conditioner
- Blinds
- Carpets
- Curtains/drapes
- Dishwasher
- Furniture and fittings
- Heater
- Hot water service
- Light fittings
- Microwave
- Stove
- Rangehood (above stove)
- Refrigerator
- Security system
- Sprinkler system
- Washing machine

