

RENTAL PROPERTY TAX RETURN INFORMATION

1. Property Details	
Is the property located in Australia ?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
What is the full address of the property?	
Provide the date of purchase for each new property or confirm the date of purchase is consistent with the prior year return if it is not a new property.	
If it is a new property :	
Provide a copy of the purchase contract , settlement letter, invoices for related legal fees and stamp duty costs. <i>(These are required to establish the cost base of the property.)</i>	
Has the property been used as the client's home ? If so, please provide dates.	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Is there a quantity surveyor's report ? If so, please provide. If not, have you obtained a reasonable estimate for allocation of depreciable assets purchased with the property? <i>(e.g. stove, hot water system etc.)</i>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Provide the date that the property was first rented and the number of weeks of the year that the property was available for rent.	
Provide the extent, if any, of the personal use of the property.	
2. Ownership	
If the property is co-owned with others, and the owners are carrying on a rental property business , please provide the partnership split.	
If the property as tenants in common , please provide the interest of each owner.	
3. Rental Income	
Was the property or part of the property let as less than normal commercial rates ? <i>(If yes, the amount of deductions that can be claimed is limited.)</i>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Please provide all of the gross rent .	



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4. Rental Expenses	
Please provide all deductible expenses . <i>(e.g. advertising for tenants, bank charges, body corporate fees, borrowing costs, cleaning)</i>	
Are all body corporate fees covering the day to day running of the property?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
If the loan is a split loan , have you apportioned the interest and only claimed the portion that relates to the property?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Were all of the borrowed funds directly used to purchase the rental property and related assets, or to fund rental property expenses?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Have any initial repairs or repairs on a former home prior to first renting the property? <i>(Please exclude these from repair expenses and any item that is capital in nature.)</i>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Where the property is jointly owned, please distinguish expenses incurred by individual owners <i>(e.g. interest on a loan in the name of one owner)</i> from expenses incurred jointly.	
5. Decline In Value	
Do you have support of the valuation of the property? <i>(e.g. an independent valuation or quantity surveyor's "depreciation" report)</i>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Please provide any assets that were sold or disposed of during the year.	
6. Capital Works Deduction	
Please include any capital expenditure incurred in constructing capital works, i.e. preliminary expenses <i>(e.g. architects fees)</i> ; payments to carpenters, bricklayers and other tradespeople for the construction of the building; payments for the construction of retaining walls, fences or in-ground swimming pool.	
If the building is an existing building, please provide details of the construction expenditure .	
7. National Rental Affordability Scheme (NRAS)	
Do you participate in the NRAS?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Have you been issued with a certificate by the Housing Secretary relating to an NRAS year ?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Where the current income year starts in the NRAS year ?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>