

# Residential property investor checklist

Don't miss out on any deductions this tax time.

## INCOME

### PROPERTY INCOME

- Any other income – payouts, interest etc
- Rental property summary report

## DEDUCTIONS

### ADMIN EXPENSES

- Tax depreciation schedule fees
- Accountant/bookkeeping fees
- Applicable purchase or sales contracts
- Stationery

### PROPERTY MANAGEMENT EXPENSES

- Agent administration costs
- Advertising
- Property manager fees

### INSURANCES

- Building/contents
- Landlord insurance
- Personal insurance premiums
- Public liability insurance  
*(if not already included in landlord)*

### DEPRECIATION

- Capital works report
- Depreciation of plant and equipment

### BANK CHARGES

- Loan fees
- Interest repayments
- Interest repayments

### TAX/CHARGES

- Land tax
- Strata
- Council rates
- Bank charges
- Water charges

### CAPITAL IMPROVEMENTS

- Replaced assets
- Extensions
- Renovations

### REPAIRS

- Repairs for damage or wear and tear

### MAINTENANCE

- Maintenance to protect against deterioration
- Pest control
- Garden, lawn, pool care