



TAX RETURN CHECKLIST



TAX RETURNS MADE EASY

ARE YOU READY TO GET THE MOST OUT OF YOUR 2025 TAX RETURN?
OUR EXPERT TEAM IS HERE TO HELP YOU DO JUST THAT.

With years of experience in tax preparation and planning, we know exactly how to identify all the deductions and credits you're eligible for, so you can maximise your refund and keep more of your hard-earned money.

Don't leave money on the table; contact us today to learn more about our tax preparation services and start making the most of your return!

CONTACT US TODAY

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INVESTMENT PROPERTY TAX DEDUCTIONS & CONSIDERATIONS

This comprehensive checklist is designed to help your clients maximize their tax deductions and manage their investment property effectively.

1. DEDUCTIBLE EXPENSES

PROPERTY MANAGEMENT & MAINTENANCE

Property management fees paid to real estate agents.

Repairs and maintenance:

Fixing damaged items (e.g., plumbing, electrical, or structural issues).

Must restore the property to its original condition (not improvements).

Cleaning costs between tenants.

LOAN & INTEREST EXPENSES

Interest charged on loans used to purchase or renovate the property.

Loan establishment fees (deductible over the life of the loan).

Ongoing loan management fees.

UTILITIES & COUNCIL COSTS

Council rates.

Water charges (if not paid by tenants).

Strata fees and body corporate levies.

INSURANCE

- Landlord insurance premiums.
- Building insurance.
- Contents insurance for furnished properties.

DEPRECIATION

- Depreciation on the property's structure (based on a quantity surveyor's depreciation schedule).
- Depreciation on fixtures and fittings (e.g., carpets, blinds, ovens).

ADVERTISING FOR TENANTS

- Costs to advertise the property for rent (e.g., online listings, signage).

PROFESSIONAL SERVICES

- Legal expenses for preparing and managing lease agreements.
- Accounting fees for managing rental income and expenses.

TRAVEL EXPENSES (IF APPLICABLE)

- Costs incurred traveling to inspect the property or conduct maintenance (subject to eligibility under current ATO rules).

OTHER DEDUCTIONS

- Land tax (if applicable in the property's state or territory).
- Pest control expenses.
- Gardening and landscaping for tenant use.
- Lenders Mortgage Insurance (LMI)

2. NON-DEDUCTIBLE EXPENSES

Costs associated with property improvements (e.g., renovations or extensions).

Purchase price of the property.

Expenses incurred before the property was available for rent.

Generally Stamp duty on the purchase of the property is not deductible (added to the cost base for capital gains).

3. Capital Gains Tax (CGT) Considerations

KEEP RECORDS OF:

Purchase price of the property.

Settlement statements for purchase and sale.

Legal and conveyancing fees.

Stamp duty (if applicable).

Costs of major improvements or renovations.

Selling costs (e.g., agent fees, advertising).

NOTE THE CGT DISCOUNT:

Eligible individuals may receive a 50% discount on capital gains for properties held longer than 12 months.

4. APPORTIONING DEDUCTIONS

Apportion expenses for:

Periods when the property was not available for rent.

Properties used partly for private purposes.

5. RECORD-KEEPING REQUIREMENTS

Income Records:

Rental income statements from managing agents.

Bank statements for direct rent payments.

EXPENSE RECORDS:

Receipts and invoices for all deductible expenses.

Loan statements showing interest charges.

CAPITAL GAINS RECORDS:

Documents related to purchase and sale, as well as any capital improvements.

DEPRECIATION RECORDS:

Quantity surveyor's depreciation schedule.

6. TAX PLANNING TIPS

Consider prepaying expenses (e.g., interest, insurance premiums) to bring deductions forward into the current tax year.

Ensure all repairs and maintenance costs are incurred while the property is generating income.

Review eligibility for negative gearing benefits.

7. KEY REMINDERS

Expenses must be directly related to generating rental income to be deductible.

Keep detailed records for at least five years.

Deductions may be denied if proper evidence (e.g., receipts, invoices) is not provided.

NOTES

Keep receipts and records of all work-related expenses.

Deductions must directly relate to income generation and not be reimbursed by the employer.

Consult a tax professional to ensure compliance with Australian tax laws.