



## Suggested Property Taxation Deductions

We provide a check list for your tax deductions. Please discuss each item with your Accountant before making a claim. We are not tax advisers.

Item	Claimed
Advertising Costs for a tenant	
Body Corporate Fees / Strata Fees	
Borrowing Costs; such as mortgage insurance, title search, registration of mortgage, stamp duty on mortgage and loan establishment fees. (These are written off over 5 years or length of the loan whatever the lesser time)	
Repairs; please be careful not to include capital items	
Cleaning of the property	
Depreciation Expenses You need a depreciation schedule; Suggested Link : BMT - <a href="http://www.bmtqs.com.au">www.bmtqs.com.au</a>	
Electricity / Gas	
Gardening	
Insurance	
Interest on the property loan	
Land Tax for the property	
Legal Costs; only for costs for tenant default rent collection, not on purchase as these are treated as capital costs.	
Management fees (Agent Fees)	
Pest Control	
Rates – Council and Water	
Telephone, calls made in relation to managing the property. Diary required.	
Travel Expenses, for collecting rent, repairs, inspections, and preparing the property for tenancy, if the property is in a different town from where you live.	
<b><i>Please ensure you check all deductions with your Accountant before making a claim.</i></b>	

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