**RENTAL PROPERTY – WHAT INCOME TO DECLARE & EXPENSES CAN YOU CLAIM**

**INCOME**

Rental Income Letting Fee

**EXPENSES**

Advertising for Tenants

Bank Charges

Body Corporate Fees and Charges

Borrowing Expenses

Capital Works – If you are improving what is already there

Cleaning

Council Rates

Depreciation – Accountant will calculate, usually on major purchases > $ 300

Fire alarm annual check

Gardening/lawn mowing

Insurance (Building, Contents (if furnished) Loss of Rent, Public Liability)

Interest on Loan – (which is often different to the loan repayment amount)

Land Tax

Legal Expenses / Lease Document Preparation Fees

Pest Control

Property agent fees and commission

Quantity Surveyors Fees

Repairs and Maintenance – if you are fixing something that is already there

Security Expenses

Stationery, Telephone, Postage

Travel Expenses – to inspect property or collect Rent

Water Rates

**EXPENSES YOU CANNOT CLAIM A DEDUCTION**

* expenses not incurred by you, such as water or electricity usage charges paid by the tenant
* expenses where your property (including your holiday home) was not genuinely available for rent
* expenses that do not relate to the rental of a property, for example: – expenses you incur for your own use of a holiday home that you rent out for part of the year
* expenses that relate to holding vacant land
* acquisition and disposal costs of the property (See Worksheet on Capital Gains Tax)
* travel expenses to inspect a property before you buy it and
* expenses incurred in relocating assets between rental properties prior to renting
* expenses for rental seminars about helping you find a rental property to invest in.