

What's deductible for Property Investors? ✓	
<b>Property management &amp; maintenance expenses</b>	
<ul style="list-style-type: none"> <li>○ Advertising for tenants – directly by you or where the agent charged you</li> <li>○ Body corporate fees or Strata Title fees and charges</li> <li>○ Cleaning</li> <li>○ Gardening/Lawn Mowing</li> <li>○ Pest Control</li> <li>○ Security patrol fees</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Rates &amp; Taxes</b>	
<ul style="list-style-type: none"> <li>○ Water rates, charges &amp; usage</li> <li>○ Council rates</li> <li>○ Land tax</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Property Agent</b>	
<ul style="list-style-type: none"> <li>○ Fees/commissions – including GST</li> <li>○ Postage &amp; petties</li> <li>○ Statement fees and</li> <li>○ Bank charges/fees</li> <li>○ Lease document expenses</li> <li>○ Letting fees</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Administration expenses including:</b>	
<ul style="list-style-type: none"> <li>○ Stationery used to maintain your rental records etc</li> <li>○ Postage on documents relating to property management</li> <li>○ Telephone calls relating to property management</li> <li>○ Legal expenses relating do debt collection or tenant problems</li> <li>○ Electricity &amp; gas – where not covered by tenant</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Insurance</b>	
<ul style="list-style-type: none"> <li>○ Landlords</li> <li>○ Building</li> <li>○ Contents</li> <li>○ Public liability</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>On acquisition – from the solicitor's settlement letter</b>	
<ul style="list-style-type: none"> <li>○ Balance of council rates</li> <li>○ Balance of water rates</li> <li>○ Balance of body corporate fees</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Deductible – (Over a number of years)</b>	
<ul style="list-style-type: none"> <li>○ Borrowing Expenses – deductible over the period of the loan where the loan is less than five years. Otherwise deductible over five years.</li> </ul> <p>Expenses deductible include:</p> <ul style="list-style-type: none"> <li>○ Loan Application fee</li> <li>○ Lenders legal fees</li> <li>○ Title search fees</li> <li>○ Lenders mortgage insurance</li> <li>○ Mortgage registration fees</li> <li>○ Depreciation on Plant &amp; Equipment</li> <li>○ Depreciation on the building construction</li> <li>○ Cost of installing any plant &amp; equipment such as Hot Water Systems – are considered part of the cost of system – to be depreciated</li> </ul>	<input type="checkbox"/>  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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