

WSC Caringbah

Rental Property Income Tax Return Checklist

For the year ended 30 June 2010

Please complete this checklist and return to us with all relevant information concerning your rental property/(ies) so that we can prepare your 2010 tax return in a timely manner.

			Please circle	
1.	Settlement Sheet <i>(re property acquisitions or disposals since June 2009)</i>	This is provided by your Solicitor or Conveyancer on settlement of your property purchase. It will show the following: <ul style="list-style-type: none"> • Purchase price and date of purchase • Adjustments for rates, strata fees and other tax deductible expenditure • The source of funding for the purchase 	Y	N
2.	Bank Loan Statements	Detailing initial drawdown for the property purchase (if new), interest paid and other charges, etc from 1 July 2009 to 30 June 2010. <i>Note: If you have more than one loan on the property (eg. a stand-alone mortgage for 80% of the purchase price and the balance from a line of credit account), we will need clear details of what loan(s) relate to what properties.</i> <i>You should ensure that "mixed purpose" or "multiple property" loans are avoided, where possible, or at least that the percentage mix remains the same and that no private redraws are made on these loans. You should contact us before you ever refinance loans or before redrawing on your investment loans.</i>	Y	N
3.	Real Estate Agents Rental Statements	Generally we will only require the Annual Rental Statement for each property. This will show gross rent for the year and allowable deductions paid by the Agent on your behalf such as management fees, repairs, etc.	Y	N
4.	Additional expenses incurred	Details of any additional expenses which you have paid directly and which are not included in the Agents summary (e.g. repairs, insurances, rates, strata levies, gardening costs and cleaning).	Y	N
5.	Improvements	Details of any improvements to the property for depreciation purposes (e.g. furniture, white goods, curtains and blinds or structural additions such as pergolas).	Y	N
6.	Travelling expenses	You are entitled to claim a tax deduction for motor vehicle expenses incurred in travelling to inspect and maintaining your investment property. We would require details of the make/model of car used, mileage relating to inspections, etc and any associated travel costs (eg. airfares, accommodation, car hire, etc for interstate travel). These should be detailed in a diary and all receipts and invoices kept.	Y	N
7.	Building and Depreciation Schedules	You are entitled to claim a tax deduction for depreciation of fixtures and fittings (eg. floor coverings, curtains, blinds, etc.) and a tax deduction for the Building Allowance on the construction costs of a new investment property. <i>Note: To be eligible to claim these deductions, you need to obtain and provide a Building Allowance and Depreciation Schedule (Rental Property Tax Depreciation Schedule) prepared by a Quantity Surveyor. If a new property, this may be available directly from the property developer so we recommend you check this with the agent you purchased the property through. Alternatively, we can refer you to a Quantity Surveyor. Presently, the fees charged by a Quantity Surveyor for this service is around \$550.</i>	Y	N
8.	Borrowing Costs	You are entitled to claim a tax deduction for borrowing costs incurred in establishing or refinancing your investment loan on a pro-rata basis over a period of 5 years. These will include bank and solicitor fees and will generally be listed on bank loan statements, other supporting documentation issued by the bank or bank's solicitor and on your solicitor's settlement statement and include bank, loan establishment fees, stamp duty on mortgage and legal fees re mortgage.	Y	N

9.	Insurances	<p>There are a range of insurances you may have on your investment property all of which are tax deductible:</p> <ul style="list-style-type: none"> • Building • Contents • Landlord Protection 	Y	N
10.	Other Deductions	<p>Other deductions may include:</p> <ul style="list-style-type: none"> • Telephone calls to your property manager, tax agent or financial planner; • Bank charges incurred on rental property-related bank accounts; • Quantity Surveyor fees; • Property Investment magazines or books; 	Y	N

Please note this checklist is prepared as a general guide only and your individual circumstances should be discussed at your meeting.

We look forward to assisting you in maximising the tax refund available to you on your rental property.

For any assistance in completing this checklist please do not hesitate to contact our office.

WSC Caringbah Chartered Accountants and Business Advisors

Level 1, 12-16 President Avenue, Caringbah, NSW, 2229

PO Box 869 Caringbah, NSW, 1495

(T) 9531 0922 | (F) 9531 0899

(E) admin@wscaccountants.com.au

www.wscaccountants.com.au