



Kevin P. Scambler
& ASSOCIATES

MTMA REGISTERED TAX AGENT

Phone: (07) 5452 7205

Fax: (07) 5452 7206

www.kpsa.com.au

7 'Perlan House'

50 Aerodrome Road

Maroochydore Qld 4558

P O Box 6166

Mooloolah Qld 4553

Rental Property Deductions Checklist

Please attach all relevant paperwork regarding these amounts!

Details	Yes	No	Amount
Accountancy and Taxation Fees			\$
Borrowing Expenses – Rules Apply			\$
Body Corporate Levies			\$
Depreciation – Range 2.5% to 40%			\$
Computer Software & Repairs			\$
Electricity			\$
Gardening & Maintenance			\$
Insurance on Building & Contents			\$
Interest on Borrowed Money			\$
Lease Expenses			\$
Land Tax			\$
Legal Fees to Collect Debts			\$
Management Fees – usually 7.5%			\$
Motor Vehicle Costs for Inspections, Banking, Repairs, Seeing Advisors, Actuals or a Rate Per Kilometre – Rules Apply			\$
New Building Write Off – 2.5%			\$
Postage			\$
Printing			\$
Repairs due to Wear & Tear – Not Capital Improvement			\$
Rates – Land & Water			\$
Stationery			\$
Tenants Insurance			\$
Telephone – Business only			\$
Wages or Contractor Fees			\$
Valuation Fees			\$

NOTE: Stamp Duty and Legal Fees on the purchase and sale are not deductible but are included in CAPITAL GAINS TAX EXPENSE, also Sales Commission. Capital Improvements to the building (not repairs) are also included in CGT calculations, Rules Apply