

Information for Investors – Individuals

Rental Properties – Landlord's Expenses Checklist

The below checklist includes items that may qualify for depreciation/deductions.

Deductible expenses may include:

	Yes	n/a
• Rent paid (eg. where the lessor rents the property and subleases it to a tenant)	<input type="checkbox"/>	<input type="checkbox"/>
• Telephone, stamps, stationery	<input type="checkbox"/>	<input type="checkbox"/>
• Travel and other expenses in collecting rents and in connection with maintenance and repair of the property (but not in connection with its purchase). There is no automatic deduction: the expense must actually be incurred and is only deductible to the extent that it is not of a private nature	<input type="checkbox"/>	<input type="checkbox"/>
• Agent's commission for rent collection	<input type="checkbox"/>	<input type="checkbox"/>
• Repairs	<input type="checkbox"/>	<input type="checkbox"/>
• Environmental protection expenses	<input type="checkbox"/>	<input type="checkbox"/>
• Annual power guarantee payment made on a remote rental property	<input type="checkbox"/>	<input type="checkbox"/>
• Fee for the use of a safe deposit box to hold title documents	<input type="checkbox"/>	<input type="checkbox"/>
• Secretarial and bookkeeping expenses	<input type="checkbox"/>	<input type="checkbox"/>
• Audit fees where reasonably necessary	<input type="checkbox"/>	<input type="checkbox"/>
• Tax advice costs, tax return preparation expenses and expenses in objecting or appealing against an assessment	<input type="checkbox"/>	<input type="checkbox"/>
• Costs of attending a property investment seminar, to the extent that they relate to operating, or maximising the return from, current investment properties	<input type="checkbox"/>	<input type="checkbox"/>
• Payment of rates and land tax	<input type="checkbox"/>	<input type="checkbox"/>
• Management fees/ Servicing expenses	<input type="checkbox"/>	<input type="checkbox"/>
• Strata title body corporate fees for ongoing administration and general maintenance, but not special levies for capital improvements	<input type="checkbox"/>	<input type="checkbox"/>
• Insurance premiums	<input type="checkbox"/>	<input type="checkbox"/>
• Legal expenses in recovering arrears of rent or ejecting a tenant for non-payment	<input type="checkbox"/>	<input type="checkbox"/>
• Borrowing and mortgage discharge expenses	<input type="checkbox"/>	<input type="checkbox"/>
• Interest on moneys borrowed to purchase or refinance the property or to effect repairs	<input type="checkbox"/>	<input type="checkbox"/>
• Advertising	<input type="checkbox"/>	<input type="checkbox"/>
• Expenses of preparation, registration and stamping of leases, assignments and surrenders in respect of rental premises. This includes stamp duty, and preparation and registration costs in respect of the 'acquisition' of a rental property situated in the ACT	<input type="checkbox"/>	<input type="checkbox"/>