

Investment Property Owners



**RIVERWOOD
GROUP**

What to have ready when we prepare your tax return:

- Bank account details - Bank details – BSB & Account Number for the deposit of your tax refund
- Address of investment property
- Date on which the first rental income was received
- Number of weeks in the tax year under review that the property earned rental income
- Ownership details
 - Name(s) of owner(s)
 - Percentage of ownership
- Income details and amounts
 - Rent received
 - Other receipts, e.g. recovery of disbursements – electricity, gas, water
- Expenditure
 - Advertising for tenants
 - Body corporate fees
 - Borrowing costs – loan establishment fees
 - Cleaning
 - Council rates
 - Depreciation of fixtures & fittings
 - Gardening & lawn mowing
 - Insurance
 - Interest on loans
 - Land tax
 - Legal fees, including lease costs
 - Pest control
 - Property agent fees/commission, including inspection fees
 - Repair & maintenance, as distinct from improvements
 - Capital works (2.5% on cost constructions)
 - Stationery, telephone & postage
 - Travel costs
 - Water rates
 - Sundry Expenses
 - Financial Planner's fees
 - Bank fees
 - Quantity Surveyor's fees
 - Anything else not listed above