

# Property Investor Tax Time Checklist

Don't miss out on any deductions this tax time and maximise your cash flow

## Income

- Rental Income/short-stay income
- Property Summary Report

## Talk to your accountant

- Pre-paying interest
- Adjust previous returns
- Future buying/selling plans

## Deductions

### Admin expenses

- Stationery
- Accountant/bookkeeping fees
- Legal fees

### Property management expenses

- Advertising
- Bank charges
- Strata fees
- Property manager fees

### Insurances

- Landlord insurance
- Building/contents
- Public liability insurance (if not already included in landlord)

### Depreciation

- Depreciation of plant and equipment and capital works
- Tax Depreciation Schedule fees

### Bank charges

- Interest repayments
- Loan fees

### Taxes/charges

- Council rates
- Water charges
- Land tax

### Capital improvements

- Renovations
- Replaced assets
- Extensions

### Repairs

- Repairs for damage or wear and tear

### Maintenance

- Maintenance to protect against deterioration
- Pest control
- Garden, lawn, pool care