

Investment Property Potential Tax Deductions – Immediately

- Property management and maintenance expenses
- Advertising for tenants – directly by you or where the agent charged you
- Body corporate fees or Strata Title fees and charges
- Cleaning
- Gardening/Lawn mowing
- Pest control
- Security patrol fees
- Rates and taxes
- Water rates, charges and usage
- Council rates
- Land tax – first time owners have to lodge an initial land tax return with the Office of State Revenue in each state – YOU have to initiate this. They may not chase you up but they will penalise you for late lodgement
- Property agent fees/commissions – including GST
- Postage and petties
- Statement fees
- Bank charges/fees
- Lease document expenses
- Letting fees
- Administration expenses including
 - Stationery used to maintain your rental records etc
 - Postage on documents relating to property management
 - Telephone calls relating to property management
 - Legal expenses relating to debt collection or tenant problems
 - Electricity and gas – where not covered by tenant
- Insurance
 - Landlords
 - Building
 - Contents
 - Public Liability
- On acquisition – from the solicitor’s settlement letter
 - Balance of council rates
 - Balance of water rates
 - Balance of body corporate fees

Investment Property Potential Tax Deductions – Immediately cont'd

- Repairs and maintenance – relating to wear and tear or damage as a result of renting out the property. The idea is that an expense is considered a repair when the functionality is being restored. Generally repairs include:
 - Plumbing
 - Electrical
 - Handyman etc
- The ATO is particularly vigilant to catch people who are claiming expenses described as repairs when they are considered to be improvements – improvements are usually depreciated
- Interest and loan account fees on loans to finance investment properties. Some initial loan setup fees are amortised over 5 years. For the interest to be deductible the loan must have been applied to acquire an income producing asset eg rental property
- Travel expenses to – (this has been removed from the 2018 year onwards)
 - Inspect property
 - Maintain property
 - Collect rents
- Cost of preparing a Quantity Surveyor's report showing depreciation expenses and Special Building Writeoff (ask us about changes)
- Seminars – cost of attending property investment seminars – only to the extent that they relate to operating or maximising the return on currently owned and rented properties