B - 2026 INVESTMENT PROPERTY INCOME CHECKLIST

Taxpayer's Name:_________________________ TFN: ______________________Ownership: __________________________%

Taxpayer's Name:_________________________ TFN: ______________________Ownership: __________________________%

Address of Property: ____

Date of acquisition: ___________________________ Costs of acquisition: ____

Date income first produced: ___________________ Personal Use %: ____________ GROSS INCOME: $ ________________

Number of Weeks Property was rented from 01/07/25 to 30/06/26: ____

The Commissioner now treats ownership-type deductions traditionally claimed on holiday rental properties (interest on borrowings, council rates, land tax, insurance, and repairs and maintenance) as expenses of holding a leisure facility and are not deductible. The principal exception relevant to holiday homes applies where "at all times during the income year" the taxpayer uses the holiday home (or holds it for use) "mainly to produce assessable income in the nature of rents, lease premiums, licence fees or similar charges".

EXPENSES	AMOUNT	NOTES
Advertising		
Borrowing Expenses		
Cleaning		
Bank Charges		
Management Fees		
Depreciation*		
Electricity		
Garden – Yard work		
Insurance		Specify Company
Interest		Specify Lender
Land Tax		
Lease Expenses		
Legal and Accounting		
Office Supplies		
Pest Control		
Repairs • Carpentry		
• Decorating		
• Electrical		
• Painting		
• Roofing		
• Other		
Replacements		
Strata Title Fees		
Telephone		
Capital Allowances *		(4% or 2.5%) or $
Rates (Council)		
Rates (Water)		
TOTAL		
Less % PERSONAL		
TOTAL EXPENSES		

1. * (Please furnish your property's depreciation schedule as provided by your managing agent or property vendor or Quantity Surveyor)
2. Note-travel expenses can no longer be claimed (Unless the property is commercial use)

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