ABF Partners

t: 03 5795 1885
e: tax@abfpartners.com.au
w: abfpartners.com.au

RENTAL PROPERTY 2025/2026

Address: ____ State ________ P/code _______

Ownership: Name: _________________________ ________ %

Name: _________________________ ________ %

Number of weeks available for rent: ________ / 52 weeks

If less than 52 weeks, please advise dates not available for rent: _______________ _________________________________

Please provide the following;

- ☐ Annual Agent Statement
- ☐ Loan Statements
- ☐ Land Tax Notice
- ☐ Rates Notices
- ☐ Insurance Policy
- ☐ Other expense receipts – Body Corporate, Repairs, Gardening, Pest Control, Water etc.
- ☐ Bank Statements (if specific account for rental)
- ☐ Capital Allowance Report (Depreciation report from Quantity Surveyor)

INCOME

Gross rental income ***(please attach annual agent statement)*** $ _________________

Other income ______________________________________ $ _________________

EXPENSES

(F)	Bank fees and charges	$ _________________	*(provide bank statements)*
(E)	Body corporate fees	$ _________________	*(provide statements)*
(H)	Council rates	$ _________________	
(J)	Gardening/Lawn Mowing	$ _________________	
(K)	Insurance	$ _________________	
(L)	Interest on Loans	$ _________________	*(provide loan statements)*
(P)	Property agent fees & commissions	$ _________________	
(Q)	Repairs and maintenance	$ _________________	
(S)	Stationary, telephone and postage	$ _________________	
(U)	Water charges	$ _________________	
(O)	Pest Control	$ _________________	
(D)	Advertising	$ _________________	
(M)	Land Tax	$ _________________	
(V)	Other (details) ______________________________	$ _________________	

When the property is not available for rent, you cannot claim expenses during this period

OTHER COSTS

Improvements, Furniture & Fittings, Renovations (please provide all receipts)

BOUGHT OR SOLD AN INVESTMENT PROPERTY DURING THE YEAR?

Please provide copies of purchase & sale contracts together with Statement of Adjustments issued

Residential investment property owners can not claim any travel related costs (property inspections)
Depreciation on second hand assets are not allowed.