

RECORDS FOR NEW RENTALS

Name of Owner:

.....

Address of Property

.....

State:.....Postcode:.....

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Its is a ☐ Residential ☐ Flats ☐ Other

Purchase Date /...../..... Purchase Price \$

Date first rented /...../.....

Expenses for buying property

Solicitor \$..... Stamp Duty \$..... Other \$.....

Loan Amount \$..... Length of Loan.....

Monthly Payments \$.....

DEPRECIATION OF CAPITAL ITEMS

Item	When Bought	Value at date of Purchase
Stove	\$
Hot Water System	\$
Floor Coverings	\$
Furniture/Fittings	\$
Blinds/Curtains	\$
Fans	\$
Electrical Items	\$
Air Conditioning	\$
Refrigerator	\$
Other	\$

Built in furniture not included

Capital items are replacements to any major items continually used by clients.

REPAIRS is fixing up damage, wear and tear on capital items

BORROWING EXPENSES

These are expenses for setting up loan with you bank (Not buying the property)

Check with you bank if you are not sure. eg.

Stamp Duty on mortgage \$.....

Establishment Fee \$.....

Valuation Fee \$.....

Registration of Title \$.....

RENTAL BOND MONEY is not included in rental income.

INFORMATION FOR RENTAL PROPERTY SOLD

Property bought after 19/9/85 attracts capital gain.

Information needed -

Buying Price \$.....

Buying Date/...../.....

Selling Price \$.....

Selling Date/...../.....

Expenses Re:

Purchasing \$.....

Selling \$.....

Capital Items not claimed as tax
deductions

\$

\$

Building Allowance for Houses built after 18/7/1985 - ask for more details. Note:
Claiming this allowance reduces capital gains cost base for houses built
after 13/5/1997.