



**AlexanderSpencer**

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## Your 2021 Rental Property Tax Return Schedule

### Property Details

Full Name:

#### Property 1 Address:

Suburb:

State:

Postcode:

Date property was acquired:

Acquisition cost: \$

If property was sold during the year, date of sale:

#### Property 2 Address:

Suburb:

State:

Postcode:

Date property was acquired:

Acquisition cost: \$

If property was sold during the year, date of sale:

#### Property 3 Address:

Suburb:

State:

Postcode:

Date property was acquired:

Acquisition cost: \$

If property was sold during the year, date of sale:

*If rental property is sold, please provide Settlement Statement for CGT calculation purposes  
If you use an Estate Agent please provide their Annual Summary*

## Income

	<b>Property 1</b>	<b>Property 2</b>	<b>Property 3</b>
<b>Rental Income</b>			
<b>Insurance Recoveries</b>			
<b>Other Rental Related Income</b>			

## Expenses

	<b>Property 1</b>	<b>Property 2</b>	<b>Property 3</b>
<b>Advertising</b>			
<b>Body Corporate Fees &amp; Charges</b>			
<b>Borrowing Expenses</b>			
<b>Building Write Off*</b>			
<b>Cleaning</b>			
<b>Council Rates</b>			
<b>Depreciation*</b>			
<b>Gardening / Lawn Mowing</b>			
<b>Insurance</b>			
<b>Interest on Loans **</b>			
<b>Land Tax</b>			

Expenses Cont.

	Property 1	Property 2	Property 3
<b>Pest Control</b>			
<b>Property Agents Fees/ Commission</b>			
<b>Quantity Surveyor Fees</b>			
<b>Repairs &amp; Maintenance***</b>			
<b>Stationery, Telephone &amp; Postage</b>			
<b>Water Charges</b>			
<b>Sundry Expenses (please provide details)</b>			

\* Will be calculated by Alexander Spencer if we hold records.

\*\* Please provide Loan Statements for the period/year

\*\*\* Please provide receipts so we can determine if they are in fact repairs/maintenance or capital items per the tax legislation. Please note that new restrictions have been imposed on depreciation claims.

**Capital Expenses over \$300**

Please list items including purchase date and to which property these expenses apply:

## Shared Ownership

Where ownership of the property is shared, please advise of the percentage entitlement:

	Property 1 %	Property 2 %	Property 3 %
<b>Name:</b>			
<b>Name:</b>			

## New Property

If the property is new, we require the following information:

- Statement of Adjustments on purchase
- Stamp Duty cost
- Registration of Title Costs
- Legal fees on Purchase
- Loan Establishment and other costs
- Loan Statements
- Quantity Surveyor Report or List of Depreciable Assets

## Questions?

Please do not hesitate to contact us with any queries you may have.

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