

Rental property questionnaire

Taxpayer's name _____

Year ended _____

Address of property _____

1. Who are the legal owners of the rental property?
(i.e., the legal owners on the title or deed)

(i) _____ (ii) _____

(iii) _____ (iv) _____

2. When was the rental property first available for rental purposes? _____ / _____ / _____

3. When was the property first rented? _____ / _____ / _____

4. How many weeks was the property not rented? _____ weeks

5. If the property was vacant during the year of income, what steps were taken to find a tenant during this period:

6. Do you have any evidence which supports the efforts taken to find a suitable tenant for your property?
(e.g., real estate agent listings, copies of advertisements)

Please explain:

7. Was the property rented to an owner, relative or associate of an owner?

YES/NO

If **yes**, please provide details of the tenant and their association with the owner(s) of the rental property:

8. Is the property being rented at less than the market rental value?

YES/NO

If **yes**, please provide reasons why the property is being rented at less than market value:

9. How did you determine the market rental value for the rental property?
(e.g., Did you approach a real estate agent or property manager?)

10. Is the building write-off under Division 43 of the ITAA 1997 being claimed in respect of the rental property?

YES/NO

If **yes**, how has the **construction cost** of the property been ascertained?

11. Has finance been obtained by any of the legal owners in order to secure an ownership interest in the rental property?

YES/NO

If **yes**, please provide details of the borrower and the amount under finance:

Borrower	Finance amount
1 _____	_____
2 _____	_____

12. Is depreciation being claimed (i.e., is it claimable) in respect of chattels or fittings that are contained within the rental property?

YES/NO

If **yes**, how was the depreciable value of the chattels and fittings determined when the property was originally acquired by the taxpayer(s)? (Provide details below):

Rental income and expenditure statement
For the period ending 30 June 2024

Address of property: _____
(Please provide a separate statement for each property)

Income	\$
Gross rental income	_____
Other rental related income (e.g., insurance recoupments)	_____
Total income (A)	_____

Expenses	\$	
Interest on mortgage	_____	
Agent management fees/commission	_____	
Agent inspection fees	_____	
Advertising	_____	
Bank charges	_____	
Borrowing expenses	_____	
Building & structural improvement write-off	_____	
Cleaning	_____	
Depreciation (attach a copy of the schedule)	_____	
Insurance	_____	
Pest control	_____	
Postage and sundries	_____	
Gardening/lawn mowing	_____	
Rates: Council	_____	
Water	_____	
Land tax	_____	
Repairs and maintenance	_____	
Other rental expenses (please specify)	_____	

Total expenses:	_____	
Less private portion (if any)	_____	
Total rental expenses claimed (B)		\$ _____
Net profit or loss from this property (A-B)		\$ _____

Taxpayer's rental property declaration

I confirm that the above details in relation to my interest in the rental property are correct and that I have declared all income and expenses in relation to my taxation affairs for the income year

Signed Dated.....