



## 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:

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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?)

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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?

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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:

	<b>Borrower</b>	<b>Finance amount</b>
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):

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**Rental income and expenditure statement**  
**For the period ending 30 June 2025**

Address of property: \_\_\_\_\_  
*(Please provide a separate statement for each property)*

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

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