

Common rental property deductions

- Advertising expenses
- Body corporate fees
- Bank charges
- Borrowing expenses
- Cleaning expenses
- Council rates
- Depreciation expenses*
- Gardening and lawnmowing
- Insurance premiums on building, fire, burglary, public liability
- Interest expenses on mortgage for rental property
- Land tax
- Legal fees eg. lease preparation documents, legal costs incurred in recovering arrears of rental, evicting defaulting tenants, investigating credit worthiness and in preparing leases
- Pest control
- Property agent fees
- Repairs and maintenance expenses
- Special building write-off expenses (eg. capital works)
- Stationery, postage and telephone expenses
- Secretarial, bookkeeping and/or tax agent fees for preparation of rental statement
- Travel expenses#
- Water rates
- Sundry rental expenses

* From 1 July 2017, depreciation deductions relating to previously used plant and equipment in residential investment properties acquired at or after 7.30 pm on 9 May 2017 will be disallowed unless it was acquired under a contract entered into before this time. Investors who purchase new plant and equipment after 9 May 2017 will continue to be able to claim a deduction over the effective life of the asset

From 1 July 2017, travel costs for individual investors inspecting and maintaining residential investment properties including collection of rent will no longer be deductible.

The above new measures are subject to Royal Assent of Treasury Laws Amendment (Housing Tax Integrity) Bill 2017 (introduced into Parliament on 7 September 2017).