



◀ Income and deductions

Rental property expenses

What you can claim

You can claim expenses relating to your rental property but only for the period your property was rented or available for rent; for example, advertised for rent.

Expenses could include:

- advertising for tenants
- bank charges
- body corporate fees and charges
- borrowing expenses
- capital works
- cleaning
- council rates
- decline in value of depreciating assets
- gardening and lawn mowing
- insurance
- interest expenses
- land tax
- legal expenses
- pest control
- phone
- property agent fees and commissions
- repairs and maintenance
- stationery and postage
- travel undertaken to inspect or maintain the property or to collect the rent
- water charges.

If part of your property is used to earn rent, you can claim expenses relating to only that part of the