

4 Rent Received in Advance / Arrears			Amount	N/A
Rent received in advance		\$		
Rent Arrears (amount owed to you at balance date)		\$		

5 Accounts Payable (These are amounts owing by you, but not paid at balance date)			YES	N/A
Did you have any Accounts Payable (Creditors) at balance date?				
Date	Details (including Creditor's name and type of expense)		Amount	
_____	_____	\$		
_____	_____	\$		
_____	_____	\$		

6 Details of Expenses (if cashbook is not used)			N/A
Please provide details of the following expenses for the financial year (unless included in your cashbook)			
	Details		Amount
- Accountancy	_____	\$	
- Management Fees	_____	\$	
- Insurance	_____	\$	
- Rates	_____	\$	
- Repairs and Maintenance	_____	\$	
- Valuation Fees	_____	\$	
- Other	_____	\$	

7 Fixed Assets			YES	NO
Have you purchased, disposed of or made any improvements to fixed assets during the financial year?				
Please provide a list and the following details for any assets purchased over \$1,000 or sold during the financial year, including:			Enclosed	N/A
- Date of purchase or sale	_____			
- Whether the asset is new (as opposed to second-hand)	_____			
- Description of asset	_____			
- Cost / sale price of asset (inclusive of GST)	_____			
- How was the asset paid for / where was the money deposited	_____			
- Trade in details and value (inclusive of GST)	_____			
- A copy of the invoice, any HP and/or finance agreement	_____			
- Details of any assets scrapped / written off	_____			

8 Loans and Mortgages			N/A
Please provide details of all loans and mortgages for rental properties and include loan summaries			
Loan	Interest paid during the financial year		Balance at year end
_____	\$		\$
_____	\$		\$
_____	\$		\$

9 Property Purchases			YES	N/A
Have you purchased any new rental properties during the financial year?				
If "yes," please supply a copy of the Solicitors Settlement Statement, the Sale and Purchase Agreement and any new loan documents.			Enclosed	
Borrowed From	Security Given		Amount Borrowed	
_____	_____	\$		
_____	_____	\$		

10 Property Sales

	YES	N/A
Have you sold any properties during the financial year?	<input type="text"/>	<input type="text"/>
If "yes," please provide a copy of the Solicitors Settlement Statement and Sale and Purchase Agreement and any loan settlement statements	Enclosed	
	<input type="text"/>	
Do you have any intention to sell any properties during the next financial year? (This may trigger tax consequences)	YES	N/A
	<input type="text"/>	<input type="text"/>

In certain circumstances the sale of land (including buildings) may be assessable, including but not limited to situations where the taxpayer trades in the asset, is in a land related business, there is an association with a person in a land related business, where it is purchased with and intention of resale, where development or subdivision occurs.

Land and Buildings

If you sell a residential property on or after 1 July 2024, the brightline test will apply if your brightline end date is within two years of your brightline start date.

11 Ring Fencing of Residential Rental Losses

	YES	N/A
Has the rental property/any of the rental properties been used during the financial year:	<input type="text"/>	<input type="text"/>
- as a main home; or	<input type="text"/>	<input type="text"/>
- for private and rental purposes; or	<input type="text"/>	<input type="text"/>
- for employee accommodation (if the owner is an employer); or	<input type="text"/>	<input type="text"/>
- for short term stay accommodation (less than 4 weeks).	<input type="text"/>	<input type="text"/>

12 Car Expenses

	Enclosed	N/A
Please provide details / your record of any business mileage during the financial year	<input type="text"/>	<input type="text"/>
Total km's used for business / rental purposes	<input style="text-align: right; width: 100%;" type="text"/> kms	

13 Home Office Expenses / Allowance

	N/A
If you use your own home for business purposes, (and you do not use a property manager) please provide:	<input type="text"/>
- Area of home used for business purposes (e.g. office or storage)	<input style="text-align: right; width: 100%;" type="text"/> sq. m
- Total area of home (including garage)	<input style="text-align: right; width: 100%;" type="text"/> sq. m
- Percentage of home used for business purposes	<input style="text-align: right; width: 100%;" type="text"/> %
and	
- Power	<input style="text-align: right; width: 100%;" type="text"/> \$
- Insurance	<input style="text-align: right; width: 100%;" type="text"/> \$
- Repairs (supply details)	<input style="text-align: right; width: 100%;" type="text"/> \$
- Rates	<input style="text-align: right; width: 100%;" type="text"/> \$
- Wood / Power / Gas	<input style="text-align: right; width: 100%;" type="text"/> \$
- Rent	<input style="text-align: right; width: 100%;" type="text"/> \$
- Mortgage interest	<input style="text-align: right; width: 100%;" type="text"/> \$

14 Earthquake

	Enclosed	N/A
For Earthquake related EQC and/or Insurance pay-outs received during the financial year please attach supporting schedules received and complete as follows:	<input type="text"/>	<input type="text"/>
Date Received	Details / Where it is coded in Cashbook	Amount
<input type="text"/>	<input type="text"/>	<input style="text-align: right; width: 100%;" type="text"/>
<input type="text"/>	<input type="text"/>	<input style="text-align: right; width: 100%;" type="text"/>
<input type="text"/>	<input type="text"/>	<input style="text-align: right; width: 100%;" type="text"/>
Has your insurer accepted and qualified your material damage / rental interruption insurance claim during the financial year?	YES	N/A
	<input type="text"/>	<input type="text"/>
If "yes," please provide the amount determined, when agreement was reached with your insurer and details or what the claim relates to		
Details	Material Damage	Business Interruption
<input type="text"/>	<input style="text-align: right; width: 100%;" type="text"/> \$	<input style="text-align: right; width: 100%;" type="text"/> \$

