SPECTRUM ACCOUNTANTS
Growing business

Rental property Checklist 2026

Client name:________________________________ Email:__________________________________

Legal owners: 1) _______________________ ____% 2) ________________________ ____%

Was the property available for rent for the full year (52 weeks)? Y ❐ N ❐
If 'no', how many weeks was it available for rent? _____

Information required;

INCOME

	Information Supplied	Not applicable
✦ Gross rent	❐	❐
✦ Bond money claimed (only if received to reimburse for damages or lost rent)	❐	❐

EXPENSES

	Information Supplied	Not applicable
Advertising costs	❐	❐
Body Corporate fees	❐	❐
Real estate agent fees & commissions	❐	❐
Cleaning	❐	❐
Council rates & water	❐	❐
Electricity	❐	❐
Gardening/mowing	❐	❐
Insurance	❐	❐
Pest control	❐	❐
Postage & sundries	❐	❐
Telephone	❐	❐
Interest expense and bank charges ✦ If the loan is not 100% for the investment property, please supply additional information to assist us with calculating the deductible portion. ✦ If the loan was refinanced during the year, please supply us with the refinancing cost, as well as the purpose of the new finance.	❐	❐
Depreciation expenses (Unless we already have this information from last year) ✦ If you have not had a Quantity Surveyors Report carried out on the property (to establish costs of construction and fittings), contact our office for a recommendation	❐	❐
Repairs & maintenance ✦ Repairs & improvements that were required when the property was first rented out (new properties only)	❐	❐
✦ Other general repairs	❐	❐

OTHER

	Information Supplied	Not applicable
Details of new assets purchased/installed, for example; ✦ Hot water systems, ceiling fans, furniture	❐	❐
Were the tenants' relatives or associates of the owners *and* the property was rented at less than market value? *If 'yes'; this needs to be reviewed with your client manager.*	❐	❐
Provide information on any period/s during the year the property wasn't genuinely available to rent (eg. owner stays). 2026 Changes – see below	❐	❐
If the property was purchased or sold during the financial year, please provide; ✦ Contract of purchase &/or sale, *and*	❐	❐
✦ Solicitor settlement statement/s	❐	❐

Important!

Updated ATO Ruling/Guidelines now explicitly deny deductions for rental properties that aren't in use **"mainly" for rental income**. Crucially, this now factors private use during peak demand periods, rather than just majority of days available during the year.

Please ensure that you provide us with additional information where associated loans have been re-negotiated or fixed, or where loan funds have been redrawn for any purpose. The ATO now have expanded data collection/matching powers in respect of rental property loans and landlord insurance.

Please attach this checklist with your 2026 tax information.