

Commercial rental property schedule

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One property per sheet: copy the sheet for each property. Enter amounts for the whole property for the financial year excluding GST if you are registered for GST; your share is worked out from the ownership %. Fill in the yellow cells.

Financial year you're doing the tax return for

2025-26

Choose the year from the list.

Income year

1 Jul 2025 – 30 Jun 2026

Owner name(s)

Email

Phone

Property address

Date first earned rent

Weeks rented this year

Registered for GST? (yes/no)

Tenant

Your ownership %

100.00% e.g. 100 or 50

Rental income

Gross rent (excl. GST)		All rent received, before agent fees.
Outgoings recovered from tenant (excl. GST)		Rates, land tax, insurance etc. reimbursed by the tenant.
Other rental-related income		Insurance for lost rent, bond kept, letting fees, rental assistance.
Total rental income	-	

Rental expenses

Advertising for tenants		
Body corporate fees and charges		Administration and general-purpose sinking funds. Special levies for capital works aren't deductible straight away.
Borrowing expenses		Loan establishment, title search, mortgage registration, broker and valuation fees, lender's mortgage insurance. Over \$100 in total: claimed over 5 years (or the loan term if shorter).
Cleaning		
Council rates		
Capital works deductions		Generally 2.5% a year (4% for some buildings) of the construction cost of the building and structural improvements. Needs a depreciation (quantity surveyor) report.
Decline in value of depreciating assets		Appliances, carpets, blinds etc. Needs a depreciation schedule. Second-hand assets in residential property bought after 9 May 2017 generally can't be claimed.
Gardening and lawn mowing		
Insurance		Building, contents and landlord insurance for the rental.
Interest on loans		Interest on money borrowed to buy or improve the rental. Exclude any private part of the loan (e.g. a redraw for a car).
Land tax		
Legal expenses		E.g. evicting a tenant or recovering unpaid rent. Not the legal costs of buying or selling the property (those are part of its cost base).
Pest control		
Property agent fees and commissions		Management fees, letting fees, inspection fees.
Repairs and maintenance		Fixing damage or wear and tear from renting. Initial repairs when you bought the property and improvements are capital, not repairs.
Stationery, telephone and postage		
Water charges		
Sundry rental expenses		E.g. bank fees on the rental account, accounting fees for the rental, smoke alarm checks.
		Other (type the name in column A)

Total rental expenses

-

Net rent (income less expenses)

-

Your share (× ownership %)

- A loss can generally be offset against other income. We check this before lodging.

GST (for your BAS, not in the net result)

GST collected on rent and outgoings

GST credits on expenses

Net GST

-

Financial year	Year starts	Year ends	WFH fixed rate (\$/hour)	Car cents per km (\$/km)	CGT discount: individuals and trusts	CGT discount: complying super funds	CGT discount: companies	Gifts to DGRs: minimum (\$)
2025-26	1 Jul 2025	30 Jun 2026	\$0.70	\$0.88	50.0%	33.3%	0.0%	\$0
2024-25	1 Jul 2024	30 Jun 2025	\$0.70	\$0.88	50.0%	33.3%	0.0%	\$0
2023-24	1 Jul 2023	30 Jun 2024	\$0.67	\$0.85	50.0%	33.3%	0.0%	\$2
2022-23	1 Jul 2022	30 Jun 2023	\$0.67	\$0.78	50.0%	33.3%	0.0%	\$2

Checked on ato.gov.au on 21 October 2026. 2026-27 is not listed: the ATO has not published a working-from-home fixed rate for it yet.

Working from home: <https://www.ato.gov.au/individuals-and-families/income-deductions-offsets-and-records/deductions-you-can-claim/working-from-home-expenses/fixed-rate-method>

Car cents per km: <https://www.ato.gov.au/individuals-and-families/income-deductions-offsets-and-records/deductions-you-can-claim/work-related-deductions/cars-transport-and-travel/motor-vehicle-and-car-expenses/expenses-for-a-car-you-own-or-lease/cents-per-kilometre-method>

CGT discount: <https://www.ato.gov.au/individuals-and-families/investments-and-assets/capital-gains-tax/cgt-discount>

Gifts and donations: <https://www.ato.gov.au/individuals-and-families/income-deductions-offsets-and-records/deductions-you-can-claim/gifts-and-donations>

The CGT changes legislated to start on 1 July 2027 don't apply to these years.