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# Tax for property investments


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Calculating tax for your property investment is easy when you speak with our specialist tax consultants at Tax Matters and Business Affairs.

Along with the relevant paperwork, our tax consultants will ask you the relevant questions to help you receive the related tax deductions that are claimable.

Claimable tax deductions for an investment property can include rates, interest, insurance, depreciation, capital works and real estate agent management fees.

Renting out a residential property does not attract GST. However if you do lease out a commercial property, you are required to register for GST.

First step first, keep all quotes, invoices and receipts for your expenses related to your property investment. An organised approach would be to start with a simple table to list one-off and regular expenses and any income earned from the property.

Some investors will have negatively geared properties and others positively geared. Negatively geared means, you are paying more than the amount you receive through rent from the tenant.

When you sell the property investment for more than what you paid for it, the capital gain (profit) you received from the sale is added to your income in that financial year and taxed at your marginal rate.

If you sell the investment and do not make any profit, the loss could be used to offset any gains or can be carried forward for use in a future year. Be sure to also keep your building costs separate for ease of working out the capital gain correctly in your tax return.

Tax doesn't have to be hard when you have expert tax accountants looking after your tax. Contact our team today at Tax Matters and Business Affairs on (03) 9416 1679 or email info@taxmatters.net.au.