

Rental expenses you claim

Expenses for which you may be entitled to claim an immediate deduction may include:

- advertising for tenants
- body corporate fees and charges
- council rates
- water charges
- land tax
- cleaning
- gardening and lawn mowing
- pest control
- insurance (building, contents, public liability)
- [interest expenses](#)
- [pre-paid expenses](#)
- property agent's fees and commission
- [repairs and maintenance](#)
- [some legal expenses](#).

Interest expenses

If you take out a loan to purchase a rental property, you can claim a deduction for the interest charged on the loan or a portion of the interest. However, the property must be rented out or genuinely available for rent, in the income year you claim a deduction.