



What is property investment accounting?

Things to consider during investment property accounting

Real estate income tax returns

- 1. The settlement statement
- 2. The loan agreement
- 3. Income
- 4. Expenditure
- 5. Advertising
- 6. Commissions and fees paid to agents
- 7. Bank Charges
- 8. Computer cost
- 9. Depreciation
- 10. Gardening and grounds-keeping
- 11. Insurance
- 12. Interest
- 13. Legal costs
- 14. Expenses for secretarial and bookkeeping services

GST in property investment accounting

- Input taxed
- GST's impact

CGT in accounting for investment properties

How to calculate CGT for a property sold?

Capital gains tax Calculation example

How can depreciation on property investment impact your taxes?

Calculation of Depreciation

Risks and Pitfalls

Bookkeeping and recordkeeping in property investment accounting

Obligation to keep record

Leveraging in real estate

Negative vs Positive Gearing

- Negatively geared property
 - Advantages of Negatively geared property in real estate investment accounting
- Positively Geared Property
 - Advantages of positively geared property in real estate investment accounting

Tax implications of overseas property investment

- Disclosure
- Rental income tax
- Tax deductions
- Negative Gearing
- Capital gains tax (CGT)
- Funds transfer
- Currency Rate

Taxation for Foreign Investors

- Tax exemptions and restrictions
- Tax residency
- Tax deductions
- GST
- Capital Gains Tax (CGT)

Bottom Line