

TAX TIPS

FOR REAL ESTATE INVESTORS



S & N Accounting Services,

located at Shops 4 & 5, 11-13 Chester Hill Road, Chester Hill, has expert, friendly staff who have been servicing Taxation and Accounting needs for over 38 years.

Real Estate property investors must declare all income earned from property investments in their Income Tax Returns, including capital gains where a property has been sold, but can also claim for allowable deductions for expenditure incurred.

For assistance in the preparation of Income Tax Returns, do not hesitate to contact the team of Registered Agents and Accounting Consultants:

- Noel Sampson
- Joe Marzano
- Chris Hackney
- Andy Duong
- Karen Ambrose

Phone: 9644 7019

Fax: 9644 5522

Email: snaccoun@tpg.com.au

Allowable Rental Pr

- Advertising for Tenants
- Bank Charges
- Body Corporate Fees
- Borrowing Costs
- Capital Allowance (Depreciation on Plant)
- Capital Works (Building Write-Off)
- Cleaning
- Council Rates
- Electricity & Gas
- Garden/Lawn Maintenance
- Insurances
 - Building
 - Contents
 - Public Liability
 - Rentcover



Property Deductions:

- Interest on Loans
- Land Tax
- Legal Fees
- Pest Control
- Property Agent Management/Letting/Leasing Fees
- Quantity Surveyor Depreciation Schedule
- Repairs & Maintenance
- Stationery, Postage & Telephone Costs
- Travel Expenses:
 - Rent Collection
 - Property Inspections
 - Property Repairs
 - Body Corporate & Agent Meetings
- Water Rates

**Shops 4 & 5, 11-13 Chester Hill Road
Chester Hill NSW 2162**

(Opposite the taxi rank at railway station)

**See us for the right advice to
ensure that your
rental property
deductions claim will
give you the maximum
tax refund**

OUR TEAM



John B. Grant

Your investment property represents your future's nest egg. It is important to have the correct team with the skills and experience to look after your valuable asset.

If you have a property and it's not being managed correctly, phone 9645 2400 and see how efficient and professional our team is.



Bree Grant

Bree is the Licencee in Charge of the Chester Hill office. She looks after all Landlords and handles arrears. Bree has 7 years experience in Real Estate & Strata Management.



Gihad Chami

Gihad has worked for John B Grant Real Estate since 2004. He looks after the Commercial and Industrial properties.



**Joan
REPAIRS
MANAGER**

Joan handles all repairs for Property Management and has worked for John B Grant since 2003.



**Vicki
ACCOUNTS
MANAGER**

Vicki handles all accounts and has worked for John B Grant for a decade.



**Katie
TRAINEE
PROPERTY
MANAGER**

Katie is fully Licenced and does property inspections and looks after tenants' needs.

**This information is
proudly presented to you**

**with the
compliments of**



ABN 87 003 555 208

9645 2400

**170 Waldron Road CHESTER HILL
www.johnbgrantrealestate.com.au**



**We have been at this location
for over 1/4 of a century**

Never taken for "Granted" at Grants