

Capital Gain Tax Preparation Checklist 2018

Client name: _____ Phone/Email _____

This checklist is created to help you prepare your documents for the capital gains/ loss earned/ incurred during the year. Please review all questions and check if they relate to your circumstances. Please complete and attach with your paperwork for tax return preparation. Please feel free to contact us if you have any questions.

Last Year Details

Copy of last year's tax return with worksheet providing details of rental income and expenses and depreciation schedule on rental property, if applicable.	Yes / No N/A
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Current Year Details

	Yes / No N/A
Details of the Property Address of the Property: _____ Date of Sale (Contract Date): _____ (Settlement Date) _____ Your Tax Residency Status at date of contract - Resident / Non Resident Legal ownership of the property – Joint/Tenants in Common. Names of owners with %age of ownership	
Purchase documents: <ul style="list-style-type: none"> • Date of Contract: _____ • Date of Settlement: _____ • Purchase Contract: (first page for NSW, first 5 pages for other states) • Settlement Sheet at the time of purchase: • Stamp Duty - might be part of documents provided by your lawyer • Legal fees toward purchase of property • Initial repairs to the property - receipts of capital Items or Improvements. • Depreciation schedule, if prepared 	
Sale documents: <ul style="list-style-type: none"> • Date of Contract: _____ • Date of Settlement: _____ • Sale Contract: (first page for NSW, first 5 pages for other states) • Settlement Sheet at the time of sale: • Agent commission: • Legal fees • Any renovations that has not been claimed e.g. Improvements just before sale • Depreciation schedule, if available 	
Is the property sold your principal place of residence (PPR)? Has it been your PPR for any period of ownership?	

Have you used any part of your PPR for income producing purposes e.g. running a business from home or claiming Interest cost of mortgage as home office? Please specify estimated dates. Notes:	
Was the property rented out? Full period or Dates: From _____ to _____	
Was the property vacant for any period? Did you have 2 PPRs at any time (period of changeover more than 6 months)	