

2021 Property Sale Checklist

If you sold property during the year you may have made a capital gain or loss on the sale which will need to be included in your tax return.

Please note, that if you make a capital loss, it can be applied against a future capital gain thus reducing the tax payable on the future capital gain. Similarly if you have made a capital loss in a prior year and make a capital gain this year, your gain is reduced by the amount of the prior year capital loss.

Main Residence

Although the sale of the property will still be required to be included in your tax return, any resultant capital gain will be exempt from tax if the property was under 5 acres, your main residence for the entire ownership period and was not used to earn income.

Please bring with you the following information / documents to your appointment as applicable

- Details and timeline surrounding the use of the property (eg, was this property ever used as your main residence, was the property over 5 acres in size, did you ever use the property for income producing purposes).
- If the main residence criteria above is satisfied please just provide us with the original date and purchase price of the property as well as the contract date and amount it was sold for.

If the main residence criteria above does not apply:

- Purchase contract and/or settlement statement for the original purchase of the property.
- Sale contract and and/or settlement statement for the sale of the property.
- Details in relation to any additional costs not shown on those settlement statements incurred when you purchased or sold the property. Examples of these items include stamp duty and sales commissions charged by agents.
- Capital Works Schedule – showing building depreciation works claimed if available.
- A market valuation of the property if first made available for rent after 20 August 1996.
- Details of structural improvements carried out on the property (including dates and costs). This may include the building of a house on vacant land, the addition a shed, a renovation of the property after it was first available for rent.
- If the property was first made available for rent after 20 August 1996, then please include all structural improvements as above from date of purchase.

Capital gains is a complex tax matter.

Depending upon your circumstances, additional information may be required.

Your accountant will discuss this with you at the time of your appointment and let you know.