

RENTAL PROPERTY

2024 ANNUAL QUESTIONNAIRES

Annual questionnaires are important because they provide us with the essential information, we need to complete your financial accounts and ensure that all your tax obligations are met. This process also allows us to gain a better understanding of your financial affairs and insight into how this could be improved to help your business succeed and grow.

Please take the time to complete the questionnaire(s) that apply to you. You may be required to complete more than one type of questionnaire depending on the entities that are applicable to you. (i.e. Business and Personal)

If you are unsure of the questionnaire that applies to you, or how many questionnaires you are required to complete please contact us on 09 985 2000 to discuss.

Once you have completed and signed the questionnaire(s), please return a copy and any supporting information by email to your accountant or:

Posted to:

PO Box 55 088 Eastridge

Mission Bay

Auckland 1010

bizsolutions_ CHARTERED
ACCOUNTANTS 



P O Box 55 088 Mission Bay, Auckland 1146. Level 1, 46 Stanley Street, Parnell, Auckland 1010.
t: +64 9 985 2000 f: +64 9 985 2001 email: info@bizsolutions.co.nz web: www.bizsolutions.co.nz

Name: _____

Please provide the following information for period 01 April 2023 to 31 March 2024:

	Tick or N/A
Income	
1. Rental Income	☐
Bank statements	
Rental summary if you use a property management company	
How long the property was rented out/available for rent	
House area details if family home is used partially as a rental property	
2. Interest income	☐
Resident withholding tax certificates	
3. Dividend income	☐
Dividend statements	
4. Overseas Income	☐
Expenses	
1. Rental expenses	☐
Rates and insurance	
Interest paid on money borrowed to finance your property	
Agents fees and commission on management of the property	
Repairs and maintenance cost	
Motor vehicle and travel expenses	
Details of improvements made to the property	
Legal fees for arranging the mortgage or finance to buy the property	
Accounting fees	
2. Loan statements and term of the loans	☐
3. Home office expense claim:	☐
Where you own more than 1 rental property and manage the property yourself you may be able to claim home office expenses. If so, please provide the following:	
The Annual total expense of:	
Body Corporate Fees	_____
Insurance	_____
Interest (on Mortgage)	_____
Power and Gas	_____
Rates and Water Rates	_____
Repairs and Maintenance	_____
Rent (if property is not owned)	_____
If you have not previously supplied these details or there have been any changes in the past year, please provide the following information:	
Total floor area	_____
Total floor area used for business purposes	_____
Total cost of the property (if owned)	_____
Last valuation of the property (if owned) - Land	_____
Last valuation of the property (if owned) - Buildings	_____
If you do not have a valuation available, please supply a copy of your latest rates notice.	

4. Interest Deductibility

Sale & Purchase agreement to determine the original purchase date (if not already sent)
If rental property is a new build, copy of certificate of code of compliance
A copy of loan summary or loan statement showing total interest and closing balance of loan

Purchase and Sale of Property including Transfers between Related Parties

1. Documents relating to the sale or purchase of property

Copy of Solicitor settlement statement (Copy of solicitor's statement for any related party transfer)
Copy of the signed sale and purchase agreement
Copy of any chattel valuation documents
Copy of the registered valuation if applicable
GST returns and workpapers to support returns if these have not been completed by Biz Solutions
(applicable only for commercial rental)

2. Bright-line test for selling a residential property

Following information is assessed for the bright-line for sale of residential property

Main home exclusion (either predominant use or change of use test)
Original purchase date, cost and intention of the property being sold
Cost of selling the property (ie. Agent's commission, staging, marketing etc)
Date when the contract becomes unconditional to sell (date of settlement for buyer)
Your tax residency – if you are an offshore person, you will be liable for residential land withholding tax

Statutory - Company Register Record

1. Who maintains your company register records?

Biz Solutions Limited Myself Other
☐ ☐ ☐

2. If maintained by yourself or others, please provide copies/details of the following documents:

Change of Directors
Any director interest notices? If so, please provide details
Any changes in Shareholding? If so, please provide details

3. Who files the company annual return each year?

Biz Solutions Limited Myself Other
☐ ☐ ☐

Would you prefer:

A PDF copy of your accounts sent by email

DECLARATION

I accept responsibility for the accuracy and completeness of the information supplied in this questionnaire which is to be used in the calculation of my income from my property rental activities. You are not to complete an audit, nor do I wish to undertake a detailed review of my affairs in order to substantiate the accuracy of my information, and therefore you are not asked to provide any assurance on my financial statement. I understand your work can not be relied on to detect error and fraud and that you accept no liability for the accuracy and completeness of the information supplied by me. I further understand that the financial statements will be prepared at my request and for my purposes only and that you will not be liable for any losses, claims or demands by any third person. I also accept responsibility for all other records and information supplied to you other than those listed above. I accept responsibility for any failure by me to supply all relevant records and information to you.

Client's signature: _____