

# Financial Statements - 2021 Rental Questionnaire



Ensure this questionnaire is completed and included with your records.

Neovia Ref: \_\_\_\_\_

Client Name:			
Balance Date:		Phone:	
Email:		Cellphone:	
Physical Address:			
Postal Address:			

To: Neovia Advisory Limited.

You are hereby authorised to communicate with my/our bankers, solicitors, finance companies and all government agencies to obtain such information as you require in order to carry out the preparation of my/our financial statements and tax returns.

I/We authorise you to act as my/our Agent for Inland Revenue Department matters, and to obtain information from Inland Revenue about all tax types. This includes information through all Inland Revenue media and communication channels.

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

Records Required (For 12 months to Balance Date)		Comments
<b>Electronic Data</b>		
If you are providing your financial data in electronic form please advise the password.	<input type="checkbox"/>	Password _____
Please provide a copy of your data file either on a USB stick or email the file to us.	<input type="checkbox"/>	If you use Xero, please arrange to invite us as a user.
Please provide a copy of the year end bank statement and the bank reconciliation at that date.	<input type="checkbox"/>	
<b>Bank Statements, Cheque Books, Deposit Books</b>		
Please make sure they are all there and that all cheque and deposits are clearly identified as to what they are.	<input type="checkbox"/>	
<b>Rent Received</b>		
<b>Where you employ a Property Manager</b> , please supply copies of their monthly or annual rental summaries.	<input type="checkbox"/>	
<b>Or</b>		
<b>Where you do not employ a Property Manager</b> , please supply bank statement highlighting rental deposits.	<input type="checkbox"/>	



<ul style="list-style-type: none"> <li>• A copy of the valuation report if applicable, at date of sale.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• A final loan statement showing loan balance paid off.</li> </ul>	<input type="checkbox"/>	

### Other Information

Have you sold any other properties during the year? If so, the new bright-line property rule may apply:

- The Government intends the bright-line test to remain at 5 years for new builds and is consulting on what a new build is.
- A new "change of use" rule provides that if the sale of a property is subject to the bright-line test and the property is not used as the main home for 12 months or more, income tax is required to be paid on a proportion of the profit made through the property increasing in value.
- If the property is sold within 10 years of acquiring it (or 5 years for a new build) and it was the main home for the entire time it was owned, tax will not need to be paid under the bright-line test on any gain in value.
- Any gain in property value that is considered taxable income (including under any of the bright-line tests) will also affect any other obligations or entitlements people may have based on taxable income, such as student loan repayments, child support payments, and Working for Families.

For property acquired before 27 March 2021:

- The previous bright-line test for 5 years will continue to apply for properties acquired before 27 March 2021.
- The Government has proposed that interest on loans for investment properties acquired before 27 March 2021 can still be claimed as an expense, but the amount will reduce each year until it is completely phased out by the 2025-26 tax year.

Please note details of anything else we should be aware of in relation to the preparation of your accounts:

**Thank you for completing this questionnaire  
Don't forget to sign it on page 1.**

