

BAN TACS OFFICES

All Offices :

Tel: 13000 BANTACS (1300 022 682)

NEW SOUTH WALES

Sydney 1300 367 688
sydney@bantacs.com.au

Budgewoi 02 4390 8512
centralcoast@bantacs.com.au

Burwood 1300 367 688
burwood@bantacs.com.au

Hornsby 1300 241 248
hornsby@bantacs.com.au

QUEENSLAND

Stones Corner 1300 911 227
brisbane@bantacs.com.au

Benowa 0435 437 586
goldcoast@bantacs.com.au

Caboolture 07 5497 6777
admin@bantacsningi.com.au

Mackay & Whitsundays
07 4951 1848
mackay@bantacs.com.au

Ningi 07 5497 6777
admin@bantacsningi.com.au

Toowoomba 07 4638 2022
toowoomba@bantacs.com.au

SOUTH AUSTRALIA

Flinders Park 08 8352 7588
adelaide@bantacs.com.au

VICTORIA

Ascot Vale 03 9111 5150
melbourne@bantacs.com.au

Ballarat 0425 002 129
ballarat@bantacs.com.au

North Melbourne 1300 123 842
northmelbourne@bantacs.com.au

FIND OUT MORE

<http://bantacs.com.au/aboutus/>

Christmas Closure

Wishing everyone a wonderful Christmas break and a fresh start to the new year. Please don't go buying or selling a property other than your home without discussing it with us. Askbantacs can still be utilised for this purpose over the break.

Adelaide 5pm Friday 19th December 2025 till 9am Monday 12th January 2026

Ballarat 5pm Saturday 20th December till 9am Monday 5th January 2026

Bribie Island Rd, Ningi Noon Wed 24th December till 8.30am Monday 12th January

Brisbane Noon Friday 19th December till 9am Tuesday 13th January 2026

Budgewoi NSW Central Coast 5pm Thursday 18th Dec till 9am Monday 12th January

Burwood Closed from 5pm Friday 19th December till 9am Monday 12th January 2026

Caboolture Noon Wednesday 24th December till 8.30am Monday 12th January

Gold Coast 5pm Thursday 18th December till 9am Tuesday 20th January 2026

Hornsby 5pm Friday 19th December till 9am Monday 12th January 2026

Melbourne Closed from 5pm Friday 19th December till Monday 5th January 2026

North Melbourne Noon Wednesday 24th December till 9am Monday 5th January 2026

Sydney By Appointment from 9am Monday 12th January 2026

Toowoomba Closed from 11.30am Tuesday 23rd December till Monday 12th January

ATO Scam Alert

The ATO warns that it will never:

- send unsolicited messages asking for personal information to be returned through email or SMS;
- send an unsolicited email or SMS with a hyperlink, QR code or attachments;
- threaten immediate arrest;
- demand to stay on the phone until a payment is made;
- send unsolicited pre-recorded messages;
- ask for a fee to receive a refund; and
- prevent individuals from discussing their tax affairs with their trusted adviser or agent.

Update to Airbnb Blog



The ATO have released a draft ruling TR 2025/D1 about holiday homes that are used for both private and rental income purposes. The ruling does not allow a tax deduction for any of your ownership costs such as rates, insurance, interest, depreciation, land tax, repairs and maintenance unless the property is mainly used to produce income. Mainly is not about the majority of weeks in a year. It also considers how the peak times are used and how genuine your attempts are to make it available for rent.

Askbantacs

Thanks to all the very generous Asksbantacsers.

<https://taxquestions.com.au/cgt-consequences-of-renting-out-your-home-while-on-holidays/>

<https://taxquestions.com.au/two-main-residences-how-to-minimise-cgt/>

<https://taxquestions.com.au/utilising-off-the-plan-to-cover-4-properties-with-main-residence-exemption/>

Interested in reading more? Go to <https://taxquestions.com.au/notice-board/>

Ask a question <https://taxquestions.com.au/ask-a-question/>

Disclaimer: Please note that by the time you read this information it may be out of date. The information is presented in summary form and intended only to draw your attention to issues you should further discuss with your accountant. Please do not act on this information without further consultation. We disclaim any responsibility for actions taken on the above without further advice as to your particular circumstances.

'Liability limited by a scheme approved under Professional Standards Legislation'