

Introduction to the taxation

Tax: Tax is the source of revenue for the government taken from resident of the country collected by the government regulated body and spent on the infrastructure and social welfare of the country

Types of Taxes

Direct tax: tax collected by tax authority directly from the individuals, no intermediate is involved. Example income tax

Indirect tax: tax collected by the tax authority indirectly from the individual through intermediate. Example value added tax

Types of property

Residential property: property which is used for living purpose

Investment property: investment property is held for rental purpose. It is also residentially property

Commercial property: property which is not used for living purpose

Property income:

Property income is the income earned and received by let out or renting out the investment property. It includes rent received, premium received, rent received from rent a room scheme and income from furnished holiday lettings

Property income is the taxable on the cash basis not accrual basis. This will give bad debt relief to the landlord

Premium: It is one time payment received by the landlord of property. By paying premium an individual receives the right to sub-let the property. It is taxable on cash basis. If property is leased out for the short lease then HMRC provides relief on the premium

Relief on premium: $(n-1)$ amount of premium $\times 2\%$, here n is the no of years of lease

1. Relief on the premium is allowed when property is leased out for short period of time that is for 50 years, when lease term of tenancy agreement is more than 50 years relief would not be allowed and whole amount of premium would be taxable
2. Portion of premium that is taxable is income element and portion that is not taxable is capital element basically this is relief on the premium.

Format to calculate property income

Taxaction Form Guide

Lei Huang



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