

Maximise the returns on your investment property

Depreciation is the accounting method used for calculating the loss in value of a building over time. You can claim this loss in value as a tax deduction in your annual tax return. Having a **Depreciation Schedule** in place is an essential part of any investment property strategy.

Won't my accountant look after that?

Only a qualified **Quantity Surveyor** can prepare a Depreciation Schedule. An accountant can order one for you, however this may take longer and end up costing you more than if you had one already prepared.

Will I have to pay for this to be done every year?

A Depreciation Schedule lasts for the life of the property (40 years). You only have to pay one initial tax-deductible fee for the schedule, and then it is yours to provide to your accountant throughout the life of your property.

My investment property is a small apartment, surely there won't be much to deduct?

Owners of apartments are able to claim Depreciation on a portion of the strata common areas.

Depreciation can be claimed on:

- ✓ Bricks & mortar
- ✓ Carpets & flooring
- ✓ White goods
- ✓ Appliances
- ✓ Toilets & showers
- ✓ Pools & pergolas
- ✓ Air conditioning
- ✓ Solar panels
- ✓ Door handles
- ✓ Strata common areas

Start claiming Depreciation in three simple steps!



We arrange and conduct a thorough site inspection to assess the structure, fittings and furnishings at the property.



Our qualified Quantity Surveyors calculate your Schedule detailing your deductions for up to 40 years.



Your accountant applies these deductions at each of your annual tax returns, throughout the life of your property.

We can also provide a **free estimate** of the deductions available on a property, so that you can make an informed decision about whether a Depreciation schedule will benefit your investment strategy.

To get started, contact Asset Reports today!



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Tax Depreciation & Capital Allowance Schedules

MAXIMISE THE RETURNS ON YOUR INVESTMENT PROPERTY



Tax agent
25945952



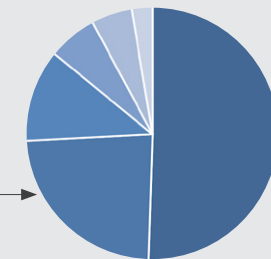


Depreciation is often the **second biggest Tax Deduction** available on Investment Properties

2 Bed x 2 Bath, Built 2006

*Figures from a client's previous deductions

Interest	\$23,763
Depreciation	\$11,126
Strata	\$5,527
Management Fees	\$2,929
Rates	\$2,441
Water	\$1,253
Total Deductions	\$47,039



By estimating the value of each item in this kitchen, the investor can claim **\$2,064** in the first full year alone.

...and depreciation isn't limited to the kitchen, it applies to every room of the house plus the outdoor areas!

Investing in a **brand new property** now has more tax advantages than buying an established property.

Anyone who buys an established property for investment purposes after 9th May 2017 will no longer be able to claim depreciation on the Plant & Equipment (fixtures & fittings) for that property. Existing owners who have leased their property before 1st July 2017, brand new properties, commercial premises and Plant & Equipment purchased by the investor are exempt.

For new investors entering the market buying established properties, there are still significant deductions available on the construction cost (Capital Works) of the property to claim.

No matter when you purchased the property, a Depreciation Schedule could save you thousands of dollars each year in tax. Your accountant may even be able to amend your previous two tax returns if you have not claimed it in the past.