

# depreciator<sup>®</sup>



**More accountants use  
us for Depreciation  
Schedules than any  
other provider.**

**Call us to find out if  
you are missing out on  
\$1000s in Tax Deductions.**

**QUANTITY SURVEYORS AUSTRALIA WIDE**

**1300 66 00 33**

**[www.depreciator.com.au](http://www.depreciator.com.au)**

**[Click here to enquire about a schedule.](#)**

**Savvy property investors know depreciation can put thousands of dollars in tax deductions in their pocket every year.**

It's simply compensation for 'wear and tear'.

To claim depreciation, you need an ATO compliant Depreciation Schedule put together by Quantity Surveyors, like Depreciator.

With many companies out there offering Depreciation Schedules. How do you know who you can trust and who offers the best value?

More accountants send their clients to Depreciator than any other provider.

They know we understand all the depreciation rules inside out.

They know we only use qualified Quantity Surveyors to carry out inspections.

They know our Schedules are thorough, easy to use, and don't require reworking at their client's expense.

## **Our easy 3 step process**

**STEP 1** Call us on 1300 66 00 33 and answer a few questions about the property.

**STEP 2** Get an accurate and no obligation Quote and Estimated Depreciation return.

**STEP 3** Give us a few dates to get the ball rolling. Achieving extra cash flow is that simple.



**WE MAKE THE PROCESS EASY.**

**[Click here to enquire about a schedule.](#)**

# Questions successful investors ask when choosing a Quantity Surveyor



Your Tax Depreciation Schedule is an important part of your Tax Return. For peace of mind, ask a few questions before you have your schedule prepared.

## Will a Quantity Surveyor inspect my property?

Our industry-leading and rare practice of using qualified Quantity Surveyors to inspect properties ensures nothing is missed.

[Click here now to make an enquiry!](#)

## Will you charge to update your schedule?

Depreciator provides lifetime FREE updates to our schedules. Why pay more than once?

## Do you service the whole country?

When you need additional schedules, you benefit and save by using a national company.

## Can you give me a discount when an inspection isn't necessary?

An inspection is often needed but if we can get the same result without one your fee will be much lower.

## Estimated Depreciation Return

	New Apartment	New House	20 Year Old House	10 Year Old Apartment
YEAR 1	\$9-13,000	\$8-11,000	\$2-3,000	\$4-6,000
YEARS 1-5 Cumulative	\$50-56,000	\$44-48,000	\$10-15,000	\$20-30,000

# Frequently Asked Questions

## **Can depreciation be claimed on commercial properties?**

Yes. And there can be a lot of depreciation in commercial properties because they were not affected by the rule changes in 2017. Offices, cafés, shops, factories, farms.... we do them all.

## **Is a schedule worthwhile for an older property?**

In many cases it is still worthwhile. We'll give you a FREE over the phone depreciation estimate in a few minutes.

## **Can I claim renovations?**

Renovations done after September 87 including professional fees and in many cases Assets are claimable.

## **What if a previous owner did the renovations?**

As the current owner, you are entitled to depreciate those renovations.

## **Who organises the inspection and when will I get my Schedule?**

We organise everything and your Schedule will be ready around 1 week after we collect all information.

## **Why can't my accountant do this?**

The ATO states that accountants are not qualified to produce Depreciation Schedules.

## **Will I need a new schedule each year?**

No. Our schedules show your available depreciation each year for 20 years. We even include a lifetime FREE update service.

## **What if I've owned a property for a few years and haven't claimed depreciation?**

We just backdate your schedule for FREE and your accountant lodges an amended assessment.

## **Aren't all Depreciation Schedules the same?**

There can be a stark difference between a poor quality schedule and a high quality schedule. Just ask your accountant.

**[Click here to enquire about a schedule.](#)**

# Why are investors turning to commercial property?

We have been doing Depreciation Schedules on commercial properties for a long time, but of late we have noticed more investors are buying commercial properties.

One reason could be that commercial property was not affected by the changes to depreciation that were legislated in late 2017. So with second-hand property both the building and the Assets can be depreciated.

And the eligible date for depreciation on the building with commercial properties goes back to 1982. You could have recently purchased a commercial property built in the 1980s and you will still be able to claim depreciation on the building. And if any previous owners have done renovations, you claim them, too.

Another reason for the popularity of commercial properties is the increasingly generous threshold for the immediate write-off of Assets. For properties owned by companies, the immediate write-off for new or second hand Assets is now \$30,000, after a brief pause this year at \$25,000. So if you buy new Assets for an existing commercial property, or buy a property with second-hand Assets, there is the possibility of a huge tax deduction. Below is a table that sets out the changes:

Instant asset write-off thresholds	
Purchase Date	Threshold per asset
03/04/2019 to 30/06/2020	\$30,000
29/01/2019 to 02/04/2019	\$25,000
13/05/2015 to 28/01/2019	\$20,000
01/01/2014 to 12/05/2015	\$1,000
01/07/2012 to 31/12/2013	\$6,500
01/07/2011 to 30/06/2012	\$1,000

Talk to us about claiming depreciation on your commercial property. Factories, shops, offices, even farms, we do them all.

Call us on **1300 66 00 33** and speak to one of our experienced staff. We'll give you a no obligation quote, and in some cases even an estimate of your likely depreciation. It's worth a conversation.

## Our guarantee:

For residential properties built after September 1987, if we can't get you twice our fee in deductions in the first full year, your Schedule is FREE.

- FREE lifetime updates (excluding major renovations).
- FREE lifetime Schedule archival and retrieval service.
- NO FEES for Visa and Mastercard.

Contact the team for a FREE depreciation estimate and no obligation quote.



[enquiries@depreciator.com.au](mailto:enquiries@depreciator.com.au)



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Staff are members of the Australian Institute of Quantity Surveyors

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Tax Depreciation Schedule Specialists