

## Are your depreciation assumptions costing your clients money?

Since the changes to depreciation in the 2017 budget, there has been a steady increase in the number of property investors overpaying tax by failing to claim significant depreciation deductions.

Why?

Because many advisors overestimated the impact of these changes. Those assumptions have frequently led to clients missing out on \$1000s in tax deductions, even in the short term.

How do we know? We often get asked for a free assessment a year or two down the track and clients tell us their accountant has not been claiming depreciation.

Below you'll see some typical depreciation deductions for a range of second-hand properties. As you can see worthwhile deductions are still available in older properties.

Of course, if the properties were bought brand new and leased out immediately by your client, there is significantly more depreciation available.

We even guarantee to find a minimum 2X our fee in depreciation in just the first full year or the schedule for all properties built after 87.

Have you got clients who might be missing out on depreciation deductions? Call us on 1300 660033 or email [affiliates@depreciator.com.au](mailto:affiliates@depreciator.com.au) today with the address of the property for a free and no obligation assessment so you have some good news next time you speak to your client.

### Capital Works / Division 43 estimates only

3 - 4 Bedroom House	Year Built	Depreciation 1st Full Year	5 Year Depreciation
Typical 3-4 Bedroom project home	1988	\$1,400 - \$1,800	\$7,000 - \$9,000
	1995	\$2,000 - \$2,500	\$10,000 - \$12,500
	2000	\$2,800 - \$3,200	\$14,000 - \$16,000
	2005	\$3,000 - \$3,700	\$15,000 - \$18,500
	2010	\$4,000 - \$4,500	\$20,000 - \$22,500
	2015	\$5,000 - \$5,500	\$25,000 - \$27,500
	2020	\$5,500 - \$6,000	\$27,500 - \$30,000

You'll find apartments on the next page.

These figures are a guide only and the most accurate figure is having the property reviewed by one of our Quantity Surveyors

2 Bedroom Walkup Apartment	Year Built	Depreciation 1st Full Year	5 Year Depreciation
Typical 2 Bedroom apartment in building with no lift	1988	\$900 - \$1500	\$4,500 - \$7,500
	1995	\$1700 - \$2300	\$8,500 - \$11,500
	2000	\$2200 - \$2800	\$11,000 - \$14,000
	2005	\$3000 - \$3500	\$15,000 - \$17,500
	2010	\$3500 - \$4000	\$17,500 - \$20,000
	2015	\$4500 - \$5000	\$22,500 - \$25,000
	2020	\$5000 - \$5500	\$25,000 - \$27,500

2 Bedroom Highrise Apartment	Year Built	Depreciation 1st Full Year	5 Year Depreciation
Typical 2 Bedroom apartment in a medium or highrise development	1988	\$2000 - \$2500	\$10,000 - \$12,500
	1995	\$3000 - \$3500	\$15,000 - \$17,500
	2000	\$4000 - \$4500	\$20,000 - \$22,500
	2005	\$4500 - \$5000	\$22,500 - \$25,000
	2010	\$5000 - \$5500	\$22,500 - \$27,500
	2015	\$6000 - \$6500	\$30,000 - \$32,500
	2020	\$6500 - \$7000	\$32,500 - \$35,000

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