

## Typical depreciation claims for newly built houses and apartments

New investment properties are treated favorably by the ATO. Depreciation can be claimed on the structural elements and the fixtures and fittings/assets. With pre-existing properties, the assets cannot be depreciated (though the building itself can often still be depreciated).

For a property to be considered new for depreciation purposes it must be brand new at the time it became an investment for the current owner. If it was a primary place of residence for the current owner before becoming an investment it is no longer considered 'new'.

There is also a 6-month grace period from the date of completion where the property is still considered new. This is common when buying a completed property from a developer.

For brand new properties we have an industry leading guarantee: we guarantee to find more than 10X our fee in depreciation in just the first full year.

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.

### Depreciation includes Capital Works and Assets

3 - 4 Bedroom House	Construction Cost (excluding land)	Depreciation 1st Full Year	5 Year Depreciation
Typical 3-4 Bedroom project home	\$200,000	\$8,100	\$38,800
	\$250,000	\$10,250	\$47,750
	\$300,000	\$11,850	\$57,800
	\$350,000	\$13,700	\$65,400
	\$400,000	\$15,700	\$72,700
	\$450,000	\$17,500	\$80,800
	\$500,000	\$20,200	\$91,000

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

You'll find apartments on the next page.

If you have an investment that isn't brand new, we have an estimates sheet for that as well. [Just click here.](#)

## Depreciation includes Capital Works and Assets

2-3 Bedroom Townhouse	Build Quality	Depreciation 1st Full Year	5 Year Depreciation
Typical 2-3 Bedroom townhouse	Average	\$8,750	\$39,000
	High Quality	\$12,600	\$56,500
	Luxury Architect Designed	\$15,200	\$69,250

2 Bedroom Walkup Apartment	Build Quality	Depreciation 1st Full Year	5 Year Depreciation
Typical 2 Bedroom apartment in building with no lift	Average	\$9,450	\$37,900
	High Quality	\$11,350	\$54,500
	Luxury Architect Designed	\$14,000	\$55,350

2 Bedroom Highrise Apartment	Build Quality	Depreciation 1st Full Year	5 Year Depreciation
Typical 2 Bedroom apartment in a medium or highrise development	Average	\$11,000	\$43,300
	High Quality	\$15,150	\$60,000
	Luxury Architect Designed	\$20,000	\$76,400

Average quality properties tend to have laminate benchtops in the kitchen and builder's choice generic appliances. High quality properties typically have stone benchtops and quality stainless appliances, and floor to ceiling tiling in the bathrooms. Luxury properties feature high end appliances such as Miele, tend to be larger and may include features such as underfloor heating in the bathrooms and living areas, double glazed windows, ducted air conditioning etc.