

*We're celebrating over 20 years!*

YOU CAN RELY ON OUR EXPERIENCE

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 have been doing this for over 20 years and 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.**

Or we can call you.

[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 if it needs to be inspected?**

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

## **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**

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

[Click here to make an enquiry.](#)

# 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 1-2 weeks after we collect all information.

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

The ATO states that accountants are not qualified to estimate construction costs, and that is a major component of a Depreciation Schedule.

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

No. Our schedules show your available depreciation each year for 40 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 so you can claim that 'lost' depreciation.

## **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 unlimited. 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:

<b>Instant asset write-off thresholds since 2020</b>	
Purchase Date	Threshold per asset
12/03/2020 to 30/06/2021	\$150,000
03/04/2019 to 30/06/2020	\$30,000

  

<b>Temporary Full Expensing</b>	
Purchase Date	Threshold per asset
06/10/2020 to 30/06/2023	\$Unlimited

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.

For residential properties when your tenants are the first people to live there, if we can't get you 10 times 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)



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



1300 66 00 33



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Tax Depreciation Schedule Specialists