

Real Examples

Typical 3 Bedroom Home
1970 brick veneer, Tasmania, basic fittings
Purchase Price \$178,000

Option 1
Depreciable Plant Using Diminishing Cost Method
Over the first 5 Years = \$10,564

Option 2
Depreciable Plant Using Prime Cost Method
Over the first 5 years = \$7,043
Total over the life of the building = \$15,130
That's an amazing 2,543% R.O.I.

Typical 2 Bedroom Villa Unit
1982 concrete block, Tasmania, basic fittings
Purchase Price \$205,000

Option 1
Depreciable Plant Using Diminishing Cost Method
Over the first 5 Years = \$10,096

Option 2
Depreciable Plant Using Prime Cost Method
Over the first 5 Years \$7,301
Total over the life of the building = \$14,420
That's an amazing 2,423% R.O.I.

Typical 1 Bedroom apartment
1960 brick, Tasmania, basic fittings only
Minimum expected saving over the first 5 Years = \$6,500

Independent Tax Depreciation

Call 0417 111 680

What is a Tax Depreciation Schedule?

A **TAX DEPRECIATION SCHEDULE** is a document prepared by our ATO compliant quantity surveyors that allows your accountant to maximise your tax benefit on any investment property.

ARE YOU ELIGIBLE? If you own an investment and/or rental property – then yes you are.

BENEFITS TO LANDLORDS Monies saved by a Depreciation Schedule can go towards periodic maintenance, renovations, improvements thus obtaining higher rental or you can use it increase your property portfolio.



ALL PRICES ARE GST INCLUSIVE

Ross Vicino

Mobile 0417 111 680

Facsimile 03 9397 7199

Email ross@ipi.net.au

www.ipi.net.au

Independent Tax Depreciation



If you own an investment property – you are eligible now!

Independent Tax Depreciation

How it works

- We email or fax you a 'Client Detail Sheet' – you complete it and return it to us with your payment details
- We will invoice you for a one-off fee of \$595 for a 40 year Depreciation Schedule Analysis that lasts the lifetime of the building
- We contact your managing agent or tenants and make an appointment to **inspect the property**
- Within 72 hours of the property information being collected you will receive a personalised **Tax Depreciation Schedule** ready to lodge with your next tax return



Our Tax Depreciation Schedule includes

- Depreciation calculations for Capital Allowance if applicable (4.0% July 85–Sept 87, or 2.5% Sept 87–present)
- All Plant and Articles depreciation for the full effective depreciable lifetime of the property (up to 40 years)
- We supply both the Prime Cost Method and Diminishing Value Method, (your accountant will advise which is the most appropriate for you)

Triple Money Back Guarantee

- We will Guarantee at least twice our fee back in the first claimable full year or your money back
- Our fee is 100% a tax deductible
- Once we receive payment and correct information, your Schedule will be completed within 72 hours

It is common to receive over 2,000% R.O.I. (Return On Investment) for your depreciation Schedule over the life of the property.

Independent Tax Depreciation is a division of Independent Property Inspections. The fastest growing property service franchise in Australia. For many years we have been frustrated by the lack of knowledge and information about the advantages of Tax Depreciation Schedules. Property investors are often misinformed in thinking that depreciation is only limited to new properties, when in fact any building irrespective of age will attract some claim for depreciation.

Many property owners are losing thousands of dollars in tax credits by failing to take full advantage of a property's tax depreciation potential. Regardless of age, ALL PROPERTIES are eligible and contain depreciable plant that should be revealed and given a new effective life from the date of settlement. In addition, a capital works allowance on the

Am I Eligible?

If you own an investment property – you are eligible now. There is a pile of money waiting for you by using Independent Tax Depreciation.

Maximise your tax savings now. Start saving thousands of dollars on your future tax returns.

Don't risk it – substandard Tax Depreciation will not withstand an ATO (Australian Taxation Office) audit, unless completed by a Quantity Surveyor.

According to the ATO 52% of Property Investors don't claim all their available deductions.

Companies or individuals who prepare Tax Depreciation Schedules without conducting a full property inspection simply cannot certify that the calculations provided are legitimate and accurate.

There is a pile of money waiting for you when you use Independent Tax Depreciation

Call 0417 111 680



building is available for any investment property with a construction start date after 1985.

Our Tax Depreciation Schedules can be backdated to when you first purchased the property, so you are still eligible to maximise your tax savings by using Independent Tax Depreciation today. Naturally, more depreciation will be identified in brand new properties.

Properties constructed prior to 1985 will not be eligible to claim the Capital allowance component of depreciation. However depreciation on all Plant and Articles in the property will still be available. All renovations and improvements to the property will also be included in the depreciation calculations.