

What is a Tax Depreciation Schedule?

Under ATO tax legislation, investment properties, both new and old and even renovation of an existing building with income producing purposes are eligible for depreciation -something that many property investors do not maximize!

The ATO states that one of few appropriately qualified practitioners for calculating the depreciation of rental properties is a registered Quantity Surveyor. Discover how to fully maximize your tax deductions with a Northwind Tax Depreciation Schedule and increase your cash flow from your investment property.

You can benefit from a **Northwind Tax Depreciation** report when investing in:

A New Property

- Construction of a new building or purchase a new property

An Existing Building

- Purchasing an existing property

• Renovated an existing Property

- The renovation work can be carried out by yourself or by a previous owner

Calculating Your Savings

It is easy with **Northwind's 5 simple steps.**

We will:

- Step 1.** Gather details about your property
- Step 2.** Liaise with your agent to inspect your property
- Step 3.** Inspect the property, take photos measurements, and record all building depreciable assets
- Step 4.** Calculate the depreciation and produce ATO compliant reports
- Step 5.** Work with your accountant to maximise your tax deductions.

Example of deductions available

The tax depreciation benefit available will vary greatly based on different building types, its purpose, the year in which it was built, and quality of the finishes and fixtures. The below table shows an estimated claimable depreciation using the **Diminishing Value Method of Depreciation.**

	Purchase Price	Year 1 Depreciation	Year 1-10 Accumulated Depreciation
1-Bedroom Apartment	\$400,000	\$13,000	\$70,000
2-Bedroom Apartment	\$600,000	\$17,000	\$105,000
3-Bedroom Townhouse	\$375,000	\$11,000	\$85,000
3-Bedroom Residential house	\$400,000	\$10,000	\$79,000
4-Bedroom Residential house	\$450,000	\$13,000	\$86,000
Warehouse with office	\$800,000	\$21,000	\$190,000
Small Strata Office	\$400,000	\$12,000	\$65,000

Professional Registration

AIQS – Australian Institute of Quantity Surveyors

AIB – Australian Institute of Building

Registered Building Practitioner

Other Services

We offer a full range of Quantity Surveying Services. For further information about our company please visit our website:

www.northwindgroup.com.au



Why choose Northwind Group?

Personal Service that will save your precious time

Fast results – our turnaround time is usually 5 working days from the date of inspection.

Unlike some others we do not stop there. We liaise with your real estate agent and accountant, and any other advisors involved in your property investment. It's all part of our service! No more to pay!

Comprehensive reporting and expert advice gives you the freedom to make informed decisions.

All Work Conducted by Highly Qualified Quantity Surveyors who have the relevant knowledge and experience in the field of Tax Depreciation.

Full Compliance with ATO Rulings and AIQS Guidelines

Two depreciation calculation options

Costing of capital works including structural improvements, Fixtures and Fittings, and Common Area

40 years schedule

Tax Savings you wouldn't have thought possible

We successfully maximise hundreds of property investments every year and improve their cash flow over the lifetime of their properties. Prepare to be surprised by our best value for money service and fully tax deductible fees



Our Old Fashioned Guarantee – is actually worth the paper it is written on!

If the tax deduction of the first full year is not double our fee, we will completely refund your money!

What now?

To maximise your Tax Deductions this year, simply complete the application form on our website :

www.northwindgroup.com.au or

Call us on 1300 388 088 and speak to one of our consultants.

Contact us

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If you are not using a registered Quantity Surveying firm you are not maximising your property investment!

See how you can improve your cash flow with a Tax Depreciation Schedule from Northwind.



For a free quote call:

1300 388 088