



EZY TAX SOLUTIONS



Washington Brown  
The Property Depreciation Experts

# Property Tax Depreciation

Washington Brown is one of Australia's leading Quantity Surveying firms. We specialise in the preparation of comprehensive depreciation schedules that maximise tax savings on your investment property. Come tax time, you simply present this report to the accountant completing your tax return.

Our focus is to ensure you obtain every last cent of depreciation allowance you're legally entitled to. And that means more money in your pocket.

## What is Property Depreciation?

Just like you claim wear-and-tear on a car purchased for income-producing purposes, you can also claim the depreciation of your investment property over time against your taxable income.

There are two types of allowances available: depreciation on Plant and Equipment, and depreciation on Building Allowance. Plant and Equipment refers to items within the building like ovens, dishwashers, carpet & blinds etc. Building Allowance refers to construction costs of the building itself, such as concrete and brickwork. Both these costs can be offset against your assessable income



## So how does a Depreciation Schedule help you?

A depreciation schedule will help you pay less in taxes. The amount the depreciation schedule says you can claim effectively reduces your taxable income because it's taking into account how much it costs you to own and maintain the property.

Depreciation is known as a "non-cash deduction" because it's the ONLY deduction that you don't have pay for on an ongoing basis – the deductions are in-built within the purchase price of your property.





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**OFFICE LOCATIONS**

Sydney | Melbourne | Brisbane | Canberra  
Perth | Cairns | Adelaide | Hobart | Darwin  
P: 1300 99 06 12 F: 1300 99 06 13  
W: www.washingtonbrown.com.au

**Tax Depreciation Application: Metro Residential**

If you are unsure about any of the information below, please complete as much as you can and send the application form to us. This way we can speed up the process, by booking in your property inspection, while we help you source any missing information.

Investment property address:.....  
.....

Are you the first owner of the subject property? Yes  No  Purchase Price.....

Date of contract exchange:..... Date of settlement:.....

Date of commencement of construction or approximate age (if known):.....

**ADDITIONAL PROPERTY DETAILS (if applicable)**

Have you renovated the property? Yes  No  Is the property strata titled? Yes  No

Have you purchased anything for the property (e.g. Blinds, Microwave)? Yes  No

**PROPERTY ACCESS e.g. Property Manager or Tenant**

Name: ..... Number/s:.....

**OWNERSHIP DETAILS**

Purchase Name or Entity:.....

Email:.....

Mobile:..... Phone:..... Fax:.....

**PAYMENT OPTIONS**

The fee for this form of service is \$660 (each property) GST inclusive (Usually \$770 inc GST). This fee is valid until 31<sup>st</sup> December 2017.

We require payment prior to us forwarding you the report. Payment options are below.

- Cheque attached
- Send invoice
- Credit card (All payments by credit card will incur a service charge (MC/Visa will incur 1% and AMEX will incur 3%.)

Card No.: ..... / ..... / ..... Expiry Date: ..... / .....

CVC Number .....

I/We confirm that the above information is correct, and that we are unaware of the actual construction costs.



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\_\_\_\_\_  
Name

\_\_\_\_\_  
Date