

Depreciation Schedule Reports

CPI
Expect the Best

Complete
Property
Inspections



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Fax: 03 9589 1464

Reports completed within 48 hours of site inspection.

What is a Tax Depreciation Schedule?

A tax depreciation schedule is a legal document produced by one of our ATO compliant quantity surveyors and lists all your property's plant investment items and a new 'effective life' will be applied. This document will allow your tax accountant to legitimately maximise the tax benefit on your investment/rental property, irrespective of its age. Yes, that's correct: under income tax law you are eligible to claim depreciation on your investment property regardless of how old the building is.

Why you should use a quantity surveyor and not your accountant.

Having a professional ATO compliant quantity surveyor complete the depreciation schedule will ensure you maximise your investment property's depreciation. Without conducting a full site inspection you cannot be guaranteed the maximum amount and number of items will be accurate and valued correctly.

With a Complete Property Inspection/ATO compliant depreciation schedule you are guaranteed you will be receiving maximum gain for minimum outlay.

Div. 43 Capital Works Allowance

We will assess all eligible building elements for the "capital works deduction and allowance" on your property. Capital Works Allowance is eligible for all properties completed and/or renovations started and completed after 17th July, 1985. The capital works allowance (building allowance depreciation) is generally 2.50% for 40 years or in some cases 4% for 25 years from construction completion date – the rate of depreciation depends on the start and construction completion date. Our quantity surveyors specialise in maximising capital works allowance.

Powered by Taxshield.
Quantity Surveyors - Tax Depreciation Specialists



Div 40. Depreciable Plant



Irrespective of the property's age, we will assess the 'plant and asset' items within the property and also common areas, where applicable with a 'new effective life' on the date of settlement, (e.g. hot water units, kitchen appliances, blinds and curtains, carpets, floating timber floors, vinyl, air conditioning and heating, ceiling fans, furniture (packages or free standing), garbage bins, radios, mirrors, rugs, linen, telephone hand sets, television antenna, smoke detectors, pool equipment, and many other eligible items to maximise your tax deductions. These Plant and Asset Items are depreciated at much higher and quicker rates to the Capital Works Allowance, thus bolstering and maximising your tax entitlements in your report.

The process and report

- Complete the client information sheet on the reverse side of this information brochure and fax it to us, or download the information from our website or email: cpimelbourne@bigpond.com
- Once this information brochure is returned to Complete Property Inspections along with your payment details we will arrange for a site inspection with your property manager.
- A comprehensive and professional report will be provided in both methods of depreciation – the 'prime cost method' and the 'diminishing value method'. The diminishing value method is the 'adopted and approved method of accelerated depreciation'.

Report cost estimate

Residential: \$495*
Commercial: POA

To organise a depreciation schedule report before your next income tax lodgement, contact **Michael White** on **0411 487 300**, fax **03 9589 1464** or email cpimelbourne@bigpond.com

expect the best

service and advice

our fee is 100% tax deductible

Depreciation Schedule

Client Information Sheet

m: **0411 487 300** Return fax: **03 9589 1464**

e: cpimelbourne@bigpond.com



Property address:	
Suburb:	Postcode:

Property Purchase Information			
Settlement date: Day:	Month:	Year:	
Contract Purchase Price:	Stamp duty:		
Unimproved land value (refer Rates Notice):	Conveyancing Cost:		

Owners Information	
Purchaser Surname:	Given Name(s):
Purchaser address:	
Phone:	Mobile:
Email:	
Property Managers name:	Agency:
Phone:	Mobile:
Email:	
Accountant name:	Phone:
Mobile:	Email:
<input type="checkbox"/> Please indicate if you would like us to email your Accountant	

Building Information					
Building type:	<input type="checkbox"/> New house	<input type="checkbox"/> Old house	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Low-rise	<input type="checkbox"/> High-rise
Construction completion date (only sate if after 1985):	Day:	Month:	Year:		
Construction cost (if known) OR floor area m ² (approx):					
Description of property:	No. of bedrooms:	No. of bathrooms:	Carport / garage:		

Payment Type - Credit Card	
Name on Credit Card:	
Type of Credit Card:	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa
Credit Card No:	
Expiry Date:	/ CWV (last 3 digits on reverse side of card)
EFT	
Ref: Client Name:	
Account Name:	Complete Property Inspections
BSB: 193 879	
Account Number: 485416388	