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Residential



Commercial

Need a **depreciation** report?

Discover the Deppro Difference



 1300 888 489

www.deppro.com.au

Our mission

Specialist tax depreciation professionals offering the highest level of integrity and professionalism.

We save property investors money by providing:

- professionally accepted,
- comprehensive,
- easy to use and understand,
- Tax Office compliant depreciation reports ensuring investors maximise their return on investment by claiming their full tax entitlements.

Our unique structure enables us to provide a personalised, professional and cost effective service in a timely manner.

“

WHEN IT COMES TO TAX DEPRECIATION, PAUL AND HIS TEAM ARE THE ONLY PEOPLE I WOULD TRUST. ”

James, Coorparoo





DEPPRO is a specialist service that **assists property investors to claim full tax** entitlements from their investment properties.

DEPPRO, Australia's leading depreciation Professionals, focus solely on property depreciation to ensure that you receive the maximum benefits from your investment property.

Regardless of whether your investment property is old or new, you may still be eligible to receive great benefits.

DEPPRO complies with Australian Taxation Office standards and is fully qualified to provide tax depreciation schedules.

What is tax depreciation?

Tax depreciation on a residential or commercial investment property is a legitimate deduction against assessable taxable income.

It works by allowing property investors to deduct a portion of the original costs of Plant and Equipment and Capital Allowance on their investment property each financial year, over the effective life of that item.

The Australian Taxation Office recognises that the value of capital assets gradually reduces over time as they approach the end of their effective life. These assets can be written off as a tax deduction - known as depreciation.

How to get maximum benefit

If you own an investment property (new or old, large or small), two areas of depreciation are available:

- Depreciation on Plant & Equipment
- Capital Allowance on Building Capital works

Different items within a rental property enjoy different rates of depreciation based on the effective life of the item.

Qualified quantity surveyors from DEPPRO have the expertise and knowledge to know which items are depreciable and how savings can be made.

To claim maximum tax benefits on your investment property the Australian Taxation Office requires property investors to complete a fully compliant Tax Depreciation Report.

As a member of the Australian Institute of Quantity Surveyors, DEPPRO is qualified to produce ATO-compliant reports.

Your Property Depreciation Tax Report provides a 40-year schedule for capital works Allowance (building write-off) and Depreciable Assets (plant and equipment allowance) on your property, ensuring you receive the maximum tax entitlements.



If you're a property investor, there's a good chance that you're not maximising your investment.



In fact, a staggering 80% of investors overpay their income tax, which is where DEPPRO can help.

What can tax depreciation do for me?

Claiming tax depreciation allowances on your investment property will increase the value of your property by giving you greater return on your investment.

Depreciation allowances combined with additional negative gearing factors such as interest on your mortgage, repairs and maintenance can help you reduce your taxable income, pay less tax and improve your cash flow.

The savings you make can then be redirected to other areas, such as your investment mortgage or other debt reduction.

DEPPRO can help you achieve maximum tax benefits from your investment property.

“

BRILLIANT! DEALING WITH DEPPRO HAS BEEN AN ABSOLUTE PLEASURE. I WILL RECOMMEND YOU TO ANY FRIENDS WHO NEED THE SERVICES YOU OFFER ”

Natasha Page



The Deppro Difference



At DEPPRO, our experts offer:



Full audit trail

A full audit and paper trail for every client, plus support information on request, free of charge.



No outsourcing

A personalised service from beginning to end. DEPPRO does not outsource work or fee share.



Timely and affordable

Professional, timely service at an affordable price - fees start at \$550.



Guaranteed entitlements

Honest, reliable, accurate, ATO-compliant reports in accordance with the latest rulings.



ATO compliant

Twice the fee in entitlements or it's free. We guarantee to assess depreciation entitlements to an amount at least double our professional fees in the first full financial year. If we don't, we will refund all fees and provide the report for free!



Physical and remote inspections

The safety of our customers is Deppro's major concern, during the Covid 19 period we are facilitating remote inspections if required.



Comprehensive reporting

A comprehensive investment property report in just two weeks to enable your client to claim their full depreciation entitlements.

Is the property worth doing?

1. Is the property a Commercial Property?
2. Is the property New
3. Is the property owned under a Trust
4. Is the property owned under a Company

If the answer is YES to any of the above, the property is worth doing. Plant is given a new life from settlement date and valued to reflect the Purchase Price

5. Was the residential rental property built post 16 September 1987 (construction commencement date)

If the answer is YES it is worth doing. If second hand and owned by an individual entity Division 43 is still claimable on the building cost. Ie 2.5% of the historical building cost less plant.

6. If the residential rental property was built pre September 1987, second hand and owned by an individual entity, and has had no renovation.

If the answer is YES, it is NOT worth doing.



For more information on how property depreciation can **reduce your tax**, please call the Australia-wide Deppro customer service line:

 **1300 888 489**



Insist your clients get properly depreciated today with an ATO-compliant tax depreciation report from DEPPRO. Contact our Customer Service hotline on **1300 888 489** from anywhere in Australia or visit **www.deppro.com.au**



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