

Property investor bonus

Money readers can save \$115-plus



I F YOU OWN AN INVESTMENT property or you're about to venture into the property investment market, you should think about a property depreciation schedule if you haven't already. Depreciation is a legitimate tax deduction that property owners are entitled to, but many don't realise how valuable it can be.

Not too sure what a property depreciation schedule is? It allows you to claim the depreciation of your investment property against your taxable income, meaning you pay less tax. The amount you can claim will vary depending on the type of building, purchase price, the age of the property, standard of finish and location.

Properties less than five years old – such as high-rise apartments sold at inflated prices off-the-plan and then resold at discounted prices – tend to yield good depreciation

allowances. So, for instance, using a depreciation calculator, a high-rise unit in Sydney with a purchase price of \$450,000 built in 2011 is estimated to have a diminishing value of \$12,000 in the first year.

There are two types of allowances available: depreciation on plant and equipment and depreciation on building allowance. Plant and equipment refers to items such as ovens, dishwashers, carpet and blinds.

Building allowance refers to the construction costs of the building such as concrete and brickwork.

You can claim for both allowances on your residential property if it was built after July 1985. If construction of your property commenced before July 1985, you can only claim depreciation on plant and equipment, but it's still worth doing.

To help make the most from your invest-

How to get this offer

1. Visit washingtonbrown.com.au/money.
2. Fill out the form and investment details.
3. Select your preferred subscription option (Money, Real Living or Top Gear).
4. Tick to indicate that you understand and agree to the terms and conditions.
5. Hit "submit" to complete the offer.

TERMS AND CONDITIONS

- Metro residential tax depreciation reports only \$600 GST incl. Normally \$715 GST incl. Please contact Washington Brown for commercial or regional inquiries.
- One ONLY six-month subscription to Money, Real Living or Top Gear.
- Reports must be ordered by April 10, 2013. Offer ends April 10, 2013.
- Payments by MasterCard/Visa will incur a 1% service charge, and American Express a 3% charge.
- Reports cancelled after the site inspection has been undertaken will incur a 50% cancellation fee.
- Full payment must be made before reports are released.
- Not valid with any other offer.



ment property Money has teamed with property depreciation specialists Washington Brown. Established in 1978, Washington Brown are one of Australia's most experienced quantity surveyor organisations.

They're making Money readers a fantastic offer on their residential depreciation schedule fee. It's normally \$715, but Washington Brown is offering readers the opportunity to buy a depreciation schedule for \$600, a saving of \$115!

They'll also pick up the cost of a six-month subscription to one of the following three Bauer Media magazines of your choice: Real Living, Top Gear and, of course, Money.

This is an additional saving of up to \$53.70 on your favourite mag subscription! If you already have a subscription to one of these magazines, they'll simply add the additional six months to your current subscription.