

MAXIMISE YOUR INVESTMENT WITH AFFORDABLE QUALITY DEPRECIATION SCHEDULES.



Maximise returns on your property investment with professional tax depreciation schedules and receive greater benefits for you and your family. With a track record spanning over 30 years in the property industry, our Quantity Surveyors are highly regarded for their knowledge and understanding of property tax legislation. Focused on results and exceptional service, you can rely on us to produce comprehensive, compliant depreciation reports. Our team is always easily accessible via phone, email or in person to answer your specific queries. We're here to help you prosper through your property investments. You deserve only the best!



Why You Need Quality Depreciation Schedules?

- ✓ Reduce your taxable income
- ✓ Gain more tax benefits
- ✓ Increase cash flow to reinvest in properties
- ✓ Know your deductions are legitimate and compliant
- ✓ Avoid tax penalties from inaccurate depreciation schedules



Why You Need Us?

- ✓ 30 years' experience with proven track record
- ✓ Client-focused, trustworthy and proficient
- ✓ Thorough, efficient and ATO compliant
- ✓ Reliable, affordable and results-oriented
- ✓ Peace-of-mind, job done right

Your trusted advisors in property tax depreciation.

NBtax
by Napier & Blakeley

WHAT OUR CLIENTS SAY



“As an accountant with many clients who have property investments, it’s imperative for me to make sure my clients are receiving accurate depreciation schedules to achieve the most from their investments. I have used NBtax for three of my own investment properties in Victoria, as well as recommending them to countless other clients.

“I switched to NBtax after a competitor failed to inspect the entire property belonging to my client. They incorrectly assumed the contents of a property resulting in the exclusion of a car stacker. The depreciation report was incorrect and the failure to include all relevant deductions resulted in a considerable underclaim. NBtax inspected the property and completed a new report enabling my client to claim all their depreciation entitlements. The experience was 100% better both financially and professionally.

“Since changing to NBtax by Napier & Blakeley, my clients and I have found the process stress free and simple. Application forms are completed online for speedy processing. Once the information is received by NBtax, the Quantity Surveyor or Building Inspector contacts the client or the Property Manager and organises a property inspection. Following the inspection, a detailed and accurate report is issued within 2 to 3 weeks. My clients are happy as they are receiving quality reports enabling them to maximise their allowances on their property investment.

“I have found NBtax by Napier & Blakeley to be highly reliable and professional - always going the extra mile to ensure the best outcomes for the client.”

Brett Bell
Bell Group Accounting, Victoria



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WHAT OUR CLIENTS SAY



"I've engaged Napier & Blakeley to prepare depreciation reports for my past clients with commercial investment properties and later for my own residential and commercial properties for over 30 years. I have always found them to be very efficient and diligent in preparing accurate depreciation reports. Whenever, I have had any queries, they have been prompt to provide professional quality advice, conveying factual and clear information.

"I have received many benefits by using specialists. These include; a greater cash flow and disposable income via the depreciation allowances identified in these reports. My taxable income was significantly reduced, plus I've saved on accounting fees.

"I would strongly advise investors to use only qualified Quantity Surveyors such as NBtax by Napier & Blakeley when requesting depreciation schedules. They understand the complexities of property tax legislation, and know how to allocate valuations to items within a property. Various items of plant and equipment have different deductions to be applied. They are experts at calculating values and depreciation allowances that are rightly yours."

Graham Stehn

Retired Commercial Real Estate Agent



Call **1300 730 382** for professional advice | www.nbtax.com.au

WHY YOU SHOULD INCLUDE PROPERTY DEPRECIATION IN YOUR TAX RETURNS?



In the 30 years of preparing depreciation schedules for property investors, we have found many people fail to understand the full benefits of including depreciation allowances in their tax returns. We understand tax time can be stressful. Sometimes investors may overlook including depreciation deductions with their returns, failing to grasp the potential gains and savings from claiming depreciation deductions. Others may attempt to do it themselves or fail to use reputable providers. In our experience, savvy investors look to maximise their return on their investments to enable them to reinvest or improve their properties, creating a successful property investment portfolio and strategy for growth.



Checklist of Typical Depreciation Assets

- ✓ Fixed heating appliances (air conditioners, hot water systems, heaters, solar panels)
- ✓ Kitchen (cooking appliances, exhaust fans, dishwasher)
- ✓ Laundry (washer, dryer)
- ✓ Flooring (carpet, timber floor panels)
- ✓ Window coverings (blinds, curtains)
- ✓ Bathroom (fans, dryers, spa pump, ventilation)
- ✓ Fire control (smoke detectors, extinguishers, hose reel pump, phone)
- ✓ Security System (CCTV cameras, swipe card entry, controls, door entry, garage door motor etc)
- ✓ Additional external fixtures (mobile BBQ, gym, pool & equipment, synthetic tennis court, sauna equipment, car stacker, pumps)

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CALCULATE YOUR BENEFITS!



Maximise your Returns and Minimise your Risk.

Tax Depreciation Schedules for Residential Investment Properties prepared by experts – Compliant – Professional – Quality.

How is Property Depreciation calculated?

Property Depreciation is calculated on the basis of these two allowances;

- 1. Depreciating Assets: Capital Allowances/ Plant & Equipment (Division 40 – based on the effective life of the depreciating asset.)** These are items that depreciate quickly like carpets, air conditioning units, furniture, whitegoods, etc. Generally owners maybe eligible to claim between 5 to 20 percent of the property's purchase price as depreciated assets (plant and equipment).
- 2. Building Allowances: Capital Works (Division 43 – based on the historical construction cost of the eligible parts of a building)** Depending on when the property was constructed, you maybe able to claim a deduction for part of the original construction costs excluding the cost of all depreciating assets (plant and equipment) and non-eligible items (eg Land).

How does Property Depreciation effect my income and my investment?

Depending on when you purchased your property, the property type and your own financial situation, property depreciation can have a varying effect on your taxable income. In most cases it will increase property deductions consequently increasing your income tax return.

The table provides a general estimate of both the depreciation value of a property and how it may impact your financial situation.

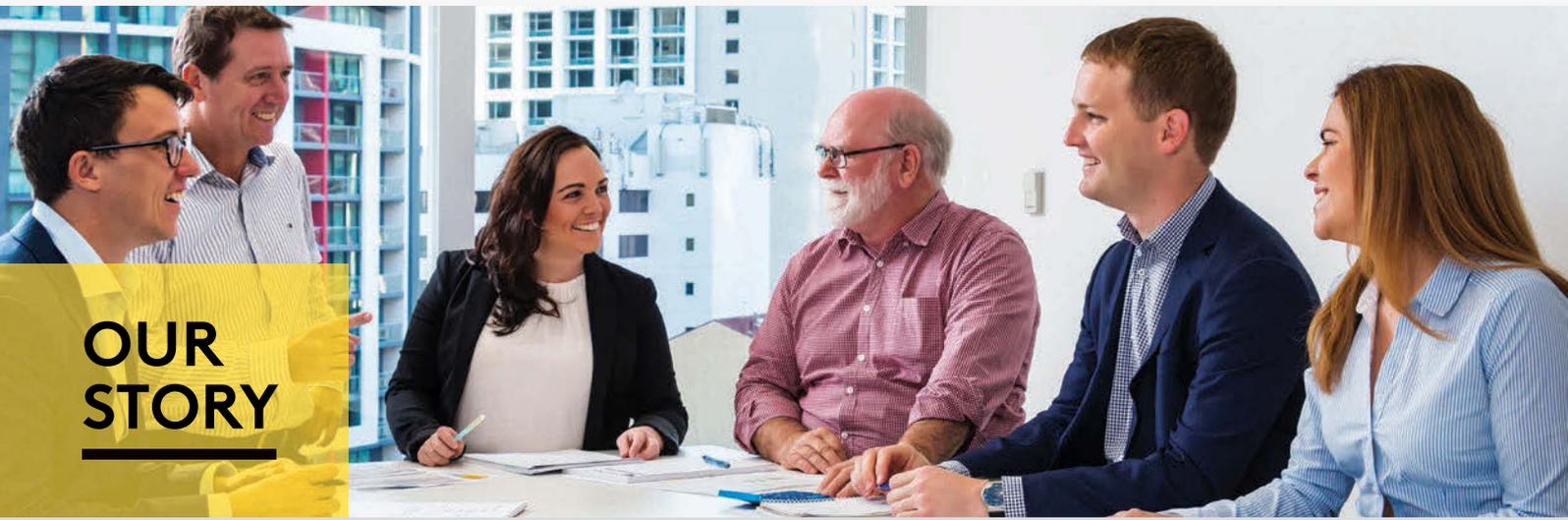
Calculate your gains and order your detailed property depreciation schedule online at www.nbtax.com.au

Typical Apartment

Year	Division 40 Allowances	Division 43 Deductions	Annual Total
1	\$7,600	\$4,200	\$11,800
2	\$6,800	\$4,200	\$11,000
3	\$5,300	\$4,200	\$9,500
4	\$4,200	\$4,200	\$8,400
5	\$3,500	\$4,200	\$7,700
6+	\$24,000	\$4,200	\$171,900
SUB TOTAL	\$51,400	\$147,900	\$220,300



Call **1300 730 382** for professional advice.



OUR STORY

NBtax by Napier & Blakeley assists investors like yourselves to achieve significant returns on your residential investment properties. We offer comprehensive, and accurate depreciation reports. Our role is to navigate complex depreciation legislation so you don't have to worry. We take care of everything from inspection to final report.



Our parent company, Napier & Blakeley, has over 30 years of expertise and an impressive track record as Australia's

leading Quantity Surveyors. We're the people, investors turn to for advice. Our team of Quantity Surveyors are registered tax agents, qualified to review your investment property and prepare compliant and timely depreciation reports. All reports are prepared within 2-3 weeks following receipt of information.

Affordably priced for small and large investors alike, we deliver value both in reports and advice. Our greatest assets are our people who draw on their accumulated professional knowledge and expertise to help our clients prosper.

Whether you are a private investor, developer or advisor we can help you identify your tax allowances and calculate depreciation costs for your residential investment properties.



Contact us anywhere in Australia either by phone, email or in person on **1300 730 382**, info@nbtax.com.au or www.nbtax.com.au

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SYDNEY NSW 2000

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2 Kings Park Road
West Perth WA 6005

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OUR PEOPLE



Paul Mazoletti, National Director

With over 30 years as a Quantity Surveyor, Paul began his career with Napier & Blakeley working with founding members to develop our company in Australia and overseas. He has provided professional cost analysis on world class projects, consistently delivering quality and professional advice for our clients.

Today, Paul manages and oversees the QLD Commercial Division and the National Tax Practice including NBtax.



Kath Hemphill, National Residential Manager

Engaged to manage and grow the national residential depreciation business, Kath ensures our clients receive an exceptional service. She has been instrumental in centralising the national Residential Property Depreciation Unit, and the successful roll out of NBtax. Through this process, our systems have been streamlined and ATO compliant, enabling us to deliver affordable and high quality depreciation schedules, efficiently and cost-effectively.



Jocelyn (Joy) Calip, Senior Tax Analyst

With a background in engineering, estimating and data analysis, Joy loves working with numbers and processing data. Working with our team of Quantity Surveyors & Building Inspectors, Joy inspects properties to see first-hand the quality of the buildings and fixtures to determine their full value for depreciation. She is a valuable member of our team with many years' experience in interpreting property tax legislation and producing professional depreciation schedules to help our clients achieve significant savings for their investments.



Australia Wide QS & Building Inspectors Team

Across Australia, our experienced and qualified teams of Quantity Surveyors, Building Inspectors, and Analysts are dedicated to delivering substantial benefits for our clients. Inspections are carried out on residential properties throughout Australia. Our teams have detailed checklists of all possible items to be inspected and costed. From here, this information is processed through our systems, reviewed and audited to ensure you receive accurate and compliant property depreciation reports.

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WHAT IS PROPERTY DEPRECIATION?



The definition of depreciation is “a reduction in the value of an asset over time, due in particular to wear and tear.”

The Australian Government allows you to claim depreciation allowances on buildings, plant and equipment associated with properties earning a rental income. Just like you claim wear and tear on equipment purchased for your business, you can also claim depreciation on your investment property reducing your taxable income.

Depreciation of Plant & Equipment: these allowances are based on the effective life of the items (eg. appliances, floor coverings, air conditioning, security systems).

Depreciation of Building: this allowance is based on historical construction costs of eligible parts of the building. Depending on the date of construction, you may be able to claim a deduction for part of the original costs. Calculations exclude any costs associated with plant & equipment, and land purchases.

Changes to Depreciation Legislation: Old vs New

On 15 November 2017, Government passed legislative amendments changing the Income Tax Assessment Act 1997 which prevents people from claiming depreciation on “previously used” plant & equipment in second-hand investment properties purchased AFTER 9 May 2017.

Now, investors owning “old or second-hand” properties can claim depreciation allowances ONLY on new items such as white goods, hot water system, air conditioners, purchased and installed to improve the value of the income producing properties.

Property owners whose principal place of residence is being used to generate rental income, can claim depreciation on plant & equipment, ONLY if the property became an investment property before 1 July 2017. Additional assets purchased and installed to enhance the property after 1 July 2017 will be eligible for depreciation as well.



Newly built investment properties purchased directly from Developers or Builders with plant and equipment items included in the sale are eligible for depreciation allowances. No date restrictions apply to these properties.

The depreciation allowance on structural elements of the buildings of existing and new investment property remains the same.