

**E-MAILED**  
20/5/2015



**ParkTrent**  
Properties Group™

Corporate Office

[www.parktrent.com.au](http://www.parktrent.com.au)

Licensed Real Estate Agents

Member of the REI

NSW, ACT, VIC, QLD, SA, WA

Licensed Migration Agent No. 9904550

***Depreciation is sadly often missed by investors, but it is a legitimate tax deduction. The Tax office admits that 52% of investors don't claim what they are legally entitled to.***

*What is Property Depreciation?*

A tax depreciation schedule is a report that outlines the depreciation allowances that a property investor is entitled to. Come tax time, you simply present your depreciation schedule to the tax accountant when completing your return. The tax depreciation schedule allows you to claim back money that would otherwise go to the tax man.

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

There are two types of allowance available: depreciation on Plant and Equipment, and depreciation on Building Allowance.

Plan and Equipment refers to items within the building such as ovens, dishwashers, carpet and 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.

*What is a Tax Depreciation Schedule & how will a Depreciation Schedule benefit me?*

A tax depreciation schedule reduces your liability on assessable income; it allows you to claim back money you would otherwise pay in tax.

A tax depreciation schedule is a report which outlines the depreciation allowances that an investor is entitled to. There are two types of deductions:

- A capital works deduction which applies to the building and structural improvements. Depending on the date of construction, the rate applied is either 2.5% or 4.0%.
- The second deduction is the plant and equipment allowance. Certain items of plant and equipment can be depreciated at an accelerated rate. For example: carpet, air-conditioning, curtains and appliances.

A depreciation schedule will help you pay less tax. The amount the depreciation schedule says you can claim effectively reduces your taxable income.

Depreciation is known as a "non-cash deduction" because it's the ONLY deduction that you don't have to pay for on an ongoing basis – the deductions are in-built within the purchase price of your property. Also, the cost of a depreciation schedule is 100% tax deductible; therefore purchasing depreciation is a win/win for the investor!

RECEIVED



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**Realise your full tax benefits with a professionally completed depreciation schedule**

The end of the financial year is an exciting time as you realise one of the benefits of property investment through your annual tax return. In order to receive the full financial benefits your accountant will require a depreciation schedule for your property.

A professionally completed depreciation schedule maximises the money you receive in your tax return. As a valued ParkTrent client, we are happy to assist you with arranging this schedule as part of our service to you.

If you would like ParkTrent to arrange for the preparation of a depreciation schedule, please complete your details below & either return via:

**Email:** warrenw@parktrent.com.au

**Fax:** 02 4226 2615

**Mail:** ParkTrent Properties Group – Attention: Warren Wade

PO Box 695 Wollongong East NSW 2520

**PANTANO & KREJSKA SMST PTY LTD**  
"I/we .....(name/s) request ParkTrent Properties Group to arrange for the preparation of a depreciation schedule for my/our property at 1/51 GIAPP ST, DRAYTON TOOWOOMBA, Q 4350.....(address)

**I/we acknowledge that a fee of \$595.00\*\* will be payable and I/we will complete and return the payment form to your office."**

\*\*Please ensure you mention and attach any invoices for additional fixtures. Tax deductible service fees:

- ~~\$595.00~~ for a standard depreciation schedule **\$ 500 AS AGREED**
- \$775.00 for full property inspection and depreciation schedule (necessary for properties over 3 months old)
- \$110 for property inclusive of a furniture package (in addition to the cost of the depreciation schedule)

Convenient payment options are available, please return the payment form attached.

We urge you to reply as soon as possible in order to maximise your tax return and avoid unnecessary delays.

Purchaser signature

*Anthony Pantano*  
**Anthony Pantano**

Print Name

**19/4/2015**

Date

Purchaser signature

*Isabell Krejska*  
**Isabell Krejska**

Print Name

**19/4/2015**

Date

If you have already arranged for your depreciation schedule to be completed and do not require assistance from ParkTrent we would appreciate it if you could call to let us know. Please don't hesitate to contact us if you have any questions regarding the depreciation schedule or anything else relating to your investment property.



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### Depreciation Schedule Payment Options

#### Option 1: Payment by Credit Card

Credit Card Type: Visa MasterCard

Credit Card Number: 4557 0110 2017 1191

Expiration Date: 12/17

Verification Number: 7115 (This number is located on the back of your credit card. It's the three-digit number found after your card number.)

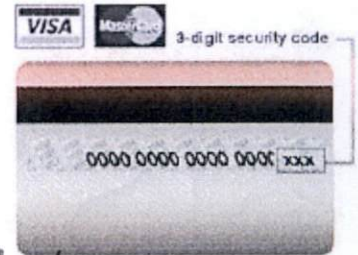
Name as it appears on Credit Card:

Anthony Pantano #500

Payment Amount (including GST): \$595.00 (Please note: If you have a furniture package, a further \$110.00 will apply. The price will also vary to \$775.00 if your property is more than 3 months old.)

I hereby consent for ParkTrent Properties Group Pty Ltd to deduct from my Credit Card the appropriate amount for a depreciation schedule for my property.

Cardholder's Signature: [Signature] Date: 19/4/2015



#### Option 2: Payment by Cheque

All payments of \$595.00 (inc. GST, payments may vary as noted above) must be made to: EASYPLAN FINANCIAL SERVICES PTY LTD

Address to: ParkTrent Properties Group Pty Ltd

Attn: Warren Wade

PO Box 695

Wollongong East NSW 2520

It would assist us greatly if you could return this form as soon as possible as it would allow us to process your Depreciation Schedule much faster. It would also help if you could attach a copy of the plans of the house and land and the breakdown costs.

#### Option 3: Direct Deposit Instructions

To deposit funds directly into our bank account please use the details below:

Bank: Westpac

Account Name: EPFS

BSB: 032 695

Account Number: 375 840

Amount: \$595.00 (inc. GST, payments may vary as noted above)

Deposit Reference: The reference is **DEP-** then your **SURNAME** (e.g. for client John Smith the reference would be **DEP-SMITH**)

Send us a confirmation of payment: You must send a copy of your bank payment receipt or confirmation of payment clearly showing your DEP-(your surname) via fax to 02 4226 2615 or email to warrenw@parktrent.com.au.

**A receipt will be issued to you as soon as your payment is received.**

Warren Wade

**Depreciation Co-ordinator**

**Phone:** 02 4253 2417

**Email:** warrenw@parktrent.com.au

\*Conditions apply