



Washington Brown

THE PROPERTY DEPRECIATION EXPERTS

Sydney | Melbourne | Brisbane | Canberra | Perth | Cairns | Adelaide | Hobart | Darwin



# Indicative Depreciation Report

T.M.C

# THE MACQUARIE COLLECTION

2113

# Stop Tipping The Tax Man!

If you own an investment property and you haven't had it professionally assessed for depreciation allowances, chances are you're paying too much tax!



Washington Brown  
THE PROPERTY DEPRECIATION EXPERTS



## We can help you maximise your tax savings:

Washington Brown are experts in tax depreciation for investment properties and accredited quantity surveyors. We will prepare an ATO compliant depreciation report on your property outlining the legal depreciation allowances you're entitled to claim.

## Important note:

All new investment properties qualify for depreciation and you can backdate your tax return if you have not been claiming or maximising your entitlements!

## What we offer:

- **Guaranteed savings!**  
If we don't achieve **FOUR** times our fee in deductions in the first 12 months of your report, the report will be **free**!
- **100% accuracy.**  
Washington Brown stand by the accuracy of our tax depreciation reports.
- **Strong track record.**  
We've assessed over 110,000 properties for tax depreciation allowances Australia-wide.
- **Expertise.**  
Our quantity surveyors are members of the Australian Institute of Quantity Surveyors and specialists in property tax depreciation.
- **ATO compliant format.**  
Our reports are easy to read, simply hand to your accountant at tax time.

T.M.C

## THE MACQUARIE COLLECTION

2113

**Do you own an investment property at The Macquarie Collection?**

**ACT NOW AND SAVE!!**

Use the attached application form and get your report for \$385 gst inc (usually \$770.)\*

\*First Owner in this specific new development only



**COMPLETE THE ATTACHED APPLICATION FORM FOR YOUR EXCLUSIVE DISCOUNT!**

## Tax Depreciation Application: Residential New Development

If you are unsure about any of the information below, please complete as much as you can and send the application form to us. We may be able to help you source any missing information.

PLEASE NOTE: This form and fee are only valid for clients who are first owners in this specific new development.

### 1. PROPERTY DETAILS

Investment property address:

Are you the first owner of the subject property: Yes:  No:  Purchase Price:

Date of settlement:  Date first available for rent:

Have you lived in the property: Yes:  No:

### 2. ADDITIONAL PROPERTY DETAILS (IF APPLICABLE)

Have you purchased anything for the property (e.g. Blinds, Microwave)?

Yes:  No:

If yes, please provide the item description, cost and purchase date details below or on a separate page

### 3. OWNERSHIP DETAILS

Purchase Name or Entity: (As per Contract of Sale)

Email:

Mobile:

Phone:

Fax:

### PAYMENT DETAILS

Once we have received all required information from you, we will commence preparation of your report. When your report nears completion, we will send an email requesting payment. This email will contain your invoice and will detail accepted payment methods.

**The fee for this form of service is \$385 GST inclusive, per report (Normally \$770). We require payment prior to us forwarding you the report. This fee is valid until June 30th, 2024.**

Submission of this form is confirmation that the above information is correct and that you are unaware of the actual construction costs. By submitting this form you are agreeing to Washington Brown's terms & conditions available here: <https://www.washingtonbrown.com.au/terms/>

Name:

Date:

T.M.C

**THE MACQUARIE  
COLLECTION**

2113

**Three bedroom, two bathroom apartment with study and two car spaces**

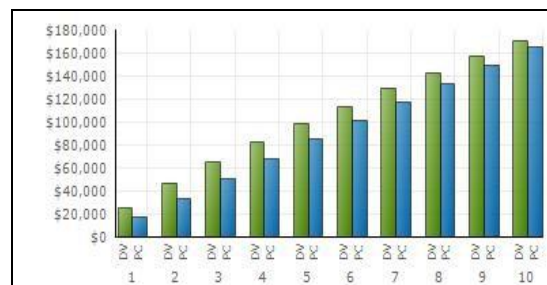
Washington Brown's estimate is based upon a selling price of \$1,450,000. Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers and assume the property will be available for rent from settlement.

	<b>Diminishing Value</b>	<b>Prime Cost</b>
<b>Year 1*</b>	<b>\$27,000</b>	<b>\$18,000</b>
<b>Year 2</b>	<b>\$20,000</b>	<b>\$18,000</b>
<b>Year 3</b>	<b>\$18,000</b>	<b>\$18,000</b>
<b>Year 4</b>	<b>\$17,000</b>	<b>\$18,000</b>
<b>Year 5</b>	<b>\$16,000</b>	<b>\$18,000</b>
<b>Year 6</b>	<b>\$16,000</b>	<b>\$16,000</b>
<b>Year 7</b>	<b>\$15,000</b>	<b>\$16,000</b>
<b>Year 8</b>	<b>\$15,000</b>	<b>\$16,000</b>
<b>Year 9</b>	<b>\$14,000</b>	<b>\$15,000</b>
<b>Year 10</b>	<b>\$14,000</b>	<b>\$15,000</b>

Washington Brown will provide investors in this development with a comprehensive Tax Depreciation Report at an exclusive discounted rate. To take advantage of this offer, complete the attached application form and return via fax on 1300 990 613 or email to sales@washingtonbrown.com.au

The figures above are an estimate only and should only be used as a guide. Data from this report cannot be used for taxation purposes, a more detailed report is required by the Tax Commissioner.

Washington Brown Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.



**YEAR 1\* --- IS BASED UPON A FULL YEAR'S CLAIM (365 DAYS)**

T.M.C

## THE MACQUARIE COLLECTION

2113

### Three bedroom, two bathroom apartment with two car spaces

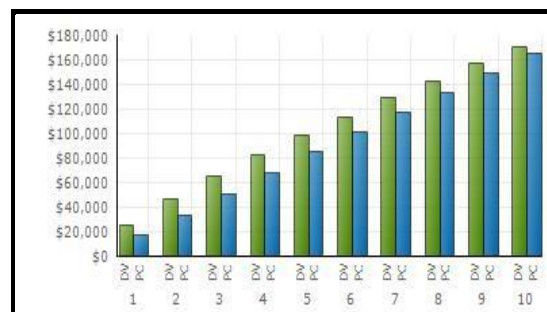
Washington Brown's estimate is based upon a selling price of \$1,400,000. Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers and assume the property will be available for rent from settlement.

	<b>Diminishing Value</b>	<b>Prime Cost</b>
<b>Year 1*</b>	<b>\$27,000</b>	<b>\$18,000</b>
<b>Year 2</b>	<b>\$20,000</b>	<b>\$18,000</b>
<b>Year 3</b>	<b>\$18,000</b>	<b>\$18,000</b>
<b>Year 4</b>	<b>\$17,000</b>	<b>\$18,000</b>
<b>Year 5</b>	<b>\$16,000</b>	<b>\$18,000</b>
<b>Year 6</b>	<b>\$16,000</b>	<b>\$16,000</b>
<b>Year 7</b>	<b>\$15,000</b>	<b>\$16,000</b>
<b>Year 8</b>	<b>\$15,000</b>	<b>\$16,000</b>
<b>Year 9</b>	<b>\$14,000</b>	<b>\$15,000</b>
<b>Year 10</b>	<b>\$14,000</b>	<b>\$15,000</b>

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**YEAR 1\* --- IS BASED UPON A FULL YEAR'S CLAIM (365 DAYS)**

T.M.C

**THE MACQUARIE  
COLLECTION**

2113

**Two bedroom, two bathroom apartment with study and car space**

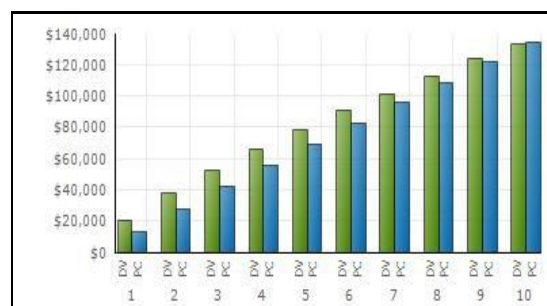
Washington Brown's estimate is based upon a selling price of \$1,050,000. Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers and assume the property will be available for rent from settlement.

	<b>Diminishing Value</b>	<b>Prime Cost</b>
<b>Year 1*</b>	<b>\$22,000</b>	<b>\$14,000</b>
<b>Year 2</b>	<b>\$16,000</b>	<b>\$14,000</b>
<b>Year 3</b>	<b>\$14,000</b>	<b>\$14,000</b>
<b>Year 4</b>	<b>\$13,000</b>	<b>\$14,000</b>
<b>Year 5</b>	<b>\$13,000</b>	<b>\$14,000</b>
<b>Year 6</b>	<b>\$12,000</b>	<b>\$13,000</b>
<b>Year 7</b>	<b>\$11,000</b>	<b>\$13,000</b>
<b>Year 8</b>	<b>\$11,000</b>	<b>\$12,000</b>
<b>Year 9</b>	<b>\$11,000</b>	<b>\$12,000</b>
<b>Year 10</b>	<b>\$11,000</b>	<b>\$12,000</b>

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## THE MACQUARIE COLLECTION

2113

### Two bedroom, two bathroom apartment with car space

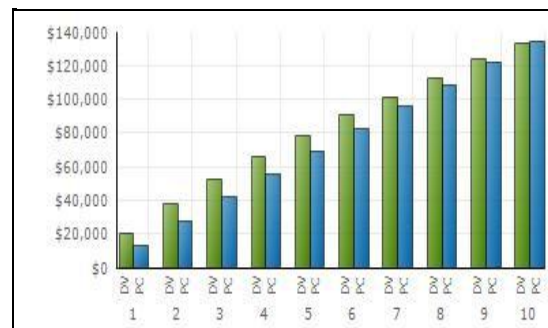
Washington Brown's estimate is based upon a selling price of \$950,000. Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers and assume the property will be available for rent from settlement.

	<b>Diminishing Value</b>	<b>Prime Cost</b>
<b>Year 1*</b>	<b>\$22,000</b>	<b>\$13,000</b>
<b>Year 2</b>	<b>\$16,000</b>	<b>\$13,000</b>
<b>Year 3</b>	<b>\$14,000</b>	<b>\$13,000</b>
<b>Year 4</b>	<b>\$13,000</b>	<b>\$13,000</b>
<b>Year 5</b>	<b>\$12,000</b>	<b>\$13,000</b>
<b>Year 6</b>	<b>\$12,000</b>	<b>\$12,000</b>
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<b>Year 8</b>	<b>\$11,000</b>	<b>\$12,000</b>
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**THE MACQUARIE  
COLLECTION**

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**One bedroom, one study, one bathroom apartment**

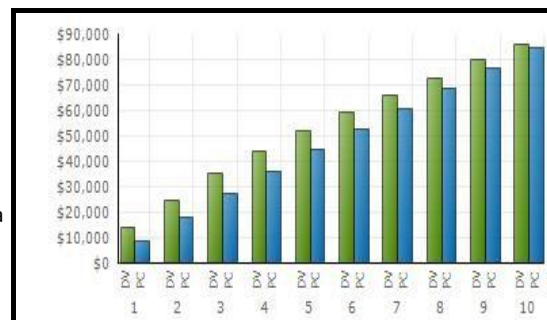
Washington Brown's estimate is based upon a selling price of \$750,000. Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers and assume the property will be available for rent from settlement.

	<b>Diminishing Value</b>	<b>Prime Cost</b>
<b>Year 1*</b>	<b>\$16,000</b>	<b>\$9,000</b>
<b>Year 2</b>	<b>\$11,000</b>	<b>\$9,000</b>
<b>Year 3</b>	<b>\$10,000</b>	<b>\$9,000</b>
<b>Year 4</b>	<b>\$9,000</b>	<b>\$9,000</b>
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<b>Year 7</b>	<b>\$8,000</b>	<b>\$9,000</b>
<b>Year 8</b>	<b>\$8,000</b>	<b>\$9,000</b>
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### 2. ADDITIONAL PROPERTY DETAILS (IF APPLICABLE)

Have you purchased anything for the property (e.g. Blinds, Microwave)? Yes:  No:

If yes, please provide the item description, cost and purchase date details below or on a separate page

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Mobile:

Phone:

Fax:

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Name:

Date: