

# A simple way to **Get Money Back** from your investment property

Discover how to maximise  
your property investment by  
paying less tax

**Call 1300 388 088**

For Further Information and a  
**FREE CONSULTATION**





# Pay Less Tax and Put More Money in your pocket with a Northwind Tax Depreciation Schedule

## What Is a Tax Depreciation Schedule?

If you have a property that generates income, you are eligible to claim depreciation of the building, fixtures and fittings in the form of a tax depreciation schedule.

This amount is offset against your taxable income so you **pay less tax** and that means more money in your pocket.

## You can benefit from a Northwind Tax Depreciation schedule with:

- ✔ **A new property**  
Construction of a new building or purchase a new property
- ✔ **An older property**  
Purchase an existing property
- ✔ **Renovations and extensions to an existing property**  
The renovation work or extensions can be carried out by yourself or even if it was done by the previous owner

# 5 Simple Steps to get your biggest cash return with us...



## 1 Gather accurate background detail

about your property including contacting local authorities, solicitors and agents. We use this information to apply various strategies to maximise your deduction.



## 2 Inspect your property in detail

including inside the property, outside the property and common areas (if applicable) making sure that nothing is missed. We also take photos, measurements and record all building depreciation assets. We treat all parties involved with utmost respect and courtesy, and treat the property as if it were our own.



## 3 Choose the best strategy

and calculate the maximum depreciation and produce an ATO compliant report.

We use our own unique unparalleled 202 step Quality Assurance System to ensure maximum deduction is achieved. The higher we can claim for you, the less tax you have to pay.

Our ATO compliant report will ensure no problems with the ATO if you have an audit. And we are always happy to deal with the ATO on your behalf in relation to the report.



## 4 Work with your accountant

to adopt the best possible solution and maximise your tax return.

We create your property portfolio in our database and can answer any queries from your accountant at anytime.

The format of our reports is easy to follow and easy to use, by your accountant this means it will save you time and money. If you change your accountant in the future, we can provide all necessary information and advice required to save you time and money!



## 5 Claim your deduction

and pay less tax (more money in your pocket).

Your accountant will use our report to lodge deductions with the ATO so that you pay less tax.

**We provide full support for the life of your report!**

## How Much Could You Get Back?

Many investors are surprised at how much money the ATO have for them. Here are some typical amounts you could claim on your investment property.

These show you how much you could claim each year. The benefit available does vary on the type of building, the year of the construction and the quality of the fixtures and fittings.

Property Type	Purchase Price	Year 1 Depreciation	Year 1-10 Accumulated Depreciation
Apartment 1 Bedroom	\$515,000	\$14,500	\$99,500
Apartment 2 Bedroom	\$675,000	\$17,800	\$122,500
Townhouse 3 Bedroom	\$665,000	\$14,500	\$113,500
Residential House 3 Bedroom	\$760,000	\$15,200	\$144,700
Old Property with Renovation	\$830,000	\$9,800	\$73,200

## What do our clients say about us?

*"I really appreciate the outstanding work Northwind did and the exceptional turn around speed. Also the quality of the work is second to none"*

**David Gagovski**

Property Investor and Happy Client

*"I would have to say that my experience with Northwind has been very satisfactory. This exceptional customer services showing the customer that you really care. In additional all contact was very professional."*

**Beau Foster**

Property Investor and Happy Client

*"Thank you for your prompt, professional and hassle free service. From start to finish this process was almost seamless from my point of view, it has been an absolute pleasure to conduct business with an organization which makes everything so easy."*

**Andrew Dennis**

Property Investor and Happy Client

# 6 Reasons why you should work with Northwind.

**1 Northwind is proudly registered on the panel of Quantity Surveyors for some of the leading Financial Institutions.** That means you can ensure that our expert knowledge and experience is applied to assist you to maximise your tax deduction.

**2 Nothing will be missed.** We will capture every single item and help you claim as much as is allowable. We have created our own proprietary 202 point quality system which ensures nothing is missed. All reports go through a 3 step Quality Assurance check before they are issued.

**3 We deal with everyone professionally and with courtesy.** We believe in good old-fashioned manners and service, and I'm sure you do too. You, your property manager, your tenant and your accountant will always be treated with utmost courtesy, respect and co-operation throughout the whole process.

**4 Your property will only be inspected by a qualified quantity surveyor employed by us.** We do not outsource our work. Your report will be prepared by one of our highly qualified and trained professionals. This way you can be certain of receiving every deduction possible.

**5 We are not a factory,** we are a boutique firm. We don't believe that one size fits all. We use different strategies until the maximum depreciation is reached for your unique situation.

**6 Quick Turn around,** from the time of inspection to the delivery of the report will be 3-5 working days, subject to all information being provided.

Your Report will be detailed and comprehensive with depreciation options and will have a lifespan of 40 years, all for a one-off investment.



# Triple Your Money Guarantee

If your tax depreciation deduction for the first year is not **triple** our fee, we will completely refund your money.

## Your Next Step

To maximise your tax deductions this year, simply complete the application form on our website [www.northwindqs.com.au](http://www.northwindqs.com.au) or call us on **1300 388 088** and speak to one of our friendly, qualified Quantity Surveyors.

## Contact us

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