

Welcome to our first newsletter for 2021. We hope this year has started off well for you all. In this edition we will be looking at Tax Depreciation Schedules and making the most from your investment property.

## TAX DEPRECIATION SCHEDULES

Depreciation is the accounting method used for calculating the loss in value for a building and its fixtures and fittings over time. With a Tax Depreciation Schedule, you can claim that loss on rental properties as a deduction in your tax return every year until the cost of the asset is fully written off (generally 40 years).

### BENEFITS OF TAX DEPRECIATION

The Australian Taxation Office allows you to claim depreciation as a deduction in your tax return so you will pay less tax. It forms a significant part of any successful investment strategy but is often missed by many property investors.

### WHY GET A TAX DEPRECIATION SCHEDULE?

- For financial gain
- To generate additional cash flow that can be used to fund other investments.
- Amend up to two prior tax returns if you haven't claimed depreciation previously
- A single report can be used year after year for up to 40 years of tax returns.

For more information please contact your property manager who can arrange to have a free depreciation estimate emailed to you.

## REWIA MARKET UPDATE



## MARKET APPRAISALS

Given the current market activity as shown in the statistics, now is an opportune time to consider renting out your property or adding to your portfolio. If you would like a complimentary and realistic rental market appraisal, or you know someone that may be interested in finding out how much rent they could achieve for their property, please contact Anita or Rebecca by phone or email to arrange a complimentary appraisal. We would love to assist and warmly welcome referrals.

## LEGISLATION UPDATES

As you are probably aware, back in September 2020 the moratorium (also known as the big freeze) on evictions and rent increases was extended to the 28th of March 2021. In the meantime, we have been working hard behind the scenes to negotiate lease renewals and increases with tenants and owners to take effect at the end of the moratorium emergency period. We will keep you posted of any new developments along the way. We are optimistic that the terms of the moratorium will be amended to allow for rent increases and terminations to continue again as normal. Please feel free to contact your property manager if you have any questions or concerns.