



**MCG QUANTITY
SURVEYORS**

**Your Property
Our Expertise**

TAX DEPRECIATION: MADE SIMPLE

In Victoria, our industry first data shows across all new property types that the average first full year deduction is \$15,979.76. For existing properties that are impacted by the 2017 Budget changes, the average first full year deduction is \$6,154.60.

Investors are missing out on thousands of dollars of unclaimed deductions every year! Is this you? Our research shows that investors who leave it too long to claim depreciation are missing out on an average of \$20,537 in deductions. As your investment property gets older, the building along with the fixtures and fittings decline in value year after year, which is referred to as depreciation. A Tax Depreciation Schedule will determine exactly how much value will be lost, and then allow you to claim it as a deduction that helps reduce your taxable income.

Our 40-year Tax Depreciation Schedule is ATO compliant. MCG Quantity Surveyors take pride in giving you the highest possible depreciation deductions at a competitive price. With our double the fee guarantee, either the report puts money back in your pocket, or we won't proceed.

OUR FEE IS 100% TAX DEDUCTIBLE



**MCG QUANTITY
SURVEYORS**

**Your Property
Our Expertise**



Brand New House, Victoria

Total Build Cost - \$377,785

First Year Deductions: \$18,171 | 5 Years Deductions: \$76,219



Brand New Townhouse, Victoria

Total Build Cost - \$285,150

First Year Deductions: \$12,827 | 5 Years Deductions: \$49,770



10 Year Old House, Victoria

Total Depreciation: \$191,981

First Year Deductions: \$5,875 | 5 Years Deductions: \$25,220



20 Year Old House, Victoria

Total Depreciation: \$121,843

First Year Deductions: \$5,391 | 5 Years Deductions: \$23,249



Pre 1987 Build House with Renovations made, Victoria

Total Depreciation: \$101,525

First Year Deductions: \$3,875 | 5 Years Deductions: \$15,257

**WE'RE BACK-TO-BACK CLIENT
CHOICE AWARD WINNERS**



**MCG is ATO compliant, are registered
tax agents and AIQS members.**