Bought an investment property late in last financial year? Make it count, claim your deductions!

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It doesn’t matter how recently you bought your rental property – even if it was just a couple of weeks out from the end of the financial year – it’s always worth getting a depreciation schedule done sooner rather than later.

Whether you’ve owned the property for only three days or three months on June 30 – you are still entitled to claim for immediate write off, low cost assets, as well as pro-rata of the building and large assets. You’d be surprised to find out many investors claim up to $3,000 for brand-new properties and more for just the first week of holding their investment property.

Immediate write-off assets are anything you've bought brand-new for the building that was under $300 – things like smoke alarms, door closers, exhaust fans and so on.

In addition, any asset you've bought brand-new (or is existing and valued at time of purchase) for between $300 and $1,000 can be depreciated as a low-cost asset by 18.75% of its value in the first year. Think blinds, ceiling fans, automatic garage door motors, range hoods etc. As a tip, if you've been considering installing any items in the property, now's a great time to go out and purchase them and claim their depreciation in this year's tax return.

Unfortunately, not many people are aware that you are able to make these claims – including some accountants - so if you have just purchased an investment property, it is well worth checking what depreciation deductions you would be entitled to this year.

You can also request a free detailed estimate specifically for your property here http://capitalclaims.com.au/free-estimate-depreciation-deduction/.

It's also well worth keeping in mind that if you have a property that is under construction and likely to be handed over around the end of this financial year, completing the purchase before June 30 means you won't have to wait a year to claim your deductions.

Similarly, if you are purchasing a property you will be able to recoup some of your costs through savings you'll make from depreciation.

So, if you've just bought an investment property late this year be sure to contact us for an estimate or a quote. You could improve your tax return by thousands.

Who can I talk to about depreciation for my investment property?

A Capital Claims Tax Depreciation team member will be very happy to answer any questions you may have about claiming depreciation on your investment property. You can contact Alex during business hours on 1300 922 220 or via email on alexk@capitalclaims.com.au.