

Maximise your tax allowances.



The Tax Depreciation Group brings together a unique team of specialists combining tax, accounting, surveying and legal skills with particular expertise in property issues and construction expenditures. Tax depreciation is the means by which an entity writes off its qualifying capital expenditure against its profits. Our group specialises in analysing such capital expenditure and maximising the tax allowances available.

Our advice is relevant when a client:

- buys or sells a property
- constructs a new building
- refurbishes an existing building
- fits out either a leasehold or freehold property.

Maximisation of tax depreciation

By applying our unique mix of skills, we are able to claim capital allowances on a much higher proportion of the cost of a building than would have traditionally been claimed.

New builds

In the case of the construction of new buildings, we liaise directly with the design team to obtain the construction cost documentation such as: bills of quantities, tender documentation, final accounts etc.

We then analyse this documentation and maximise the claims using our experience of legislation, relevant case law and Revenue practice.

Second-hand buildings In the case of an acquisition of a secondhand building, our group has the expertise to dissect the purchase consideration between the site value, reconstruction costs of the building and finally the cost of the plant and machinery qualifying for capital allowances.

Entitlement issues

It is of primary importance that the entitlement to claim the allowances is established at the outset. The entitlement issue is set out in the tax legislation and is a matter of fact. Our specialists have the skills and experience to interpret and apply statute and precedent case law according to each client's individual circumstances. In our experience, the entitlement to claim should be addressed at the earliest stage in a transaction and appropriately reflected in the legal documentation.

Tax efficient design

It is often beneficial if we have an early input into the design of buildings in order to maximise the tax depreciation claims. This may be as simple as altering specification, or in some circumstances providing advice in relation to the overall design of a building.

Energy efficient equipment

The accelerated capital allowance regime in respect of energy efficient equipment allows companies which have incurred expenditure in respect of specified energy efficient equipment to claim capital allowances equal to 100% of the capital expenditure incurred in respect of qualifying energy efficient equipment.

In order to qualify for the accelerated capital allowances the equipment must be approved and listed by the minister for Communications, Energy and Natural Resources. We can assist in liaising with Sustainable Energy Ireland to ensure that equipment purchased is listed on the accelerated capital allowances specified list.

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