


# WHAT ARE THE TAX BENEFITS OF INVESTING IN ACCOMMODATION MODULES?

Discover the tax benefits of modular accommodation. Learn how relocatable units can save you money, attract staff, and offer flexible solutions. Start the conversation with your accountant today.

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## What Are the Tax Benefits of Investing in Accommodation Modules?

If you're thinking about investing in modular accommodation, you probably already know about the benefits they bring to your business. They're quick to set up, built to last, and can even help attract and keep the staff you need. But here's something you might not have considered: **they can also save you money at tax time.**

Tax rules can be tricky, and everyone's situation is different. That's why it's worth having a chat with your accountant or tax advisor to see how modular accommodation fits into your financial strategy. To get you started, here's a simple rundown of what to ask, plus why modular accommodation stands out from the pack.

### Why Modular Accommodation is Different?

Unlike traditional site-built structures, modular accommodation is fully completed off-site and delivered to your location ready to use. These aren't your average temporary sheds or shacks—they're high-quality, relocatable units that offer all the comforts of a fixed building but with the flexibility of being moved when needed.

This unique design makes them more like equipment than a permanent structure. That flexibility can make a difference when it comes to tax. While the tax office might treat them as equipment in some cases, it's not guaranteed—classification depends on how you use them. That's why getting the right advice is essential.

### Starting the Tax Conversation

Here are a few key questions to bring up with your accountant or tax advisor to explore potential tax savings:

#### 1. Can I Write Off the Cost Straight Away?

Some assets qualify for instant asset write-offs or accelerated depreciation. Modular accommodation

might fit the bill, depending on how it's classified and how your business operates.

#### 2. How Do I Claim Depreciation?

- Could modular accommodation be treated like equipment, allowing **faster depreciation**?
- Or will it be seen as a fixed structure, making it eligible for capital works deductions over a longer period?

#### 3. Are Relocation Costs Tax-Deductible?

One big advantage of modular units is that they're relocatable. Ask if the costs of moving them between sites can be claimed as a business expense.

#### 4. Can I Claim GST Input Credits?

If you're registered for GST, you might be able to claim back the GST paid on your modular unit. This can make a significant difference to your upfront costs.

#### 5. What Ongoing Expenses Can I Deduct?

Running costs like maintenance, insurance, or utilities may be **tax-deductible**. Even upgrades or modifications could qualify, so it's worth asking.

#### 6. Are There Grants or Incentives Available?

Government **initiatives** vary by industry and location, offering potential rebates or tax offsets. If you're in agriculture, mining, or construction, there might be industry-specific programs you can take advantage of.



## Why Tax Rules Can Vary?

The tax office considers several factors when classifying assets:

- **How It's Used:** Is it permanent staff accommodation, or is it a temporary office on a worksite?
- **Industry Needs:** Different rules may apply in industries like farming, mining, or construction.
- **Where You're Based:** State and federal incentives come and go, often targeted at regional development or sustainability.

Because these factors differ from one situation to the next, your accountant is your best guide to finding the right approach.

## More Than Just Tax Savings

While tax benefits are a nice bonus, modular accommodation is a smart investment for plenty of other reasons:

- **Keep Your Team Happy:** Comfortable, well-designed accommodation helps attract and retain the staff you need.
- **Flexibility:** Relocatable units mean you can adapt as your needs change.
- **Quick Turnaround:** Modular units are delivered ready to use, saving time and reducing stress.


As Aruva Modular puts it, we build practical designs that make life easy with a great return on your investment.


## Your Next Steps

Here's how to make the most of your investment:

1. **Speak to Your Accountant:** Bring up the questions in this article to explore potential savings.
2. **Do Your Research:** Keep an eye out for government incentives that might apply to your industry or location.



 1300 59 59 31

 info@aruva.au

 5 Sunny Bank Road, Lisarow NSW 2250

 Futurebuild Group Pty Ltd. ABN: 98 150 296 558

3. **Choose the Right Partner:** With Aruva Modular, you get more than a product—you get a process that's simple, efficient, and reliable.

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## A Final Word

When you invest in modular accommodation, you're not just getting a practical solution for your property—you're unlocking a range of benefits, from happy staff to potential tax savings. Take the time to talk to your advisor, plan ahead, and reap the rewards.

