



Maximise the
CASH RETURN
on commercial property

Depreciate and save

Property depreciation is the wear and tear of buildings and assets within a property over time. The Australian Taxation Office (ATO) allows the owners of income producing properties to claim this depreciation as a tax deduction.

A depreciation schedule is required to maximise depreciation deductions and to substantiate these deductions in a tax return.

The ATO recognises that Quantity Surveyors are one of the only professions to have the necessary skills to estimate construction costs for depreciation purposes (TR97/25).

BMT Tax Depreciation Quantity Surveyors specialise in property depreciation and help Australian commercial property owners to maximise their cash return.

BMT are experienced with completing depreciation schedules for a vast range of commercial properties: hotels, industrial buildings, storage sheds, petrol stations, pubs, vineyards, retail, nursing homes, manufacturing, offices and many more.

Maximise cash returns

Comprehensive depreciation schedules

Our customised depreciation schedules and services include:

- Forty year report to last the life of the property
 - Industry specific legislation used to maximise deductions
 - Alternate methods of depreciation to suit your scenario
 - BMT's professionally trained staff will inspect your property to ensure every deduction is found.
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Commercial tenants

Tenants of commercial properties are able to claim depreciation for any fit out that they undertake on the commercial property. It is important that a qualified Quantity Surveyor is consulted to ensure that deductions for commercial property tenants are identified separately to the owner's deductions and are maximised.

Real deductions, real returns for all commercial properties

The table below shows an estimate of likely deductions. The depreciation deductions available greatly depend on the building's age, use and fit out.

Deduction Assessment			
	Purchase price	Year 1 depreciation	Year 1-5 depreciation*
Retail	\$500,000	\$18,500 - \$23,900	\$69,300 - \$89,500
Retail	\$2,000,000	\$84,500 - \$95,500	\$302,500 - \$332,500
Office	\$600,000	\$24,000 - \$31,200	\$91,500 - \$119,700
Office	\$900,000	\$34,200 - \$43,800	\$123,500 - \$164,500
Industrial	\$550,000	\$19,800 - \$26,100	\$73,200 - \$94,500
Industrial	\$1,000,000	\$39,200 - \$51,200	\$139,500 - \$185,500
Hotel	\$2,000,000	\$91,200 - \$102,200	\$315,200 - \$345,200
Large Office tower	\$25,000,000	\$850,500 - \$1,400,000	\$3,850,000 - \$5,500,000
Small Industrial Shed	\$300,000	\$8,500 - \$12,500	\$42,500 - \$55,500

* This is a cumulative amount.



Estimate your likely deductions with the BMT Tax Depreciation Calculator online or via the app. Visit bmtqs.com.au/calc



BMT makes it easy

Just call and we'll handle the rest.

1. Property details

Tell us about the property.

2. Site inspection

We will keep you up to date as one of our professional staff members inspects your property.

3. Claim deductions

Your customised depreciation schedule is delivered to you and your nominated Accountant within five to seven days of all the information being gathered.

BMT fee guarantee

Double our fee in deductions in the first full year or there is no charge for our service.

Request an estimate

To request an estimate of the likely deductions on your commercial property:



Call us on 1300 728 726



Fax form back to 1300 728 721



Email commercial@bmtqs.com.au



Visit bmtqs.com.au/investor

Name

Property Address

State

Postcode

Email

Mobile

Offices

Local Call	1300 728 726	Melbourne	03 9654 2233
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Newcastle	02 4978 6477	Canberra	02 6257 4800
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