



Maximise the
CASH RETURN
on your investment 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).

Owners who exchange contracts on a second-hand residential investment property after 7:30pm on the 9th of May 2017 may be affected by legislation changes passed in November 2017.

Regardless of when a residential property is purchased there are likely to be substantial deductions still available. It's worth discussing every property scenario with BMT Tax Depreciation.

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

Maximise cash returns

Comprehensive depreciation schedules

BMT cater for a range of property scenarios including houses, apartments, units and commercial buildings. Our customised depreciation schedules include:

- Forty year report to last the life of the property
- Multiple methods of depreciation
- Split reports for multiple owners.

Smart investors choose BMT

Highly recommended

Choose the preferred property depreciation specialist for Accountants and Property Professionals across Australia.

Peace of mind

Enjoy peace of mind knowing that our depreciation schedules are **ATO compliant**. We offer an **Australia-wide service** and a **flat fee** for all locations.



Tax depreciation specialists

Our professionally trained staff will inspect your property to ensure that every deduction is found.



Real deductions, real returns

The below table outlines typical deductions found on both old and new properties for our clients.

BMT deduction assessment				
	New unit	Old unit (1970)	New 3BR house	Old 3BR house (1970)
Purchase price	\$550,000	\$490,000	\$650,000	\$550,000
Year 1 depreciation	\$12,800	\$6,900	\$11,200	\$6,000
Year 1 - 5 cumulative depreciation	\$55,040	\$28,980	\$48,160	\$25,200
Average annual cash return*	\$4,073	\$2,145	\$3,564	\$1,865

Significant deductions are usually available despite a property's age.

*(First five years, calculated on a 37% tax rate.)

The properties in this table all exchanged contracts prior to 7:30pm on the 9th of May 2017.



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 some basic information about your property. We will find the rest.

2

Site inspection

A site inspection is completed by one of our qualified staff members.

3

Claim deductions

Your schedule will be **available within 5-7 days** of all information being received. BMT can even forward your schedule to your Accountant directly, saving you time.

BMT fee guarantee

We'll find double our fee in deductions in the first full financial year or we won't charge for our services

Free estimate

To request an estimate of your likely deductions:



Call us on 1300 728 726



Fax form back to 1300 728 721



Email investor@bmtqs.com.au



Visit www.bmtqs.com.au/investor

Enquiry form

Name

Property type (residential or commercial)

Property address

	State	Postcode
Email	Mobile	

Offices

		Local call	1300 728 726
Sydney, City	02 8265 5500	Melbourne	03 9296 6200
Sydney, Parramatta	02 9633 5830	Adelaide	08 8193 5900
Newcastle	02 4978 6477	Canberra	02 6257 4800
Brisbane	07 3513 7400	Perth	08 6318 8700
Cairns	07 4031 5699	Hobart	03 6231 7100
Gold Coast	07 5526 3520	Darwin	08 8924 8200

