

# BMT Tax Depreciation

QUANTITY SURVEYORS



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).

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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 give you more, our customised depreciation schedules include:

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

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# Smart investors choose BMT

## Accountants recommend

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

## Peace of mind

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



## Tax depreciation specialists

**Talk to an expert.**

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



## Real deductions, real returns - new and old properties

The table below outlines real deductions found for our clients.

### BMT deduction assessment

	New unit	Old unit (1970)	New 3BR house	Old 3BR house (1970)
Purchase price	\$450,000	\$400,000	\$600,000	\$500,000
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.)



Estimate your likely deductions  
with the BMT Tax Depreciation  
Calculator online or via the app.  
Visit [bmtqs.com.au/calc](http://bmtqs.com.au/calc)



## BMT makes it easy

Just call and we'll handle the rest.

### 1. Property detail

Tell us about the property.

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### 2. Site inspection

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

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### 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

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

## Request an 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](mailto:investor@bmtqs.com.au)



**Visit** [bmtqs.com.au/investor](http://bmtqs.com.au/investor)

## Enquiry form

Name

Property address

	State	Postcode
Email	Mobile	

## Offices

		Local call	1300 728 726
Sydney, City	02 9241 6477	Melbourne	03 9654 2233
Sydney, Parramatta	02 9633 5830	Adelaide	08 8231 1133
Newcastle	02 4978 6477	Canberra	02 6257 4800
Brisbane	07 3221 9922	Perth	08 9485 2111
Cairns	07 4031 5699	Hobart	03 6231 6966
Gold Coast	07 5526 3520	Darwin	08 8941 3115