

# BMT Tax Depreciation

QUANTITY SURVEYORS



Maximise the  
cash return  
on residential and  
commercial property

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# BMT Tax Depreciation

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## 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 claims in a tax return. Quantity surveyors are one of the only professionals recognised by the ATO with the necessary skills to estimate construction costs for depreciation purposes.

BMT specialise in providing comprehensive, ATO compliant depreciation schedules. Our team provides a specialised service including:

- a forty year schedule to last the life of the property
- a site inspection by a BMT depreciation specialist
- multiple methods of depreciation
- split reports for multiple owners.

We work with your accountant to ensure the process is worthwhile.

**Each schedule is protected by the BMT Guarantee** - if we can't find double our fee in deductions in the first full financial year there will be no charge for our services.



# Commercial properties

Whether you're a commercial property owner or a tenant, you could be entitled to claim thousands in depreciation. BMT have prepared thousands of depreciation schedules for commercial properties across Australia.

We still find owners every day missing out on this lucrative deduction. Our expertise spans businesses of all sizes, across all industries including farms, hospitals, industrial, retail, offices and more.

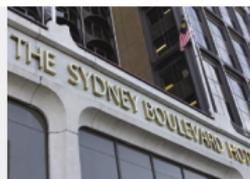
Deduction assessment			
	Purchase price	Year 1 depreciation	Year 1-5 depreciation*
Hotel	\$2,300,000	\$92,300 - \$104,100	\$318,900 - \$349,500
Industrial warehouse	\$1,150,000	\$40,600 - \$51,900	\$141,800 - \$188,100
Large office tower	\$26,450,000	\$855,900 - \$1,490,000	\$3,920,000 - \$5,630,000
Office	\$940,000	\$34,900 - \$44,500	\$125,300 - \$167,400
Retail	\$1,400,000	\$65,200 - \$76,400	\$256,400 - \$304,100

\*The depreciation deductions in this example have been calculated using the diminishing value method of depreciation.

## Our experience

**Property:** Sydney Boulevard Hotel

**Location:** Sydney, NSW



**Property:** Warehouse

**Location:** Dandenong, VIC

**Property:** Westpac House

**Location:** Adelaide, SA





# Residential investment properties

As the owner of a residential investment property, claiming maximum depreciation deductions will increase your cash flow. Tax depreciation is most often missed as you don't need to spend any money on your property to claim these deductions each financial year.

Residential properties, both new and old, have depreciation available. We find residential property investors an average of almost \$9,000 in first full financial year deductions.

Here are examples of typical deductions we've found on both new and second-hand properties:

BMT deduction assessment				
	Purchase price	Year 1 depreciation	Year 1 - 5 cumulative depreciation	Average annual cash return*
<b>New unit</b>	\$560,000	\$13,856	\$58,824	\$4,353
<b>Second hand unit (2005)</b>	\$548,000	\$4,655	\$23,275	\$1,722
<b>New 3BR house</b>	\$649,000	\$12,795	\$53,502	\$3,959
<b>Second hand 3BR house (2005)</b>	\$627,500	\$6,992	\$34,960	\$2,587

The properties in this table all exchanged contracts post 7:30pm on 9 May 2017.  
 \*First five years, calculated on a 37% tax rate.

# BMT make it easy

The process is simple

1

## Property details

Tell us some basic information about your property. We'll find the rest.

2

## Site inspection

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

3

## Claim deductions

Your schedule will be **available within 5-7 days** of all information being received.

## About *My*BMT

It's never been easier to manage your depreciation and property investment needs thanks to MyBMT.

- Calculate a depreciation estimate on any property
- Request depreciation schedules and insurance quotes
- View, update and download current schedules
- Upload property files, photos and receipts
- Add members of your investment team
- Calculate the after-tax holding costs for any property
- View a comparison-based valuation on your property

Register for MyBMT via [mybmt.bmtqs.com.au](https://mybmt.bmtqs.com.au)

[bmtqs.com.au/save](https://bmtqs.com.au/save)

## Free estimate

To request an estimate of your likely deductions:



**Call** 1300 268 222



**Fax** 1300 728 721



**Email** [save@bmtqs.com.au](mailto:save@bmtqs.com.au)



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

## Enquiry form

Name

Property type

Residential  Commercial

Property address

State

Postcode

Email

Mobile

## Offices

Sydney	02 8265 5500	Melbourne	03 9296 6200
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