

Examples of Deductions Available

The depreciation benefit obtainable depends greatly on the type of building, its age, use and fitout. Based on the Diminishing Value method of depreciation, several building scenarios are provided as an approximate guide.

Building Type	Purchase Price	Year 1 Depreciation	Year 1-5 Cumulative Depreciation
1 BR Unit	\$300,000	\$9,000	\$40,000
2 BR Unit	\$400,000	\$12,000	\$50,000
3 BR Unit	\$450,000	\$13,000	\$57,000
Townhouse	\$300,000	\$7,000	\$30,000
Townhouse	\$400,000	\$8,500	\$35,000
Residential House	\$300,000	\$7,000	\$30,000
Residential House	\$375,000	\$8,000	\$32,000
Strata Office	\$750,000	\$40,000	\$150,000
Office Building	\$1m	\$65,000	\$300,000
Office Building	\$2.5m	\$100,000	\$450,000
Office Building	\$10m	\$850,000	\$4m
Office Building	\$20m	\$1.1m	\$5.5m
Warehouse	\$30m	\$1.8m	\$7.5m
Nursing Home	\$16m	\$550,000	\$2.5m
Retail Shop	\$1m	\$65,000	\$300,000

Double our fee or it's free: Guaranteed!



We guarantee that when you receive a BMT Report your depreciation deductions will be maximised. If we can not obtain double our fee worth of deductions in the first full financial year claim, there will be no charge for our services.



Visit www.bmtqs.com.au for further information on tax depreciation, copies of our newsletter & our tax depreciation calculator

BMT Tax Depreciation
QUANTITY SURVEYORS

Sydney:

Level 20, Tower 2, Darling Park,
201 Sussex Street, Sydney NSW 2000
PO Box N314, Grosvenor Place 1220
Ph: 02 9241 6477 Fax: 02 9241 6499

Melbourne:

Level 50, 120 Collins Street, Melbourne VIC 3000
GPO Box 4260, Melbourne VIC 3001
Ph: 03 9654 2233 Fax: 03 9654 2244

Brisbane:

Level 7, 320 Adelaide Street, Brisbane QLD 4000
GPO Box 3229, Brisbane QLD 4001
Ph: 07 3221 9922 Fax: 07 3221 9933

Adelaide:

Level 5, 121 King William Street, Adelaide SA 5000
GPO Box 1588, Adelaide SA 5001
Ph: 08 8231 1133 Fax: 08 8231 6600

Newcastle:

19 Bruncker Road, Broadmeadow NSW 2292
PO Box 340, Newcastle NSW 2300
Ph: 02 4978 6477 Fax: 02 4978 6499

Gold Coast:

Level 9, Seabank Building,
12-14 Marine Parade, Southport QLD 4215
PO Box 810, Southport QLD 4215
Ph: 07 5526 3520 Fax: 07 5526 3521

Cairns:

181 Mulgrave Road, Cairns QLD 4870
PO Box 1720, Cairns QLD 4870
Ph: 07 4031 5699 Fax: 07 4031 5799

Perth:

Level 28, 140 St Georges Terrace, Perth WA 6000
GPO Box 2572, Perth WA 6001
Ph: 08 9485 2111 Fax: 08 9485 2133

Canberra:

Level 6, 39 London Circuit, Canberra ACT 2600
GPO Box 2526, Canberra ACT 2601
Ph: 02 6257 4800 Fax: 02 6257 4811

Hobart:

Level 3, 85 Macquarie Street, Hobart TAS 7000
GPO Box 410, Hobart, TAS 7001
Ph: 03 6231 6966 Fax: 03 6231 6977

Darwin:

Level 1, Paspalis Centrepoint Building,
48-50 Smith Street, Darwin NT 0800
GPO Box 209, Darwin NT 0801
Ph: 08 8941 3115 Fax: 08 8941 3116

Tax Depreciation and Capital Allowances

Maximising the return from your investment property



BMT Tax Depreciation
QUANTITY SURVEYORS

BMT Tax Depreciation
QUANTITY SURVEYORS

BMT & ASSOC
QUANTITY SURVEYORS

Local Call: 1300 728 726
Email: info@bmtqs.com.au

Local Fax: 1300 728 721
Website: www.bmtqs.com.au

Property Tax Depreciation Specialists

A BMT Report Significantly Improves Your After-Tax Cash Flow

In the current economic climate, it is important that you obtain the greatest return from your investment property. By maximising your depreciation deductions you can potentially obtain thousands of dollars per year from the Australian Taxation Office (ATO).

As a building gets older, items wear out – they depreciate. The ATO allows property owners to claim both a deduction related to the construction cost of the building and the plant and equipment items contained within it. Tax depreciation is of benefit to every property owner who is eligible to obtain an income from their property.

When can you benefit from depreciation?

The purchase of an existing building

- A BMT report will satisfy all ATO requirements necessary to value the plant and equipment items and establish the construction cost of the building.

The completion of a new building

- A comprehensive report on the depreciable items contained within a property will result in maximum deductions.

Marketing of a new development

- A tax depreciation estimate shows potential investors the expected minimum and maximum ranges of depreciation available on that particular property.

Renovation of an existing building

- Any renovations or additions can be claimed as a deduction, even when the previous owner conducted the work. BMT should also be contacted prior to a renovation taking place so that existing items can be quantified before being removed. This allows for the items to be 'written off' resulting in further deductions.



The BMT Quality Difference

BMT Tax Depreciation are specialists in the field of property tax depreciation. When BMT Tax Depreciation are engaged, the investor is assured of obtaining the maximum legitimate deductions from the property.

What can you expect from a BMT Report?

- A full site inspection of the property (where relevant);
- Eligible fixtures and fittings are itemised;
- We estimate construction costs and additional structural works that have been carried out on the property for the Division 43 capital works allowance;
- The report details exactly how much the investor can claim each year at tax time;
- The report lasts the life of the property (up to 40 years);
- You will receive at least double our fee in deductions in the first full financial year claim, or there will be no charge for our services;
- We provide an Australia wide service;
- Reports are completed within 7 days of the site inspection; and
- The fee for a capital allowance and tax depreciation report is 100% tax deductible.

Why use BMT Tax Depreciation?

As a leading Quantity Surveying firm, BMT Tax Depreciation specialise in maximising depreciation deductions for investors. Our in-house property assessment system ensures that the maximum number of depreciable items are identified for the investor, while staying within ATO boundaries. With our "Double Our Fee or It's Free" guarantee and short turn around time after site inspection, you can be assured of receiving the best capital allowance and tax depreciation report in the marketplace.

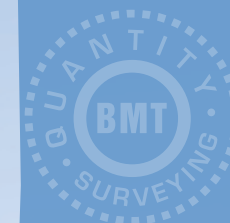
Where the property is owned by more than one person, BMT Tax Depreciation can provide a 'split report' where we work out the depreciation deductions available to each owner. This will simplify the process for accountants when dealing with multiple owners. Utilising appropriate tax legislation to complete this 'split report' will result in higher deductions than if the deductions are simply divided by the number of owners.

Key Questions Answered

Some answers to the key questions asked regarding depreciation of investment properties include:

- As a general rule any property constructed after 18 July 1985 (residential) and 20 July 1982 (non-residential) is eligible for the capital works allowance;
- If refurbishment or renovation works have been undertaken since 18 July 1985 (residential) and 20 July 1982 (non-residential), any building will be eligible to claim the capital works allowance (Division 43), as well as any plant and equipment deductions.
- Structural improvements (including fencing, paving, pergolas, garden sheds etc) constructed after February 1992 will attract the capital works allowance. Soft landscaping (including turf, dirt and gravel) can not be claimed.
- A capital allowance and tax depreciation report can be prepared to allow a client to easily recover missed depreciation benefits (up to a period of two years) by amending previous tax returns.

BMT Tax Depreciation
QUANTITY SURVEYORS





Attention Property Investors

Save Thousands of Dollars with a BMT Tax Depreciation Report

Congratulations on the purchase of your investment property located at “Breeze the Boardwalk”, Coolum QLD. In conjunction with GR8 Property, BMT Tax Depreciation would like to offer you a reduced fee for a tax depreciation report in that development. BMT will maximise your depreciation entitlements, and can help put more money back into your pocket!

What is Tax Depreciation?

As a building gets older and items within it wear out, they depreciate in value. The ATO allows property investors to claim a deduction related to the building and plant and equipment items contained within it. It can be claimed by any owner of an income producing property. This deduction essentially reduces the investment property owner’s taxable income – you pay less tax!

Reduced Fee for Purchasers of “Breeze the Boardwalk”, Coolum!

BMT Tax Depreciation will prepare the depreciation report for your investment property located at “Breeze the Boardwalk”, Coolum QLD for the reduced fee of **\$330 incl GST per residential property**. The normal fee is \$715 incl GST. Please note that this fee is 100% tax deductible.

Expected Depreciation Deductions from a BMT Tax Depreciation Report

By obtaining a BMT report for your property located at “Breeze the Boardwalk”, Coolum QLD you can expect to receive a minimum and maximum range between **\$10,413** and **\$21,913** in depreciation deductions in the first full year of the report (depending on purchase price and unit size).



To proceed with the preparation of the report, simply complete and return the overleaf application form to BMT Tax Depreciation, or alternatively you can contact the office.

We look forward to working with you to help put more money back in your pocket!

To order your report at a **reduced fee**, please refer to the application form over the page.

Please visit www.bmtqs.com.au for access to our free tax depreciation calculator – find out the potential depreciation deductions you could be entitled to.



Tax Depreciation Report Application Form (GR)

C/- GR8 Property

"Breeze the Boardwalk", Coolum QLD 4573

To proceed with a BMT Tax Depreciation Report, you can either:

- Complete the following application form and fax it to 1300 728 721;
- Email the property details to info@bmtqs.com.au; or
- Phone one of our friendly property tax depreciation specialists on 1300 728 726

Investment property details

Date _____

Unit Number _____

Information required

Settlement date _____ Exchange date _____

Purchase price _____

Any additional items since purchase Y / N (e.g. furniture pack, etc)

(If yes, please provide cost and installation date, we will then include these in your report)

Applicant details

Applicant's Name _____

Name/s the report is to be made in _____

Forward report to _____

Postal address _____

Telephone (W) _____ (AH) _____ (Mob) _____

Accountants Details _____

Do you own other investment properties? Y/N

Reduced Fee: \$330 incl GST per residential property – normal fee is \$715 incl GST. This fee is 100% tax deductible.

Signed _____

Dated _____

Payment options:

1. Credit card payment: Mastercard/Visa

Card No: _____ - _____ - _____ - _____ Expires: ____ / ____

Name on card: _____ Phone: _____

Signature: _____ Date: _____

2. Cheque payable to: BMT Tax Depreciation Pty Ltd, GPO Box 3229, Brisbane QLD 4001

3. Direct deposit, please contact accounts management on 07 3221 9922.