

BMT Tax Depreciation
QUANTITY SURVEYORS



Sell faster to
investors

with property depreciation estimates

Property is more affordable with a depreciation schedule

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. Depreciation deductions greatly reduce the cost of owning a property.

BMT has been trusted by investors Australia-wide for almost 30 years. We have completed hundreds of thousands of tax depreciation schedules for all residential, development and commercial properties.

Investors are turning towards new properties to make the most of depreciation.

Get your free depreciation estimate at
bmtqs.com.au/developer-estimate





Smart developers choose BMT

Highly recommended

Choose the preferred property depreciation specialist for investors, accountants and property professionals across Australia.

Peace of mind

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

Typical deductions found for investment properties are shown below:

BMT deduction assessment				
	Purchase price	1st year deductions	5 years cumulative	Average annual cash return*
Studio	\$400,000	\$9,483	\$35,561	\$2,632
1 BR	\$480,000	\$13,060	\$48,975	\$3,624
2 BR	\$550,000	\$15,120	\$56,700	\$4,196
3 BR	\$800,000	\$20,250	\$75,938	\$5,619

*First five years, calculated on a 37% tax rate. Figures based on new properties.



Depreciation increases the affordability of your project to investors

To assist the sale of your new developments, we can provide a free estimate of the likely depreciation deductions available for the properties.

You can then pass this estimate to potential buyers influencing the purchase and highlighting their increased future cash flow.



Depreciation legislation supports investors buying brand new properties



Demonstrate the potential deductions with an estimate specific to the property



Depreciation estimates can be completed for all design types within the development



Include our estimates to promote your development



Estimates can be completed at any time even prior to construction

Get started

To organise your free depreciation estimate simply supply us with the following:

1

Purchase price list

2

Copy of strata plan (or draft)

3

Schedule of finishes/list of inclusions

4

Any associated marketing material

5

Basic floor plans



We find owners of brand-new residential investment properties an average depreciation deduction of more than **\$15,000** in the first full financial year



Sell with full depreciation entitlements when you rent the property for six months after completion



We guarantee to find double our fee in deductions in the first full year claim or there will be no charge for our services



Calculate the after-tax holding costs with PropCalc via MyBMT

Free estimate

To get an estimate to refer to potential buyers:

 **Call** 1300 728 726

 **Email** info@bmtqs.com.au

 **Visit** bmtqs.com.au/developer-estimate

Enquiry form

Company name		Name	
Property type			
☐ Residential	☐ Commercial	☐ Mixed use	
Development address			
		State	Postcode
Email		Mobile	

Offices		Local call	1300 728 726
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