

# Smart property investors choose BMT Tax Depreciation

## What is tax depreciation?

Depreciation is the wear and tear of a building and the plant & equipment items within it. The Australian Taxation Office (ATO) allows property investors to claim this depreciation as a deduction in their annual tax return, meaning that they pay less tax.

Depreciation facts:

- Claim an average of \$5,000 - \$10,000 in deductions in the first year
- Deductions available on old or new properties ■ BMT works with your Accountant
- Adjust previous tax returns ■ 100% tax deductible

## Real deductions, real returns

The table below outlines real deductions found for our clients.

Deduction assessment				
	New unit	Old unit (1970)	New 3 BR house	Old 3 BR house (1970)
Purchase price	\$450,000	\$400,000	\$600,000	\$500,000
1st year deductions	\$12,800	\$6,900	\$11,200	\$6,000
5 years cumulative	\$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.)

2013\_TC1

## BMT makes it easy

Just contact BMT and the rest is taken care of in three easy steps.

- 1** **Property details**  
Tell BMT about the property
- 2** **Site inspection**  
BMT will keep you up to date as one of their professional staff members inspects your property
- 3** **Claim deductions**  
Your customised depreciation schedule is delivered to you and your nominated Accountant within five to seven days of the property inspection

## Special reduced fee

Order today and receive a special reduced fee of \$715 incl. GST for all **Element Property Services clients**, site inspection required. Usual fee \$770 incl. GST. BMT guarantee double our fee in deductions in the first full year or there is no charge for our service.



**BMT** Tax Depreciation  
QUANTITY SURVEYORS

# Application form

## Tell us about you

Name	Name/s the schedule is to be made in	
Your address	State	Postcode
Email	Phone	Home
How did you hear about BMT		

## Tell us about your investment property

Property type	<input type="checkbox"/> House	<input type="checkbox"/> Unit	<input type="checkbox"/> Other	Please specify other
Investment property address	State	Postcode		
Who we contact for access to the property	Contact number			

## History of your investment property

Did you purchase an existing property or have one built?	<input type="checkbox"/> Purchased	<input type="checkbox"/> Built	
Have you ever lived in this property? (please provide dates)	Construction cost (if known)	Construction completion date (if known)	
Purchase price (if purchased)	Settlement date (if purchased)	Is the property let furnished?	Land value at settlement date (if known)
Details of any renovations made after settlement		Details of any additional items purchased with the sale (eg furniture packs)	
Additional information you would like to tell us			

## Accountant details

Accountant	Company
Phone	Email

## Payment details

Amount (normally \$770 inc GST) <b>\$715 (incl GST)</b>	<input type="checkbox"/> Cheque or money order	<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa
Please charge my credit card, number	CCV numbers		
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>		
Name on card	Signature	Expiry date	

For further information on payment options please [visit bmtqs.com.au/payments](http://bmtqs.com.au/payments) or call **1300 728 726**  
Email completed form to [investor@bmtqs.com.au](mailto:investor@bmtqs.com.au)