

Smart property investors choose BMT Tax Depreciation

What is tax depreciation?

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

Depreciation facts:

- Property depreciation schedules show deductions for up to forty years
- Deductions available on old or new properties
- Adjust previous tax returns
- BMT works with your Accountant
- 100% tax deductible

Real deductions, real returns

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

In the above examples the investor exchanged contracts prior to 7:30pm on the 9th of May 2017.
*(First five years, calculated on a 37% tax rate).


BMT makes it easy

Contact our expert team and the rest is taken care of in three easy steps.



Special reduced fee

Order today and **Glint Accountants clients** receive a special reduced fee of \$550 incl. GST for standard residential properties where no site inspection is required or \$735 incl. GST for standard residential properties where a site inspection is required. Normal fee \$770 incl. GST.

 **BMT guarantee** if we can't find double our fee in deductions in the first financial year there will be no charge for our services.



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		

Glint Accountants

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		
Current ownership percentage (if co-owned) - ie. 50/50, 70/30	Details and ownership shares of other owners (if co-owned)			
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)	Exchange/contract date (if purchased)	Settlement date (if purchased)	Is the property let furnished?	Land value at settlement date (if known)
Details, cost and dates of any renovations made after settlement		Please specify if you were living in the property during the renovation or if you installed any second-hand assets		
Details of any additional items purchased with the sale (e.g. furniture packs)		Additional information		

ACCOUNTANT DETAILS

Accountant	Company
Phone	Email

PAYMENT DETAILS

BMT Tax Depreciation is pleased to offer this service for a fee of **\$550 including GST** for standard residential properties where no site inspection is required or **\$735 including GST** for standard residential properties where a site inspection is required. Normal fee \$770 including GST. Please specify your preferred payment method below.

<input type="checkbox"/> Cheque or money order	<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa
Please charge my credit card, number	Expiry date	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"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Name on card	Signature	

For further information on payment options please visit bmtqs.com.au/payments or call **1300 728 726**.

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Email completed form to investor@bmtqs.com.au

For security purposes, all payments will be processed on receipt of client authorised credit card information for the agreed fee amount.