



Maximise the  
cash return  
on your investment property

# BMT Tax Depreciation

QUANTITY SURVEYORS



## Depreciate and save

Property depreciation is the wear and tear of buildings and assets over time. The Australian Taxation Office allows the owners of income-producing properties to claim this depreciation as a tax deduction.

Regardless of when you purchased your property, whether it's new or old, it's likely there are substantial depreciation deductions available. For this reason, it's worth discussing your individual situation with our team.

Maximise your depreciation deductions with a BMT Tax Depreciation Schedule.

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BMT has been trusted by investors Australia-wide for over 20 years. We have completed hundreds of thousands of tax depreciation schedules for all property types, ranging from residential houses and apartments to commercial properties.

# Maximise your cash flow with BMT

We work with accountants and property professionals to ensure you claim every available dollar in depreciation deductions.



**Most investment properties**  
both new and old, have depreciation available



**We found clients an average of almost \$9,000**  
in first full financial year deductions in FY 2018/19



**Claim back missed dollars**  
by adjusting previous tax returns



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



**We work with your accountant**  
to maximise your deductions



**Your one-off schedule fee is**  
100% tax deductible and lasts a lifetime



**Register for MyBMT** to manage your depreciation  
and investment property with ease



# Smart investors 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 on both new and second hand properties are shown below:

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

The properties in this table all exchanged contracts after 7:30pm on the 9<sup>th</sup> of May 2017.

\*First five years, calculated on a 37% tax rate.



Estimate your likely deductions with the BMT Tax Depreciation Calculator online or via the app. Visit [bmtqs.com.au/calc](https://bmtqs.com.au/calc)



# BMT makes 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.

Register for *MyBMT* via [mybmt.bmtqs.com.au](https://mybmt.bmtqs.com.au) to manage your depreciation and property investment needs.

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

## Free estimate

To request an estimate of your likely deductions:



**Call** 1300 728 726



**Fax** 1300 728 721



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



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

## Enquiry form

Name

Property type

☐ Residential ☐ Commercial

Property 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