

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 over 20 years. We have completed hundreds of thousands of tax depreciation schedules for all residential, development and commercial properties.

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

Get your free depreciation estimate at [bmtqs.com.au/developer-estimate](https://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*
<b>Studio</b>	\$400,000	\$9,483	\$35,561	\$2,632
<b>1 BR</b>	\$480,000	\$13,060	\$48,975	\$3,624
<b>2 BR</b>	\$550,000	\$15,120	\$56,700	\$4,196
<b>3 BR</b>	\$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



**Help your sales agent** target property investors with an estimate



**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 found clients an average of almost \$12,000** in first full financial year deductions last 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



**Fax** 1300 728 721



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



**Visit** [bmtqs.com.au/developer-estimate](http://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

