



## Want to get the best out of your new investment property?

### Maximise Your Depreciation Deductions with BMT Tax Depreciation!

Dear Sir/Madam,

Congratulations on the purchase of your investment property! In conjunction with Property Investment Services Group, BMT Tax Depreciation are offering a reduced fee for a tax depreciation schedule for your investment property.



#### What is Tax Depreciation?

As a building gets older and items within it wear out, they depreciate in value. The ATO allows property investors to claim a deduction related to the building and plant and equipment items contained within it. It can be claimed by any owner of an income producing property. This deduction essentially reduces the investment property owner's taxable income – you pay less tax!

A depreciation schedule should be obtained in order to maximise the available tax credits along with ensuring claims are in accordance with all relevant Australian Taxation Office rulings and legislation. Your accountant will request this document for the completion of your tax return.

BMT Tax Depreciation specialise in **maximising** depreciation deductions for investment property owners.

#### Special Reduced Fee for Property Investment Services Group clients

BMT Tax Depreciation will provide the depreciation schedule for your property purchased through PISG for a fee of **\$440 including GST per report** if the property is brand new **OR \$660 including GST** if second hand and/or not directly purchased through PISG. Note that this fee is tax deductible!

If you wish to proceed with the preparation of the report simply complete and return the attached application form to BMT Tax Depreciation, or alternatively contact the office.

Should you have any queries in relation to the depreciation services on this or any other property please feel free to contact me at BMT Tax Depreciation on **1300 728 726**.

Yours sincerely,  
BMT Tax Depreciation Pty Ltd

A handwritten signature in black ink, appearing to read 'Bradley Beer'.

Bradley Beer  
Director



## Tax Depreciation Schedule Application Form (OH)

C/- Property Investment Services Group

### Investment Property Details

Description of the property (e.g. House, Unit) \_\_\_\_\_

Address \_\_\_\_\_

Exchange date \_\_\_\_\_ Settlement date \_\_\_\_\_

Purchase price \_\_\_\_\_

Any additional items since purchase **Yes / No** (e.g. furniture pack, blinds, etc)

If Yes, please provide cost and installation date: \_\_\_\_\_

Contact for Access: Property manager or Tenant name: \_\_\_\_\_ Phone: \_\_\_\_\_

### Owner's Details

Applicant's Name \_\_\_\_\_

Name/s the report is to be made in \_\_\_\_\_

Forward report to \_\_\_\_\_

Postal address \_\_\_\_\_

Telephone (W) \_\_\_\_\_ (AH) \_\_\_\_\_ (Mob) \_\_\_\_\_

Accountants Details \_\_\_\_\_

**Fee: Please tick one of the following**

- \$440 including GST for a brand new property through Property Investment Services Group **OR**  
 \$660 including GST for any other type of property. These fees are tax deductible

Note - When depreciation schedules are prepared at a reduced fee, up front payment is required prior to the preparation of the report.

### Payment Options:

1. Credit card payment: MasterCard / VISA / American Express

Card No: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Expires: \_\_\_\_ / \_\_\_\_

Name on card: \_\_\_\_\_

2. Cheque payable to: BMT Tax Depreciation Pty Ltd, PO Box N314 SYDNEY, NSW 1220

3. Direct deposit - Please contact BMT on 1300 728 726 for bank account details

Signed \_\_\_\_\_

Dated \_\_\_\_\_