

Get MORE out of Property Investing!

In the 2008-2009 financial year, the Australian Taxation Office (ATO) reviewed 28,400 tax returns resulting in revenue adjustments of \$65.1 million. They also sent 134,800 letters to individuals explaining how to declare rental income and claim rental property deductions correctly.

In the event of an audit, it is essential that Property Investors have a tax depreciation report prepared by a specialist Quantity Surveying firm who will stand by their report and answer any questions asked by the ATO. Not only will this ensure that personal risk is minimised but it will also maximise depreciation deductions.

If an individual is already claiming property depreciation, BMT Tax Depreciation can review the claim or existing report, **free of charge**. This is to ensure the correct legislation and methodology has been applied, as well as making sure the Investor is maximising their entitlements. Over the past few years, BMT Tax Depreciation has provided its clients with a free review of existing depreciation reports. **In a large percentage of these cases, the Investor was missing out and BMT helped them tap into this extra cash.**

Property Investors: Choose your Tax Depreciation Specialist Carefully - A Recent Case Study

Recently, a Property Investor saw BMT's free review offer and emailed four reports they had obtained to review@bmtqs.com.au for analysis. After BMT reviewed each report and advised the Investor that they had missed out on deductions, the Investor engaged BMT to prepare four new reports. The following points were noted when analysing the original reports (produced by another organisation):

Property One, Strathfield NSW – Report Feedback:

- Some plant and equipment items were missing. Certain assets should be in every residential dwelling.
- Some items were under valued. It is not just the cost of the asset to consider – there are also installation costs and extras like preliminary costs and consultant fees.
- The report calculates depreciation for 5 years and then projects the depreciation for the remainder, making the figures difficult to justify later.
- The Investor agreed to have another report completed by BMT. Additional deductions identified totalled **\$61,640**.

Article Provided By BMT Tax Depreciation. Please contact 1300 728 726 or visit www.bmtqs.com.au for an Australia wide service.