

**MEDIA RELEASE**

*For immediate release*

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## Are you talking to your clients about tax depreciation?

BMT Tax Depreciation is encouraging property professionals to regularly update their knowledge of property depreciation as this could help generate sales or new rental listings while strengthening their trusted advisor status with clients.

BMT has worked with more than half a million property owners and tenants to help them utilise tax depreciation to uncover tax deductions for the wear, tear and ageing of their investment properties.

Tax depreciation is often a key factor in the value an investor places on a property as it can directly increase their cash flow.

Bradley Beer, the Chief Executive Officer of BMT Tax Depreciation, said changes to depreciation laws and challenging conditions in some markets make it as important as ever for property professionals to have an up-to-date understanding of depreciation.

"In late 2017 the Government made the largest changes to tax depreciation laws since the 1980s and many investors may be unaware of these changes.

"A property professional doesn't have to be an expert in depreciation, but a basic understanding of the subject can mean they can help an investor make a more informed decision.

"There are cases where properties hold hundreds of thousands of dollars of tax deductions over their effective lives. By informing buyers of the lucrative deductions available and encouraging them to seek an expert assessment, an agent can increase the prospects of a sale while clearly demonstrating a holistic understanding of property investment from different angles," said Bradley Beer.

"Property Managers can also benefit from informing new landlords about the deductions they can claim via free depreciation estimates. This additional information can give them an edge over their competition," said Bradley Beer.

BMT runs free workshops and online seminars for property professionals that are interested in furthering their understanding of tax depreciation.

The company also provides free access to a range of depreciation and construction cost calculators that can provide users with a quick and easy assessment of likely depreciation benefits. BMT allows selected Agents to co-brand these calculators and embed them on their respective websites.

"In the 2017/2018 financial year, BMT found an average of \$8,212 in deductions for all residential investment properties it had assessed," continued Bradley Beer.

“With such significant deductions available for thousands of properties across the country, savvy property professionals are wise to introduce the subject. By doing so they can cement relationships, successful sales and new business,” said Bradley Beer.

Agents interested in learning more about tax depreciation and how it could further their client relationships can visit: <https://www.bmtqs.com.au/real-estate-professionals>

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**About BMT Tax Depreciation**

BMT Tax Depreciation (BMT) is a Quantity Surveying company specialising in the provision of tax depreciation schedules for residential and commercial investment properties. Commencing business in 1997, demand from property investors nationally has seen business expand Australia-wide with offices now located in Sydney, Parramatta, Melbourne, Brisbane, Newcastle, Adelaide, Perth, Gold Coast, Cairns, Canberra, Hobart and Darwin.



Maximising the cash return  
from your investment property