

Earn a better return

on your investment property



MitchellBrandtman

5D Quantity Surveyors & Construction Expert Opinion



Mitchell Brandtman will unlock the tax refund potential in your investment property

A property that produces income will decrease in value over time as buildings and assets on that property wear out, a process called depreciation. As a property owner you are entitled by the ATO to claim the expense of **depreciation** over the years as a tax deduction.

This helps enhance the value of your investment by putting more money in your pocket when you receive your tax return. On average for a new property, you can expect to reduce your tax assessable income by up to \$15,000 in the first full financial year.

Every year, thousands of dollars go unclaimed by property investors who miss out on tax depreciation entitlements

Mitchell Brandtman was established in Australia in 1970 to deliver comprehensive Quantity Surveying and Construction Cost Management services to clients in the construction industry.

We provide tax depreciation advice and Australian Taxation Office (ATO) compliant depreciation schedules that help:

- ▶ Property owners invest more wisely and build wealth
- ▶ Accountants maximise tax returns for their clients
- ▶ Real Estate Agents gain an edge on their competition.

Today, our team of property asset specialists combine decades of experience gained from over 15,000 projects with up-to-the-minute knowledge of all ATO associated ruling, determinations, cases and Acts. Our comprehensive tailored approach allows us to offer a fresh perspective on your property investments, and provide the tools to maximise your return on investment with precision and care. We know how to get your investment property working harder, so you pay less tax and receive every dollar you are entitled to.





We make for smarter investment

The ATO recommend that you only use a **Qualified Quantity Surveyor** to prepare a tax depreciation schedule, and enable you to claim the depreciation of your property against your taxable income. This is a highly detailed and particular area of advice, one that we are proud to specialise in.



Our Tax Depreciation Service goes beyond standard entitlements

We consider all factors which may lead to added value in the report including repairs, renovations and demolitions. If you are planning to renovate or redevelop, we can advise you on the best way to maximise your depreciation entitlements.



We save you money

A Tax Depreciation Schedule by Mitchell Brandtman is a risk-free and valuable tool for any property owner. The cost of preparing a schedule is paid for by savings in no time, so there is nothing to lose - and Quantity Surveyors' fees are 100% tax deductible



To maximise this saving, you need a **Tax Depreciation Report** prepared by a **Registered Tax Agent**, like those prepared by a qualified Mitchell Brandtman **Quantity Surveyor**. We will:

- ▶ Inspect your property to research every possible deduction
- ▶ Provide a detailed forensic analysis on its unique investment needs and potential
- ▶ Assess and accelerate depreciation within the structure (Division 43), fixtures and fittings (Division 40)
- ▶ Include both the diminishing value and prime cost methods in our report, and utilise the low value pool and immediate write-off allocations for flexibility and greater returns
- ▶ Provide a schedule of claimable expenses that will last years and save thousands of dollars in taxable income

Real savings that Mitchell Brandtman have created for investors

Property Type	First Year Assessable Income Deduction	5 Year Cumulative Assessable Income Deduction	Average Annual Cash Return (Over first 5 years)*
New unit	\$14,724	\$61,755	\$4,571
Old unit (pre 1985 build)	\$6,028	\$21,299	\$1,576
New 4 bedroom house	\$9,588	\$41,505	\$3,071
Old 4 bedroom house (pre 1985 build)	\$4,696	\$17,045	\$1,261
New townhouse	\$11,620	\$48,942	\$3,622

*based on 37% marginal tax rate

To speak to one of our team of specialists about how to invest in a smarter way and enjoy peace of mind, or to request an estimate of the savings you can make through Tax Depreciation, call us today

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