



Bell Property & Investment Services Tax Depreciation Schedules

Are you paying too much tax by missing out on thousands
in possible tax deductions?

Discover Why Business Owners and Investment Property
Owners Trust Bell for Property Tax Depreciation Services.

Do you own an Investment Property?

Bell Property & Investment Services provides property building tax depreciation services for business owners and investment property owners.

Our team of quantity surveyors and tax depreciation specialists, can help you save thousands by discovering property tax depreciation deductions. This can significantly improve your cash flow of your investment property by identifying all your property tax



Our Guarantee:

Double our fee, or its free! Guaranteed. You will receive at least double our fee worth of deductions in the first full financial year.



Why Choose Bell For Your Tax Depreciation Schedule?

- ✓ Onsite inspections that identify all capital works, plant items & common property deductions
- ✓ Schedules that cover the entire depreciable life of the property
- ✓ Fast and efficient turn around times
- ✓ Friendly & professional staff to guide you through the process
- ✓ We will happily provide you with a 5 year depreciation "estimate" for your property, **FREE OF CHARGE**

*Please note estimates are of an indicative nature



FORECASTED Tax Depreciation Estimate

Slash Your Tax!
It's quick, easy and affordable

317 Main Street Frankston

Development		Depreciation	
Property details	Value	Year	Deductions \$
Location	VIC	1	\$ 3,836.00
No. of bedrooms	3	2	\$ 3,471.32
No. of bath	2	3	\$ 3,195.85
Heating	Yes	4	\$ 2,985.17
Cooling	Yes	5	\$ 2,824.09
Floor coverings	Yes		\$ 79,686.91
Window Furnishings	Yes		\$ 96,000.00
Appliances	Yes		\$ Unknown
Year 6 - 40			
Total Deductions Years 1 - 5			\$
Total Expenditure			\$

The above figures are estimates of an indicative nature, they are based on preliminary details provided by the developer/builders and may not in some cases represent the final build. Property Returns does not accept any liability for losses which may occur in the use of the above estimates.

Depreciation of the Plant Assets have been based on the Diminishing Value method of depreciation and the Building Allowance has been calculated on the Prime Cost method of depreciation.

The estimates are of an indicative nature and will not be accepted by the Tax Office in their present form. To order a certified schedule for this development, including your specific purchase and settlement details for submission to the ATO, contact Bell Property and Investment Services.

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CALL 1300 400 113 or visit www.bellproperty.com.au

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A PO Box 5089, Frankston South Vic 3199

What is a Tax Depreciation Schedule?

Four out of five property investors do not realise they need to provide their accountant with a tax depreciation schedule for each investment property. Without one, you are missing out on claiming thousands of dollars of depreciation deductions each year.



What am I entitled to claim?

Capital Works: capital works refers to the construction cost to build, extend or renovate a building.

Plant and Equipment Items: refers to items that can be removed without damaging the building ie curtains, kitchen stove/oven, carpet and vinyl floor coverings and, where applicable, loose furniture such as beds tables or chairs.

Even older properties are eligible for attractive returns. **No matter the age of your property – you can start claiming now!**

Bell Property & Investment Services are **registered tax agents**.

It's easy, quick and affordable.

Bell Property & Investment Services guarantee you will claim the maximum deductions allowable under the Tax Act, giving you more cash to grow your portfolio.

VIEW A SAMPLE SCHEDULE

Bell provide Property Tax Depreciation Schedule services for farms, large and small commercial property as well as residential property.

Please take a moment to view our sample depreciation schedules and see just how comprehensive and detailed our schedules are.

[VIEW SAMPLES](#)

Save thousands of dollars by claiming everything that you're entitled to with a Tax Depreciation Schedule from Bell Property & Investment Services

[ORDER NOW](#)

CALL 1300 400 113 or visit www.bellproperty.com.au

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Referrer Name (if applicable)

TAX DEPRECIATION ORDER FORM



PERSONAL DETAILS

Name (as in contract)

Postal Address

State

Postcode

Email Address

Mobile Phone

Home Phone

Work Phone

Facsimile

IMPORTANT

To assist in maximising your property's return, when placing an order please note in the required fields if any of the following has occurred:

- It has been your primary place of residence for any period of time. If yes, Date from: Date to:
- There has been additional renovations to the original build (if known)
- You have completed a renovation to the property. if yes, which area of house/unit (eg kitchen)
- You have purchased additional items with the sale (eg furniture)

PROPERTY DETAILS

Complex Name (if applicable)

IMPORTANT: Construction Completion Date of Property. This information can be sourced from Council, Energy Supplier or Real Estate. If built before 18th July 1985 insert 'pre 85 only'.

Pre 1985

Month

Year

Property Address

State

Postcode

Name of managing agent or contact person to arrange property inspection

Phone

Mobile

Did you purchase an existing property or have one built Purchased Built

Settlement Date

Purchase Price

Construction Cost (IF KNOWN)

Land Value at Settlement Date (IF KNOWN)

Additional instructions or special notes of interest

ACCOUNTANT

Please tick if you would like us to forward a copy of your schedule to your accountant

Accountant or Financial Advisor

Company

Phone

Email Address

PAYMENT DETAILS

We as the property owner or managing agent provide the above details in acceptance of the offer to provide a detailed Fully Inspected Property Tax Depreciation Schedule. Please accept payment or charge the credit card detailed below:

Amount Cheque or Money Order Visa Mastercard Bankcard

Please charge my credit card, number

Name on Card

Signature

Expiry Date

