

It's that time of year again, and we have some excellent end of financial year tips for investors looking to gain the most from their tax return!

The ATO website lists a number of expenses you are able to claim on your investment property at tax time. Each expense you spend on your property each year, you can claim back at tax time. Are you aware of this as a property investor?

Companies such as BMT Tax Depreciation (<https://www.bmtqs.com.au>) & Capital Claims (www.capitalclaims.com.au) can complete a full tax depreciation report on your property to maximise your returns each year. Some items you may not have thought to claim depreciation on include:

- CCTV systems
- Ceiling fans
- Door closers
- Exhaust fans
- Freestanding bathroom accessories
- Garbage bins and garbage disposal units
- Garden sheds
- Garden watering systems
- Intercom systems
- Smoke alarms
- Power point/Light switches

See below for a local case study:

A house purchased for \$300,000

The figures:

- Michael purchased a ten year old house for \$300,000 one year ago.
- His property was rented for \$310 per week or \$16,120 per annum.
- Expenses for Michael's property including interest, rates, management fees and maintenance totalled to \$20,090 for the year.

By claiming depreciation, BMT Tax Depreciation was able to turn Michael's negative cash flow position into a positive one, saving him \$2,775 in the first year of owning the property.

Chat with your accountant to get more end of financial year tips and discuss a depreciation schedule for your property. They may recommend enlisting a quantity surveyor, who will ensure you're categorising your assets correctly and claiming all you can.