

1 FEATURED

Residential capital gains tax calculations clarified

CGT event K7

It has been seven years since major depreciation legislation changes were announced (in the May 2017 Federal Budget), affecting the way plant and equipment depreciation is claimed. Section 40-27 of the Income Tax Assessment Act (ITAA 97), (effective from 1 July 2017) prevents claiming depreciation on second-hand, or previously 'used' plant and equipment assets. Increasingly, investment properties are being bought and sold under these amended depreciation rules.

The revised legislation allows some property investors to reduce their capital gains tax (CGT) liability by claiming capital losses on denied plant and equipment depreciation deductions, referred to under CGT event K7.

CGT event K7 refers to the application of CGT legislation.

This previously established term offers guidance on handling CGT events when plant and equipment deductions are disallowed, typically due to private or non-income-producing use. Recently, CGT event K7 was expanded to include a process for managing Division 40 plant and equipment assets that are no longer depreciable under the amended legislation.

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BMT Tax Depreciation
QUANTITY SURVEYORS

This is pertinent when an investment property is sold, or a plant and equipment asset is disposed of.

The calculation used to quantify this capital loss is:

Capital loss = Opening value of Division 40 plant and equipment asset MINUS termination value of Division 40 plant and equipment asset at disposal or at time property is sold

The capital loss schedule included in a BMT depreciation schedule simplifies the calculation of the opening (value at purchase) and termination values (value at sale) of Division 40 plant and equipment assets using effective life depreciation methodology.

The un-deducted, written down amount remaining doesn't always represent the asset's sale value. It is usually considered the case for residential property but is not always the case for larger assets that might retain value for other reasons.

When investors sell a rental property, they are often selling multiple assets. When calculating the CGT in simple terms, proceeds from the sale are allocated across assets. The same happens with the purchase price; the value of plant at purchase is separated out of the purchase price to show an amount attributed to the property (land and building) separately to the plant and equipment (depreciating assets).

Adjustments are then made to the cost base so the capital gain or loss can be calculated. Capital works deductions (Division 43) that were claimed or could have been claimed (TD2005/47) reduce the cost base. The capital gain can then be calculated considering any exemptions available, including the 50 per cent CGT discount for holding longer than 12 months.

As an example, a house was purchased for \$500,000 in January 2019 and sold for \$800,000 in January 2023. A total Division 43 amount of \$300,000 meant that there was a \$7,500 capital works deduction claimed each year, totalling \$30,000 during the four years of ownership. The Division 40 plant and equipment deduction was initially valued at \$30,000 at the time of purchase, but \$20,000 of depreciation was denied and taken from the capital loss schedule, leaving an un-deducted value of \$10,000 at sale in 2023. This \$10,000 is often considered the plant and equipment value at sale. The Division 43 capital works deduction reduces the cost base for CGT purposes, thereby increasing the CGT liability on the property sale.

To calculate the CGT liability, the plant value is first separated from the purchase price: \$500,000 minus \$30,000 which equals \$470,000. The Division 43 deductions claimed, reduces the cost base, so \$30,000 is subtracted: \$470,000 minus \$30,000 equals \$440,000. Next, the value of plant at sale is subtracted from the selling price: \$800,000 minus \$10,000 which equals \$790,000.

The CGT liability is the difference between the leftover selling amount and the leftover purchase amount: \$790,000 minus \$440,000 which equals \$350,000. Applying the capital loss for CGT event K7, the unclaimed depreciation is subtracted: \$350,000 minus \$20,000 which equals \$330,000. Applying the 50 per cent CGT discount, the amount is halved: \$330,000 x 0.5 which equals \$165,000. If the owner is on a 37 per cent marginal tax rate, their tax bill increases by \$61,050.



Accountants often mention that the CGT event K7 can result in a zero effect by simply adjusting the cost base. This is because any difference identified due to a reduced termination value of plant, increases the portion of sale price attributed to the property (land and building) when sold. This then often cancels out any capital gain adjustment for the plant and equipment, giving the investor the same result.

There are alternative scenarios where the capital loss schedule can also be of value.

- 1 If a property is partially CGT exempt due to its history as a primary place of residence, then CGT event K7 may still be applied to reduce any other CGT liabilities.
- 2 When an asset is scrapped throughout ownership, CGT event K7 can be applied to establish a capital loss in that year and used to offset a gain, even though the property was not sold.
- 3 When the contract date and settlement date for the sale of the property occur in separate financial years, a capital gain or loss from the property is calculated in the financial year of contract exchange, whereas CGT event K7 is calculated in the year of settlement. This means CGT event K7 could be used to again offset any capital gains within the settlement financial year or future financial years.

Calculating CGT for an investment property can be very complex, with varying outcomes depending on application of capital losses, how often and how long someone lived in a property before it produced income, duration of ownership and when it was purchased and sold. Therefore, the investor should consult an accountant for guidance when considering the potential CGT outcome of a transaction.

To ensure accuracy and to make life easy, all applicable BMT Tax Depreciation schedules include a detailed capital loss schedule in the appendix for your convenience.

Student housing – a lucrative investment opportunity

3 TECHNICAL



In recent months, the return of international students has been highlighted as a major factor impacting the rental crisis across the nation. However, data released by the Property Council of Australia in April 2024 tells a different story. According to this landmark report: *Myth busting international students' role in the rental crisis*, written in partnership with the Student Accommodation Council, international students make up only four per cent of Australia's rental market.

According to subsequent information released by the Property Council of Australia this year, several factors are influencing the supply and affordability of rental homes nationwide. These include the increase in smaller and single-person households, intrastate migration, and the trend of converting bedrooms into home offices.

Although international students have returned to Australia post-COVID, the rise in rents does not correlate with their return. In fact, rents started increasing in 2020, a period when there was no international student migration and most students had gone back to their home countries.

Despite their minor share in the rental market, international students contribute an estimated \$34 billion in export income across tuition fees and living expenses, injecting substantial revenue into the Australian economy. The Property Council of Australia report also stated that Australian students account for a further six per cent of the rental market, bringing the total students looking for accommodation near universities to an estimated 1.4 million individuals.

There are essentially two types of student housing: on-campus accommodation, also known as purpose-built student accommodation (PBSA), and private rental housing, which includes units or shared housing.

On-campus purpose-built student accommodation

According to the Property Council of Australia report, the current pipeline of new PBSA developments will not meet future needs, and the projected 7,770 new beds due to become available by 2026 are insufficient to alleviate demand.

PBSA offers high rental yields and caters specifically to university students with rent-per-bed models and shared amenities. Despite its advantages, PBSA has a limited supply and faces high demand, making it a competitive but potentially rewarding investment.

While the government has mandated universities to build more student housing, the challenges facing the construction industry suggest that alternative solutions will need to be explored to accommodate this vital demographic.

Private rental units and shared housing

Student rental units hold the potential to deliver high rental yields, but the initial investment will be vast, considering that most student apartments are located close to universities and often in city centres where property comes at a premium. The risk of having vacant units over the December/January holidays might outweigh the benefits of owning a valuable piece of real estate.

The most popular form of student accommodation in Australia is shared housing. These larger properties provide private rooms and shared facilities, including a kitchen, bathrooms and communal leisure areas, making them an affordable housing option for students.

Investing in older, second-hand properties that can be converted into student housing near universities, could present a lucrative opportunity with excellent rental yields. Additionally, these properties offer significant depreciation potential and other deductions, further enhancing cash flow.

Property depreciation refers to the natural wear and tear of a property and the assets within it. The ATO governs legislation that allows property owners of income-producing buildings to claim a tax deduction relating to this wear and tear.

Below is a case study of a four-bedroom house, built in 1995 near a university in New South Wales, showcasing the impact on cash flow after claiming depreciation as a tax deduction on the rental property. The case study will further illustrate the difference in cash flow when the investment property is converted to student accommodation.

The original investment property was purchased by an investor in 2021 and subsequently rented out to a family at \$615 per week until the end of 2022, when the family moved out.

Table 1: Cash flow on 4 bedroom house before and after depreciation

4 bedroom home rented to one family at \$615 per week	Without depreciation	With depreciation
Pre-tax cash flow		
Annual income	\$31,980	\$31,980
Annual property expenses	-\$60,800	-\$60,800
Total taxable loss (income less expenses)	-\$28,820	-\$28,820
Depreciation claim	\$0	\$8,200
Total taxable loss (income less expenses and depreciation)	-\$28,820	-\$37,020
Post-tax cash flow		
Tax refund (taxable income x 37% tax rate)	\$10,663	\$13,697
Net cash flow (annual)	-\$18,157	-\$15,123
Net cash flow (weekly)	-\$349	-\$291
Difference of \$58 per week or \$3,016 per annum		

Assumption: Tenanted 52 weeks of the year.

With the property ideally located near the university, the investor aimed to leverage the potential rental yield available in student housing by converting the four-bedroom house to shared student accommodation, ready for the January 2023 student intake. The previous owner spent \$160,000 renovating the property, upgrading the kitchen and bathroom, replacing flooring, repainting and adding security features.

The current investor added a second bathroom, upgraded laundry and kitchen appliances and added furniture to convert the property to student accommodation. They requested a depreciation schedule for the upgrades.

The investor was able to claim depreciation on the previous owner’s structural renovations, as well as on the new upgrades. Table 2 illustrates how property tax depreciation on a converted four-bedroom property, now used as student accommodation, impacts the investor’s cash flow, assuming it is tenanted for 45 out of 52 weeks at \$300 per week per student.

Table 2: Cash flow on converted student house before and after depreciation

4 bedroom home rented to four students at \$1,200 per week following a \$40,000 upgrade	Without depreciation	With depreciation
Pre-tax cash flow		
Annual income	\$54,000	\$54,000
Annual property expenses	-\$65,400	-\$65,400
Total taxable loss (income less expenses)	-\$11,400	-\$11,400
Depreciation claim	\$0	\$14,700
Total taxable loss (income less expenses and depreciation)	-\$11,400	-\$26,100
Post-tax cash flow		
Tax refund (taxable loss x 37% tax rate)	\$4,218	\$9,657
Net cash flow (annual)	-\$7,182	-\$1,743
Net cash flow (weekly)	-\$138	-\$34
Difference of \$104 per week or \$5,439 per annum		

Assumption: Tenanted 45 weeks of the year.

Converting the original four-bedroom property into student accommodation boosted rental yield and claiming depreciation on these upgrades further enhanced the property’s cash flow.

Due to a significant increase in cash flow and possessing a large plot of land, the investor decided to build a new second dwelling, adding two more bedrooms. This expansion brought the total number of bedrooms to six, all designated for student accommodation. The investor once again requested a depreciation schedule on the newly built dwelling.

Taking into account the costs of converting the existing second-hand property and the expenses involved in constructing a second dwelling, BMT calculated the overall increase in cash flow for this investor. Now owning a six-bedroom property used as shared student accommodation, the investor rents out the rooms in the main house at \$300 per week per room and the rooms in the second dwelling at \$350 per week per room.



Table 3: Cash flow with additional 2 bedroom granny flat before and after depreciation

4 bedroom home rented to four students at \$1,200 per week plus 2 bedroom granny flat at \$700 per week	Without depreciation	With depreciation
Pre-tax cash flow		
Annual income	\$85,500	\$85,500
Annual property expenses	-\$81,800	-\$81,800
Total taxable income (income less expenses)	\$3,700	\$3,700
Depreciation claim	\$0	\$21,370
Total taxable income (income less expenses and depreciation)	\$3,700	-\$17,670
Post-tax cash flow		
Tax payable / tax refund (taxable income x 37% tax rate)	-\$1,369	\$6,538
Net cash flow (annual)	\$2,331	\$10,238
Net cash flow (weekly)	\$45	\$197
Difference of \$152 per week or \$7,907 per annum		

Assumption: Tenanted 45 weeks of the year.

By converting the original four-bedroom property to student housing and building the additional secondary dwelling, the investor significantly increased the rental yield on the property while also increasing the capital value of the property from the original purchase price of \$800,000 to close to \$1.43 million, primarily due to the enhanced potential rental yield now available on the property.

As universities continue to attract both local and international students, converting second-hand properties into shared student accommodation can offer excellent rental yields and hold significant depreciation potential, further enhancing cash flow.

For more information on how to maximise the depreciation deductions on your investment property, contact BMT Tax Depreciation on 1300 728 726 or request a quote.

The intersection of fitness industry growth and property depreciation benefits

5 COMMERCIAL



The health and fitness industry in Australia is big business. In 2023, there were approximately 7,300 health and fitness centres located across Australia and according to research reported by CommBank IQ, Australians spent up to \$3.5 billion on fitness clubs and gyms in that same year. In the 2023 financial year, close to 50 per cent of Australians aged between 18 and 24 used health and fitness facilities, with the 25 to 35 age group showing similarly high participation at around 48 per cent.

Despite having a relatively small population of just over 26 million, Australia once again demonstrated its status as a proud sporting nation during the 2024 Summer Olympic and Paralympic Games. With the Brisbane 2032 Olympics inching closer, the health and fitness industry is bound to go from strength to strength, with a focus on growing our sporting prowess that we at BMT, fully support.

Over the years, BMT has completed tax depreciation schedules for fitness centres ranging from home gyms rented by startup trainers to national fitness franchises operating from large-scale facilities. Irrespective of the size or ownership structure of these facilities, they hold excellent depreciation deductions for both Division 40 plant and equipment and Division 43 capital works deductions.

In Australia, fitness equipment, including weights, treadmills, stationary bicycles, rowing machines and other industry-specific apparatuses can qualify for Division 40 plant and equipment depreciation (TR 2022/1). The rate of depreciation is determined by the ATO and calculated over the effective life of each asset.

Division 43 capital works can also be claimed on the wear and tear of the building structure and fixed assets at varied rates depending on the industry and the date construction commenced.

Following we have two case studies of fitness centres that have claimed depreciation with BMT.

Case study 1: A pilates studio

In 2024 a pilates franchise signed a new lease on a 150sqm space and requested a depreciation schedule on the fit-out. This small business entity installed loose assets including multiple reformer beds, free weights and furnishings.

The business could claim \$142,390 in Division 40 plant and equipment depreciation deductions for the first full financial year, matching the total setup cost of the studio.



The **Instant Asset Write-Off**, to be extended to June 2025, allows small business entities with an aggregated turnover under \$10 million to immediately deduct the full cost of assets costing less than \$20,000. This applies to assets that are first used or installed ready for use between 1 July 2023 and 30 June 2025.

**Table 1: Pilates studio depreciation scenario**

Plant and equipment	Total cost	First year deductions
CCTV systems - Cameras	\$1,998	\$1,998
CCTV systems - Monitors	\$152	\$152
Ceiling fans	\$896	\$896
Free weight training assets - Barbells, dumbbells, kettle bells, weight plates and storage racks	\$6,859	\$6,859
Furniture - General	\$2,446	\$2,446
Health and fitness centre operation assets - Resistance training machines*	\$112,995	\$112,995
Kitchen assets - Water filters, electrical	\$1,512	\$1,512
Light fittings and shades	\$8,955	\$8,955
Readers - Proximity	\$616	\$616
Recorders - Digital	\$764	\$764
Signage	\$2,547	\$2,547
Support assets - Audio visual entertainment assets	\$2,650	\$2,650
Total plant and equipment	\$142,390	\$142,390

*Assets individually under \$20,000.

Case study 2: A national fitness franchise

A popular national fitness franchise requested a depreciation schedule following a new fit-out on an existing 500sqm facility with traditional gym equipment, including a free weights section, cardio section, resistance training equipment, studio space and multiple change rooms.

This fit-out offered both Division 40 plant and equipment, as well as Division 43 capital works deductions. As a small business entity, temporary full expensing was applied to the plant and equipment, matching the total spend on plant and equipment in first-year deductions.

Table 2: National fitness franchise depreciation scenario

Plant and equipment	Total cost	First year deductions
Access control systems - Door controllers	\$3,270	\$3,270
Bathroom accessories	\$2,905	\$2,905
Cardiovascular training machines - Cross trainers, steppers and treadmills*	\$141,030	\$141,030
Cardiovascular training machines - Exercise bicycles	\$33,470	\$33,470
Cardiovascular training machines - Rowing machines*	\$27,636	\$27,636
Carpet	\$14,231	\$14,231
CCTV systems - Cameras	\$12,701	\$12,701
CCTV systems - Monitors	\$795	\$795
Door closers	\$490	\$490
Floor coverings - Linoleum and vinyl	\$9,750	\$9,750
Free weight training assets - Barbells, dumbbells, kettle bells, weight plates, storage racks	\$25,634	\$25,634
Free weight training assets - Benches	\$11,273	\$11,273
Health and fitness centre operation assets - Resistance training machines*	\$138,597	\$138,597
Hot water installations	\$1,824	\$1,824
Kitchen assets - Water filters, electrical	\$1,850	\$1,850
Light fittings and shades	\$2,522	\$2,522
Partitions	\$4,986	\$4,986
Readers - Proximity	\$859	\$859
Security system	\$2,352	\$2,352
Signage	\$6,683	\$6,683
Support assets - Audio visual entertainment assets	\$3,110	\$3,110
Total plant and equipment	\$445,968	\$445,968
Capital works	\$245,837	\$6,146
Total depreciation	\$691,805	\$452,114

*Assets individually under \$20,000.

At BMT Tax Depreciation we insist on a site inspection to ensure full ATO compliance in case of a tax audit and to ensure that you don't miss out on any depreciation deductions. Both these fitness franchises were able to maximise their deductions, increasing their cash flow.

Maximising depreciation: ATO data highlights BMT as top choice for property investors

The latest data from the Australian Taxation Office (ATO) recently shed light on the deductions claimed by property investors, highlighting potential under-claiming in various categories.

According to the latest data released by the ATO in June 2024, the average residential home loan interest claim for the 2021/22 financial year was \$6,517, and the average body corporate fee claim was \$2,669. Property management fees averaged \$1,322 and insurance averaged \$768. Property depreciation remained strong, with average claims of \$3,834.

Property depreciation refers to the natural wear and tear of a property and its assets. It can be claimed under two categories: Division 43 capital works for a property's structural components and Division 40 plant and equipment for easily removable and/or mechanical assets.

The ATO data indicates that average depreciation claims for the FY 2021/22 included \$2,660 for capital works allowance and \$1,174 for plant and equipment, bringing the average property depreciation claim to \$3,834. An analysis of BMT Tax Depreciation schedules shows an average depreciation claim of \$9,692 in FY 2021/22, and in FY 2023/2024, BMT's average depreciation claim was \$11,432.

Based on almost 1 million depreciation schedules completed, BMT's records indicate that Division 43 capital works deductions usually make up 85 to 90 per cent of total depreciation claims compiled by BMT. This underscores the importance of capital works deductions, which can be claimed at a yearly rate of 2.5 per cent, for all properties, including older properties affected by the 2017 legislation changes.

In November 2017, the Federal Government changed how investors can claim depreciation for plant and equipment assets in residential properties. According to this legislation, if a contract on the sale of a second-hand property was exchanged after 7.30pm on 9 May 2017, depreciation cannot be claimed for existing plant and equipment assets within the property. However, new assets installed are still eligible for depreciation claims, along with capital works deductions.

The methodology employed by BMT ensures that the highest deductions are found. Physical site inspections are conducted and all relevant legislation is applied to maximise depreciation claims while ensuring full ATO compliance. These inspections substantiate any depreciation claims in case of an ATO audit, supported by the Australian Institute of Quantity Surveyors and the National Tax and Accountants' Association.

Engaging a specialist quantity surveyor to conduct a physical site inspection when preparing a tax depreciation schedule ensures all possible depreciation deductions are identified and claimed to their full potential, even if work was completed by a previous owner.

Depreciation is the only non-cash tax deduction available to property investors. Unlike loan interest and fees that require actual expenditure, claiming depreciation can return thousands of dollars to investors annually without any direct cost. The cost of preparing a tax depreciation schedule is itself also tax-deductible.

With property depreciation remaining the second largest tax deduction for property investors, requesting a property depreciation schedule from BMT Tax Depreciation will ensure that you maximise your tax deductions and optimise your cash flow.

MyBMT

The comprehensive property investment and management tool

MyBMT is an innovative centralised portal developed by BMT Tax Depreciation, designed for property investors, property managers and accountants, with the goal of simplifying property investment and depreciation management.

A property investor's team constantly needs access to information to effectively manage their properties and finances. Overseeing tenants, handling property maintenance, maintaining financial records and managing tax obligations are just a few of the essential tasks required for successful investment management.

Whether a first-time investor or looking to grow an existing property portfolio, MyBMT covers the accountants, investors and property managers with powerful tools like PropCalc that quantifies after-tax holding costs of any property and allows the user to store property reports with the expected cash flow information.

This centralised system eliminates the need for physical records and enhances collaboration. Users can keep tax depreciation schedules up to date by adding renovation or improvement details. They can also effortlessly track property income and expenses, and upload files, photos, and receipts to share with an accountant and investment team.

The Research and Insights tool allows the user to view current market data, see nearby planning applications and generate a valuation for an existing property, helping to make informed investment decisions. Anyone can also conveniently obtain quotes via MyBMT for house, contents and landlord insurance from BMT Insurance.

Save time and streamline your property investment journey with MyBMT, the comprehensive property investment and management tool.

Visit mybmt.com.au/register to activate and optimise your property management journey.



Regional variations

Hobart	95 - 120%
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Perth	98 - 120%
Brisbane	95 - 115%
Cairns	110 - 130%
Darwin	110 - 135%

Discover the build cost of your next project

The BMT Construction Cost table is a useful guide to the cost of construction for different types of residential and commercial buildings.

To discover the build costs of your next project, adjust costs for various regions by multiplying the construction cost by the regional variations opposite. This will provide an approximate cost for the construction cost per square metre in your area.

Alternatively, you can download and calculate build costs using the BMT Cost Calc app at bmtqs.com.au/cost-calc.

Construction type			Level of finish (per m²)		
			Low	Medium	High
	House	3BR weatherboard project home, level block, single level, shelf design	\$1,872	\$2,095	\$2,591
		3BR brick veneer project home, level block, single level, shelf design	\$1,994	\$2,222	\$2,653
		3BR full brick project home, level block, single level, shelf design	\$2,072	\$2,302	\$2,878
		4BR weatherboard home, level block, single level, unique design	\$2,628	\$2,808	\$3,504
		4BR brick veneer home, level block, single level, unique design	\$2,792	\$2,924	\$3,680
		4BR full brick home, level block, single level, unique design	\$3,123	\$3,568	\$3,932
		3BR brick veneer project home, level block, two level, shelf design	\$2,080	\$2,298	\$2,835
		3BR full brick project home, level block, two level, shelf design	\$2,157	\$2,426	\$2,976
		4BR brick veneer home, level block, two level, unique design	\$2,834	\$3,203	\$3,718
		4BR full brick home, level block, two level, unique design	\$3,132	\$3,596	\$3,926
		Architecturally designed executive residence	\$4,157	\$5,322	\$7,444
	Townhouse	2BR single level brick veneer townhouse including allowance for common property	\$2,933	\$3,337	\$3,758
		2BR 2 level brick veneer townhouse including allowance for common property	\$3,012	\$3,393	\$3,943
		3BR single level brick veneer townhouse including allowance for common property	\$2,906	\$3,308	\$3,717
		3BR 2 level brick veneer townhouse including allowance for common property	\$2,984	\$3,476	\$3,957
	Units	3 level walk-up unit complex, concrete structure, ground floor parking	\$3,088	\$3,315	\$4,022
		3 level walk-up unit complex, concrete structure, basement parking	\$3,026	\$3,252	\$3,957
		4-8 level unit complex, including lift, concrete structure, ground floor parking	\$3,528	\$3,796	\$4,598
		4-8 level unit complex, including lift, concrete structure, basement parking	\$3,449	\$3,717	\$4,522
		8 or more level unit complex, including lift and basement car parking	\$3,661	\$4,154	\$5,283
	Commercial	1-4 level open plan offices, including A/C & lifts, excluding fit out	\$3,182	\$3,547	\$4,168
		4-8 level open plan offices, including A/C & lifts, excluding fit out	\$3,687	\$3,957	\$5,321
		8 levels and over, including A/C & lifts, excluding fit out	\$5,277	\$5,572	\$5,827
	Industrial	High Bay Warehouse, standard configuration, concrete floor, metal clad	\$1,515	\$1,711	\$1,845
		High Bay Warehouse, standard configuration, concrete floor, pre-cast concrete wall clad	\$1,860	\$1,966	\$2,191
	Retail	Suburban shopping mall area including A/C	\$3,974	\$4,143	\$4,636
		Supermarket, including A/C, excluding fit out	\$2,516	\$2,687	\$3,012
	Hotels/motels	Single level boutique motel including A/C, guest facilities	\$4,896	\$5,601	\$7,363
		Single level tavern/hotel including A/C, excluding loose item fit out	\$4,084	\$4,861	\$5,848

The above rates exclude goods and services tax (GST). Please visit bmtqs.com.au for more information.

Disclaimer | The information including the construction costs contained in Maverick is provided for general information only and on the understanding that BMT Tax Depreciation Pty Ltd nor any of its officers or employees are providing professional advice on any particular matter or are liable for any error or omission in the information or any damage or loss suffered from any reliance on that information. Professional advice should be sought for your particular circumstances.

The construction costs are average prices in a metropolitan area and should be adjusted with reference to specific conditions. They are not intended to be relied upon or used for tendering or pricing variations. Construction costs include costs of labour and materials, waste, hoisting, fixing in position and a profit allowance based on prevailing market conditions but exclude any GST, costs of land, demolition and any work outside the footprint of the building.

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Parramatta NSW 2150

Brisbane
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Brisbane QLD 4000

Gold Coast
Level 15 Corporate Centre One
2 Corporate Court
Bundall QLD 4217

Newcastle
19 Brunner Road
Broadmeadow NSW 2292

Melbourne
Level 50, 120 Collins Street
Melbourne VIC 3000

Darwin
Level 1, Paspalis Centrepoint
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Darwin NT 0800

Perth
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Perth WA 6000

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181 Mulgrave Road
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