

June 2008

To The Property Owner
C/- Student Housing Australia

Unlock the cash flow in your investment property

In the current economic climate, it is important to squeeze the most out of your investment property. As the owner of an investment property managed by Student Housing Australia (SHA) and a valued client we would like to make you aware of the tax benefits you are entitled to claim.

What is Tax Depreciation?

As a building gets older, items wear out – they depreciate. The Australian Taxation Office (ATO) allows property owners to claim a deduction related to the cost of the building. Tax depreciation deductions can be claimed by any property owner who obtains an income from their property. Deductions can be claimed on the plant and equipment items within the building, and in some cases, the building itself can be depreciated. It is important to maximise these benefits as they can often add thousands of dollars to your cash flow each year.

Some Important Points

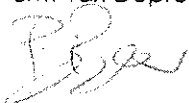
- You need a specialist to maximise your claim – Quantity surveyors are recognised by the ATO under TR97/25 to be qualified to estimate construction costs of a building for depreciation purposes.
- You can adjust previous years tax returns if you haven't claimed depreciation before.

How You Benefit from our Alliance

BMT Tax Depreciation and SHA have recently formed an alliance, allowing BMT & ASSOC to provide you, as a valued SHA client, with a tax depreciation report at the heavily reduced fee of **\$300 + GST** (usual fee is \$650 + GST).

If you wish to proceed with the preparation of the report simply complete and return the attached application to BMT Tax Depreciation or contact **Mitchell Ford** at the office.

Yours sincerely,
BMT Tax Depreciation Pty Ltd



Bradley Beer
Director

BMT & ASSOC

Quantity Surveyors

Property Depreciation and Construction Cost Consultants
ABN 64 115 282 392

Tax Depreciation Schedule Application Form (MF) Student Housing Australia

Level 50, 120 Collins Street
Melbourne VIC 3000
GPO Box 4260
Melbourne VIC 3001
t 03 9654 2233
f 03 9654 2244
e info@bmtqs.com.au
w www.bmtqs.com.au

BMT & ASSOC provide an Australia wide
Service with offices in Sydney, Melbourne, Brisbane,
Newcastle, Canberra, Adelaide and Perth

Description of the Property (eg: House, Unit, Duplex, etc): Apartment

Information Required (please complete either Option 1 OR 2 below):

1. I purchased an already constructed property. OR

Purchase Price: _____

Settlement Date: _____

Land Value at purchase:
(rates notice) _____

Age of building:
(Approx. if unknown) _____

2. I engaged the builder to construct.

Construction Cost (House): _____

Land Cost: _____

Construction Completion Date: _____

Settlement/Handover Date (House): _____

Builder's Details: _____

Investment Property Address: _____

Have you installed any additional items since purchase?
(If yes please provide cost & installation date) _____

Have you ever lived in this property? (Please provide dates): _____

SHA Contact for access to the property if required (Property manager): _____

If required SHA will forward copies of: Floor plan / Strata plan / Construction cost.

Applicants Details:

Applicants name: _____

Name/s the report is to be made in: _____

Forward report to: _____

Postal address: _____

Email Address: _____

Contact Details: (At least one number)

Mobile: _____ Work: _____

Home: _____ Fax: _____

How did you hear about BMT?: _____

Accountants details: _____

Fee - \$300 (+ GST) for a Student Housing Australia property (fee is tax deductible)- site inspection already completed

Payment will be required upon completion of the report. Payment Options:

Signed by applicant: _____ Dated: _____

1. Direct deposit details or credit card via phone on - (03) 9654 2233

2. Credit card payment

Credit Card Type: MasterCard / Bankcard / Visa? (Please circle) Name on card: _____

Credit Card Number: _____ Expiry Date: _____

3. Cheque payable to BMT & ASSOC Pty Ltd, GPO Box 4260, MELBOURNE VIC 3001

4. I approve invoice to be sent to SHA for payment from my rental income: Yes ___ No ___ (Please tick)