

WHY CHOOSE BAGLIN PARTNERS?

Baglin Partners, established in 1969, are staffed by Qualified Quantity Surveyors and the company is a member of the Australian Institute of Quantity Surveyors.

By choosing Baglin Partners you can be assured that you will receive the highest level of professional service supported by years of successful practice.

Baglin Partners are experts in areas of:

Tax Depreciation

Construction Estimating

Building Insurance Costs

**Construction Cost
Services**

**Tax Depreciation
Schedules**

**Building Insurance
Reports**



**REGISTERED
Building Practitioner**



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TAX DEPRECIATION SCHEDULES

Owners of investment properties are entitled to claim **thousands of dollars** per year in tax depreciation deductions.

Baglin Partners is a member of the Australian Institute of Quantity Surveyors and as such is approved by the ATO to assess the depreciation and capital write off for investment properties.

Our Tax Depreciation Schedules include:

- All depreciable items in and around your investment property
- Capital write off for 40 years
- The latest ATO Rulings.
- Both prime cost and diminishing value methods

Since 1985, our detailed reports have been well received by property investors and their accountants.

Depreciation and Capital Write Off can be claimed on:

- Residential buildings built from 1985 onwards
- Commercial and Industrial from 1982 onwards

How do you organise a schedule?

Simply contact us and we will organise everything on your behalf and provide you and your Accountant with the ATO approved schedule.

CONSTRUCTION COST SERVICES

As Quantity Surveyors, our core service involves estimating the cost of building works, whether they are multi million dollar developments or typical suburban residential buildings. We provide our clients with cost management services both before and during the construction period.

Our service includes:

- Cost plan estimating from project inception to completion including: initial concept/feasibility estimates, design development cost planning and pre-tender estimates
- Post contract management including progress payment certification, variation valuations
- Dispute resolution
- Financial Institution Reporting

Our services are provided to:

- Architects
- Proprietors
- Developers
- Owners
- Builders
- Financial institutions

Project types:

- Residential
- Retail
- Health and Aged Care
- Commercial
- Educational
- Industrial

BUILDING INSURANCE REPORTS

As building costs continually increase it is necessary to reassess the cost of reinstatement of your building should it become wholly or partially the subject of a disaster.

The purpose of a Building Insurance Report is to adequately identify the necessary level of insurance for the whole insurance period.

Cost Factors considered include:

- Redesign Costs and Consultants Fees
- Upgrade of building to meet current building regulations and Australian Standards
- Demolition and removal of Debris
- Access to site (restricted or otherwise)
- Location of site
- Availability and cost of Labour and Materials
- Loss of Rental (Investment Properties)
- Cost escalation over insurance period

Review of Building Insurance Report

We recommend a review every 3 to 5 years to ensure that your level of insurance keeps pace with the escalation in building costs.



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