



Experts in Accounting for Local Business Owners & Overseas Clients

Are you a non-resident looking to buy property or set up a business in Australia?

TJD Accounting Services has almost 50 years of experience supporting clients across Australia and internationally – including expats, first-time buyers, and investors from China, Singapore, Malaysia, Hong Kong, and beyond.

Our team delivers personalised service, transparent pricing, and peace of mind.

WHY CHOOSE US :

- Friendly, tailored service with access to senior partners
- Fast turnaround & clear communication
- Competitive pricing
- Trusted by international clients for decades

OUR SERVICES :

- ✓ Tax File Number (TFN) applications.
- ✓ ABN and business registrations.
- ✓ Australian income tax returns for Australian rental properties.
- ✓ Summary schedules for purchase & Capital Gains Tax estimate.
- ✓ Guidance on tax obligations, deadlines & structuring.
- ✓ Australian taxation advice for non-residents.
- ✓ Variation of Withholding Certificates which requires CGT estimates.
- ✓ Amendment of Tax returns due to Land tax Assessments.

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Making Property Investment in Australia Simple — Wherever You Are



FEE STRUCTURE



NON RESIDENT CLIENT'S FEES: INDIVIDUALS	FEE
Tax File Number Application	\$475+GST (Preparation and Lodgement (per application))
INDIVIDUAL TAX RETURNS	
Client update form. Lodged with ATO or Via our own Tax Software	\$190 + GST (Post examination of income & expenses).
Single Owner with One Property	\$500 + GST Add \$230 for each additional property.
Joint Owner with One Property	\$725 + GST Add \$200 for each additional property.
Capital Gains Tax Schedule	\$510 + GST Per property.
Property Purchase Schedule	\$565 + GST Provides summary of all costs of purchase to be used for eventual sale.
Preparation of Estimated Capital Gains Tax Schedule.	\$650 + GST Provides summary of sale cost + CGT
Variation of Foreign Resident Capital Gains Withholding (FRCGW) Certificate - requires CGT estimate	\$350 + GST (Preparation and Lodgement)

PLEASE NOTE: To avoid processing delays, clients must provide complete and accurate purchase and sale information in a timely manner. Where a Property Purchase Schedule has not already been prepared by TJD, additional time may be required to complete the necessary calculations for Capital Gains Tax estimates.



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