



BMT Tax Depreciation
Commercial Property Specialists

BMT Tax Depreciation
QUANTITY SURVEYORS



BMT Tax Depreciation: Australia's most trusted name in tax depreciation services

Over the last twenty years, BMT Tax Depreciation have grown to become the firm that accountants and commercial property owners turn to when they require tax depreciation schedules and asset registers for business and investment holdings.

From humble beginnings in 1997, BMT now employ more than 200 staff across 12 offices in all states and territories, and have completed in excess of 600,000 tax depreciation schedules across all property types.

We focus exclusively on depreciation. This focus has allowed us to hone our methods with one aim: to find the maximum claimable values for all construction types and asset classes, increasing your return on investment and cash flow.

BMT have reviewed hundreds of existing depreciation claims for large commercial holdings and have found missed deductions in the hundreds of thousands of dollars, sometimes millions, simply because the report has not been compiled by a specialist.

No project is too large, BMT have expertise in valuing primary production, mining, manufacturing, office towers, shopping centres and all associated assets across the spectrum of commercial buildings, fitout types and inventories.

Our memberships with the AIQS, RICS and the AVAA, along with our status as registered Tax Agents and our 100 per cent in-house production, make BMT fully accountable for our documentation and reliable in assisting your auditing processes.

With rigorous reporting standards, the ability to meet fast turnaround requirements and the continuing development of alliances with many of Australia's largest property and accounting organisations, BMT Tax Depreciation prepare tax office compliant schedules helping you to find the maximum achievable value for property owners.

A handwritten signature in black ink that reads "B Beer". The signature is stylized and cursive.

Bradley Beer
Chief Executive Officer





Our services

BMT Tax Depreciation's services include:

- tax depreciation schedules, including separate reports where multiple entities or tenants control different assets or have different acquisition dates
- schedules of removed division 40 and 43 assets, allowing residual value balance adjustment write-offs for demolished construction work and removed assets
- depreciation assessment of abandoned fitout assets by tenants for residual value write-off purposes
- complimentary preliminary depreciation assessments, providing peace of mind before proceeding with any BMT services
- comprehensive asset registers, including photography and a fair market valuation, location, make and model for each asset
- complimentary review of existing depreciation claims to identify areas where your current claim isn't maximising your deductions
- transaction due diligence review of depreciation claims and potential claims.

The range of commercial properties and assets BMT Tax Depreciation report on includes:

- automotive and mechanical
- hospitals and medical centres
- industrial and warehouse
- leasehold fixed fitout and loose inventories
- manufacturing
- mining, forestry and other resource industries
- office towers and complexes
- primary production and agricultural industries
- residential properties of all types
- retail centres
- scientific and research facilities
- tenant contributions and abandoned tenant fitout
- transport and logistics, including vehicle fleets
- traveller accommodation and tourism.



... and many more! If it's a physical asset used for income production, we can assess the depreciation potential to maximise your deductions.



Tax depreciation services

Tax depreciation schedules

Despite growing awareness of the benefit of claiming depreciation deductions, our research consistently shows that business operators and property owners are either unaware of tax depreciation or ignore it because they underestimate their potential claim.

The reasons for this are varied, from assuming that “old” buildings contain no claims, to incorrectly categorising assets, to not using all methods available to accelerate claims.

BMT Tax Depreciation provide the solution. Our experience spanning more than 20 years and 100 per cent tax depreciation focus has led us to develop the most comprehensive depreciation schedules on the market.

Through liaising with the Australian Taxation Office and constant research, we have refined our valuing methods to the point where we are confident that every available dollar is captured. Following a thorough site inspection, our schedule will give you both accelerated plant and equipment deductions along with long-term cash flow through your capital works allowance.

Demolition and disposal adjustments

When construction work or assets are removed from a property during its income production period, that’s not the end of its depreciation claim. In many circumstances, the remaining unclaimed depreciation can be written off in that year.

If a holding is undergoing an upgrade or if a tenant has abandoned their fitout upon terminating their lease, it’s even more crucial that your assets have been properly valued prior to their removal. BMT are the experts at determining how much of the existing claim can be written off, and will make the necessary adjustments to the existing depreciation schedule. These additional claims are often overlooked but significantly accelerate depreciation claims.

Complimentary services

There are many reasons why a depreciation claim might not be maximised. Depreciation rates vary across different industries, assets may have been missed, not categorised correctly or revalued after acquisition, low-cost asset write-off or low-value pools may not have been used, and many more. BMT will review any existing claim and identify areas where your cash flow is not achieving its full potential.

Managing your report with MyBMT

Depreciation reporting needs to match the complex and ever changing environment for owners of commercial buildings and facilities. As properties are renovated, extended, returned to base or as tenants move, the depreciation schedule needs to be updated to remain accurate and current. A BMT Tax Depreciation Schedule is always available live online in MyBMT. Make or request changes, updates, add/remove assets and share any schedule with a client or accountant with the click of a button in MyBMT. Depreciation schedules are also provided in hard and soft copy Excel or CSV for easy integration with any accounting software.



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Experience



Property: KPMG Tower
Location: Sydney, NSW



Property: Westpac House
Location: Adelaide, SA



Property: Epping Homemaker Centre
Location: Epping, VIC



Property: Restaurant
Location: Southbank, VIC



Property: Chicken farm incl. sheds and hatchery
Location: Muchea, WA



Property: D'Arenberg Cube Winery
Location: McLaren Vale, SA



Experience



Property: Mining equipment
Location: Thornton, NSW



Property: Service station
Location: Ipswich, QLD



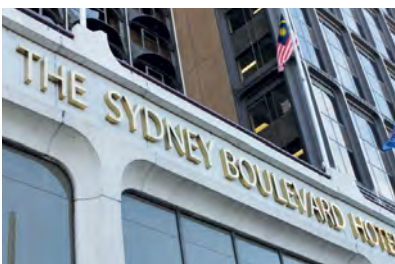
Property: Warehouse
Location: Derrimut, VIC



Property: Beaufort's
Location: Finley, NSW



Property: The Sebel Canberra Civic Hotel
Location: Canberra, ACT



Property: Sydney Boulevard Hotel
Location: Sydney, NSW



Asset registers

When your business or commercial enterprise needs to maintain a thorough inventory of assets, BMT Tax Depreciation provide a comprehensive solution. Unlike tax depreciation schedules, asset registers itemise each individual asset and provide further information.

Complete with photography of each asset and optional barcoding, asset registers will prove invaluable when it comes to both managing an existing inventory, or acquiring or selling a business.

Where possible, BMT will provide the asset make, description, location and provide a fair market value. Soft copies in Excel and CSV will also be provided.

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BMT Tax Depreciation are specialist Quantity Surveyors committed to providing an efficient service that will maximise your return every time.



☎ 1300 728 726

✉ commercial@bmtqs.com.au

💻 bmtqs.com.au

Sydney
Level 33, 264 George Street
Sydney NSW 2000

Parramatta
Level 1, Suite F
110 George Street
Parramatta NSW 2150

Brisbane
Level 7, 320 Adelaide Street
Brisbane QLD 4000

Gold Coast
Suite 30610, Level 6 Southport
Central 3, 9 Lawson Street
Southport QLD 4215

Newcastle
19 Brunner Road
Broadmeadow NSW 2292

Melbourne
Level 50, 120 Collins Street
Melbourne VIC 3000

Darwin
Level 1, Paspalis Centrepoint
48-50 Smith Street
Darwin NT 0800

Perth
Level 28, 140 St Georges Terrace
Perth WA 6000

Cairns
181 Mulgrave Road
Cairns QLD 4870

Canberra
Level 5, 15 Moore Street
Canberra ACT 2600

Adelaide
Level 5, 121 King William Street
Adelaide SA 5000

Hobart
Hobart Corporate Centre
Level 3, 85 Macquarie Street
Hobart TAS 7000