# **1. Personal details:**

|  |  |
| --- | --- |
| **a) Name of property owner:** | **Percentage ownership:** |
| Click or tap here to enter text. | Click or tap here to enter text. |

**b) Residential address:** Click or tap here to enter text.

**c) Email address:** Click or tap here to enter text.

**d) Contact number:** Click or tap here to enter text.

**e) Alternate phone number:** Click or tap here to enter text.

# **2. Property Details:**

**a) Address of investment property:** Click or tap here to enter text.

*Please include suburb, state and postcode.*

**b) Type of property (house, apartment, granny flat, townhouse, etc):** Click or tap here to enter text.

**c) Was the property built under your ownership:** [ ]  **Yes** [ ]  **No**

|  |  |
| --- | --- |
| **If no:****Purchase price:** Click or tap here to enter text.**Build cost (if known):**Click or tap here to enter text.**Date of exchange:**Click or tap here to enter text.**Date of settlement:** Click or tap here to enter text.**Date of first lease:** Click or tap here to enter text.**Age of property if known:**Click or tap here to enter text. | **If Yes:****Build cost:**Click or tap here to enter text.**Date of completion:**Click or tap here to enter text.**Date of first lease:**Click or tap here to enter text.*\*please attach a copy of your build contract if available. If not available, please contact us for other sufficient evidence.* |

**d) Have you occupied the property for any period of time?** [ ]  **Yes** [ ]  **No**

**e) Has the property been renovated either by yourself, or previous owners:** [ ] **Yes** [ ] **No**

If yes, please provide details:

|  |  |  |
| --- | --- | --- |
| **Details of works (add more rows if required or attach summary document)** | **Cost of works** | **Date of works** |
| Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |

*Please note that tax invoices will be required for any works carried out during your ownership.
If works carried out by previous owners, please provide details of works you believe have been carried out, exact dates and costs are not required unless known.*

**f) Have you provided any furniture for the tenants’ use:** [ ] **Yes** [ ] **No**

If yes, please provide details:

|  |  |  |
| --- | --- | --- |
|  **Furniture Item (add more rows if required or attach summary document)** | **Cost of item** | **Date of purchase** |
| Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |

*Please note that due to ATO regulations, we will be required to sight tax invoices for any furniture items to be included in the report.* *If your property was purchased after 9/5/17 and/or first rented after 1/7/17, you will only be able to claim furniture that is brand new at the time of lease.*

# **3. Self Assessed Checklist:**

**a) Is the property part of a complex?** [ ]  **Yes** [ ]  **No**

**If yes, number of residences in the complex**: Click or tap here to enter text.
*This can be estimated by looking at the number of mailboxes at the front of the complex.*

**Total number of floors in the building:** Click or tap here to enter text.

**b) Standard/ Quality of construction:**

**Construction method:**[ ]  Double Brick Cavity [x]  Weatherboard Cladding

[ ]  Brick Veneer [ ]  Prefabricated Home

**Estimated construction standard:***This considered the standard of fitout and finish, including quality of appliances, floor finishes, materials, etc.*

[ ]  Basic [ ]  Medium [ ]  High [ ]  Prestige

**c) Number of rooms:**

**Bedrooms:** Click or tap here to enter text.

**Bathrooms:** Click or tap here to enter text.

**Kitchens:** Click or tap here to enter text.

**Loungerooms:** Click or tap here to enter text.

**Dining Rooms:** Click or tap here to enter text.

**Laundries:** Click or tap here to enter text.

**Other Rooms (please specify in detail):** Click or tap here to enter text.

**Garages:** Click or tap here to enter text.

**Car spaces/ undercover parking:** Click or tap here to enter text.

**Covered pergola:** [ ]  **Yes** [ ]  **No**

**d) Hydraulic services (Plumbing, Draining and Gas Fitting):**

 **Hot Water service:** [ ]  Gas [ ]  Electric [ ]  Solar

 **Pumps:**  [ ]  Yes [ ]  No

If yes,
number of pumps: Click or tap here to enter text.

 **Ducted Gas Heating:** [ ]  Yes [ ]  No

**e) Air Conditioning:**

 **Ducted Air Conditioning:** [ ]  Yes [ ]  No

 **Split System Air Conditioning:** [ ]  Yes [ ]  No

If yes, number of systems: Click or tap here to enter text.

 **Room/window mounted Air Conditioning Units:** [ ]  Yes [ ]  No

If yes, number of systems**:** Click or tap here to enter text.

**f) Electrical services:**

 **Intercom:** [ ]  Yes [ ]  No

 If yes, type of intercom: [ ]  Audio [ ]  Video

 **Ducted Vacuum System:** [ ]  Yes [ ]  No

 **Burglar Alarm/ Security System:** [ ]  Yes [ ]  No

 **Access Control Systems:** [ ]  Yes [ ]  No

 **CCTV Systems:** [ ]  Yes [ ]  No

 **Television Antenna – freestanding:** [ ]  Yes [ ]  No

 **Ceiling Fans:** [ ]  Yes [ ]  No

If yes, number of ceiling fans: Click or tap here to enter text.

**g) Fire Services:**

 **Hydrant Booster Pump:** [ ]  Yes [ ]  No

 **Fire Alarm – Bell:** [ ]  Yes [ ]  No

 **Fire Indicator Panel:** [ ]  Yes [ ]  No

 **Emergency Warden Intercom Speakers:** [ ]  Yes [ ]  No

 **Fire hose Reel and Nozzles:** [ ]  Yes [ ]  No

 **Fire Alarm – Heat/smoke** [ ]  Yes [ ]  No

 **Detectors:** [ ]  Yes [ ]  No

 **Fire extinguishers:** [ ]  Yes [ ]  No

**h) Kitchen Appliances:**

 **Type of benchtop:**

[ ]  Granite [ ]  Reconstituted Stone [ ]  Laminate

 [ ]  Timber [ ]  Other – please specify: Click or tap here to enter text.

 **Cooktop:** [ ]  Yes [ ]  No

If yes, type of cooktop: [ ]  Gas [ ]  Electric [ ]  Ceramic [ ]  Induction

 **Underbench/wall oven:** [ ]  Yes [ ]  No

 **Upright Stove:** [ ]  Yes [ ]  No

 **Rangehood:** [ ]  Yes [ ]  No

 **Dishwasher:** [ ]  Yes [ ]  No

 **Electric Water Filter:** [ ]  Yes [ ]  No

 **Garbage Disposal Unit (Insinkerator):** [ ]  Yes [ ]  No

**i) Bedrooms:**

 **Built in wardrobes:**  [ ]  Yes [ ]  No

 *Comments:*Click or tap here to enter text.

**j) Bathroom/Ensuite Assets:**

**Freestanding accessories:** [ ]  Yes [ ]  No
*Includes shower caddies, soap holders, toilet brushes)*

**Shower Curtains:** [ ]  Yes [ ]  No

 **Exhaust Fans:** [ ]  Yes [ ]  No

 **Spa Bath:** [ ]  Yes [ ]  No

 **Heated Towel Rack:** [ ]  Yes [ ]  No

*Comments:* Click or tap here to enter text.

**k) Laundry assets:**

 **Washing Machine:** [ ]  Yes [ ]  No

 **Electric Clothes Dryer:** [ ]  Yes [ ]  No

**l) Floor Finishes:**

 **Carpet:** [ ]  Yes [ ]  No

*If yes, specify which rooms:* Click or tap here to enter text.

**Vinyl:** [ ]  Yes [ ]  No

*If yes, specify which rooms:* Click or tap here to enter text.

**Prefinished/floating timber floors:** [ ]  Yes [ ]  No

*If yes, specify which rooms:* Click or tap here to enter text.

 **Tiles:** [ ]  Yes [ ]  No

*If yes, specify which rooms:* Click or tap here to enter text.

 **Polished Timber:** [ ]  Yes [ ]  No

*If yes, specify which rooms:* Click or tap here to enter text.

**Other:** [ ]  Yes [ ]  No

*If yes, specify which rooms, and what material:* Click or tap here to enter text.

**m) Window Coverings:**

 **Blinds:** [ ]  Yes [ ]  No

Type: [ ]  Fabric Verticals [ ]  Metal Venetians [ ]  Timber Verticals

 [ ]  Block out Screens [ ]  Roller Blinds [ ]  Other (detail below)

 Specify which rooms have blinds: Click or tap here to enter text.

 **Curtains:** [ ]  Yes [ ]  No

Type: [ ]  Lace [ ]  Premade Curtains [ ]  Custom Made Curtains

 Specify which rooms have curtains: Click or tap here to enter text.

**n) External Equipment:**

 **Tennis Court:** [ ]  Yes [ ]  No

 If Yes, material on court: Click or tap here to enter text.

 **Swimming pool:** [ ]  Yes [ ]  No

If yes, method of heating: Click or tap here to enter text.

 **Sauna:** [ ]  Yes [ ]  No

 **Common BBQ Area:** [ ]  Yes [ ]  No

 **Motorised Pergola Louvres:** [ ]  Yes [ ]  No

 **Motorised Window Shutters:** [ ]  Yes [ ]  No

 **Solar Garden Lights:** [ ]  Yes [ ]  No

 **Free-standing shed:** [ ]  Yes [ ]  No

If yes, approximate size: Click or tap here to enter text.

 **Motorised garage door/boom gate:** [ ]  Yes [ ]  No

 **Automatic irrigation system:** [ ]  Yes [ ]  No

**o) Common Area Property:**

 **Gym:** [ ]  Yes [ ]  No

 **If yes, number of cardiovascular equipment:** Click or tap here to enter text.

 **Number of resistance equipment:** Click or tap here to enter text.

 **Elevators:** [ ]  Yes [ ]  No

 **Garbage Chute:** [ ]  Yes [ ]  No

# **4. Payment Terms and Client Authorisation:**

Payment for your depreciation schedule must be made upfront, and before work on your depreciation schedule will commence. If invoice is selected as the payment method, an invoice will be emailed to you with details on making payment via Credit Card online, B-Pay or Direct Deposit.

**AUTHORISATION:**

I/We the undersigned hereby accept the fees, terms of use as listed on <https://www.austtaxonline.com.au/terms.php> and hereby authorise ATDS to locate construction documents, make all necessary enquiries and to access the property as required to complete the Tax Depreciation Schedule.

**Sign here:** Click or tap here to enter text. **Date:** Click or tap here to enter text.

*If you are completing the forms on a computer, you may print your name instead of signing.*

*Please note that you will be sent a confirmation SMS upon receipt of your application form.*

# Payment details:

**Payment method:** [ ] **Credit Card** [ ] **Invoice**

If invoice, please leave credit card details blank and an invoice will be emailed to you upon receipt of your application forms. If paying by credit card, an official tax invoice will be included in your completed report.

**Total invoice amount, including 10% GST: $489.50**

**Credit card type:** [ ] **Mastercard** [ ] **Visa**

**Name on Card:** Click or tap here to enter text.

**Card number:**Click or tap here to enter text.

**Expiry date:** mm **/** yyyy **CVN:** Click or tap here to enter text.

# **5. Submitting your forms:**

Please review checklist and ensure the details you entered are correct and as accurate as possible. Your Tax Depreciation schedule will be based on the information provided on this checklist, as well as what is collected from the site inspection.

If you have multiple attachments to send through via email, please ensure the address of the property is in the subject heading of each email. Files such as build contracts, tax invoices, floor plans, strata plans, etc are all useful.

## Please complete the above form and forward to our Head Office via:

**EMAIL:**

info@austtaxonline.com.au

**POST:**

ATDS
PO Box 255
Hurstville NSW 1481

**OFFICE LOCATIONS:**

Level 4,5 & 12, Plaza Building, 95 Pitt Street, Australia Square, **Sydney** NSW 2000
Level 10, 555 Lonsdale Street, **Melbourne** VIC 3000
Level 23, 127 Creek Street, **Brisbane** QLD 4000
Level 3, 267 St Georges Terrace, **Perth** WA 6000
Level 5, City Central, Tower 2, 121 King William Street, **Adelaide** SA 5000