# **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  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](mailto: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