

PROPERTY TAX DEPRECIATION SELF ASSESSED CHECKLIST

The self assessment checklist is designed for property owners who are familiar with their investment property and do not require an onsite inspection. Please complete the following information and send to info@seymourconsultants.com.au .



Tax agent
24753128

1. PROPERTY TYPE Date:

What type of property requires depreciating? Click on the relevant check box

House Townhouse Unit/Apartment Villa Serviced Apartment Other

2. IS THIS PROPERTY WITHIN A COMPLEX? NO YES (If answered "YES", please complete the following questions.)

Total number of units/apartments/towhouses located in the complex?

Total number of levels in the complex including basements and roof tops?

2. CONSTRUCTION (Click the relevant check box)

What type of materials were used to construct this building? Double Brick Cavity Brick Veneer Prefabricated
 Weatherboard cladding

What is the standard of construction?

- Standard** - Standard fitout and finishes
 Medium - Better quality of appliances, carpets and fittings than a standard finish
 High - High quality appliances, floor finishes and fittings
 Prestige - The highest level of luxurious floor finishes, fittings and fixtures

3. PROPERTY DESCRIPTION Please indicate the number (1- 100) of rooms located within the property:

Bedrooms Kitchens Lounge rooms Dining rooms Media/Rumpus Rooms

Double garage Single garage Alfresco areas Bathrooms

Car spaces/under cover parking Other: Please specify?

4. SERVICES - PLUMBING, GAS, MECHANICAL AND DRAINAGE

Hot water Services: Gas Solar Electric

Pumps (Rainwater, stormwater or septic tank pumps: Rainwater Stormwater Septic Tank

Ducted Gas Heating: YES NO

Airconditioning: Select from the drop down box

How Many Airconditioning Units?



www.sctaxdepreciations.com.au



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5. SERVICES - FIRE



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Fire Extinguishers	<input type="checkbox"/> YES <input type="checkbox"/> NO	How Many Extinguishers?	<input type="text"/>
Fire Indicator Panel	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Hose Reels	<input type="checkbox"/> YES <input type="checkbox"/> NO	How Many Hose Reels?	<input type="text"/>
Smoke Alarms	<input type="checkbox"/> YES <input type="checkbox"/> NO	How Many Smoke Alarms?	<input type="text"/>
Fire Blankets	<input type="checkbox"/> YES <input type="checkbox"/> NO	How Many Fire Blankets?	<input type="text"/>
Hydrant Booster	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Sprinkler system	<input type="checkbox"/> YES <input type="checkbox"/> NO		

5. SERVICES - ELECTRICAL

No. of ceiling fans?	<input type="text"/>	Intercom system	<input type="checkbox"/> YES <input type="checkbox"/> NO	Alarm system	<input type="checkbox"/> YES <input type="checkbox"/> NO
CCTV system	<input type="checkbox"/> YES <input type="checkbox"/> NO	Ducted vacuum system	<input type="checkbox"/> YES <input type="checkbox"/> NO		

6. KITCHEN APPLIANCES

Benchtop Type	<input type="checkbox"/> Reconstituted Stone	<input type="checkbox"/> Laminated	<input type="checkbox"/> Timber	<input type="checkbox"/> Granite	
Dishwasher	<input type="checkbox"/> YES <input type="checkbox"/> NO	Make/Model			
Rangehood	<input type="checkbox"/> YES <input type="checkbox"/> NO	Make/Model			
Cupboards	<input type="checkbox"/> Laminated	<input type="checkbox"/> Two Pack	<input type="checkbox"/> Stone	<input type="checkbox"/> Timber	<input type="checkbox"/> Stainless steel
Cooktop	<input type="checkbox"/> YES <input type="checkbox"/> NO	Make/Model			
Cooktop type	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Ceramic		

7a. BATHROOMS/EN SUITES

Spa Bath	<input type="checkbox"/> YES <input type="checkbox"/> NO
Shower Curtains	<input type="checkbox"/> YES <input type="checkbox"/> NO
Heated Towel Rails	<input type="checkbox"/> YES <input type="checkbox"/> NO
Exhaust Fans	<input type="checkbox"/> YES <input type="checkbox"/> NO

Other - Please specify

7b. LAUNDRY

Washing Machine	<input type="checkbox"/> YES <input type="checkbox"/> NO
Dryer	<input type="checkbox"/> YES <input type="checkbox"/> NO

Other - Please specify

8. FLOOR FINISHES

Carpet YES NO

Specify which rooms have Carpets:

Timber YES NO Prefinished/Floating Timber Floors YES NO

Specify which rooms have Timber: Specify which rooms have Prefinished/Floating Timber Floors:

Tiles YES NO

Specify which rooms have Tiles:

Vinyl YES NO

Specify which rooms have Vinyl:



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9. WINDOW COVERING

Blinds YES Curtains YES

What type of blinds? Shutters Vertical Blinds - Fabric Roller Blinds Timber Venetians

Aluminium Venetians Block-out Screens

Specify which rooms have blinds:

What type of curtains? Laced Lined Custom made

Specify which rooms have curtains:

Additional Comments:

10. FACILITIES AND EQUIPMENT (STAND ALONE HOME OR COMMON PROPERTY STRATA TITLED)

Please indicate which of the following list of equipment for this investment property.

Swimming Pool YES NO

Is the pool heated? YES NO If "YES" What type of heating? Solar Gas Electrical

Is there a pool cover? YES NO

Spa Pool YES NO Sauna YES NO



Alfresco/Pergola motorised louvers YES NO

Motorised Window Shutters YES NO Solar Garden Lights YES NO



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Shed YES NO Size in M2:

Automatic Irrigation system YES NO

Motorised garage door YES NO How many doors?

Tennis Court YES NO Artificial Grass Natural Grass Concrete Clay

Other, please specify:

Installed BBQ facilities (May include preinstalled items such as BBQ, kitchenette, Fridge, Pizza Oven) YES NO

Specify items:

Any other items to be mentioned:

Gym Equipment YES NO If answered "YES" please indicate check the relevant item and the number located on the property

Bicycles Treadmills Rowing Machines Stepping Machines Cross Trainer Machines

Free Standing Weight Machines

Lifts YES NO How many lifts?

Garbage chute YES NO Common property driveways YES NO Approx. size m2?

11. FURNISHINGS

Did you supply any furniture for your investment property? YES NO

Examples include removable items such as beds, microwave, cutlery, crockery, lounge suites etc etc. NOTE: Furniture includes items that are supplied by the landlord, are removeable and do not form part of the building.

List furniture items below or attach an inventory list when sending this form. E.g: Beds \$1600, Microwave \$180, Lounges suite \$4200

12. RENOVATIONS

Any work carried out after 18 July 1985 (residential property) and 20 July 1982 (non-residential property) will be eligible to claim the capital works allowance as well as any plant and equipment deductions. List the renovations below, examples may include items such as new carpets - July 2013 \$1700 or Repainted Unit -July 2007 \$4000 or New light fittings 2014 \$1400



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13. PROPERTY AND OWNER DETAILS

Owner Name and Surname:

Comp/Trust/Owner:

Owners Address: (Not the address of the property):

Property Address:

Phone: E- mail:

Purchase Price: Settlement Date:

Contract Exchange Date: Construction Date(Age of property):

Construction Cost: Lease Availability Date:

Legal Costs For This Purchase?

Stamp Duty Costs for This Purchase?

A copy of the strata plan(if applicable) is attached with this form? YES NO

A copy of the floor plan is attached with this form? YES NO

Please note to ensure the accuracy of the report, we will require a copy of the plans, otherwise these will be purchased and added to the final Invoice.

14. ACCOUNTANT DETAILS

If you would like a copy emailed to your Accountant, please complete the following details:



Accountant's Name and Surname:

Accountant's Phone No: E- mail:



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14. DISCLAIMER AND SIGN OFF

This depreciation will be prepared for the sole purpose of claims under the Income Tax Assessment Act and is for the use only by the party directed. The report will be based on the understanding that the property is used specifically for the production of assessable income. Seymour Consultants accept no responsibility for any third party that may rely on the whole or any of part of this report. Seymour Consultants does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage, which may arise as a result of any person acting upon or using the requested report. Seymour Consultants assessment is based on the assumption that all items to be depreciated as defined by the Income Tax Assessment Act 1997, are owned by the Owner.

The Client can expect an assessment :

- based on the DIMINISHING VALUE METHOD
- displaying a 20 year forecast for the diminishing Value Method
- displaying a separate list of "LOW POOL" items
- displaying a detailed breakdown of Plant and equipment
- from a certified Quantity Surveyor registered with the Tax Practitioners Board and The Australian Institute of Quantity Surveyors.

I/we as the property owner, provide the above details to authorise Seymour Consultants to complete a Property Tax Depreciation Schedule for the above mentioned property for the 100% **tax deductible fee** of \$264 including GST.

Owner One Name:

Owner Two Name: