

## TAX DEPRECIATION SCHEDULE NON INSPECTION BOOKING FORM

Please Complete all of the initial Sections of this booking form then to the best of your ability only the applicable sections of the property checklist (not all items will be applicable in all instances)

### PERSONAL DETAILS:

<b>Name of Purchaser/s (as in Contract):</b>			
1.			
2.			
3.			
<b>Contact Numbers:</b>			
Work	Home	Mobile	Fax
<b>Email Address:</b>		<b>Postal Address:</b>	

### INVESTMENT PROPERTY DETAILS:

<b>Property Address:</b>		
Construction Start Date:	Construction Completion Date:	Construction Cost: (if known)

### PURCHASE DETAILS:

<b>Settlement Date:</b>		<b>Date Contract Signed::</b>	
<b>Purchase Price:</b>	<b>Stamp Duty:</b>	<b>Legal Fees:</b>	
<b>Was the land purchased separately to the construction of the property?:</b> Yes / No		<b>Land Value: (if known)</b>	
<b>Have you ever lived in the property?:</b> Yes / No		<b>Dates you lived in the property:</b> From: To:	

**SUPPLEMENTAL INFORMATION:**

<p><b>Purchase Inclusions:</b> (please list any items of furniture or appliances included within the purchase price)</p>
<p><b>Additions to the Purchase Price:</b> (has any expenditure been incurred following settlement / completion on furniture, appliances and/or Building Works? If 'yes', please list items stating date and expenditure)</p>
<p><b>Renovations:</b> (had any substantial alternations or renovations been completed to the property following its initial construction but prior to your settlement? If 'yes', please list with all possible details)</p>

**ENVIRONMENTALLY RESPONSIBLE COMPANY:**

At TSL Pty Ltd we are proud to be ENVIRONMENTALLY RESPONSIBLE. All completed Tax Depreciation Schedules are provided to our clients electronically via email. We can however, provide a printed and bound copy should one be requested, for the additional fee of \$25.00 to cover sundry printing and postage costs. Please circle your preferred option below.

YES	NO
<p><b>\$25.00</b> I would like to receive a printed copy of my Tax Depreciation Schedule. Please add \$25.00 incl. GST to the quoted fee</p>	<p>I do not wish to receive a hard paper copy of my Tax Depreciation Schedule.</p>

## INSURANCE REPLACEMENT ASSESSMENT:

Unfortunately, many investment properties are grossly underinsured. TSL Pty Ltd is proud to offer clients an Insurance Replacement Assessment for your property for an additional fee of \$150.00 including GST. Please indicate if you would like to take advantage of this service and receive your Insurance Replacement Assessment in addition to your Tax Depreciation Schedule.

YES	NO
Please prepare an Insurance Replacement Assessment for my property for an additional fee of <b>\$150.00 inc GST</b>	I do not require an Insurance Replacement Assessment for my property at this time.

## ACCOUNTANT:

Would you like TSL Pty Ltd to make your life a little easier by forwarding an additional electronic copy of your Tax Depreciation Schedule directly to your accountant at NO ADDITIONAL COST?

YES / NO	
Accountants Name	Email Address

## FOR MARKETING PURPOSES:

To help us with our marketing, could you kindly let us know how you found us?

Internet Search:

Family / Friend: (please specify)

Your Accountant: (please specify)

Other:

## PAYING BY CREDIT CARD?

We accept Visa and Mastercard. Kindly provide your details below. Your information will be kept secure and your credit card will not be charged until the day your report is released to you. We will include your payment receipt with your completed report.

<b>Card Type:</b>	(please circle)	<b>VISA</b>	<b>MASTERCARD</b>
<b>Card Number:</b>		<b>Expiry Date:</b>	
<b>Name (as it appears on the card):</b>			
<b>Signature of Card Holder:</b>			

I understand that by supplying these details I will receive a detailed Tax Depreciation Schedule for a tax deductible fee of **\$350 inclusive of GST**, said preparation excluding a property inspection. If applicable, additional fees for the preparation of an Insurance Replacement Assessment and/or the provision of a hard copy Report, will be applied to this request by TSL Pty Ltd.

By entering into this agreement I hereby give permission for all relevant information pertaining to this property to be released to TSL Pty Ltd on their request.

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Once completed, please return your booking form to us via:**

**Mail:** PO Box 5020, Daisy Hill Qld 4127

**Fax:** 1300 792 362

**Email:** [info@tslprojectservices.com.au](mailto:info@tslprojectservices.com.au)

# Property Checklist:

## 1) Number of rooms:

**Bedrooms:**

**Bathrooms:**

**Kitchens:**

**Lounge rooms:**

**Dining Rooms:**

**Laundries:**

**Garages:**

**Car spaces/ undercover parking:**

**Covered pergola:**

**Other Rooms (please specify in detail):**

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## 2) Hydraulic services (Plumbing, Draining and Gas Fitting):

**Hot Water service:**  Gas  Electric  Solar

**Pumps:**  Yes  No<sup>[SEP]</sup>

If yes, number of pumps: \_\_\_\_\_

**Rainwater tanks:**  Yes  No

If yes, material of tank: \_\_\_\_\_

**Ducted Gas Heating:**  Yes  No

**3) Air Conditioning:**

**Ducted Air Conditioning:**  Yes  No

**Split System Air Conditioning:**  Yes  No

If yes, number of systems:

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

If yes, number of systems: \_\_\_\_\_

**4) 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

**Ceiling Fans:**  Yes  No

If yes, number of ceiling fans: \_\_\_\_\_

**5) 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 Detectors:**  Yes  No

If yes, number of smoke detectors: \_\_\_\_\_

Fire extinguishers:  Yes  No

**6) Kitchen:**

Type of benchtop:  Granite/Stone  Timber

Cooktop:  Yes  No

If yes, type of cooktop:  Gas  Electric  Induction

Underbench/wall oven:  Yes  No

If yes, type of cooktop:  Gas  Electric

Upright Stove:  Yes  No

If yes, type of stove:  Gas  Electric

Rangehood:  Yes  No

Dishwasher:  Yes  No

If yes, type of dishwasher:  Stainless Steel  White

Electric Water Filter:  Yes  No

Garbage Disposal Unit (Insinkerator):  Yes  No

**7) Bathroom/Ensuite Assets:**

Shower Curtains:  Yes  No

Exhaust Fans:  Yes  No

If yes, number of exhaust fans: \_\_\_\_\_

Spa Bath:  Yes  No

Heated Towel Rails:  Yes  No

If yes, number of heated towel rails: \_\_\_\_\_

**8) Laundry assets:**

**Washing Machine:**  Yes  No

**Electric Clothes Dryer:**  Yes  No

**9) Floor Finishes:**

**Vinyl:**  Yes  No [L]  
[SEP]

*If yes, specify which rooms:* \_\_\_\_\_

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

*If yes, specify which rooms:* \_\_\_\_\_

**Tiles:**  Yes  No [L]  
[SEP]

*If yes, specify which rooms:* \_\_\_\_\_

**Polished Timber:**  Yes  No

*If yes, specify which rooms:* \_\_\_\_\_

**Carpet:**  Yes  No

*If yes, specify which rooms:* \_\_\_\_\_

**Other:**  Yes  No [L]  
[SEP]

*If yes, specify which rooms, and what material:* \_\_\_\_\_



**10) Window Coverings:**  L  SEP

**Blinds:**  Yes  No

If yes, specify which type:

Fabric Verticals

Block out Screens

L  SEP  Metal Venetians

Timber Verticals

Roller Blinds

Other (detail below) Specify which rooms have blinds:

\_\_\_\_\_

**Curtains:**  Yes  No  L  SEP

If yes, specify which type:

Lace

Premade Curtains

Custom Made Curtains

Specify which rooms have curtains: \_\_\_\_\_

## 11) External Equipment:

**Tennis Court:**  Yes  No

If Yes, material on court: \_\_\_\_\_

**Swimming pool:**  Yes  No

If yes, is the pool heated:  Yes  No

Method of heating: \_\_\_\_\_

Pool Cover:  Yes

**Sauna:**  Yes  No

**Common BBQ Area:**

**Motorised Pergola Louvres:**  Yes  No

**Motorised Window Shutters:**  Yes  No

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

**Automatic irrigation system:**  Yes  No

**Solar Panels:**  Yes  No

If yes, approximate size in kw and number of panels:

\_\_\_\_\_

## 12) Common Area Property:

**Gym:**  Yes  No

**If yes, number of cardiovascular equipment:** \_\_\_\_\_

**Number of resistance equipment:** \_\_\_\_\_

**Elevators:**  Yes  No

**Garbage Chute:**  Yes  No

**13) Furniture:**

**Is the property fully furnished:**  Yes  No

**If yes, please provide a list of all furniture to be included within the report:**

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## 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 information sourced online.

If you have floor plans for the property, these would be of use, alternatively we will source the property sizes from alternate sources, likewise, any receipts and or invoices for new purchases particular assets contained within the property would be beneficial.

If you have undertaken any works to the property, pre and post renovation photographs would allow us to ensure that we address all of the renovation works completed.

As noted at the beginning of the booking form, please ensure the top sections of the booking form are completed and the property check list as

applicable, then simply email the document back to us at [admin@tslprojectservices.com.au](mailto:admin@tslprojectservices.com.au)