

## Silver application

Our **SILVER** option is \$319 + GST for residential properties . This option does not include a site inspection and is best suited to property owners who are familiar with their investment property.

All Corpred Depreciation Schedules are prepared using the diminishing value method, highlighting the depreciation of both the Plant and Equipment and Section 43 Capital Works. **Furthermore**, your schedule will contain the following information:

- ✔ A **METHOD STATEMENT**
- ✔ A **SUMMARY AND DETAILED INFORMATION FOR BOTH METHODS OF DEPRECIATION (PRIME COST AND DIMINISHING VALUE)**
- ✔ **LOW-VALUE AND LOW COST POOLING LEGISLATION IS USED TO ACCELERATE DEDUCTIONS UNDER THE DIMINISHING VALUE METHOD FOR ALL PLANT AND EQUIPMENT ASSETS**
- ✔ **VALID FOR THE ATO SPECIFIED LIFE OF THE PROPERTY - 40 YEARS**
- ✔ **GRAPHICAL REPRESENTATION OF YEARLY & CUMULATIVE CLAIMS**
- ✔ **SIGNED CERTIFICATIN OF THE REPORT BY A QUALIFIED QUANTITY SURVEYOR**



**FAST  
TURNAROUND  
TIME**



In order to carry out your depreciation schedule, could you please provide the following details.

**Description of the property (select one):** Unit  | House  | Townhouse  | Villa  |

1. Name of the property owner:
2. Address of the investment property:
3. Age of the property:
4. Has the property been renovated? (if yes, provide details on page 5): Yes  No
5. Is the property furnished? (if yes, provide details on page 5): Yes  No
6. A copy of the strata plan attached if available: Yes  No
7. A copy of the floor plans attached if available: Yes  No
8. Purchase price: \$
9. Legal costs associated with the purchase: \$
10. Stamp duty costs: \$
11. Date of exchange:
12. Date of settlement:
13. Date of first lease OR schedule start date:  
(Date of first lease - if not settlement date OR if schedule is required to be back dated)
14. Your residential address:  
(This is the address where you are residing **not** your investment property address)
15. Phone Number (h):
16. Email:  
(Please provide your email address, as all reports are emailed)
17. Phone Number (w):
18. Mobile Number:

**How did you hear about Corpred (select one):**

- **Word of mouth:** Referred by Accountant  Real estate agent  Family member  Friend   
Colleague  Developer  (select one)
- **Online using search engine:** Google  Yahoo  Sensis  MSN  Windows Live   
Yellow Pages online  Link from another website  (select one)
- **Traditional Media:** Yellow Pages book  Newspaper article  Magazine article  Brochure   
Radio  (select one)

**Our fees to carry out the schedule are listed below:**

**To carry out the above services, our fee would be: \$319.00 plus \$31.90 GST, totalling \$350.90 GST Inclusive.**

**Please complete the above form, as well as the below checklist and forward pages 2 – 13 to our Head Office via:**

**EMAIL to:**

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

## Silver Checklist

### Property Details

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**Please select the closest match for the type of property:**

Property Type: House  | Unit  | Townhouse  | Villa  | Serviced Apartment  |  
Holiday House  | Chalet  | Granny Flat  | Other  If other please specify:

Age of the property:

*What is the approximate age of the property from the time it was completed up to today's date? (eg. 6 yrs old)*

### Is the property part of a complex?

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**Please estimate the total number of units/villas/townhouses in the complex:**

Total number of units/villas/townhouses:

*This can be found by looking at the number of mailboxes at the front of the complex (excluding the mailbox for the strata/building manager)*

**Please estimate the number of floors in the entire building:**

Total number of floors:

### Standard/Quality of Construction

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**Please select the most appropriate method of construction for the building:**

Construction method (*select one*): Double brick cavity  Weatherboard cladding   
Brick Veneer  Prefabricated Home

**Please estimate the construction standard:**

Construction Standard (*select one*)

- Basic** - Standard fitout and finish
- Medium** - A grade above the basic level of finish. May include better quality of appliances, floor finishes, etc
- High** - A grade above Medium, includes for high quality appliances, floor finishes, superior materials used
- Prestige** - Highest level of fitout and finish. Includes for high- end appliances, floor finishes, sanitary ware, fixtures and fitments

## Renovation

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Details of renovations and improvements (if applicable):

*List here any renovations carried out by yourself since you have owned the property or that you may think have been carried out since 27th February 1992 by previous owners. If possible list the year of the renovation and your best estimate of likely cost. A typical response may be as follows:*

- *Repainted unit in 2002 – cost \$2,600*
- *New carpet in 2001 – cost \$2,150*
- *New light fittings – cost \$650*
- *Tiled balcony by previous owner – Cost unknown / date unknown – maybe 6 years old*

## Furnishings

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List of furniture items and fittings - inventory list (if applicable):

*Your managing agent should have a copy of this, which will be signed by your tenants upon acceptance of the lease agreement. Also provide approximate costs of the items (if known). If the cost is unknown please provide a reasonable estimate.*

*An example would be:*

- *Beds: \$1,800*
- *Microwave: \$285*
- *Cutlery: \$95*

*Furniture includes for items that are supplied by the landlord, are removable and do not form part of the building.*

*Items such as dishwashers, ovens, cooktops, blinds, etc are fixed in place and considered part of the building.*

***\*For extensive lists of renovations and/or furnishings please compile an excel spreadsheet and attach separately to this application form.***

**Property description**

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**Please specify which rooms are included within the property:**

Number of bedrooms:

Number of bathrooms:

*(Ensuite also counts as a bathroom)*

Number of kitchens:

Number of lounge rooms:

Number of dining rooms:

Number of laundries:

Any other rooms:

Please specify in detail:

**Other**

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Number of car spaces/undercover parking:

Number of garages:

Covered pergola:

*(Please specify any other items that may affect the cost of construction eg. sloping site, poor foundations, difficult access, etc)*

**Building Services**

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**Please select the building services applicable to your investment property:**

**Hydraulic Services (Plumbing, Draining and Gas Fitting)**

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Hot water service (select one): Gas  Electric  Solar

Are there any pumps on the property?

*(eg: rainwater tank, stormwater detention tank, septic tank)*

Pumps: Yes  No

Number of Pumps:

Ducted Gas Heating: Yes  No

**Mechanical Services (Air-conditioning)**

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Ducted Air-conditioning: Yes  No Split system air-conditioning: Yes  No 

Number of split air-conditioning systems:

Room/window mounted air-conditioning units: Yes  No 

Number of room/window mounted air-conditioning units:

**Electrical Services (Electrical, Data & Communications)**

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Intercom: Yes  No What type of intercom (select one): Video  Audio Ducted Vacuum System: Yes  No Burglar alarm/security system: Yes  No Access control systems: Yes  No Closed Circuit Television Systems: Yes  No Television antennas – freestanding: Yes  No Ceilings fans: Yes  No 

Number of ceilings fans:

**Fire Services**

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Hydrant booster pump: Yes  No Fire alarm – bell: Yes  No Fire indicator panel (FIP): Yes  No Emergency warden intercom speakers (EWIS): Yes  No Fire hose reels & nozzles: Yes  No Fire alarm - heat/smoke: Yes  No Detectors: Yes  No Fire extinguishers: Yes  No

**Kitchen appliances**

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**Please identify the building services applicable to your investment property:**

Type of benchtop (select one): Granite  Reconstituted Stone  Laminate  Timber   
Other  If Other please specify:

Cooktop: Yes  No

Select cooktop type (select one): Gas  Electric  Ceramic

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

**Bedrooms**

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**Please identify if following assets are applicable to the bedrooms in your investment property:**

Built in wardrobes: Yes  No

*(This includes incorporating doors, fixed fittings and mirrors)*

\*Any other comments:

**Bathroom/Ensuite Assets**

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**Please identify if following assets are applicable to the bathrooms in your investment property:**

Accessories, freestanding: Yes  No

*(Including shower caddies, soap holders, toilet brushes)*

Shower curtains: Yes  No

Exhaust fans: Yes  No

Spa bath: Yes  No

Heated towel rails: Yes  No

\*Any other comments:



## Laundry Assets

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Please indicate if the following assets are included in your investment property:

Washing machine: Yes  No

Electric clothes dryer: Yes  No

## Floor finishes

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Please indicate if the following floor finishing's are included in your investment property:

Carpet: Yes  No

Specify which rooms are carpeted:

Vinyl: Yes  No

Specify which rooms have vinyl:

Prefinished/Floating timber floors: Yes  No

Specify which rooms have pre-finished/floating flooring:

Tiles: Yes  No

Specify which rooms have floor tiles:

Timber – Polished: Yes  No

Specify which rooms have timber floors:

*(Timber floors form part of the capital works allowances and are not treated as individual items of plant and equipment.)*

## Window coverings

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Please indicate if the following window coverings are included in your investment property:

Property has blinds to windows: Yes  No

Type of blinds installed (select one): Fabric Verticals  Metal Venetians  Timber Verticals

Block Out Screens  Roller Blinds

Specify which rooms have blinds:

Property has curtains to windows: Yes  No

Type of curtains installed (select one): Lace  Premade Curtains  Custom Made Curtains

Specify which rooms have curtains:

Any other comments:

**External equipment**

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**Please indicate if the following external equipment is included in your investment property:**

Tennis court: Yes  No

Material on the tennis court (select one): Artificial Grass  Concrete – painted  Clay   
Other  Please specify:

Swimming pool: Yes  No

Method of heating (select one): Solar  Gas  Electric  Not Heated

Spa: Yes  No

*(The term spa refers to an outdoor spa, perhaps adjacent a pool, and not spa bath)*

Method of heating (select one) Solar  Gas  Electric  Not Heated

Sauna: Yes  No

Common BBQ area: Yes  No

Motorised pergola louvers: Yes  No

Motorised window shutters: Yes  No

Solar garden lights: Yes  No

Free-standing shed: Yes  No

Approximate shed size:

Motorised garage door/boom gate: Yes  No

Automatic irrigation system: Yes  No

*(Includes garden watering installations - control panels, pumps, timing devices)*

**Common area property**

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**Please indicate if your property has any of the following common property assets (only applicable to villas, townhouse, units or apartments)**

Gym: Yes  No

Cardiovascular equipment (select one): 0  1  2  3  4  5  6  7  8+   
*(Cardiovascular equipment includes exercise bikes, treadmills, rowing machines etc.)*

Resistance equipment (select one): 0  1  2  3  4  5  6  7  8+   
*(Resistance equipment refers to freestanding weight machines)*

Elevators (select one): 0  1  2  3  4  5  6  7  8+

Garbage chute Yes  No

## Attachments

Additional files to be attached? Yes  No

*(You can send furniture lists, floor plans, photos. All of these items help with creating your tax depreciation schedule)*

***Please review checklist and ensure the details you entered are correct and as accurate as possible. Your Tax Depreciation estimate will be based on the information provided on this checklist.***

## Payment Terms & Client Authorisation

Payment for your depreciation schedule must be made upfront and before the report can be released. Please continue to the Credit Card Authorisation form on page 12 to make payment via credit card. Alternatively payment can be made upon receipt of your invoice via Credit Card, B-Pay or Direct Deposit.

To complete your application process, please sign the client authorisation on page 13 and forward the forms to our head office as per the request detailed on page 3 of this application form.



**Staff of Corpred Enterprises are members of the  
Australian Institute of Quantity Surveyors**



Enterprises Pty Limited

**SILVER - \$319.00 + GST**  
"The difference we make at tax time is clear"

## Credit Card Payment

**CLIENT'S PHONE NUMBER:**

**CLIENT'S INVESTMENT PROPERTY ADDRESS:**

## Client Authorisation

Should you wish to proceed, please sign below, confirming your acceptance of the terms and conditions as listed on [www.corpred.com.au](http://www.corpred.com.au) and email it to our office.

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

Assuring you our best attention at all times.

**Total Invoice Amount inc GST:**

Credit Card Type:

Master Card:       Visa Card:

Credit Card Number:

Expiry Date:

/

Credit Card Verification Number:

**What is a Card Verification Number (CVN)?** This is a 3 digit code that provides extra security for online payments. For Visa, MasterCard and Diners, this is the last 3 digits on the back of the signature panel.

Name on Card:

Authorisation Signature:

**Corpred Enterprises**

abn | 32 105 828 466

email | [info@corpred.com.au](mailto:info@corpred.com.au)

P: 1300 854 206  
[www.corpred.com.au](http://www.corpred.com.au)

**Office USE ONLY**

Date Received: ...../...../.....

Time Received: .....



Enterprises Pty Limited

**SILVER - \$319.00 + GST**

*“The difference we make at tax time is clear”*

## Client Authorisation

Should you wish to proceed, please sign below, confirming your acceptance of the terms and conditions as listed on [www.corpred.com.au](http://www.corpred.com.au) and email or fax it to our office with the application form & client authorisation).

Assuring you our best attention at all times.

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### AUTHORISATION

I/We the undersigned hereby accept the fees, terms of use as listed on <http://www.corpred.com.au/bronze/terms-of-use-agreement/> and hereby authorise Corpred Enterprises Pty Ltd to locate construction documents, make all necessary enquiries and to access the property as required to complete the Tax Depreciation Schedule.

.....  
Sign Here

Print name

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