

15 Reasons why you will be glad that you chose Australian Tax Depreciation Services to carry out your Depreciation Schedule ...

1. Owned and managed by **Yenktesh Reddy**, a leading advisor in the area of Tax Depreciation including guest appearances on **Sky Business Report** with **David Koch**, **The Sun Herald - Investor Section**, **moneymanager.com.au** & **The Australian Newspaper – Wealth Section**.
2. Our clients include some of Australia's elite – the **wealthy** and the **famous!**
3. **ATO** compliant reports.
4. Simple form for engagement of services
5. Available **24 hours a day – 7 days a week**.
6. Helpful, courteous staff.
7. All reports are signed off by a **Director**.
8. Our fee is **100% tax Deductible**.
9. Our schedule is **transferable** to new owners if the property is sold.
10. Our schedules last for **40 years** (new properties).
11. **Written Guarantee of services**.
12. **Australia Wide Service** for all of your properties.
13. Reports can be **back dated** to the date of first lease.
14. **Flexible** payment options
15. We will **beat any competitors** comparable written quotation.

Our Guarantee

If we cannot claim a higher amount of depreciation than twice our fee in your first full year– we will not charge you for our services.



Components of Our Service

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A Guide to Completing Forms

Name of the property owner: This should be the name as it appears on the Contract of Sale.

Address of the investment property: This is the address of the property you are wishing to have the depreciation schedule carried out on.

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 years old.

Details of any renovations carried out: 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. If possible list the year of the renovation and your best estimate of likely cost. Our consultants will value them on site. Use a separate page if required. 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

Is the property furnished: Provide a list of furniture items and fittings (inventory list) 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).

A copy of the strata plan: This is applicable to units, townhouses, villas, commercial and industrial suites only. The strata plan is a document highlighting your particular entitlement amongst the entire development. It also has a layout of your particular property. This is not necessary if you require us to inspect the property.

Floor plans: If available, please include floor plans. This is not necessary if you require us to inspect the property.

Purchase Price: This is the amount stated within the contract. For commercial and industrial properties, the amount stated should be GST exclusive.

Stamp Duty Costs: This is the amount of stamp duty payable to the Office of State Revenue. This is for reporting purposes only. Your accountant will deal with this amount separately.

Legal Costs associated with the purchase: This is the amount for conveyancing fees associated with your purchase. This is for reporting purposes only. Your accountant will deal with this amount separately.

Date of Exchange: This is the date that contracts were exchanged.

Date of Settlement: This is the date that the property settled and you took ownership of it.

Date of first lease: If the property was bought as an investment property and it was available for rent from the date of settlement, then the date of first lease would be the same as the date of settlement.

If you lived in the property for a few years prior to renting it out, then the date of first lease would be the date that the property became available for rent (i.e. you signed an agency agreement or you advertised it for rent).

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If you require your schedule to be back dated, please insert the date that you would like the schedule to commence. Remember, this date must be the date at which the property was available for rent.

Your Residential Address: This should be the address where you currently reside (not your investment property address).

Phone Number (h): Please include your phone number so we may contact you should we have any queries.

Email: Please include your email – this is how your report is delivered.

Phone Number (w): Please include your phone number so we may contact you should we have any queries.

Phone Number (m): Please include your phone number so we may contact you should we have any queries.

Components of Our Service

Components of the Tax Depreciation Service we will provide include the following:

- ❑ Prompt, reliable and accurate service at all times. We endeavour to have all reports completed as quickly as possible after the engagement of our services. Our staff will liaise with both yourself, the managing agent and the tenant to ensure that access into the property is provided as soon as physically possible.

- ❑ The provision of a Tax Depreciation Schedule Report based on the Diminishing Value Method, which highlights the depreciation of both the Plant & Equipment and Section 43 Capital Works. This report incorporates the following information:
 - ✓ A method statement
 - ✓ A summary of the Diminishing Value method of Depreciation
 - ✓ A detailed assessment of Plant & Equipment to be depreciated, including a 10 year forecast for the Diminishing Value method of depreciation
 - ✓ Graphical representation of yearly claims and cumulative claims
 - ✓ Signed certification of the report

Further to the above, our fee also includes for all queries relating to the reports by either yourself, your accountant, or the Australian Taxation Office (ATO).

Since Tax Depreciation Schedules are the foundation of our business, we are keen to maximise the volume of reports undertaken at any given moment. We are one of the very few firms that solely produce Tax Depreciation Schedules. Hence, with the large volume of schedules produced yearly, we are able to offer the most competitive rates available. Our philosophy is simple. We want your business and therefore we challenge you to find any other firm capable of providing the above services for the same or discounted fee. **We guarantee to beat any competitors' comparable written quotation.**

Conditions applicable to our engagement is that our Total Fixed Fee stated above is to be paid immediately from the invoice date (the invoice will be submitted after you have sent the application forms) and that there are no significant changes to the terms of reference for the abovementioned tasks.

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Please note that our fee is fully inclusive. It therefore covers all costs associated with the report including all disbursements expended to undertake the abovementioned tasks. You will not be charged for items such as photocopying, travel expenses, enquiry fees, postage, etc.

Furthermore, note that all fees associated with the preparation of a Tax Depreciation Schedule are fully tax deductible.



Staff of Australian Tax Depreciation Services are members of the Australian Institute of Quantity Surveyors.

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