

26<sup>th</sup> April 2018

Dear Clients and Associates of the Queens Avenue Apartment Development (31 Queens Avenue, Hawthorn Vic 3122),

We write to provide an update of progress on construction of your apartment at the abovementioned development. The project is nearing completion and we want to inform you that construction is progressing on schedule; the current target is early June 2018 for financial settlement.

The 'Certificate of Occupancy' is currently forecast to be obtained in Late May 2018.

The EXCITEMENT has now commenced!

We would like to take this opportunity to bring the following points to your attention:

If you haven't done so yet, you will need to contact your financier about the upcoming completion of your apartment and have them arrange a property valuation in order to complete your loan process if required.

- Please advise your financier the valuation inspections can be scheduled and undertaken as follows:
  - Bookings can be made by contacting Ben Crowe of Urban via phone 03 9654 6220 or email [benedict.crowe@urbandev.com.au](mailto:benedict.crowe@urbandev.com.au)
  - We have prepared a valuation pack to assist with the valuation inspection process. Please ensure your financier contacts us so we can provide them with the valuation pack.
  - **Valuation Inspections are occurring on the following dates:**
    - **Ground, Level 1, Level 2 and Level 3 between Thursday 3<sup>rd</sup> May and Monday 7<sup>th</sup> May 2018.**
    - **Level 4, Level 5 and Level 6 between Monday 7<sup>th</sup> May and Wednesday 9<sup>th</sup> May 2018.**
- Following this, pre-settlement inspections will be held in mid/late May, the exact details of which we will confirm closer to the time.
- In accordance with the sales contract, financial settlement should occur 14 days after issuance of the Certificate of Occupancy and Title Registration.
- At financial settlement you will be provided an Apartment Hand-over Kit containing your apartment keys, remotes, warranty documents, owner's manuals, emergency contact numbers, owner's corporation rules and operation and maintenance manual.
- No one is to go onsite before financial settlement outside of the pre-settlement inspection. All bookings must be made via the above details to ensure access is provided.

Lastly, we have obtained pricing for the supply and installation of roller blinds to each apartment. We are happy to arrange the supply and installation of roller blinds to your apartment (sheer roller blind to living rooms and blackout roller blind to bedrooms) should you wish us to do this on your behalf. It would be appreciated if you could confirm if you want us to arrange blinds on your behalf by **Monday 7<sup>th</sup> May 2018**. The cost of the blinds will be treated as a cost adjustment at settlement.

I have also attached a letter from BMT Tax Depreciation should you wish to contact them to carry out a depreciation schedule on your new property.

Our solicitor, Maddocks, will provide correspondence via your solicitor as soon as we have received titles registration and the certificate of occupancy.

Regards,



Ben Crowe

Urban

SYD - L12, 220 George Street, Sydney, NSW 2000 p\_02 8298 6400  
MEL - L5, 49 Exhibition Street, Melbourne, VIC 3000 p\_03 9654 6220

**urban**



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S H U T T E R S   &   B L I N D S

Quotation for

## THE PURCHASER

29-31 Queens Ave, Hawthorn

Quotation from

PATRICK CUMMINGS

[PATRICK@AP-SHUTTERS.COM](mailto:PATRICK@AP-SHUTTERS.COM)

0411 559 086

# Quotation

The following is to supply and install...

## **ROLLER BLINDS**

- Blockout fabric for bedrooms
- Sunscreen fabric for living space
- Oval metal base rails
- Manual chain controls
- Made in Australia
- 2 year product warranty

ALL PRICES INCLUDE GST

G.01	TYPE 1	\$900	3.08	TYPE 15	\$765
G.02	TYPE 2	\$864	3.09	TYPE 14	\$839
G.03	TYPE 2A	\$864	3.10	TYPE 13	\$520
G.04	TYPE 3	\$785	3.11	TYPE 9	\$541
G.05	TYPE 4	\$1,093	4.01	TYPE 1	\$900
G.06	TYPE 5	\$930	4.02	TYPE 2	\$864
1.01	TYPE 1	\$900	4.03	TYPE 2A	\$864
1.02	TYPE 2	\$864	4.04	TYPE 3	\$785
1.03	TYPE 2A	\$864	4.05	TYPE 6	\$1,068
1.04	TYPE 3	\$785	4.06	TYPE 7	\$540
1.05	TYPE 6	\$1,068	4.07	TYPE 8	\$847
1.06	TYPE 7	\$540	4.08	TYPE 15	\$765
1.07	TYPE 8	\$847	4.09	TYPE 14	\$839
1.08	TYPE 12	\$765	4.10	TYPE 13	\$520
1.09	TYPE 11	\$854	4.11	TYPE 9	\$541
1.10	TYPE 10	\$819	5.01	TYPE 1	\$900
1.11	TYPE 9	\$541	5.02	TYPE 2	\$864
2.01	TYPE 1	\$900	5.03	TYPE 2A	\$864
2.02	TYPE 2	\$864	5.04	TYPE 3	\$785
2.03	TYPE 2A	\$864	5.05	TYPE 6	\$1,068
2.04	TYPE 3	\$785	5.06	TYPE 18	\$1,359
2.05	TYPE 6A	\$1,068	5.08	TYPE 20	\$609
2.06	TYPE 7	\$540	5.09	TYPE 14	\$839
2.07	TYPE 8	\$847	5.10	TYPE 13	\$520
2.08	TYPE 12	\$765	5.11	TYPE 9	\$541
2.09	TYPE 11	\$854	6.01	TYPE 1	\$900
2.10	TYPE 10	\$819	6.02	TYPE 2	\$864
2.11	TYPE 9	\$541	6.03	TYPE 2A	\$864
3.01	TYPE 1	\$900	6.04	TYPE 3	\$785
3.02	TYPE 2	\$864	6.05	TYPE 16B	\$1,099
3.03	TYPE 2A	\$864	6.06	TYPE 17	\$1,060
3.04	TYPE 3	\$785	6.08	TYPE 15	\$765
3.05	TYPE 6	\$1,068	6.09	TYPE 14	\$839
3.06	TYPE 7	\$540	6.10	TYPE 13	\$520
3.07	TYPE 8	\$847	6.11	TYPE 9	\$541

### Terms and Conditions

1. All quotes are valid for a period of 30 days from date of quotation
2. Deposit of 40% OR Purchase Order required to confirm order
3. Balance payment is required on or prior to delivery and installation
  - a. Cheque or cash to installer
  - b. Credit card details prior to installation
  - c. EFT transfer payment verification prior to installation  
BSB: 063 138  
Account No: 1075 4055
4. All works quoted off the plan or estimations are subject to a check measure
5. All goods remain the property of AVP Shutters & Blinds until final payment has been made
6. Variations to an accepted order must be in writing and may be subject to additional charges
7. Required electrical works, scaffolding or access equipment are not included in the quotation unless otherwise specified
8. Windows are to be clear of all existing window coverings or a fee will be charged
9. All goods guaranteed against faulty materials and workmanship as per manufacturers warranty

# Congratulations on the purchase of your investment property

In conjunction with Urban Pty Ltd Melbourne, BMT Tax Depreciation would like to offer you a reduced fee for a depreciation schedule on your new property.

## What is tax depreciation?

Depreciation is the wear and tear of a building and the plant and equipment items within it. The Australian Taxation Office allows property investors to claim this depreciation as a deduction in their annual tax return, meaning that they pay less tax.

Research shows that approximately 80 per cent of property investors are not claiming the maximum depreciation they are entitled to, which can lead to thousands of dollars missed in tax deductions.

### Depreciation facts:

- Property depreciation schedules show deductions for up to forty years
- Deductions available on old or new properties
- Adjust previous tax returns
- BMT works with your Accountant
- 100% tax deductible

### Expected deductions:

By obtaining a BMT Tax Depreciation Schedule for your property located at 29-31 Queens Avenue, Hawthorn VIC, your depreciation deductions for the first full year of ownership are outlined in the below table.

Minimum depreciation deductions year 1	\$8,675
Maximum depreciation deductions year 1	\$14,968

Note: Depreciation deductions obtained will depend on the purchase price and unit size.

To order your depreciation schedule today, please complete the form overleaf and return to BMT Tax Depreciation or call your local BMT office on [1300 728 726](tel:1300728726).

## Special reduced fee

Reduced fee offer of \$495 incl. GST per residential unit.  
Normal fee \$770 incl. GST.



**BMT guarantee** if we can't find double our fee in deductions in the first full financial year there will be no charge for our services.

**BMT** Tax Depreciation  
QUANTITY SURVEYORS

# Application form

29-31 Queens Avenue, Hawthorn VIC 3122

If you are unsure of any of the below details please leave them blank and we can complete this at the time of ordering your schedule.

## TELL US ABOUT YOU

Name	Name/s the schedule is to be made in		
Your address	State	Postcode	
Email	Phone	Home	
How did you hear about BMT			
Urban Pty Ltd Melbourne			

## TELL US ABOUT YOUR INVESTMENT PROPERTY

Unit number	Purchase price	Settlement date
Any additional items added to the property since purchase (eg. blinds, \$1,500, 01/07/14)		

## ACCOUNTANT DETAILS

Accountant	Company
Phone	Email

## PAYMENT DETAILS

Amount (Residential properties) <b>\$495 incl. GST</b>	<input type="checkbox"/> Cheque or money order	<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa
Please charge my credit card, number	Expiry date	CCV numbers	
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>	
Name on card	Signature		

For further information on payment options please visit [bmtqs.com.au/payments](http://bmtqs.com.au/payments) or call 1300 728 726.

Email completed form to [investor@bmtqs.com.au](mailto:investor@bmtqs.com.au)

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