Evident Valuations

CLARITY WHEN VALUE MATTERS

YOUR PREPARATION CHECKLIST

30 June 2027.
Prepare the evidence.

For owners of private businesses and unlisted shares, and the professional advisers supporting them.

Start with the tax question

Ask your tax adviser whether the CGT transition rules apply to your entity and asset, and what evidence is appropriate. An independent valuation is not automatically required for every owner. This checklist helps organise records if a business or share valuation is relevant.

Understand the date

The enacted transition provisions refer to market value **just before 1 July 2027**. A 30 June 2027 valuation refers to that point in time. It is not a universal deadline for issuing a report, selling an asset or paying tax.

At this guide's review date, 30 June 2027 is still in the future. You can agree a scope and prepare records now; a final historical assessment of that date must wait until it has occurred.

Three actions to take now

- ☐ **Confirm the assignment**
  Identify the legal owner, the exact business or interest, the valuation purpose and the intended users.
- ☐ **Plan a dated information pack**
  Nominate who will preserve the financial, ownership and commercial records relevant to the transition date.
- ☐ **Separate value date from report date**
  A later report should state the actual date it is issued. Do not backdate the report.

General information only, not tax or legal advice, a valuation conclusion or a promise of authority acceptance. Confirm the rules and your circumstances with your adviser before acting.

Evident Valuations

CLARITY WHEN VALUE MATTERS

01 / IDENTIFY WHAT IS BEING VALUED

Ownership and rights. Financial evidence.

Tick each item when located and record missing information. Share relevant records through an agreed secure channel once the scope and engagement arrangements are settled.

- ☐ **Legal owner and structure**
  Entity names, structure chart, trust deeds where relevant, acquisition dates and a description of the asset or ownership interest.
- ☐ **Shareholding and rights**
  Share register or cap table, share classes, options, shareholder agreements, voting and dividend rights, transfer restrictions and any recent changes.
- ☐ **Historical financial statements**
  Annual accounts and tax returns for the periods requested, with reconciliation of material differences and identification of draft figures.
- ☐ **Trading at the valuation date**
  Management accounts to 30 June 2027, available monthly results, budget comparisons, and notes explaining unusual trends or cut-off issues.
- ☐ **Cash, debt and working capital**
  Bank balances, borrowing and shareholder loan schedules, leases, aged receivables and payables, inventory and debt-like obligations.
- ☐ **Forecasts and capital needs**
  Save the forecast versions available at the date, their preparation dates and assumptions, plus expected capital expenditure and funding needs.

Missing records / person responsible:

02 / EXPLAIN HOW THE BUSINESS WORKS

Commercial context. A dated evidence trail.

- [ ] **Owner and related-party arrangements**
  Record each owner's role and hours, remuneration, benefits, related-party rent and charges, and evidence relevant to replacement costs.
- [ ] **Non-recurring income and expenses**
  Identify unusual items, dates, amounts and supporting documents. An item is not automatically an adjustment merely because it is described as one-off.
- [ ] **Customers, suppliers and contracts**
  Revenue concentration, recurring and project income, signed contracts, renewal terms, order book, supplier dependence and any known disputes.
- [ ] **People, operations and intangible assets**
  Key staff, business processes, licences, brands, intellectual property, customer relationships, systems and dependence on the owner.
- [ ] **Transactions and market evidence**
  Recent share issues, business sales, offers and negotiations, including dates, parties, terms and whether the parties were independent.
- [ ] **Preserve the original versions**
  Keep dated accounts, forecasts, agreements and emails. Retain information known or reasonably foreseeable at the valuation date, with its source.

Keep later events separate

Record when new information arose. A later event may help explain circumstances existing at the valuation date, but should not silently replace the information available then. Discuss its relevance with the valuer.

Key risks or changes to discuss:

03 / AGREE THE NEXT STEP

Questions for your adviser.
A clear valuation brief.

- ☐ **Does the transition apply?**
  Which entity owns the asset, what asset or interest is involved, and do exclusions, concessions or pre-CGT provisions affect it?
- ☐ **Which evidence approach is appropriate?**
  Is a market valuation suitable? Ask about the status, eligibility and consequences of any alternative apportionment method. Treasury's published alternative method remains draft material at this guide's review date.
- ☐ **What will the report support?**
  Agree the precise value date, basis of value, ownership rights, intended users, information limitations, report timing and fee before engagement.

Asset / interest and legal owner:

Tax adviser / valuation contact / next action:

Book a free 15-minute phone consultation

Discuss the purpose, timing and information needed to scope a business or share valuation.
info@evidentvaluations.com.au
Suite 805, 6A Glen Street, Milsons Point NSW 2061

Official sources
Treasury Laws Amendment (Tax Reform No. 1) Act 2026 - transition provisions.
Treasury: CGT and Negative Gearing - Tranche 2 - draft apportioning method and explanatory material. Check for subsequent changes.