



8 February 2016

SMSF N&H Super Viney Pty Ltd  
15/49 Varsity Parade  
Varsity Lakes QLD 4227

**ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES**

**BY SMSF N&H SUPER VINEY PTY LTD**

Thank you for giving us the opportunity to identify Property Tax Allowances for your investment in the above property.

Our findings are summarised on page one of the enclosed report. We are confident you will be as pleased with the results as we are.

DEPPRO are the only company in Australia to specialise 100% in Tax Depreciation and its team of Quantity Surveyors are dedicated to adding value to depreciation.

Please visit our web site at [www.deppro.com.au](http://www.deppro.com.au)

If you have any queries relating to this report please do not hesitate to contact us.

Yours faithfully,  
**DEPPRO Pty Ltd**

Paul Bennion  
BAppSc(Quantity Surveying), AAIQS  
Director

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ABN 68 070 490 747



## **SCHEDULE OF PROPERTY TAX ALLOWANCES**

**FOR THE**

**ACQUISITION OF**

**15/49 VARSITY PARADE, VARSITY LAKES**

**BY**

**SMSF N&H SUPER VINEY PTY LTD**

**ACQUIRED:**

**25 March 2013**

**SETTLED:**

**9 May 2014**

**our ref : 15/49 Varsity Parade, Varsity Lakes**

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**ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES  
BY SMSF N&H SUPER VINEY PTY LTD**

**1.0 SUMMARY OF ENTITLEMENTS**

	SUMMARY OF CLAIM BY USING DIMINISHING VALUE METHOD				OR	SUMMARY OF CLAIM BY USING PRIME COST METHOD		
	Depreciation on Plant	Capital Allowances	Yearly Total	Low Value Pooling		Depreciation on Plant	Capital Allowances	Yearly Total
Financial Year	\$	\$	\$	\$	\$	\$	\$	
10/5/2014 - 2014	791 +	1,302 +	1,202 =	3,296	or	729 +	1,202 =	1,931
2014 - 2015	2,186 +	2,116 +	8,433 =	12,736		1,809 +	8,433 =	10,242
2015 - 2016	1,756 +	1,323 +	8,433 =	11,512		1,809 +	8,433 =	10,242
2016 - 2017	1,411 +	827 +	8,433 =	10,670		1,809 +	8,433 =	10,242
2017 - 2018	1,133 +	1,378 +	8,433 =	10,944		1,809 +	8,433 =	10,242
2018 - 2019	911 +	0 +	8,433 =	9,344		1,798 +	8,433 =	10,231
2019 - 2020	732 +	0 +	8,433 =	9,165		1,729 +	8,433 =	10,162
2020 - 2021	588 +	0 +	8,433 =	9,021		1,729 +	8,433 =	10,162
2021 - 2022	473 +	0 +	8,433 =	8,906		1,729 +	8,433 =	10,162
2022 - 2023	380 +	0 +	8,433 =	8,813		1,729 +	8,433 =	10,162
2023 - 2024	306 +	0 +	8,433 =	8,739		1,534 +	8,433 =	9,967
2024 - 2025	246 +	0 +	8,433 =	8,679		356 +	8,433 =	8,789
2025 - 2026	198 +	0 +	8,433 =	8,631		307 +	8,433 =	8,740
2026 - 2027	159 +	0 +	8,433 =	8,592		0 +	8,433 =	8,433
2027 - 2028	128 +	0 +	8,433 =	8,561		0 +	8,433 =	8,433
2028 - 2029	103 +	0 +	8,433 =	8,536		0 +	8,433 =	8,433
2029 - 2030	83 +	0 +	8,433 =	8,516		0 +	8,433 =	8,433
2030 - 2031	67 +	0 +	8,433 =	8,500		0 +	8,433 =	8,433
2031 - 2032	54 +	0 +	8,433 =	8,487		0 +	8,433 =	8,433
2032 - 2033	43 +	0 +	8,433 =	8,476		0 +	8,433 =	8,433
2033 - 2034	35 +	0 +	8,433 =	8,468		0 +	8,433 =	8,433
2034 - 2035	28 +	0 +	8,433 =	8,461		0 +	8,433 =	8,433
2035 - 2036	23 +	0 +	8,433 =	8,456		0 +	8,433 =	8,433
2036 - 2037	18 +	0 +	8,433 =	8,451		0 +	8,433 =	8,433
2037 - 2038	15 +	0 +	8,433 =	8,448		0 +	8,433 =	8,433
2038 - 2039	12 +	0 +	8,433 =	8,445		0 +	8,433 =	8,433
2039 - 2040	10 +	0 +	8,433 =	8,443		0 +	8,433 =	8,433
2040 - 2041	8 +	0 +	8,433 =	8,441		0 +	8,433 =	8,433
2041 - 2042	6 +	0 +	8,433 =	8,439		0 +	8,433 =	8,433
2042 - 2043	5 +	0 +	8,433 =	8,438		0 +	8,433 =	8,433
2043 - 2044	4 +	0 +	8,433 =	8,437		0 +	8,433 =	8,433
2044 - 2045	3 +	0 +	8,433 =	8,436		0 +	8,433 =	8,433
2045 - 2046	3 +	0 +	8,433 =	8,436		0 +	8,433 =	8,433
2046 - 2047	2 +	0 +	8,433 =	8,435		0 +	8,433 =	8,433
2047 - 2048	2 +	0 +	8,433 =	8,435		0 +	8,433 =	8,433
2048 - 2049	1 +	0 +	8,433 =	8,434		0 +	8,433 =	8,433
2049 - 2050	1 +	0 +	8,433 =	8,434		0 +	8,433 =	8,433
2050 - 2051	1 +	0 +	8,433 =	8,434		0 +	8,433 =	8,433
2051 - 2052	1 +	0 +	8,433 =	8,434		0 +	8,433 =	8,433
2052 - 2053	3 +	0 +	15,513 =	15,516		0 +	15,513 =	15,513
<b>Total</b>	<b>\$11,933 +</b>	<b>\$6,946 +</b>	<b>\$337,169 =</b>	<b>\$356,048</b>		<b>\$18,879 +</b>	<b>\$337,169 =</b>	<b>\$356,048</b>

**ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES  
BY SMSF N&H SUPER VINEY PTY LTD**

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**2.0 CERTIFICATION AND DISCLAIMER**

It is hereby certified that :

In accordance with the Act, the above named property has been inspected and report calculated and prepared all by a suitably experienced and qualified Quantity Surveyor and Associate Member of the Australian Institute of Quantity Surveyors.

All Plant and Capital Works deductions contained in this report have been calculated fully in accordance with our interpretation of the Income Tax Assessment Act 1997 and associated Acts and Appendages applicable at this time.

This report has been prepared under the understanding that no schedule of Depreciation Allowances form part of the Contract of Sale and that the exclusive ownership of all items of plant listed in this report are to the name or names specified in this report.

This report was prepared for the exclusive use by the name or names specified in this report for the sole purpose of claiming Property Tax Allowances by that name or names for the property specified in this report and is not to be used for any other purpose or to be reproduced without the express permission of the author.

DEPPRO Pty Ltd will not accept any liability for events arising as a result of any other person acting upon or using this schedule.

**3.0 CAPITAL EXPENDITURE ANALYSED**

.01 This report has been calculated and based on the total capital expenditure made up as follows:

Purchase Price (advised) :	\$529,500
Stamp Duty (advised/calculated) :	\$16,958
Legal Fees (advised) :	\$3,173
	<hr/>
<b>TOTAL CAPITAL EXPENDITURE ANALYSED :</b>	<b><u><u>\$549,631</u></u></b>

.02 All figures contained in this report will be eligible to claim commencing the immediate day following the settlement date (advised) :

9-May-14

**ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES  
BY SMSF N&H SUPER VINEY PTY LTD**

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**4.0 RECONCILIATION OF CAPITAL EXPENDITURE**

Total capital expenditure analysed can be broken up as follows :

.01	PLANT	\$18,879
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All plant listed in this report was identified during a site inspection and has been valued as an overall apportionment of the total capital expenditure analysed.

All plant listed and rates used are all in accordance with our interpretation and knowledge of legislation in force current at the date of this report.

Where applicable depreciation rates used in this report are taken from those recommended in legislation at the time of "Acquisition", or signing of the contract as stated on the cover of this report.

Where the acquisition date is unable to be determined, a nominal 30 days prior settlement has been assumed.

.02	CAPITAL WORKS ALLOWANCES	\$337,169
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Capital Works Allowances are based on the written down value of the historical construction cost with the exclusion of plant and ineligible items.

Where it has been unable to obtain the actual construction cost an estimate of works de-escalated to the date of construction has been used.

.03	INELIGIBLE ITEMS	\$193,583
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This figure comprises all items that are ineligible for taxation depreciation. This includes the land value, landscaping and any ineligible Capital Allowance associated with the property.

If the investment property is part of a complex any common area ineligible items have been included in this figure.

Items such as land and landscaping are considered to appreciate in value and therefore are deemed as being ineligible for depreciation.

TOTAL : \$549,631



**DIVISION 40 ALLOWANCES**

**DEPRECIABLE PLANT**

**USING**

**DIMINISHING VALUE METHOD**

ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES

BY SMSF N&H SUPER VINEY PTY LTD

<b>Capital Expenditure Incurred Upon Plant and Articles</b>	<b>Total Cost 9-May-14</b>	<b>Diminishing Value Rate</b>	<b>Depreciation Over First 52 Days</b>	<b>Opening W.D.V. 1-Jul-14</b>
	\$	%	\$	\$
<b>Diminishing Value</b>				
Items using effective lives as stated in TR 2014/4				
<b>Assets generally</b>				
Air-conditioning :				
* Mini Split System (up to 20KW)	4,906.00	20.00	139.79	4,766.21
Floor coverings (removable without damage)				
* Carpet	4,111.00	20.00	117.14	3,993.86
<b>Kitchen assets</b>				
Dishwashers	1,158.00	20.00	33.00	1,125.00
Ovens	1,287.00	16.66	30.55	1,256.45
<b>TOTAL</b>	<b>\$ 11,462.00</b>		<b>\$ 320.46</b>	<b>11,141.54</b>



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<b>Capital Expenditure Incurred Upon Plant and Articles</b>	<b>Total Cost 9-May-14</b>	<b>Diminishing Value Rate</b>	<b>Depreciation Over First 52 Days</b>	<b>Opening W.D.V. 1-Jul-14</b>
	\$	%	\$	\$
<b>Low Value Pooling Items</b>				
Items valued under \$1000 depreciated at 18.75% in the first financial year (irrespective of the number of days owned) and at 37.5% for each following year.				
<b>Assets generally</b>				
Ceiling Fans	325.00	18.75	60.94	264.06
Hot Water Installation				Nil
* Electric	891.00	18.75	167.06	723.94
Window blinds, internal	2,709.00	18.75	507.94	2,201.06
<b>Fire control assets</b>				
Detection and alarm systems				
* Fire indicator panel	813.00	18.75	152.44	660.56
<b>Kitchen assets</b>				
Cooktop	813.00	18.75	152.44	660.56
Range hoods	474.00	18.75	88.88	385.13
<b>Laundry assets</b>				
Clothes dryer	542.00	18.75	101.63	440.38
<b>Outdoor assets</b>				
Automatic garage doors				
* Controls	75.80	18.75	14.21	61.59
* Motors	303.20	18.75	56.85	246.35
<b>TOTAL</b>	<b>\$ 6,946.00</b>		<b>\$ 1,302.38</b>	<b>5,643.63</b>

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<b>Capital Expenditure Incurred Upon Plant and Articles</b>	<b>Total Cost 9-May-14</b>	<b>Diminishing Value Rate</b>	<b>Depreciation Over First 52 Days</b>	<b>Opening W.D.V. 1-Jul-14</b>
	\$	%	\$	\$

**Immediate Write Off Items**

Items valued under \$300 each written off in full in the first financial year of ownership, taking into account the set rule and grouping of like items.

**Assets generally**

Door closer	2.00	100.00	2.00	Nil
Telecommunications				
* Telephone hand set	164.00	100.00	164.00	Nil
Ventilation fans	122.00	100.00	122.00	Nil

**Fire control assets**

Detection and alarm systems				
* Fire alarm bell	22.00	100.00	22.00	Nil
* Detectors (incl addressable manual call points, heat, multi type and smoke)	47.00	100.00	47.00	Nil
Fire extinguishers	15.00	100.00	15.00	Nil
Hoses and nozzles	25.00	100.00	25.00	Nil

ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES

BY SMSF N&H SUPER VINEY PTY LTD

<b>Capital Expenditure Incurred Upon Plant and Articles</b>	<b>Total Cost 9-May-14</b>	<b>Diminishing Value Rate</b>	<b>Depreciation Over First 52 Days</b>	<b>Opening W.D.V. 1-Jul-14</b>
	\$	%	\$	\$
<b>Outdoor assets</b>				
Garden Watering Systems				
*Control panel	6.50	100.00	6.50	Nil
* Pumps	3.90	100.00	3.90	Nil
* Timing device	2.60	100.00	2.60	Nil
Gates, electrical				
* Controls	2.00	100.00	2.00	Nil
* Motors	8.00	100.00	8.00	Nil
Swimming Pools				
* Chlorinator	12.75	100.00	12.75	Nil
* Cleaning	7.65	100.00	7.65	Nil
* Filtration (incl pumps)	30.60	100.00	30.60	Nil
<b>TOTAL</b>	<b>\$ 471.00</b>		<b>\$ 471.00</b>	



**DIVISION 40 ALLOWANCES**

**DEPRECIABLE PLANT**

**USING**

**PRIME COST METHOD**

ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES  
BY SMSF N&H SUPER VINEY PTY LTD

<b>Capital Expenditure Incurred Upon Plant and Articles</b>	<b>Total Cost 9-May-14</b>	<b>Prime Cost Rate</b>	<b>Depreciation Over First 52 Days</b>	<b>Opening W.D.V. 1-Jul-14</b>
	\$	%	\$	\$
<b>Prime Cost</b>				
Items using effective lives as stated in TR 2014/4				
<b>Assets generally</b>				
Air-conditioning :				
* Mini Split System (up to 20KW)	4,906.00	10.00	69.89	4,836.11
Ceiling Fans	325.00	20.00	9.26	315.74
Floor coverings (removable without damage)				
* Carpet	4,111.00	10.00	58.57	4,052.43
Hot Water Installation				
* Electric	891.00	8.33	10.57	880.43
Window blinds, internal	2,709.00	10.00	38.59	2,670.41
<b>Fire control assets</b>				
Detection and alarm systems				
* Fire indicator panel	813.00	8.33	9.65	803.35
<b>Kitchen assets</b>				
Cooktop	813.00	8.33	9.65	803.35
Dishwashers	1,158.00	10.00	16.50	1,141.50
Ovens	1,287.00	8.33	15.27	1,271.73
Range hoods	474.00	8.33	5.63	468.37
<b>Laundry assets</b>				
Clothes dryer	542.00	10.00	7.72	534.28



ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES

BY SMSF N&H SUPER VINEY PTY LTD

<b>Capital Expenditure Incurred Upon Plant and Articles</b>	<b>Total Cost 9-May-14</b>	<b>Prime Cost Rate</b>	<b>Depreciation Over First 52 Days</b>	<b>Opening W.D.V. 1-Jul-14</b>
	\$	%	\$	\$
<b>Outdoor assets</b>				
Automatic garage doors				
* Controls	75.80	20.00	2.16	73.64
* Motors	303.20	10.00	4.32	298.88
<b>TOTAL</b>	<b>\$ 18,408.00</b>		<b>\$ 257.78</b>	<b>18,150.22</b>

ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES

BY SMSF N&H SUPER VINEY PTY LTD

<b>Capital Expenditure Incurred Upon Plant and Articles</b>	<b>Total Cost 9-May-14</b>	<b>Prime Cost Rate</b>	<b>Depreciation Over First 52 Days</b>	<b>Opening W.D.V. 1-Jul-14</b>
	\$	%	\$	\$
<b>Immediate Write Off Items</b>				
Items valued under \$300 each written off in full in the first financial year of ownership, taking into account the set rule and grouping of like items.				
<b>Assets generally</b>				
Door closer	2.00	100.00	2.00	Nil
Telecommunications				
* Telephone hand set	164.00	100.00	164.00	Nil
Ventilation fans	122.00	100.00	122.00	Nil
<b>Fire control assets</b>				
Detection and alarm systems				
* Fire alarm bell	22.00	100.00	22.00	Nil
* Detectors (incl addressable manual call points, heat, multi type and smoke)	47.00	100.00	47.00	Nil
Fire extinguishers	15.00	100.00	15.00	Nil
Hoses and nozzles	25.00	100.00	25.00	Nil
<b>Outdoor assets</b>				
Garden Watering Systems				
*Control panel	6.50	100.00	6.50	Nil
* Pumps	3.90	100.00	3.90	Nil
* Timing device	2.60	100.00	2.60	Nil
Gates, electrical				
* Controls	2.00	100.00	2.00	Nil
* Motors	8.00	100.00	8.00	Nil
Swimming Pools				
* Chlorinator	12.75	100.00	12.75	Nil
* Cleaning	7.65	100.00	7.65	Nil
* Filtration (incl pumps)	30.60	100.00	30.60	Nil
<b>TOTAL</b>	<b>\$ 471.00</b>		<b>\$ 471.00</b>	



## **DIVISION 43 ALLOWANCES**

## **CAPITAL WORKS ALLOWANCES**



ACQUISITION OF 15/49 VARSITY PARADE, VARSITY LAKES  
 BY SMSF N&H SUPER VINEY PTY LTD

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**Capital Expenditure Incurred on Qualifying Building Allowance**

Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 9-May-14	Total Capital Allowance for 52 Days	Opening W.D.V. 1-Jul-14
Start - Completion	\$	%	\$	\$	\$	\$
1.) 23/1/14 - 1/5/14	333,903	2.50	8,348	333,720	1,189	332,531
<b>sub-total</b>	<b>333,903</b>		<b>8,348</b>	<b>333,720</b>	<b>1,189</b>	<b>332,531</b>

**Capital Expenditure Incurred on Qualifying Structural Improvements**

Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 9-May-14	Total Capital Allowance for 52 Days	Opening W.D.V. 1-Jul-14
Start - Completion	\$	%	\$	\$	\$	\$
1.) 23/1/14 - 1/5/14	1,841	2.50	46	1,840	7	1,833
2.) 1/5/15 - 1/6/15	1,568	2.50	39	1,609	6	1,603
<b>sub-total</b>	<b>3,409</b>		<b>85</b>	<b>3,449</b>	<b>13</b>	<b>3,436</b>

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<b>TOTAL</b>	<b>\$</b>	<b>337,312</b>		<b>8,433</b>	<b>337,169</b>	<b>1,202</b>	<b>335,967</b>
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**SMSF N&H Super Viney Pty Ltd**  
**15/49 Varsity Parade**  
**Varsity Lakes QLD 4227**

Attention :

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## TAX INVOICE / RECEIPT

17-Dec-15

**Invoice No : 15/49 Varsity Parade, Varsity Lakes**

**Re : SMSF N&H Super Viney Pty Ltd**

**FOR : 15/49 Varsity Parade, Varsity Lakes**

Preparation and presentation of a detailed Property Allowances Schedule

Quoted Fee : \$545.00

GST \$54.50

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**Total Amount Payable :**

**Paid**

**\$599.50**

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