



16 November 2017

Rafega Super Property Pty Ltd
64 Oberon Street
Morningside QLD 4160

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY RAFEGA SUPER PROPERTY 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

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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SCHEDULE OF PROPERTY TAX ALLOWANCES

FOR THE

ACQUISITION OF

212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY

RAFEGA SUPER PROPERTY PTY LTD

ACQUIRED:

8 September 2017

SETTLED:

20 October 2017

our ref : 22239

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**ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151
BY RAFEGA SUPER PROPERTY PTY LTD**

1.0 SUMMARY OF ENTITLEMENTS

Financial Year	SUMMARY OF CLAIM BY USING DIMINISHING VALUE METHOD				OR	SUMMARY OF CLAIM BY USING PRIME COST METHOD		
	Depreciation on Plant	Capital Allowances	Yearly Total	Depreciation on Plant		Capital Allowances	Yearly Total	
	\$	\$	\$	\$		\$	\$	\$
	Low Value Pooling							
21/10/2017 - 2018	3,443 +	1,337 +	5,694 =	10,474		2,670 +	5,694 =	8,364
2018 - 2019	3,023 +	2,173 +	8,215 =	13,411		2,564 +	8,215 =	10,779
2019 - 2020	2,305 +	1,358 +	8,215 =	11,878		2,564 +	8,215 =	10,779
2020 - 2021	1,818 +	849 +	8,215 =	10,882		2,526 +	8,215 =	10,741
2021 - 2022	1,469 +	1,415 +	8,215 =	11,098		2,294 +	8,215 =	10,509
2022 - 2023	1,207 +	0 +	8,215 =	9,422		1,986 +	8,215 =	10,201
2023 - 2024	1,005 +	0 +	8,215 =	9,220		1,892 +	8,215 =	10,107
2024 - 2025	845 +	0 +	8,215 =	9,060		1,890 +	8,215 =	10,105
2025 - 2026	716 +	0 +	8,215 =	8,931		1,890 +	8,215 =	10,105
2026 - 2027	610 +	0 +	8,215 =	8,825		1,890 +	8,215 =	10,105
2027 - 2028	523 +	0 +	8,215 =	8,738		1,161 +	8,215 =	9,376
2028 - 2029	450 +	0 +	8,215 =	8,665		839 +	8,215 =	9,054
2029 - 2030	390 +	0 +	8,215 =	8,605		593 +	8,215 =	8,808
2030 - 2031	338 +	0 +	8,215 =	8,553		482 +	8,215 =	8,697
2031 - 2032	295 +	0 +	8,215 =	8,510		482 +	8,215 =	8,697
2032 - 2033	258 +	0 +	8,215 =	8,473		292 +	8,215 =	8,507
2033 - 2034	227 +	0 +	8,215 =	8,442		210 +	8,215 =	8,425
2034 - 2035	200 +	0 +	8,215 =	8,415		210 +	8,215 =	8,425
2035 - 2036	177 +	0 +	8,215 =	8,392		210 +	8,215 =	8,425
2036 - 2037	157 +	0 +	8,215 =	8,372		210 +	8,215 =	8,425
2037 - 2038	139 +	0 +	8,215 =	8,354		145 +	8,215 =	8,360
2038 - 2039	124 +	0 +	8,215 =	8,339		117 +	8,215 =	8,332
2039 - 2040	111 +	0 +	8,215 =	8,326		117 +	8,215 =	8,332
2040 - 2041	99 +	0 +	8,215 =	8,314		117 +	8,215 =	8,332
2041 - 2042	89 +	0 +	8,215 =	8,304		117 +	8,215 =	8,332
2042 - 2043	80 +	0 +	8,215 =	8,295		117 +	8,215 =	8,332
2043 - 2044	72 +	0 +	8,215 =	8,287		117 +	8,215 =	8,332
2044 - 2045	66 +	0 +	8,215 =	8,281		117 +	8,215 =	8,332
2045 - 2046	59 +	0 +	8,215 =	8,274		117 +	8,215 =	8,332
2046 - 2047	54 +	0 +	8,215 =	8,269		117 +	8,215 =	8,332
2047 - 2048	49 +	0 +	8,215 =	8,264		39 +	8,215 =	8,254
2048 - 2049	45 +	0 +	8,215 =	8,260		0 +	8,215 =	8,215
2049 - 2050	41 +	0 +	8,215 =	8,256		0 +	8,215 =	8,215
2050 - 2051	37 +	0 +	8,215 =	8,252		0 +	8,215 =	8,215
2051 - 2052	34 +	0 +	8,215 =	8,249		0 +	8,215 =	8,215
2052 - 2053	31 +	0 +	8,215 =	8,246		0 +	8,215 =	8,215
2053 - 2054	28 +	0 +	8,215 =	8,243		0 +	8,215 =	8,215
2054 - 2055	26 +	0 +	8,215 =	8,241		0 +	8,215 =	8,215
2055 - 2056	24 +	0 +	8,215 =	8,239		0 +	8,215 =	8,215
2056 - 2057	294 +	0 +	8,225 =	8,519		0 +	8,225 =	8,225
Total	\$20,957 +	\$7,132 +	\$326,089 =	\$354,178		\$28,089 +	\$326,089 =	\$354,178

**ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151
BY RAFEGA SUPER PROPERTY PTY LTD**

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) :	\$535,000
Stamp Duty (advised/calculated) :	\$17,150
Legal Fees (advised) :	\$2,128

TOTAL CAPITAL EXPENDITURE ANALYSED :	\$554,278
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.02 All figures contained in this report will be eligible to claim commencing the immediate day following the settlement date (advised) :

20-Oct-17

**ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151
BY RAFEGA SUPER PROPERTY PTY LTD**

4.0 RECONCILIATION OF CAPITAL EXPENDITURE

Total capital expenditure analysed can be broken up as follows :

.01	PLANT	\$28,089
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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	\$326,089
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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	\$200,100
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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 :	\$554,278
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DIVISION 40 ALLOWANCES

DEPRECIABLE PLANT

USING

DIMINISHING VALUE METHOD

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Diminishing Value Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Diminishing Value				
Items using effective lives as stated in TR 2014/4				
Assets generally				
Air-conditioning :				
* Air Handling Units	625.90	10.00	43.38	582.52
* Chillers, condensing sets	3,442.45	13.33	318.07	3,124.38
* Damper Motors	312.95	20.00	43.38	269.57
* Fan coil units	625.90	13.33	57.83	568.07
* Pumps	1,251.80	10.00	86.77	1,165.03
Door closer	4,230.00	20.00	586.41	3,643.59
Floor coverings (removable without damage)				
* Carpet	1,114.00	20.00	154.43	959.57
Lifts (including hydraulic and traction)	3,501.00	6.66	161.62	3,339.38

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Diminishing Value Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Kitchen assets				
Dishwashers	1,176.00	20.00	163.03	1,012.97
Ovens	1,307.00	16.66	150.93	1,156.07
Security and monitoring assets				
Access control systems				
* Code pads	660.60	40.00	183.16	477.44
* Door controllers	275.25	40.00	76.32	198.93
* Readers, swipe cards	165.15	66.66	76.31	88.84
Closed circuit television systems				
* Cameras	481.60	50.00	166.91	314.69
* Monitors	481.60	50.00	166.91	314.69
* Recorders, digital	275.20	40.00	76.30	198.90
* Switching units (incl multiplexes)	137.60	40.00	38.15	99.45
TOTAL	\$ <u>20,064.00</u>		\$ <u>2,549.92</u>	<u>17,514.08</u>

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Diminishing Value Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$

Low Value Pooling Items

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.

Assets generally

Ceiling Fans	413.00	18.75	77.44	335.56
Hot Water Installation				Nil
* Electric	894.00	18.75	167.63	726.38
Window blinds, internal	2,751.00	18.75	515.81	2,235.19

Bathroom assets

Exhaust fans (including light/heating)	440.00	18.75	82.50	357.50
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Fire control assets

Detection and alarm systems				
* Fire indicator panel	825.00	18.75	154.69	670.31

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Diminishing Value Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Kitchen assets				
Cooktop	825.00	18.75	154.69	670.31
Microwave ovens	413.00	18.75	77.44	335.56
Range hoods	344.00	18.75	64.50	279.50
Outdoor assets				
Boomgates				
* Controls	49.60	18.75	9.30	40.30
* Motors	74.40	18.75	13.95	60.45
Swimming Pools				
* Chlorinator	25.75	18.75	4.83	20.92
* Cleaning	15.45	18.75	2.90	12.55
* Filtration (incl pumps)	61.80	18.75	11.59	50.21
TOTAL	\$ 7,132.00		\$ 1,337.25	5,794.75

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151
 BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Diminishing Value Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
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				
Furniture (freestanding)	444.00	100.00	444.00	Nil
Lights:				
* Shades, removable	62.00	100.00	62.00	Nil
Bathroom assets				
Exhaust fans (including light/heating)	2.00	100.00	2.00	Nil
Fire control assets				
Detection and alarm systems				
* Fire alarm bell	34.00	100.00	34.00	Nil
* Detectors (incl addressable manual call points, heat, multi type and smoke)	143.00	100.00	143.00	Nil
Fire extinguishers	69.00	100.00	69.00	Nil
Hoses and nozzles	52.00	100.00	52.00	Nil
Outdoor assets				
Furniture (freestanding)	68.00	100.00	68.00	Nil
Garden Watering Systems				
*Control panel	9.50	100.00	9.50	Nil
* Pumps	5.70	100.00	5.70	Nil
* Timing device	3.80	100.00	3.80	Nil
TOTAL	\$ 893.00		\$ 893.00	



DIVISION 40 ALLOWANCES

DEPRECIABLE PLANT

USING

PRIME COST METHOD

**ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151
BY RAFEGA SUPER PROPERTY PTY LTD**

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Prime Cost Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Prime Cost				
Items using effective lives as stated in TR 2014/4				
Assets generally				
Air-conditioning :				
* Air Handling Units	625.90	5.00	21.69	604.21
* Chillers, condensing sets	3,442.45	6.67	159.16	3,283.29
* Damper Motors	312.95	10.00	21.69	291.26
* Fan coil units	625.90	6.67	28.94	596.96
* Pumps	1,251.80	5.00	43.38	1,208.42
Ceiling Fans	413.00	20.00	57.25	355.75
Door closer	4,230.00	10.00	293.20	3,936.80
Floor coverings (removable without damage)				
* Carpet	1,114.00	10.00	77.22	1,036.78
Hot Water Installation				
* Electric	894.00	8.33	51.62	842.38
Lifts (including hydraulic and traction)	3,501.00	3.33	80.81	3,420.19
Window blinds, internal	2,751.00	10.00	190.69	2,560.31
Bathroom assets				
Exhaust fans (including light/heating)	440.00	10.00	30.50	409.50
Fire control assets				
Detection and alarm systems				
* Fire indicator panel	825.00	8.33	47.64	777.36

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Prime Cost Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Kitchen assets				
Cooktop	825.00	8.33	47.64	777.36
Dishwashers	1,176.00	10.00	81.51	1,094.49
Microwave ovens	413.00	10.00	28.63	384.37
Ovens	1,307.00	8.33	75.47	1,231.53
Range hoods	344.00	8.33	19.86	324.14
Outdoor assets				
Boomgates				
* Controls	49.60	20.00	6.88	42.72
* Motors	74.40	10.00	5.16	69.24
Swimming Pools				
* Chlorinator	25.75	8.33	1.49	24.26
* Cleaning	15.45	14.29	1.53	13.92
* Filtration (incl pumps)	61.80	8.33	3.57	58.23
Security and monitoring assets				
Access control systems				
* Code pads	660.60	20.00	91.58	569.02
* Door controllers	275.25	20.00	38.16	237.09
* Readers, swipe cards	165.15	33.33	38.15	127.00
Closed circuit television systems				
* Cameras	481.60	25.00	83.46	398.14
* Monitors	481.60	25.00	83.46	398.14
* Recorders, digital	275.20	25.00	47.69	227.51
* Switching units (incl multiplexes)	137.60	20.00	19.08	118.52
TOTAL	\$ 27,196.00		\$ 1,777.07	25,418.93

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151

BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 20-Oct-17	Prime Cost Rate	Depreciation Over First 253 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
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				
Furniture (freestanding)	444.00	100.00	444.00	Nil
Lights:				
* Shades, removable	62.00	100.00	62.00	Nil
Bathroom assets				
Exhaust fans (including light/heating)	2.00	100.00	2.00	Nil
Fire control assets				
Detection and alarm systems				
* Fire alarm bell	34.00	100.00	34.00	Nil
* Detectors (incl addressable manual call points, heat, multi type and smoke)	143.00	100.00	143.00	Nil
Fire extinguishers	69.00	100.00	69.00	Nil
Hoses and nozzles	52.00	100.00	52.00	Nil
Outdoor assets				
Furniture (freestanding)	68.00	100.00	68.00	Nil
Garden Watering Systems				
*Control panel	9.50	100.00	9.50	Nil
* Pumps	5.70	100.00	5.70	Nil
* Timing device	3.80	100.00	3.80	Nil
TOTAL	\$ 893.00		\$ 893.00	



DIVISION 43 ALLOWANCES

CAPITAL WORKS ALLOWANCES

ACQUISITION OF 212/45 SHAKESPEARE STREET, COORPAROO QLD 4151
 BY RAFEGA SUPER PROPERTY PTY LTD

Capital Expenditure Incurred on Qualifying Building Allowance

Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 20-Oct-17	Total Capital Allowance for 253 Days	Opening W.D.V. 1-Jul-18
Start - Completion	\$	%	\$	\$	\$	\$
1.) 25/3/17 - 1/7/17	326,667	2.50	8,167	324,185	5,661	318,524
sub-total	326,667		8,167	324,185	5,661	318,524

Capital Expenditure Incurred on Qualifying Structural Improvements

Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 20-Oct-17	Total Capital Allowance for 253 Days	Opening W.D.V. 1-Jul-18
Start - Completion	\$	%	\$	\$	\$	\$
1.) 25/3/17 - 1/7/17	1,918	2.50	48	1,904	33	1,871
sub-total	1,918		48	1,904	33	1,871

TOTAL	\$	328,585		8,215	326,089	5,694	320,395
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Rafega Super Property Pty Ltd
64 Oberon Street
Morningside QLD 4160

Attention :

TAX INVOICE / RECEIPT

26-Oct-17

Invoice No : 22239

Re : Rafega Super Property Pty Ltd

FOR : 212/45 Shakespeare Street, Coorparoo QLD 4151
QLD

Preparation and presentation of a detailed Property Allowances Schedule

Quoted Fee : \$600.00

GST \$60.00

Total Amount Payable :

Paid

\$660.00

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