



Washington Brown

— QUANTITY SURVEYORS —



Washington Brown

QUANTITY SURVEYORS

FILE NO:40478

11-May-15

Aldred Pty Ltd ATF Aldred Super
Delivered via E-mail

Dear Client,

13 / 17 Cemetery Road, HELENSBURGH NSW 2508

Thank you for choosing Washington Brown to prepare your depreciation report.

We attach for your information our assessment of depreciation for the above project based upon the Diminishing Value method and the Prime Cost method.

You must choose either the Prime Cost method or Diminishing Value method. Once you choose your method of claim, you cannot alternate between the two options.

The final page of this report is a graphical representation of the both methods in order to assist in the decision making process.

This depreciation schedule has been prepared for the sole purpose of depreciation claims and may not be used for any other purpose.

We have based our assessment upon the information as provided, together with the property inspection and our estimate of probable construction costs.

A depreciating asset as defined in the Income Tax Assessment Act (ITAA) 1997 sect. 40-30(1), is an asset that has a limited effective life and can reasonably be expected to decline in value over the time it is used.

The calculation of the amount of a deduction allowed with respect to a depreciating asset in part depends upon the cost of that asset. The cost has been determined by the amount you have paid to hold a depreciating asset.

The building allowance as defined in Section 43 of the ITAA 1997 is the amount of the deduction determined by the construction cost of the entity which incurred the expenditure (and not by what an entity incurred to acquire the capital work).

We have not included items such as soft landscaping, demolition and the developers profit. However, we have included such items as design, council fees, authority fees and building preliminaries.

The items classified as plant and equipment have been determined, in part, by TR2011/2.

Where depreciating assets are co-owned, but are not partnership assets, the capital allowances provisions applies to the asset as if an individual's interest in the asset is the relevant asset. Each co-owner therefore must treat their depreciating asset (their interest in the underlying asset) in accordance with their own tax profile.

This report will become void if you sell this property. Future owners should contact this office to discuss any future claims.

Please refer to the year end summary pages in order to make your claim.

Washington Brown Depreciation Pty. Ltd. does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this valuation.

Yours faithfully,



Washington Brown Depreciation Pty. Ltd.
Registered Tax Agent 26956 002

PURCHASE OF A BUILDING

KNOWN AS

13 / 17 Cemetery Road, HELENSBURGH NSW 2508

DATE OF SETTLEMENT

October 20, 2012

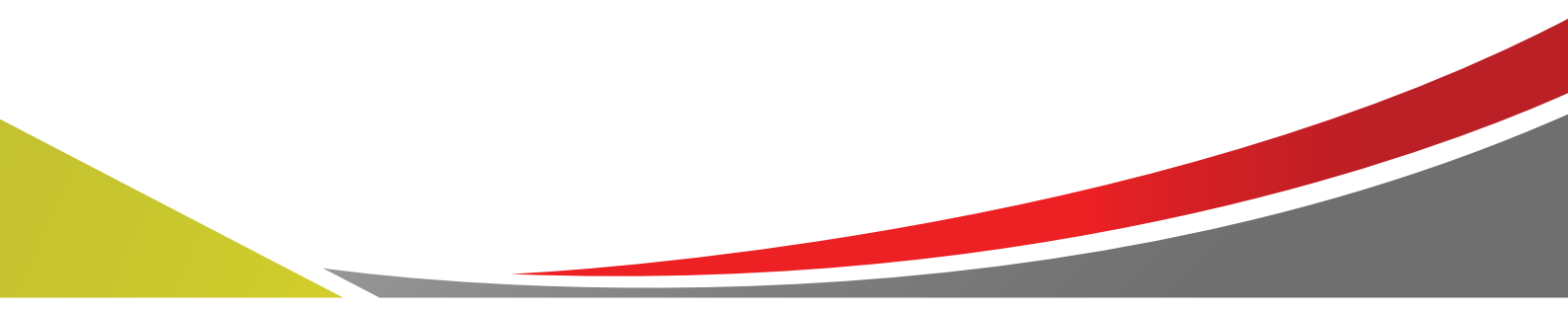
CONTRACT EXCHANGE DATE

August 11, 2011

CONSTRUCTION COMMENCEMENT YEAR

2010

CERTIFICATE OF CAPITAL EXPENDITURE
INCURRED UPON PLANT AND EQUIPMENT
ATTRACTING DEPRECIATION AND THE BUILDING ALLOWANCE





We hereby certify that the following costs in our opinion relate to the Plant and Equipment as included within the Purchase Contract between the relevant parties.
This certification is in accordance with Division 40 of the Income Tax Assessment Act 1997.

We hereby certify that the following costs in our opinion relate to the Capital Works Allowance as included within the Purchase Contract between the relevant parties.
This certification is in accordance with Division 43 of the Income Tax Assessment Act 1997.



CERTIFICATE
BASED UPON
THE DIMINISHING VALUE METHOD



CONSTRUCTION SUMMARY - DIMINISHING VALUE		
DEPRECIATION & BUILDING ALLOWANCES BASED ON THE DIMINISHING VALUE METHOD AS OUTLINED IN THE NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT1999. AMENDMENTS TO INCOME TAX ASSESSMENT ACT 1997 BY NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT 1999 (ACT 164 of 1999, ROYAL ASSENT 10 DECEMBER 1999).		
PROJECT: 13 / 17 Cemetery Road, HELENSBURGH NSW 2508 CLIENT: Aldred Pty Ltd ATF Aldred Super		DATE: 11-May-15 JOB: 40478
DESCRIPTION	VALUE	CALCULATIONS
PURCHASE PRICE	\$395,000	
BUILDING COST (CIRCA 2011)	\$162,892	
ADD BUILDERS PRELIMINARIES	\$17,397	
ADD PROFESSIONAL FEES	\$5,473	
ADD OWNERS INCLUSIONS	\$15,404	
TOTAL CONSTRUCTION COSTS	\$201,166	\$201,166
LESS TOTAL INSTALLED COST OF PLANT & EQUIPMENT ITEMS AS SHOWN OVER	\$18,014	
LESS ALLOWANCE FOR ITEMS NOT ELIGIBLE FOR DEPRECIATION:	\$10,695	
LESS TOTAL VALUE OF LOW POOL ITEMS	\$358	
LESS CLIENT INCLUDED CAPITAL WORKS	\$8,913	
SUB TOTAL	\$37,981	-\$37,981
ORIGINAL BUILDING COSTS - DIVISION 43 ALLOWANCE		\$163,185



SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 13 / 17 Cemetery Road, HELENSBURGH NSW 2508

DATE: 11-May-15

CLIENT: Aldred Pty Ltd ATF Aldred Super

JOB: 40478

Category : ASSETS GENERALLY (2 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Air Conditioning - Mini split systems	\$ 2,650	10	20%
Switchboards	\$ 4,407	20	10%

Category : BATHROOM ASSETS (2 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Exhaust fans (including light/heating)	\$ 218	<= \$300**	100%
Exhaust fans (including light/heating)	\$ 248	10	20%

Category : FIRE CONTROL ASSETS (2 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Extinguishers	\$ 578	15	13.34%
Hoses & nozzles	\$ 755	10	20%

Category : OFFICE (4 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Carpets (in commercial office buildings) (21/10/2011)	\$ 2,640	8	25%
Hot water installations for commercial office buildings (excluding commercial boilers and piping)	\$ 909	15	13.34%
Lighting System	\$ 3,450	20	10%
Window blinds used in commercial buildings	\$ 625	<= \$300**	100%

Category : OUTDOOR ASSETS (2 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Gardening watering system (excluding pipes)	\$ 157	5	40%
Rain Water Tank	\$ 1,102	20	10%



Category : SECURITY & MONITORING ASSETS (1 item)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Access control systems - Code pads & door controllers	\$ 275	5	40%

VALUE OF PLANT ITEMS	\$ 18,014
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** Indicates items that are less than or equal to \$300.00.

Category : LOW VALUE POOL ITEMS (1 item)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Lighting System	\$ 358	Low Pool*	18.75%

VALUE OF LOW POOL ITEMS	\$ 358
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* Indicates items allocated to Low Pool Category. These items must be calculated using Diminishing Value Method. Low Pool items are depreciated at 18.75% in the year of acquisition. In the following year the opening tax value of the pool is written down using the Diminishing Value rate of 37.5% p.a.

Category : CLIENT INCLUDED CAPITAL WORKS (2 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Electrical	\$ 914	40	2.50%
Kitchen and bathroom	\$ 8,000	40	2.50%

VALUE OF CLIENT INCLUDED CAPITAL WORKS	\$ 8,913
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Category : BUILDING ALLOWANCE (Capital Works)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value
Building allowance	\$ 163,185	40	2.50%

VALUE OF BUILDING ALLOWANCE	\$ 163,185
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DIMINISHING VALUE - YEAR END SUMMARY				
13 / 17 Cemetery Road, HELENSBURGH NSW 2508				
DEPRECIATION PLANT & EQUIPMENT	LOW VALUE POOL ITEMS	CAPITAL WORKS DEDUCTIONS	FINANCIAL YEAR END	AMOUNT CLAIMABLE
\$2,689	\$67	\$2,986	2012 / 2013	\$5,742
\$2,313	\$109	\$4,302	2013 / 2014	\$6,725
\$1,894	\$68	\$4,302	2014 / 2015	\$6,264
\$1,565	\$43	\$4,302	2015 / 2016	\$5,910
\$1,304	\$27	\$4,302	2016 / 2017	\$5,633
\$1,095	\$17	\$4,302	2017 / 2018	\$5,414
\$926	\$10	\$4,302	2018 / 2019	\$5,238
\$787	\$7	\$4,302	2019 / 2020	\$5,096
\$673	\$4	\$4,302	2020 / 2021	\$4,980
\$578	\$3	\$4,302	2021 / 2022	\$4,883
\$499	\$2	\$4,302	2022 / 2023	\$4,803
\$433	\$1	\$4,302	2023 / 2024	\$4,736
\$376	\$1	\$4,302	2024 / 2025	\$4,679
\$329	\$0	\$4,302	2025 / 2026	\$4,631
\$288	\$0	\$4,302	2026 / 2027	\$4,590
\$252	\$0	\$4,302	2027 / 2028	\$4,555
\$222	\$0	\$4,302	2028 / 2029	\$4,525
\$196	\$0	\$4,302	2029 / 2030	\$4,498
\$173	\$0	\$4,302	2030 / 2031	\$4,476
\$153	\$0	\$4,302	2031 / 2032	\$4,456
\$136	\$0	\$4,302	2032 / 2033	\$4,438
\$121	\$0	\$4,302	2033 / 2034	\$4,423
\$107	\$0	\$4,302	2034 / 2035	\$4,410
\$95	\$0	\$4,302	2035 / 2036	\$4,398
\$85	\$0	\$4,302	2036 / 2037	\$4,387
\$76	\$0	\$4,302	2037 / 2038	\$4,378
\$68	\$0	\$4,302	2038 / 2039	\$4,370
\$60	\$0	\$4,302	2039 / 2040	\$4,363
\$54	\$0	\$4,302	2040 / 2041	\$4,356
\$48	\$0	\$4,302	2041 / 2042	\$4,351
\$43	\$0	\$4,302	2042 / 2043	\$4,346
\$39	\$0	\$4,302	2043 / 2044	\$4,341
\$35	\$0	\$4,302	2044 / 2045	\$4,337
\$31	\$0	\$4,302	2045 / 2046	\$4,333
\$28	\$0	\$4,302	2046 / 2047	\$4,330
\$25	\$0	\$4,302	2047 / 2048	\$4,327
\$22	\$0	\$4,302	2048 / 2049	\$4,325
\$20	\$0	\$4,302	2049 / 2050	\$4,323
\$18	\$0	\$4,302	2050 / 2051	\$4,320
\$16	\$0	\$4,302	2051 / 2052	\$4,319
\$14	\$0	\$1,317	2052 / 2053	\$1,331



CERTIFICATE
BASED UPON
THE PRIME COST METHOD



CONSTRUCTION SUMMARY - PRIME COST		
<p>DEPRECIATION & BUILDING ALLOWANCES BASED ON THE PRIME COST METHOD AS OUTLINED IN THE NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT1999. AMENDMENTS TO INCOME TAX ASSESSMENT ACT 1997 BY NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT 1999 (ACT 164 of 1999, ROYAL ASSENT 10 DECEMBER 1999).</p>		
<p>PROJECT: 13 / 17 Cemetery Road, HELENSBURGH NSW 2508 CLIENT: Aldred Pty Ltd ATF Aldred Super</p>		<p>DATE: 11-May-15 JOB: 40478</p>
DESCRIPTION	VALUE	CALCULATIONS
PURCHASE PRICE	\$395,000	
BUILDING COST (CIRCA 2011)	\$162,892	
ADD BUILDERS PRELIMINARIES	\$17,397	
ADD PROFESSIONAL FEES	\$5,473	
ADD OWNERS INCLUSIONS	\$15,404	
TOTAL CONSTRUCTION COSTS	\$201,166	\$201,166
LESS TOTAL INSTALLED COST OF PLANT & EQUIPMENT ITEMS AS SHOWN OVER	\$18,372	
LESS ALLOWANCE FOR ITEMS NOT ELIGIBLE FOR DEPRECIATION:	\$10,695	
LESS TOTAL VALUE OF LOW POOL ITEMS	N/A	
LESS CLIENT INCLUDED CAPITAL WORKS	\$8,913	
SUB TOTAL	\$37,981	-\$37,981
ORIGINAL BUILDING COSTS - DIVISION 43 ALLOWANCE		\$163,185



SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 13 / 17 Cemetery Road, HELENSBURGH NSW 2508

DATE: 11-May-15

CLIENT: Aldred Pty Ltd ATF Aldred Super

JOB: 40478

Category : ASSETS GENERALLY (2 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Air Conditioning - Mini split systems	\$ 2,650	10	10%
Switchboards	\$ 4,407	20	5%

Category : BATHROOM ASSETS (2 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
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Exhaust fans (including light/heating)	\$ 248	10	10%

Category : FIRE CONTROL ASSETS (2 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Extinguishers	\$ 578	15	6.67%
Hoses & nozzles	\$ 755	10	10%

Category : OFFICE (5 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Carpets (in commercial office buildings) (21/10/2011)	\$ 2,640	8	12.50%
Hot water installations for commercial office buildings (excluding commercial boilers and piping)	\$ 909	15	6.67%
Lighting System	\$ 358	20	5%
Lighting System	\$ 3,450	20	5%
Window blinds used in commercial buildings	\$ 625	20	5%

Category : OUTDOOR ASSETS (2 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Gardening watering system (excluding pipes)	\$ 157	5	20%
Rain Water Tank	\$ 1,102	20	5%

Category : SECURITY & MONITORING ASSETS (1 item)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Access control systems - Code pads & door controllers	\$ 275	5	20%

VALUE OF PLANT ITEMS \$ 18,372

Category : CLIENT INCLUDED CAPITAL WORKS (2 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Electrical	\$ 914	40	2.50%
Kitchen and bathroom	\$ 8,000	40	2.50%

VALUE OF CLIENT INCLUDED CAPITAL WORKS \$ 8,913

Category : BUILDING ALLOWANCE (Capital Works)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost
Building allowance	\$ 163,185	40	2.50%

VALUE OF BUILDING ALLOWANCE \$ 163,185



PRIME COST - YEAR END SUMMARY				
13 / 17 Cemetery Road, HELENSBURGH NSW 2508				
DEPRECIATION PLANT & EQUIPMENT	LOW VALUE POOL ITEMS	CAPITAL WORKS DEDUCTIONS	FINANCIAL YEAR END	AMOUNT CLAIMABLE
\$972	N/A	\$2,986	2012 / 2013	\$3,958
\$1,400	N/A	\$4,302	2013 / 2014	\$5,702
\$1,400	N/A	\$4,302	2014 / 2015	\$5,702
\$1,400	N/A	\$4,302	2015 / 2016	\$5,702
\$1,400	N/A	\$4,302	2016 / 2017	\$5,702
\$1,340	N/A	\$4,302	2017 / 2018	\$5,642
\$1,313	N/A	\$4,302	2018 / 2019	\$5,616
\$1,313	N/A	\$4,302	2019 / 2020	\$5,616
\$1,084	N/A	\$4,302	2020 / 2021	\$5,386
\$983	N/A	\$4,302	2021 / 2022	\$5,286
\$715	N/A	\$4,302	2022 / 2023	\$5,017
\$596	N/A	\$4,302	2023 / 2024	\$4,899
\$596	N/A	\$4,302	2024 / 2025	\$4,899
\$596	N/A	\$4,302	2025 / 2026	\$4,899
\$596	N/A	\$4,302	2026 / 2027	\$4,899
\$527	N/A	\$4,302	2027 / 2028	\$4,830
\$497	N/A	\$4,302	2028 / 2029	\$4,800
\$497	N/A	\$4,302	2029 / 2030	\$4,800
\$497	N/A	\$4,302	2030 / 2031	\$4,800
\$497	N/A	\$4,302	2031 / 2032	\$4,800
\$152	N/A	\$4,302	2032 / 2033	\$4,455
\$0	N/A	\$4,302	2033 / 2034	\$4,302
\$0	N/A	\$4,302	2034 / 2035	\$4,302
\$0	N/A	\$4,302	2035 / 2036	\$4,302
\$0	N/A	\$4,302	2036 / 2037	\$4,302
\$0	N/A	\$4,302	2037 / 2038	\$4,302
\$0	N/A	\$4,302	2038 / 2039	\$4,302
\$0	N/A	\$4,302	2039 / 2040	\$4,302
\$0	N/A	\$4,302	2040 / 2041	\$4,302
\$0	N/A	\$4,302	2041 / 2042	\$4,302
\$0	N/A	\$4,302	2042 / 2043	\$4,302
\$0	N/A	\$4,302	2043 / 2044	\$4,302
\$0	N/A	\$4,302	2044 / 2045	\$4,302
\$0	N/A	\$4,302	2045 / 2046	\$4,302
\$0	N/A	\$4,302	2046 / 2047	\$4,302
\$0	N/A	\$4,302	2047 / 2048	\$4,302
\$0	N/A	\$4,302	2048 / 2049	\$4,302
\$0	N/A	\$4,302	2049 / 2050	\$4,302
\$0	N/A	\$4,302	2050 / 2051	\$4,302
\$0	N/A	\$4,302	2051 / 2052	\$4,302
\$0	N/A	\$1,317	2052 / 2053	\$1,317

