



**Business Name:** TaxShield Pty Ltd  
**ABN:** ABN: 79 156 400 510

**Postal Address:** NATIONAL HEAD OFFICE  
P.O. Box 3799, South Brisbane BC,  
Queensland 4101 AUSTRALIA

## Property Depreciation Schedule

**Prepared For:**  
C&Z Langton Holding Pty Ltd ATF

**Property:** 2/36 Marmoset Circuit  
Dakabin  
QLD, Australia, 4503

**Date:** 27 Oct 2016

**Reference Number:** 20161027-A34840

Phone: 1300 780 892 Fax: 1300 780 893 Email: [admin@taxshield.com.au](mailto:admin@taxshield.com.au) Web: [www.taxshield.com.au](http://www.taxshield.com.au)



**+ Contact Information**

**SURNAME:** C&Z Langton Holding Pty Ltd ATF  
**FIRST NAME:** C&Z Langton Holding Trust  
**HOME NUMBER:** 0407335303  
**MOBILE NUMBER:** 0407335303  
**EMAIL:** langton.chrisw@outlook.com

**+ Property Information**

**ADDRESS:** 2/36 Marmoset Circuit  
**SUBURB:** Dakabin  
**STATE:** QLD  
**POST CODE:** 4503  
**SETTLEMENT DATE:** 14/10/2016  
**BUILDING DATE:** 09/02/2016

**+ Capital Expenditure**

**PURCHASE PRICE:** \$363,200.00  
**STAMP DUTY:**  
**LEGAL FEES / CONVEYANCING:**  
**TOTAL EXPENDITURE:** \$363,200.00

**+ Capital Expenditure Summary \***

<b>PLANT</b>	<b>\$24,492.30</b>
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All plant listed in this report comply with the latest Australian Tax Office findings in relation to qualifying depreciating assets for which deductions for decline in value may be available under Division 40 of the Income Tax Assessment Act 1997.

<b>CAPITAL WORKS ALLOWANCES</b>	<b>\$210,481.41</b>
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Capital Works Allowances are based on those items that are considered to be part of the premises and for which capital work deductions may be available under Division 43 of the Income Tax Assessment Act 1997.

<b>BALANCE OF CAPITAL EXPENDITURE</b>	<b>\$128,226.29</b>
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This comprises all the common apportionment of capital works ineligible for depreciation or capital allowances, including all other ineligible items.

<b>GRAND TOTAL</b>	<b>\$363,200.00</b>
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## Property Depreciation Schedule

**Prepared For:** C&Z Langton Holding Pty Ltd ATF

**Property:** 2/36 Marmoset Circuit  
Dakabin, QLD, 4503

### DEPRECIABLE PLANT USING DIMINISHING COST METHOD





# Property Depreciation Schedule

Prepared For: **C&Z Langton Holding Pty Ltd ATF**

Property: **2/36 Marmoset Circuit  
Dakabin, QLD, 4503**

## 40 YEAR DEPRECIATION SCHEDULE SUMMARY - DIMINISHING VALUE METHOD

Year	\$ Plant	\$ Low Val Pool	Capital Works Allowance	Total
15/10/2016 / 2017	\$2,955.09	\$928.18	\$3,798.30	\$7,681.57
2017 / 2018	\$2,782.89	\$1,508.29	\$5,352.82	\$9,644.00
2018 / 2019	\$2,227.43	\$942.68	\$5,352.82	\$8,522.93
2019 / 2020	\$1,805.59	\$589.16	\$5,352.82	\$7,747.57
2020 / 2021	\$1,479.03	\$368.21	\$5,352.82	\$7,200.06
2021 / 2022	\$1,222.06	\$230.16	\$5,352.82	\$6,805.04
2022 / 2023	\$1,017.05	\$143.85	\$5,352.82	\$6,513.72
2023 / 2024	\$851.60	\$89.89	\$5,352.82	\$6,294.31
2024 / 2025	\$716.82	\$56.17	\$5,352.82	\$6,125.81
2025 / 2026	\$606.17	\$35.12	\$5,352.82	\$5,994.11
2026 / 2027	\$514.68	\$21.97	\$5,352.82	\$5,889.47
2027 / 2028	\$438.65	\$13.70	\$5,352.82	\$5,805.17
2028 / 2029	\$375.14	\$8.57	\$5,352.82	\$5,736.53
2029 / 2030	\$321.85	\$5.35	\$5,352.82	\$5,680.02
2030 / 2031	\$276.97	\$3.36	\$5,352.82	\$5,633.15
2031 / 2032	\$239.03	\$2.09	\$5,352.82	\$5,593.94
2032 / 2033	\$206.87	\$1.32	\$5,352.82	\$5,561.01
2033 / 2034	\$179.49	\$0.82	\$5,352.82	\$5,533.13
2034 / 2035	\$156.13	\$0.50	\$5,352.82	\$5,509.45
2035 / 2036	\$136.11	\$0.33	\$5,352.82	\$5,489.26
2036 / 2037	\$118.94	\$0.18	\$5,352.82	\$5,471.94
2037 / 2038	\$104.15	\$0.12	\$5,352.82	\$5,457.09
2038 / 2039	\$91.38	\$0.08	\$5,352.82	\$5,444.28
2039 / 2040	\$80.32	\$0.08	\$5,352.82	\$5,433.22
2040 / 2041	\$70.74	\$0.04	\$5,352.82	\$5,423.60
2041 / 2042	\$62.39	\$0.03	\$5,352.82	\$5,415.24
2042 / 2043	\$55.12	\$0.00	\$5,352.82	\$5,407.94
2043 / 2044	\$48.78	\$0.00	\$5,352.82	\$5,401.60
2044 / 2045	\$43.20	\$0.00	\$5,352.82	\$5,396.02
2045 / 2046	\$38.32	\$0.00	\$5,352.82	\$5,391.14
2046 / 2047	\$34.04	\$0.00	\$5,352.82	\$5,386.86
2047 / 2048	\$30.27	\$0.00	\$5,352.82	\$5,383.09
2048 / 2049	\$26.94	\$0.00	\$5,352.82	\$5,379.76
2049 / 2050	\$23.99	\$0.00	\$5,352.82	\$5,376.81
2050 / 2051	\$21.41	\$0.00	\$5,352.82	\$5,374.23
2051 / 2052	\$19.09	\$0.00	\$5,352.82	\$5,371.91
2052 / 2053	\$17.04	\$0.00	\$5,352.82	\$5,369.86
2053 / 2054	\$15.23	\$0.00	\$5,352.82	\$5,368.05
2054 / 2055	\$13.63	\$0.00	\$5,352.82	\$5,366.45
2055 / 2056	\$118.42	\$0.00	\$3,275.95	\$3,394.37
<b>GRAND TOTAL</b>	<b>\$19,542.05</b>	<b>\$4,950.25</b>	<b>\$210,481.41</b>	<b>\$234,973.71</b>

## DEPRECIATION SCHEDULE FOR PLANT ITEMS - DIMINISHING VALUE METHOD

Item Description	Opening Value as at Purchase Date 14/10/2016	Rate of Value %	Amount Claimable Tax Year 2016/2017	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Residual Amount \$
<b>General Assets -- Air Conditioning - centrally ducted</b>							
- Chillers, condensing sets	\$4,928.99	10.00 %	\$349.76	\$457.92	\$412.13	\$370.92	\$3,338.26
- Pumps	\$1,792.36	10.00 %	\$127.18	\$166.52	\$149.87	\$134.88	\$1,213.91
<b>General Assets -- Carpet floor coverings</b>							
- Carpet	\$3,261.80	20.00 %	\$462.91	\$559.78	\$447.82	\$358.26	\$1,433.03
<b>General Assets -- Garbage bins</b>							
- Garbage bins	\$240.00	100.00 %	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>General Assets -- Hot water unit - electric</b>							
- Electric	\$2,389.70	16.66 %	\$282.50	\$351.06	\$292.57	\$243.83	\$1,219.74
<b>General Assets -- Blinds</b>							
- Window blinds, internal	\$2,364.00	20.00 %	\$335.49	\$405.70	\$324.56	\$259.65	\$1,038.60
<b>Fire Control Assets -- Smoke detector</b>							
- Smoke Detector	\$292.00	100.00 %	\$292.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Kitchen Assets -- Cooktop</b>							
- Cooktop	\$1,297.00	16.66 %	\$153.33	\$190.53	\$158.79	\$132.34	\$662.01
<b>Kitchen Assets -- Dishwasher</b>							
- Dishwasher	\$1,386.00	40.00 %	\$393.40	\$397.04	\$238.22	\$142.94	\$214.40
<b>Kitchen Assets -- Oven</b>							
- Oven	\$1,482.00	20.00 %	\$210.32	\$254.34	\$203.47	\$162.77	\$651.10
<b>Outdoor Assets -- Automatic garage door</b>							
- Controls	\$108.20	100.00 %	\$108.20	\$0.00	\$0.00	\$0.00	\$0.00
		<b>Year Totals</b>	<b>\$2,955.09</b>	<b>\$2,782.89</b>	<b>\$2,227.43</b>	<b>\$1,805.59</b>	<b>\$9,771.05</b>



## Property Depreciation Schedule

Prepared For: **C&Z Langton Holding Pty Ltd ATF**

Property: **2/36 Marmoset Circuit  
Dakabin, QLD, 4503**

### DEPRECIATION SCHEDULE FOR LOW POOL VALUE ITEMS - DIMINISHING VALUE METHOD

Item Description	Opening Value as at Purchase Date 14/10/2016	Rate of Value %	Amount Claimable Tax Year 2016/2017	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Residual Amount \$
<b>General Assets -- Air Conditioning - centrally ducted</b>							
- Air handling units	\$896.18	37.50 %	\$168.03	\$273.06	\$170.66	\$106.66	\$177.77
- Damper motors	\$448.09	37.50 %	\$84.02	\$136.53	\$85.33	\$53.33	\$88.88
- Fan coil units	\$896.18	37.50 %	\$168.03	\$273.06	\$170.66	\$106.66	\$177.77
<b>General Assets -- Ceiling fan</b>							
- Ceiling fan	\$788.00	37.50 %	\$147.75	\$240.09	\$150.06	\$93.79	\$156.31
<b>General Assets -- Television antennas</b>							
- Television antennas	\$341.00	37.50 %	\$63.94	\$103.90	\$64.94	\$40.58	\$67.64
<b>Bathroom Assets -- Exhaust fans</b>							
- Exhaust fans	\$762.00	37.50 %	\$142.88	\$232.17	\$145.11	\$90.69	\$151.15
<b>Kitchen Assets -- Rangehood</b>							
- Rangehood	\$386.00	37.50 %	\$72.38	\$117.61	\$73.50	\$45.94	\$76.57
<b>Outdoor Assets -- Automatic garage door</b>							
- Motors	\$432.80	37.50 %	\$81.15	\$131.87	\$82.42	\$51.51	\$85.85
		<b>Year Totals</b>	<b>\$928.18</b>	<b>\$1,508.29</b>	<b>\$942.68</b>	<b>\$589.16</b>	<b>\$981.94</b>

DEPRECIABLE PLANT USING  
PRIME COST METHOD





# Property Depreciation Schedule

Prepared For: **C&Z Langton Holding Pty Ltd ATF**

Property: **2/36 Marmoset Circuit  
Dakabin, QLD, 4503**

## 40 YEAR DEPRECIATION SCHEDULE SUMMARY - PRIME COST METHOD

Year	\$ Plant	\$ Low Val Pool	Capital Works Allowance	Total
15/10/2016 / 2017	\$2,158.11	\$0.00	\$3,798.30	\$5,956.41
2017 / 2018	\$2,139.13	\$0.00	\$5,352.82	\$7,491.95
2018 / 2019	\$2,139.13	\$0.00	\$5,352.82	\$7,491.95
2019 / 2020	\$2,139.13	\$0.00	\$5,352.82	\$7,491.95
2020 / 2021	\$2,139.13	\$0.00	\$5,352.82	\$7,491.95
2021 / 2022	\$1,720.79	\$0.00	\$5,352.82	\$7,073.61
2022 / 2023	\$1,549.57	\$0.00	\$5,352.82	\$6,902.39
2023 / 2024	\$1,549.57	\$0.00	\$5,352.82	\$6,902.39
2024 / 2025	\$1,549.57	\$0.00	\$5,352.82	\$6,902.39
2025 / 2026	\$1,549.57	\$0.00	\$5,352.82	\$6,902.39
2026 / 2027	\$1,096.30	\$0.00	\$5,352.82	\$6,449.12
2027 / 2028	\$910.79	\$0.00	\$5,352.82	\$6,263.61
2028 / 2029	\$584.76	\$0.00	\$5,352.82	\$5,937.58
2029 / 2030	\$448.09	\$0.00	\$5,352.82	\$5,800.91
2030 / 2031	\$448.09	\$0.00	\$5,352.82	\$5,800.91
2031 / 2032	\$448.09	\$0.00	\$5,352.82	\$5,800.91
2032 / 2033	\$448.09	\$0.00	\$5,352.82	\$5,800.91
2033 / 2034	\$448.09	\$0.00	\$5,352.82	\$5,800.91
2034 / 2035	\$448.09	\$0.00	\$5,352.82	\$5,800.91
2035 / 2036	\$448.09	\$0.00	\$5,352.82	\$5,800.91
2036 / 2037	\$130.12	\$0.00	\$5,352.82	\$5,482.94
2037 / 2038	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2038 / 2039	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2039 / 2040	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2040 / 2041	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2041 / 2042	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2042 / 2043	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2043 / 2044	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2044 / 2045	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2045 / 2046	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2046 / 2047	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2047 / 2048	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2048 / 2049	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2049 / 2050	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2050 / 2051	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2051 / 2052	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2052 / 2053	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2053 / 2054	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2054 / 2055	\$0.00	\$0.00	\$5,352.82	\$5,352.82
2055 / 2056	\$0.00	\$0.00	\$3,275.95	\$3,275.95
<b>GRAND TOTAL</b>	<b>\$24,492.30</b>	<b>\$0.00</b>	<b>\$210,481.41</b>	<b>\$234,973.71</b>



### DEPRECIATION SCHEDULE FOR PLANT ITEMS - PRIME COST METHOD

Item Description	Opening Value as at Purchase Date 14/10/2016	Rate of Value %	Amount Claimable Tax Year 2016/2017	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Residual Amount \$
<b>General Assets -- Air Conditioning - centrally ducted</b>							
- Air handling units	\$896.18	5.00 %	\$31.80	\$44.81	\$44.81	\$44.81	\$729.95
- Chillers, condensing sets	\$4,928.99	5.00 %	\$174.88	\$246.45	\$246.45	\$246.45	\$4,014.76
- Damper motors	\$448.09	5.00 %	\$15.90	\$22.40	\$22.40	\$22.40	\$364.99
- Fan coil units	\$896.18	5.00 %	\$31.80	\$44.81	\$44.81	\$44.81	\$729.95
- Pumps	\$1,792.36	5.00 %	\$63.59	\$89.62	\$89.62	\$89.62	\$1,459.91
<b>General Assets -- Ceiling fan</b>							
- Ceiling fan	\$788.00	20.00 %	\$111.83	\$157.60	\$157.60	\$157.60	\$203.37
<b>General Assets -- Carpet floor coverings</b>							
- Carpet	\$3,261.80	10.00 %	\$231.45	\$326.18	\$326.18	\$326.18	\$2,051.81
<b>General Assets -- Garbage bins</b>							
- Garbage bins	\$240.00	100.00 %	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>General Assets -- Hot water unit - electric</b>							
- Electric	\$2,389.70	8.33 %	\$141.25	\$199.06	\$199.06	\$199.06	\$1,651.27
<b>General Assets -- Television antennas</b>							
- Television antennas	\$341.00	20.00 %	\$48.39	\$68.20	\$68.20	\$68.20	\$88.01
<b>General Assets -- Blinds</b>							
- Window blinds, internal	\$2,364.00	10.00 %	\$167.75	\$236.40	\$236.40	\$236.40	\$1,487.05
<b>Bathroom Assets -- Exhaust fans</b>							
- Exhaust fans	\$762.00	10.00 %	\$54.07	\$76.20	\$76.20	\$76.20	\$479.33
<b>Fire Control Assets -- Smoke detector</b>							
- Smoke Detector	\$292.00	100.00 %	\$292.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Kitchen Assets -- Cooktop</b>							
- Cooktop	\$1,297.00	8.33 %	\$76.66	\$108.04	\$108.04	\$108.04	\$896.22
<b>Kitchen Assets -- Dishwasher</b>							
- Dishwasher	\$1,386.00	20.00 %	\$196.70	\$277.20	\$277.20	\$277.20	\$357.70





# Property Depreciation Schedule

Prepared For: C&Z Langton Holding Pty Ltd ATF

Property: 2/36 Marmoset Circuit  
Dakabin, QLD, 4503

## DEPRECIATION SCHEDULE FOR PLANT ITEMS - PRIME COST METHOD

Item Description	Opening Value as at Purchase Date 14/10/2016	Rate of Value %	Amount Claimable Tax Year 2016/2017	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Residual Amount \$
<b>Kitchen Assets -- Oven</b>							
- Oven	\$1,482.00	8.33 %	\$87.60	\$123.45	\$123.45	\$123.45	\$1,024.05
<b>Kitchen Assets -- Rangehood</b>							
- Rangehood	\$386.00	8.33 %	\$22.82	\$32.15	\$32.15	\$32.15	\$266.73
<b>Outdoor Assets -- Automatic garage door</b>							
- Controls	\$108.20	100.00 %	\$108.20	\$0.00	\$0.00	\$0.00	\$0.00
- Motors	\$432.80	20.00 %	\$61.42	\$86.56	\$86.56	\$86.56	\$111.70
<b>Year Totals</b>			<b>\$2,158.11</b>	<b>\$2,139.13</b>	<b>\$2,139.13</b>	<b>\$2,139.13</b>	<b>\$15,916.80</b>



## Property Depreciation Schedule

Prepared For: **C&Z Langton Holding Pty Ltd ATF**  
 Property: 2/36 Marmoset Circuit  
 Dakabin, QLD, 4503

### DEPRECIATION SCHEDULE FOR BUILDING ITEMS

Item Description	Opening Value as at Purchase Date 14/10/2016	Rate of Value %	Amount Claimable Tax Year 2016/2017	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Residual Amount \$
<b>Capital Works Allowance</b>							
- Capital Works Allowance	\$210,481.41	2.50 %	\$3,798.30	\$5,352.82	\$5,352.82	\$5,352.82	\$190,624.65
<b>Year Totals</b>			<b>\$3,798.30</b>	<b>\$5,352.82</b>	<b>\$5,352.82</b>	<b>\$5,352.82</b>	<b>\$190,624.65</b>

\*Note: The Opening Capital Works Allowance as calculated by our Professional Quantity Surveyors is \$214,112.70 as at 09/02/2016



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