

1 March 2017

Super Stones Superannuation Fund Pty Ltd as trustee for Super Stones  
Superannuation Fund  
24 Magnetic Drive  
Tamborine Mountain QLD 4272

**ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY LTD AS TRUSTEE FOR  
SUPER STONES SUPERANNUATION FUND**

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.

This schedule is based on the settlement date 09/03/2017.

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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<b>E</b> <a href="mailto:info@deppro.com.au">info@deppro.com.au</a> <b>W</b> <a href="http://www.deppro.com.au">www.deppro.com.au</a>	<b>PO Box 5091</b> Mt Gravatt East QLD 4122	<b>PO Box 695</b> Double Bay NSW 1360	<b>PO Box 6239</b> South Yarra VIC 3141	<b>PO Box 1302</b> Subiaco WA 6904	<b>PO Box 2685</b> Kent Town SA 5071
<b>T</b> 1300 888 489 <b>F</b> 07 3420 5766	<b>T</b> 07 3420 5755 <b>F</b> 07 3420 5766	<b>T</b> 02 9328 3390 <b>F</b> 02 9328 3590	<b>T</b> 03 9826 6188 <b>F</b> 03 9826 9699	<b>T</b> 08 9381 6100 <b>F</b> 08 9381 6199	<b>T</b> 08 8363 7004 <b>F</b> 08 8363 7003

# **SCHEDULE OF PROPERTY TAX ALLOWANCES**

**FOR THE**

**ACQUISITION OF**

**308/38 LOVE STREET, BULIMBA**

**BY**

**SUPER STONES SUPERANNUATION FUND PTY LTD AS  
TRUSTEE FOR SUPER STONES SUPERANNUATION FUND**

**ACQUIRED:**

**2 February 2017**

**SETTLED:**

**9 March 2017**

**our ref : 308/38 Love Street, Bulimba**

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# ACQUISITION OF 308/38 LOVE STREET, BULIMBA

BY SUPER STONES SUPERANNUATION FUND PTY LTD AS TRUSTEE FOR SUPER STONES SUPERANNUATION FUND

## 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						Depreciation on Plant		
Capital Allowances						Capital Allowances		
Yearly Total						Yearly Total		
Low Value Pooling								
Financial Year	\$	\$	\$	\$		\$	\$	\$
10/3/2017 - 2017	3,092 +	1,374 +	2,597 =	7,063	or	2,762 +	2,597 =	5,359
2017 - 2018	3,771 +	2,232 +	8,389 =	14,392		2,934 +	8,389 =	11,323
2018 - 2019	3,092 +	1,395 +	8,389 =	12,876		2,934 +	8,389 =	11,323
2019 - 2020	2,589 +	872 +	8,389 =	11,850		2,915 +	8,389 =	11,304
2020 - 2021	2,196 +	1,453 +	8,389 =	12,039		2,871 +	8,389 =	11,260
2021 - 2022	1,880 +	0 +	8,389 =	10,269		2,750 +	8,389 =	11,139
2022 - 2023	1,620 +	0 +	8,389 =	10,009		2,351 +	8,389 =	10,740
2023 - 2024	1,403 +	0 +	8,389 =	9,792		2,056 +	8,389 =	10,445
2024 - 2025	1,221 +	0 +	8,389 =	9,610		2,056 +	8,389 =	10,445
2025 - 2026	1,066 +	0 +	8,389 =	9,455		2,056 +	8,389 =	10,445
2026 - 2027	934 +	0 +	8,389 =	9,323		1,897 +	8,389 =	10,286
2027 - 2028	821 +	0 +	8,389 =	9,210		1,543 +	8,389 =	9,932
2028 - 2029	724 +	0 +	8,389 =	9,113		1,411 +	8,389 =	9,800
2029 - 2030	640 +	0 +	8,389 =	9,029		1,111 +	8,389 =	9,500
2030 - 2031	567 +	0 +	8,389 =	8,956		1,111 +	8,389 =	9,500
2031 - 2032	503 +	0 +	8,389 =	8,892		883 +	8,389 =	9,272
2032 - 2033	448 +	0 +	8,389 =	8,837		393 +	8,389 =	8,782
2033 - 2034	399 +	0 +	8,389 =	8,788		393 +	8,389 =	8,782
2034 - 2035	357 +	0 +	8,389 =	8,746		393 +	8,389 =	8,782
2035 - 2036	320 +	0 +	8,389 =	8,709		393 +	8,389 =	8,782
2036 - 2037	287 +	0 +	8,389 =	8,676		356 +	8,389 =	8,745
2037 - 2038	258 +	0 +	8,389 =	8,647		274 +	8,389 =	8,663
2038 - 2039	233 +	0 +	8,389 =	8,622		274 +	8,389 =	8,663
2039 - 2040	210 +	0 +	8,389 =	8,599		274 +	8,389 =	8,663
2040 - 2041	190 +	0 +	8,389 =	8,579		274 +	8,389 =	8,663
2041 - 2042	172 +	0 +	8,389 =	8,561		274 +	8,389 =	8,663
2042 - 2043	156 +	0 +	8,389 =	8,545		274 +	8,389 =	8,663
2043 - 2044	142 +	0 +	8,389 =	8,531		274 +	8,389 =	8,663
2044 - 2045	129 +	0 +	8,389 =	8,518		274 +	8,389 =	8,663
2045 - 2046	117 +	0 +	8,389 =	8,506		274 +	8,389 =	8,663
2046 - 2047	107 +	0 +	8,389 =	8,496		197 +	8,389 =	8,586
2047 - 2048	98 +	0 +	8,389 =	8,487		0 +	8,389 =	8,389
2048 - 2049	90 +	0 +	8,389 =	8,479		0 +	8,389 =	8,389
2049 - 2050	82 +	0 +	8,389 =	8,471		0 +	8,389 =	8,389
2050 - 2051	75 +	0 +	8,389 =	8,464		0 +	8,389 =	8,389
2051 - 2052	69 +	0 +	8,389 =	8,458		0 +	8,389 =	8,389
2052 - 2053	63 +	0 +	8,389 =	8,452		0 +	8,389 =	8,389
2053 - 2054	58 +	0 +	8,389 =	8,447		0 +	8,389 =	8,389
2054 - 2055	54 +	0 +	8,389 =	8,443		0 +	8,389 =	8,389
2055 - 2056	672 +	0 +	23 =	695		0 +	23 =	23
<b>Total</b>	<b>\$30,905 +</b>	<b>\$7,326 +</b>	<b>\$321,402 =</b>	<b>\$359,633</b>		<b>\$38,231 +</b>	<b>\$321,402 =</b>	<b>\$359,633</b>

**ACQUISITION OF 308/38 LOVE STREET, BULIMBA**

BY SUPER STONES SUPERANNUATION FUND PTY LTD AS TRUSTEE FOR SUPER STONES SUPERANNUATION FUND

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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) :	\$640,000
Stamp Duty (advised/calculated) :	\$21,225
Legal Fees (advised) :	\$1,625

TOTAL CAPITAL EXPENDITURE ANALYSED :	<u><u>\$662,850</u></u>
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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) :

9-Mar-17

# ACQUISITION OF 308/38 LOVE STREET, BULIMBA

BY SUPER STONES SUPERANNUATION FUND PTY LTD AS TRUSTEE FOR SUPER STONES SUPERANNUATION FUND

## 4.0 RECONCILIATION OF CAPITAL EXPENDITURE

Total capital expenditure analysed can be broken up as follows :

.01	PLANT	\$38,231
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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	\$321,402
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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	\$303,217
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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 : \$662,850



## **DIVISION 40 ALLOWANCES**

**DEPRECIABLE PLANT**

**USING**

**DIMINISHING VALUE METHOD**

ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17	Diminishing Value Rate	Depreciation Over First 113 Days	Opening W.D.V. 1-Jul-17
	\$	%	\$	\$
<b>Diminishing Value</b>				
Items using effective lives as stated in TR 2014/4				
<b>Assets generally</b>				
Air-conditioning :				
* Air Handling Units	684.10	10.00	21.18	662.92
* Chillers, condensing sets	3,762.55	13.33	155.27	3,607.28
* Damper Motors	342.05	20.00	21.18	320.87
* Fan coil units	684.10	13.33	28.23	655.87
* Pumps	1,368.20	10.00	42.36	1,325.84
Floor coverings (removable without damage)				
* Carpet	2,153.00	20.00	133.31	2,019.69
* Floating timber floor	6,323.00	13.33	260.94	6,062.06
Hot Water Installation				
* Gas	1,356.00	16.66	69.94	1,286.06
Lifts (including hydraulic and traction)	8,223.00	6.66	169.55	8,053.45
<b>Kitchen assets</b>				
Dishwashers	1,364.00	20.00	84.46	1,279.54
Ovens	1,515.00	16.66	78.14	1,436.86
<b>Security and monitoring assets</b>				
Access control systems				
* Code pads	765.60	40.00	94.81	670.79
* Door controllers	319.00	40.00	39.50	279.50
* Readers, swipe cards	191.40	66.66	39.50	151.90
<b>TOTAL</b>	<b>\$ 29,051.00</b>		<b>\$ 1,238.36</b>	<b>27,812.64</b>



ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17 \$	Diminishing Value Rate %	Depreciation Over First 113 Days \$	Opening W.D.V. 1-Jul-17 \$
<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	861.00	18.75	161.44	699.56
Master antenna television (MATV)				
* Amplifier	286.80	18.75	53.78	233.03
* Modulator	119.50	18.75	22.41	97.09
* Power source	71.70	18.75	13.44	58.26
Window blinds, internal	159.00	18.75	29.81	129.19
Window curtains	2,552.00	18.75	478.50	2,073.50
<b>Fire control assets</b>				
Detection and alarm systems				
* Detectors (incl addressable manual call points, heat, multi type and smoke)	325.00	18.75	60.94	264.06
* Fire indicator panel	957.00	18.75	179.44	777.56
<b>Kitchen assets</b>				
Cooktop	957.00	18.75	179.44	777.56
Range hoods	399.00	18.75	74.81	324.19
<b>Laundry assets</b>				
Clothes dryer	638.00	18.75	119.63	518.38
<b>TOTAL</b>	<b>\$ 7,326.00</b>		<b>\$ 1,373.63</b>	<b>5,952.38</b>

ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17	Diminishing Value Rate	Depreciation Over First 113 Days	Opening W.D.V. 1-Jul-17
	\$	%	\$	\$

### 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	251.00	100.00	251.00	Nil
Furniture (freestanding)	41.00	100.00	41.00	Nil
Telecommunications				
* Telephone hand set	191.00	100.00	191.00	Nil
Ventilation fans	287.00	100.00	287.00	Nil

### Fire control assets

Detection and alarm systems				
* Fire alarm bell	258.00	100.00	258.00	Nil
Fire extinguishers	10.00	100.00	10.00	Nil
Hoses and nozzles	125.00	100.00	125.00	Nil

### Kitchen assets

Refrigerators	21.00	100.00	21.00	Nil
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ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17 \$	Diminishing Value Rate %	Depreciation Over First 113 Days \$	Opening W.D.V. 1-Jul-17 \$
<b>Outdoor assets</b>				
Barbeque				
* Freestanding	11.00	100.00	11.00	Nil
Floor carpet (incl artificial grass and matting)				
* Carpet	74.00	100.00	74.00	Nil
Furniture (freestanding)	378.00	100.00	378.00	Nil
Garden Watering Systems				
*Control panel	13.50	100.00	13.50	Nil
* Pumps	8.10	100.00	8.10	Nil
* Timing device	5.40	100.00	5.40	Nil
Gates, electrical				
* Controls	6.00	100.00	6.00	Nil
* Motors	24.00	100.00	24.00	Nil
Swimming Pools				
* Chlorinator	37.50	100.00	37.50	Nil
* Cleaning	22.50	100.00	22.50	Nil
* Filtration (incl pumps)	90.00	100.00	90.00	Nil
<b>TOTAL</b>	<b>\$ 1,854.00</b>		<b>\$ 1,854.00</b>	

**DIVISION 40 ALLOWANCES**

**DEPRECIABLE PLANT**

**USING**

**PRIME COST METHOD**

ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17	Prime Cost Rate	Depreciation Over First 113 Days	Opening W.D.V. 1-Jul-17
	\$	%	\$	\$
<b>Prime Cost</b>				
Items using effective lives as stated in TR 2014/4				
<b>Assets generally</b>				
Air-conditioning :				
* Air Handling Units	684.10	5.00	10.59	673.51
* Chillers, condensing sets	3,762.55	6.67	77.70	3,684.85
* Damper Motors	342.05	10.00	10.59	331.46
* Fan coil units	684.10	6.67	14.13	669.97
* Pumps	1,368.20	5.00	21.18	1,347.02
Ceiling Fans	861.00	20.00	53.31	807.69
Floor coverings (removable without damage)				
* Carpet	2,153.00	10.00	66.65	2,086.35
* Floating timber floor	6,323.00	6.67	130.57	6,192.43
Hot Water Installation				
* Gas	1,356.00	8.33	34.97	1,321.03
Lifts (including hydraulic and traction)	8,223.00	3.33	84.77	8,138.23
Master antenna television (MATV)				
* Amplifier	286.80	10.00	8.88	277.92
* Modulator	119.50	10.00	3.70	115.80
* Power source	71.70	10.00	2.22	69.48
Window blinds, internal	159.00	10.00	4.92	154.08
Window curtains	2,552.00	16.66	131.63	2,420.37
<b>Fire control assets</b>				
Detection and alarm systems				
* Detectors (incl addressable manual call points, heat, multi type and smoke)	325.00	5.00	5.03	319.97
* Fire indicator panel	957.00	8.33	24.68	932.32

ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17 \$	Prime Cost Rate %	Depreciation Over First 113 Days \$	Opening W.D.V. 1-Jul-17 \$
<b>Kitchen assets</b>				
Cooktop	957.00	8.33	24.68	932.32
Dishwashers	1,364.00	10.00	42.23	1,321.77
Ovens	1,515.00	8.33	39.07	1,475.93
Range hoods	399.00	8.33	10.29	388.71
<b>Laundry assets</b>				
Clothes dryer	638.00	10.00	19.75	618.25
<b>Security and monitoring assets</b>				
Access control systems				
* Code pads	765.60	20.00	47.40	718.20
* Door controllers	319.00	20.00	19.75	299.25
* Readers, swipe cards	191.40	33.33	19.75	171.65
<b>TOTAL</b>	<b>\$ 36,377.00</b>		<b>\$ 908.44</b>	<b>35,468.56</b>

ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17	Prime Cost Rate	Depreciation Over First 113 Days	Opening W.D.V. 1-Jul-17
	\$	%	\$	\$

### 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	251.00	100.00	251.00	Nil
Furniture (freestanding)	41.00	100.00	41.00	Nil
Telecommunications				
* Telephone hand set	191.00	100.00	191.00	Nil
Ventilation fans	287.00	100.00	287.00	Nil

#### Fire control assets

Detection and alarm systems				
* Fire alarm bell	258.00	100.00	258.00	Nil
Fire extinguishers	10.00	100.00	10.00	Nil
Hoses and nozzles	125.00	100.00	125.00	Nil

#### Kitchen assets

Refrigerators	21.00	100.00	21.00	Nil
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ACQUISITION OF 308/38 LOVE STREET, BULIMBA  
BY SUPER STONES SUPERANNUATION FUND PTY  
LTD AS TRUSTEE FOR SUPER STONES  
SUPERANNUATION FUND

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 9-Mar-17 \$	Prime Cost Rate %	Depreciation Over First 113 Days \$	Opening W.D.V. 1-Jul-17 \$
<b>Outdoor assets</b>				
Barbeque				
* Freestanding	11.00	100.00	11.00	Nil
Floor carpet (incl artificial grass and matting)				
* Carpet	74.00	100.00	74.00	Nil
Furniture (freestanding)	378.00	100.00	378.00	Nil
Garden Watering Systems				
*Control panel	13.50	100.00	13.50	Nil
* Pumps	8.10	100.00	8.10	Nil
* Timing device	5.40	100.00	5.40	Nil
Gates, electrical				
* Controls	6.00	100.00	6.00	Nil
* Motors	24.00	100.00	24.00	Nil
Swimming Pools				
* Chlorinator	37.50	100.00	37.50	Nil
* Cleaning	22.50	100.00	22.50	Nil
* Filtration (incl pumps)	90.00	100.00	90.00	Nil
<b>TOTAL</b>	<b>\$ 1,854.00</b>		<b>\$ 1,854.00</b>	





## **DIVISION 43 ALLOWANCES**

## **CAPITAL WORKS ALLOWANCES**

ACQUISITION OF 308/38 LOVE STREET, BULIMBA

BY SUPER STONES SUPERANNUATION FUND PTY LTD AS TRUSTEE FOR SUPER STONES SUPERANNUATION FUND

**Capital Expenditure Incurred on Qualifying Building Allowance**

	Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 9-Mar-17	Total Capital Allowance for 113 Days	Opening W.D.V. 1-Jul-17
	Start - Completion	\$	%	\$	\$	\$	\$
1.)	25/3/15 - 1/7/15	334,559	2.50	8,364	320,430	2,589	317,841
	sub-total	334,559		8,364	320,430	2,589	317,841

**Capital Expenditure Incurred on Qualifying Structural Improvements**

	Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 9-Mar-17	Total Capital Allowance for 113 Days	Opening W.D.V. 1-Jul-17
	Start - Completion	\$	%	\$	\$	\$	\$
1.)	25/3/15 - 1/7/15	1,015	2.50	25	972	8	964
	sub-total	1,015		25	972	8	964

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<b>TOTAL</b>	<b>\$</b>	<b>335,573</b>		<b>8,389</b>	<b>321,402</b>	<b>2,597</b>	<b>318,805</b>
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**Super Stones Superannuation Fund Pty Ltd as trustee for Super Stones Superannuation Fund**  
**24 Magnetic Drive**  
**Tamborine Mountain QLD 4272**

Attention :

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## TAX INVOICE / RECEIPT

**8-Feb-17**

**Invoice No : 308/38 Love Street, Bulimba**

**Re : Super Stones Superannuation Fund Pty Ltd as trustee for Super Stones Superannuation Fund**

**FOR : 308/38 Love Street, Bulimba**

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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