

TAXATION DEPRECIATION SCHEDULE FOR UNIT TO LET

CLIENTS NAME: Azzura Super Fund
SUBJECT SITE: Unit 2 - 2 Cassia Drive Coomera
DATE OF INSPECTION: 21/07/2020 Job No: 20/18632
DATE SCHEDULE COMMENCES: 16/07/2020
DATE CONSTRUCTION COMPLETE: 17/12/2017

As requested Excel Property Consultants conducted a visual inspection and a quantity survey for the above mentioned property with intention of determining the physical state of the building and obtaining the quantity and description of materials used in the construction of the building. We have prepared a schedule of capital allowances relating to the subject property.

The purpose of this report is to provide independent analysis of the capital allowances under the Income Tax Assessment Act 1997. This report has been prepared with the understanding that the taxpayer owns all of the plant and equipment listed in the schedule.

The report identifies and evaluates the following allowances.

Division 40 Allowances on "Depreciating Assets" This group was previously recognised as items of plant or articles.

Division 43 Allowances on depreciation of the building, capital works and structural improvements.

The building appears structurally sound and complies with the provisions of the Building Code Of Australia. We have calculated the quantity and costs of all the plant relating to the property and prepared the schedules using the Prime Cost Method and Diminishing Value Method.

You should consult with your accountant or financial advisor in regards to what method would be appropriate to use for your individual circumstance. The values that have been calculated in the schedules are "estimates" prepared for the purpose of depreciation. They are based on historical construction costs, Bureau of Statistics index costs based on local economic conditions and current costing available.



The schedules are prepared using the following calculations that are recognised by the Australian Taxation Office.

1. The capital works deductions have been calculated from the estimate of the major construction costs, timber, concrete, bricks, etc. These are depreciated using only the Prime Cost Method and are calculated at 2.5% per year for 40 years.
2. The plant or those items that the Australian Taxation office recognise as items of plant are depreciated according to the effective life of the items, between 4 – 30 years.
3. Assets that have a value that is less than \$1000 can be depreciated as part of a Low Value Pool. Assets that are added to the Low Value Pool are depreciated using the diminishing value method only at 18.75% in the year they are added to the Low Value Pool and at 37.5% for the following years.
4. Non business assets that have a value of less than \$300 can be written off immediately.
5. The report has been prepared on the assumption that you are not eligible to claim input tax credits and therefore all cost estimates are inclusive of GST if applicable.
6. The actual cost of all or some of the elements that make up the building structure was not available. The value of elements where costs were not available have been estimated using current costing and construction cost indexing.

We appreciate that the schedule contains a lot of figures that may be a little confusing. The most important page is the last page, which is a summary of the schedules and details the yearly allowable claims. The first column on this page is the financial year that the schedule commenced. The third column is the yearly deductions that have been calculated for the capital works component of your claim and this figure can be inserted directly into your tax return. The fourth column is the yearly allowable claim if you and your financial advisor choose to use the Diminishing Value method of depreciation. The fifth column is the yearly allowable claim if the Prime Cost method of depreciation is used, you have to choose either the Diminishing Value method or the Prime Cost method and again these figures can be inserted directly into your tax return. The sixth and seventh columns are the totals of the Capital Works with both the Diminishing Value method and the Prime Cost method respectively.

Disclaimer

This schedule has been prepared for the sole purpose of depreciation and building allowance claims and is not to be used for any other purpose. Excel Property Consultants 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 assessment.

Different factors can affect the preparation of different schedules and any changes to the property may require the recalculation of the figures. Should you require any further assistance or clarification of the schedule please contact Paul Davis on 0408649134.

Yours sincerely,



Paul Davis.

Glossary of Terms

Depreciating Assets- Depreciating Assets or items of plant or articles as they were previously known can be defined as items that have a limited effective life and are expected to decline in value with use. They can also be defined as items that can be easily removed from the property without damage to the property or the item. A comprehensive list of Depreciating Assets can be found in the ATO'S "Rental Properties Guide"

Effective Life- The effective life of the Depreciating Assets throughout the report are in line with those set down by the Australian Taxation Office

Diminishing Value Method of Depreciation - Method of calculating the decline in value which uses the opening adjusted value as the base for the calculation.

Prime Cost Method of Depreciation - Method of calculating the decline in value which uses a constant opening cost base.

Decline in value - The amount of depreciation between any two date periods.

Low - cost asset - a depreciable asset with an installed cost of less than \$1000.

Low - value asset - a depreciable asset which has an adjusted value of less than \$1000.

Adjusted Value - The value of an asset after some period of decline in value.

Cost of Installation - The total cost of installation of items into their final position. These costs may include supply of depreciating asset, labour costs and portion of preliminary fees and charges.

Non-deductible Capital Expenditure - In all properties there will be an amount of non-deductible capital. This may include Capital works completed prior to the 18/07/1985 and non eligible capital works like landscaping, demolition and site preparation. The amount of non-deductible capital works will depend on the age of the building and the usage of the property.

Special Notes

The report has been completed from information given to us by you, and from information and data gathered from our site inspection of the property in question. If we have included any items in the report that are not owned by you or you intended claiming as a repair, or have already claimed it' your responsibility to ensure that they are omitted from any claims made in relation to the Depreciation Schedule.

The claims that are included in the report in our professional opinion are for all claimable assets and capital works relating to the property. The claims associated with the property in this report will change if any of the assets within the property are disposed of or replaced, it is your responsibility to ensure that your Accountant be made aware of any changes to the property so the schedule of claims can be adjusted accordingly.

The value of an owner/builder's contribution to capital works is not included in the construction expenditure.

The Contents of this report should not be treated as advice in taxation, investing or financial strategy. The contents of the report should only be acted upon after consultation with a qualified Accountant or tax advisor.

Budget Measure May 9th 2017: "Limit plant and equipment depreciation deductions to outlays actually incurred by investors". Changes apply from 1st of July 2017. If a contract to buy a property has been entered into after 7.30pm on May 9th 2017 equipment depreciation will only be included in the report if purchased new by the investor. The changes do not affect deductions that arise in the course of carrying on a business or for:

- > corporate tax entities
- > superannuation plans other than self-managed superannuation funds
- > public unit trusts
- > managed investment trusts corporate tax entities
- > unit trusts or partnerships whose members are the above listed entities

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Business depreciating assets instant asset write-off thresholds. As of 7.30pm on the 2/04/2019 to 30/06/2020 depreciating assets with a value of \$30,000 or less can be written off in the first year they are used. The threshold applies to each asset irrespective of whether the asset is purchased new or second hand.

Referenced Documents

1. Rental Properties Guide - NAT 1729-06-2014 Australian Taxation Office
2. Guide to Depreciating Assets - NAT 1996-06 2014 Australian Taxation Office
3. Property Depreciation Handbook - The Australian Institute of Quantity Surveyors
4. Australian Institute of Quantity Surveyors Building Cost Index
5. Australian Institute of Quantity Surveyors Building Cost Guide

Taxation Depreciation Schedule for:		Unit 2 - 2 Cassia Drive Coomera						
Clients Name:		Azzura Super Fund						
Construction Complete:		17/12/2017		Commencement of Schedule:		16/07/2020		
Job No:		20/18632		Date of Inspection:		21/07/2020		
Description		Quantity m ²	Replacement Cost	Original Cost	WDV At 16/07/2020	WDV At 30/06/2021	Effective Life	Diminishing Value
Division 43 Capital Works								
Original Construction		196.1	\$237,117.06	\$223,209.90	\$208,808.28	\$203,472.64	40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Notes: The capital works expenses detailed above include an assessment of the original construction and subsequent structural improvements after 27/02/1992 by you or previous owners of the property. The items that are included are items that are not removable from the building and include things like concrete, bricks, wall and ceiling lining etc. The capital expenses estimate does not include non deductible expenses that may form part of the original building cost or contract price. These may include landscaping and earthworks that are not integral to the structure.								
Division 40 Depreciation of Plant				Dimishing Value Method of Depreciation				
Description		Quantity m2	Replacement Cost	Original Cost	WDV At 16/07/2020	WDV At 30/06/2021	Effective Life	Diminishing Value
Furniture & Fittings								
Common Area Furniture (Items<\$300)							13.33	15.00%
Furniture Package (Items>\$1000)							13.33	15.00%
Furniture Package (Items<\$1000)							13.33	15.00%
Furniture Package (Items<\$300)							13.33	15.00%
Electrical Package (Items<\$1000)							10.00	20.00%
Electrical Package (Items<\$300)							10.00	20.00%
Floor Coverings								
Carpet	Total m2	58.307	\$3,673.34	\$3,531.14	\$2,648.35	\$2,140.45	10.00	20.00%
Vinyl	Total m2						10.00	20.00%
Floating Floor	Total m2						15.00	13.33%
Window Coverings								
Vertical Blinds / Venetians	Total m2	25.2	\$2,469.60	\$2,374.00	\$1,780.50	\$1,446.65	4.00	37.50%
Drapes	Total m2						6.00	33.33%
External Blinds	Total m2						6.00	33.33%
Fire Control Equipment								
Fire Extinguishers							15.00	13.33%
Fire Hoses							10.00	20.00%
Fire Control / Indicator Panel							12.00	16.67%
Smoke & Heat Detectors		6	\$1,248.00	\$1,199.69	\$1,049.73	\$0.00	20.00	100.00%
Fire Warning / Ceiling Speakers							12.00	16.67%
Security Systems								
Security Alarm Systems							5.00	40.00%
Security Camera Systems							5.00	40.00%
Security / Access Intercom							10.00	20.00%
Door Openers & Controls							10.00	20.00%
Cont'd overleaf								

Division 40 Depreciation of Plant cont'd				Diminishing Value Method of Depreciation			
Description	Quantity m2	Replacement Cost	Original Cost	WDV At 16/07/2020	WDV At 30/06/2021	Effective Life	Diminishing Value
Kitchen Appliances							
Wall Oven	1	\$1,788.00	\$1,718.78	\$1,360.70	\$1,143.24	12.00	16.67%
Cook Top	1	\$1,435.00	\$1,379.45	\$1,092.06	\$917.53	12.00	16.67%
Rangehood	1	\$538.00	\$517.17	\$409.43	\$332.66	4.00	37.50%
Refrigerator						12.00	16.67%
Built in Coffee Machine						10.00	20.00%
Microwave						10.00	20.00%
Dishwasher	1	\$1,220.00	\$1,172.77	\$879.58	\$714.66	4.00	37.50%
Laundry							
Clothes Dryer						10.00	20.00%
Washing Machine						10.00	20.00%
Air Conditioning & Ventilation Equip							
Mechanical Ventilation Equipment						20.00	10.00%
Ducted Air-conditioning						10.00	20.00%
Air-conditioning Equipment (split)						10.00	20.00%
Air-conditioning Equipment (split)	1	\$3,014.00	\$2,897.32	\$2,172.99	\$1,756.25	10.00	20.00%
Pool Filter & Cleaning Equipment							
Pool Filter Equipment						12.00	16.67%
Pool Heating Equipment						15.00	13.33%
Pool Pumping & Cleaning Equipment						12.00	16.67%
Spa Pumps and Controls						15.00	13.33%
Water Switching Equipment	1	\$330.00	\$317.22	\$277.57	\$0.00	20.00	100.00%
Water Pumping Equipment	1	\$890.00	\$855.55	\$748.60	\$608.24	4.00	37.50%
Electrical Equipment							
Electric / Gas Hot Water System	1	\$2,660.00	\$2,557.03	\$2,024.31	\$1,700.79	12.00	16.67%
Solar Hot Water System						15.00	13.33%
Garage Door Motors	1	\$630.00	\$605.61	\$302.81	\$246.03	4.00	37.50%
Garage Door Controls	1	\$185.00	\$177.84	\$133.38	\$0.00	10.00	100.00%
Common Area Gate Motors & Controls						10.00	20.00%
Ceiling Fans	4	\$1,192.00	\$1,145.85	\$572.93	\$0.00	5.00	100.00%
Exhaust Fans	3	\$396.00	\$380.67	\$285.50	\$0.00	10.00	100.00%
Light Shades (removable) (Total)	1	\$188.00	\$180.72	\$90.36	\$0.00	5.00	100.00%
Other							
Sewage Treatment Controls & Motors						20.00	10.00%
Solar Power System						20.00	10.00%
Generators						20.00	10.00%
Passenger Lifts						30.00	6.67%
Garbage Disposal						20.00	10.00%
MATV System						10.00	20.00%
Sprinkler Control System						5.00	40.00%
Vacumn System						10.00	20.00%
Shade Sail (sail only)						10.00	20.00%
Telephone Handset						10.00	20.00%
Television						10.00	20.00%
Garden Shed						15.00	13.33%
Water Filter Cartridges						5.00	40.00%
Sauna Controls and Heaters						15.00	13.33%
Totals		\$258,974.00	\$244,220.71	\$15,828.80	\$11,006.51		

Taxation Depreciation Schedule for:		Unit 2 - 2 Cassia Drive Coomera					
Clients Name:		Azzura Super Fund					
Construction Complete:		17/12/2017		Commencement of Schedule:		16/07/2020	
Job No:		20/18632		Date of Inspection:		21/07/2020	
Description	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	WDV At 30/06/2027	
Division 43 Capital Works							
Original Construction	\$197,892.39	\$192,312.15	\$186,731.90	\$181,151.65	\$175,571.40	\$169,991.16	
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Notes: The Replacement Cost is an estimate of the current cost of an asset at the time of the inspection. The Original cost is an estimate of the construction cost or asset cost at the time of construction. The Written Down Value is the value of the asset at the end of the financial year. The first financial years depreciation is calculated as a pro rata based on the numbers of days the asset is held for the year. The effective live is the reasonable life expectancy of an asset. The effective lives used in the report are the same as set down by the Australian Taxation Office.							
Division 40 Depreciation of Plant				Diminishing Value Method of Depreciation			
Description	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	WDV At 30/06/2027	
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet	\$1,712.36	\$1,369.89	\$1,095.91	\$876.73	\$701.38	\$561.11	
Vinyl							
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians	\$904.16	\$565.10	\$353.19	\$220.74	\$0.00	\$0.00	
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers							
Fire Hoses							
Fire Control / Indicator Panel							
Smoke & Heat Detectors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems							
Security Camera Systems							
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd			Dimishing Value Method of Depreciation			
Description	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	WDV At 30/06/2027
Kitchen Appliances						
Wall Oven	\$952.70	\$793.92	\$661.60	\$551.33	\$459.44	\$382.87
Cook Top	\$764.61	\$637.18	\$530.98	\$442.48	\$368.74	\$307.28
Rangehood	\$207.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher	\$446.66	\$279.16	\$0.00	\$0.00	\$0.00	\$0.00
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning						
Air-conditioning Equipment (split)						
Air-conditioning Equipment (split)	\$1,405.00	\$1,124.00	\$899.20	\$719.36	\$575.49	\$460.39
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Pumping Equipment	\$380.15	\$237.59	\$0.00	\$0.00	\$0.00	\$0.00
Electrical Equipment						
Electric / Gas Hot Water System	\$1,417.33	\$1,181.11	\$984.25	\$820.21	\$683.51	\$569.59
Solar Hot Water System						
Garage Door Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Garage Door Controls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Common Area Gate Motors & Controls						
Ceiling Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Generators						
Passenger Lifts						
Garbage Disposal						
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$8,190.88	\$6,187.94	\$4,525.13	\$3,630.86	\$2,788.56	\$2,281.24

Taxation Depreciation Schedule for:		Unit 2 - 2 Cassia Drive Coomera					
Clients Name:		Azzura Super Fund					
Construction Complete:		17/12/2017	Commencement of Schedule:		16/07/2020		
Job No:		20/18632		Date of Inspection:		21/07/2020	
Description	WDV At 30/06/2028	WDV At 30/06/2029	WDV At 30/06/2030	WDV At 30/06/2031	WDV At 30/06/2032	WDV At 30/06/2033	
Division 43 Capital Works							
Original Construction	\$164,410.91	\$158,830.66	\$153,250.41	\$147,670.17	\$142,089.92	\$136,509.67	
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Notes: The Written Down Value of the capital works and individual depreciating assets are supplied at the end of each financial year. The purpose of this is to allow you to have a clearer understanding of how much value may be left in certain assets that you may be contemplating writing off and replacing. All Depreciating Assets with a value of less than \$1000 are depreciated using a low value pool. The calculation for the low value pool although calculated using the diminishing value method is included in both the prime cost and diminishing value schedules.							
Division 40 Depreciation of Plant			Diminishing Value Method of Depreciation				
Description	WDV At 30/06/2028	WDV At 30/06/2029	WDV At 30/06/2030	WDV At 30/06/2031	WDV At 30/06/2032	WDV At 30/06/2033	
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet	\$448.88	\$359.11	\$287.29	\$0.00	\$0.00	\$0.00	
Vinyl							
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers							
Fire Hoses							
Fire Control / Indicator Panel							
Smoke & Heat Detectors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems							
Security Camera Systems							
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd			Dimishing Value Method of Depreciation			
Description	WDV At 30/06/2028	WDV At 30/06/2029	WDV At 30/06/2030	WDV At 30/06/2031	WDV At 30/06/2032	WDV At 30/06/2033
Kitchen Appliances						
Wall Oven	\$319.06	\$265.88	\$0.00	\$0.00	\$0.00	\$0.00
Cook Top	\$256.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rangehood	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning						
Air-conditioning Equipment (split)						
Air-conditioning Equipment (split)	\$368.31	\$294.65	\$0.00	\$0.00	\$0.00	\$0.00
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Pumping Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electrical Equipment						
Electric / Gas Hot Water System	\$474.66	\$395.55	\$329.62	\$274.69	\$0.00	\$0.00
Solar Hot Water System						
Garage Door Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Garage Door Controls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Common Area Gate Motors & Controls						
Ceiling Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Generators						
Passenger Lifts						
Garbage Disposal						
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$1,866.98	\$1,315.19	\$616.91	\$274.69	\$0.00	\$0.00

Taxation Depreciation Schedule for: Unit 2 - 2 Cassia Drive Coomera								
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Division 43 Capital Works								
Original Construction		196.1	\$237,117.06	\$223,209.90	\$208,808.28	\$203,472.64	40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Structural Improvements							40	2.5%
Notes: The capital works expenses detailed above include an assessment of the original construction and subsequent structural improvements after 27/02/1992 by you or previous owners of the property. The items that are included are items that are not removable from the building and include things like concrete, bricks, wall and ceiling lining etc. The capital expenses estimate does not include non deductible expenses that may form part of the original building cost or contract price. These may include landscaping and earthworks that are not integral to the structure.								
Division 40 Depreciation of Plant Prime Cost Method of Depreciation								
Description	Quantity m2	Replacement Cost	Original Cost	WDV At 16/07/2020	WDV At 30/06/2021	Effective Life	Prime Cost	
Furniture & Fittings								
Common Area Furniture (Items<\$300)						13.33	7.50%	
Furniture Package (Items>\$1000)						13.33	7.50%	
Furniture Package (Items<\$1000)						13.33	7.50%	
Furniture Package (Items<\$300)						13.33	7.50%	
Electrical Package (Items<\$1000)						10.00	10.00%	
Electrical Package (Items<\$300)						10.00	10.00%	
Floor Coverings								
Carpet	58.307	\$3,673.34	\$3,531.14	\$2,648.35	\$2,394.40	10.00	10.00%	
Vinyl						10.00	10.00%	
Floating Floor						15.00	6.67%	
Window Coverings								
Vertical Blinds / Venetians	25.2	\$2,469.60	\$2,374.00	\$1,780.50	\$1,446.65	4.00	37.50%	
Drapes						6.00	16.67%	
External Blinds						6.00	16.67%	
Fire Control Equipment								
Fire Extinguishers						15.00	6.67%	
Fire Hoses						10.00	10.00%	
Fire Control / Indicator Panel						12.00	8.33%	
Smoke & Heat Detectors	6	\$1,248.00	\$1,199.69	\$1,049.73	\$0.00	20.00	100.00%	
Fire Warning / Ceiling Speakers						12.00	8.33%	
Security Systems								
Security Alarm Systems						5.00	20.00%	
Security Camera Systems						5.00	20.00%	
Security / Access Intercom						10.00	10.00%	
Door Openers & Controls						10.00	10.00%	
Cont'd overleaf								

Division 40 Depreciation of Plant cont'd		Prime Cost Method of Depreciation					
Description	Quantity m2	Replacement Cost	Original Cost	WDV At 16/07/2020	WDV At 30/06/2021	Effective Life	Prime Cost
Kitchen Appliances							
Wall Oven	1	\$1,788.00	\$1,718.78	\$1,360.70	\$1,251.97	12.00	8.33%
Cook Top	1	\$1,435.00	\$1,379.45	\$1,092.06	\$1,004.80	12.00	8.33%
Rangehood	1	\$538.00	\$517.17	\$409.43	\$332.66	4.00	37.50%
Refrigerator						12.00	8.33%
Built in Coffee Machine						10.00	10.00%
Microwave						10.00	10.00%
Dishwasher	1	\$1,220.00	\$1,172.77	\$879.58	\$714.66	4.00	37.50%
Laundry							
Clothes Dryer						10.00	10.00%
Washing Machine						10.00	10.00%
Air Conditioning & Ventilation Equip							
Mechanical Ventilation Equipment						20.00	5.00%
Ducted Air-conditioning						10.00	10.00%
Air-conditioning Equipment (split)						10.00	10.00%
Air-conditioning Equipment (split)	1	\$3,014.00	\$2,897.32	\$2,172.99	\$1,964.62	10.00	10.00%
Pool Filter & Cleaning Equipment							
Pool Filter Equipment						12.00	8.33%
Pool Heating Equipment						15.00	6.67%
Pool Pumping & Cleaning Equipment						12.00	8.33%
Spa Pumps and Controls						15.00	6.67%
Water Switching Equipment	1	\$330.00	\$317.22	\$277.57	\$0.00	20.00	100.00%
Water Pumping Equipment	1	\$890.00	\$855.55	\$748.60	\$608.24	4.00	37.50%
Electrical Equipment							
Electric / Gas Hot Water System	1	\$2,660.00	\$2,557.03	\$2,024.31	\$1,862.55	12.00	8.33%
Solar Hot Water System						15.00	6.67%
Garage Door Motors	1	\$630.00	\$605.61	\$302.81	\$246.03	4.00	37.50%
Garage Door Controls	1	\$185.00	\$177.84	\$133.38	\$0.00	10.00	100.00%
Common Area Gate Motors & Controls						10.00	10.00%
Ceiling Fans	4	\$1,192.00	\$1,145.85	\$572.93	\$0.00	5.00	37.50%
Exhaust Fans	3	\$396.00	\$380.67	\$285.50	\$0.00	10.00	100.00%
Light Shades (removable)	(Total) 1	\$188.00	\$180.72	\$90.36	\$0.00	5.00	100.00%
Other							
Sewage Treatment Controls & Motors						20.00	5.00%
Solar Power System						20.00	5.00%
Generators						20.00	5.00%
Passenger Lifts						30.00	3.33%
Garbage Disposal						20.00	5.00%
MATV System						10.00	10.00%
Sprinkler Control System						5.00	20.00%
Vacumn System						10.00	10.00%
Shade Sail (sail only)						10.00	10.00%
Telephone Handset						10.00	10.00%
Television						10.00	10.00%
Garden Shed						15.00	6.67%
Water Filter Cartridges						5.00	20.00%
Sauna Controls and Heaters						15.00	6.67%
Totals		\$258,974.00	\$244,220.71	\$15,828.80	\$11,826.58		

Taxation Depreciation Schedule for:		Unit 2 - 2 Cassia Drive Coomera					
Clients Name:		Azzura Super Fund					
Construction Complete:		17/12/2017		Commencement of Schedule:		16/07/2020	
Job No:		20/18632		Date of Inspection:		21/07/2020	
Description	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	WDV At 30/06/2027	
Division 43 Capital Works							
Original Construction	\$197,892.39	\$192,312.15	\$186,731.90	\$181,151.65	\$175,571.40	\$169,991.16	
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Notes: The Replacement Cost is an estimate of the current cost of an asset at the time of the inspection. The Original cost is an estimate of the construction cost or asset cost at the time of construction. The Written Down Value is the value of the asset at the end of the financial year. The first financial years depreciation is calculated as a pro rata based on the numbers of days the asset is held for the year. The effective live is the reasonable life expectancy of an asset. The effective lives used in the report are the same as set down by the Australian Taxation Office.							
Division 40 Depreciation of Plant				Prime Cost Method of Depreciation			
Description	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	WDV At 30/06/2027	
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet	\$2,041.29	\$1,688.17	\$1,335.06	\$981.95	\$628.83	\$275.72	
Vinyl							
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians	\$904.16	\$565.10	\$353.19	\$220.74	\$0.00	\$0.00	
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers							
Fire Hoses							
Fire Control / Indicator Panel							
Smoke & Heat Detectors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems							
Security Camera Systems							
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd			Prime Cost Method of Depreciation			
Description	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	WDV At 30/06/2027
Kitchen Appliances						
Wall Oven	\$1,108.74	\$965.51	\$822.28	\$679.04	\$535.81	\$392.58
Cook Top	\$889.84	\$774.89	\$659.94	\$544.98	\$430.03	\$315.07
Rangehood	\$207.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher	\$446.66	\$279.16	\$0.00	\$0.00	\$0.00	\$0.00
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning						
Air-conditioning Equipment (split)						
Air-conditioning Equipment (split)	\$1,674.89	\$1,385.16	\$1,095.43	\$805.69	\$515.96	\$226.23
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Pumping Equipment	\$380.15	\$237.59	\$0.00	\$0.00	\$0.00	\$0.00
Electrical Equipment						
Electric / Gas Hot Water System	\$1,649.47	\$1,436.38	\$1,223.30	\$1,010.21	\$797.12	\$584.04
Solar Hot Water System						
Garage Door Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Garage Door Controls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Common Area Gate Motors & Controls						
Ceiling Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Generators						
Passenger Lifts						
Garbage Disposal						
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$9,303.11	\$7,331.96	\$5,489.18	\$4,242.62	\$2,907.76	\$1,793.64

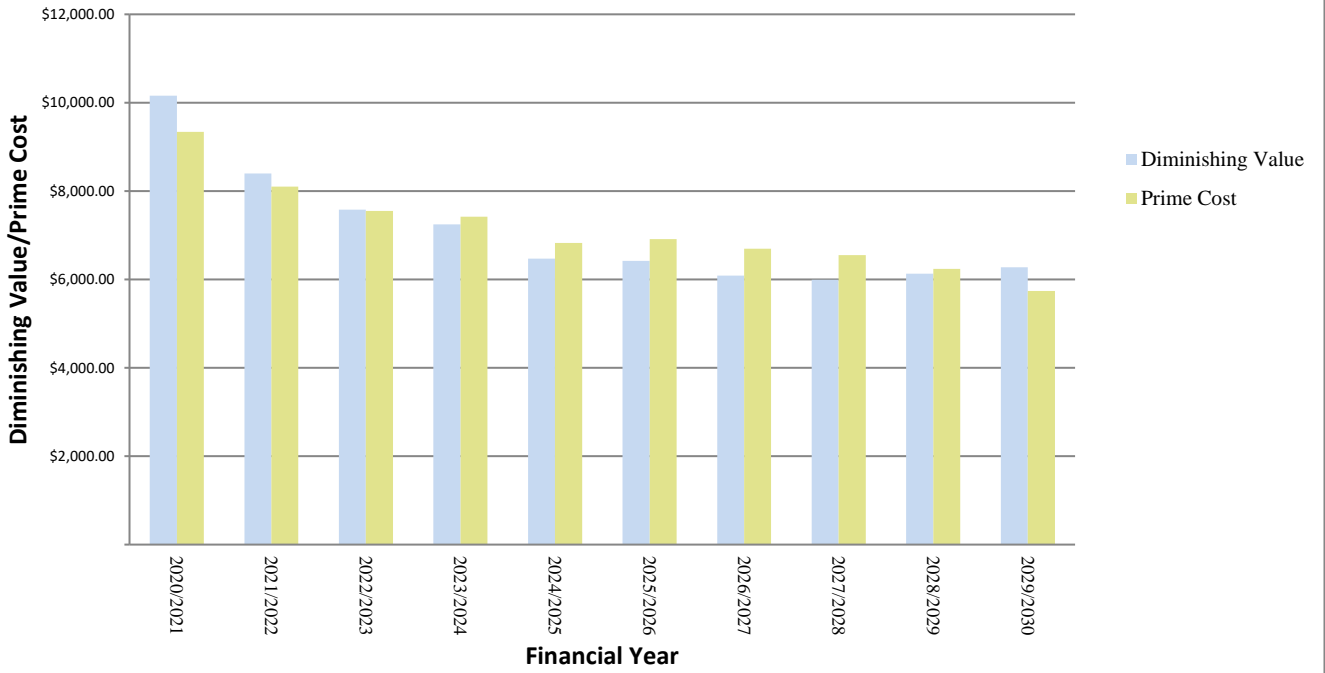
Taxation Depreciation Schedule for:		Unit 2 - 2 Cassia Drive Coomera					
Clients Name:		Azzura Super Fund					
Construction Complete:		17/12/2017	Commencement of Schedule:		16/07/2020		
Job No:		20/18632		Date of Inspection:		21/07/2020	
Description	WDV At 30/06/2028	WDV At 30/06/2029	WDV At 30/06/2030	WDV At 30/06/2031	WDV At 30/06/2032	WDV At 30/06/2033	
Division 43 Capital Works							
Original Construction	\$164,410.91	\$158,830.66	\$153,250.41	\$147,670.17	\$142,089.92	\$136,509.67	
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Structural Improvements							
Notes: The Written Down Value of the capital works and individual depreciating assets are supplied at the end of each financial year. The purpose of this is to allow you to have a clearer understanding of how much value may be left in certain assets that you may be contemplating writing off and replacing. All Depreciating Assets with a value of less than \$1000 are depreciated using a low value pool. The calculation for the low value pool although calculated using the diminishing value method is included in both the prime cost and diminishing value schedules.							
Division 40 Depreciation of Plant			Prime Cost Method of Depreciation				
Description	WDV At 30/06/2028	WDV At 30/06/2029	WDV At 30/06/2030	WDV At 30/06/2031	WDV At 30/06/2032	WDV At 30/06/2033	
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Vinyl							
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers							
Fire Hoses							
Fire Control / Indicator Panel							
Smoke & Heat Detectors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems							
Security Camera Systems							
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd		Prime Cost Method of Depreciation				
Description	WDV At 30/06/2028	WDV At 30/06/2029	WDV At 30/06/2030	WDV At 30/06/2031	WDV At 30/06/2032	WDV At 30/06/2033
Kitchen Appliances						
Wall Oven	\$249.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cook Top	\$200.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rangehood	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning						
Air-conditioning Equipment (split)						
Air-conditioning Equipment (split)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Pumping Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electrical Equipment						
Electric / Gas Hot Water System	\$370.95	\$157.87	\$0.00	\$0.00	\$0.00	\$0.00
Solar Hot Water System						
Garage Door Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Garage Door Controls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Common Area Gate Motors & Controls						
Ceiling Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Generators						
Passenger Lifts						
Garbage Disposal						
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$820.42	\$157.87	\$0.00	\$0.00	\$0.00	\$0.00

Taxation Depreciation Schedule for:		Unit 2 - 2 Cassia Drive Coomera				
Clients Name:		Azzura Super Fund				
Construction Complete:		17/12/2017		Commencement of Schedule:		16/07/2020
Job No:		20/18632		Date of Inspection:		21/07/2020
Year		Division 43 Yearly Claim	Div 40 Diminishing Value Yearly Claim	Div 40 Prime Cost Yearly Claim	Total Div 43 Plus Div 40 Diminishing Value	Total Div 43 Plus Div 40 Prime Cost
2020/2021	1st year	\$5,335.63	\$4,822.29	\$4,002.22	\$10,157.93	\$9,337.85
2021/2022	2nd year	\$5,580.25	\$2,815.63	\$2,523.48	\$8,395.87	\$8,103.72
2022/2023	3rd year	\$5,580.25	\$2,002.94	\$1,971.14	\$7,583.19	\$7,551.39
2023/2024	4th year	\$5,580.25	\$1,662.81	\$1,842.79	\$7,243.06	\$7,423.03
2024/2025	5th year	\$5,580.25	\$894.27	\$1,246.56	\$6,474.52	\$6,826.81
2025/2026	6th year	\$5,580.25	\$842.30	\$1,334.86	\$6,422.54	\$6,915.11
2026/2027	7th year	\$5,580.25	\$507.32	\$1,114.12	\$6,087.57	\$6,694.36
2027/2028	8th year	\$5,580.25	\$414.26	\$973.22	\$5,994.50	\$6,553.47
2028/2029	9th year	\$5,580.25	\$551.79	\$662.55	\$6,132.04	\$6,242.80
2029/2030	10th year	\$5,580.25	\$698.28	\$157.87	\$6,278.53	\$5,738.12
2030/2031	11th year	\$5,580.25	\$342.22		\$5,922.47	\$5,580.25
2031/2032	12th year	\$5,580.25	\$274.69		\$5,854.93	\$5,580.25
2032/2033	13th year	\$5,580.25			\$5,580.25	\$5,580.25
2033/2034	14th year	\$5,580.25			\$5,580.25	\$5,580.25
2034/2035	15th year	\$5,580.25			\$5,580.25	\$5,580.25
2035/2036	16th year	\$5,580.25			\$5,580.25	\$5,580.25
2036/2037	17th year	\$5,580.25			\$5,580.25	\$5,580.25
2037/2038	18th year	\$5,580.25			\$5,580.25	\$5,580.25
2038/2039	19th year	\$5,580.25			\$5,580.25	\$5,580.25
2039/2040	20th year	\$5,580.25			\$5,580.25	\$5,580.25
2040/2041	21st year	\$5,580.25			\$5,580.25	\$5,580.25
2041/2042	22nd year	\$5,580.25			\$5,580.25	\$5,580.25
2042/2043	23rd year	\$5,580.25			\$5,580.25	\$5,580.25
2043/2044	24th year	\$5,580.25			\$5,580.25	\$5,580.25
2044/2045	25th year	\$5,580.25			\$5,580.25	\$5,580.25
2045/2046	26th year	\$5,580.25			\$5,580.25	\$5,580.25
2046/2047	27th year	\$5,580.25			\$5,580.25	\$5,580.25
2047/2048	28th year	\$5,580.25			\$5,580.25	\$5,580.25
2048/2049	29th year	\$5,580.25			\$5,580.25	\$5,580.25
2049/2050	30th year	\$5,580.25			\$5,580.25	\$5,580.25
2050/2051	31st year	\$5,580.25			\$5,580.25	\$5,580.25
2051/2052	32nd year	\$5,580.25			\$5,580.25	\$5,580.25
2052/2053	33rd year	\$5,580.25			\$5,580.25	\$5,580.25
2053/2054	34th year	\$5,580.25			\$5,580.25	\$5,580.25
2054/2055	35th year	\$5,580.25			\$5,580.25	\$5,580.25
2055/2056	36th year	\$5,580.25			\$5,580.25	\$5,580.25
2056/2057	37th year	\$5,580.25			\$5,580.25	\$5,580.25
2057/2058	38th year	\$2,583.73			\$2,583.73	\$2,583.73
2058/2059	39th year					
2059/2060	40th year					
2060/2061	41st year					
2061/2062	42nd year					
2062/2063	43rd year					
2063/2064	44th year					
		\$208,808.28	\$15,828.80	\$15,828.80	\$224,637.08	\$224,637.08

Only low cost assets with a value of less than \$1000 have been added to a low value pool and depreciated accordingly

Total Annual Depreciation



Total Cumulative Depreciation

