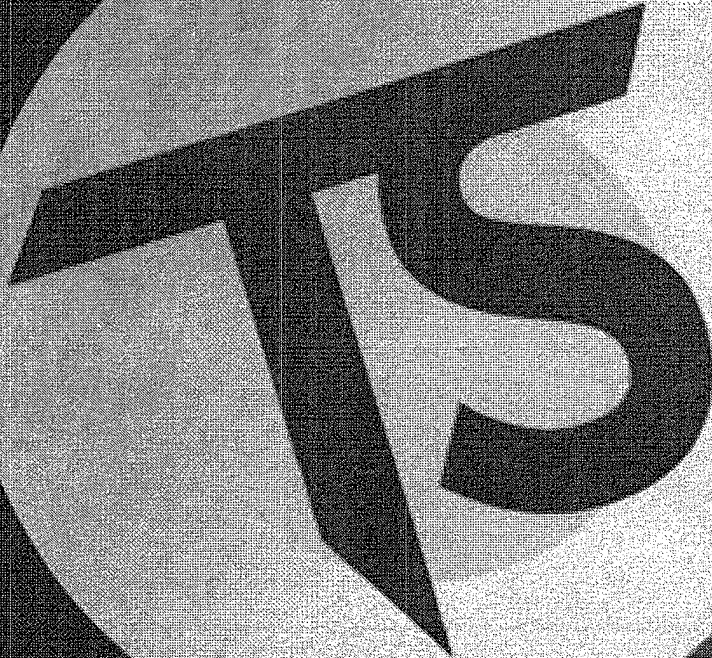


Tavistock St.



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

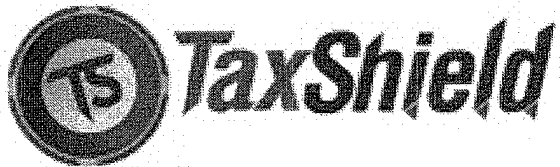
Property Depreciation Schedule

Prepared For:
Elliott Family Super Fund
Property: 1/13 Tavistock Street
Torquay
QLD, Australia, 4655

Date: 01 Jun 2017

Reference Number: 20170601-A36635

Phone: 1300 790 892 Fax: 1300 790 893 Email: admin@taxshield.com.au Web: www.taxshield.com.au



Property Depreciation Schedule

Prepared For: Elliott Family Super Fund

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

-+ Contact Information

SURNAME: Elliott Family Super Fund
FIRST NAME:
HOME NUMBER: 0422925534
MOBILE NUMBER: 0422925534
EMAIL: rosevelvetoz@gmail.com

-+ Property Information

ADDRESS: 1/13 Tavistock Street
SUBURB: Torquay
STATE: QLD
POST CODE: 4655
SETTLEMENT DATE: 29/11/2016
BUILDING DATE: 22/01/2009

-+ Capital Expenditure

PURCHASE PRICE: \$315,000.00
STAMP DUTY: \$9,450.00
LEGAL FEES / CONVEYANCING: \$873.00
TOTAL EXPENDITURE: \$325,323.00



Property Depreciation Schedule

Prepared For: Elliott Family Super Fund

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

Capital Expenditure Summary *

PLANT	\$25,572.95
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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.

CAPITAL WORKS ALLOWANCES	\$163,306.79
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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.

BALANCE OF CAPITAL EXPENDITURE	\$136,443.26
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This comprises all the common apportionment of capital works ineligible for depreciation or capital allowances, including all other ineligible items.

GRAND TOTAL	\$325,323.00
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Property Depreciation Schedule

Prepared For: Elliott Family Super Fund

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

DEPRECIABLE PLANT USING DIMINISHING COST METHOD



Property Depreciation Schedule

Prepared For: **Elliott Family Super Fund**

Property: **1/13 Tavistock Street
Torquay, QLD, 4655**

40 YEAR DEPRECIATION SCHEDULE SUMMARY - DIMINISHING VALUE METHOD

Year	\$ Plant	\$ Low Val Pool	Capital Works Allowance	Total
30/11/2016 / 2017	\$3,961.20	\$374.60	\$2,964.41	\$7,300.21
2017 / 2018	\$4,488.34	\$608.71	\$5,079.85	\$10,176.90
2018 / 2019	\$3,356.81	\$380.45	\$5,079.85	\$8,817.11
2019 / 2020	\$2,543.95	\$237.76	\$5,079.85	\$7,861.56
2020 / 2021	\$1,950.10	\$148.61	\$5,079.85	\$7,178.56
2021 / 2022	\$1,509.44	\$92.87	\$5,079.85	\$6,682.16
2022 / 2023	\$1,177.85	\$58.06	\$5,079.85	\$6,315.76
2023 / 2024	\$925.30	\$36.28	\$5,079.85	\$6,041.43
2024 / 2025	\$730.90	\$22.68	\$5,079.85	\$5,833.43
2025 / 2026	\$579.94	\$14.17	\$5,079.85	\$5,673.96
2026 / 2027	\$461.82	\$8.85	\$5,079.85	\$5,550.52
2027 / 2028	\$368.88	\$5.54	\$5,079.85	\$5,454.27
2028 / 2029	\$295.35	\$3.46	\$5,079.85	\$5,378.66
2029 / 2030	\$236.93	\$2.17	\$5,079.85	\$5,318.95
2030 / 2031	\$190.40	\$1.35	\$5,079.85	\$5,271.60
2031 / 2032	\$153.20	\$0.83	\$5,079.85	\$5,233.88
2032 / 2033	\$123.42	\$0.54	\$5,079.85	\$5,203.81
2033 / 2034	\$99.52	\$0.33	\$5,079.85	\$5,179.70
2034 / 2035	\$80.33	\$0.21	\$5,079.85	\$5,160.39
2035 / 2036	\$64.88	\$0.12	\$5,079.85	\$5,144.85
2036 / 2037	\$52.43	\$0.10	\$5,079.85	\$5,132.38
2037 / 2038	\$42.43	\$0.05	\$5,079.85	\$5,122.33
2038 / 2039	\$34.31	\$0.05	\$5,079.85	\$5,114.21
2039 / 2040	\$27.77	\$0.01	\$5,079.85	\$5,107.63
2040 / 2041	\$22.51	\$0.00	\$5,079.85	\$5,102.36
2041 / 2042	\$18.23	\$0.00	\$5,079.85	\$5,098.08
2042 / 2043	\$14.78	\$0.00	\$5,079.85	\$5,094.63
2043 / 2044	\$11.99	\$0.00	\$5,079.85	\$5,091.84
2044 / 2045	\$9.72	\$0.00	\$5,079.85	\$5,089.57
2045 / 2046	\$7.92	\$0.00	\$5,079.85	\$5,087.77
2046 / 2047	\$6.42	\$0.00	\$5,079.85	\$5,086.27
2047 / 2048	\$5.19	\$0.00	\$5,079.85	\$5,085.04
2048 / 2049	\$4.24	\$0.00	\$2,867.03	\$2,871.27
2049 / 2050	\$3.44	\$0.00	\$0.00	\$3.44
2050 / 2051	\$2.82	\$0.00	\$0.00	\$2.82
2051 / 2052	\$2.28	\$0.00	\$0.00	\$2.28
2052 / 2053	\$1.87	\$0.00	\$0.00	\$1.87
2053 / 2054	\$1.49	\$0.00	\$0.00	\$1.49
2054 / 2055	\$1.25	\$0.00	\$0.00	\$1.25
2055 / 2056	\$5.50	\$0.00	\$0.00	\$5.50
GRAND TOTAL	\$23,575.15	\$1,997.80	\$163,306.79	\$188,879.74



Property Depreciation Schedule

Prepared For: Elliott Family Super Fund

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

DEPRECIATION SCHEDULE FOR PLANT ITEMS - DIMINISHING VALUE METHOD

Item Description	Opening Value as at Purchase Date 29/11/2016	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 \$
General Assets – Air Conditioning - Split system							
- Mini split system up to 20 KW	\$7,744.80	20.00 %	\$903.91	\$1,368.18	\$1,094.54	\$875.63	\$3,502.54
General Assets – Ceiling fan							
- Ceiling fan	\$1,485.00	40.00 %	\$346.64	\$455.34	\$273.21	\$163.92	\$245.89
General Assets – Carpet floor coverings							
- Carpet	\$3,861.80	20.00 %	\$450.72	\$682.22	\$545.77	\$436.62	\$1,746.47
General Assets – Garbage bins							
- Garbage bins	\$240.00	100.00 %	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00
General Assets – Hot water unit							
- Hot water unit	\$1,889.70	16.66 %	\$183.72	\$284.22	\$236.87	\$197.40	\$987.49
General Assets – Telephone handset							
- Telephone handset	\$120.00	100.00 %	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00
General Assets – Blinds							
- Window blinds, internal	\$1,486.00	20.00 %	\$173.43	\$262.51	\$210.01	\$168.01	\$672.04
General Assets – Curtains							
- Window curtains	\$2,064.00	33.32 %	\$401.33	\$554.00	\$369.41	\$246.32	\$492.94
Fire Control Assets – Smoke detector							
- Smoke Detector	\$292.00	100.00 %	\$292.00	\$0.00	\$0.00	\$0.00	\$0.00
Kitchen Assets – Cooktop							
- Cooktop	\$1,297.00	16.66 %	\$126.10	\$195.07	\$162.57	\$135.49	\$677.77
Kitchen Assets – Dishwasher							
- Dishwasher	\$1,386.00	40.00 %	\$323.53	\$424.99	\$254.99	\$153.00	\$229.49
Kitchen Assets – Oven							
- Oven	\$1,482.00	20.00 %	\$172.97	\$261.81	\$209.44	\$167.56	\$670.22
Outdoor Assets – Automatic garage door							
- Controls	\$108.20	100.00 %	\$108.20	\$0.00	\$0.00	\$0.00	\$0.00
Outdoor Assets – Barbecue (shared in complex)							
- Barbecue	\$41.74	100.00 %	\$41.74	\$0.00	\$0.00	\$0.00	\$0.00
Outdoor Assets – Furniture - freestanding external (shared in complex)							
- Furniture, freestanding	\$76.91	100.00 %	\$76.91	\$0.00	\$0.00	\$0.00	\$0.00
Year Totals			\$3,961.20	\$4,488.34	\$3,356.81	\$2,543.95	\$9,224.85



Property Depreciation Schedule

Prepared For: Elliott Family Super Fund

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

DEPRECIATION SCHEDULE FOR LOW POOL VALUE ITEMS - DIMINISHING VALUE METHOD

Item Description	Opening Value as at Purchase Date 29/11/2016	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 \$
General Assets – Mirrors							
- Mirrors	\$364.00	37.50 %	\$68.25	\$110.91	\$69.32	\$43.32	\$72.20
General Assets – Television antennas							
- Television antennas	\$341.00	37.50 %	\$63.94	\$103.90	\$64.94	\$40.58	\$67.64
Bathroom Assets – Exhaust fans							
- Exhaust fans	\$374.00	37.50 %	\$70.13	\$113.95	\$71.22	\$44.51	\$74.19
Kitchen Assets -- Rangehood							
- Rangehood	\$486.00	37.50 %	\$91.13	\$148.08	\$92.55	\$57.84	\$96.40
Outdoor Assets – Automatic garage door							
- Motors	\$432.80	37.50 %	\$81.15	\$131.87	\$82.42	\$51.51	\$85.85
Year Totals			\$374.60	\$608.71	\$380.45	\$237.76	\$396.28



Property Depreciation Schedule

Prepared For: **Elliott Family Super Fund**

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

DEPRECIABLE PLANT USING PRIME COST METHOD

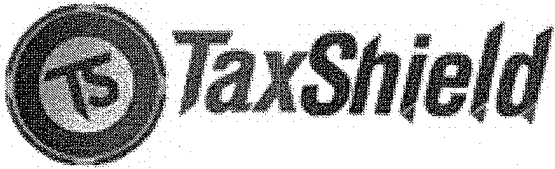


Property Depreciation Schedule

Prepared For: **Elliott Family Super Fund**
 Property: 1/13 Tavistock Street
 Torquay, QLD, 4655

40 YEAR DEPRECIATION SCHEDULE SUMMARY - PRIME COST METHOD

Year	\$ Plant	\$ Low Val Pool	Capital Works Allowance	Total
30/11/2016 / 2017	\$2,555.51	\$0.00	\$2,964.41	\$5,519.92
2017 / 2018	\$2,873.14	\$0.00	\$5,079.85	\$7,952.99
2018 / 2019	\$2,873.14	\$0.00	\$5,079.85	\$7,952.99
2019 / 2020	\$2,873.14	\$0.00	\$5,079.85	\$7,952.99
2020 / 2021	\$2,873.14	\$0.00	\$5,079.85	\$7,952.99
2021 / 2022	\$2,447.75	\$0.00	\$5,079.85	\$7,527.60
2022 / 2023	\$1,944.36	\$0.00	\$5,079.85	\$7,024.21
2023 / 2024	\$1,800.32	\$0.00	\$5,079.85	\$6,880.17
2024 / 2025	\$1,800.32	\$0.00	\$5,079.85	\$6,880.17
2025 / 2026	\$1,800.32	\$0.00	\$5,079.85	\$6,880.17
2026 / 2027	\$1,014.45	\$0.00	\$5,079.85	\$6,094.30
2027 / 2028	\$453.66	\$0.00	\$5,079.85	\$5,533.51
2028 / 2029	\$205.23	\$0.00	\$5,079.85	\$5,285.08
2029 / 2030	\$24.28	\$0.00	\$5,079.85	\$5,104.13
2030 / 2031	\$24.28	\$0.00	\$5,079.85	\$5,104.13
2031 / 2032	\$9.91	\$0.00	\$5,079.85	\$5,089.76
2032 / 2033	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2033 / 2034	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2034 / 2035	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2035 / 2036	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2036 / 2037	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2037 / 2038	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2038 / 2039	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2039 / 2040	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2040 / 2041	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2041 / 2042	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2042 / 2043	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2043 / 2044	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2044 / 2045	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2045 / 2046	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2046 / 2047	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2047 / 2048	\$0.00	\$0.00	\$5,079.85	\$5,079.85
2048 / 2049	\$0.00	\$0.00	\$2,867.03	\$2,867.03
2049 / 2050	\$0.00	\$0.00	\$0.00	\$0.00
2050 / 2051	\$0.00	\$0.00	\$0.00	\$0.00
2051 / 2052	\$0.00	\$0.00	\$0.00	\$0.00
2052 / 2053	\$0.00	\$0.00	\$0.00	\$0.00
2053 / 2054	\$0.00	\$0.00	\$0.00	\$0.00
2054 / 2055	\$0.00	\$0.00	\$0.00	\$0.00
2055 / 2056	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL	\$25,572.95	\$0.00	\$163,306.79	\$188,879.74



Property Depreciation Schedule

Prepared For: Elliott Family Super Fund
 Property: 1/13 Tavistock Street
 Torquay, QLD, 4655

DEPRECIATION SCHEDULE FOR PLANT ITEMS - PRIME COST METHOD

Item Description	Opening Value as at Purchase Date 29/11/2016	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 \$
General Assets – Air Conditioning - Split system							
- Mini split system up to 20 KW	\$7,744.80	10.00 %	\$451.96	\$774.48	\$774.48	\$774.48	\$4,969.40
General Assets – Ceiling fan							
- Ceiling fan	\$1,485.00	20.00 %	\$173.32	\$297.00	\$297.00	\$297.00	\$420.68
General Assets – Carpet floor coverings							
- Carpet	\$3,861.80	10.00 %	\$225.36	\$386.18	\$386.18	\$386.18	\$2,477.90
General Assets – Garbage bins							
- Garbage bins	\$240.00	100.00 %	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00
General Assets – Hot water unit							
- Hot water unit	\$1,889.70	8.33 %	\$91.86	\$157.41	\$157.41	\$157.41	\$1,325.61
General Assets – Mirrors							
- Mirrors	\$364.00	6.67 %	\$14.17	\$24.28	\$24.28	\$24.28	\$276.99
General Assets – Telephone handset							
- Telephone handset	\$120.00	100.00 %	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00
General Assets – Television antennas							
- Television antennas	\$341.00	20.00 %	\$39.80	\$68.20	\$68.20	\$68.20	\$96.60
General Assets – Blinds							
- Window blinds, internal	\$1,486.00	10.00 %	\$86.72	\$148.60	\$148.60	\$148.60	\$953.48
General Assets – Curtains							
- Window curtains	\$2,064.00	16.66 %	\$200.66	\$343.86	\$343.86	\$343.86	\$831.76
Bathroom Assets – Exhaust fans							
- Exhaust fans	\$374.00	10.00 %	\$21.83	\$37.40	\$37.40	\$37.40	\$239.97
Fire Control Assets – Smoke detector							
- Smoke Detector	\$292.00	100.00 %	\$292.00	\$0.00	\$0.00	\$0.00	\$0.00
Kitchen Assets – Cooktop							
- Cooktop	\$1,297.00	8.33 %	\$63.05	\$108.04	\$108.04	\$108.04	\$909.83
Kitchen Assets – Dishwasher							
- Dishwasher	\$1,386.00	20.00 %	\$161.76	\$277.20	\$277.20	\$277.20	\$392.64
Kitchen Assets – Oven							
- Oven	\$1,482.00	8.33 %	\$72.04	\$123.45	\$123.45	\$123.45	\$1,039.61



Property Depreciation Schedule

Prepared For: Elliott Family Super Fund

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

DEPRECIATION SCHEDULE FOR PLANT ITEMS - PRIME COST METHOD

Item Description	Opening Value as at Purchase Date 29/11/2016	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 \$
Kitchen Assets -- Rangehood							
- Rangehood	\$486.00	8.33 %	\$23.62	\$40.48	\$40.48	\$40.48	\$340.94
Outdoor Assets -- Automatic garage door							
- Controls	\$108.20	100.00 %	\$108.20	\$0.00	\$0.00	\$0.00	\$0.00
- Motors	\$432.80	20.00 %	\$50.51	\$86.56	\$86.56	\$86.56	\$122.61
Outdoor Assets -- Barbecue (shared in complex)							
- Barbecue	\$41.74	100.00 %	\$41.74	\$0.00	\$0.00	\$0.00	\$0.00
Outdoor Assets -- Furniture - freestanding external (shared in complex)							
- Furniture, freestanding	\$76.91	100.00 %	\$76.91	\$0.00	\$0.00	\$0.00	\$0.00
Year Totals			\$2,555.51	\$2,873.14	\$2,873.14	\$2,873.14	\$14,398.02



Property Depreciation Schedule

Prepared For: Elliott Family Super Fund

Property: 1/13 Tavistock Street
Torquay, QLD, 4655

DEPRECIATION SCHEDULE FOR BUILDING ITEMS

Item Description	Opening Value as at Purchase Date 29/11/2016	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 \$
Capital Works Allowance							
- Capital Works Allowance	\$163,306.79	2.50 %	\$2,964.41	\$5,079.85	\$5,079.85	\$5,079.85	\$145,102.83
		Year Totals	\$2,964.41	\$5,079.85	\$5,079.85	\$5,079.85	\$145,102.83

*Note: The Opening Capital Works Allowance as calculated by our Professional Quantity Surveyors is \$203,194.05 as at 22/01/2009

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