



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:

Couzens Holdings Pty Ltd

Property: 3/30 Falso Place
Doolandella
QLD, Australia, 4077

Date: 23 Nov 2017

Reference Number: 20171123-A38751

Phone: 1300 780 892 Fax: 1300 780 893 Email: admin@taxshield.com.au Web: www.taxshield.com.au

+ Contact Information

SURNAME: Couzens Holdings Pty Ltd
FIRST NAME:
HOME NUMBER: 0431799486
MOBILE NUMBER: 0431799486
EMAIL: couzens@tpg.com.au

+ Property Information

ADDRESS: 3/30 Falso Place
SUBURB: Doolandella
STATE: QLD
POST CODE: 4077
SETTLEMENT DATE: 02/11/2017
BUILDING DATE: 02/11/2017

+ Capital Expenditure

PURCHASE PRICE: \$381,500.00
STAMP DUTY:
LEGAL FEES / CONVEYANCING:
TOTAL EXPENDITURE: \$381,500.00

+ Capital Expenditure Summary *

PLANT	\$25,538.30
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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	\$213,066.70
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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	\$142,895.00
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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	\$381,500.00
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DEPRECIABLE PLANT USING DIMINISHING COST METHOD

40 YEAR DEPRECIATION SCHEDULE SUMMARY - DIMINISHING VALUE METHOD

Year	\$ Plant	\$ Low Val Pool	Capital Works Allowance	Total
03/11/2017 / 2018	\$3,097.73	\$901.56	\$3,502.47	\$7,501.76
2018 / 2019	\$3,168.27	\$1,465.03	\$5,326.67	\$9,959.97
2019 / 2020	\$2,463.93	\$915.64	\$5,326.67	\$8,706.24
2020 / 2021	\$1,951.83	\$572.25	\$5,326.67	\$7,850.75
2021 / 2022	\$1,570.38	\$357.66	\$5,326.67	\$7,254.71
2022 / 2023	\$1,279.87	\$223.54	\$5,326.67	\$6,830.08
2023 / 2024	\$1,054.23	\$139.72	\$5,326.67	\$6,520.62
2024 / 2025	\$876.00	\$87.31	\$5,326.67	\$6,289.98
2025 / 2026	\$733.23	\$54.58	\$5,326.67	\$6,114.48
2026 / 2027	\$617.47	\$34.11	\$5,326.67	\$5,978.25
2027 / 2028	\$522.70	\$21.32	\$5,326.67	\$5,870.69
2028 / 2029	\$444.51	\$13.33	\$5,326.67	\$5,784.51
2029 / 2030	\$379.53	\$8.33	\$5,326.67	\$5,714.53
2030 / 2031	\$325.24	\$5.21	\$5,326.67	\$5,657.12
2031 / 2032	\$279.66	\$3.25	\$5,326.67	\$5,609.58
2032 / 2033	\$241.19	\$2.02	\$5,326.67	\$5,569.88
2033 / 2034	\$208.62	\$1.28	\$5,326.67	\$5,536.57
2034 / 2035	\$180.96	\$0.81	\$5,326.67	\$5,508.44
2035 / 2036	\$157.35	\$0.50	\$5,326.67	\$5,484.52
2036 / 2037	\$137.16	\$0.31	\$5,326.67	\$5,464.14
2037 / 2038	\$119.79	\$0.19	\$5,326.67	\$5,446.65
2038 / 2039	\$104.89	\$0.12	\$5,326.67	\$5,431.68
2039 / 2040	\$92.03	\$0.10	\$5,326.67	\$5,418.80
2040 / 2041	\$80.87	\$0.05	\$5,326.67	\$5,407.59
2041 / 2042	\$71.20	\$0.03	\$5,326.67	\$5,397.90
2042 / 2043	\$62.81	\$0.00	\$5,326.67	\$5,389.48
2043 / 2044	\$55.48	\$0.00	\$5,326.67	\$5,382.15
2044 / 2045	\$49.08	\$0.00	\$5,326.67	\$5,375.75
2045 / 2046	\$43.49	\$0.00	\$5,326.67	\$5,370.16
2046 / 2047	\$38.58	\$0.00	\$5,326.67	\$5,365.25
2047 / 2048	\$34.28	\$0.00	\$5,326.67	\$5,360.95
2048 / 2049	\$30.46	\$0.00	\$5,326.67	\$5,357.13
2049 / 2050	\$27.11	\$0.00	\$5,326.67	\$5,353.78
2050 / 2051	\$24.13	\$0.00	\$5,326.67	\$5,350.80
2051 / 2052	\$21.52	\$0.00	\$5,326.67	\$5,348.19
2052 / 2053	\$19.21	\$0.00	\$5,326.67	\$5,345.88
2053 / 2054	\$17.16	\$0.00	\$5,326.67	\$5,343.83
2054 / 2055	\$15.30	\$0.00	\$5,326.67	\$5,341.97
2055 / 2056	\$13.72	\$0.00	\$5,326.67	\$5,340.39
2056 / 2057	\$119.08	\$0.00	\$7,150.77	\$7,269.85
GRAND TOTAL	\$20,730.05	\$4,808.25	\$213,066.70	\$238,605.00

DEPRECIATION SCHEDULE FOR PLANT ITEMS - DIMINISHING VALUE METHOD

Item Description	Opening Value as at Purchase Date 02/11/2017	Rate of Value %	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Amount Claimable Tax Year 2020/2021	Residual Amount \$
General Assets -- Air Conditioning - centrally ducted							
- Chillers, condensing sets	\$4,928.99	10.00 %	\$324.10	\$460.49	\$414.44	\$373.00	\$3,356.96
- Pumps	\$1,792.36	10.00 %	\$117.85	\$167.45	\$150.71	\$135.64	\$1,220.71
General Assets -- Ceiling fan							
- Ceiling fan	\$1,188.00	40.00 %	\$312.46	\$350.22	\$210.13	\$126.08	\$189.11
General Assets -- Carpet floor coverings							
- Carpet	\$3,261.80	20.00 %	\$428.95	\$566.57	\$453.26	\$362.60	\$1,450.42
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 - electric							
- Electric	\$2,389.70	16.66 %	\$261.78	\$354.51	\$295.45	\$246.23	\$1,231.73
General Assets -- Blinds							
- Window blinds, internal	\$2,364.00	20.00 %	\$310.88	\$410.62	\$328.50	\$262.80	\$1,051.20
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 %	\$142.08	\$192.41	\$160.35	\$133.64	\$668.52
Kitchen Assets -- Dishwasher							
- Dishwasher	\$1,386.00	40.00 %	\$364.54	\$408.58	\$245.15	\$147.09	\$220.64
Kitchen Assets -- Oven							
- Oven	\$1,482.00	20.00 %	\$194.89	\$257.42	\$205.94	\$164.75	\$659.00
Outdoor Assets -- Automatic garage door							
- Controls	\$108.20	100.00 %	\$108.20	\$0.00	\$0.00	\$0.00	\$0.00
		Year Totals	\$3,097.73	\$3,168.27	\$2,463.93	\$1,951.83	\$10,048.29

DEPRECIATION SCHEDULE FOR LOW POOL VALUE ITEMS - DIMINISHING VALUE METHOD

Item Description	Opening Value as at Purchase Date 02/11/2017	Rate of Value %	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Amount Claimable Tax Year 2020/2021	Residual Amount \$
General Assets -- Air Conditioning - centrally ducted							
- 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
General Assets -- Mirrors							
- Mirrors	\$546.00	37.50 %	\$102.38	\$166.36	\$103.97	\$64.98	\$108.31
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	\$762.00	37.50 %	\$142.88	\$232.17	\$145.11	\$90.69	\$151.15
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	\$901.56	\$1,465.03	\$915.64	\$572.25	\$953.77

DEPRECIABLE PLANT USING PRIME COST METHOD

40 YEAR DEPRECIATION SCHEDULE SUMMARY - PRIME COST METHOD

Year	\$ Plant	\$ Low Val Pool	Capital Works Allowance	Total
03/11/2017 / 2018	\$2,128.77	\$0.00	\$3,502.47	\$5,631.24
2018 / 2019	\$2,263.89	\$0.00	\$5,326.67	\$7,590.56
2019 / 2020	\$2,263.89	\$0.00	\$5,326.67	\$7,590.56
2020 / 2021	\$2,263.89	\$0.00	\$5,326.67	\$7,590.56
2021 / 2022	\$2,263.89	\$0.00	\$5,326.67	\$7,590.56
2022 / 2023	\$1,823.63	\$0.00	\$5,326.67	\$7,150.30
2023 / 2024	\$1,594.33	\$0.00	\$5,326.67	\$6,921.00
2024 / 2025	\$1,594.33	\$0.00	\$5,326.67	\$6,921.00
2025 / 2026	\$1,594.33	\$0.00	\$5,326.67	\$6,921.00
2026 / 2027	\$1,594.33	\$0.00	\$5,326.67	\$6,921.00
2027 / 2028	\$1,174.32	\$0.00	\$5,326.67	\$6,500.99
2028 / 2029	\$955.55	\$0.00	\$5,326.67	\$6,282.22
2029 / 2030	\$648.17	\$0.00	\$5,326.67	\$5,974.84
2030 / 2031	\$484.52	\$0.00	\$5,326.67	\$5,811.19
2031 / 2032	\$484.52	\$0.00	\$5,326.67	\$5,811.19
2032 / 2033	\$460.27	\$0.00	\$5,326.67	\$5,786.94
2033 / 2034	\$448.10	\$0.00	\$5,326.67	\$5,774.77
2034 / 2035	\$448.10	\$0.00	\$5,326.67	\$5,774.77
2035 / 2036	\$448.10	\$0.00	\$5,326.67	\$5,774.77
2036 / 2037	\$448.10	\$0.00	\$5,326.67	\$5,774.77
2037 / 2038	\$153.27	\$0.00	\$5,326.67	\$5,479.94
2038 / 2039	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2039 / 2040	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2040 / 2041	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2041 / 2042	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2042 / 2043	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2043 / 2044	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2044 / 2045	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2045 / 2046	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2046 / 2047	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2047 / 2048	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2048 / 2049	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2049 / 2050	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2050 / 2051	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2051 / 2052	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2052 / 2053	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2053 / 2054	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2054 / 2055	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2055 / 2056	\$0.00	\$0.00	\$5,326.67	\$5,326.67
2056 / 2057	\$0.00	\$0.00	\$7,150.77	\$7,150.77
GRAND TOTAL	\$25,538.30	\$0.00	\$213,066.70	\$238,605.00

DEPRECIATION SCHEDULE FOR PLANT ITEMS - PRIME COST METHOD

Item Description	Opening Value as at Purchase Date 02/11/2017	Rate of Value %	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Amount Claimable Tax Year 2020/2021	Residual Amount \$
General Assets -- Air Conditioning - centrally ducted							
- Air handling units	\$896.18	5.00 %	\$29.46	\$44.81	\$44.81	\$44.81	\$732.29
- Chillers, condensing sets	\$4,928.99	5.00 %	\$162.05	\$246.45	\$246.45	\$246.45	\$4,027.59
- Damper motors	\$448.09	5.00 %	\$14.73	\$22.41	\$22.41	\$22.41	\$366.13
- Fan coil units	\$896.18	5.00 %	\$29.46	\$44.81	\$44.81	\$44.81	\$732.29
- Pumps	\$1,792.36	5.00 %	\$58.93	\$89.62	\$89.62	\$89.62	\$1,464.57
General Assets -- Ceiling fan							
- Ceiling fan	\$1,188.00	20.00 %	\$156.23	\$237.60	\$237.60	\$237.60	\$318.97
General Assets -- Carpet floor coverings							
- Carpet	\$3,261.80	10.00 %	\$214.47	\$326.18	\$326.18	\$326.18	\$2,068.79
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 - electric							
- Electric	\$2,389.70	8.33 %	\$130.89	\$199.06	\$199.06	\$199.06	\$1,661.63
General Assets -- Mirrors							
- Mirrors	\$546.00	6.67 %	\$23.95	\$36.42	\$36.42	\$36.42	\$412.79
General Assets -- Television antennas							
- Television antennas	\$341.00	20.00 %	\$44.84	\$68.20	\$68.20	\$68.20	\$91.56
General Assets -- Blinds							
- Window blinds, internal	\$2,364.00	10.00 %	\$155.44	\$236.40	\$236.40	\$236.40	\$1,499.36
Bathroom Assets -- Exhaust fans							
- Exhaust fans	\$762.00	10.00 %	\$50.10	\$76.20	\$76.20	\$76.20	\$483.30
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 %	\$71.04	\$108.04	\$108.04	\$108.04	\$901.84

DEPRECIATION SCHEDULE FOR PLANT ITEMS - PRIME COST METHOD

Item Description	Opening Value as at Purchase Date 02/11/2017	Rate of Value %	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Amount Claimable Tax Year 2020/2021	Residual Amount \$
Kitchen Assets -- Dishwasher							
- Dishwasher	\$1,386.00	20.00 %	\$182.27	\$277.20	\$277.20	\$277.20	\$372.13
Kitchen Assets -- Oven							
- Oven	\$1,482.00	8.33 %	\$81.17	\$123.45	\$123.45	\$123.45	\$1,030.48
Kitchen Assets -- Rangehood							
- Rangehood	\$486.00	8.33 %	\$26.62	\$40.48	\$40.48	\$40.48	\$337.94
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 %	\$56.92	\$86.56	\$86.56	\$86.56	\$116.20
Year Totals			\$2,128.77	\$2,263.89	\$2,263.89	\$2,263.89	\$16,617.86

DEPRECIATION SCHEDULE FOR BUILDING ITEMS

Item Description	Opening Value as at Purchase Date 02/11/2017	Rate of Value %	Amount Claimable Tax Year 2017/2018	Amount Claimable Tax Year 2018/2019	Amount Claimable Tax Year 2019/2020	Amount Claimable Tax Year 2020/2021	Residual Amount \$
Capital Works Allowance							
- Capital Works Allowance	\$213,066.70	2.50 %	\$3,502.47	\$5,326.67	\$5,326.67	\$5,326.67	\$193,584.22
		Year Totals	\$3,502.47	\$5,326.67	\$5,326.67	\$5,326.67	\$193,584.22

*Note: The Opening Capital Works Allowance as calculated by our Professional Quantity Surveyors is \$213,066.70 as at 02/11/2017

+ Disclaimer

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