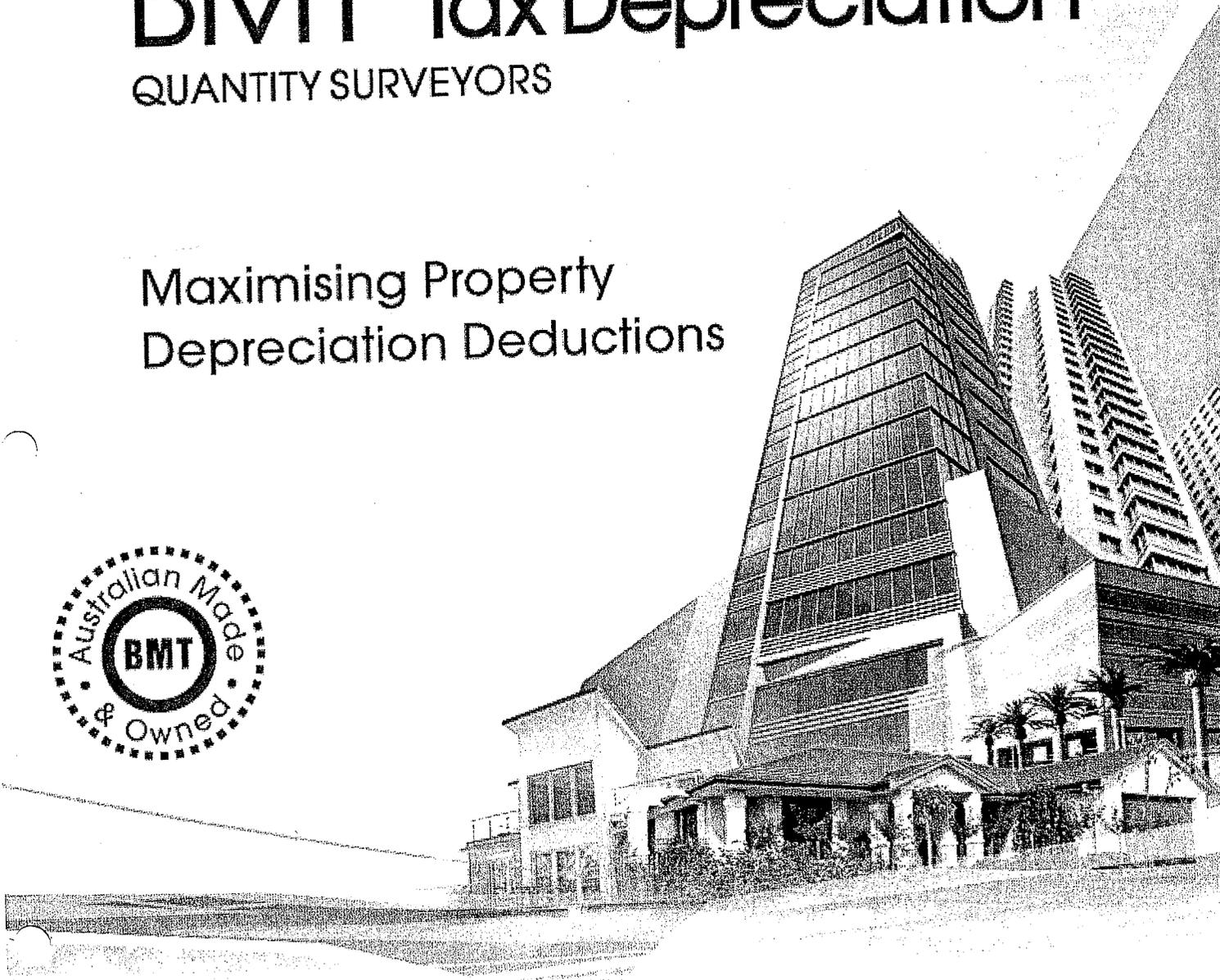


BMT Tax Depreciation

QUANTITY SURVEYORS

Maximising Property
Depreciation Deductions



Capital Allowance & Tax Depreciation Report

27 Kingfisher Road
NOARLUNGA DOWNS, SA 5168

www.bmtqs.com.au

BMT Tax Depreciation

QUANTITY SURVEYORS

Level 10, 60 Waymouth Street
Adelaide SA 5001
GPO Box 1588
Adelaide SA 5001
t 08 8231 1133 e info@bmtqs.com.au
f 08 8231 6600 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

3 August, 2010

Kauri Pty Ltd ATF Podcarp Superannuation Fund
PO Box 38020
WINNELLIE, NT 0821

27 Kingfisher Road NOARLUNGA DOWNS, SA 5168

Dear Leah,

Please find attached our Capital Allowance & Tax Depreciation Report for the above property. The schedule has been prepared by BMT Tax Depreciation Pty Ltd for Kauri Pty Ltd ATF Podcarp Superannuation Fund and not in any other capacity.

The schedule is based on the total installed cost.

The contents should be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. BMT Tax Depreciation Pty Ltd recommend that the client consults with their advisers before relying on the information provided.

BMT Tax Depreciation Pty Ltd have applied their interpretations of the Tax Commissioner's current intentions whilst preparing this document.

If this property changes ownership status, then the contents of this report become void and the new owner should contact this office to maximise their depreciation claim.

Should you have any queries, or require clarification, please do not hesitate to contact Tom Plenty or David Babic at this office.

Yours Sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors

Maximising Property Tax Depreciation Deductions

Office Locations

BMT Tax Depreciation Pty Ltd

Sydney

PO Box N314
Grosvenor Place NSW 1220
Level 20, Tower 2, Darling Park
201 Sussex Street
SYDNEY, NSW 2000
P: (02) 9241 6477
F: (02) 9241 6499

Newcastle

PO Box 340
NEWCASTLE, NSW 2300
19 Bruncker Road
BROADMEADOW, NSW 2292
P: (02) 4978 6477
F: (02) 4978 6499

Gold Coast

PO Box 810
SOUTHPORT, QLD 4215
Level 9, 12 Marine Parade
SOUTHPORT, QLD 4215
P: (07) 5526 3520
F: (07) 5526 3521

Darwin

GPO Box 209
DARWIN, NT 0801
Level 1, Paspalis
Centrepoint Building
48-50 Smith Street
PERTH, WA 6000
P: (08) 8941 3115
F: (08) 8941 3116

Melbourne

GPO Box 4260
MELBOURNE, VIC 3001
Level 50, 120 Collins Street
MELBOURNE, VIC 3000
P: (03) 9654 2233
F: (03) 9654 2244

Adelaide

GPO Box 1588
ADELAIDE, SA 5001
Level 10, 60 Waymouth Street
ADELAIDE, SA 5000
P: (08) 8231 1133
F: (08) 8231 6600

Cairns

PO Box 1720
CAIRNS, QLD 4870
181 Mulgrave Road
CAIRNS QLD 4870
P: (07) 4031 5699
F: (07) 4031 5799

Hobart

GPO Box 410
HOBART, TAS 7001
Level 3, 85 Macquarie Street
HOBART, TAS 7000
P: (03) 6231 6966
F: (03) 6231 6977

Brisbane

GPO Box 3229
BRISBANE, QLD 4001
Level 7, 320 Adelaide Street
BRISBANE, QLD 4001
P: (07) 3221 9922
F: (07) 3221 9933

Canberra

GPO Box 2526
CANBERRA, ACT 2601
Level 6, 39 London Circuit
CANBERRA, ACT 2600
P: (02) 6257 4800
F: (02) 6257 4811

Perth

GPO Box 2572
PERTH, WA 6001
Level 28, 140 St Georges Terrace
PERTH, WA 6000
P: (08) 9485 2111
F: (08) 9485 2133

Australia Wide

P: 1300 728 726
F: 1300 728 721
E: info@bmtqs.com.au
W: www.bmtqs.com.au

Disclaimer

The information provided in this report has been prepared by BMT Tax Depreciation Pty Ltd (Quantity Surveyors), as Property Depreciation and Construction Cost Consultants and not in any other capacity, on the basis of estimated costs and information provided to us by the client. It is intended for use by the parties to whom directed. The contents should thus be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. We recommend that clients consult with their own advisers before relying on these schedules. The schedules have been prepared in accordance with legislation in force at the time the asset was acquired and the date this report was produced.

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Property Information

Client:	Kauri pty Ltd ATF Podcarp Superannuation Fund
Property:	27 Kingfisher Road NOARLUNGA DOWNS, SA 5168
Property Type:	Residential
Construction Completion Date:	6 October, 2004
Settlement Date:	23 February, 2010
Total Cost at Schedule Start Date:	\$191,040
Schedule Start Date:	24 February, 2010
Date First Available for Income:	23 February, 2010
No. Days Available:	128

For a full summary of the depreciation allowance results on this property please refer to Diminishing Method (Page 8) or Prime Cost Method (Page 14).

Disclaimer

BMT Tax Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other person acting upon or using this report.

Method

Actual cost information for the building structure and fit-out was not available for all items. The building structure together with plant & equipment items, for which actual costs were not available, have been estimated using BMT Tax Depreciation cost advice as at 3 August, 2010. These figures were then adjusted to date of construction via the application of Building Price Indices.

Two alternative schedules have been provided. The first schedule is based on the Diminishing Value method of depreciation for plant & equipment. This method allows a greater proportion of an asset's cost to be written-off in the earlier years of the asset's effective life.

The second schedule is based on the Prime Cost method of depreciation for plant & equipment. This method allows an equal amount of an asset's cost to be written-off in each year of the asset's effective life.

Each of the above schedules contain the following:

- Depreciation claims for plant & equipment (Division 40) – these are items that can be 'easily' removed from the property as opposed to items that are permanently fixed to the structure of the building. Plant will also include items that are mechanically or electronically operated, even where they are fixed to the structure of the building;
- Building write-off claims (Division 43) – a write-off allowance is available at the rate of 2.5% per year of the construction expenditure related to the property.

We have prepared our report based on the following depreciation options for plant & equipment.

- a) \$300 immediate write-off** – Individual assets costing \$300 or less are normally to be written-off in full in the year of purchase (i.e. 100% depreciation write-off).

The cost of individual assets acquired after 1 July, 2000 that are identical or substantially identical must be aggregated when applying the \$300 threshold – if their aggregate cost is more than \$300, they cannot be written-off in the year of purchase. The same applies to individual assets that form part of a 'set' of assets whose aggregate is more than \$300.

- b) Low-value pool depreciation** – Under this depreciation option, taxpayers can choose to depreciate the following assets as part of a group or pool of assets:

- Low-cost assets – an asset acquired during the current year costing less than \$1,000 (assuming the asset is not eligible for the \$300 immediate write-off noted above);
- Low-value assets – basically, an existing asset already written down to less than \$1,000 under the Diminishing Value method.

In a low-value pool, low cost assets are depreciated at the rate of 18.75% in the first year, regardless of the amount of time in the year the asset was acquired. All other assets are depreciated at the rate of 37.5% per annum using the Diminishing Value method. Once the choice has been made to set up a low-value pool, all low-cost assets acquired must be allocated to the pool. Low-value assets can be allocated at the taxpayer's discretion.

The report has been prepared on the assumption that low-cost assets and low-value assets are depreciated as part of a low-value pool. If the purchaser does not select the low-value pool option for these assets, they should be depreciated using the effective life depreciation method below.

c) Effective life depreciation – depreciable assets that cannot be depreciated under any of the above two options have been depreciated on the basis of their effective life. For this purpose, the commissioner's estimate of their effective life has been used.

We have assumed that the property owner is entitled to claim available depreciation allowances and that no schedules of depreciation allowances exist or form a condition of the purchase documents.

The following information was used in the preparation of the schedule:

- Written and verbal information provided by Kauri Pty Ltd ATF Podcarp Superannuation Fund;
- Verbal information provided by City of Onkaparinga;
- Site inspection conducted by BMT Tax Depreciation on 27 July, 2010.

The following costs were apportioned within the schedule:

- Preliminaries;
- Consultants Fees.

The following items have been excluded:

- Land Cost;
- Rates and Taxes;
- Holding Costs;
- Non-Depreciable items (eg. Soft landscaping).

This Capital Allowance & Tax Depreciation Report is based on legislation in effect at the time the asset was acquired and the date this report was produced. The report is based on BMT Tax Depreciation Pty Ltd's interpretation of the Income Tax Assessment Act 1997, tax cases and tax rulings and our understanding of the Commissioner of Taxation's intentions.

Summary

Diminishing Value Calculation

&

Low Cost/Low Value Pooling

1.1 Depreciation of Plant and Equipment

This section lists the 'Plant & Equipment' relevant to this property and their corresponding depreciation claims under the Diminishing Value method. This schedule also shows the total depreciation claim for the items that have been allocated to the low-value pool.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with the relevant depreciation legislation provided by the ATO. The current taxation ruling for depreciation on 'Plant & Equipment' is TR 2009/4 which is effective as at 1 July 2009. For those properties that have exchanged and settled prior to this date the legislation and taxation rulings applicable at that time have been utilised.

The basic depreciation rates shown in the schedule have been calculated on the basis of The Commissioner's effective life estimates outlined in the above rulings. The effective life of an asset is divided into either 150 or 200 to determine the basic Diminishing Value rate for the asset depending on when the item was purchased.

1.2 Diminishing Value Total - Plant & Equipment and Division 43

Date	Division 40			Division 43	Total
	Effective Life Plant	Pooled Plant	Total Division 40		
24-Feb-10 to 30-Jun-10	3,197	1,441	4,638	1,600	6,238
1-Jul-10 to 30-Jun-11	3,549	2,340	5,889	4,563	10,452
1-Jul-11 to 30-Jun-12	2,816	1,460	4,276	4,563	8,839
1-Jul-12 to 30-Jun-13	1,789	1,559	3,348	4,563	7,911
1-Jul-13 to 30-Jun-14	1,384	1,325	2,709	4,563	7,272
1-Jul-14 to 30-Jun-15	1,058	1,146	2,204	4,563	6,767
1-Jul-15 to 30-Jun-16	924	717	1,641	4,563	6,204
1-Jul-16 to 30-Jun-17	628	788	1,416	4,563	5,979
1-Jul-17 to 30-Jun-18	565	493	1,058	4,563	5,621
1-Jul-18 to 30-Jun-19	508	305	813	4,563	5,376

Please refer to Appendix One for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix Two and Three.

Diminishing Method (Years 1-5)

27 Kingfisher Road
NOARLUNGA DOWNS, SA 5168

Tax Grouping	Total Cost @ 24-Feb-10 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-14 (\$)
				24-Feb-10 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing	6,407	20	10.0 %	223	618	557	501	451	4,057
Air Conditioning - Evaporative Cooler									
Automatic Garage Door - Controls	164	5	100.0 %	164	0	0	0	0	0
Automatic Garage Door - Motors	724	10	37.5 %	0	0	0	0	0	89
Bathroom Accessories - Freestanding	252	5	100.0 %	252	0	0	0	0	0
Blinds	3,012	10	37.5 %	0	0	0	0	0	373
Carpet	3,714	10	20.0 %	258	691	553	442	354	1,416
Ceiling Fans	294	5	100.0 %	294	0	0	0	0	0
Cooktops	931	12	37.5 %	0	0	0	0	0	115
Dishwashers	1,676	10	20.0 %	117	312	249	0	0	390
Door Closers	205	10	100.0 %	205	0	0	0	0	0
Exhaust Fans	232	10	100.0 %	232	0	0	0	0	0
Garbage Bins	224	10	100.0 %	224	0	0	0	0	0
Gardening Watering Installations	920	5	37.5 %	0	0	0	0	0	114
Heat, Light & Exhaust Units	279	10	100.0 %	279	0	0	0	0	0
Heating Gas - Ducted Central Unit	5,825	20	10.0 %	203	562	506	455	410	3,689
Hot Water Systems	1,863	12	16.7 %	108	293	244	203	169	846
Light Shades	1,414	5	37.5 %	0	0	0	0	0	176
Ovens	1,724	12	16.7 %	100	271	226	188	0	587
Rangehoods	675	12	37.5 %	0	0	0	0	0	84
Security System	2,329	5	40.0 %	324	802	481	0	0	282
Smoke Alarms	214	6	100.0 %	214	0	0	0	0	0
Total - Existing	33,078			3,197	3,549	2,816	1,789	1,384	12,218
Total Division 40 - Effective Life Rate	25,402			3,197	3,549	2,816	1,789	1,384	10,008
Total Division 40 - Pooled (Page 12)	7,676			1,441	2,340	1,460	1,559	1,325	2,210
Total Division 40	33,078			4,638	5,889	4,276	3,348	2,709	12,218
Division 43 - Capital Works Allowance									
Total Division 43 (Page 18)	157,962			1,600	4,563	4,563	4,563	4,563	138,110
Total Depreciation	191,040			6,238	10,452	8,839	7,911	7,272	150,328

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing Method (Years 6-10)

27 Kingfisher Road
NOARLUNGA DOWNS, SA 5168

Tax Grouping	Total Cost @ 1-Jul-14 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-19 (\$)
				1-Jul-14 30-Jun-15 Year 6 (\$)	1-Jul-15 30-Jun-16 Year 7 (\$)	1-Jul-16 30-Jun-17 Year 8 (\$)	1-Jul-17 30-Jun-18 Year 9 (\$)	1-Jul-18 30-Jun-19 Year 10 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing	4,057	20	10.0 %	406	365	329	296	266	2,395
Air Conditioning - Evaporative Cooler	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Controls	89	10	37.5 %	0	0	0	0	0	9
Automatic Garage Door - Motors	0	5	100.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	373	10	37.5 %	0	0	0	0	0	36
Blinds	1,416	10	20.0 %	283	227	0	0	0	221
Carpet	0	5	100.0 %	0	0	0	0	0	0
Ceiling Fans	115	12	37.5 %	0	0	0	0	0	11
Cooktops	390	10	37.5 %	0	0	0	0	0	37
Dishwashers	0	10	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	114	5	37.5 %	0	0	0	0	0	11
Gardening Watering Installations	0	10	100.0 %	0	0	0	0	0	0
Heat, Light & Exhaust Units	3,689	20	10.0 %	369	332	299	269	242	2,178
Heating Gas - Ducted Central Unit	846	12	37.5 %	0	0	0	0	0	81
Hot Water Systems	176	5	37.5 %	0	0	0	0	0	17
Light Shades	587	12	37.5 %	0	0	0	0	0	56
Ovens	84	12	37.5 %	0	0	0	0	0	7
Rangehoods	282	5	37.5 %	0	0	0	0	0	27
Security System	0	6	100.0 %	0	0	0	0	0	0
Smoke Alarms	0			1,058	924	628	565	508	5,086
Total - Existing	12,218								
Total Division 40 - Effective Life Rate	9,162			1,058	924	628	565	508	4,573
Total Division 40 - Pooled (Page 12)	3,056			1,146	717	788	493	305	513
Total Division 40	12,218			2,204	1,641	1,416	1,058	813	5,086
Division 43 - Capital Works Allowance									
Total Division 43 (Page 18)	138,110			4,563	4,563	4,563	4,563	4,563	115,295
Total Depreciation	150,328			6,767	6,204	5,979	5,621	5,376	120,381

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Pooling Schedule DV (Years 1-5)

27 Kingfisher Road
NOARLUNGA DOWNS, SA 5168

Tax Grouping	Total Cost @ 24-Feb-10 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-JUL-14 (\$)
				24-Feb-10 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing	0	20	0.0 %	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Controls	0	10	37.5 %	136	221	138	86	54	89
Automatic Garage Door - Motors	724	10	37.5 %	136	221	138	86	54	89
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	3,012	10	37.5 %	565	918	573	359	224	373
Carpet	0	10	0.0 %	0	0	0	0	0	0
Ceiling Fans	0	5	0.0 %	0	0	0	0	0	0
Cooktops	931	12	37.5 %	175	284	177	111	69	115
Dishwashers	998	10	37.5 %	0	0	0	374	234	390
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Gardening Watering Installations	920	5	37.5 %	173	280	175	110	68	114
Heat, Light & Exhaust Units	0	10	0.0 %	0	0	0	0	0	0
Heating Gas - Ducted Central Unit	0	20	0.0 %	0	0	0	0	0	0
Hot Water Systems	0	12	0.0 %	0	0	0	0	0	0
Light Shades	1,414	5	37.5 %	265	431	269	168	105	176
Ovens	939	12	37.5 %	0	0	0	0	352	587
Rangehoods	675	12	37.5 %	127	206	128	80	50	84
Security System	722	5	37.5 %	0	0	0	271	169	282
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Total - Existing	10,335			1,441	2,340	1,460	1,559	1,325	2,210
Total - Pooled Items	10,335			1,441	2,340	1,460	1,559	1,325	2,210

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Pooling Schedule DV (Years 6-10)

27 Kingfisher Road
NOARLUNGA DOWNS, SA 5168

Tax Grouping	Total Cost @ 1-Jul-14 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-19 (\$)
				1-Jul-14 30-Jun-15 Year 6 (\$)	1-Jul-15 30-Jun-16 Year 7 (\$)	1-Jul-16 30-Jun-17 Year 8 (\$)	1-Jul-17 30-Jun-18 Year 9 (\$)	1-Jul-18 30-Jun-19 Year 10 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing	0	20	0.0 %	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Controls	89	10	37.5 %	33	21	13	8	5	9
Automatic Garage Door - Motors	0	5	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	373	10	37.5 %	140	87	55	34	21	36
Blinds	906	10	37.5 %	0	0	340	212	133	221
Carpet	0	5	0.0 %	0	0	0	0	0	0
Ceiling Fans	115	12	37.5 %	43	27	17	11	6	11
Cooktops	390	10	37.5 %	146	92	57	36	22	37
Dishwashers	0	10	0.0 %	0	0	0	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Garbage Bins	114	5	37.5 %	43	27	17	10	6	11
Gardening Watering Installations	0	10	0.0 %	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	20	0.0 %	0	0	0	0	0	0
Heating Gas - Ducted Central Unit	846	12	37.5 %	317	198	124	78	48	81
Hot Water Systems	176	5	37.5 %	66	41	26	16	10	17
Light Shades	587	12	37.5 %	220	138	86	54	33	56
Ovens	84	12	37.5 %	32	20	12	8	5	7
Rangehoods	282	5	37.5 %	106	66	41	26	16	27
Security System	0	6	0.0 %	0	0	0	0	0	0
Smoke Alarms	3,962			1,146	717	788	493	305	513
Total - Existing									
Total - Pooled Items	3,962			1,146	717	788	493	305	513

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Summary

Prime Cost Calculation

1.1 Depreciation of Plant and Equipment

This section lists the plant & equipment relevant to this property and their corresponding depreciation claims under the Prime Cost method.

The low-value option has not been applied, as this option is based on the Diminishing Value method. However, the purchaser can choose to depreciate low cost assets and low-value assets as part of a low value pool, even if other assets are being depreciated under the Prime Cost method.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with the relevant depreciation legislation provided by the ATO. The current taxation ruling for depreciation on 'Plant & Equipment' is TR 2009/4 which is effective as at 1 July 2009. For those properties that have exchanged and settled prior to this date the legislation and taxation rulings applicable at that time have been utilised.

The basic depreciation rates shown in the schedule have been calculated on the basis of The Commissioner's effective life estimates outlined in the above rulings (depending on when the item was purchased). The effective life of an asset is divided into 100 to determine the basic Prime Cost rate for the asset.

1.2 Prime Cost Total - Plant & Equipment and Division 43

Date	Effective Life Plant	Division 43	Total
24-Feb-10 to 30-Jun-10	2,868	1,600	4,468
1-Jul-10 to 30-Jun-11	2,889	4,563	7,452
1-Jul-11 to 30-Jun-12	2,889	4,563	7,452
1-Jul-12 to 30-Jun-13	2,889	4,563	7,452
1-Jul-13 to 30-Jun-14	2,889	4,563	7,452
1-Jul-14 to 30-Jun-15	2,563	4,563	7,126
1-Jul-15 to 30-Jun-16	1,956	4,563	6,519
1-Jul-16 to 30-Jun-17	1,956	4,563	6,519
1-Jul-17 to 30-Jun-18	1,956	4,563	6,519
1-Jul-18 to 30-Jun-19	1,956	4,563	6,519

Please refer to Appendix One for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix Two and Three.

Prime Cost Method (Years 1-5)

27 Kingfisher Road
NOARLUNGA DOWNS, SA 5168

Tax Grouping	Total Cost @ 24-Feb-10 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-JUL-14 (\$)
				24-Feb-10 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing	6,407	20	5.0 %	111	320	320	320	320	5,016
Air Conditioning - Evaporative Cooler		5	100.0 %	164	0	0	0	0	0
Automatic Garage Door - Controls	164	10	100.0 %	25	72	72	72	72	411
Automatic Garage Door - Motors	724	5	100.0 %	252	0	0	0	0	0
Bathroom Accessories - Freestanding	252								
Blinds	3,012	10	10.0 %	105	301	301	301	301	1,703
Carpet	3,714	10	10.0 %	129	371	371	371	371	2,101
Ceiling Fans	294	5	100.0 %	294	0	0	0	0	0
Cooktops	931	12	8.3 %	27	78	78	78	78	592
Dishwashers	1,676	10	10.0 %	58	168	168	168	168	946
Door Closers	205	10	100.0 %	205	0	0	0	0	0
Exhaust Fans	232	10	100.0 %	232	0	0	0	0	0
Garbage Bins	224	10	100.0 %	224	0	0	0	0	0
Gardening Watering Installations	920	5	20.0 %	64	184	184	184	184	120
Heat, Light & Exhaust Units	279	10	100.0 %	279	0	0	0	0	0
Heating Gas - Ducted Central Unit	5,825	20	5.0 %	101	291	291	291	291	4,560
Hot Water Systems	1,863	12	8.3 %	54	155	155	155	155	1,189
Light Shades	1,414	5	20.0 %	98	283	283	283	283	184
Ovens	1,724	12	8.3 %	50	144	144	144	144	1,098
Rangehoods	675	12	8.3 %	20	56	56	56	56	431
Security System	2,329	5	20.0 %	162	466	466	466	466	303
Smoke Alarms	214	6	100.0 %	214	0	0	0	0	0
Total - Existing	33,078			2,868	2,889	2,889	2,889	2,889	18,654
Division 43 - Capital Works Allowance									
Total Division 43 (Page 18)	157,962			1,600	4,563	4,563	4,563	4,563	138,110
Total Depreciation	191,040			4,468	7,452	7,452	7,452	7,452	156,764

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule.

Prime Cost Method (Years 6-10)

27 Kingfisher Road
NOARLUNGA DOWNS, SA 5168

Tax Grouping	Total Cost @ 1-Jul-14 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-19 (\$)	
				1-Jul-14 30-Jun-15 Year 6 (\$)	1-Jul-15 30-Jun-16 Year 7 (\$)	1-Jul-16 30-Jun-17 Year 8 (\$)	1-Jul-17 30-Jun-18 Year 9 (\$)	1-Jul-18 30-Jun-19 Year 10 (\$)		
Division 40 - Plant & Equipment (Effective Life Rates)										
Existing										
Air Conditioning - Evaporative Cooler	5,016	20	5.0 %	320	320	320	320	320	320	3,416
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0	0
Automatic Garage Door - Motors	411	10	10.0 %	72	72	72	72	72	72	51
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0	0
Blinds	1,703	10	10.0 %	301	301	301	301	301	301	198
Carpet	2,101	10	10.0 %	371	371	371	371	371	371	246
Ceiling Fans	0	5	100.0 %	0	0	0	0	0	0	0
Cooktops	592	12	8.3 %	78	78	78	78	78	78	202
Dishwashers	946	10	10.0 %	168	168	168	168	168	168	106
Door Closers	0	10	100.0 %	0	0	0	0	0	0	0
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0	0
Gardening Watering Installations	120	5	20.0 %	120	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0 %	0	0	0	0	0	0	0
Heating Gas - Ducted Central Unit	4,560	20	5.0 %	291	291	291	291	291	291	3,105
Hot Water Systems	1,189	12	8.3 %	155	155	155	155	155	155	414
Light Shades	184	5	20.0 %	184	0	0	0	0	0	0
Ovens	1,098	12	8.3 %	144	144	144	144	144	144	378
Rangehoods	431	12	8.3 %	56	56	56	56	56	56	151
Security System	303	5	20.0 %	303	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0	0
Total - Existing	18,654			2,563	1,956	1,956	1,956	1,956	1,956	8,267
Division 43 - Capital Works Allowance										
Total Division 43 (Page 18)	138,110			4,563	4,563	4,563	4,563	4,563	4,563	115,295
Total Depreciation	156,764			7,126	6,519	6,519	6,519	6,519	6,519	123,562

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Summary

Division 43

Building Write-Off Allowance

1.1 Special Building Write-Off allowance (Division 43)

There is available to Kauri Pty Ltd ATF Podcarp Superannuation Fund a Division 43 special building write-off allowance which applies to income producing Residential buildings which commenced construction from the 18th July 1985 to the present time.

Under current Tax Legislation, the owner of the property is eligible to claim the Division 43 write-off allowance for a maximum of 40 years after the construction completion date. The Division 43 allowance applicable to this property is calculated below.

Total Cost for Division 43 application at;

Works	Date	Rate	Original Cost
Original Works	6-Oct-04	2.5 %	\$182,528

Calculation for write-off provision,

PERIOD	DIV 43 (\$)
24-Feb-10 to 30-Jun-10	1,600
1-Jul-10 to 30-Jun-11	4,563
1-Jul-11 to 30-Jun-12	4,563
1-Jul-12 to 30-Jun-13	4,563
1-Jul-13 to 30-Jun-14	4,563
1-Jul-14 to 30-Jun-15	4,563
1-Jul-15 to 30-Jun-16	4,563
1-Jul-16 to 30-Jun-17	4,563
1-Jul-17 to 30-Jun-18	4,563
1-Jul-18 to 30-Jun-19	4,563

Appendix One

40 Year Projection

Appendix One - 40 Year Projection

Years 1-21		
Period	Depreciation Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
24-Feb-10 30-Jun-10	6,238	4,468
1-Jul-10 30-Jun-11	10,452	7,452
1-Jul-11 30-Jun-12	8,839	7,452
1-Jul-12 30-Jun-13	7,911	7,452
1-Jul-13 30-Jun-14	7,272	7,452
1-Jul-14 30-Jun-15	6,767	7,126
1-Jul-15 30-Jun-16	6,204	6,519
1-Jul-16 30-Jun-17	5,979	6,519
1-Jul-17 30-Jun-18	5,621	6,519
1-Jul-18 30-Jun-19	5,376	6,519
1-Jul-19 30-Jun-20	5,213	6,208
1-Jul-20 30-Jun-21	5,096	5,607
1-Jul-21 30-Jun-22	5,009	5,453
1-Jul-22 30-Jun-23	4,945	5,174
1-Jul-23 30-Jun-24	4,894	5,174
1-Jul-24 30-Jun-25	4,852	5,174
1-Jul-25 30-Jun-26	4,818	5,174
1-Jul-26 30-Jun-27	4,789	5,174
1-Jul-27 30-Jun-28	5,021	5,174
1-Jul-28 30-Jun-29	5,132	5,174
1-Jul-29 30-Jun-30	4,918	4,974

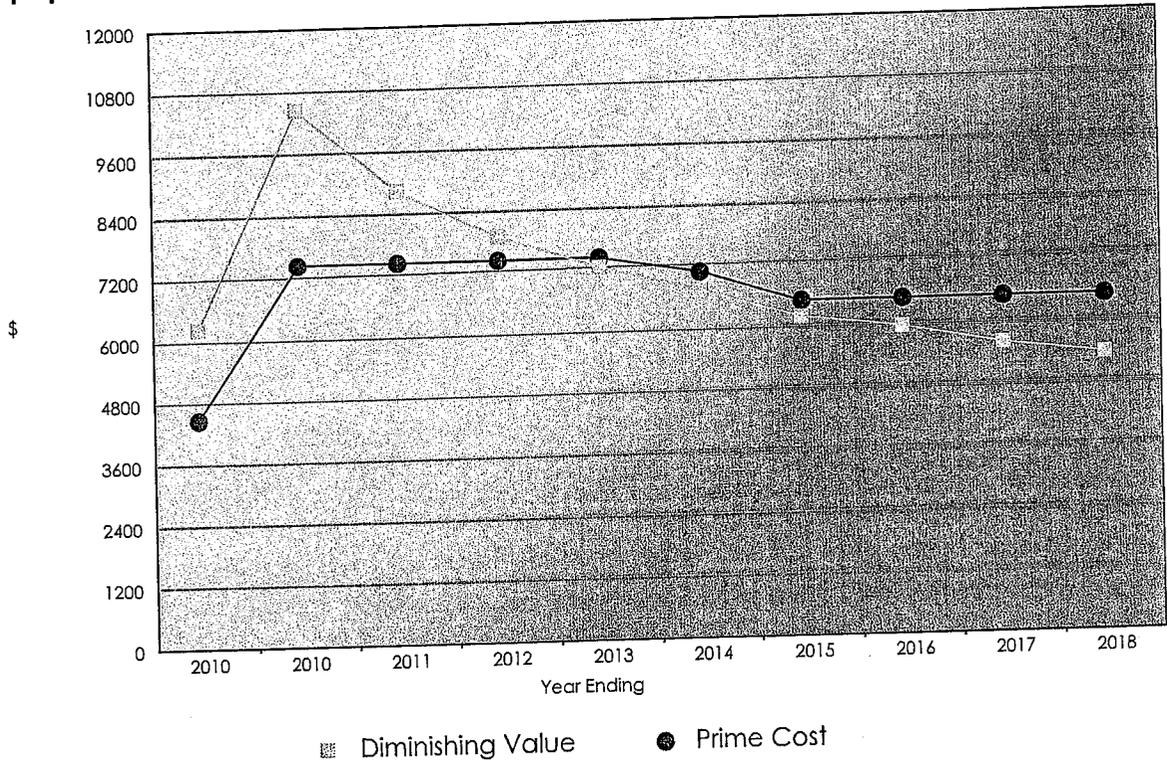
Years 22-41		
Period	Depreciation Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
1-Jul-30 30-Jun-31	4,786	4,563
1-Jul-31 30-Jun-32	4,702	4,563
1-Jul-32 30-Jun-33	4,649	4,563
1-Jul-33 30-Jun-34	4,617	4,563
1-Jul-34 30-Jun-35	4,597	4,563
1-Jul-35 30-Jun-36	4,584	4,563
1-Jul-36 30-Jun-37	4,576	4,563
1-Jul-37 30-Jun-38	4,571	4,563
1-Jul-38 30-Jun-39	4,568	4,563
1-Jul-39 30-Jun-40	4,567	4,563
1-Jul-40 30-Jun-41	4,565	4,563
1-Jul-41 30-Jun-42	4,565	4,563
1-Jul-42 30-Jun-43	4,564	4,563
1-Jul-43 30-Jun-44	4,563	4,563
1-Jul-44 30-Jun-45	1,220	1,220
1-Jul-45 30-Jun-46	0	0
1-Jul-46 30-Jun-47	0	0
1-Jul-47 30-Jun-48	0	0
1-Jul-48 30-Jun-49	0	0
1-Jul-49 30-Jun-50	0	0
Total	191,040	191,040

Appendix Two & Three

Graphical Representation

Comparative & Cumulative Analysis

Appendix Two - Comparative Analysis



Appendix Three - Cumulative Analysis

