



15 April 2020

Stuart Nesbitt Holdings P/L trustee for Stuart Nesbitt Superannuation Scheme ABN 71408757804
2/28 Oatland Esp
Runaway Bay QLD 4216

ACQUISITION OF 2/26 OCEAN STREET, RUNAWAY BAY QLD 4216

BY STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART NESBITT SUPERANNUATION SCHEME ABN 71408757804

Thank you for giving us the opportunity to identify Property Tax Allowances for your investment in the above property.

Our findings are summarised on page four of the enclosed report.

For post May 9, 2017 settlements, second hand residential property containing previously used plant can no longer be depreciated but the value can be added to the cost base when calculating Capital Gains Tax (CGT) on the sale.

DEPPRO are the only company in Australia to specialise 100% in Tax Depreciation and its team of Quantity Surveyors are dedicated to adding value to depreciation.

Please visit our web site at www.deppro.com.au

If you have any queries relating to this report please do not hesitate to contact us.

Yours faithfully,
DEPPRO Pty Ltd

Paul Bennion
BAppSc(Quantity Surveying), AAIQS
Director

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SCHEDULE OF PROPERTY TAX ALLOWANCES

FOR THE

ACQUISITION OF

2/26 OCEAN STREET, RUNAWAY BAY QLD 4216

BY

**STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART
NESBITT SUPERANNUATION SCHEME ABN 71408757804**

ACQUIRED:

13 March 2018

SETTLED:

18 April 2018

our ref :

TABLE OF CONTENTS

1.0 SUMMARY OF ENTITLEMENTS.....	1
2.0 CERTIFICATION AND DISCLAIMER.....	2
3.0 CAPITAL EXPENDITURE ANALYSED.....	2
4.0 RECONCILIATION OF EXPENDITURE.....	3
APPENDICES.....	4
I) DEPRECIABLE PLANT	
USING DIMINISHING VALUE METHOD	
USING PRIME COST METHOD	
II) CAPITAL WORKS ALLOWANCES	
BUILDING	
STRUCTURAL IMPROVEMENTS	

ACQUISITION OF 2/26 OCEAN STREET, RUNAWAY BAY QLD 4216
 BY STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART NESBITT SUPERANNUATION SCHEME ABN
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1.0 SUMMARY OF ENTITLEMENTS

Financial Year	SUMMARY OF CLAIM BY USING DIMINISHING VALUE METHOD				OR	SUMMARY OF CLAIM BY USING PRIME COST METHOD		
	Depreciation on Plant	Capital Allowances	Yearly Total	Low Value Pooling		Depreciation on Plant	Capital Allowances	Yearly Total
	\$	\$	\$	\$		\$	\$	\$
19/4/2018 - 2018	1,168 +	1,397 +	1,489 =	4,054	or	969 +	1,489 =	2,458
2018 - 2019	3,301 +	2,271 +	7,444 =	13,016		2,459 +	7,444 =	9,903
2019 - 2020	2,567 +	1,419 +	7,444 =	11,431		2,459 +	7,444 =	9,903
2020 - 2021	2,013 +	887 +	7,444 =	10,344		2,459 +	7,444 =	9,903
2021 - 2022	1,589 +	1,478 +	7,444 =	10,512		2,459 +	7,444 =	9,903
2022 - 2023	1,261 +	0 +	7,444 =	8,705		2,408 +	7,444 =	9,852
2023 - 2024	1,004 +	0 +	7,444 =	8,448		2,203 +	7,444 =	9,647
2024 - 2025	802 +	0 +	7,444 =	8,246		2,203 +	7,444 =	9,647
2025 - 2026	642 +	0 +	7,444 =	8,086		2,203 +	7,444 =	9,647
2026 - 2027	515 +	0 +	7,444 =	7,959		2,203 +	7,444 =	9,647
2027 - 2028	414 +	0 +	7,444 =	7,858		1,830 +	7,444 =	9,274
2028 - 2029	333 +	0 +	7,444 =	7,777		336 +	7,444 =	7,780
2029 - 2030	268 +	0 +	7,444 =	7,712		270 +	7,444 =	7,714
2030 - 2031	216 +	0 +	7,444 =	7,660		0 +	7,444 =	7,444
2031 - 2032	174 +	0 +	7,444 =	7,618		0 +	7,444 =	7,444
2032 - 2033	141 +	0 +	7,444 =	7,585		0 +	7,444 =	7,444
2033 - 2034	114 +	0 +	7,444 =	7,558		0 +	7,444 =	7,444
2034 - 2035	92 +	0 +	7,444 =	7,536		0 +	7,444 =	7,444
2035 - 2036	74 +	0 +	7,444 =	7,518		0 +	7,444 =	7,444
2036 - 2037	60 +	0 +	7,444 =	7,504		0 +	7,444 =	7,444
2037 - 2038	48 +	0 +	7,444 =	7,492		0 +	7,444 =	7,444
2038 - 2039	39 +	0 +	7,444 =	7,483		0 +	7,444 =	7,444
2039 - 2040	32 +	0 +	7,444 =	7,476		0 +	7,444 =	7,444
2040 - 2041	26 +	0 +	7,444 =	7,470		0 +	7,444 =	7,444
2041 - 2042	21 +	0 +	7,444 =	7,465		0 +	7,444 =	7,444
2042 - 2043	17 +	0 +	7,444 =	7,461		0 +	7,444 =	7,444
2043 - 2044	14 +	0 +	7,444 =	7,458		0 +	7,444 =	7,444
2044 - 2045	11 +	0 +	7,444 =	7,455		0 +	7,444 =	7,444
2045 - 2046	9 +	0 +	7,444 =	7,453		0 +	7,444 =	7,444
2046 - 2047	7 +	0 +	7,444 =	7,451		0 +	7,444 =	7,444
2047 - 2048	6 +	0 +	7,444 =	7,450		0 +	7,444 =	7,444
2048 - 2049	5 +	0 +	7,444 =	7,449		0 +	7,444 =	7,444
2049 - 2050	4 +	0 +	7,444 =	7,448		0 +	7,444 =	7,444
2050 - 2051	3 +	0 +	7,444 =	7,447		0 +	7,444 =	7,444
2051 - 2052	3 +	0 +	7,444 =	7,447		0 +	7,444 =	7,444
2052 - 2053	2 +	0 +	7,444 =	7,446		0 +	7,444 =	7,444
2053 - 2054	2 +	0 +	7,429 =	7,431		0 +	7,429 =	7,429
2054 - 2055	1 +	0 +	36 =	37		0 +	36 =	36
2055 - 2056	1 +	0 +	0 =	1		0 +	0 =	0
2056 - 2057	5 +	0 +	0 =	5		0 +	0 =	0
Total	\$17,006 +	\$7,453 +	\$269,494 =	\$293,953		\$24,459 +	\$269,494 =	\$293,953

ACQUISITION OF 2/26 OCEAN STREET, RUNAWAY BAY QLD 4216
BY STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART NESBITT SUPERANNUATION SCHEME ABN
71408757804

2.0 CERTIFICATION AND DISCLAIMER

It is hereby certified that :

In accordance with the Act, the above named property has been inspected and report calculated and prepared all by a suitably experienced and qualified Quantity Surveyor and Associate Member of the Australian Institute of Quantity Surveyors.

All Plant and Capital Works deductions contained in this report have been calculated fully in accordance with our interpretation of the Income Tax Assessment Act 1997 and associated Acts and Appendages applicable at this time.

This report has been prepared under the understanding that no schedule of Depreciation Allowances form part of the Contract of Sale and that the exclusive ownership of all items of plant listed in this report are to the name or names specified in this report.

This report was prepared for the exclusive use by the name or names specified in this report for the sole purpose of claiming Property Tax Allowances by that name or names for the property specified in this report and is not to be used for any other purpose or to be reproduced without the express permission of the author.

DEPPRO Pty Ltd will not accept any liability for events arising as a result of any other person acting upon or using this schedule.

3.0 CAPITAL EXPENDITURE ANALYSED

.01 This report has been calculated and based on the total capital expenditure made up as follows:

Purchase Price (advised) :	\$575,000
Stamp Duty (advised/calculated) :	\$18,900
Legal Fees (advised) :	\$1,200

TOTAL CAPITAL EXPENDITURE ANALYSED :	\$595,100
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.02 All figures contained in this report will be eligible to claim commencing the immediate day following the settlement date (advised) :

18-Apr-18

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4.0 RECONCILIATION OF CAPITAL EXPENDITURE

Total capital expenditure analysed can be broken up as follows :

.01	PLANT	\$24,459
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All plant listed in this report was identified during a site inspection and has been valued as an overall apportionment of the total capital expenditure analysed.

All plant listed and rates used are all in accordance with our interpretation and knowledge of legislation in force current at the date of this report.

Where applicable depreciation rates used in this report are taken from those recommended in legislation at the time of "Acquisition", or signing of the contract as stated on the cover of this report.

Where the acquisition date is unable to be determined, a nominal 30 days prior settlement has been assumed.

.02	CAPITAL WORKS ALLOWANCES	\$269,494
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Capital Works Allowances are based on the written down value of the historical construction cost with the exclusion of plant and ineligible items.

Where it has been unable to obtain the actual construction cost an estimate of works de-escalated to the date of construction has been used.

.03	INELIGIBLE ITEMS	\$301,147
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This figure comprises all items that are ineligible for taxation depreciation. This includes the land value, landscaping and any ineligible Capital Allowance associated with the property.

If the investment property is part of a complex any common area ineligible items have been included in this figure.

Items such as land and landscaping are considered to appreciate in value and therefore are deemed as being ineligible for depreciation.

TOTAL :	\$595,100
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DIVISION 40 ALLOWANCES

DEPRECIABLE PLANT

USING

DIMINISHING VALUE METHOD

ACQUISITION OF 2/26 OCEAN STREET, RUNAWAY BAY QLD 4216
 BY STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART NESBITT SUPERANNUATION SCHEME ABN 71408757804

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 18-Apr-18	Diminishing Value Rate	Depreciation Over First 73 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Diminishing Value				
Items using effective lives as stated in TR 2014/4				
Assets generally				
Air-conditioning :				
* Mini Split System (up to 20KW)	5,923.00	20.00	236.92	5,686.08
Ceiling Fans	1,185.00	40.00	94.80	1,090.20
Floor coverings (removable without damage)				
* Carpet	5,382.00	20.00	215.28	5,166.72
Hot Water Installation				
* Electric	1,069.00	16.66	35.62	1,033.38
Kitchen assets				
Dishwashers	1,407.00	20.00	56.28	1,350.72
Ovens	1,563.00	16.66	52.08	1,510.92
TOTAL	\$ 16,529.00		\$ 690.98	15,838.02

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Capital Expenditure Incurred Upon Plant and Articles	Total Cost 18-Apr-18	Diminishing Value Rate	Depreciation Over First 73 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Low Value Pooling Items				
Items valued under \$1000 depreciated at 18.75% in the first financial year (irrespective of the number of days owned) and at 37.5% for each following year.				
Assets generally				
Vacuum cleaners, portable	658.00	18.75	123.38	534.63
Window blinds, internal	4,936.00	18.75	925.50	4,010.50
Kitchen assets				
Cooktop	987.00	18.75	185.06	801.94
Range hoods	411.00	18.75	77.06	333.94
Outdoor assets				
Automatic garage doors				
* Controls	92.20	18.75	17.29	74.91
* Motors	368.80	18.75	69.15	299.65
TOTAL	\$ 7,453.00		\$ 1,397.44	6,055.56

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Capital Expenditure Incurred Upon Plant and Articles	Total Cost 18-Apr-18	Diminishing Value Rate	Depreciation Over First 73 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Immediate Write Off Items				
Items valued under \$300 each written off in full in the first financial year of ownership, taking into account the set rule and grouping of like items.				
Assets generally				
Ventilation fans	296.00	100.00	296.00	Nil
Fire control assets				
Detection and alarm systems * Detectors (incl addressable manual call points, heat, multi type and smoke)	181.00	100.00	181.00	Nil
TOTAL	\$ 477.00		\$ 477.00	



DIVISION 40 ALLOWANCES

DEPRECIABLE PLANT

USING

PRIME COST METHOD

ACQUISITION OF 2/26 OCEAN STREET, RUNAWAY BAY QLD 4216
 BY STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART NESBITT SUPERANNUATION SCHEME ABN 71408757804

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 18-Apr-18	Prime Cost Rate	Depreciation Over First 73 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Prime Cost				
Items using effective lives as stated in TR 2014/4				
Assets generally				
Air-conditioning :				
* Mini Split System (up to 20KW)	5,923.00	10.00	118.46	5,804.54
Ceiling Fans	1,185.00	20.00	47.40	1,137.60
Floor coverings (removable without damage)				
* Carpet	5,382.00	10.00	107.64	5,274.36
Hot Water Installation				
* Electric	1,069.00	8.33	17.81	1,051.19
Vacuum cleaners, portable	658.00	10.00	13.16	644.84
Window blinds, internal	4,936.00	10.00	98.72	4,837.28
Kitchen assets				
Cooktop	987.00	8.33	16.44	970.56
Dishwashers	1,407.00	10.00	28.14	1,378.86
Ovens	1,563.00	8.33	26.04	1,536.96
Range hoods	411.00	8.33	6.85	404.15
Outdoor assets				
Automatic garage doors				
* Controls	92.20	20.00	3.69	88.51
* Motors	368.80	10.00	7.38	361.42
TOTAL	\$ 23,982.00		\$ 491.72	23,490.28

ACQUISITION OF 2/26 OCEAN STREET, RUNAWAY BAY QLD 4216
 BY STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART NESBITT SUPERANNUATION SCHEME ABN 71408757804

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 18-Apr-18	Prime Cost Rate	Depreciation Over First 73 Days	Opening W.D.V. 1-Jul-18
	\$	%	\$	\$
Immediate Write Off Items				
Items valued under \$300 each written off in full in the first financial year of ownership, taking into account the set rule and grouping of like items.				
Assets generally				
Ventilation fans	296.00	100.00	296.00	Nil
Fire control assets				
Detection and alarm systems				
* Detectors (incl addressable manual call points, heat, multi type and smoke)	181.00	100.00	181.00	Nil
TOTAL	\$ 477.00		\$ 477.00	



DIVISION 43 ALLOWANCES

CAPITAL WORKS ALLOWANCES

ACQUISITION OF 2/26 OCEAN STREET, RUNAWAY BAY QLD 4216

BY STUART NESBITT HOLDINGS P/L TRUSTEE FOR STUART NESBITT SUPERANNUATION SCHEME ABN 71408757804

Capital Expenditure Incurred on Qualifying Building Allowance

	Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 18-Apr-18	Total Capital Allowance for 73 Days	Opening W.D.V. 1-Jul-18
	Start - Completion	\$	%	\$	\$	\$	\$
1.)	25/3/14 - 1/7/14	295,577	2.50	7,389	267,518	1,478	266,040
sub-total		295,577		7,389	267,518	1,478	266,040

Capital Expenditure Incurred on Qualifying Structural Improvements

	Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 18-Apr-18	Total Capital Allowance for 73 Days	Opening W.D.V. 1-Jul-18
	Start - Completion	\$	%	\$	\$	\$	\$
1.)	25/3/14 - 1/7/14	2,184	2.50	55	1,976	11	1,965
sub-total		2,184		55	1,976	11	1,965

TOTAL	\$	297,762		7,444	269,494	1,489	268,005
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Stuart Nesbitt Holdings P/L trustee for Stuart Nesbitt Superannuation Scheme ABN 71408757804
2/28 Oatland Esp
Runaway Bay QLD 4216

Attention :

TAX INVOICE / RECEIPT

9-Apr-20

Invoice No :

Re : Stuart Nesbitt Holdings P/L trustee for Stuart Nesbitt Superannuation Scheme ABN 71408757804

FOR : 2/26 Ocean Street, Runaway Bay QLD 4216
QLD

Preparation and presentation of a detailed Property Allowances Schedule

Quoted Fee : \$550.00

GST \$55.00

Total Amount Payable :

Paid

\$605.00

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