

BMT Tax Depreciation

QUANTITY SURVEYORS

Maximising Property
Depreciation Deductions



Capital Allowance & Tax Depreciation Report

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

www.bmtqs.com.au



12 January, 2012

Wu & Yang Superfund
8 Ralph Street
ALEXANDRIA, NSW 2015

Unit 1/55 Ralph Street ALEXANDRIA, NSW 2015

Dear Sir/Madam,

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 Wu & Yang Superfund and not in any other capacity.

The schedule is based on an apportionment of the total expenditure.

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.

As per requirements within the Tax Agent Services Act 2009 BMT Tax Depreciation Pty Ltd are registered tax agents our tax agent number is 53712009.

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

Yours Sincerely,

A handwritten signature in blue ink that reads 'BMT Tax Depreciation'.

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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:	Wu & Yang Superfund
Property:	Unit 1/55 Ralph Street ALEXANDRIA, NSW 2015
Property Type:	Residential
Building First Use:	19 December, 2011
Total Cost at Schedule Start Date:	\$210,156
Schedule Start Date:	20 December, 2011
Date First Available for Income:	20 December, 2011
No. Days Available:	194

For a full summary of the depreciation allowance results on this property please refer to Diminishing Method (Page 8) or Prime Cost Method (Page 19).

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 12 January, 2012. 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:

- Strata drawings provided by Espreon;
- Written and verbal information provided by Wu & Yang Superfund;
- Verbal information provided by Council of the City of Sydney;
- Site inspection conducted by BMT Tax Depreciation on 23 December, 2011.

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

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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 2010/2 which is effective as at 1 July 2010. 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		
20-Dec-11 to 30-Jun-12	3,201	478	3,679	2,482	6,161
1-Jul-12 to 30-Jun-13	2,485	777	3,262	4,658	7,920
1-Jul-13 to 30-Jun-14	2,081	485	2,566	4,658	7,224
1-Jul-14 to 30-Jun-15	1,599	638	2,238	4,658	6,896
1-Jul-15 to 30-Jun-16	994	1,067	2,061	4,658	6,719
1-Jul-16 to 30-Jun-17	363	1,715	2,078	4,658	6,736
1-Jul-17 to 30-Jun-18	339	1,072	1,411	4,658	6,069
1-Jul-18 to 30-Jun-19	316	670	986	4,658	5,644
1-Jul-19 to 30-Jun-20	295	419	714	4,658	5,372
1-Jul-20 to 30-Jun-21	275	262	537	4,658	5,195
1-Jul-21 to 30-Jun-22	257	164	421	4,658	5,079
1-Jul-22 to 30-Jun-23	240	102	342	4,658	5,000
1-Jul-23 to 30-Jun-24	224	64	288	4,658	4,946
1-Jul-24 to 30-Jun-25	209	40	249	4,658	4,907
1-Jul-25 to 30-Jun-26	195	25	220	4,658	4,878
1-Jul-26 to 30-Jun-27	182	16	198	4,658	4,856
1-Jul-27 to 30-Jun-28	170	10	180	4,658	4,838
1-Jul-28 to 30-Jun-29	159	6	165	4,658	4,823
1-Jul-29 to 30-Jun-30	148	4	152	4,658	4,810

Date	Division 40			Division 43	Total
	Effective Life Plant	Pooled Plant	Total Division 40		
1-Jul-30 to 30-Jun-31	138	2	141	4,658	4,799
1-Jul-31 to 30-Jun-32	129	2	131	4,658	4,789
1-Jul-32 to 30-Jun-33	120	1	121	4,658	4,780
1-Jul-33 to 30-Jun-34	112	1	113	4,658	4,771
1-Jul-34 to 30-Jun-35	105	0	105	4,658	4,764
1-Jul-35 to 30-Jun-36	98	0	98	4,658	4,757
1-Jul-36 to 30-Jun-37	91	0	92	4,658	4,750
1-Jul-37 to 30-Jun-38	85	0	85	4,658	4,744
1-Jul-38 to 30-Jun-39	80	0	80	4,658	4,738
1-Jul-39 to 30-Jun-40	74	0	74	4,658	4,733
1-Jul-40 to 30-Jun-41	69	0	69	4,658	4,728
1-Jul-41 to 30-Jun-42	0	364	364	4,658	5,022
1-Jul-42 to 30-Jun-43	0	227	227	4,658	4,886
1-Jul-43 to 30-Jun-44	0	142	142	4,658	4,800
1-Jul-44 to 30-Jun-45	0	89	89	4,658	4,747
1-Jul-45 to 30-Jun-46	0	56	56	4,658	4,714
1-Jul-46 to 30-Jun-47	0	35	35	4,658	4,693
1-Jul-47 to 30-Jun-48	0	22	22	4,658	4,680
1-Jul-48 to 30-Jun-49	0	14	14	4,658	4,672
1-Jul-49 to 30-Jun-50	0	8	8	4,658	4,667
1-Jul-50 to 30-Jun-51	0	5	5	4,658	4,664

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)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 20-Dec-11 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-16 (\$)
				20-Dec-11 30-Jun-12 Year 1 (\$)	1-Jul-12 30-Jun-13 Year 2 (\$)	1-Jul-13 30-Jun-14 Year 3 (\$)	1-Jul-14 30-Jun-15 Year 4 (\$)	1-Jul-15 30-Jun-16 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	118	5	100.0 %	118	0	0	0	0	0
Carpet	2,069	10	20.0 %	219	370	296	237	0	592
Cooktops	1,411	12	16.7 %	125	214	179	0	0	349
Dishwashers	1,822	10	20.0 %	193	326	261	208	0	521
Exhaust Fans	235	10	100.0 %	235	0	0	0	0	0
Hot Water Systems	2,102	12	16.7 %	186	319	266	222	185	924
Light Shades	65	5	100.0 %	65	0	0	0	0	0
Ovens	2,175	12	16.7 %	192	330	275	230	191	957
Rangehoods	853	12	37.5 %	0	0	0	0	0	106
Subtotal	10,850			1,333	1,560	1,277	897	376	3,449
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	2,500	10	20.0 %	265	447	358	286	229	915
Blinds (20-Dec-11)	695	10	37.5 %	0	0	0	0	0	86
Subtotal	3,195			265	447	358	286	229	1,001
Existing Common Property									
Automatic Garage Door - Motors	88	10	100.0 %	88	0	0	0	0	0
Door Closers	25	10	100.0 %	25	0	0	0	0	0
Fire Extinguishers	61	15	100.0 %	61	0	0	0	0	0
Fire Hoses & Nozzles	180	10	100.0 %	180	0	0	0	0	0
Garbage Bins	205	10	100.0 %	205	0	0	0	0	0
Intercom System Assets	593	10	37.5 %	0	0	0	0	0	73
Lifts	7,435	30	6.7 %	263	478	446	417	389	5,442
Light Shades	161	5	100.0 %	161	0	0	0	0	0
MATV System	408	10	37.5 %	0	0	0	0	0	50
Pumps	113	20	100.0 %	113	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	127	5	100.0 %	127	0	0	0	0	0
Security Monitoring Proximity Readers	126	7	100.0 %	126	0	0	0	0	0
Smoke Alarms	58	6	100.0 %	58	0	0	0	0	0
Ventilation Fans	196	20	100.0 %	196	0	0	0	0	0
Subtotal	9,776			1,603	478	446	417	389	5,565
Total Division 40 - Effective Life Rate	21,272			3,201	2,485	2,081	1,599	994	8,238
Total Division 40 - Pooled (Page 15)	2,549			478	777	485	638	1,067	1,777
Total Division 40	23,821			3,679	3,262	2,566	2,238	2,061	10,015
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	186,335			2,482	4,658	4,658	4,658	4,658	165,220
Total Depreciation	210,156			6,161	7,920	7,224	6,896	6,719	175,235

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. 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)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-16 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-21 (\$)
				1-Jul-16 30-Jun-17 Year 6 (\$)	1-Jul-17 30-Jun-18 Year 7 (\$)	1-Jul-18 30-Jun-19 Year 8 (\$)	1-Jul-19 30-Jun-20 Year 9 (\$)	1-Jul-20 30-Jun-21 Year 10 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	592	10	37.5 %	0	0	0	0	0	56
Cooktops	349	12	37.5 %	0	0	0	0	0	33
Dishwashers	521	10	37.5 %	0	0	0	0	0	50
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	924	12	37.5 %	0	0	0	0	0	87
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Ovens	957	12	37.5 %	0	0	0	0	0	91
Rangehoods	106	12	37.5 %	0	0	0	0	0	10
Subtotal	3,449			0	0	0	0	0	327
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	915	10	37.5 %	0	0	0	0	0	87
Blinds (20-Dec-11)	86	10	37.5 %	0	0	0	0	0	8
Subtotal	1,001			0	0	0	0	0	95
Existing Common Property									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Intercom System Assets	73	10	37.5 %	0	0	0	0	0	6
Lifts	5,442	30	6.7 %	363	339	316	295	275	3,854
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	50	10	37.5 %	0	0	0	0	0	4
Pumps	0	20	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Ventilation Fans	0	20	100.0 %	0	0	0	0	0	0
Subtotal	5,565			363	339	316	295	275	3,864
Total Division 40 - Effective Life Rate	8,238			363	339	316	295	275	3,854
Total Division 40 - Pooled (Page 16)	1,777			1,715	1,072	670	419	262	432
Total Division 40	10,015			2,078	1,411	986	714	537	4,286
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	165,220			4,658	4,658	4,658	4,658	4,658	141,928
Total Depreciation	175,235			6,736	6,069	5,644	5,372	5,195	146,214

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Diminishing Method (Years 11-15)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-21 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-26 (\$)
				1-Jul-21 30-Jun-22 Year 11 (\$)	1-Jul-22 30-Jun-23 Year 12 (\$)	1-Jul-23 30-Jun-24 Year 13 (\$)	1-Jul-24 30-Jun-25 Year 14 (\$)	1-Jul-25 30-Jun-26 Year 15 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	56	10	37.5 %	0	0	0	0	0	6
Cooktops	33	12	37.5 %	0	0	0	0	0	3
Dishwashers	50	10	37.5 %	0	0	0	0	0	4
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	87	12	37.5 %	0	0	0	0	0	7
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Ovens	91	12	37.5 %	0	0	0	0	0	10
Rangehoods	10	12	37.5 %	0	0	0	0	0	1
Subtotal	327			0	0	0	0	0	31
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	87	10	37.5 %	0	0	0	0	0	8
Blinds (20-Dec-11)	8	10	37.5 %	0	0	0	0	0	1
Subtotal	95			0	0	0	0	0	9
Existing Common Property									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Intercom System Assets	6	10	37.5 %	0	0	0	0	0	0
Lifts	3,854	30	6.7 %	257	240	224	209	195	2,729
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	4	10	37.5 %	0	0	0	0	0	0
Pumps	0	20	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Ventilation Fans	0	20	100.0 %	0	0	0	0	0	0
Subtotal	3,864			257	240	224	209	195	2,728
Total Division 40 - Effective Life Rate	3,854			257	240	224	209	195	2,729
Total Division 40 - Pooled (Page 17)	432			164	102	64	40	25	39
Total Division 40	4,286			421	342	288	249	220	2,768
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	141,928			4,658	4,658	4,658	4,658	4,658	118,636
Total Depreciation	146,214			5,079	5,000	4,946	4,907	4,878	121,404

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Diminishing Method (Years 16-20)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-26 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 16 (\$)	1-Jul-27 30-Jun-28 Year 17 (\$)	1-Jul-28 30-Jun-29 Year 18 (\$)	1-Jul-29 30-Jun-30 Year 19 (\$)	1-Jul-30 30-Jun-31 Year 20 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	6	10	37.5 %	0	0	0	0	0	2
Cooktops	3	12	37.5 %	0	0	0	0	0	1
Dishwashers	4	10	37.5 %	0	0	0	0	0	0
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	7	12	37.5 %	0	0	0	0	0	0
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Ovens	10	12	37.5 %	0	0	0	0	0	2
Rangehoods	1	12	37.5 %	0	0	0	0	0	1
Subtotal	31			0	0	0	0	0	6
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	8	10	37.5 %	0	0	0	0	0	1
Blinds (20-Dec-11)	1	10	37.5 %	0	0	0	0	0	1
Subtotal	9			0	0	0	0	0	2
Existing Common Property									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Intercom System Assets	0	10	37.5 %	0	0	0	0	0	0
Lifts	2,729	30	6.7 %	182	170	159	148	138	1,932
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	37.5 %	0	0	0	0	0	0
Pumps	0	20	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Ventilation Fans	0	20	100.0 %	0	0	0	0	0	0
Subtotal	2,728			182	170	159	148	138	1,931
Total Division 40 - Effective Life Rate	2,729			182	170	159	148	138	1,932
Total Division 40 - Pooled (Page 18)	39			16	10	6	4	2	7
Total Division 40	2,768			198	180	165	152	141	1,939
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	118,636			4,658	4,658	4,658	4,658	4,658	95,344
Total Depreciation	121,404			4,856	4,838	4,823	4,810	4,799	97,283

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Pooling Schedule DV (Years 1-5)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 20-Dec-11 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-16 (\$)
				20-Dec-11 30-Jun-12 Year 1 (\$)	1-Jul-12 30-Jun-13 Year 2 (\$)	1-Jul-13 30-Jun-14 Year 3 (\$)	1-Jul-14 30-Jun-15 Year 4 (\$)	1-Jul-15 30-Jun-16 Year 5 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	*947	10	37.5%	0	0	0	0	355	592
Cooktops	*893	12	37.5%	0	0	0	335	209	349
Dishwashers	*834	10	37.5%	0	0	0	0	313	521
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	0	12	0.0%	0	0	0	0	0	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
Ovens	0	12	0.0%	0	0	0	0	0	0
Rangehoods	853	12	37.5%	160	260	162	102	63	106
Subtotal	853			160	260	162	437	941	1,568
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	0	10	0.0%	0	0	0	0	0	0
Blinds (20-Dec-11)	695	10	37.5%	130	212	132	83	52	86
Subtotal	695			130	212	132	83	52	86
Existing Common Property									
Automatic Garage Door - Motors	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Fire Extinguishers	0	15	0.0%	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	593	10	37.5%	111	181	113	71	44	73
Lifts	0	30	0.0%	0	0	0	0	0	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	408	10	37.5%	77	124	78	49	30	50
Pumps	0	20	0.0%	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0%	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Ventilation Fans	0	20	0.0%	0	0	0	0	0	0
Subtotal	1,001			188	305	191	119	74	123
Total - Pooled Items	2,549			478	777	485	638	1,067	1,777

Items marked by a * are not calculated into the total cost column as they are allocated to the low value pool in future years.

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Pooling Schedule DV (Years 6-10)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-16 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-21 (\$)
				1-Jul-16 30-Jun-17 Year 6 (\$)	1-Jul-17 30-Jun-18 Year 7 (\$)	1-Jul-18 30-Jun-19 Year 8 (\$)	1-Jul-19 30-Jun-20 Year 9 (\$)	1-Jul-20 30-Jun-21 Year 10 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	592	10	37.5%	222	139	87	54	34	56
Cooktops	349	12	37.5%	131	82	51	32	20	33
Dishwashers	521	10	37.5%	195	122	76	48	30	50
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	*924	12	37.5%	347	217	135	85	53	87
Light Shades	0	5	0.0%	0	0	0	0	0	0
Ovens	*957	12	37.5%	359	224	140	88	55	91
Rangehoods	106	12	37.5%	40	25	15	10	6	10
Subtotal	1,568			1,293	808	505	316	197	327
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	*915	10	37.5%	343	215	134	84	52	87
Blinds (20-Dec-11)	86	10	37.5%	32	20	13	8	5	8
Subtotal	86			376	235	147	92	57	95
Existing Common Property									
Automatic Garage Door - Motors	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Fire Extinguishers	0	15	0.0%	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	73	10	37.5%	28	17	11	7	4	6
Lifts	0	30	0.0%	0	0	0	0	0	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	50	10	37.5%	19	12	7	5	3	4
Pumps	0	20	0.0%	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0%	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Ventilation Fans	0	20	0.0%	0	0	0	0	0	0
Subtotal	123			47	29	18	11	7	10
Total - Pooled Items	1,777			1,715	1,072	670	419	262	432

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Pooling Schedule DV (Years 11-15)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-21 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-26 (\$)
				1-Jul-21 30-Jun-22 Year 11 (\$)	1-Jul-22 30-Jun-23 Year 12 (\$)	1-Jul-23 30-Jun-24 Year 13 (\$)	1-Jul-24 30-Jun-25 Year 14 (\$)	1-Jul-25 30-Jun-26 Year 15 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	56	10	37.5%	21	13	8	5	3	6
Cooktops	33	12	37.5%	12	8	5	3	2	3
Dishwashers	50	10	37.5%	19	12	7	5	3	4
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	87	12	37.5%	33	21	13	8	5	7
Light Shades	0	5	0.0%	0	0	0	0	0	0
Ovens	91	12	37.5%	34	21	13	8	5	10
Rangehoods	10	12	37.5%	4	2	1	1	1	1
Subtotal	327			123	77	48	30	19	31
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	87	10	37.5%	33	20	13	8	5	8
Blinds (20-Dec-11)	8	10	37.5%	3	2	1	1	0	1
Subtotal	95			36	22	14	9	5	9
Existing Common Property									
Automatic Garage Door - Motors	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Fire Extinguishers	0	15	0.0%	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	6	10	37.5%	3	2	1	1	0	0
Lifts	0	30	0.0%	0	0	0	0	0	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	4	10	37.5%	2	1	1	0	0	0
Pumps	0	20	0.0%	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0%	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Ventilation Fans	0	20	0.0%	0	0	0	0	0	0
Subtotal	10			4	3	2	1	1	0
Total - Pooled Items	432			164	102	64	40	25	39

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Pooling Schedule DV (Years 16-20)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-26 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 16 (\$)	1-Jul-27 30-Jun-28 Year 17 (\$)	1-Jul-28 30-Jun-29 Year 18 (\$)	1-Jul-29 30-Jun-30 Year 19 (\$)	1-Jul-30 30-Jun-31 Year 20 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	0.0%	0	0	0	0	0	0
Carpet	6	10	37.5%	2	1	1	0	0	2
Cooktops	3	12	37.5%	1	1	0	0	0	1
Dishwashers	4	10	37.5%	2	1	1	0	0	0
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Hot Water Systems	7	12	37.5%	3	2	1	1	0	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
Ovens	10	12	37.5%	3	2	1	1	1	2
Rangehoods	1	12	37.5%	0	0	0	0	0	1
Subtotal	31			12	7	5	3	2	6
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	8	10	37.5%	3	2	1	1	0	1
Blinds (20-Dec-11)	1	10	37.5%	0	0	0	0	0	1
Subtotal	9			3	2	1	1	1	2
Existing Common Property									
Automatic Garage Door - Motors	0	10	0.0%	0	0	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Fire Extinguishers	0	15	0.0%	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	0	10	37.5%	0	0	0	0	0	0
Lifts	0	30	0.0%	0	0	0	0	0	0
Light Shades	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	37.5%	0	0	0	0	0	0
Pumps	0	20	0.0%	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0%	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Ventilation Fans	0	20	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - Pooled Items	39			16	10	6	4	2	7

Items marked by a * are not calculated into the total cost column as they are allocated to the low value pool in future years.

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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 2010/2 which is effective as at 1 July 2010. 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
20-Dec-11 to 30-Jun-12	2,607	2,482	5,089
1-Jul-12 to 30-Jun-13	1,602	4,658	6,260
1-Jul-13 to 30-Jun-14	1,602	4,658	6,260
1-Jul-14 to 30-Jun-15	1,602	4,658	6,260
1-Jul-15 to 30-Jun-16	1,602	4,658	6,260
1-Jul-16 to 30-Jun-17	1,602	4,658	6,260
1-Jul-17 to 30-Jun-18	1,602	4,658	6,260
1-Jul-18 to 30-Jun-19	1,602	4,658	6,260
1-Jul-19 to 30-Jun-20	1,602	4,658	6,260
1-Jul-20 to 30-Jun-21	1,602	4,658	6,260
1-Jul-21 to 30-Jun-22	1,173	4,658	5,831
1-Jul-22 to 30-Jun-23	793	4,658	5,451
1-Jul-23 to 30-Jun-24	504	4,658	5,163
1-Jul-24 to 30-Jun-25	248	4,658	4,906
1-Jul-25 to 30-Jun-26	248	4,658	4,906
1-Jul-26 to 30-Jun-27	248	4,658	4,906
1-Jul-27 to 30-Jun-28	248	4,658	4,906
1-Jul-28 to 30-Jun-29	248	4,658	4,906

Date	Effective Life Plant	Division 43	Total
1-Jul-29 to 30-Jun-30	248	4,658	4,906
1-Jul-30 to 30-Jun-31	248	4,658	4,906
1-Jul-31 to 30-Jun-32	248	4,658	4,906
1-Jul-32 to 30-Jun-33	248	4,658	4,906
1-Jul-33 to 30-Jun-34	248	4,658	4,906
1-Jul-34 to 30-Jun-35	248	4,658	4,906
1-Jul-35 to 30-Jun-36	248	4,658	4,906
1-Jul-36 to 30-Jun-37	248	4,658	4,906
1-Jul-37 to 30-Jun-38	248	4,658	4,906
1-Jul-38 to 30-Jun-39	248	4,658	4,906
1-Jul-39 to 30-Jun-40	248	4,658	4,906
1-Jul-40 to 30-Jun-41	248	4,658	4,906
1-Jul-41 to 30-Jun-42	117	4,658	4,775
1-Jul-42 to 30-Jun-43	0	4,658	4,658
1-Jul-43 to 30-Jun-44	0	4,658	4,658
1-Jul-44 to 30-Jun-45	0	4,658	4,658
1-Jul-45 to 30-Jun-46	0	4,658	4,658
1-Jul-46 to 30-Jun-47	0	4,658	4,658
1-Jul-47 to 30-Jun-48	0	4,658	4,658
1-Jul-48 to 30-Jun-49	0	4,658	4,658
1-Jul-49 to 30-Jun-50	0	4,658	4,658
1-Jul-50 to 30-Jun-51	0	4,658	4,658

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)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 20-Dec-11 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-16 (\$)
				20-Dec-11 30-Jun-12 Year 1 (\$)	1-Jul-12 30-Jun-13 Year 2 (\$)	1-Jul-13 30-Jun-14 Year 3 (\$)	1-Jul-14 30-Jun-15 Year 4 (\$)	1-Jul-15 30-Jun-16 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	118	5	100.0%	118	0	0	0	0	0
Carpet	2,069	10	10.0%	110	207	207	207	207	1,131
Cooktops	1,411	12	8.3%	62	118	118	118	118	877
Dishwashers	1,822	10	10.0%	97	182	182	182	182	997
Exhaust Fans	235	10	100.0%	235	0	0	0	0	0
Hot Water Systems	2,102	12	8.3%	93	175	175	175	175	1,309
Light Shades	65	5	100.0%	65	0	0	0	0	0
Ovens	2,175	12	8.3%	96	181	181	181	181	1,355
Rangehoods	853	12	8.3%	38	71	71	71	71	531
Subtotal	10,850			913	934	934	934	934	6,200
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	2,500	10	10.0%	133	250	250	250	250	1,367
Blinds (20-Dec-11)	695	10	10.0%	37	70	70	70	70	378
Subtotal	3,195			169	320	320	320	320	1,745
Existing Common Property									
Automatic Garage Door - Motors	88	10	100.0%	88	0	0	0	0	0
Door Closers	25	10	100.0%	25	0	0	0	0	0
Fire Extinguishers	61	15	100.0%	61	0	0	0	0	0
Fire Hoses & Nozzles	180	10	100.0%	180	0	0	0	0	0
Garbage Bins	205	10	100.0%	205	0	0	0	0	0
Intercom System Assets	593	10	10.0%	31	59	59	59	59	326
Lifts	7,435	30	3.3%	131	248	248	248	248	6,312
Light Shades	161	5	100.0%	161	0	0	0	0	0
MATV System	408	10	10.0%	22	41	41	41	41	222
Pumps	113	20	100.0%	113	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	127	5	100.0%	127	0	0	0	0	0
Security Monitoring Proximity Readers	126	7	100.0%	126	0	0	0	0	0
Smoke Alarms	58	6	100.0%	58	0	0	0	0	0
Ventilation Fans	196	20	100.0%	196	0	0	0	0	0
Subtotal	9,776			1,524	348	348	348	348	6,860
Total Division 40 - Effective Life Rate	23,821			2,607	1,602	1,602	1,602	1,602	14,805
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	186,335			2,482	4,658	4,658	4,658	4,658	165,220
Total Depreciation	210,156			5,089	6,260	6,260	6,260	6,260	180,025

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Prime Cost Method (Years 6-10)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-16 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-21 (\$)
				1-Jul-16 30-Jun-17 Year 6 (\$)	1-Jul-17 30-Jun-18 Year 7 (\$)	1-Jul-18 30-Jun-19 Year 8 (\$)	1-Jul-19 30-Jun-20 Year 9 (\$)	1-Jul-20 30-Jun-21 Year 10 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	1,131	10	10.0 %	207	207	207	207	207	96
Cooktops	877	12	8.3 %	118	118	118	118	118	287
Dishwashers	997	10	10.0 %	182	182	182	182	182	87
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	1,309	12	8.3 %	175	175	175	175	175	434
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Ovens	1,355	12	8.3 %	181	181	181	181	181	450
Rangehoods	531	12	8.3 %	71	71	71	71	71	176
Subtotal	6,200			934	934	934	934	934	1,530
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	1,367	10	10.0 %	250	250	250	250	250	117
Blinds (20-Dec-11)	378	10	10.0 %	70	70	70	70	70	28
Subtotal	1,745			320	320	320	320	320	145
Existing Common Property									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Intercom System Assets	326	10	10.0 %	59	59	59	59	59	31
Lifts	6,312	30	3.3 %	248	248	248	248	248	5,072
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	222	10	10.0 %	41	41	41	41	41	17
Pumps	0	20	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Ventilation Fans	0	20	100.0 %	0	0	0	0	0	0
Subtotal	6,860			348	348	348	348	348	5,120
Total Division 40 - Effective Life Rate	14,805			1,602	1,602	1,602	1,602	1,602	6,795
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	165,220			4,658	4,658	4,658	4,658	4,658	141,928
Total Depreciation	180,025			6,260	6,260	6,260	6,260	6,260	148,723

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Prime Cost Method (Years 11-15)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-21 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-26 (\$)
				1-Jul-21 30-Jun-22 Year 11 (\$)	1-Jul-22 30-Jun-23 Year 12 (\$)	1-Jul-23 30-Jun-24 Year 13 (\$)	1-Jul-24 30-Jun-25 Year 14 (\$)	1-Jul-25 30-Jun-26 Year 15 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	100.0%	0	0	0	0	0	0
Carpet	96	10	10.0%	97	0	0	0	0	0
Cooktops	287	12	8.3%	118	118	55	0	0	0
Dishwashers	87	10	10.0%	86	0	0	0	0	1
Exhaust Fans	0	10	100.0%	0	0	0	0	0	0
Hot Water Systems	434	12	8.3%	175	175	82	0	0	2
Light Shades	0	5	100.0%	0	0	0	0	0	0
Ovens	450	12	8.3%	181	181	85	0	0	3
Rangehoods	176	12	8.3%	71	71	33	0	0	1
Subtotal	1,530			728	545	256	0	0	2
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	117	10	10.0%	117	0	0	0	0	0
Blinds (20-Dec-11)	28	10	10.0%	33	0	0	0	0	0
Subtotal	145			150	0	0	0	0	0
Existing Common Property									
Automatic Garage Door - Motors	0	10	100.0%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0%	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	31	10	10.0%	28	0	0	0	0	3
Lifts	5,072	30	3.3%	248	248	248	248	248	3,832
Light Shades	0	5	100.0%	0	0	0	0	0	0
MATV System	17	10	10.0%	19	0	0	0	0	0
Pumps	0	20	100.0%	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0%	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
Ventilation Fans	0	20	100.0%	0	0	0	0	0	0
Subtotal	5,120			295	248	248	248	248	3,833
Total Division 40 - Effective Life Rate	6,795			1,173	793	504	248	248	3,830
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	141,928			4,658	4,658	4,658	4,658	4,658	118,636
Total Depreciation	148,723			5,831	5,451	5,163	4,906	4,906	122,466

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Prime Cost Method (Years 16-20)

Unit 1/55 Ralph Street
ALEXANDRIA, NSW 2015

Tax Grouping	Total Cost @ 1-Jul-26 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 16 (\$)	1-Jul-27 30-Jun-28 Year 17 (\$)	1-Jul-28 30-Jun-29 Year 18 (\$)	1-Jul-29 30-Jun-30 Year 19 (\$)	1-Jul-30 30-Jun-31 Year 20 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	0	10	10.0 %	0	0	0	0	0	0
Cooktops	0	12	8.3 %	0	0	0	0	0	0
Dishwashers	1	10	10.0 %	0	0	0	0	0	1
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	2	12	8.3 %	0	0	0	0	0	2
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Ovens	3	12	8.3 %	0	0	0	0	0	3
Rangehoods	1	12	8.3 %	0	0	0	0	0	1
Subtotal	2			0	0	0	0	0	2
Additional Unit Specific									
Air Conditioner - Split Systems (20-Dec-11)	0	10	10.0 %	0	0	0	0	0	0
Blinds (20-Dec-11)	0	10	10.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Existing Common Property									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Intercom System Assets	3	10	10.0 %	0	0	0	0	0	3
Lifts	3,832	30	3.3 %	248	248	248	248	248	2,592
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	10.0 %	0	0	0	0	0	0
Pumps	0	20	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Ventilation Fans	0	20	100.0 %	0	0	0	0	0	0
Subtotal	3,833			248	248	248	248	248	2,593
Total Division 40 - Effective Life Rate	3,830			248	248	248	248	248	2,590
Division 43 - Capital Works Allowance									
Total Division 43 (Page 26)	118,636			4,658	4,658	4,658	4,658	4,658	95,344
Total Depreciation	122,466			4,906	4,906	4,906	4,906	4,906	97,934

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Summary

Division 43

Building Write-Off Allowance

1.1 Special Building Write-Off allowance (Division 43)

There is available to Wu & Yang Superfund 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	19-Dec-11	2.5 %	\$186,335

Calculation for write-off provision,

PERIOD	DIV 43 (\$)
20-Dec-11 to 30-Jun-12	2,482
1-Jul-12 to 30-Jun-13	4,658
1-Jul-13 to 30-Jun-14	4,658
1-Jul-14 to 30-Jun-15	4,658
1-Jul-15 to 30-Jun-16	4,658
1-Jul-16 to 30-Jun-17	4,658
1-Jul-17 to 30-Jun-18	4,658
1-Jul-18 to 30-Jun-19	4,658
1-Jul-19 to 30-Jun-20	4,658
1-Jul-20 to 30-Jun-21	4,658

Appendix One

40 Year Projection

Appendix One - 40 Year Projection

Years 1-21		
Period	Depreciation & Capital Works Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
20-Dec-11 30-Jun-12	6,161	5,089
1-Jul-12 30-Jun-13	7,920	6,260
1-Jul-13 30-Jun-14	7,224	6,260
1-Jul-14 30-Jun-15	6,896	6,260
1-Jul-15 30-Jun-16	6,719	6,260
1-Jul-16 30-Jun-17	6,736	6,260
1-Jul-17 30-Jun-18	6,069	6,260
1-Jul-18 30-Jun-19	5,644	6,260
1-Jul-19 30-Jun-20	5,372	6,260
1-Jul-20 30-Jun-21	5,195	6,260
1-Jul-21 30-Jun-22	5,079	5,831
1-Jul-22 30-Jun-23	5,000	5,451
1-Jul-23 30-Jun-24	4,946	5,163
1-Jul-24 30-Jun-25	4,907	4,906
1-Jul-25 30-Jun-26	4,878	4,906
1-Jul-26 30-Jun-27	4,856	4,906
1-Jul-27 30-Jun-28	4,838	4,906
1-Jul-28 30-Jun-29	4,823	4,906
1-Jul-29 30-Jun-30	4,810	4,906
1-Jul-30 30-Jun-31	4,799	4,906
1-Jul-31 30-Jun-32	4,789	4,906

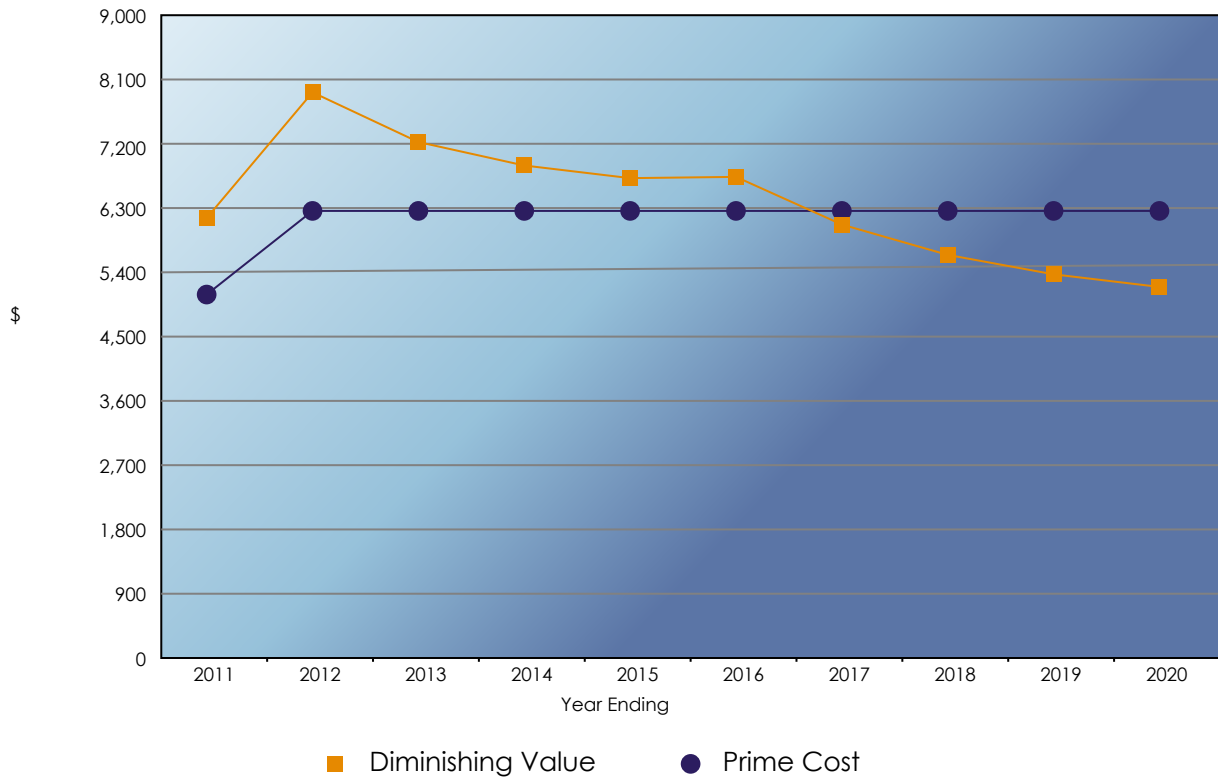
Years 22-41		
Period	Depreciation & Capital Works Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
1-Jul-32 30-Jun-33	4,780	4,906
1-Jul-33 30-Jun-34	4,771	4,906
1-Jul-34 30-Jun-35	4,764	4,906
1-Jul-35 30-Jun-36	4,757	4,906
1-Jul-36 30-Jun-37	4,750	4,906
1-Jul-37 30-Jun-38	4,744	4,906
1-Jul-38 30-Jun-39	4,738	4,906
1-Jul-39 30-Jun-40	4,733	4,906
1-Jul-40 30-Jun-41	4,728	4,906
1-Jul-41 30-Jun-42	5,022	4,775
1-Jul-42 30-Jun-43	4,886	4,658
1-Jul-43 30-Jun-44	4,800	4,658
1-Jul-44 30-Jun-45	4,747	4,658
1-Jul-45 30-Jun-46	4,714	4,658
1-Jul-46 30-Jun-47	4,693	4,658
1-Jul-47 30-Jun-48	4,680	4,658
1-Jul-48 30-Jun-49	4,672	4,658
1-Jul-49 30-Jun-50	4,667	4,658
1-Jul-50 30-Jun-51	4,664	4,658
1-Jul-51 30-Jun-52	2,180	2,177
Total	210,150	210,156

Appendix Two & Three

Graphical Representation

Comparative & Cumulative Analysis

Appendix Two - Comparative Analysis



Appendix Three - Cumulative Analysis

