

TAXATION DEPRECIATION SCHEDULE FOR INDUSTRIAL UNIT TO LET

CLIENTS NAME: Hatcher Fund PL atf The Hatcher & Hatcher Super Fund

SUBJECT SITE: 21 Leda Dr Burleigh Heads

DATE OF INSPECTION: 25/03/2015

Job No: 15/11650

DATE SCHEDULE COMMENCES: 12/08/2013

DATE CONSTRUCTION COMPLETE: 25/03/1994

As requested Excel Property Consultants conducted a visual inspection and a quantity survey for the above mentioned property with intention of determining the physical state of the building and obtaining the quantity and description of materials used in the construction of the building. We have prepared a schedule of capital allowances relating to the subject property.

The purpose of this report is to provide independent analysis of the capital allowances under the Income Tax Assessment Act 1997. This report has been prepared with the understanding that the taxpayer owns all of the plant and equipment listed in the schedule.

The report identifies and evaluates the following allowances.

Division 40 Allowances on "Depreciating Assets" This group was previously recognised as items of plant or articles.

Division 43 Allowances on depreciation of the building, capital works and structural improvements.

The building appears structurally sound and complies with the provisions of the Building Code Of Australia. We have calculated the quantity and costs of all the plant relating to the property and prepared the schedules using the Prime Cost Method and Diminishing Value Method.

You should consult with your accountant or financial advisor in regards to what method would be appropriate to use for your individual circumstance. The values that have been calculated in the schedules are "estimates" prepared for the purpose of depreciation. They are based on historical construction costs, Bureau of Statistics index costs based on local economic conditions and current costing available.

Benefits

- Unlock the cash flow in your rental property
- Receive the maximum tax deductible depreciation
- Minimise tax burden
- Fee is 100% tax deductible

All properties are professionally measured & analysed to maximise potential deductions

The schedules are prepared using the following calculations that are recognised by the Australian Taxation Office.

1. The capital works deductions have been calculated from the estimate of the major construction costs, timber, concrete, bricks, etc. These are depreciated using only the Prime Cost Method and are calculated at 2.5% per year for 40 years.
2. The plant or those items that the Australian Taxation office recognise as items of plant are depreciated according to the effective life of the items, between 4 – 30 years.
3. Assets that have a value that is less than \$1000 can be depreciated as part of a Low Value Pool. Assets that are added to the Low Value Pool are depreciated using the diminishing value method only at 18.75% in the year they are added to the Low Value Pool and at 37.5% for the following years.
4. Non business assets that have a value of less than \$300 can be written off immediately.
5. The report has been prepared on the assumption that you are eligible to claim input tax credits and therefore all cost estimates are exclusive of GST if applicable.
6. The actual cost of all or some of the elements that make up the building structure was not available. The value of elements where costs were not available have been estimated using current costing and construction cost indexing.

We appreciate that the schedule contains a lot of figures that may be a little confusing. The most important page is the last page, which is a summary of the schedules and details the yearly allowable claims. The first column on this page is the financial year that the schedule commenced. The third column is the yearly deductions that have been calculated for the capital works component of your claim and this figure can be inserted directly into your tax return. The fourth column is the yearly allowable claim if you and your financial advisor choose to use the Diminishing Value method of depreciation. The fifth column is the yearly allowable claim if the Prime Cost method of depreciation is used, you have to choose either the Diminishing Value method or the Prime Cost method and again these figures can be inserted directly into your tax return. The sixth and seventh columns are the totals of the Capital Works with both the Diminishing Value method and the Prime Cost method respectively.

Disclaimer

This schedule has been prepared for the sole purpose of depreciation and building allowance claims and is not to be used for any other purpose. Excel Property Consultants does not accept any contractual, tortious or other form of liability for any consequences, loss or damage, which may arise as a result of any other person acting upon or using this assessment.

Different factors can affect the preparation of different schedules and any changes to the property may require the recalculation of the figures. Should you require any further assistance or clarification of the schedule please contact Paul Davis on 0408649134.

Yours sincerely,

Paul Davis.

Glossary of Terms

Depreciating Assets- Depreciating Assets or items of plant or articles as they were previously known can be defined as items that have a limited effective life and are expected to decline in value with use. They can also be defined as items that can be easily removed from the property without damage to the property or the item. A comprehensive list of Depreciating Assets can be found in the ATO'S "Rental Properties Guide"

Effective Life- The effective life of the Depreciating Assets throughout the report are in line with those set down by the Australian Taxation Office

Diminishing Value Method of Depreciation - Method of calculating the decline in value which uses the opening adjusted value as the base for the calculation.

Prime Cost Method of Depreciation - Method of calculating the decline in value which uses a constant opening cost base.

Decline in value - The amount of depreciation between any two date periods.

Low - cost asset - a depreciable asset with an installed cost of less than \$1000.

Low - value asset - a depreciable asset which has an adjusted value of less than \$1000.

Adjusted Value - The value of an asset after some period of decline in value.

Cost of Installation - The total cost of installation of items into their final position. These costs may include supply of depreciating asset, labor costs and portion of preliminary fees and charges.

Non-deductible Capital Expenditure - In all properties there will be an amount of non-deductible capital. This may include Capital works completed prior to the 18/07/1985 and non eligible capital works like landscaping, demolition and site preparation. The amount of non-deductible capital works will depend on the age of the building and the usage of the property.

Special Notes

The report has been completed from information given to us by you, and from information and data gathered from our site inspection of the property in question. If we have included any items in the report that are not owned by you or you intended claiming as a repair, or have already claimed it' your responsibility to ensure that they are omitted from any claims made in relation to the Depreciation Schedule.

The claims that are included in the report in our professional opinion are for all claimable assets and capital works relating to the property. The claims associated with the property in this report will change if any of the assets within the property are disposed of or replaced, it is your responsibility to ensure that your Accountant be made aware of any changes to the property so the schedule of claims can be adjusted accordingly.

The value of an owner/builder's contribution to capital works is not included in the construction expenditure.

The Contents of this report should not be treated as advice in taxation, investing or financial strategy. The contents of the report should only be acted upon after consultation with a qualified Accountant or tax advisor.

Referenced Documents

1. Rental Properties Guide - NAT 1729-06-2014 Australian Taxation Office
2. Guide to Depreciating Assets - NAT 1996-06 2014 Australian Taxation Office
3. Property Depreciation Handbook - The Australian Institute of Quantity Surveyors
4. Australian Institute of Quantity Surveyors Building Cost Index
5. Australian Institute of Quantity Surveyors Building Cost Guide

Taxation Depreciation Schedule for:		21 Leda Dr Burleigh Heads						
Clients Name:		Hatcher Fund PL atf The Hatcher & Hatcher Super Fund						
Construction Complete:		25/03/1994		Commencement of Schedule:			12/08/2013	
Job No:		15/11650		Date of Inspection:			25/03/2015	
Description	Quantity m ²	Replacement Cost	Original Cost	WDV At 12/08/2013	WDV At 30/06/2014	Effective Life	Diminishing Value	
Division 43 Capital Works								
Original Construction		827	\$648,361.06	\$301,944.32	\$155,648.10	\$149,001.14	40	2.5%
Structural Improvements	2004/2005		\$184,311.80	\$153,704.06	\$122,514.95	\$119,109.98	40	2.5%
Structural Improvements	2013/2014		\$118,853.73	\$118,853.73	\$118,853.73	\$117,855.03	40	2.5%
Structural Improvements	2013/2014		\$44,031.66	\$44,031.66	\$44,031.66	\$43,747.29	40	2.5%
Structural Improvements	2013/2014		\$28,134.30	\$28,134.30	\$28,134.30	\$28,038.57	40	2.5%
Structural Improvements							40	2.5%
Notes: The capital works expenses detailed above include an assessment of the original construction and subsequent structural improvements after 27/02/1992 by you or previous owners of the property. The items that are included are items that are not removable from the building and include things like concrete, bricks, wall and ceiling lining etc. The capital expenses estimate does not include non deductible expenses that may form part of the original building cost or contract price. These may include landscaping and earthworks that are not integral to the structure.								
Division 40 Depreciation of Plant								
Dimishing Value Method of Depreciation								
Description	Quantity m2	Replacement Cost	Original Cost	WDV At 12/08/2013	WDV At 30/06/2014	Effective Life	Diminishing Value	
Furniture & Fittings								
Common Area Furniture (Items<\$300)						13.33	15.00%	
Furniture Package (Items>\$1000)						13.33	15.00%	
Furniture Package (Items<\$1000)						13.33	15.00%	
Furniture Package (Items<\$300)						13.33	15.00%	
Electrical Package (Items<\$1000)						10.00	20.00%	
Electrical Package (Items<\$300)						10.00	20.00%	
Floor Coverings								
Carpet	Total m2					10.00	20.00%	
Vinyl	Total m2	185.13	\$7,146.02	\$7,146.02	\$5,887.52	10.00	20.00%	
Floating Floor	Total m2					15.00	13.33%	
Window Coverings								
Vertical Blinds / Venetians	Total m2					10.00	20.00%	
Drapes	Total m2					6.00	33.33%	
External Blinds	Total m2					6.00	33.33%	
Fire Control Equipment								
Fire Extinguishers	9	\$1,564.00	\$1,564.00	\$1,564.00	\$0.00	15.00	100.00%	
Fire Hoses	1	\$450.00	\$429.75	\$300.83	\$244.42	4.00	37.50%	
Fire Control / Indicator Panel						12.00	16.67%	
Smoke & Heat Detectors	(Total) 1	\$798.60	\$774.64	\$697.18	\$566.46	4.00	37.50%	
Fire Warning / Ceiling Speakers						12.00	16.67%	
Security Systems								
Security Alarm Systems	1	\$2,555.00	\$2,555.00	\$2,555.00	\$1,655.07	5.00	40.00%	
Security Camera Systems	1	\$5,760.00	\$5,760.00	\$5,760.00	\$3,731.20	5.00	40.00%	
Security / Access Intercom						10.00	20.00%	
Door Openers & Controls						10.00	20.00%	
Cont'd overleaf								

Division 40 Depreciation of Plant cont'd				Diminishing Value Method of Depreciation			
Description	Quantity m2	Replacement Cost	Original Cost	WDV At 12/08/2013	WDV At 30/06/2014	Effective Life	Diminishing Value
Kitchen Appliances							
Wall Oven						12.00	16.67%
Cook Top						12.00	16.67%
Rangehood						12.00	16.67%
Refrigerator						12.00	16.67%
Built in Coffee Machine						10.00	20.00%
Microwave						10.00	20.00%
Dishwasher						10.00	20.00%
Laundry							
Clothes Dryer						10.00	20.00%
Washing Machine						10.00	20.00%
Air Conditioning & Ventilation Equip							
Mechanical Ventilation Equipment						20.00	10.00%
Ducted Air-conditioning	1	\$10,251.00	\$10,251.00	\$10,251.00	\$8,445.69	10.00	20.00%
Air-conditioning Equipment (split)	1	\$1,860.00	\$1,776.30	\$1,243.41	\$1,024.43	10.00	20.00%
Air-conditioning Equipment (split)	1	\$3,414.00	\$3,414.00	\$3,414.00	\$2,812.76	10.00	20.00%
Pool Filter & Cleaning Equipment							
Pool Filter Equipment						12.00	16.67%
Pool Heating Equipment						15.00	13.33%
Pool Pumping & Cleaning Equipment						12.00	16.67%
Spa Pumps and Controls						15.00	13.33%
Water Switching Equipment						20.00	10.00%
Water Pumping Equipment						20.00	10.00%
Electrical Equipment							
Electric / Gas Hot Water System	1	\$1,460.00	\$1,350.50	\$787.79	\$640.08	4.00	37.50%
Solar Hot Water System						15.00	13.33%
Garage Door Motors	2	\$4,720.00	\$4,720.00	\$4,720.00	\$3,057.51	5.00	40.00%
Garage Door Controls	2	\$6,378.18	\$6,378.18	\$6,378.18	\$4,131.64	10.00	20.00%
Common Area Gate Motors & Controls	1	\$1,454.54	\$1,454.54	\$1,454.54	\$1,198.38	10.00	20.00%
Ceiling Fans						5.00	40.00%
Exhaust Fans	2	\$264.00	\$244.20	\$122.10	\$0.00	10.00	100.00%
Light Shades (removable) (Total)	1	\$1,360.00	\$1,319.20	\$791.52	\$643.11	4.00	37.50%
Other							
Sewage Treatment Controls & Motors						20.00	10.00%
Solar Power System						20.00	10.00%
Employee Amenities (Total)	1	\$3,788.60	\$3,561.28	\$2,849.03	\$2,598.15	20.00	10.00%
Passenger Lifts						30.00	6.67%
Cabinets Removable (Total)	1	\$6,835.00	\$6,835.00	\$6,835.00	\$6,233.14	20.00	10.00%
MATV System						10.00	20.00%
Sprinkler Control System						5.00	40.00%
Vacumn System						10.00	20.00%
Shade Sail (sail only)						10.00	20.00%
Telephone Handset						10.00	20.00%
Television						10.00	20.00%
Garden Shed						15.00	13.33%
Water Filter Cartridges						5.00	40.00%
Sauna Controls and Heaters						15.00	13.33%
Totals		\$708,420.00	\$361,477.94	\$56,869.59	\$42,869.57		

Taxation Depreciation Schedule for:		21 Leda Dr Burleigh Heads					
Clients Name:		Hatcher Fund PL atf The Hatcher & Hatcher Super Fund					
Construction Complete:		25/03/1994		Commencement of Schedule:		12/08/2013	
Job No:		15/11650		Date of Inspection:		25/03/2015	
Description		WDV At 30/06/2015	WDV At 30/06/2016	WDV At 30/06/2017	WDV At 30/06/2018	WDV At 30/06/2019	WDV At 30/06/2020
Division 43 Capital Works							
Original Construction		\$141,452.53	\$133,903.92	\$126,355.31	\$118,806.70	\$111,258.10	\$103,709.49
Structural Improvements	2004/2005	\$115,267.37	\$111,424.77	\$107,582.17	\$103,739.57	\$99,896.97	\$96,054.37
Structural Improvements	2013/2014	\$114,867.18	\$111,895.83	\$108,924.49	\$105,986.16	\$102,981.80	\$100,010.46
Structural Improvements	2013/2014	\$42,646.50	\$41,545.71	\$40,444.91	\$39,344.12	\$38,243.33	\$37,142.54
Structural Improvements	2013/2014	\$27,335.21	\$26,631.85	\$25,928.49	\$25,225.14	\$24,521.78	\$23,818.42
Structural Improvements							
Notes: The Replacement Cost is an estimate of the current cost of an asset at the time of the inspection. The Original cost is an estimate of the construction cost or asset cost at the time of construction. The Written Down Value is the value of the asset at the end of the financial year. The first financial years depreciation is calculated as a pro rata based on the numbers of days the asset is held for the year. The effective live is the reasonable life expectancy of an asset. The effective lives used in the report are the same as set down by the Australian Taxation Office.							
Division 40 Depreciation of Plant				Diminishing Value Method of Depreciation			
Description		WDV At 30/06/2015	WDV At 30/06/2016	WDV At 30/06/2017	WDV At 30/06/2018	WDV At 30/06/2019	WDV At 30/06/2020
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet							
Vinyl							
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians							
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers							
Fire Hoses							
Fire Control / Indicator Panel							
Smoke & Heat Detectors							
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems							
Security Camera Systems							
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd				Diminishing Value Method of Depreciation		
Description	WDV At 30/06/2015	WDV At 30/06/2016	WDV At 30/06/2017	WDV At 30/06/2018	WDV At 30/06/2019	WDV At 30/06/2020
Kitchen Appliances						
Wall Oven						
Cook Top						
Rangehood						
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher						
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning	\$6,756.55	\$5,405.24	\$4,324.19	\$3,459.35	\$2,767.48	\$2,213.99
Air-conditioning Equipment (split)	\$819.55	\$655.64	\$524.51	\$419.61	\$335.69	\$268.55
Air-conditioning Equipment (split)	\$2,250.21	\$1,800.16	\$1,440.13	\$1,152.11	\$921.68	\$737.35
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment						
Water Pumping Equipment						
Electrical Equipment						
Electric / Gas Hot Water System	\$400.05	\$250.03	\$0.00	\$0.00	\$0.00	\$0.00
Solar Hot Water System						
Garage Door Motors	\$1,834.51	\$1,100.70	\$660.42	\$396.25	\$237.75	\$0.00
Garage Door Controls	\$3,305.31	\$2,644.25	\$2,115.40	\$1,692.32	\$1,353.86	\$1,083.09
Common Area Gate Motors & Controls	\$958.70	\$766.96	\$613.57	\$490.86	\$392.68	\$314.15
Ceiling Fans						
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$401.94	\$251.21	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Employee Amenities	\$2,338.34	\$2,104.51	\$1,894.05	\$1,704.65	\$1,534.18	\$1,380.77
Passenger Lifts						
Cabinets Removable	\$5,609.83	\$5,048.84	\$4,543.96	\$4,089.56	\$3,680.61	\$3,312.55
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$32,970.80	\$25,955.90	\$20,294.09	\$16,514.30	\$13,443.30	\$10,853.81

Taxation Depreciation Schedule for:		21 Leda Dr Burleigh Heads					
Clients Name:		Hatcher Fund PL atf The Hatcher & Hatcher Super Fund					
Construction Complete:		25/03/1994		Commencement of Schedule:		12/08/2013	
Job No:		15/11650		Date of Inspection:		25/03/2015	
Description		WDV At 30/06/2021	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026
Division 43 Capital Works							
Original Construction		\$96,160.88	\$88,612.27	\$81,063.66	\$73,515.05	\$65,966.45	\$58,417.84
Structural Improvements	2004/2005	\$92,211.76	\$88,369.16	\$84,526.56	\$80,683.96	\$76,841.36	\$72,998.76
Structural Improvements	2013/2014	\$97,039.12	\$94,067.78	\$91,096.43	\$88,125.09	\$85,153.75	\$82,182.40
Structural Improvements	2013/2014	\$36,041.75	\$34,940.96	\$33,840.17	\$32,739.37	\$31,638.58	\$30,537.79
Structural Improvements	2013/2014	\$23,115.06	\$22,411.71	\$21,708.35	\$21,004.99	\$20,301.63	\$19,598.28
Structural Improvements							
Notes: The Written Down Value of the capital works and individual depreciating assets are supplied at the end of each financial year. The purpose if this to allow you to have a clearer understanding of how much value may be left in certain assets that you may be contemplating writing off and replacing. All Depreciating Assets with a value of less than \$1000 are depreciated using a low value pool. The calculation for the low value pool although calculated using the diminishing value method is included in both the prime cost and diminishing value schedules.							
Division 40 Depreciation of Plant		Dimishing Value Method of Depreciation					
Description		WDV At 30/06/2021	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet							
Vinyl		\$1,234.70	\$987.76	\$790.21	\$632.17	\$505.73	\$404.59
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians							
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Hoses		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Control / Indicator Panel							
Smoke & Heat Detectors		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Security Camera Systems		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd				Diminishing Value Method of Depreciation		
Description	WDV At 30/06/2021	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026
Kitchen Appliances						
Wall Oven						
Cook Top						
Rangehood						
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher						
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning	\$1,771.19	\$1,416.95	\$1,133.56	\$906.85	\$725.48	\$580.38
Air-conditioning Equipment (split)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Air-conditioning Equipment (split)	\$589.88	\$471.90	\$377.52	\$302.02	\$241.61	\$0.00
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment						
Water Pumping Equipment						
Electrical Equipment						
Electric / Gas Hot Water System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Solar Hot Water System						
Garage Door Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Garage Door Controls	\$866.47	\$693.17	\$554.54	\$443.63	\$354.91	\$283.92
Common Area Gate Motors & Controls	\$251.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ceiling Fans						
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Employee Amenities	\$1,242.69	\$1,118.42	\$1,006.58	\$905.92	\$815.33	\$733.80
Passenger Lifts						
Cabinets Removable	\$2,981.29	\$2,683.16	\$2,414.85	\$2,173.36	\$1,956.03	\$1,760.42
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$8,937.54	\$7,371.37	\$6,277.26	\$5,363.95	\$4,599.09	\$3,763.11

Taxation Depreciation Schedule for:			21 Leda Dr Burleigh Heads					
Clients Name:		Hatcher Fund PL atf The Hatcher & Hatcher Super Fund						
Construction Complete:		25/03/1994		Commencement of Schedule:			12/08/2013	
Job No:		15/11650		Date of Inspection:			25/03/2015	
Description		Quantity m ²	Replacement Cost	Original Cost	WDV At 12/08/2013	WDV At 30/06/2014	Effective Life	Prime Cost
Division 43 Capital Works								
Original Construction		827	\$648,361.06	\$301,944.32	\$155,648.10	\$149,001.14	40	2.5%
Structural Improvements	2004/2005		\$184,311.80	\$153,704.06	\$122,514.95	\$119,109.98	40	2.5%
Structural Improvements	2013/2014		\$118,853.73	\$118,853.73	\$118,853.73	\$117,855.03	40	2.5%
Structural Improvements	2013/2014		\$44,031.66	\$44,031.66	\$44,031.66	\$43,747.29	40	2.5%
Structural Improvements	2013/2014		\$28,134.30	\$28,134.30	\$28,134.30	\$28,038.57	40	2.5%
Structural Improvements							40	2.5%
Notes: The capital works expenses detailed above include an assessment of the original construction and subsequent structural improvements after 27/02/1992 by you or previous owners of the property. The items that are included are items that are not removable from the building and include things like concrete, bricks, wall and ceiling lining etc. The capital expenses estimate does not include non deductible expenses that may form part of the original building cost or contract price. These may include landscaping and earthworks that are not integral to the structure.								
Division 40 Depreciation of Plant				Prime Cost Method of Depreciation				
Description		Quantity m2	Replacement Cost	Original Cost	WDV At 12/08/2013	WDV At 30/06/2014	Effective Life	Prime Cost
Furniture & Fittings								
Common Area Furniture (Items<\$300)							13.33	7.50%
Furniture Package (Items>\$1000)							13.33	7.50%
Furniture Package (Items<\$1000)							13.33	7.50%
Furniture Package (Items<\$300)							13.33	7.50%
Electrical Package (Items<\$1000)							10.00	10.00%
Electrical Package (Items<\$300)							10.00	10.00%
Floor Coverings								
Carpet							10.00	10.00%
Vinyl		185.13	\$7,146.02	\$7,146.02	\$7,146.02	\$6,516.77	10.00	10.00%
Floating Floor							15.00	6.67%
Window Coverings								
Vertical Blinds / Venetians							10.00	10.00%
Drapes							6.00	16.67%
External Blinds							6.00	16.67%
Fire Control Equipment								
Fire Extinguishers		9	\$1,564.00	\$1,564.00	\$1,564.00	\$0.00	15.00	100.00%
Fire Hoses		1	\$450.00	\$429.75	\$300.83	\$244.42	4.00	37.50%
Fire Control / Indicator Panel							12.00	8.33%
Smoke & Heat Detectors (Total)		1	\$798.60	\$774.64	\$697.18	\$566.46	4.00	37.50%
Fire Warning / Ceiling Speakers							12.00	8.33%
Security Systems								
Security Alarm Systems		1	\$2,555.00	\$2,555.00	\$2,555.00	\$2,105.04	5.00	20.00%
Security Camera Systems		1	\$5,760.00	\$5,760.00	\$5,760.00	\$4,745.60	5.00	20.00%
Security / Access Intercom							10.00	10.00%
Door Openers & Controls							10.00	10.00%
Cont'd overleaf								

Division 40 Depreciation of Plant cont'd				Prime Cost Method of Depreciation			
Description	Quantity m2	Replacement Cost	Original Cost	WDV At 12/08/2013	WDV At 30/06/2014	Effective Life	Prime Cost
Kitchen Appliances							
Wall Oven						12.00	8.33%
Cook Top						12.00	8.33%
Rangehood						12.00	8.33%
Refrigerator						12.00	8.33%
Built in Coffee Machine						10.00	10.00%
Microwave						10.00	10.00%
Dishwasher						10.00	10.00%
Laundry							
Clothes Dryer						10.00	10.00%
Washing Machine						10.00	10.00%
Air Conditioning & Ventilation Equip							
Mechanical Ventilation Equipment						20.00	5.00%
Ducted Air-conditioning	1	\$10,251.00	\$10,251.00	\$10,251.00	\$9,348.34	10.00	10.00%
Air-conditioning Equipment (split)	1	\$1,860.00	\$1,776.30	\$1,243.41	\$1,133.92	10.00	10.00%
Air-conditioning Equipment (split)	1	\$3,414.00	\$3,414.00	\$3,414.00	\$3,113.38	10.00	10.00%
Pool Filter & Cleaning Equipment							
Pool Filter Equipment						12.00	8.33%
Pool Heating Equipment						15.00	6.67%
Pool Pumping & Cleaning Equipment						12.00	8.33%
Spa Pumps and Controls						15.00	6.67%
Water Switching Equipment						20.00	5.00%
Water Pumping Equipment						20.00	5.00%
Electrical Equipment							
Electric / Gas Hot Water System	1	\$1,460.00	\$1,350.50	\$787.79	\$640.08	4.00	37.50%
Solar Hot Water System						15.00	6.67%
Garage Door Motors	2	\$4,720.00	\$4,720.00	\$4,720.00	\$3,888.76	5.00	20.00%
Garage Door Controls	2	\$6,378.18	\$6,378.18	\$6,378.18	\$5,816.55	10.00	10.00%
Common Area Gate Motors & Controls	1	\$1,454.54	\$1,454.54	\$1,454.54	\$1,326.46	10.00	10.00%
Ceiling Fans						5.00	20.00%
Exhaust Fans	2	\$264.00	\$244.20	\$122.10	\$0.00	10.00	100.00%
Light Shades (removable) (Total)	1	\$1,360.00	\$1,319.20	\$791.52	\$643.11	4.00	37.50%
Other							
Sewage Treatment Controls & Motors						20.00	5.00%
Solar Power System						20.00	5.00%
Employee Amenities (Total)	1	\$3,788.60	\$3,561.28	\$2,849.03	\$2,723.59	20.00	5.00%
Passenger Lifts						30.00	3.33%
Cabinets Removable (Total)	1	\$6,835.00	\$6,835.00	\$6,835.00	\$6,534.07	20.00	5.00%
MATV System						10.00	10.00%
Sprinkler Control System						5.00	20.00%
Vacumn System						10.00	10.00%
Shade Sail (sail only)						10.00	10.00%
Telephone Handset						10.00	10.00%
Television						10.00	10.00%
Garden Shed						15.00	6.67%
Water Filter Cartridges						5.00	20.00%
Sauna Controls and Heaters						15.00	6.67%
Totals							
		\$708,420.00	\$361,477.94	\$56,869.59	\$49,346.54		

Taxation Depreciation Schedule for:		21 Leda Dr Burleigh Heads					
Clients Name:		Hatcher Fund PL atf The Hatcher & Hatcher Super Fund					
Construction Complete:		25/03/1994		Commencement of Schedule:		12/08/2013	
Job No:		15/11650		Date of Inspection:		25/03/2015	
Description		WDV At 30/06/2015	WDV At 30/06/2016	WDV At 30/06/2017	WDV At 30/06/2018	WDV At 30/06/2019	WDV At 30/06/2020
Division 43 Capital Works							
Original Construction		\$141,452.53	\$133,903.92	\$126,355.31	\$118,806.70	\$111,258.10	\$103,709.49
Structural Improvements	2004/2005	\$115,267.37	\$111,424.77	\$107,582.17	\$103,739.57	\$99,896.97	\$96,054.37
Structural Improvements	2013/2014	\$114,867.18	\$111,895.83	\$108,924.49	\$105,986.16	\$102,981.80	\$100,010.46
Structural Improvements	2013/2014	\$42,646.50	\$41,545.71	\$40,444.91	\$39,344.12	\$38,243.33	\$37,142.54
Structural Improvements	2013/2014	\$27,335.21	\$26,631.85	\$25,928.49	\$25,225.14	\$24,521.78	\$23,818.42
Structural Improvements							
Notes: The Replacement Cost is an estimate of the current cost of an asset at the time of the inspection. The Original cost is an estimate of the construction cost or asset cost at the time of construction. The Written Down Value is the value of the asset at the end of the financial year. The first financial years depreciation is calculated as a pro rata based on the numbers of days the asset is held for the year. The effective live is the reasonable life expectancy of an asset. The effective lives used in the report are the same as set down by the Australian Taxation Office.							
Division 40 Depreciation of Plant				Prime Cost Method of Depreciation			
Description		WDV At 30/06/2015	WDV At 30/06/2016	WDV At 30/06/2017	WDV At 30/06/2018	WDV At 30/06/2019	WDV At 30/06/2020
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet							
Vinyl		\$5,802.17	\$5,087.57	\$4,372.97	\$3,658.36	\$2,943.76	\$2,229.16
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians							
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Hoses		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Control / Indicator Panel							
Smoke & Heat Detectors		\$354.04	\$221.27	\$0.00	\$0.00	\$0.00	\$0.00
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems		\$1,594.04	\$1,083.04	\$572.04	\$61.04	\$0.00	\$0.00
Security Camera Systems		\$3,593.60	\$2,441.60	\$1,289.60	\$137.60	\$0.00	\$0.00
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd				Prime Cost Method of Depreciation		
Description	WDV At 30/06/2015	WDV At 30/06/2016	WDV At 30/06/2017	WDV At 30/06/2018	WDV At 30/06/2019	WDV At 30/06/2020
Kitchen Appliances						
Wall Oven						
Cook Top						
Rangehood						
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher						
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning	\$8,323.24	\$7,298.14	\$6,273.04	\$5,247.94	\$4,222.84	\$3,197.74
Air-conditioning Equipment (split)	\$956.29	\$778.66	\$601.03	\$423.40	\$245.77	\$0.00
Air-conditioning Equipment (split)	\$2,771.98	\$2,430.58	\$2,089.18	\$1,747.78	\$1,406.38	\$1,064.98
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment						
Water Pumping Equipment						
Electrical Equipment						
Electric / Gas Hot Water System	\$400.05	\$250.03	\$0.00	\$0.00	\$0.00	\$0.00
Solar Hot Water System						
Garage Door Motors	\$2,944.76	\$2,000.76	\$1,056.76	\$112.76	\$0.00	\$0.00
Garage Door Controls	\$5,178.73	\$4,540.91	\$3,903.09	\$3,265.27	\$2,627.46	\$1,989.64
Common Area Gate Motors & Controls	\$1,181.01	\$1,035.55	\$890.10	\$744.64	\$599.19	\$453.74
Ceiling Fans						
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$401.94	\$251.21	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Employee Amenities	\$2,545.53	\$2,367.46	\$2,189.40	\$2,011.33	\$1,833.27	\$1,655.21
Passenger Lifts						
Cabinets Removable	\$6,192.32	\$5,850.57	\$5,508.82	\$5,167.07	\$4,825.32	\$4,483.57
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$42,239.68	\$35,637.35	\$28,746.02	\$22,577.20	\$18,703.99	\$15,074.03

Taxation Depreciation Schedule for:		21 Leda Dr Burleigh Heads					
Clients Name:		Hatcher Fund PL atf The Hatcher & Hatcher Super Fund					
Construction Complete:		25/03/1994		Commencement of Schedule:		12/08/2013	
Job No:		15/11650		Date of Inspection:		25/03/2015	
Description	WDV At 30/06/2021	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	
Division 43 Capital Works							
Original Construction		\$96,160.88	\$88,612.27	\$81,063.66	\$73,515.05	\$65,966.45	\$58,417.84
Structural Improvements	2004/2005	\$92,211.76	\$88,369.16	\$84,526.56	\$80,683.96	\$76,841.36	\$72,998.76
Structural Improvements	2013/2014	\$97,039.12	\$94,067.78	\$91,096.43	\$88,125.09	\$85,153.75	\$82,182.40
Structural Improvements	2013/2014	\$36,041.75	\$34,940.96	\$33,840.17	\$32,739.37	\$31,638.58	\$30,537.79
Structural Improvements	2013/2014	\$23,115.06	\$22,411.71	\$21,708.35	\$21,004.99	\$20,301.63	\$19,598.28
Structural Improvements							
<p>Notes: The Written Down Value of the capital works and individual depreciating assets are supplied at the end of each financial year. The purpose if this to allow you to have a clearer understanding of how much value may be left in certain assets that you may be contemplating writing off and replacing. All Depreciating Assets with a value of less than \$1000 are depreciated using a low value pool. The calculation for the low value pool although calculated using the diminishing value method is included in both the prime cost and diminishing value schedules.</p>							
Division 40 Depreciation of Plant				Prime Cost Method of Depreciation			
Description	WDV At 30/06/2021	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026	
Furniture & Fittings							
Common Area Furniture (Items<\$300)							
Furniture Package (Items>\$1000)							
Furniture Package (Items<\$1000)							
Furniture Package (Items<\$300)							
Electrical Package (Items<\$1000)							
Electrical Package (Items<\$300)							
Floor Coverings							
Carpet							
Vinyl	\$1,514.56	\$799.96	\$85.36	\$0.00	\$0.00	\$0.00	
Floating Floor							
Window Coverings							
Vertical Blinds / Venetians							
Drapes							
External Blinds							
Fire Control Equipment							
Fire Extinguishers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fire Hoses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fire Control / Indicator Panel							
Smoke & Heat Detectors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fire Warning / Ceiling Speakers							
Security Systems							
Security Alarm Systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Security Camera Systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Security / Access Intercom							
Door Openers & Controls							
Cont'd overleaf							

Division 40 Depreciation of Plant cont'd						
Prime Cost Method of Depreciation						
Description	WDV At 30/06/2021	WDV At 30/06/2022	WDV At 30/06/2023	WDV At 30/06/2024	WDV At 30/06/2025	WDV At 30/06/2026
Kitchen Appliances						
Wall Oven						
Cook Top						
Rangehood						
Refrigerator						
Built in Coffee Machine						
Microwave						
Dishwasher						
Laundry						
Clothes Dryer						
Washing Machine						
Air Conditioning & Ventilation Equip						
Mechanical Ventilation Equipment						
Ducted Air-conditioning	\$2,172.64	\$1,147.54	\$122.44	\$0.00	\$0.00	\$0.00
Air-conditioning Equipment (split)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Air-conditioning Equipment (split)	\$723.58	\$382.18	\$40.78	\$0.00	\$0.00	\$0.00
Pool Filter & Cleaning Equipment						
Pool Filter Equipment						
Pool Heating Equipment						
Pool Pumping & Cleaning Equipment						
Spa Pumps and Controls						
Water Switching Equipment						
Water Pumping Equipment						
Electrical Equipment						
Electric / Gas Hot Water System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Solar Hot Water System						
Garage Door Motors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Garage Door Controls	\$1,351.82	\$714.00	\$76.18	\$0.00	\$0.00	\$0.00
Common Area Gate Motors & Controls	\$308.28	\$162.83	\$0.00	\$0.00	\$0.00	\$0.00
Ceiling Fans						
Exhaust Fans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Light Shades (removable)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other						
Sewage Treatment Controls & Motors						
Solar Power System						
Employee Amenities	\$1,477.14	\$1,299.08	\$1,121.01	\$942.95	\$764.88	\$586.82
Passenger Lifts						
Cabinets Removable	\$4,141.82	\$3,800.07	\$3,458.32	\$3,116.57	\$2,774.82	\$2,433.07
MATV System						
Sprinkler Control System						
Vacumn System						
Shade Sail (sail only)						
Telephone Handset						
Television						
Garden Shed						
Water Filter Cartridges						
Sauna Controls and Heaters						
Totals	\$11,689.84	\$8,305.65	\$4,904.09	\$4,059.52	\$3,539.70	\$3,019.89

Taxation Depreciation Schedule for:			21 Leda Dr Burleigh Heads			
Clients Name:		Hatcher Fund PL atf The Hatcher & Hatcher Super Fund				
Construction Complete:			25/03/1994	Commencement of Schedule:		12/08/2013
Job No:		15/11650		Date of Inspection:		25/03/2015
		Division 43 Yearly Claim	Div 40 Diminishing Value Yearly Claim	Div 40 Prime Cost Yearly Claim	Total Div 43 Plus Div 40 Diminishing Value	Total Div 43 Plus Div 40 Prime Cost
2013/2014	1st year	\$11,430.75	\$14,000.02	\$7,523.05	\$25,430.77	\$18,953.80
2014/2015	2nd year	\$16,183.21	\$9,898.77	\$7,106.86	\$26,081.97	\$23,290.07
2015/2016	3rd year	\$16,166.70	\$7,014.90	\$6,602.33	\$23,181.60	\$22,769.03
2016/2017	4th year	\$16,166.70	\$5,661.81	\$6,891.34	\$21,828.51	\$23,058.04
2017/2018	5th year	\$16,133.69	\$3,779.79	\$6,168.82	\$19,913.47	\$22,302.50
2018/2019	6th year	\$16,199.72	\$3,071.00	\$3,873.21	\$19,270.72	\$20,072.93
2019/2020	7th year	\$16,166.70	\$2,589.49	\$3,629.96	\$18,756.19	\$19,796.66
2020/2021	8th year	\$16,166.70	\$1,916.27	\$3,384.19	\$18,082.97	\$19,550.89
2021/2022	9th year	\$16,166.70	\$1,566.16	\$3,384.19	\$17,732.87	\$19,550.89
2022/2023	10th year	\$16,166.70	\$1,094.12	\$3,401.56	\$17,260.82	\$19,568.26
2023/2024	11th year	\$16,166.70	\$913.31	\$844.57	\$17,080.01	\$17,011.28
2024/2025	12th year	\$16,166.70	\$764.86	\$519.81	\$16,931.56	\$16,686.52
2025/2026	13th year	\$16,166.70	\$835.97	\$519.81	\$17,002.67	\$16,686.52
2026/2027	14th year	\$16,166.70	\$730.34	\$519.81	\$16,897.04	\$16,686.52
2027/2028	15th year	\$16,166.70	\$382.07	\$519.81	\$16,548.78	\$16,686.52
2028/2029	16th year	\$16,166.70	\$535.26	\$572.44	\$16,701.96	\$16,739.14
2029/2030	17th year	\$16,166.70	\$478.98	\$341.75	\$16,645.69	\$16,508.45
2030/2031	18th year	\$16,166.70	\$163.65	\$341.75	\$16,330.35	\$16,508.45
2031/2032	19th year	\$16,166.70	\$147.28	\$341.75	\$16,313.98	\$16,508.45
2032/2033	20th year	\$16,166.70	\$132.55	\$341.75	\$16,299.25	\$16,508.45
2033/2034	21st year	\$14,195.68	\$119.30	\$40.82	\$14,314.97	\$14,236.50
2034/2035	22nd year	\$8,618.09	\$107.37		\$8,725.46	\$8,618.09
2035/2036	23rd year	\$8,618.09	\$352.49		\$8,970.58	\$8,618.09
2036/2037	24th year	\$8,618.09	\$61.38		\$8,679.48	\$8,618.09
2037/2038	25th year	\$8,618.09	\$55.24		\$8,673.34	\$8,618.09
2038/2039	26th year	\$8,618.09	\$49.72		\$8,667.81	\$8,618.09
2039/2040	27th year	\$8,618.09	\$44.75		\$8,662.84	\$8,618.09
2040/2041	28th year	\$8,618.09	\$40.27		\$8,658.37	\$8,618.09
2041/2042	29th year	\$8,618.09	\$36.25		\$8,654.34	\$8,618.09
2042/2043	30th year	\$8,618.09	\$32.62		\$8,650.71	\$8,618.09
2043/2044	31st year	\$8,618.09	\$293.59		\$8,911.68	\$8,618.09
2044/2045	32nd year	\$8,607.42			\$8,607.42	\$8,607.42
2045/2046	33rd year	\$4,775.49			\$4,775.49	\$4,775.49
2046/2047	34th year	\$4,775.49			\$4,775.49	\$4,775.49
2047/2048	35th year	\$4,775.49			\$4,775.49	\$4,775.49
2048/2049	36th year	\$4,775.49			\$4,775.49	\$4,775.49
2049/2050	37th year	\$4,775.49			\$4,775.49	\$4,775.49
2050/2051	38th year	\$4,775.49			\$4,775.49	\$4,775.49
2051/2052	39th year	\$4,775.49			\$4,775.49	\$4,775.49
2052/2053	40th year	\$4,775.49			\$4,775.49	\$4,775.49
2053/2054	41st year	\$3,380.18			\$3,380.18	\$3,380.18
2054/2055	42nd year					
2055/2056	43rd year					
2056/2057	44th year					
		\$469,182.74	\$56,869.59	\$56,869.59	\$526,052.33	\$526,052.33
Only low cost assets with a value of less than \$1000 have been added to a low value pool and depreciated accordingly						