



Quantity Services

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DEPRECIATION SCHEDULES
FOR COMMERCIAL PROPERTY AT
41 PIONEER ROAD
YANDINA
QUEENSLAND

Prepared for: -

Andrew & Joanne Wallis ATF
Wallis Superannuation Fund
13 Elanora Avenue
MOOLOOLABA
QLD 4557

16 July 2020

BASIS OF CALCULATION

- 1.01 This report has been prepared on the basis of an estimated apportionment of the overall expenditure that has occurred on the purchase of the property.
- 1.02 This valuation has been prepared on the understanding that all items of plant and articles as listed in the schedules are owned by the taxpayer, and the taxpayer is eligible for the allowances.
- 1.03 For the purposes of this valuation the property was attended on 13th July 2020 and assessed from information available as at that date.
- 1.04 The schedules have been prepared on the advice that no schedule of depreciation or allowances formed part of the contract of sale thereby allowing a revaluation in accordance with section 60(2) of the income Tax Assessment Act.
- 1.05 Land has not been taken into account in this valuation.
- 1.06 The Schedules are based on our interpretation of the income tax Assessment act 1936 as amended, tax cases, and tax rulings, all as current at the date of this proposal and on our understanding of the Commissioner of Taxation current practices. If any changes are required to the schedules because of error or omission please contact Lincoln Catton.
- 1.07 If the property was purchased after 10 May 2006 we have used the 200% formula
- 1.08 Second-hand assets may have been assessed as per the ATO 2019 tax guidelines.

DISCLAIMER

- 2.01 These schedules have been prepared for the sole purpose of claiming Depreciation and Division 43 claims and are not to be used for any other purpose.
- 2.02 These schedules are confidential to the owners of the premises.
- 2.03 It is the owner's responsibility to ensure that they are entitled to the allowances outlined in these schedules all as per the Tax Assessment Act. It is assumed there is no private use.
- 2.04 QTYS P/L does not accept any contractual, tortious or any 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 valuation.

CERTIFICATION

We hereby certify that in our opinion the capital cost schedules relate to:

- 1 Division 40 Plant and Articles as included in the Construction or Purchase contract are calculated at current replacement value.
- 2 Division 43 allowances for buildings are based on historical estimated values or actual building costs where available. It is estimated the building was constructed in 1990 with some capital improvements around 2006 and 2020.



Lincoln Catton
B.Urban Development (QS), B.Business (Accounting)

Quantity Surveyor



Tax agent
25542916

41 PIONEER ROAD, YANDINA QLD

DIMINISHING VALUE METHOD		Days Yr. 1	70								Settlement		22/04/20
Division 40		Deprn		Claim	Claim	Claim	Claim	Claim	Claim	Claim	Claim	Claim	Claim
Capital Expenditure	Total Cost	Rate	Days	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Air Conditioning				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Split air type	\$ 15,690.00	20.0%	70	602	3,018	2,414	1,931	1,545	1,236	989	791	633	506
Blinds	\$ 3,420.00	20.0%	70	131	658	526	421	337	269	216	172	138	110
Carpet	\$ 2,970.00	25.0%	70	142	707	530	398	298	224	168	126	94	71
Electrical Machinery & Equip													
Oven & Cooktop	\$ 695.00	16.7%	70	22	112	94	78	65	54	45	38	31	26
Dishwasher	\$ 759.00	20.0%	70	29	146	117	93	75	60	48	38	31	24
Motors Garages/gates	\$ 1,790.00	20.0%	70	69	344	275	220	176	141	113	90	72	58
Lighting systems	\$ 780.00	40.0%	70	60	288	173	104	62	37	22	13	8	5
General electrical equip	\$ 1,635.00	20.0%	70	63	314	252	201	161	129	103	82	66	53
Fire Control & Alarm systems													
Fire extinguishers	\$ 875.00	13.3%	70	22	113	98	85	74	64	56	48	42	36
Hose & nozzles	\$ 745.00	20.0%	70	29	143	115	92	73	59	47	38	30	24
Furniture & fittings													
Furniture & fittings under \$1000*	\$ 1,785.00	37.5%	182.5	335	544	340	212	133	83	52	32	20	13
* 18.75% year one only.													
Hot water instalation													
	\$ 4,875.00	20.0%	70	187	938	750	600	480	384	307	246	197	157
Exhaust fans													
	\$ 265.00	20.0%	70	10	51	41	33	26	21	17	13	11	9
Vinyl flooring & similar													
	\$ 5,362.50	20.0%	70	206	1,031	825	660	528	422	338	270	216	173
Total Plant & Articles	\$ 41,646.50			1,906	8,408	6,550	5,129	4,033	3,183	2,520	1,999	1,589	1,265
Division 43													
	Total Cost												
Original Building Structure	\$ 454,491.18	2.5%	70	2,179	11,362	11,362	11,362	11,362	11,362	11,362	11,362	11,362	11,362
Capital Improvements	\$ 160,629.24	2.5%	70	770	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
Total Building allowance				2,949	15,378	15,378	15,378	15,378	15,378	15,378	15,378	15,378	15,378
TOTAL DEPRECIATION													
				4,856	23,786	21,928	20,507	19,411	18,561	17,898	17,377	16,967	16,643

41 PIONEER ROAD, YANDINA QLD

PRIME COST METHOD	<i>Days Yr. 1</i>		70								Settlement		22/04/20
Division 40		<i>Deprn</i>		<i>Claim</i>	<i>Claim</i>	<i>Claim</i>	<i>Claim</i>	<i>Claim</i>	<i>Claim</i>	<i>Claim</i>	<i>Claim</i>	<i>Claim</i>	<i>Claim</i>
Capital Expenditure	<i>Total Cost</i>	<i>Rate</i>	<i>Days</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>
Air Conditioning				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Split air type	\$ 15,690.00	10.0%	70	301	1,569	1,569	1,569	1,569	1,569	1,569	1,569	1,569	1,569
Blinds	\$ 3,420.00	10.0%	70	66	342	342	342	342	342	342	342	342	342
Carpet	\$ 2,970.00	12.5%	70	71	371	371	371	371	371	371	371	300	-
Electrical Machinery & Equip													
Oven & Cooktop	\$ 695.00	8.3%	70	11	58	58	58	58	58	58	58	58	58
Dishwasher	\$ 759.00	10.0%	70	15	76	76	76	76	76	76	76	76	76
Motors Garages/gates	\$ 1,790.00	10.0%	70	34	179	179	179	179	179	179	179	179	179
Lighting systems	\$ 780.00	20.0%	70	30	156	156	156	156	126	-	-	-	-
General electrical equip	\$ 1,635.00	10.0%	70	31	164	164	164	164	164	164	164	164	164
Fire Control & Alarm systems													
Fire extinguishers	\$ 875.00	6.7%	70	11	59	59	59	59	59	59	59	59	59
Hose & nozzles	\$ 745.00	10.0%	70	14	75	75	75	75	75	75	75	75	75
Furniture & fittings													
Furniture & fittings under \$1000*	\$ 1,785.00	37.5%	182.5	335	544	340	212	133	83	52	32	20	13
* 18.75% year one only.													
Hot water instalation	\$ 4,875.00	10.0%	70	93	488	488	488	488	488	488	488	488	488
Exhaust fans	\$ 265.00	10.0%	70	5	27	27	27	27	27	27	27	27	27
Vinyl flooring & similar	\$ 5,362.50	10.0%	70	103	536	536	536	536	536	536	536	536	536
Total Plant & Articles	\$ 41,646.50			1121	4642	4438	4310	4230	4151	3994	3974	3891	3583
Division 43	<i>Total Cost</i>												
Original Building Structure	\$ 454,491.18	2.50%	70	2,179	11,362	11,362	11,362	11,362	11,362	11,362	11,362	11,362	11,362
Capital Improvements	\$ 160,629.24	2.50%	70	770	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
Total Building allowance				2,949	15,378	15,378	15,378	15,378	15,378	15,378	15,378	15,378	15,378
TOTAL DEPRECIATION				4,070	20,020	19,816	19,688	19,609	19,529	19,372	19,352	19,269	18,961

DIMINISHING VALUE METHOD			Days Yr. 1 365			Settlement																22/04/20		CWDV
Division 40			Claim 2030	Claim 2031	Claim 2032	Claim 2033	Claim 2034	Claim 2035	Claim 2036	Claim 2037	Claim 2038	Claim 2039	Claim 2040	Claim 2041	Claim 2042	Claim 2043	Claim 2044	Claim 2045	Claim 2046	Claim 2047	Claim 2048	Claim 2049		
Capital Expenditure	OWDV	Depn Rate	Days	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Air Conditioning																								
Split air type	\$ 2,025.10	20.0%	365	405	324	259	207	166	133	106	85	68	54	43	35	28	22	18	14	11	9	7	6	
Blinds	\$ 441.42	20.0%	365	88	71	57	45	36	29	23	19	15	12	9	8	6	5	4	3	2	2	2	1	
Carpet	\$ 212.31	25.0%	365	53	40	30	22	17	13	9	7	5	4	3	2	2	1	1	1	1	1	1	-	
Electrical Machinery & Equip																								
Oven & Cooktop	\$ 129.91	16.7%	365	22	18	15	13	10	9	7	6	5	4	3	3	2	2	1	1	1	1	1	1	
Dishwasher	\$ 97.96	20.0%	365	20	16	13	10	8	6	5	4	3	3	2	2	1	1	1	1	1	1	1	-	
Motors Garages/gates	\$ 231.03	20.0%	365	46	37	30	24	19	15	12	10	8	6	5	4	3	3	2	2	1	1	1	1	
Lighting systems	\$ 7.26	40.0%	365	3	2	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
General electrical equip	\$ 211.03	20.0%	365	42	34	27	22	17	14	11	9	7	6	5	4	3	2	2	1	1	1	1	1	
Fire Control & Alarm systems																								
Fire extinguishers	\$ 236.03	13.3%	365	31	27	24	20	18	15	13	12	10	9	8	7	6	5	4	4	3	3	2	2	
Hose & nozzles	\$ 96.16	20.0%	365	19	15	12	10	8	6	5	4	3	3	2	2	1	1	1	1	1	1	1	-	
Furniture & fittings																								
Furniture & fittings under \$1000* * 18.75% year one only.	\$ 21.10	37.5%	365	8	5	3	2	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hot water installation	\$ 629.21	13.3%	365	84	73	63	55	47	41	36	31	27	23	20	17	15	13	11	10	9	7	6	6	
Exhaust fans	\$ 34.20	20.0%	365	7	5	4	4	3	2	2	1	1	1	1	1	1	-	-	-	-	-	-	-	
Vinyl flooring & similar	\$ 692.14	20.0%	365	138	111	89	71	57	45	36	29	23	19	15	12	10	8	6	5	4	3	2	2	
Total Plant & Articles	\$ 5,064.87			966	777	626	505	408	329	267	216	176	143	116	95	78	64	52	42	35	30	26	19	
Division 43																								
Original Building Structure	\$ 20,544.60	2.5%	365	11,362	9,183	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Improvements	\$ 123,717.52	2.5%	365	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	
Total Building allowance				15,378	13,199	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	
TOTAL DEPRECIATION				16,344	13,976	4,641	4,520	4,424	4,345	4,283	4,232	4,191	4,159	4,132	4,111	4,094	4,080	4,067	4,058	4,051	4,046	4,041	4,034	

PRIME COST METHOD			Days Yr. 1 365			Settlement																22/04/20		CWDV
Division 40			Claim 2030	Claim 2031	Claim 2032	Claim 2033	Claim 2034	Claim 2035	Claim 2036	Claim 2037	Claim 2038	Claim 2039	Claim 2040	Claim 2041	Claim 2042	Claim 2043	Claim 2044	Claim 2045	Claim 2046	Claim 2047	Claim 2048	Claim 2049		
Capital Expenditure	OWDV	Depn Rate	Days	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Air Conditioning																								
Split air type	\$ 1,268.10	10.0%	365	1,268	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Blinds	\$ 276.41	10.0%	365	276	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Carpet	\$ -	12.5%	365	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Electrical Machinery & Equip																								
Oven & Cooktop	\$ 164.77	8.3%	365	58	58	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dishwasher	\$ 61.34	10.0%	365	61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Motors Garages/gates	\$ 144.67	10.0%	365	145	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lighting systems	\$ -	20.0%	365	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
General electrical equip	\$ 132.14	10.0%	365	132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fire Control & Alarm systems																								
Fire extinguishers	\$ 336.13	6.7%	365	59	59	59	59	59	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hose & nozzles	\$ 60.21	10.0%	365	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Furniture & fittings																								
Furniture & fittings under \$1000* * 18.75% year one only.	\$ 21.10	37.5%	365	8	5	3	2	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hot water installation	\$ 394.01	6.7%	365	394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Exhaust fans	\$ 21.42	10.0%	365	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vinyl flooring & similar	\$ 433.41	10.0%	365	433	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Plant & Articles	\$ 3,313.72			2916	121	111	61	60	44	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
Division 43																								
Original Building Structure	\$ 20,544.60	2.5%	365	11,362	9,183	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Improvements	\$ 123,717.52	2.5%	365	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	
Total Building allowance				15,378	13,199	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	
TOTAL DEPRECIATION				18,294	13,320	4,127	4,076	4,076	4,060	4,017	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	