



Quantity Surveyors and Cost Consultants

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Chartered Quantity Surveyors, helping clients make the most from their investment and expenditure in construction properties

TAX DEPRECIATION SCHEDULE

TWO BEDROOM APARTMENT

207/26-28 BROADWAY, ELWOOD, VIC 3184

FOR MOJO HUNTER FAMILY SUPERANNUATION FUND

Report Date: 06 April 2021

Our Ref: TDS/143/2021



QUANTITY SURVEYORS AND COST CONSULTANTS

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Depreciation Specialists**

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BRIEF AND METHOD

The following tax depreciation report is a schedule of the depreciating assets and capital allowance for above property. This depreciation schedule has been prepared from the information supplied by owner on 31 March 2021, to determine the cost of construction. The property estimate is priced at 2019 rates for buildings and fit out of this type in the Melbourne Metropolitan area.

Indicative cost at built date & residual Value at leasing date has been listed in the following schedule of property excluding landscaping. Further, we have estimated the various depreciated components and assessed the notional write off for the period 2019-2059 (for 40 years deduction) and commenced this schedule from the settlement date in the 2018/2019 taxation year, at the written down value.

DESCRIPTION OF PROPERTY

Built in 2019, two bedroom apartment is situated in basement, ground and three story building. The apartment consists of entry, living, kitchen, 2 bedroom with built in robes, balcony, 2 bathroom and W.C. The kitchen has bench tops and cupboards with under bench oven, cook top, dishwasher and range hood. Floor finishes are timber floor (to entry, living & kitchen), carpet (to 2 bedroom wardrobe) and tile flooring (to rest of area including wet areas & W.C). Split AC unit has been installed. Blinds have been fitted to the window openings. There is one car park and storage for this apartment. There are common building facilities (residents lounge and passages) in the building.

QUALIFICATION

This report is prepared by COSTIN Quantity surveyors and Cost Consultants as construction cost consultants and includes actual or estimated values for items that may be depreciable under the relevant tax legislation below. The report does not provide tax advice and the tax payer must discuss the content of this report with a tax advisor prior to using the information in a tax return. The report relates only to the current owner of the property.

REFERENCED MATERIAL AND ASSUMPTION

The following publications were used as referenced material for the preparation of this report.

- ATO - Guide to Rental properties
- Australian Tax Master Guide
- Ruling and guideline From TR 2017/4 and Treasury Laws Amendment (Housing Tax Integrity) Bill 2017

Other referenced material includes the following:

- Property construction contract correspondences
- Australian Construction Handbook and invoice of fit out
- Australian Institute of Quantity Surveyors Cost Updates

REMARKS


The value of depreciating assets in accordance with the Act has been included based on the estimated construction cost including fees, charges and associated builders preliminary costs where appropriate. The depreciation effective lives and percentages used to compile this report are those rates stated by the Tax Commissioner. In the event where the Tax Commissioner stated no depreciation percentage or effective life, we have used a rate, which reflects the effective life and is in line with the intent of the act.

Please note this report contains two available alternatives for depreciating plant and articles, Diminishing Value Method & Diminishing Value Method (with optional low value pool) and Prime Cost Method, your accountant or tax advisor can choose the method best suited to your financial situation. Items costing less than \$1000 can be claimed at an accelerated rate as part of a low-value pool. The total amount claimable each year is the total of capital building writes off allowance - Div 43 plus either one of Prime Cost or Diminishing Value Methods of depreciation assets - Div. 40.

The owner of the property may depreciate and claim allowances for the property while it is being used for income producing purposes only. For any time period where the property is not being used for this purpose, that time period must be deducted from the claimable allowances.

Signed for and on behalf of

COSTIN Quantity Surveyors and Cost Consultants



Dushantha Kumarasinghe BSc. QS (Hons), MRICS, AAIQS



Chartered
Institute of
Arbitrators
CI Arb



Chartered Quantity Surveyors, Members of Australian Institute of Quantity Surveyors, Chartered Institute of Arbitrators and registered Agent in Tax Practitioners Board.

EXECUTIVE SUMMARY - PLANT AND EQUIPMENT AND CAPITAL EXPENDITURE

Executive Summary (40 Years Deduction)

Over view

This executive summary outlines based on life time of the property for 40 years. There total include the division 43 and division 40 components as a total yearly deduction. This include summary of Diminishing Value Method & Diminishing Value Method (with optional low value pool) and Prime Cost Method

Division 40 – Plant and equipment (the calculations for plant and equipment assets have been prepared in accordance with the relevant Taxation Ruling in place at the time of preparing this report. This ruling discusses the methodology outlined by the commissioner of Taxation to determine the effective life of depreciating assets under income tax assessment Act 1997

Division 43 – allows a deduction for capital expenditure incurred in the construction of capital works. The deduction claimed as capital works allowance depends on the type of contraction, improvement and the date of construction and improvement started.

EXECUTIVE SUMMARY

CAPITAL BUILDING WRITE OFF AND DEPRECIATION ITEMS



Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date:

6-Apr-21

Property Owner: Mojo Hunter Family Superannuation Fund

Available for rent:

1-Mar-19

40 YEARS SUMMARY - DIMINISHING VALUE METHOD

Period	Residual value	Depreciation Deduction		Total deduction
		Building write off - DIV. 43	Assets - DIV . 40	
Built date	345,011	311,852	0	0
1-Mar-19	277,185	262,447	14,739	67,826
30 - June - 19	274,579	2,606	0	2,606
30 - June - 20	266,783	7,796	0	7,796
30 - June - 21	258,987	7,796	0	7,796
30 - June - 22	251,190	7,796	0	7,796
30 - June - 23	243,394	7,796	0	7,796
30 - June - 24	235,598	7,796	0	7,796
30 - June - 25	227,802	7,796	0	7,796
30 - June - 26	220,005	7,796	0	7,796
30 - June - 27	212,209	7,796	0	7,796
30 - June - 28	204,413	7,796	0	7,796
30 - June - 29	196,616	7,796	0	7,796
30 - June - 30	188,820	7,796	0	7,796
30 - June - 31	181,024	7,796	0	7,796
30 - June - 32	173,228	7,796	0	7,796
30 - June - 33	165,431	7,796	0	7,796
30 - June - 34	157,635	7,796	0	7,796
30 - June - 35	149,839	7,796	0	7,796
30 - June - 36	142,042	7,796	0	7,796
30 - June - 37	134,246	7,796	0	7,796
30 - June - 38	126,450	7,796	0	7,796
30 - June - 39	118,653	7,796	0	7,796
30 - June - 40	110,857	7,796	0	7,796
30 - June - 41	103,061	7,796	0	7,796
30 - June - 42	95,265	7,796	0	7,796
30 - June - 43	87,468	7,796	0	7,796
30 - June - 44	79,672	7,796	0	7,796
30 - June - 45	71,876	7,796	0	7,796
30 - June - 46	64,079	7,796	0	7,796
30 - June - 47	56,283	7,796	0	7,796
30 - June - 48	48,487	7,796	0	7,796
30 - June - 49	40,691	7,796	0	7,796
30 - June - 50	32,894	7,796	0	7,796
30 - June - 51	25,098	7,796	0	7,796
30 - June - 52	17,302	7,796	0	7,796
30 - June - 53	14,739	2,563	0	2,563
30 - June - 54	0	0	0	0
30 - June - 55	0	0	0	0
30 - June - 56	0	0	0	0
30 - June - 57	0	0	0	0
30 - June - 58	0	0	0	0
30 - June - 59	0	0	0	0
30 - June - 60	0	0	0	0

EXECUTIVE SUMMARY

CAPITAL BUILDING WRITE OFF AND DEPRECIATION ITEMS



Property: 207/26-28 Broadway, Elwood, VIC 3184 Report Date: 6-Apr-21
 Property Owner: Mojo Hunter Family Superannuation Fund Available for rent: 1-Mar-19

40 YEARS SUMMARY - DIMINISHING VALUE METHOD (WITH OPTIONAL LOW VALUE POOL)

Period	Residual value	Depreciation Deduction		Total deduction
		Building write off - DIV. 43	Assets - DIV . 40	
Built date	345,011	311,852	0	0
1-Mar-19	277,185	262,447	14,739	67,826
30 - June - 19	274,579	2,606	0	2,606
30 - June - 20	266,783	7,796	0	7,796
30 - June - 21	258,987	7,796	0	7,796
30 - June - 22	251,190	7,796	0	7,796
30 - June - 23	243,394	7,796	0	7,796
30 - June - 24	235,598	7,796	0	7,796
30 - June - 25	227,802	7,796	0	7,796
30 - June - 26	220,005	7,796	0	7,796
30 - June - 27	212,209	7,796	0	7,796
30 - June - 28	204,413	7,796	0	7,796
30 - June - 29	196,616	7,796	0	7,796
30 - June - 30	188,820	7,796	0	7,796
30 - June - 31	181,024	7,796	0	7,796
30 - June - 32	173,228	7,796	0	7,796
30 - June - 33	165,431	7,796	0	7,796
30 - June - 34	157,635	7,796	0	7,796
30 - June - 35	149,839	7,796	0	7,796
30 - June - 36	142,042	7,796	0	7,796
30 - June - 37	134,246	7,796	0	7,796
30 - June - 38	126,450	7,796	0	7,796
30 - June - 39	118,653	7,796	0	7,796
30 - June - 40	110,857	7,796	0	7,796
30 - June - 41	103,061	7,796	0	7,796
30 - June - 42	95,265	7,796	0	7,796
30 - June - 43	87,468	7,796	0	7,796
30 - June - 44	79,672	7,796	0	7,796
30 - June - 45	71,876	7,796	0	7,796
30 - June - 46	64,079	7,796	0	7,796
30 - June - 47	56,283	7,796	0	7,796
30 - June - 48	48,487	7,796	0	7,796
30 - June - 49	40,691	7,796	0	7,796
30 - June - 50	32,894	7,796	0	7,796
30 - June - 51	25,098	7,796	0	7,796
30 - June - 52	17,302	7,796	0	7,796
30 - June - 53	14,739	2,563	0	2,563
30 - June - 54	0	0	0	0
30 - June - 55	0	0	0	0
30 - June - 56	0	0	0	0
30 - June - 57	0	0	0	0
30 - June - 58	0	0	0	0
30 - June - 59	0	0	0	0
30 - June - 60	0	0	0	0

EXECUTIVE SUMMARY**CAPITAL BUILDING WRITE OFF AND DEPRECIATION ITEMS**

Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date:

6-Apr-21

Property Owner: Mojo Hunter Family Superannuation Fund

Available for rent:

1-Mar-19

40 YEARS SUMMARY - PRIME COST METHOD

Period	Residual value	Depreciation Deduction		Total deduction
		Building write off - DIV. 43	Assets - DIV . 40	
Built date	345,011	311,852	0	0
1-Mar-19	278,352	262,447	15,906	66,659
30 - June - 19	275,746	2,606	0	2,606
30 - June - 20	267,950	7,796	0	7,796
30 - June - 21	260,154	7,796	0	7,796
30 - June - 22	252,358	7,796	0	7,796
30 - June - 23	244,561	7,796	0	7,796
30 - June - 24	236,765	7,796	0	7,796
30 - June - 25	228,969	7,796	0	7,796
30 - June - 26	221,172	7,796	0	7,796
30 - June - 27	213,376	7,796	0	7,796
30 - June - 28	205,580	7,796	0	7,796
30 - June - 29	197,783	7,796	0	7,796
30 - June - 30	189,987	7,796	0	7,796
30 - June - 31	182,191	7,796	0	7,796
30 - June - 32	174,395	7,796	0	7,796
30 - June - 33	166,598	7,796	0	7,796
30 - June - 34	158,802	7,796	0	7,796
30 - June - 35	151,006	7,796	0	7,796
30 - June - 36	143,209	7,796	0	7,796
30 - June - 37	135,413	7,796	0	7,796
30 - June - 38	127,617	7,796	0	7,796
30 - June - 39	119,821	7,796	0	7,796
30 - June - 40	112,024	7,796	0	7,796
30 - June - 41	104,228	7,796	0	7,796
30 - June - 42	96,432	7,796	0	7,796
30 - June - 43	88,635	7,796	0	7,796
30 - June - 44	80,839	7,796	0	7,796
30 - June - 45	73,043	7,796	0	7,796
30 - June - 46	65,247	7,796	0	7,796
30 - June - 47	57,450	7,796	0	7,796
30 - June - 48	49,654	7,796	0	7,796
30 - June - 49	41,858	7,796	0	7,796
30 - June - 50	34,061	7,796	0	7,796
30 - June - 51	26,265	7,796	0	7,796
30 - June - 52	18,469	7,796	0	7,796
30 - June - 53	15,906	2,563	0	2,563
30 - June - 54	0	0	0	0
30 - June - 55	0	0	0	0
30 - June - 56	0	0	0	0
30 - June - 57	0	0	0	0
30 - June - 58	0	0	0	0
30 - June - 59	0	0	0	0
30 - June - 60	0	0	0	0

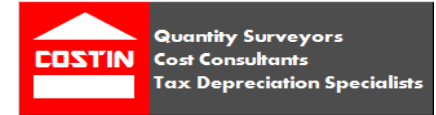
COMPARATIVE ANALYSIS

FORECAST COMPARISON GRAPH

Over view

This graphical representation of Diminishing Value Method & Diminishing Value Method (with optional low value pool) and Prime Cost Method compares the yearly claims from three methods against to each others. It demonstrates the diminishing value method and (with optional low value pool) increased deduction over the first few years and the prime cost method greater deduction in later stage

COMPARATIVE ANALYSIS: COMPARISON GRAPH

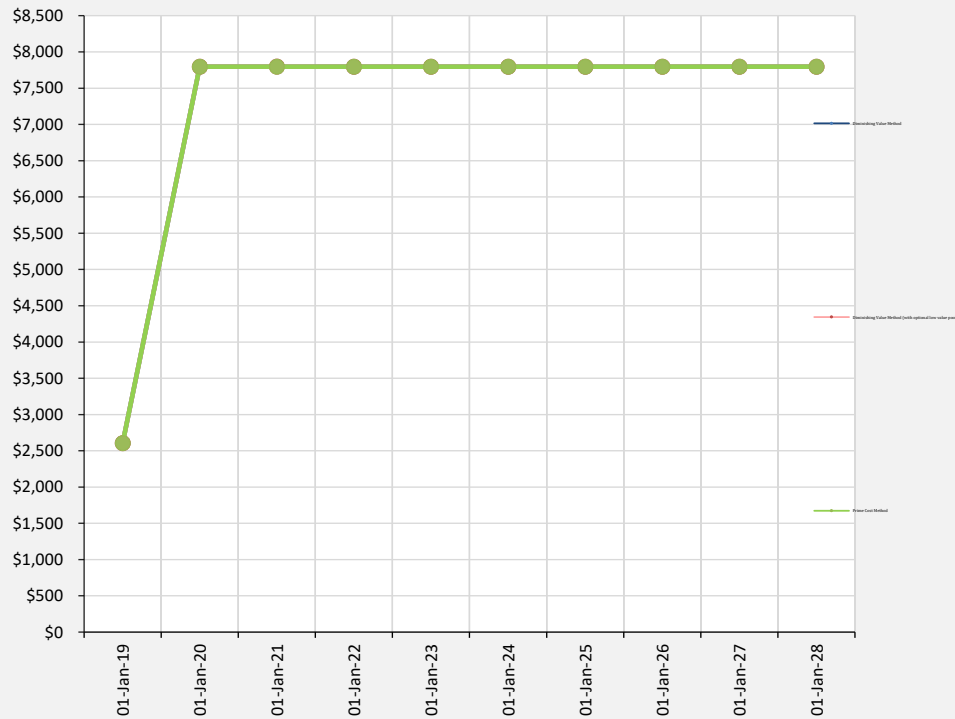


Property: 207/26-28 Broadway, Elwood, VIC 3184
 Property Owner: Mojo Hunter Family Superannuation Fund

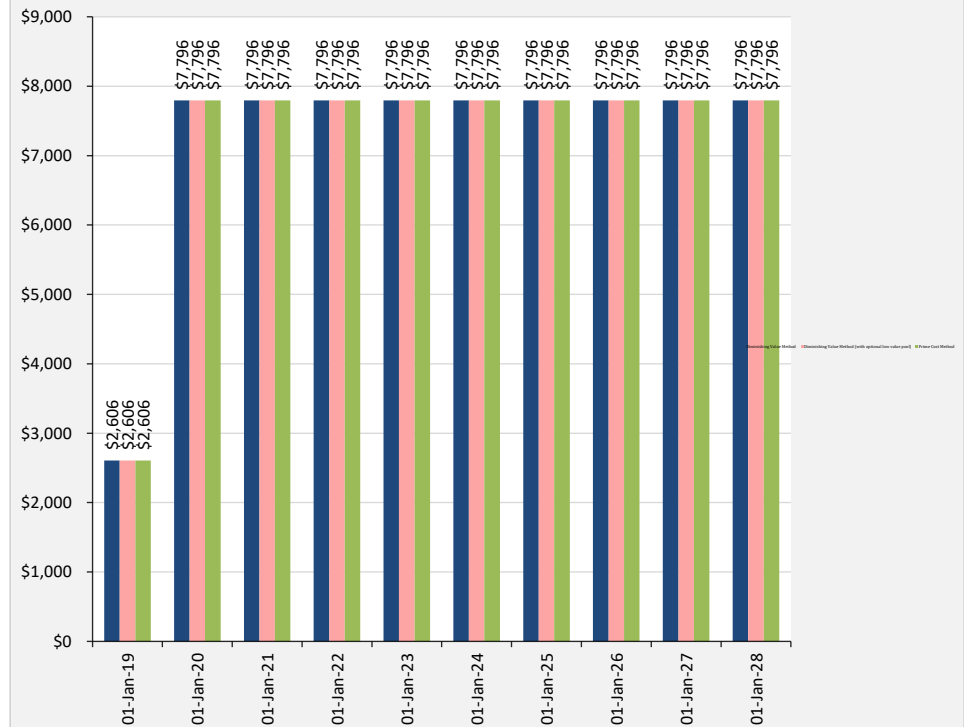
Report Date: 6-Apr-21
 Available for rent: 1-Mar-19

Comparative Analysis: The year value by value comparison of Diminishing Method, Diminishing (with optional low value pool) Method & Prime Cost Method.

LINE CHART (SERIES OF METHODS VALUE COMPARISON)



COLUMN CHART (YEARLY COMPARISON)



Depreciating assets can be depreciated based on a choice between two methods to calculate depreciation in value. The methods are as follows:

- 1. Diminishing Value Method:** This method assumes that the depreciable asset declines in value each year as a constant proportion of the remaining value. This produces a progressively smaller decline over time.
- 2. Low value pooled items depreciated at 37.5% p.a. on diminishing value basis.**
- 3. Prime Cost Method:** This method assumes the value of a depreciating asset decreases at a uniform rate over its effective life. The depreciation for a depreciable asset will generally be consistent for each year.

DIMINISHING VALUE DEPRECIATION METHOD

Details Schedule (SnapShot for 10 years)

Over view

You can choose Diminishing value method for calculating the effective-life depreciation of an asset. The diminishing value method assumes that the value of a depreciating asset decreases more in the early years of its effective life.

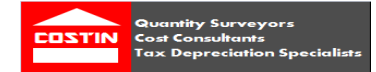
Returns higher deductions in the first few years of claim

Allows investors to claim 100% of the value of items \$300 or less

Decreases (diminishes) in value each year, so depreciation claims drop each year until asset values run out (or are rounded down to zero)

INDICATIVE DEPRECIATION SCHEDULE IN DETAIL

Diminishing Value Method



Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date: 6-Apr-21

Property Owner: Mojo Hunter Family Superannuation Fund

Available for rent: 1-Mar-19

Item No	Depreciable items	Dep %	Effective Life (Years)	Residual Value 1-Mar-19	Year 1 30-Jun-19 (122 days)	Year 2 30-Jun-20	Year 3 30-Jun-21	Year 4 30-Jun-22	Year 5 30-Jun-23	Year 6 30-Jun-24	Year 7 30-Jun-25	Year 8 30-Jun-26	Year 9 30-Jun-27	Year 10 30-Jun-28	Residual Value After Year 10
1	Mini split system up to 20KW	20.00%	10	\$1,790											
2	Floor coverings : Timber floor	13.33%	15	\$2,203											
3	Hot water systems (excl piping): Gas/ plant	13.33%	15	\$1,027											
4	Floor coverings : Carpet	20.00%	10	\$671											
5	Fire control assets: Nozzles	20.00%	10	\$381											
6	Window blinds, internal	20.00%	10	\$430											
7	Kitchen assets: Ovens	16.67%	12	\$430											
8	Kitchen assets: Cooktops	16.67%	12	\$344											
9	Kitchen assets: Range hoods	16.67%	12	\$301											
10	Kitchen assets: Dishwashers	20.00%	10	\$394											
11	Door closers	20.00%	10	\$215											
12	Exhaust fans	20.00%	10	\$215											
	Common area				LIMIT PLANT AND EQUIPMENT DEPRECIATION DEDUCTIONS : Treasury Laws Amendment (Housing Tax Integrity) Bill 2017: Investors who purchase residential property investment after 9 May 2017 will be will be Limiting deductions for second- hand plant and equipment in residential premises.										
13	Passenger lifts	6.67%	30	\$4,336											
14	Fire control assets: pumps	8.00%	25	\$833											
15	Fire control assets: EWIS	16.67%	12	\$409											
16	Floor coverings : Carpet at corridor	20.00%	10	\$269											
17	Fire control assets: Hoses and nozzles	20.00%	10	\$185											
18	Ventilation fans	10.00%	20	\$183											
19	Fire control assets: Extinguishers	13.33%	15	\$77											
20	Door closers	20.00%	10	\$27											
21	Gates electrical: Motors (car park)	20.00%	10	\$18											
	Total Depreciating Assets - Div. 40			\$14,739											
22	Property and Improvement	2.50%	40	\$262,447	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674
	Building write off allowance - DIV. 43			\$262,447	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674
	Total Depreciation Claim			\$277,185	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674

DIMINISHING VALUE DEPRECIATION METHOD (WITH OPTIONAL LOW VALUE POOL)

Details Schedule (SnapShot for 10 years)

Over view

You can choose Diminishing value method (with optional low value pool) for calculating the effective-life depreciation of an asset. The diminishing value method assumes that the value of a depreciating asset decreases more in the early years of its effective life.

Returns higher deductions in the first few years of claim

Utilises low value and low cost pooling to increase the claim on items under \$1,000

Allows investors to claim 100% of the value of items \$300 or less

Decreases (diminishes) in value each year, so depreciation claims drop each year until asset values run out (or are rounded down to zero)

INDICATIVE DEPRECIATION SCHEDULE IN DETAIL

Diminishing Value Method (with optional low value pool)



Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date: 6-Apr-21

Property Owner: Mojo Hunter Family Superannuation Fund

Available for rent: 1-Mar-19

Item No	Depreciable items	Dep %	Effective Life (Years)	Residual Value 1-Mar-19	Year 1 30-Jun-19 (122 days)	Year 2 30-Jun-20	Year 3 30-Jun-21	Year 4 30-Jun-22	Year 5 30-Jun-23	Year 6 30-Jun-24	Year 7 30-Jun-25	Year 8 30-Jun-26	Year 9 30-Jun-27	Year 10 30-Jun-28	Residual Value After Year 10
1	Mini split system up to 20KW	20.00%	10	\$1,790											
2	Floor coverings : Timber floor	13.33%	15	\$2,203											
3	Hot water systems (excl piping): Gas/ plant	13.33%	15	\$1,027											
4	Floor coverings : Carpet	20.00%	10	\$671											
5	Fire control assets: Nozzles	20.00%	10	\$381											
6	Window blinds, internal	20.00%	10	\$430											
7	Kitchen assets: Ovens	16.67%	12	\$430											
8	Kitchen assets: Cooktops	16.67%	12	\$344											
9	Kitchen assets: Range hoods	16.67%	12	\$301											
10	Kitchen assets: Dishwashers	20.00%	10	\$394											
11	Door closers	20.00%	10	\$215											
12	Exhaust fans	20.00%	10	\$215											
	Common area				LIMIT PLANT AND EQUIPMENT DEPRECIATION DEDUCTIONS : Treasury Laws Amendment (Housing Tax Integrity) Bill 2017: Investors who purchase residential property investment after 9 May 2017 will be limited by Limiting deductions for second- hand plant and equipment in residential premises.										
13	Passenger lifts	6.67%	30	\$4,336											
14	Fire control assets: pumps	8.00%	25	\$833											
15	Fire control assets: EWIS	16.67%	12	\$409											
16	Floor coverings : Carpet at corridor	20.00%	10	\$269											
17	Fire control assets: Hoses and nozzles	20.00%	10	\$185											
18	Ventilation fans	10.00%	20	\$183											
19	Fire control assets: Extinguishers	13.33%	15	\$77											
20	Door closers	20.00%	10	\$27											
21	Gates electrical: Motors (car park)	20.00%	10	\$18											
	Total Depreciating Assets - Div. 40			\$14,739											
22	Property and Improvement	2.50%	40	\$262,447	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674
	Building write off allowance - DIV. 43			\$262,447	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674
	Total Depreciation Claim			\$277,185	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674

PRIME COST DEPRECIATION METHOD

Details Schedule (SnapShot for 10 years)

Over view

You can choose prime cost method for calculating the effective-life depreciation of an asset. The prime cost method assumes that the value of a depreciating asset decreases uniformly over its effective life.

Returns a straight line depreciation amount until the full value of assets are claimed

Returns greater deductions in the latter years of the depreciation schedule

Allows investors to rely on a more consistent depreciation claim each year

Suitable for investors looking to maximise their depreciation claim in later years, e.g. Investors who will live in their property for the first few years

INDICATIVE DEPRECIATION SCHEDULE IN DETAIL

Prime Cost Method



Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date: 6-Apr-21

Property Owner: Mojo Hunter Family Superannuation Fund

Available for rent: 1-Mar-19

Item No	Depreciable items	Dep %	Effective Life (Years)	Residual Value 1-Mar-19	Year 1 30-Jun-19 (122 days)	Year 2 30-Jun-20	Year 3 30-Jun-21	Year 4 30-Jun-22	Year 5 30-Jun-23	Year 6 30-Jun-24	Year 7 30-Jun-25	Year 8 30-Jun-26	Year 9 30-Jun-27	Year 10 30-Jun-28	Residual Value After Year 10
1	Mini split system up to 20KW	10.00%	10	\$1,832											
2	Floor coverings : Timber floor	6.67%	15	\$2,478											
3	Hot water systems (excl piping): Gas/ plant	6.67%	15	\$1,155											
4	Floor coverings : Carpet	10.00%	10	\$687											
5	Fire control assets: Nozzles	10.00%	10	\$390											
6	Window blinds, internal	10.00%	10	\$440											
7	Kitchen assets: Ovens	8.33%	12	\$472											
8	Kitchen assets: Cooktops	8.33%	12	\$378											
9	Kitchen assets: Range hoods	8.33%	12	\$330											
10	Kitchen assets: Dishwashers	10.00%	10	\$403											
11	Door closers	10.00%	10	\$220											
12	Exhaust fans	10.00%	10	\$220											
	Common area				LIMIT PLANT AND EQUIPMENT DEPRECIATION DEDUCTIONS : Treasury Laws Amendment (Housing Tax Integrity) Bill 2017: Investors who purchase residential property investment after 9 May 2017 will be Limiting deductions for second- hand plant and equipment in residential premises.										
13	Passenger lifts	3.33%	30	\$4,733											
14	Fire control assets: pumps	4.00%	25	\$920											
15	Fire control assets: EWIS	8.33%	12	\$449											
16	Floor coverings : Carpet at corridor	10.00%	10	\$275											
17	Fire control assets: Hoses and nozzles	10.00%	10	\$189											
18	Ventilation fans	5.00%	20	\$205											
19	Fire control assets: Extinguishers	6.67%	15	\$87											
20	Door closers	10.00%	10	\$27											
21	Gates electrical: Motors (car park)	10.00%	10	\$18											
	Total Depreciating Assets - Div. 40			\$15,906											
22	Property and Improvement	2.50%	40	\$262,447	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674
	Building write off allowance - DIV. 43			\$262,447	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674
	Total Depreciation Claim			\$278,352	\$2,606	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$189,674

SECTION - 3 : SECOND HAND PLANT & EQUIPMENT ASSETS

SUMMARY

Residual Value of Total Second Hand Plant & Equipment Assets

While you not be able to claim depreciation on the second hand Plant & Equipment items when you purchase a second-hand property, you may allowed to offset this component against your Capital Loss Tax. The amount of this offset is the difference between the amount of depreciation that remained on the second hand plant and equipment when you bought the property and the amount of depreciation when you sell that property in the future.

Please follow attached Residual Value of total Second Hand Plant & Equipment which is able to provide every year with Offset Amount for CGT deduction. This report details the Second Hand Plant & Equipment items and their values to ensure the maximum legal CGT deductions at the time of selling or item replacement.

SECOND HAND DEPRECIATING ASSETS SUMMARY

CAPITAL LOSS TAX CALCULATION PURPOSE ONLY



Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date:

6-Apr-21

Property Owner: Mojo Hunter Family Superannuation Fund

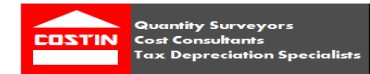
Available for rent:

1-Mar-19

SUMMARY				
Residual Value of Total Second Hand Plant & Equipment Assets				
Period	Diminishing Value Method	Offset Amount	Prime Cost Method	Offset Amount
Built date	33,160	0	33,160	0
1-Mar-19	14,739	18,421	15,906	17,254
30 - June - 19	16,058	-1,319	15,149	757
30 - June - 20	12,637	3,421	12,885	2,264
30 - June - 21	9,988	2,649	10,621	2,264
30 - June - 22	8,121	1,867	8,357	2,264
30 - June - 23	6,770	1,351	6,959	1,398
30 - June - 24	5,618	1,152	5,979	980
30 - June - 25	4,783	834	5,187	791
30 - June - 26	4,158	625	4,494	693
30 - June - 27	3,460	698	3,801	693
30 - June - 28	2,967	494	3,393	408
30 - June - 29	2,328	638	2,865	528
30 - June - 30	2,109	219	2,601	264
30 - June - 31	1,928	181	2,337	264
30 - June - 32	1,775	154	2,083	254
30 - June - 33	1,641	134	1,834	249
30 - June - 34	1,521	119	1,585	249
30 - June - 35	1,414	108	1,336	249
30 - June - 36	1,316	98	1,087	249
30 - June - 37	1,226	90	866	222
30 - June - 38	1,142	83	666	200
30 - June - 39	1,065	77	466	200
30 - June - 40	994	72	266	200
30 - June - 41	621	373	66	200
30 - June - 42	388	233	0	66
30 - June - 43	243	146	0	0
30 - June - 44	152	91	0	0
30 - June - 45	95	57	0	0
30 - June - 46	59	36	0	0
30 - June - 47	37	22	0	0
30 - June - 48	23	14	0	0
30 - June - 49	14	9	0	0
30 - June - 50	9	5	0	0
30 - June - 51	6	3	0	0
30 - June - 52	4	2	0	0
30 - June - 53	2	1	0	0
30 - June - 54	1	1	0	0
30 - June - 55	1	1	0	0
30 - June - 56	1	0	0	0
30 - June - 57	0	0	0	0
30 - June - 58	0	0	0	0
30 - June - 59	0	0	0	0
30 - June - 60	#REF!	#REF!	#REF!	#REF!

INDICATIVE RESIDUAL VALUE OF SECOND HAND PLANT & EQUIPMENT

Diminishing Value Method



Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date: 6-Apr-21

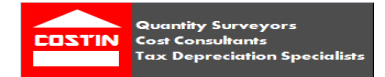
Property Owner: Mojo Hunter Family Superannuation Fund

Available for rent: 1-Mar-19

Item No	Depreciable items	Dep %	Effective Life (Years)	Residual Value 1-Mar-19	Year 1 30-Jun-18 -(243 days)	Year 2 30-Jun-19	Year 3 30-Jun-20	Year 4 30-Jun-21	Year 5 30-Jun-22	Year 6 30-Jun-23	Year 7 30-Jun-24	Year 8 30-Jun-25	Year 9 30-Jun-26	Year 10 30-Jun-27	Residual Value After Year 10
1	Mini split system up to 20KW	20.00%	10	\$1,790	\$2,028	\$1,623	\$1,298	\$1,039	\$831	\$519	\$325	\$203	\$127	\$79	\$50
2	Floor coverings : Timber floor	13.33%	15	\$2,203	\$2,399	\$2,079	\$1,802	\$1,561	\$1,353	\$1,173	\$1,016	\$881	\$551	\$344	\$215
3	Hot water systems (excl piping): Gas/ plant	13.33%	15	\$1,027	\$1,118	\$969	\$606	\$379	\$237	\$148	\$92	\$58	\$36	\$23	\$14
4	Floor coverings : Carpet	20.00%	10	\$671	\$760	\$475	\$297	\$186	\$116	\$73	\$45	\$28	\$18	\$11	\$7
5	Fire control assets: Nozzles	20.00%	10	\$381	\$432	\$270	\$169	\$105	\$66	\$41	\$26	\$16	\$10	\$6	\$4
6	Window blinds, internal	20.00%	10	\$430	\$487	\$305	\$190	\$119	\$74	\$46	\$29	\$18	\$11	\$7	\$4
7	Kitchen assets: Ovens	16.67%	12	\$430	\$478	\$299	\$187	\$117	\$73	\$46	\$28	\$18	\$11	\$7	\$4
8	Kitchen assets: Cooktops	16.67%	12	\$344	\$382	\$239	\$149	\$93	\$58	\$36	\$23	\$14	\$9	\$6	\$3
9	Kitchen assets: Range hoods	16.67%	12	\$301	\$334	\$209	\$131	\$82	\$51	\$32	\$20	\$12	\$8	\$5	\$3
10	Kitchen assets: Dishwashers	20.00%	10	\$394	\$446	\$279	\$174	\$109	\$68	\$43	\$27	\$17	\$10	\$6	\$4
11	Door closers	20.00%	10	\$215	\$244	\$152	\$95	\$59	\$37	\$23	\$15	\$9	\$6	\$4	\$2
12	Exhaust fans	20.00%	10	\$215	\$244	\$152	\$95	\$59	\$37	\$23	\$15	\$9	\$6	\$4	\$2
Common area															
13	Passenger lifts	6.67%	30	\$4,336	\$4,528	\$4,227	\$3,945	\$3,682	\$3,436	\$3,207	\$2,993	\$2,794	\$2,608	\$2,434	\$2,272
14	Fire control assets: pumps	8.00%	25	\$833	\$878	\$549	\$343	\$214	\$134	\$84	\$52	\$33	\$20	\$13	\$8
15	Fire control assets: EWIS	16.67%	12	\$409	\$455	\$284	\$178	\$111	\$69	\$43	\$27	\$17	\$11	\$7	\$4
16	Floor coverings : Carpet at corridor	20.00%	10	\$269	\$305	\$191	\$119	\$74	\$47	\$29	\$18	\$11	\$7	\$4	\$3
17	Fire control assets: Hoses and nozzles	20.00%	10	\$185	\$209	\$131	\$82	\$51	\$32	\$20	\$12	\$8	\$5	\$3	\$2
18	Ventilation fans	10.00%	20	\$183	\$195	\$122	\$76	\$48	\$30	\$19	\$12	\$7	\$5	\$3	\$2
19	Fire control assets: Extinguishers	13.33%	15	\$77	\$84	\$52	\$33	\$20	\$13	\$8	\$5	\$3	\$2	\$1	\$1
20	Door closers	20.00%	10	\$27	\$31	\$19	\$12	\$7	\$5	\$3	\$2	\$1	\$1	\$0	\$0
21	Gates electrical: Motors (car park)	20.00%	10	\$18	\$20	\$13	\$8	\$5	\$3	\$2	\$1	\$1	\$0	\$0	\$0
Total Second Hand Plant & Equipment Assets				\$14,739	\$16,058	\$12,637	\$9,988	\$8,121	\$6,770	\$5,618	\$4,783	\$4,158	\$3,460	\$2,967	\$2,605

INDICATIVE RESIDUAL VALUE OF SECOND HAND PLANT & EQUIPMENT

Prime Cost Method



Property: 207/26-28 Broadway, Elwood, VIC 3184

Report Date: 6-Apr-21

Property Owner: Mojo Hunter Family Superannuation Fund

Available for rent: 1-Mar-19

Item No	Depreciable items	Dep %	Effective Life (Years)	Residual Value 1-Mar-19	Year 1 30-Jun-19 (122 days)	Year 2 30-Jun-20	Year 3 30-Jun-21	Year 4 30-Jun-22	Year 5 30-Jun-23	Year 6 30-Jun-24	Year 7 30-Jun-25	Year 8 30-Jun-26	Year 9 30-Jun-27	Year 10 30-Jun-28	Residual Value After Year 10
1	Mini split system up to 20KW	10.00%	10	\$1,832	\$1,664	\$1,164	\$664	\$164							
2	Floor coverings : Timber floor	6.67%	15	\$2,478	\$2,382	\$2,096	\$1,810	\$1,524	\$1,238	\$952	\$666	\$380	\$94		
3	Hot water systems (excl piping): Gas/ plant	6.67%	15	\$1,155	\$1,111	\$978	\$845	\$712	\$579	\$446	\$313	\$180	\$47		
4	Floor coverings : Carpet	10.00%	10	\$687	\$624	\$436	\$248	\$60							
5	Fire control assets: Nozzles	10.00%	10	\$390	\$354	\$248	\$142	\$36							
6	Window blinds, internal	10.00%	10	\$440	\$399	\$279	\$159	\$39							
7	Kitchen assets: Ovens	8.33%	12	\$472	\$444	\$361	\$278	\$195	\$112	\$29					
8	Kitchen assets: Cooktops	8.33%	12	\$378	\$355	\$288	\$221	\$154	\$87	\$20					
9	Kitchen assets: Range hoods	8.33%	12	\$330	\$311	\$253	\$195	\$137	\$79	\$21					
10	Kitchen assets: Dishwashers	10.00%	10	\$403	\$366	\$256	\$146	\$36							
11	Door closers	10.00%	10	\$220	\$200	\$140	\$80	\$20							
12	Exhaust fans	10.00%	10	\$220	\$200	\$140	\$80	\$20							
	Common area														
13	Passenger lifts	3.33%	30	\$4,733	\$4,666	\$4,466	\$4,266	\$4,066	\$3,866	\$3,666	\$3,466	\$3,266	\$3,066	\$2,866	\$2,665.75
14	Fire control assets: pumps	4.00%	25	\$920	\$904	\$855	\$806	\$757	\$708	\$659	\$610	\$561	\$512	\$463	\$413.63
15	Fire control assets: EWIS	8.33%	12	\$449	\$423	\$344	\$265	\$186	\$107	\$28					
16	Floor coverings : Carpet at corridor	10.00%	10	\$275	\$250	\$175	\$100	\$25							
17	Fire control assets: Hoses and nozzles	10.00%	10	\$189	\$172	\$120	\$68	\$16							
18	Ventilation fans	5.00%	20	\$205	\$200	\$185	\$170	\$155	\$140	\$125	\$110	\$95	\$80	\$65	\$49.93
19	Fire control assets: Extinguishers	6.67%	15	\$87	\$83	\$73	\$63	\$53	\$43	\$33	\$23	\$13	\$3		
20	Door closers	10.00%	10	\$27	\$25	\$17	\$9	\$1							
21	Gates electrical: Motors (car park)	10.00%	10	\$18	\$17	\$12	\$7	\$2							
	Total Second Hand Plant & Equipment Assets			\$15,906	\$15,149	\$12,885	\$10,621	\$8,357	\$6,959	\$5,979	\$5,187	\$4,494	\$3,801	\$3,393	\$3,129

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