

Leary & Partners Pty Ltd

Address: 19 Angel Road
Construction Cost: \$ 225,654.00
Area: 714 square metre for building, 1,713 square metre for land
Construction Costs: \$225,654 [Leary & Partners Report]
Capital allowances rate: 4%

Capital Allowances for Building

Year	Claim	Cum Bal
2003	6,727	6,727
2004	9,027	15,754
2005	9,027	24,781
2006	9,026	33,807
2007	9,026	42,833
2008	9,026	51,859
2009	9,026	60,885
2010	9,026	69,911
2011	9,026	78,937
2012	9,026	87,963
2013	9,026	96,989
2014	9,026	106,015
2015	9,026	115,041
2016	9,026	124,067
2017	9,026	133,093
2018	9,026	142,119
2019	9,026	151,145
2020	9,026	160,171
2021	9,026	169,197
2022	9,026	178,223
2023	9,026	187,249
2024	9,026	196,275
2025	9,026	205,301
2026	9,026	214,327
2027	9,026	223,353
2028	2,301	225,654

334/001
334/002**TAXATION DEPRECIATION SUMMARY**

Report for: The Armstrong Superannuation Fund

Initial Report: 24 January 2003

Report on: 19 Angel Road

1.00 Tax Depreciation on Plant and Equipment

The plant and equipment items contained in TR2000/18 and relevant to this building have been included in the accompanying plant and equipment schedule. The depreciation rates used are those published by the Commissioner of Taxation for the effective life.

The amounts that may be depreciated for your particular building are as shown in the depreciation columns of that schedule, summarised as follows:

* Calculated Plant & Equip depreciation for building	based on:	Dim. Value	or	Prime Cost
	for 2000-2001	nil		nil
	for 2001-2002	nil		nil
	part year only of 2002-2003	\$1,813.00		\$1,205.00
	for 2003-2004	\$2,255.00	✓ 334/002	\$1,617.00

2.00 Construction Write-off on Building/s

The construction write-off applicable to this building has been included in the accompanying building report.

If you qualify, the amounts that may be written off for your particular building are as shown in that report, summarised as follows:

* Calculated construction write-off for building		
	for 2000-2001	nil
	for 2001-2002	nil
	part year only of 2002-2003	\$6,727.00
	for 2003-2004	\$9,027.00 ✓ 334/001

3.00 The calculations for depreciation given in this report apply to this building only.

***4.00** Advice received from the Australian Taxation Office is that the calculated depreciation for the current and previous four (4) tax years (if not previously claimed) is allowable by amendment, provided you used this property for income producing purposes for the duration of each year. Where this did not occur in all or part of any year, the total calculated depreciation should be adjusted accordingly.

CONSTRUCTION WRITE-OFF ON THE BUILDING**Report for: The Armstrong Superannuation Fund****Initial Report: 24 January 2003****Report on: 19 Angel Road****Building Type: Warehouse****Year construction commenced: 2002****For 19 Angel Road (building/s only)**

Division 43 of the ITAA 1997 (the special building write-off provisions) states that income producing buildings (not of a short term traveller nature) which commenced construction in the time period from 25 Feb 1992 to 1 Mar 2003, will attract a special building write-off construction allowance of 4.00%.

Nett Construction Cost at end of construction	225,130
plus Structural Improvements	27,516
less Plant & Equipment	26,992

Value for building 225,654

Calculated write-off for building

for 2000-2001	
for 2001-2002	
for 2002-2003	6,727.00
for 2003-2004	9,027.00

* see paragraph 4.00, page 1

PLANT & EQUIP DEPR (Tax Order No 1217)

Report for: THE ARMSTRONG SUPERANNUATION FUND

Initial Report: 24 January 2003

Report on: 19 Angel Road

Blg Type: Warehouse

No.	ITEM	Original WDV \$	as at	DV % fr Feb 92	Effective Life (yrs)	Forecast Expiry	% used
B000	<u>AMENITIES PROVIDED FOR EMPLOYEES</u>						
B005	Sanitaryware to toilet/washing facilities, incl piping	5,465	Oct 02	7.50%	20	Oct 22	7.50%
B010	Wall and floor finishes	1,281	Oct 02	7.50%	20	Oct 22	7.50%
B020	Fittings & fixtures to restrooms	792	Oct 02	7.50%	20	Oct 22	7.50%
B025	Single bowl sink including pipework	951	Oct 02	7.50%	20	Oct 22	7.50%
B030	Staff kitchen joinery	1,041	Oct 02	11.25%	13.33	Jan 16	11.25%
B030	'Zip' boiling water unit	658	Oct 02	11.25%	13.33	Jan 16	11.25%
C000	<u>AIR CONDITIONING AND VENTILATION</u>						
C005	A/C plant central, incl ducts & vents	8,608	Oct 02	11.25%	13.33	Jan 16	11.25%
D000	<u>ELECTRICAL MACHINERY AND EQUIPMENT</u>						
D020	Light fittings	4,782	Oct 02	7.50%	20	Oct 22	7.50%
D055	Motor to automatic door/shutter	2,000	Oct 02	7.50%	20	Oct 22	7.50%
F000	<u>FIRE PROTECTION SYSTEMS</u>						
F005	Fire extinguishers (refill and maintain)	556	Oct 02	11.25%	13.33	Jan 16	11.25%
F010	Alarms, hoses and nozzles	683	Oct 02	7.50%	20	Oct 22	7.50%
H000	<u>FURNITURE, FITTINGS & FLOOR COVERINGS</u>						
H190	Exhaust fans	175	Oct 02	7.50%	20	Oct 22	7.50%
TOT	TOTAL	26,992					

No.	WDV \$ at Jun 00	% used	Depr \$ to Jun 01	WDV \$ at Jun 01	% used	*Depr \$ to Jun 02	WDV \$ at Jun 02	% used	Depr \$ to Jun 03	WDV \$ at Jun 03	% used
B000											
B005	n/a			n/a			n/a	7.50%	306	5,159	7.50%
B010	n/a			n/a			n/a	7.50%	71	1,210	7.50%
B020	n/a			n/a			n/a	7.50%	44	748	7.50%
B025	n/a			n/a			n/a	7.50%	53	898	7.50%
B030	n/a			n/a			n/a	11.25%	87	954	11.25%
B030	n/a			n/a			n/a	11.25%	55	603	11.25%
C000											
C005	n/a			n/a			n/a	11.25%	724	7,884	11.25%
D000											
D020	n/a			n/a			n/a	7.50%	268	4,514	7.50%
D055	n/a			n/a			n/a	7.50%	112	1,888	7.50%
F000											
F005	n/a			n/a			n/a	11.25%	46	510	11.25%
F010	n/a			n/a			n/a	7.50%	38	645	7.50%
H000											
H190	n/a			n/a			n/a	7.50%	9	166	7.50%
TOT									1,813	25,179	

DIMINISHING VALUE

WDV = Written Down Value

Depr = Depreciation

DV% = Diminishing Value %

n/a = not applicable

Residual = after effect life

No.	Depr \$ to Jun 04	WDV \$ at Jun 04	Replaced/ Removed
B000			
B005	386	4,773	
B010	90	1,120	
B020	56	692	
B025	67	831	
B030	107	847	
B030	67	536	
C000			
C005	886	6,998	
D000			
D020	338	4,176	
D055	141	1,747	
F000			
F005	57	453	
F010	48	597	
H000			
H190	12	154	
TOT	2,255	22,924	