



## **TAX DEPRECIATION AND CAPITAL ALLOWANCES SCHEDULE**

**For Investment Property Located at**

**Unit 106 "North Lakes Views" Mango Hill**

**Acquired By**

**Rhidian & Laura Howells**

**On**

**5-Nov-13 (Settlement Date)**

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**TAX DEPRECIATION AND CAPITAL ALLOWANCES SCHEDULE**  
**Unit 106 "North Lakes Views" Mango Hill**

**Particulars:**

Investment Property Address	Unit 106 "North Lakes Views" Mango Hill
Investment Property Owner(s)	Rhidian & Laura Howells
Depreciation Method	Diminishing Value & Low Value Pooling
Estimated Date of Commencement of Construction	Jul 2012
Contract Date	03-May-13
Settlement Date	05-Nov-13
End of First Tax Year (30 June)	2014
Factor for First Year Depreciation	0.6521
<b>Goods and Services Tax (GST)</b>	<b>Included</b>

**Notes:**

- . **Depreciation Method:** It is important to note that in the preparation of this Schedule we have adopted the Diminishing Value Method, the immediate write-off of assets costing \$300 or less and low-value pooling for assets costing \$1000 or less. These selections may impact on other areas of your tax return and/or be inconsistent with your taxation requirements. Therefore, it is strongly recommended that you seek ratification of this schedule by a suitably qualified accountant and/or tax advisor prior to adopting the figures herein. In the event that an amendment is required, please contact us.
- . For the purpose of this Schedule an estimated original construction cost of \$172,610 has been adopted inclusive of preliminaries, consultant's fees and council fees and charges. The estimated construction cost has been based on a site visit and is inclusive of capital improvements as applicable and Goods and Services Tax (GST).
- . This Schedule is based on the assumption that the property is purchased for income producing purposes.
- . This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments to tax requirements beyond the date of this assessment.
- . Please note that should capital improvements be made to this investment property in the future then an amendment and/or supplementary schedule will be required for taxation purposes.
- . This Schedule has been prepared for the exclusive use of the aforementioned Property Owner based on their specific taxation requirements. Redline Quantity Surveyors Pty Ltd does not accept any liability resulting from any other person acting upon this Report.
- . We note that where works completed by the aforementioned property owner have been included in this Schedule that the cost(s) for such works have been included based on verbal and/or physical evidence produced by the owner and that the responsibility for the accuracy and/or the ability to substantiate such costs with evidence of payment rests entirely with the property owner.

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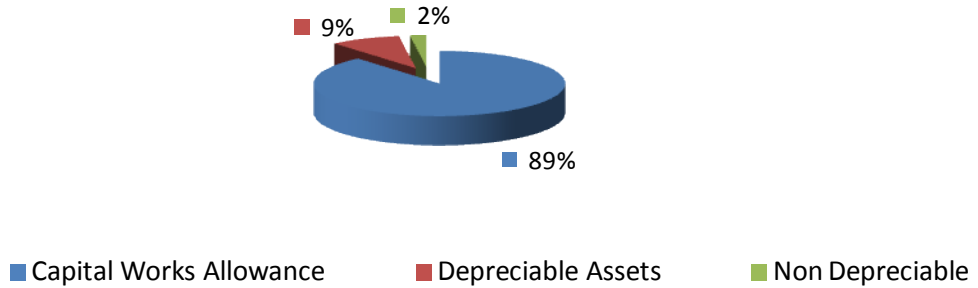
Description	Installed Cost	Depreciation Rate	Depreciation
			Year 1
	\$	%	\$
<b>Air Conditioning Assets</b>			
Split system air conditioning unit	2,546	20	332.1
<b>Electrical Assets</b>			
Lighting consumables, globes, bulbs, transformers, light fittings (excluding hardwired), etc (Up to \$1000)	402	18.75/37.5	75.4
Lighting consumables, globes, bulbs, transformers, light fittings (excluding hardwired), etc (Up to \$300 Share) (Common Property)	40	100	40.2
Ceiling fans (Up to \$1000)	439	18.75/37.5	82.3
Oven	1,323	16.66	143.7
Hot plates (Up to \$1000)	962	18.75/37.5	180.3
Rangehood (Up to \$1000)	536	18.75/37.5	100.6
Dishwasher	1,395	20	181.9
Security gate motors and controls (Up to \$300 Share) (Common Property)	80	100	80.0
<b>Fire Control and Alarm Systems</b>			
Smoke and/or thermal detectors (Up to \$1000)	439	18.75/37.5	82.3
Smoke and/or thermal detectors (Up to \$300 Share) (Common Property)	146	100	146.3
<b>Hot Water Installations</b>			
Gas hot water system including connections	1,501	16.66	163.0
<b>Furnishings</b>			
Carpets	2,574	20	335.7
Carpets (Up to \$300 Share) (Common Property)	268	100	268.2
Hydraulic closers to security doors (Up to \$1000)	335	18.75/37.5	62.9
Hydraulic door closers (Up to \$300 Share) (Common Property)	112	100	111.7
Blinds (Up to \$1000 each)	1,737	18.75/37.5	325.7
BBQs (Up to \$300 Share) (Common Property)	10	100	10.0
<b>Intercom Systems</b>			
Intercom system assets, handset, etc (Up to \$300)	268	100	268.2
<b>Security Systems</b>			
CCTV system assets, cameras, monitors, etc (Up to \$300 Share) (Common Property)	110	100	109.9
<b>Swimming Pools and Spas</b>			
Pool apparatus, filtration and cleaning equipment (Up to \$300 Share) (Common Property)	40	100	39.6

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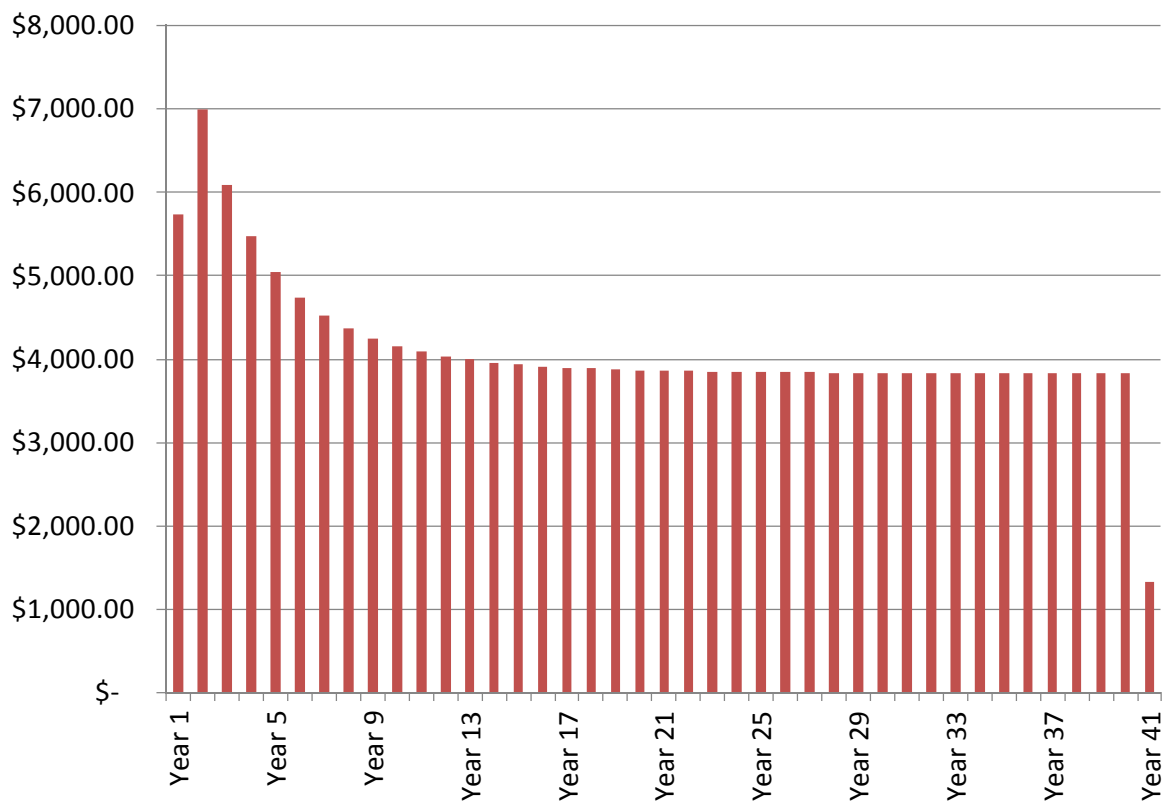
Description	Installed Cost	Depreciation Rate	Depreciation
			Year 1
	\$	%	\$
<b>Ventilation Assets</b>			
Ceiling exhaust fans (Up to \$1000)	439	18.75/37.5	82.3
<b>External Works</b>			
Pumps to water tanks (Up to \$300 Share) (Common Property)	11	100	11.0
<b>Non Depreciable Items</b>			
Site preparation and landscaping	3,657	-	-
<b>Capital Allowances</b>			
Balance of original construction cost applicable for construction write-off allowance (2.5%)	153,240	2.5	2,498.0
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 172,610</b>		<b>\$ 5,731.18</b>

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### DEPRECIATION PIE CHART



### DEPRECIATION BAR CHART



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<b>DEPRECIATION SUMMARY</b>			
<b>Tax Year Ending (30 June)</b>	<b>Capital Works Allowances</b>	<b>Depreciable Assets</b>	<b>Total</b>
	\$	\$	\$
2014	2,498.0	3,233.2	5,731.2
2015	3,831.0	3,163.9	6,994.9
2016	3,831.0	2,263.1	6,094.1
2017	3,831.0	1,645.9	5,476.9
2018	3,831.0	1,216.3	5,047.3
2019	3,831.0	912.3	4,743.3
2020	3,831.0	693.6	4,524.6
2021	3,831.0	533.6	4,364.6
2022	3,831.0	414.7	4,245.7
2023	3,831.0	325.2	4,156.2
2024	3,831.0	256.9	4,087.9
2025	3,831.0	204.1	4,035.1
2026	3,831.0	163.0	3,994.0
2027	3,831.0	130.7	3,961.7
2028	3,831.0	105.1	3,936.1
2029	3,831.0	84.8	3,915.8
2030	3,831.0	68.5	3,899.5
2031	3,831.0	55.5	3,886.5
2032	3,831.0	45.0	3,876.0
2033	3,831.0	36.5	3,867.5
2034	3,831.0	29.7	3,860.7
2035	3,831.0	24.2	3,855.2
2036	3,831.0	19.7	3,850.7
2037	3,831.0	16.0	3,847.0
2038	3,831.0	13.1	3,844.1
2039	3,831.0	10.7	3,841.7
2040	3,831.0	8.7	3,839.7
2041	3,831.0	7.1	3,838.1
2042	3,831.0	5.8	3,836.8
2043	3,831.0	4.7	3,835.8
2044	3,831.0	3.9	3,834.9
2045	3,831.0	3.2	3,834.2
2046	3,831.0	2.6	3,833.6
2047	3,831.0	2.1	3,833.1
2048	3,831.0	1.7	3,832.8
2049	3,831.0	1.4	3,832.4
2050	3,831.0	1.2	3,832.2
2051	3,831.0	1.0	3,832.0
2052	3,831.0	0.8	3,831.8
2053	3,831.0	0.6	3,831.7
Balance After 40 Years	1,333.0	3.0	1,336.0
<b>Total</b>	<b>\$ 153,240.3</b>	<b>\$ 15,712.8</b>	<b>\$ 168,953.1</b>