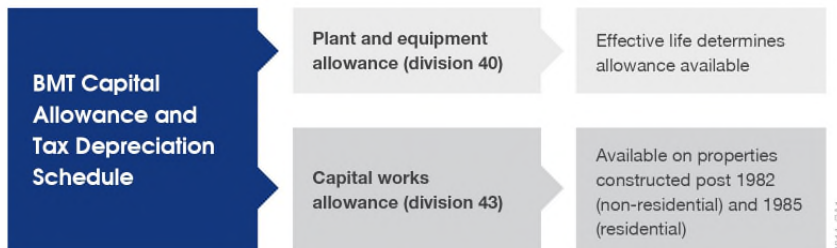


Summary of capital expenditure

Purchase price \$1,150,000

Total expenditure \$1,150,000



Division 40 - plant and equipment \$35,084

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 Section 40-100 ITAA 1997.

Division 43 - capital works allowance \$0

Division 43, as outlined in ITAA 1997, allows a deduction for capital expenditure incurred in the construction of any capital works. The deduction claimed as a capital works allowance depends on the type of construction and the date construction started. See the definition of division 43 and the table under this heading within the glossary of key terms for further clarification of the qualifying dates for capital works deductions. The deductible amount for division 43 excludes both division 40 above and any non-qualifying balance of capital expenditure.

There is no Division 43 special building write-off allowance available for the owner of this property.

Balance of capital expenditure \$1,114,916

This represents all items that do not qualify for capital works deductions or decline in value and any capital works deductions which are already exhausted.

Construction expenditure that cannot be claimed (as per ATO guidelines) include:

- Land
- Expenditure on clearing the land prior to construction
- Earthworks that are permanent, and are not integral to the construction
- Expenditure on soft landscaping
- Demolition

Total capital expenditure \$1,150,000

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

Diminishing value method schedule (years 1 - 5)

Tax grouping	Total cost @ 1-Nov-12 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-17 (\$)
				1-Nov-12 30-Jun-13 Year 1 (\$)	1-Jul-13 30-Jun-14 Year 2 (\$)	1-Jul-14 30-Jun-15 Year 3 (\$)	1-Jul-15 30-Jun-16 Year 4 (\$)	1-Jul-16 30-Jun-17 Year 5 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air-conditioning assets - Packaged air conditioning units	4,030	15	13.3 %	356	490	425	368	319	2,072
Air-conditioning assets - split systems	10,484	10	20.0 %	1,390	1,819	1,455	1,164	931	3,725
Bathroom Accessories	570	1	100.0 %	570	0	0	0	0	0
Carpets - General	12,884	8	25.0 %	2,136	2,687	2,015	1,512	1,134	3,400
Door Closers	228	10	20.0 %	30	40	32	0*	0	49
Floor coverings - linoleum and vinyl	76	10	100.0 %	76	0	0	0	0	0
Hot Water Installations	1,104	15	13.3 %	98	134	116	0*	0	295
Light Fittings & Shades	5,708	20	10.0 %	378	533	480	0*	0	1,686
Subtotal	35,084			5,034	5,703	4,523	3,044	2,384	11,227
Total division 40 - effective life rate	35,084			5,034	5,703	4,523	3,044	2,384	9,197
Total division 40 - pooled (Page 18)	0			0	0	0	1,950	1,219	2,030
Total division 40	35,084			5,034	5,703	4,523	4,994	3,603	11,227
Division 43 - capital works allowance									
Total division 43 (Page)	0			0	0	0	0	0	0
Total depreciation	35,084			5,034	5,703	4,523	4,994	3,603	11,227

*Low cost assets and low value assets have been allocated to the low value pooling table.

Diminishing value method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-17 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-22 (\$)
				1-Jul-17 30-Jun-18 Year 6 (\$)	1-Jul-18 30-Jun-19 Year 7 (\$)	1-Jul-19 30-Jun-20 Year 8 (\$)	1-Jul-20 30-Jun-21 Year 9 (\$)	1-Jul-21 30-Jun-22 Year 10 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air-conditioning assets - Packaged air conditioning units	2,072	15	13.3 %	276	239	208	180	156	1,013
Air-conditioning assets - split systems	3,725	10	20.0 %	745	0*	0	0	0	454
Bathroom Accessories	0	1	100.0 %	0	0	0	0	0	0
Carpets - General	3,400	8	25.0 %	850	638	478	359	269	806
Door Closers	49	10	37.5 %	0	0	0	0	0	4
Floor coverings - linoleum and vinyl	0	10	100.0 %	0	0	0	0	0	0
Hot Water Installations	295	15	37.5 %	0	0	0	0	0	28
Light Fittings & Shades	1,686	20	37.5 %	0	0	0	0	0	161
Subtotal	11,227			1,871	877	686	539	425	2,466
Total division 40 - effective life rate	9,197			1,871	877	686	539	425	1,013
Total division 40 - pooled (Page 19)	2,030			761	1,594	995	624	389	1,453
Total division 40	11,227			2,632	2,471	1,681	1,163	814	2,466
Division 43 - capital works allowance									
Total division 43 (Page)	0			0	0	0	0	0	0
Total depreciation	11,227			2,632	2,471	1,681	1,163	814	2,466

*Low cost assets and low value assets have been allocated to the low value pooling table.

Written-Down Value As At 30 June 2021
= \$2,466 + \$814
= \$3,280