

TAXATION DEPRECIATION SUMMARY

Report for: K & C WHITE SUPERANNUATION FUND

Initial Report: 7 September 1998

Report on: Crown Towers (Hotel) Lot No. 138

1.00 Tax Depreciation on Common Plant and Equipment

The common plant and equipment items contained in Tax Order 1217 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 lot (No. 138) are as shown in the depreciation columns of that schedule, summarised as follows:

* Calculated Plant & Equip depreciation for Lot No. 138

based on:	Dim. Value	or	Prime Cost
for 2004-2005	\$717.00		\$1,737.00
for 2005-2006	\$495.00		\$37.00
for 2006-2007	\$395.00		nil
for 2007-2008	\$316.00		nil

2.00 Construction Write-off on Building/s

The construction write-off applicable to this building has been included in the accompanying building report (applicable only if you own ten (10) or more units - refer page 2/8).

If you qualify, the amounts that may be written off for your particular lot (No. 138) are as shown in that report, summarised as follows:

* Calculated construction write-off for Lot No. 138

for 2004-2005	\$9,446.00
for 2005-2006	\$9,446.00
for 2006-2007	\$9,446.00
for 2007-2008	\$9,446.00

3.00 The calculations for depreciation given in this report apply to lot No. 138 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.

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**KR & CJ WHITE SUPERANNUATION FUND
UNIT 1108 CROWN TOWERS
DEPRECIATION RE COMMON PLANT & EQUIPMENT AND
UNIT PLANT & EQUIPMENT**

		Original WDV \$	DV Rate %	WDV \$ at Jun 20	Depr \$ to Jun 21	Lot No 138	WDV \$ at Jun 21
COOO	Air Conditioning & Ventilation						
	A/C plant etc	477,525	20.00%	3051	610	1.79	2440
	Ventilation	193,627	20.00%	1237	247	0.72	990
DOOO	Electrical Machinery & Equipment						
	Generators & Pumps	316,937	20.00%	2025	405	1.19	1620
	Generators & Pumps	840	20.00%	0	0	0.00	0
	Electric Sauna Heaters	2,808	25.00%	7	2	0.01	6
	Steam generator to steam room - 4kw	3,594	25.00%	9	2	0.01	6
	Deodorizer	702	20.00%	8	2	0.00	6
	Motor to automatic door/shutter	8,471	20.00%	0	0	0.00	0
	Irrigation Controls	4,586	20.00%	24	5	0.01	19
EOOO	Communications & Security						
	Security Systems	87,650	20.00%	560	112	0.33	448
	Security Systems (Camera Scanning)	19,704	30.00%	6	2	0.01	4
	Intercom System	37,379	30.00%	12	4	0.01	8
	Television Receivers	52,833	25.00%	78	20	0.06	59
FOOO	Fire Protection Systems						
	Fire Extinguishers (refill and maintain)	15,239	20.00%	97	19	0.06	78
	Alarms, hoses & nozzles	401,728	20.00%	2566	513	1.50	2053
GOOO	Lifts & Elevators						
	Lifts & Elevators, electric	2,728,971	20.00%	17433	3487	10.22	13947
HOOO	Furniture, Fittings & Floor Coverings						
	Furniture & fittings	29,271	20.00%	187	37	0.11	150
	Outdoor furniture	12,890	20.00%	82	16	0.05	66
	Hot water services	4,077	20.00%	26	5	0.02	21
	Garbage bins/garbage compactors	42,592	30.00%	13	4	0.01	9
IOOO	External Items						
	Signs	163,736	20.00%	1046	209	0.61	837
KOOO	Swimming Pool & Spa						
	Equipment, filtration	82,433	20.00%	527	105	0.31	421
	Equipment, other	40,252	20.00%	257	51	0.15	206
TOTAL		4,939,573		29,253	5,858	17	23,395

tax rec

**KR & CJ WHITE SUPERANNUATION FUND
UNIT 1108 CROWN TOWERS
DEPRECIATION RE PLANT & EQUIPMENT**

UNIT		Original WDV \$	DV Rate %	WDV \$ at Jun 20	Depr \$ to Jun 21	WDV \$ at Jun 21
COOO	Air Conditioning and Ventilation					
	Air conditioning central (plant only)	5,639	13.33%	801	107	694
FOOO	Fire Protection Systems					
	Smoke detectors	180	10.00%	43	4	39
HOOO	Furniture, Fittings & Floor Coverings					
	Carpet	1,554	20.00%	74	15	59
	Curtains & Drapes	1,370	33.33%	5	2	4
	Microwave	461	20.00%	22	4	18
	Refrigerators	883	16.67%	73	12	61
	Washing machines	649	20.00%	31	6	25
	Hot water services	757	16.67%	63	11	52
	Clothes dryer	497	20.00%	24	5	19
	Rangehood	216	16.67%	18	3	15
	Cooktop & wall oven	1,139	16.67%	95	16	79
	Exhaust fans	129	10.00%	31	3	28
XOOO	Mischelaneous Items					
	Door closers	144	20.00%	7	1	5
	TOTAL	13,618		1,287	189	1,098

Capital Works Expenses schedule

Asset Code	Description Commenced Date Accum Write-off	Write-Off Start Date	Cost	Opening WDV	Rate	Amount	Closing WDV
1	Esplanade, Paynesville per QS 24/08/2006 71460		192307	125655	2.500	4808	120847
2	Unit 2606 Crown - Sink & Tapware 03/02/2018 124		1456	1368	2.500	36	1332
3	Paynesville - Renovations 2019 13/03/2019 8573		160870	156319	2.500	4022	152297
4	Paynesville - Renovations 2020 25/07/2019 2209		60290	59588	2.500	1507	58081
Totals			414923			10373	332557

TAXATION DEPRECIATION SCHEDULE SUMMARY**Report on: CROWN TOWERS - LOT 233**

Deductions based on the client's use of the property commencing 19/12/2017

Division 43 Tax Deductions

	For tax year	Div 43
part year only	<i>2017-2018</i>	<i>\$3,433.29</i>
	<i>2018-2019</i>	<i>\$6,459.62</i>
	<i>2019-2020</i>	<i>\$6,459.62</i>
	<i>2020-2021</i>	<i>\$6,459.62</i>
	<i>2021-2022</i>	<i>\$6,459.62</i>
	<i>2022-2023</i>	<i>\$6,459.62</i>
	<i>2023-2024</i>	<i>\$6,459.62</i>
	<i>2024-2025</i>	<i>\$6,459.62</i>
	<i>2025-2026</i>	<i>\$6,459.62</i>
	<i>2026-2027</i>	<i>\$6,459.62</i>

Tax Rec

Because you purchased this property after the 9th of May 2017, you are not eligible to claim depreciation for the second-hand Division 40 items purchased with the property.

Please Note:

The deductions in this schedule are based on the assumption that you derived (or tried to derive) income for the full period of the year for which you owned the property. If this is not the case, you may need to proportion the report deductions to reflect the period the property was available for income producing use.

The deductions for future tax years are shown in italics and are indicative only. They are based on the tax system and property details at the time this report was prepared. It is not possible for us to determine if, or how, future changes to either the tax system or the subject property may affect the deductions you are entitled to claim in the future. Before claiming a capital works deduction in any future year you should satisfy yourself that the claim is consistent with the tax system and property details at that time. Leary & Partners accepts no responsibility for any consequences resulting from the use of the indicative deductions contained in this report.

For more information about how the deductions shown on this page were calculated please refer to the 'Information about this Report' section.

This depreciation report is for the use only of the party to whom it is addressed and for no other purpose without Leary and Partners Pty Ltd's written consent. No responsibility is accepted for any third party who may use the whole or any part of the contents of this report.