

The Property Depreciation Experts



Washington Brown

THE PROPERTY DEPRECIATION EXPERTS

Sydney | Melbourne | Brisbane | Canberra | Perth | Cairns | Adelaide | Hobart | Darwin



Office Locations:

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Perth | Cairns | Adelaide | Hobart | Darwin

P: 1300 99 06 12 **F:** 1300 99 06 13

E: info@washingtonbrown.com.au

W: www.washingtonbrown.com.au

10-Dec-20

Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund
Delivered via E-mail
FILE NO:110544

Dear Dianne,

2 Okra Ct, LAKE COOGEE WA 6166

Thank you for choosing Washington Brown to prepare your depreciation report.

Enclosed is our assessment of depreciation for the above property based upon the Diminishing Value method and the Prime Cost method.

You will need to choose which method of depreciation you would like to claim. Factors which may impact on your decision include:

1. Whether you have ever lived in the property.
2. The length of time you intend to own the property.

Generally speaking, if the property has been an investment from the settlement date - property investors tend to choose the Diminishing Value method. This method enables you to claim the depreciation faster.

However, if you have lived in the property at any time, you may wish to consider the Prime Cost method as it slows down the depreciation in the earlier years.

We recommend you always confirm with your accountant or financial advisor the method that best suits your individual circumstances.

Further information about these two different methods has been provided to you in the following pages.

Once you choose your method of claim, you cannot alternate between the two options.



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The year-end summary pages of this Schedule contain essential information that summarises the amount you can claim annually.

Washington Brown Depreciation Pty. Ltd. does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this valuation.

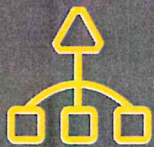
Regards,

Washington Brown Depreciation Pty Ltd

Washington Brown Depreciation Pty Ltd

Registered Tax Agent 26956002

Thanks for choosing Washington Brown



Powered by process

Consistency comes down to process. It's not sexy but it's what gets the job done right every time. That's why we've built our offering around TAXMAX500™—our digitally powered quality assurance process that evaluates every single property across over 500 variables.

Constantly updated as ATO policies change, it ensures our more than 20 years of property depreciation expertise is put to work for every one of our clients.

It's how we can guarantee maximum depreciation every time—and if you're in our game, that's really sexy.



Global made local

Australians with investment properties overseas usually have much more complex tax structures.

So if that's you, then it makes sense to choose the only property depreciation consultants in Australia with a global network—having worked across 22 countries on five continents and growing.

That gives us the ability to inspect and calculate costs overseas, which means maximum returns on your overseas investments within the Australian taxation system.

And that's a difference that makes those complex structures a lot simpler—and a lot more lucrative.



Award-winning

It's not vanity that makes us call ourselves depreciation consultants instead of quantity surveyors. It's because we truly offer so much more.

That's not hot air either—we're the only multi award-winning Quantity Surveyor in Australia, including the Smart Property Investor Quantity Surveyor of the year 2015.

It's why we're trusted to provide the estimates for industry leaders like RP Data/Core Logic, Meriton Apartments, Finbar International and Knight Frank. So if you're unsure, don't take our word for it, take theirs.



Upside only

It's usually not easy understanding the value in property depreciation schedules—but that's what we've achieved by simply taking risk off the table.

Our unique 'Washington Brown - Return on Investment Screening' process asks the questions that matter up front, ensuring we'll deliver a minimum of twice our fee in deductions within the first 12 months after settlement, or the report is free.

Coupled with the fact our depreciation schedules are for up to 40 years, compared with as little as five from some competitors, and it's clear that with Washington Brown there really is only upside.



Depreciation Schedule Fact Sheet

What is a depreciation schedule?

A depreciation schedule is a report supplied by a quantity surveyor after assessment of an investment property. This report itemises eligible fixtures and fittings that can be depreciated and estimates their value. It also estimates construction costs where these are not otherwise known.

What has the report been based upon?

Our assessment is based on provided and sourced information (via various property data resources and/or inspection, where this was deemed of benefit) together with our estimate of the probable construction costs.

What is this report used for?

This depreciation schedule has been prepared for the sole purpose of depreciation claims to reduce investment owner's taxable income and may not be used for any other purpose. This report will become void if you sell this property. Future owners should contact this office to discuss any future claims.

What is a depreciating asset?

A depreciating asset as defined in the Income Tax Assessment Act (ITAA) 1997 sect. 40-30(1), is an asset that has a limited effective life and can reasonably be expected to decline in value over the time it is used.

The calculation of the amount of a deduction allowed with respect to a depreciating asset in part depends upon the cost of that asset. The cost has been determined by the amount you have paid for the depreciating asset.

What is the Diminishing Value method of Depreciation

This method depreciates items more quickly up front. This method recognises the fact that most Plant and Equipment items tend to lose a higher portion of their value early on.

What is the Prime Cost method of depreciation?

This method evenly spreads out the depreciation you can claim on Plant and Equipment items.

What is the Building or Capital Works allowance?

This deduction relates to the construction costs of the building itself (concrete and brickwork etc.). This allowance is calculated at either 2.5% or 4% per annum based upon the original construction cost.

What is Plant and Equipment?

Plant and Equipment refers to items within a building, such as ovens, dishwashers, carpets and blinds. The Plant and Equipment allowances comprise of a number of categories which are claimed at different percentages over their effective life.

What is effective life?

Also known as useful life, effective life is the length of the life of an item of Plant and Equipment in an investment property as deemed by the tax office. Each item can be depreciated over a period of its effective life.

When does the \$300 immediate write off apply?

You can claim immediate deductions (i.e. 100% of the cost price) for items costing \$300 or less.

What is a Low Value Pool Item?

Items which cost more than \$300 but less than \$1000 can be allocated to a low value pool and are depreciated at a 37.5% per year under the Diminishing Value Method.

What are design and professional fees?

These fees include architect fees, engineering costs and any other design fees involved in creating a property.



What are builder's preliminaries?

These costs relate to items such as scaffolding, materials, handling insurances and labour costs.

What are owner inclusions?

This relates to the work or additions that you made to your property after settlement of the property.

What if I co-own my property?

Where depreciating assets are co-owned, the individual's interest (share) in the asset is applicable. Each co-owner therefore must treat their depreciating asset (their interest in the underlying asset) in accordance with their own tax profile.

Your Property Details

Property Address	2 Okra Ct, LAKE COOGEE WA 6166
Purchase Price Of Property	\$440,000
Settlement Date	4-Dec-20
Year Of Construction	2012



CERTIFICATE OF DEPRECIATION

We hereby certify that the following costs in our opinion relate to the Plant and Equipment as included within the Purchase Contract between the relevant parties. This certification is in accordance with Division 40 of the Income Tax Assessment Act 1997.

We hereby certify that the following costs in our opinion relate to the Capital Works Allowance as included within the Purchase Contract between the relevant parties. This certification is in accordance with Division 43 of the Income Tax Assessment Act 1997.

The depreciation of the Plant and Equipment in this depreciation schedule has been determined in accordance with the relevant legislation at the time of writing this report.



DEPRECIATION SCHEDULE
BASED UPON
THE DIMINISHING VALUE METHOD

This method depreciates items at a greater rate in the beginning. This method recognises the fact that most plant and equipment items tend to lose a higher portion of their value to begin with.

CONSTRUCTION SUMMARY - DIMINISHING VALUE METHOD		
<p>DEPRECIATION & BUILDING ALLOWANCES BASED ON THE DIMINISHING VALUE METHOD AS OUTLINED IN THE NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT1999. AMENDMENTS TO INCOME TAX ASSESSMENT ACT 1997 BY NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT 1999 (ACT 164 of 1999, ROYAL ASSENT 10 DECEMBER 1999).</p>		
PROJECT: 2 Okra Ct, LAKE COOGEE WA 6166		DATE: 10-Dec-20
CLIENT: Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund		JOB: 110544
DESCRIPTION	VALUE	CALCULATIONS
PURCHASE PRICE	\$440,000	
BUILDING COST	\$176,707	
ADD BUILDERS PRELIMINARIES	\$25,022	
ADD PROFESSIONAL FEES	\$7,280	
ADD RENOVATION/CAPITAL WORK (PREVIOUS OWNER)	\$8,077	
TOTAL CONSTRUCTION COSTS	\$217,086	\$217,086
LESS TOTAL INSTALLED COST OF PLANT & EQUIPMENT	\$23,362	
LESS ALLOWANCE FOR ITEMS NOT ELIGIBLE FOR DEPRECIATION:	\$1,263	
LESS RENOVATION/CAPITAL WORK (PREVIOUS OWNER)	\$8,077	
SUB TOTAL	\$32,703	-\$32,703
BUILDING ALLOWANCE – SECTION 43 (INITIAL STRUCTURE)		\$184,383

SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 2 Okra Ct, LAKE COOGEE WA 6166

DATE: 10-Dec-20

CLIENT: Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund

JOB: 110544

Category : ASSETS GENERALLY (5 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Air Conditioning - Mini split systems	\$ 7,133	6	33.34%	\$ 7,133
Floor coverings - Carpet	\$ 2,368	4	50%	\$ 2,368
Hot water systems (excluding piping)	\$ 1,736	5	40%	\$ 1,736
Lights - Fittings (excluding hardwired)	\$ 1,944	3	66.66%	\$ 1,944
Window blinds, internal	\$ 1,912	4	50%	\$ 1,912

Category : BATHROOM ASSETS (1 item)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Exhaust fans	\$ 334	4	50%	\$ 334

Category : FIRE CONTROL ASSETS (1 item)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Alarms- Heat & smoke	\$ 556	3	66.66%	\$ 556

Category : KITCHEN ASSETS (3 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Cook top	\$ 941	7	28.58%	\$ 941
Oven	\$ 1,326	7	28.58%	\$ 1,326
Range hood	\$ 841	7	28.58%	\$ 841

Category : OUTDOOR ASSETS (6 items)

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Automatic garage doors - Controls	\$ 142	3	66.66%	\$ 142
Automatic garage doors - Motors	\$ 723	4	50%	\$ 723
Blinds, external	\$ 482	3	66.66%	\$ 482
Clothesline	\$ 269	3	66.66%	\$ 269
Floor carpets (including artificial grass & matting)	\$ 2,279	3	66.66%	\$ 2,279
Garden sheds, freestanding	\$ 376	6	33.34%	\$ 376

VALUE OF PLANT ITEMS	\$ 23,362	\$ 23,362
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** Indicates items that are less than or equal to \$300.00.

Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (4 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Built in cabinet/ironing board etc. (Circa 2018)	\$ 1,274	40	2.50%	\$ 1,210
Decorative screens (Circa 2020)	\$ 1,490	40	2.50%	\$ 1,490
Outdoor shower (Circa 2018)	\$ 1,936	40	2.50%	\$ 1,839
Painting (Circa 2020)	\$ 3,377	40	2.50%	\$ 3,377

VALUE OF RENOVATION / CAPITAL WORK	\$ 8,077	\$ 7,917
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Category : BUILDING ALLOWANCE (Capital Works)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Building allowance	\$ 184,383	40	2.50%	\$ 147,507

VALUE OF BUILDING ALLOWANCE	\$ 184,383	\$ 147,507
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DIMINISHING VALUE - YEAR END SUMMARY				
2 Okra Ct, LAKE COOGEE WA 6166				
FINANCIAL YEAR END	DEPRECIATION PLANT & EQUIPMENT	LOW VALUE POOL ITEMS	CAPITAL WORKS DEDUCTIONS**	AMOUNT CLAIMABLE
2020 / 2021*	\$6,033	\$0	\$2,755	\$8,788
2021 / 2022	\$7,546	\$0	\$4,812	\$12,358
2022 / 2023	\$3,934	\$0	\$4,812	\$8,745
2023 / 2024	\$2,208	\$0	\$4,812	\$7,019
2024 / 2025	\$1,311	\$0	\$4,812	\$6,122
2025 / 2026	\$811	\$0	\$4,812	\$5,622
2026 / 2027	\$515	\$0	\$4,812	\$5,327
2027 / 2028	\$334	\$0	\$4,812	\$5,146
2028 / 2029	\$220	\$0	\$4,812	\$5,031
2029 / 2030	\$146	\$0	\$4,812	\$4,958
2030 / 2031	\$98	\$0	\$4,812	\$4,909
2031 / 2032	\$66	\$0	\$4,812	\$4,877
2032 / 2033	\$45	\$0	\$4,812	\$4,856
2033 / 2034	\$30	\$0	\$4,812	\$4,842
2034 / 2035	\$21	\$0	\$4,812	\$4,832
2035 / 2036	\$14	\$0	\$4,812	\$4,826
2036 / 2037	\$10	\$0	\$4,812	\$4,821
2037 / 2038	\$7	\$0	\$4,812	\$4,818
2038 / 2039	\$5	\$0	\$4,812	\$4,816
2039 / 2040	\$3	\$0	\$4,812	\$4,815
2040 / 2041	\$2	\$0	\$4,812	\$4,814
2041 / 2042	\$2	\$0	\$4,812	\$4,813
2042 / 2043	\$1	\$0	\$4,812	\$4,813
2043 / 2044	\$1	\$0	\$4,812	\$4,812
2044 / 2045	\$1	\$0	\$4,812	\$4,812
2045 / 2046	\$0	\$0	\$4,812	\$4,812
2046 / 2047	\$0	\$0	\$4,812	\$4,812
2047 / 2048	\$0	\$0	\$4,812	\$4,812
2048 / 2049	\$0	\$0	\$4,812	\$4,812
2049 / 2050	\$0	\$0	\$4,812	\$4,812
2050 / 2051	\$0	\$0	\$4,812	\$4,812
2051 / 2052	\$0	\$0	\$4,812	\$4,812
2052 / 2053	\$0	\$0	\$2,172	\$2,172
2053 / 2054	\$0	\$0	\$202	\$202
2054 / 2055	\$0	\$0	\$202	\$202
2055 / 2056	\$0	\$0	\$202	\$202
2056 / 2057	\$0	\$0	\$202	\$202
2057 / 2058	\$0	\$0	\$202	\$202
2058 / 2059	\$0	\$0	\$156	\$156
2059 / 2060	\$0	\$0	\$122	\$122
2060 / 2061	\$0	\$0	\$52	\$52

*The claimable amounts for this financial year have been pro-rated based on the date the property was first available for income-producing purposes.

**Capital Works Deductions are calculated at the Prime Cost rate of 2.5% per annum, regardless of which depreciation method is chosen for the plant and equipment allowances.



DEPRECIATION SCHEDULE
BASED UPON
THE PRIME COST METHOD

This method evenly spreads out the depreciation you can claim on Plant and Equipment items.

CONSTRUCTION SUMMARY - PRIME COST METHOD		
DEPRECIATION & BUILDING ALLOWANCES BASED ON THE PRIME COST METHOD AS OUTLINED IN THE NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT1999. AMENDMENTS TO INCOME TAX ASSESSMENT ACT 1997 BY NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT 1999 (ACT 164 of 1999, ROYAL ASSENT 10 DECEMBER 1999).		
PROJECT: 2 Okra Ct, LAKE COOGEE WA 6166		DATE: 10-Dec-20
CLIENT: Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund		JOB: 110544
DESCRIPTION	VALUE	CALCULATIONS
PURCHASE PRICE	\$440,000	
BUILDING COST	\$176,707	
ADD		
BUILDERS PRELIMINARIES	\$25,022	
ADD		
PROFESSIONAL FEES	\$7,280	
ADD		
RENOVATION/CAPITAL WORK (PREVIOUS OWNER)	\$8,077	
TOTAL CONSTRUCTION COSTS	\$217,086	\$217,086
LESS		
TOTAL INSTALLED COST OF PLANT & EQUIPMENT	\$23,362	
LESS		
ALLOWANCE FOR ITEMS NOT ELIGIBLE FOR DEPRECIATION:	\$1,263	
LESS		
RENOVATION/CAPITAL WORK (PREVIOUS OWNER)	\$8,077	
SUB TOTAL	\$32,703	-\$32,703
BUILDING ALLOWANCE – SECTION 43 (INITIAL STRUCTURE)		\$184,383

SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 2 Okra Ct, LAKE COOGEE WA 6166

DATE: 10-Dec-20

CLIENT: Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund

JOB: 110544

Category : ASSETS GENERALLY (5 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Air Conditioning - Mini split systems	\$ 7,133	6	16.67%	\$ 7,133
Floor coverings - Carpet	\$ 2,368	4	25%	\$ 2,368
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Lights - Fittings (excluding hardwired)	\$ 1,944	3	33.33%	\$ 1,944
Window blinds, internal	\$ 1,912	4	25%	\$ 1,912

Category : BATHROOM ASSETS (1 item)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Exhaust fans	\$ - 334	4	25%	\$ 334

Category : FIRE CONTROL ASSETS (1 item)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Alarms- Heat & smoke	\$ 556	3	33.33%	\$ 556

Category : KITCHEN ASSETS (3 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Cook top	\$ 941	7	14.29%	\$ 941
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Range hood	\$ 841	7	14.29%	\$ 841

Category : OUTDOOR ASSETS (6 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
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Clothesline	\$ 269	3	33.33%	\$ 269
Floor carpets (including artificial grass & matting)	\$ 2,279	3	33.33%	\$ 2,279
Garden sheds, freestanding	\$ 376	6	16.67%	\$ 376

VALUE OF PLANT ITEMS	\$ 23,362	\$ 23,362
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Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (4 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Built in cabinet/ironing board etc. (Circa 2018)	\$ 1,274	40	2.50%	\$ 1,210
Decorative screens (Circa 2020)	\$ 1,490	40	2.50%	\$ 1,490
Outdoor shower (Circa 2018)	\$ 1,936	40	2.50%	\$ 1,839
Painting (Circa 2020)	\$ 3,377	40	2.50%	\$ 3,377

VALUE OF RENOVATION / CAPITAL WORK	\$ 8,077	\$ 7,917
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Category : BUILDING ALLOWANCE (Capital Works)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Building allowance	\$ 184,383	40	2.50%	\$ 147,507

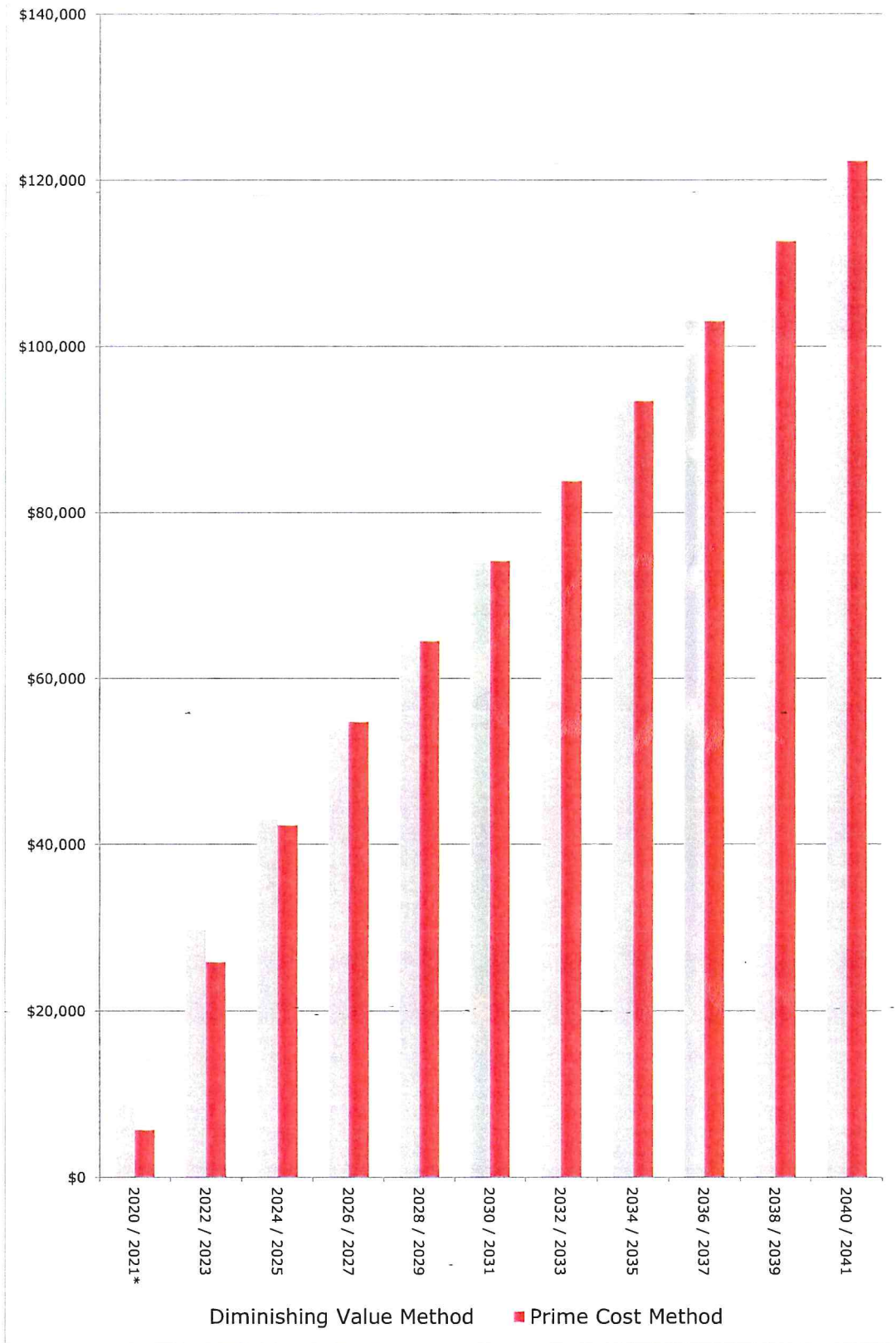
VALUE OF BUILDING ALLOWANCE	\$ 184,383	\$ 147,507
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PRIME COST - YEAR END SUMMARY			
2 Okra Ct, LAKE COOGEE WA 6166			
FINANCIAL YEAR END	DEPRECIATION PLANT & EQUIPMENT	CAPITAL WORKS DEDUCTIONS	AMOUNT CLAIMABLE
2020 / 2021*	\$3,016	\$2,755	\$5,771
2021 / 2022	\$5,268	\$4,812	\$10,079
2022 / 2023	\$5,268	\$4,812	\$10,079
2023 / 2024	\$4,185	\$4,812	\$8,997
2024 / 2025	\$2,613	\$4,812	\$7,425
2025 / 2026	\$1,844	\$4,812	\$6,656
2026 / 2027	\$979	\$4,812	\$5,791
2027 / 2028	\$190	\$4,812	\$5,001
2028 / 2029	\$0	\$4,812	\$4,812
2029 / 2030	\$0	\$4,812	\$4,812
2030 / 2031	\$0	\$4,812	\$4,812
2031 / 2032	\$0	\$4,812	\$4,812
2032 / 2033	\$0	\$4,812	\$4,812
2033 / 2034	\$0	\$4,812	\$4,812
2034 / 2035	\$0	\$4,812	\$4,812
2035 / 2036	\$0	\$4,812	\$4,812
2036 / 2037	\$0	\$4,812	\$4,812
2037 / 2038	\$0	\$4,812	\$4,812
2038 / 2039	\$0	\$4,812	\$4,812
2039 / 2040	\$0	\$4,812	\$4,812
2040 / 2041	\$0	\$4,812	\$4,812
2041 / 2042	\$0	\$4,812	\$4,812
2042 / 2043	\$0	\$4,812	\$4,812
2043 / 2044	\$0	\$4,812	\$4,812
2044 / 2045	\$0	\$4,812	\$4,812
2045 / 2046	\$0	\$4,812	\$4,812
2046 / 2047	\$0	\$4,812	\$4,812
2047 / 2048	\$0	\$4,812	\$4,812
2048 / 2049	\$0	\$4,812	\$4,812
2049 / 2050	\$0	\$4,812	\$4,812
2050 / 2051	\$0	\$4,812	\$4,812
2051 / 2052	\$0	\$4,812	\$4,812
2052 / 2053	\$0	\$2,172	\$2,172
2053 / 2054	\$0	\$202	\$202
2054 / 2055	\$0	\$202	\$202
2055 / 2056	\$0	\$202	\$202
2056 / 2057	\$0	\$202	\$202
2057 / 2058	\$0	\$202	\$202
2058 / 2059	\$0	\$156	\$156
2059 / 2060	\$0	\$122	\$122
2060 / 2061	\$0	\$52	\$52

*The claimable amounts for this financial year have been pro-rated based on the date the property was first available for income-producing purposes.



Diminishing Value Method Vs. Prime Cost Method





Washington Brown
THE PROPERTY DEPRECIATION EXPERTS

APPENDIX:

Your Washington Brown Building Allowance Maximiser Report

What is a Building Allowance Report?

A building allowance deduction is a tax deduction available to property investors. This yearly deduction is a result of the 'wear and tear' of the actual structure of the property. Typically, the building allowance covers structural elements, such as concrete, brickwork; and roofing etc.

Washington Brown's Building Allowance Maximiser Report (BAM report) details your building allowance deductions by splitting the total allowance into individual categories, rather than lumping it all together as it has been traditionally been done.

As a lump sum, all capital works items are treated as having the same 40 year effective life set out by the Government. However, our research shows, that investors tend to update areas like kitchens and bathrooms every 20 years. By knowing the detailed costs, you will be able to maximise your 'scrapping' claim if you renovate the property.



How is the Building Allowance Maximiser different?

Our patent-pending report, splits your building allowance into individual categories that, based upon our own research, wear and tear more quickly. Using our report, when you remove or renovate any of these items (say the kitchen benchtop and cabinets), you may be able to claim the undeducted, residual value as an immediate tax deduction.



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How can a Building Allowance Maximiser from Washington Brown help me save money?

Let's say you bought a property 20 years ago, with kitchen cupboards that cost \$10,000 to build. Because the kitchen is half-way through its 40-year life, you would only have claimed 50%, totalling \$5,000 to date.

But that's just the cabinets, when you add the splashback, the bench tops, the sink, the tiling, ceilings, flooring, plumbing & electrical - these items could quickly add up to \$25,000 left on the table in unclaimed deductions.

If you remove these items today, using Washington Brown's Building Allowance Maximiser report you'll know the residual value of each of these items, and can claim the remaining \$25,000 as an immediate income tax deduction.

When should I use the BAM report?

Tax deductions can be made using this report when you remove or update any capital works items within the property.

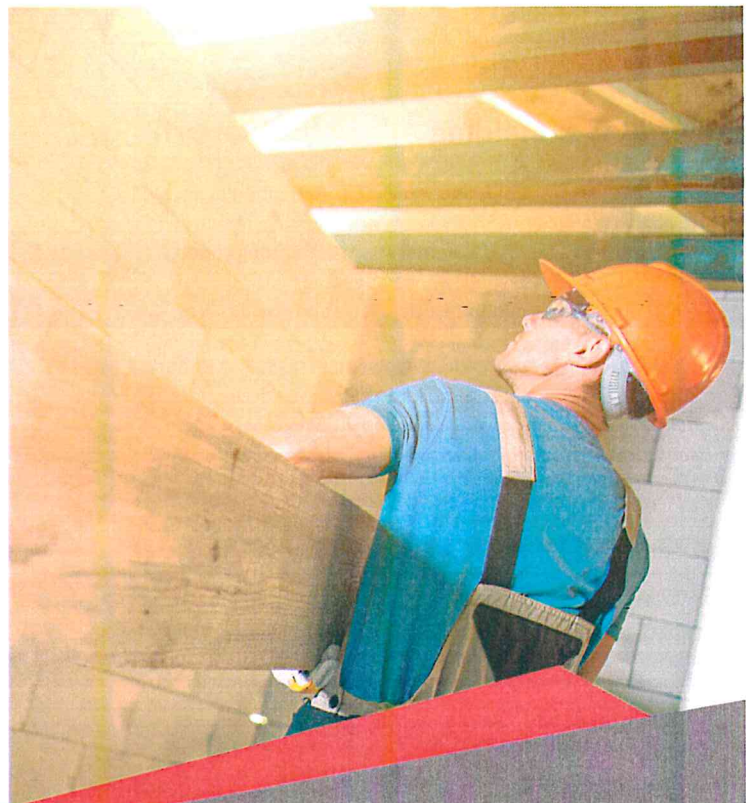
This will typically be when renovating particular rooms of the house, the entirety of the house, or updating single items (like the kitchen benchtop for example).

Why the Washington Brown Building Allowance Maximiser Report is better

- Only Washington Brown breaks down your building allowance. Reports from other quantity surveyors will provide just a lump sum total.
- We double your money or you pay nothing. For properties built after 1987, we guarantee twice our fee in deductions within the first 12 months after settlement or there is no charge..
- Trusted - We are trusted by banks, listed property companies and Australia's richest man, Harry Triguboff, to prepare depreciation reports on their behalf.
- Longevity - Washington Brown celebrates our 40th anniversary this year. You can count on us to be around for another 40 years!



Washington Brown
BUILDING ALLOWANCE MAXIMISER





APPENDIX A: Building Allowance Maximiser Report

PROJECT: 2 Okra Ct, LAKE COOGEE WA 6166

CLIENT: Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund

IMPORTANT: The following items are not to be claimed in addition to the deductions in the main report, as outlined in the BAM explanatory notes.

Category : BUILDING ALLOWANCE (43 items)

Depreciable Item	Cost	Opening WDV
CARPENTRY -		
Carpentry - Built in Robes	\$ 3,408	\$ 2,726
Carpentry - Door hardware	\$ 418	\$ 334
Carpentry - Doors	\$ 1,462	\$ 1,169
Carpentry - Linen/storage cupboards	\$ 759	\$ 608
CEILING FINISHES	\$ 9,606	\$ 7,685
CONCRETE WORKS	\$ 27,054	\$ 21,643
ELECTRICAL SERVICES -		
Electrical Services - General	\$ 3,190	\$ 2,552
Electrical Services - Boards	\$ 645	\$ 516
EXTERNAL WORKS -		
External Works - Driveway	\$ 4,822	\$ 3,858
External Works - Hard landscaping	\$ 5,657	\$ 4,525
External Works - Walling, fencing and gates	\$ 4,877	\$ 3,901
FLOOR FINISHES -		
Floor Finishes - General	\$ 3,588	\$ 2,871
Floor Finishes - Tiling to wet areas	\$ 2,430	\$ 1,944
GLAZING	\$ 7,480	\$ 5,984

KITCHEN/BATHROOM FIXTURES -

Kitchen/Bathroom Fixtures - Bath	\$	768	\$	614
Kitchen/Bathroom Fixtures - Bathroom accessories	\$	778	\$	623
Kitchen/Bathroom Fixtures - Bathroom tapware	\$	608	\$	486
Kitchen/Bathroom Fixtures - Kitchen cupboards and bench top	\$	9,777	\$	7,822
Kitchen/Bathroom Fixtures - Kitchen sink	\$	361	\$	289
Kitchen/Bathroom Fixtures - Kitchen tapware	\$	247	\$	197
Kitchen/Bathroom Fixtures - Laundry cupboards/sink	\$	1,707	\$	1,365
Kitchen/Bathroom Fixtures - Mirrors/Cabinets	\$	399	\$	319
Kitchen/Bathroom Fixtures - Shower screens	\$	1,974	\$	1,580
Kitchen/Bathroom Fixtures - Vanity basins	\$	1,082	\$	866
Kitchen/Bathroom Fixtures - WC Suites	\$	778	\$	623

METALWORK -

Metalwork - General	\$	3,840	\$	3,072
Metalwork - Garage door	\$	1,480	\$	1,184
Metalwork - Letterbox and numbering	\$	133	\$	106

PAINTING \$ 3,798 \$ 3,039

PLUMBING \$ 12,207 \$ 9,766

ROOFING \$ 26,389 \$ 21,111

WALL FINISHES -

Wall Finishes - General	\$	11,220	\$	8,976
Wall Finishes - Kitchen splashback	\$	1,462	\$	1,169
Wall Finishes - Tiling to wet areas	\$	2,962	\$	2,369

WALLING - STRUCTURAL \$ 25,516 \$ 20,413

WATERPROOFING \$ 1,500 \$ 1,200

VALUE OF BUILDING ALLOWANCE \$ 184,383 \$ 147,507