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299 George Street

WINDSOR, NSW 2756

1300 922 220

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07-September-2022

A & J Buchert Property Pty Ltd
C/ - 299 George Street
WINDSOR, NSW 2756



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a: PO Box 283, CARDIFF, NSW 2285
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w: www.capitalclaims.com.au

Dear Adam,

Re: 299 George Street WINDSOR, NSW 2756

Thank you for selecting Capital Claims to undertake an assessment of your investment property depreciation entitlements for the above address.

Our goal at Capital Claims is maximise the affordability of investment property ownership. Our extensive experience in this specialist area of quantity surveying has allowed us to sharpen our ability to maximise your claim. We uncover and assess all possible depreciable items within the ATO guidelines, ensuring that as our client you receive every dollar to which you are entitled.

Please find herewith a detailed report outlining all depreciable claims allowable under Divisions 40 and 43 of the Income Tax Assessment Act 1997.

Key Report Elements

- **Property Information** (page 3) – please review this information to confirm accuracy of details;
- **40 Year Projection** (page 5) – summarises the full entitlements forecasted over the life of the property;
- **Graphical Representation** (page 6) – provides for a quick assessment of the comparable depreciation methods;
- **Detailed Depreciation Schedules** (pages 7-9) – all depreciable assets and capital allowances are itemised and projected.

Should you require any clarification or have any queries with respect to the contents of this report, or if you have any feedback you would like to share with us, please do not hesitate to contact us on 1300 922 220.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Wilkins', is positioned above the printed name.

Mark Wilkins
Managing Director

It is important to note that any change of property ownership, or the completion of any extensive capital works, will make the contents of this report inaccurate or void. In these circumstances please contact us to ensure the report remains compliant and valid.

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Disclaimer

The information provided in this report has been prepared by Capital Claims Pty Ltd, as property depreciation consultants and not in any other capacity, on the basis of estimated costs and information provided to us by the client and authorities. It is intended for use by the parties to whom directed. The contents should be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. We recommend that clients consult with their own advisors before relying on these schedules.

Capital Claims Pty Ltd does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or relying on this document.

Property Information

Property Owner:	A & J Buchert Property Pty Ltd
Property Address:	299 George Street WINDSOR, NSW 2756
Settlement Date:	04-April-2022
Purchase Price:	\$2,500,000
Days in First Year:	86
Property Type:	Commercial
Schedule Start Date:	05-April-2022
Construction Cost @ Schedule Preparation Date:	\$233,645

Schedule of Information

Written and Verbal Information Provided by:	A & J Buchert Property Pty Ltd
Written Information Provided by:	Department of Lands
Verbal Information Provided by:	Hawkesbury City Council
Site Inspection Conducted by Capital Claims on:	30-August-2022

Methodology

As an overview of the methodology applied in this report, below is a brief of the methods, adjustments and applied legislation utilised to maximise the claims for your property. The following measures have been applied:

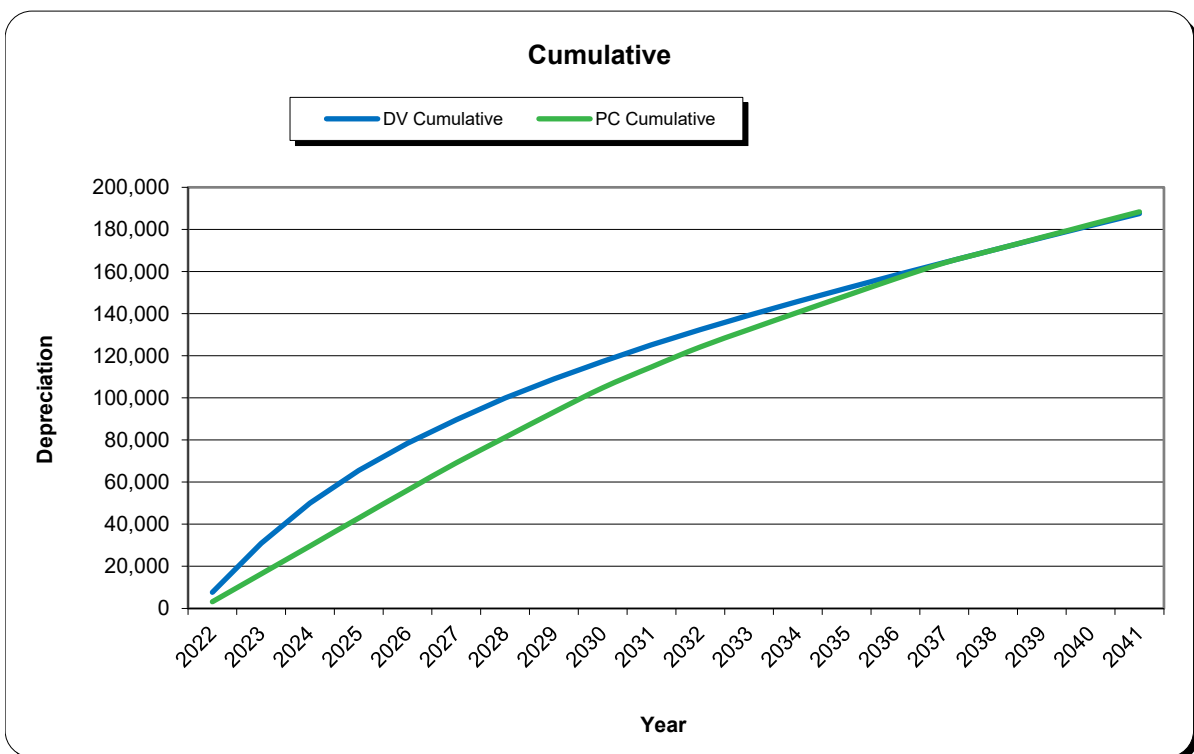
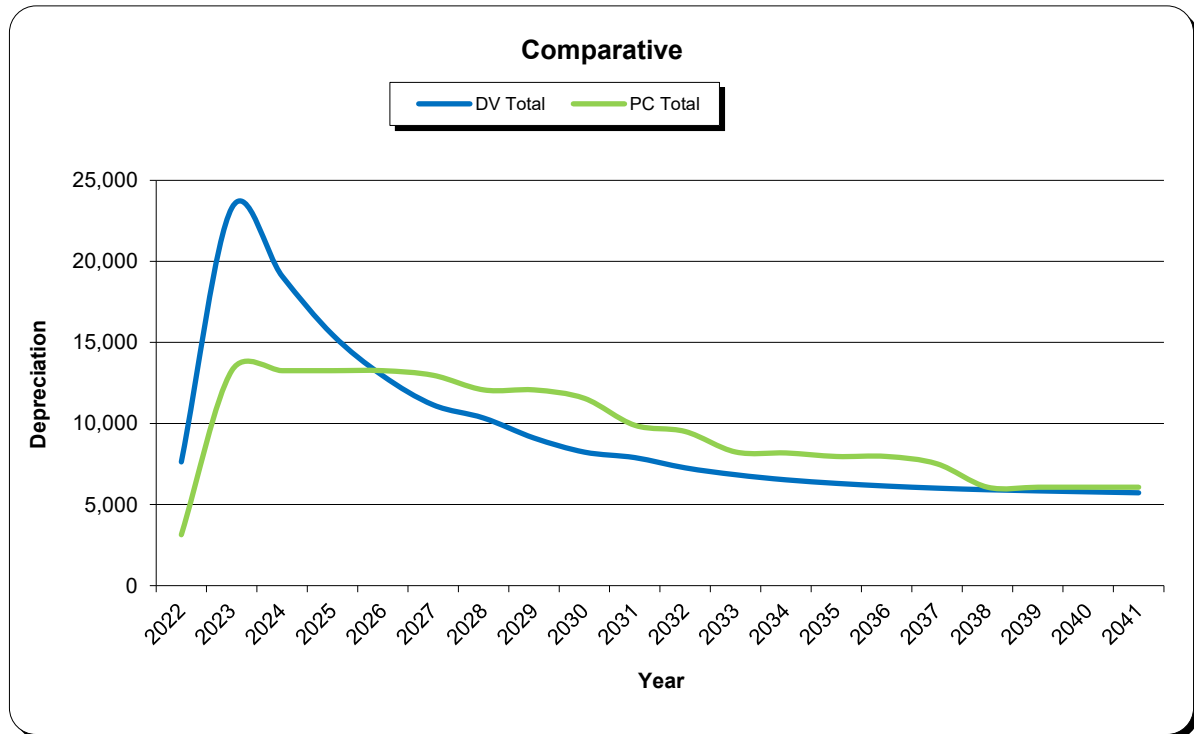
- **Pro-Rata Adjusted** - the first year is adjusted to the number of days from purchase till 30th June;
- **Low Cost Pool** - assets costing less than \$1000 at acquisition have been allocated to a common pool to be depreciated at 18.75% in the year of acquisition and each year thereafter at 37.5%;
- **Low Value Pool** - assets with an adjusted value less than \$1000 at the start of each financial year have been allocated to a common pool to be depreciated at 37.5% each year;
- **Preliminaries and Consultants Fees** - have been apportioned within the schedules;
- **Non Depreciable Items** - have been excluded from the schedules, including:
 - Land cost;
 - Rates & taxes;
 - Holding costs;
 - Soft landscaping;
 - Non qualifying works;
- **Estimated Costs** - where actual cost information was not available, Capital Claims have estimated these assets/works using current cost advice;
- **Alternative Schedules** - two alternative schedules have been applied, Diminishing Value (including Pooling) and Prime Cost. You will need to select which one suits your own personal investment structure, your financial advisor can assist you with this;
- **Existing Schedules** - we have assumed that there are not any existing depreciation schedules currently being used for this property or within the contract of sale.
- **\$300 immediate write-off** - individual assets costing \$300 or less are written off in full in the first year of ownership;
- **Scrapped Assets** - Where a depreciating asset has been removed from the property and effectively scrapped, the residual value will appear in the schedule in **blue font** in the year the asset was scrapped;

For a further detailed understanding of the legislation applied within this report please refer to the section titled "Additional Information" on page 11 of this report. Here you will find the references, interpretations, assumptions and rulings applied in preparing this report. If you have any further questions regarding the methodology of this report please feel free to contact our helpful team at Capital Claims.

40 Year Projection

Period			Diminishing Value				Prime Cost		
Year	Start Date	End Date	Diminishing Value	Pooling	Division 43	DV Total	Prime Cost	Division 43	PC Total
1	05-Apr-22	30-Jun-22	3,207	3,144	1,282	7,633	1,862	1,282	3,144
2	01-Jul-22	30-Jun-23	12,734	5,112	5,441	23,287	7,819	5,441	13,260
3	01-Jul-23	30-Jun-24	9,451	4,192	5,441	19,084	7,819	5,441	13,260
4	01-Jul-24	30-Jun-25	7,406	2,621	5,441	15,468	7,819	5,441	13,260
5	01-Jul-25	30-Jun-26	5,866	1,637	5,441	12,944	7,819	5,441	13,260
6	01-Jul-26	30-Jun-27	4,686	1,023	5,441	11,150	7,535	5,441	12,976
7	01-Jul-27	30-Jun-28	3,218	1,684	5,441	10,343	6,630	5,441	12,071
8	01-Jul-28	30-Jun-29	2,616	1,051	5,441	9,108	6,630	5,441	12,071
9	01-Jul-29	30-Jun-30	2,140	657	5,441	8,238	6,107	5,441	11,548
10	01-Jul-30	30-Jun-31	1,342	1,115	5,441	7,898	4,453	5,441	9,894
11	01-Jul-31	30-Jun-32	1,134	694	5,441	7,269	4,071	5,441	9,512
12	01-Jul-32	30-Jun-33	964	436	5,441	6,841	2,805	5,441	8,246
13	01-Jul-33	30-Jun-34	820	271	5,441	6,532	2,744	5,441	8,185
14	01-Jul-34	30-Jun-35	700	174	5,441	6,315	2,528	5,441	7,969
15	01-Jul-35	30-Jun-36	599	105	5,441	6,145	2,528	5,441	7,969
16	01-Jul-36	30-Jun-37	513	62	5,441	6,016	2,072	5,441	7,513
17	01-Jul-37	30-Jun-38	441	39	5,441	5,921	634	5,441	6,075
18	01-Jul-38	30-Jun-39	380	26	5,441	5,847	634	5,441	6,075
19	01-Jul-39	30-Jun-40	327	16	5,441	5,784	634	5,441	6,075
20	01-Jul-40	30-Jun-41	281	8	5,441	5,730	634	5,441	6,075
21	01-Jul-41	30-Jun-42	243	6	5,441	5,690	480	5,441	5,921
22	01-Jul-42	30-Jun-43	210	3	5,441	5,654	45	5,441	5,486
23	01-Jul-43	30-Jun-44	180	2	5,100	5,282	45	5,100	5,145
24	01-Jul-44	30-Jun-45	156	1	2,733	2,890	45	2,733	2,778
25	01-Jul-45	30-Jun-46	2	373	2,733	3,108	45	2,733	2,778
26	01-Jul-46	30-Jun-47	2	233	2,733	2,968	45	2,733	2,778
27	01-Jul-47	30-Jun-48	1	145	2,733	2,879	45	2,733	2,778
28	01-Jul-48	30-Jun-49	1	91	2,733	2,825	45	2,733	2,778
29	01-Jul-49	30-Jun-50	1	57	2,733	2,791	45	2,733	2,778
30	01-Jul-50	30-Jun-51	1	35	2,733	2,769	45	2,733	2,778
31	01-Jul-51	30-Jun-52	0	23	2,733	2,756	45	2,733	2,778
32	01-Jul-52	30-Jun-53	0	14	2,337	2,351	0	2,337	2,337
33	01-Jul-53	30-Jun-54	0	9	1,700	1,709	0	1,700	1,700
34	01-Jul-54	30-Jun-55	0	5	1,700	1,705	0	1,700	1,700
35	01-Jul-55	30-Jun-56	0	4	694	698	0	694	694
36	01-Jul-56	30-Jun-57	0	2	0	2	0	0	0
37	01-Jul-57	30-Jun-58	0	1	0	1	0	0	0
38	01-Jul-58	30-Jun-59	0	1	0	1	0	0	0
39	01-Jul-59	30-Jun-60	0	1	0	1	0	0	0
40	01-Jul-60	30-Jun-61	0	0	0	0	0	0	0
41	01-Jul-61	30-Jun-62	0	0	0	0	0	0	0
Total			\$ 59,622	\$ 25,073	\$ 148,938	\$ 233,633	\$ 84,707	\$ 148,938	\$ 233,645

Graphical Representation





Diminishing Value Method

299 George Street WINDSOR, NSW 2756

Financial Years 1 -10				Financial Year	1	2	3	4	5	6	7	8	9	10	Adjustable Value
				Start Date	05-Apr-22	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30	@
				End Date	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	
1. Unit Specific - Depreciating Assets (Division 40)	Adjustable Value	Effective Life (yrs)	Decline in Value Rate												
Air Conditioner - Room Units	\$ 1,361	30	37.5%	0	0	0	0	0	0	0	0	0	0	0	16
Air Conditioner - Split Systems	\$ 8,913	10	20.0%	425	1,698	1,358	1,086	869	695	0	0	0	0	0	424
Air Conditioning - Packaged Unit	\$ 27,582	15	13.3%	877	3,561	3,086	2,674	2,318	2,009	1,741	1,509	1,308	1,133	7,366	
Bathroom Accessories - Freestanding	\$ 1,210	5	37.5%	0	0	0	0	0	0	0	0	0	0	0	14
Blinds	\$ 5,964	10	20.0%	284	1,136	909	727	582	465	372	298	238	0	596	
Carpet	\$ 9,749	8	25.0%	581	2,292	1,719	1,289	967	725	544	408	306	0	574	
Door Closers	\$ 1,613	10	37.5%	0	0	0	0	0	0	0	0	0	0	0	19
Exhaust Fans	\$ 1,351	20	37.5%	0	0	0	0	0	0	0	0	0	0	0	16
Fire Detection Alarms	\$ 1,335	20	37.5%	0	0	0	0	0	0	0	0	0	0	0	16
Fire Extinguishers	\$ 823	15	37.5%	0	0	0	0	0	0	0	0	0	0	0	10
Hot Water Systems	\$ 3,329	12	16.7%	132	533	0	0	0	0	0	0	0	0	0	62
Lighting Plant	\$ 9,080	20	37.5%	0	0	0	0	0	0	0	0	0	0	0	107
Security System	\$ 4,735	5	40.0%	451	1,713	1,028	617	370	222	133	80	48	29	44	
Vinyl	\$ 7,662	8	25.0%	457	1,801	1,351	1,013	760	570	428	321	240	180	541	
Sub Total	\$ 84,707				\$ 3,207	\$ 12,734	\$ 9,451	\$ 7,406	\$ 5,866	\$ 4,686	\$ 3,218	\$ 2,616	\$ 2,140	\$ 1,342	\$ 9,805
2. Low Cost & Low Value Pool															
Sub Total			37.5%		\$ 3,144	\$ 5,112	\$ 4,192	\$ 2,621	\$ 1,637	\$ 1,023	\$ 1,684	\$ 1,051	\$ 657	\$ 1,115	
3. Division 40															
Sub Total	\$ 84,707				\$ 6,351	\$ 17,846	\$ 13,643	\$ 10,027	\$ 7,503	\$ 5,709	\$ 4,902	\$ 3,667	\$ 2,797	\$ 2,457	\$ 9,805
4. Division 43															
Sub Total	\$ 148,938				\$ 1,282	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 98,686
Annual Decline in Value - Total	\$ 233,645				\$ 7,633	\$ 23,287	\$ 19,084	\$ 15,468	\$ 12,944	\$ 11,150	\$ 10,343	\$ 9,108	\$ 8,238	\$ 7,898	\$ 108,491

Job Number: 20850



Diminishing Value Method

299 George Street WINDSOR, NSW 2756

Financial Years 11-20			Financial Year	11	12	13	14	15	16	17	18	19	20	Adjustable Value
			Start Date	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39	01-Jul-40	@
			End Date	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40	30-Jun-41	30-Jun-41
1. Unit Specific - Depreciating Assets (Division 40)	Adjustable Value	Decline in Value Rate												
Air Conditioner - Room Units	\$ 16	37.5%	0	0	0	0	0	0	0	0	0	0	0	1
Air Conditioner - Split Systems	\$ 424	20.0%	0	0	0	0	0	0	0	0	0	0	0	4
Air Conditioning - Packaged Unit	\$ 7,366	13.3%	982	851	738	639	554	480	416	361	313	271	1,761	
Bathroom Accessories - Freestanding	\$ 14	37.5%	0	0	0	0	0	0	0	0	0	0	0	1
Blinds	\$ 596	20.0%	0	0	0	0	0	0	0	0	0	0	0	6
Carpet	\$ 574	25.0%	0	0	0	0	0	0	0	0	0	0	0	5
Door Closers	\$ 19	37.5%	0	0	0	0	0	0	0	0	0	0	0	1
Exhaust Fans	\$ 16	37.5%	0	0	0	0	0	0	0	0	0	0	0	1
Fire Detection Alarms	\$ 16	37.5%	0	0	0	0	0	0	0	0	0	0	0	1
Fire Extinguishers	\$ 10	37.5%	0	0	0	0	0	0	0	0	0	0	0	1
Hot Water Systems	\$ 62	16.7%	0	0	0	0	0	0	0	0	0	0	0	1
Lighting Plant	\$ 107	37.5%	0	0	0	0	0	0	0	0	0	0	0	1
Security System	\$ 44	40.0%	17	11	6	4	2	1	1	1	0	0	0	1
Vinyl	\$ 541	25.0%	135	102	76	57	43	32	24	18	14	10	30	
Sub Total	\$ 9,805		\$ 1,134	\$ 964	\$ 820	\$ 700	\$ 599	\$ 513	\$ 441	\$ 380	\$ 327	\$ 281	\$ 1,815	
2. Low Cost & Low Value Pool														
Sub Total		37.5%	\$ 694	\$ 436	\$ 271	\$ 174	\$ 105	\$ 62	\$ 39	\$ 26	\$ 16	\$ 8		
3. Division 40														
Sub Total			\$ 1,828	\$ 1,400	\$ 1,091	\$ 874	\$ 704	\$ 575	\$ 480	\$ 406	\$ 343	\$ 289	\$ 1,815	
4. Division 43														
Sub Total	\$ 98,686		\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 44,275	
Annual Decline in Value - Total	\$ 108,491		\$ 7,269	\$ 6,841	\$ 6,532	\$ 6,315	\$ 6,145	\$ 6,016	\$ 5,921	\$ 5,847	\$ 5,784	\$ 5,730	\$ 46,090	

Job Number: 20850



Low Cost and Low Value Pooling

299 George Street WINDSOR, NSW 2756

Financial Years 1 -10			Financial Year	1	2	3	4	5	6	7	8	9	10	Adjustable Value
			Start Date	05-Apr-22	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30	@
			End Date	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-31
1. Unit Specific - Depreciating Assets (Division 40)			Adjustable Value	Decline in Value Rate										
Air Conditioner - Room Units			\$ 1,361	37.5%	255	415	259	162	101	63	40	25	15	10
Air Conditioner - Split Systems			\$ 2,782	37.5%	0	0	0	0	0	0	1,043	652	408	255
Air Conditioning - Packaged Unit			\$ -	0.0%	0	0	0	0	0	0	0	0	0	0
Bathroom Accessories - Freestanding			\$ 1,210	37.5%	227	369	230	144	90	56	35	22	14	9
Blinds			\$ 953	37.5%	0	0	0	0	0	0	0	0	0	357
Carpet			\$ 918	37.5%	0	0	0	0	0	0	0	0	0	344
Door Closers			\$ 1,613	37.5%	302	492	307	192	120	75	47	29	18	12
Exhaust Fans			\$ 1,351	37.5%	253	412	257	161	101	63	39	24	15	10
Fire Detection Alarms			\$ 1,335	37.5%	250	407	254	159	99	62	39	24	15	10
Fire Extinguishers			\$ 823	37.5%	154	251	157	98	61	38	24	15	9	6
Hot Water Systems			\$ 2,664	37.5%	0	0	999	624	390	244	153	95	60	37
Lighting Plant			\$ 9,080	37.5%	1,703	2,766	1,729	1,081	675	422	264	165	103	65
Security System			\$ -	0.0%	0	0	0	0	0	0	0	0	0	0
Vinyl			\$ -	0.0%	0	0	0	0	0	0	0	0	0	0
Sub Total			\$ 24,090		\$ 3,144	\$ 5,112	\$ 4,192	\$ 2,621	\$ 1,637	\$ 1,023	\$ 1,684	\$ 1,051	\$ 657	\$ 1,115
Annual Decline in Value - Total					\$ 3,144	\$ 5,112	\$ 4,192	\$ 2,621	\$ 1,637	\$ 1,023	\$ 1,684	\$ 1,051	\$ 657	\$ 1,115

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Low Cost and Low Value Pooling

299 George Street WINDSOR, NSW 2756

Financial Years 11-20		Financial Year	11	12	13	14	15	16	17	18	19	20	Adjustable Value
		Start Date	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39	01-Jul-40	@
		End Date	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40	30-Jun-41	30-Jun-41
1. Unit Specific - Depreciating Assets (Division 40)	Adjustable Value	Decline in Value Rate											
Air Conditioner - Room Units	\$ 16	37.5%	6	4	2	2	1	0	0	0	0	0	1
Air Conditioner - Split Systems	\$ 424	37.5%	159	99	62	39	24	15	10	6	4	2	4
Air Conditioning - Packaged Unit	\$ 7,366	37.5%	0	0	0	0	0	0	0	0	0	0	1,761
Bathroom Accessories - Freestanding	\$ 14	37.5%	5	3	2	2	1	0	0	0	0	0	1
Blinds	\$ 596	37.5%	223	140	87	55	34	21	13	9	5	3	6
Carpet	\$ 574	37.5%	215	135	84	53	33	20	13	8	5	3	5
Door Closers	\$ 19	37.5%	7	5	3	2	1	0	0	0	0	0	1
Exhaust Fans	\$ 16	37.5%	6	4	2	2	1	0	0	0	0	0	1
Fire Detection Alarms	\$ 16	37.5%	6	4	2	2	1	0	0	0	0	0	1
Fire Extinguishers	\$ 10	37.5%	4	2	2	1	0	0	0	0	0	0	1
Hot Water Systems	\$ 62	37.5%	23	15	9	6	3	2	1	1	1	0	1
Lighting Plant	\$ 107	37.5%	40	25	16	10	6	4	2	2	1	0	1
Security System	\$ 44	37.5%	0	0	0	0	0	0	0	0	0	0	1
Vinyl	\$ 541	37.5%	0	0	0	0	0	0	0	0	0	0	30
Sub Total	\$ 9,805		\$ 694	\$ 436	\$ 271	\$ 174	\$ 105	\$ 62	\$ 39	\$ 26	\$ 16	\$ 8	\$ 1,815
Annual Decline in Value - Total			\$ 694	\$ 436	\$ 271	\$ 174	\$ 105	\$ 62	\$ 39	\$ 26	\$ 16	\$ 8	

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Prime Cost Method

299 George Street WINDSOR, NSW 2756

Financial Years 1 -10				Financial Year	1	2	3	4	5	6	7	8	9	10	Adjustable Value
				Start Date	05-Apr-22	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30	@
				End Date	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-31
1. Unit Specific - Depreciating Assets (Division 40)	Adjustable Value	Effective Life (yrs)	Decline in Value Rate												
Air Conditioner - Room Units	\$ 1,361	30	3.3%	11	45	45	45	45	45	45	45	45	45	45	945
Air Conditioner - Split Systems	\$ 8,913	10	10.0%	212	891	891	891	891	891	891	891	891	891	891	682
Air Conditioning - Packaged Unit	\$ 27,582	15	6.7%	438	1,839	1,839	1,839	1,839	1,839	1,839	1,839	1,839	1,839	1,839	10,593
Bathroom Accessories - Freestanding	\$ 1,210	5	20.0%	58	242	242	242	242	242	184	0	0	0	0	0
Blinds	\$ 5,964	10	10.0%	142	596	596	596	596	596	596	596	596	596	596	458
Carpet	\$ 9,749	8	12.5%	290	1,219	1,219	1,219	1,219	1,219	1,219	1,219	1,219	926	0	0
Door Closers	\$ 1,613	10	10.0%	38	161	161	161	161	161	161	161	161	161	161	126
Exhaust Fans	\$ 1,351	20	5.0%	16	68	68	68	68	68	68	68	68	68	68	723
Fire Detection Alarms	\$ 1,335	20	5.0%	16	67	67	67	67	67	67	67	67	67	67	716
Fire Extinguishers	\$ 823	15	6.7%	13	55	55	55	55	55	55	55	55	55	55	315
Hot Water Systems	\$ 3,329	12	8.3%	66	277	277	277	277	277	277	277	277	277	277	770
Lighting Plant	\$ 9,080	20	5.0%	108	454	454	454	454	454	454	454	454	454	454	4,886
Security System	\$ 4,735	5	20.0%	226	947	947	947	947	721	0	0	0	0	0	0
Vinyl	\$ 7,662	8	12.5%	228	958	958	958	958	958	958	958	958	728	0	0
Sub Total	\$ 84,707			\$ 1,862	\$ 7,819	\$ 7,819	\$ 7,819	\$ 7,819	\$ 7,819	\$ 7,535	\$ 6,630	\$ 6,630	\$ 6,107	\$ 4,453	\$ 20,214
2. Division 40															
Sub Total	\$ 84,707			\$ 1,862	\$ 7,819	\$ 7,819	\$ 7,819	\$ 7,819	\$ 7,819	\$ 7,535	\$ 6,630	\$ 6,630	\$ 6,107	\$ 4,453	\$ 20,214
3. Division 43															
Sub Total	\$ 148,938			\$ 1,282	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 98,686
Annual Decline in Value - Total	\$ 233,645			\$ 3,144	\$ 13,260	\$ 13,260	\$ 13,260	\$ 13,260	\$ 13,260	\$ 12,976	\$ 12,071	\$ 12,071	\$ 11,548	\$ 9,894	\$ 118,900

Job Number: 20850



Prime Cost Method

299 George Street WINDSOR, NSW 2756

Financial Years 11-20		Financial Year	11	12	13	14	15	16	17	18	19	20	Adjustable Value
		Start Date	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39	01-Jul-40	@
		End Date	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40	30-Jun-41	30-Jun-41
1. Unit Specific - Depreciating Assets (Division 40)	Adjustable Value	Decline in Value Rate											
Air Conditioner - Room Units	\$ 945	3.3%	45	45	45	45	45	45	45	45	45	45	495
Air Conditioner - Split Systems	\$ 682	10.0%	682	0	0	0	0	0	0	0	0	0	0
Air Conditioning - Packaged Unit	\$ 10,593	6.7%	1,839	1,839	1,839	1,839	1,839	1,398	0	0	0	0	0
Bathroom Accessories - Freestanding	\$ -	20.0%	0	0	0	0	0	0	0	0	0	0	0
Blinds	\$ 458	10.0%	458	0	0	0	0	0	0	0	0	0	0
Carpet	\$ -	12.5%	0	0	0	0	0	0	0	0	0	0	0
Door Closers	\$ 126	10.0%	126	0	0	0	0	0	0	0	0	0	0
Exhaust Fans	\$ 723	5.0%	68	68	68	68	68	68	68	68	68	68	43
Fire Detection Alarms	\$ 716	5.0%	67	67	67	67	67	67	67	67	67	67	46
Fire Extinguishers	\$ 315	6.7%	55	55	55	55	55	40	0	0	0	0	0
Hot Water Systems	\$ 770	8.3%	277	277	216	0	0	0	0	0	0	0	0
Lighting Plant	\$ 4,886	5.0%	454	454	454	454	454	454	454	454	454	454	346
Security System	\$ -	20.0%	0	0	0	0	0	0	0	0	0	0	0
Vinyl	\$ -	12.5%	0	0	0	0	0	0	0	0	0	0	0
Sub Total	\$ 20,214		\$ 4,071	\$ 2,805	\$ 2,744	\$ 2,528	\$ 2,528	\$ 2,072	\$ 634	\$ 634	\$ 634	\$ 634	\$ 930
2. Division 40													
Sub Total	\$ 20,214		\$ 4,071	\$ 2,805	\$ 2,744	\$ 2,528	\$ 2,528	\$ 2,072	\$ 634	\$ 634	\$ 634	\$ 634	\$ 930
3. Division 43													
Sub Total	\$ 98,686		\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 5,441	\$ 44,275
Annual Decline in Value - Total	\$ 118,900		\$ 9,512	\$ 8,246	\$ 8,185	\$ 7,969	\$ 7,969	\$ 7,513	\$ 6,075	\$ 6,075	\$ 6,075	\$ 6,075	\$ 45,205

Job Number: 20850

Division 43

Works Description	Date	Rate	Original Cost	Annual Claims
Additional Works	18-May-2004	2.5%	\$ 108,334	\$ 2,708
Additional Works	11-February-2013	2.5%	\$ 41,316	\$ 1,033
Additional Works	27-November-2015	2.5%	\$ 67,995	\$ 1,700
		Total	\$ 217,645	

Additional Information

Capital Claims has been engaged on behalf of A & J Buchert Property Pty Ltd to prepare a Capital Allowance and Tax Depreciation Report on 299 George Street WINDSOR, NSW 2756.

Where actual costs for the building structure and the depreciable assets were not available these costs have been estimated using Capital Claims cost advice current to the date of the assessment. Where necessary costs have been adjusted through the application of Building Price Indices.

The report covers both Division 40 and Division 43 of ITAA97:

- **Division 43** - may also be known as the Capital Allowance and applies to the structural elements of the property that are not considered Depreciable Assets or Plant and Equipment. Capital Allowances are only claimable upon works that have commenced construction after:

- **18th July 1985** for Residential properties;
- **20th July 1982** for Non Residential properties;
- **20th July 1982** for Industrial properties;
- **22nd August 1979** for Traveller Accommodation properties.

Where the property is too old to qualify for the Capital Allowances no claim has been made.

- **Division 40** - consists of the Depreciable Assets or Plant and Equipment items, these are basically items that can be 'easily' removed from the property as opposed to 'permanently fixed'. Items that are either mechanical or electronic in nature will also be included in this element even where they are permanently fixed to the property.

The effective lives applied to the assets in this report are those set down by the Tax Commissioner in their assessment of the applicable effective life. Low Value/Cost Pooling and the immediate write off rules have been applied where appropriate to maximise the claimable benefits available to the property owners during the qualifying periods. The rates are in accordance with:

- **Income Tax Order 1217** - for assets acquired prior to 1 July 1991;
- **Income Tax Ruling IT 2685** - for assets acquired up until 1 January 2001;
- **Tax Ruling TR 2000/18** - for assets acquired up until 1 July 2006;
- **Tax Ruling TR 2006/5 and subsequent addendums** - for assets acquired since 1 July 2006.

Both the Diminishing Value Method and Prime Cost Method of depreciation have been provided within this report. Each of these methods have considered the legislation in application at the time of the acquisition of the asset and the preparation of the report. Where Low Cost Pooling has been applied the asset has been depreciated at 18.75% in the year of acquisition and 37.5% for all subsequent years.

We have assumed that the property owner is entitled to claim the available depreciation and that no schedules of depreciation exist or form conditions of the acquisition of the property.

The report is based on Capital Claims Pty Ltd interpretation of the Income Tax Assessment Act of 1997, tax cases, rulings, interpretive decisions and intentions of the Commissioner of Taxation.