



Enterprises Pty Limited



30 January 2019

BOAB Super Fund Pty Ltd
PO Box 964
Rozelle NSW 2039

ACCOUNTS USE ONLY	
Checked By Accounts	Approved By Director
X	X
Date	Date

Payment Received

Re: Depreciation Schedule - **19/CORP/21180**
708/70 Mary Street Brisbane QLD

Thank you for your recent payment for services rendered. This letter serves as confirmation that your Invoice has been paid in full, for the amount of:

\$ 581.90 including GST

Please retain your tax invoice and this letter, as costs associated with the preparation of a Tax Depreciation Schedule are fully tax deductible.

We thank you for choosing Corpred Enterprises Pty Ltd for the preparation of your depreciation schedule.

Should you have any queries regarding your report, or any other matter relating to building/construction, please do not hesitate to contact us.

Yours Faithfully

The Corpred Team

Corpred Enterprises Pty Ltd

Level 26, 44 Market Street **Sydney** NSW 2000

abn | 32 105 828 466

P: 1300 854 206 F: 1300 854 207



Enterprises Pty Limited

30 January 2019

BOAB Super Fund Pty Ltd
PO Box 964
Rozelle NSW 2039

Please note we have commenced work on your tax depreciation schedule. We will finalise your report once payment has been made.

Email payment details to accounts@corpred.com.au

TAX INVOICE

Invoice No: 19/CORP/21180

Terms: **Payment Due Immediately**

Project: **708/70 Mary Street Brisbane QLD**

Description of Work:	Preparation of a Tax Depreciation Schedule	\$	529.00
	Travel surcharge - properties located outside metro	\$	-

Subtotal:	\$	529.00
G.S.T @ 10%	\$	52.90
Total including G.S.T.	\$	581.90

Please forward payment for the above amount.

abn | 32 105 828 466

Thank you for choosing **Corpred**

Level 26, 44 Market Street **Sydney** NSW 2000

P: 1300 854 206 F: 1300 854 207

email | admin@corpred.com.au

www.corpred.com.au

Invoice Number 19/CORP/21180
Project: 708/70 Mary Street Brisbane QLD
Client Name: BOAB Super Fund Pty Ltd

Amount Due (inc GST): \$ **581.90**
Date Due: **Payment Due Immediately**

PAYMENT OPTIONS



Billor Code: 73452
Customer Ref No: 211809

Telephone & Internet Banking - BPAY

Log on to internet banking or call your bank to make this payment from your cheque, savings or credit card account.

More info: www.bpay.com.au

Mailing your payment

Detach this section and mail your cheque to the Accounts and Administration Department:
Corpred Enterprises

PO Box 255 Hurstville 1481

Please make your cheque payable to Corpred Enterprises

Direct Deposit:

Account Name: Corpred Enterprises
BSB: 032 154 - Westpac Banking Corporation
Account No: 114 912
Please quote the **invoice number** in the description



Credit Card

Please call the accounts department on (02) 9585 0839 to provide your credit card details.





Corpred

Enterprises Pty Limited

BOAB Super Fund Pty Ltd
PO Box 964
Rozelle NSW 2039

RE: Depreciation Schedule

19/CORP/21180

708/70 Mary Street Brisbane QLD

As requested, we have prepared estimates of tax depreciation values for the abovementioned property. The schedules are based on the first 40 years of ownership, beginning from the date of first lease. Please note that the estimates have been calculated in accordance with the current depreciation legislation, based on the indicated life expectancy rates. These may change over the course of the 40 years, in accordance with changes to the relevant tax rulings.

The depreciation deductions for the first year have been apportioned in accordance with the period of "ownership/income producing operation", which may be less than 12 months.

Finally, please be aware that endorsement/validation of your tax depreciation schedule will not be recognised by this firm until all accounts have been settled. Corpred Enterprises Pty Ltd will not ratify any claims for depreciation or assist the Australian Taxation Office should an audit be carried out pursuant to your claim, until all monies owed are paid in full.

We thank you for allowing us the opportunity to submit our fee proposal and to subsequently complete your report, and inspection if required. We welcome any further opportunities to be of assistance.

Should you have any queries or wish to discuss any aspect of the above, please do not hesitate to contact us.

Yours Faithfully,
The Corpred Team

Corpred Enterprises Pty Ltd

abn | 32 105 828 466

Level 26, 44 Market Street **Sydney** NSW 2000

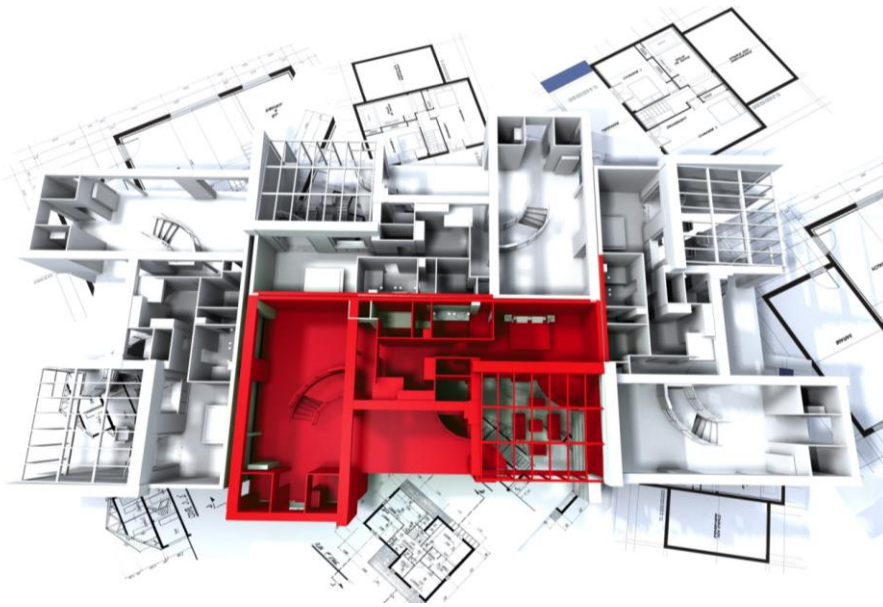
P: 1300 854 206 F: 1300 854 207

email | admin@corpred.com.au

www.corpred.com.au



Enterprises Pty Limited



“The difference we make at tax time is clear”

Tax Depreciation Schedule

1 Bedroom + Study Apartment

at

708/70 Mary Street Brisbane QLD

for

BOAB Super Fund Pty Ltd

January 2019

19/CORP/21180

Corpred Enterprises Pty Ltd

abn | 32 105 828 466

Level 26, 44 Market Street **Sydney** NSW 2000

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1.0 Introduction – Basis of Report

Basis of Report

This report is based on the following information:

1. Capital cost comprising the following:

(a) Purchase Price	\$	360,000
(b) Improvements – Capital Works	\$	-
(c) Stamp Duty (Approx.)	\$	11,025
(d) Legal Costs (Approx.)	\$	2,041
Total Disbursements	\$	373,066
(e) Deduct Land Value	\$	(108,550)
(f) Deduct items not eligible for depreciation (landscaping and site clearance)	\$	(10,150)
(g) Deduct other costs not attributable to Construction Costs	\$	(53,651)
Total Assessed Construction Cost	\$	200,715

- | | |
|---|-------------------|
| 2. Date of Exchange: | 07 August 2015 |
| 3. Date of Settlement: | 28 September 2015 |
| 4. Date of first lease / schedule start date: | 28 September 2015 |
| 5. Unit Entitlement: | - |

Note: This report is based on information provided to our firm by the client and is to be used for the purpose of income tax returns only.

2.0 General Notes Relating to the Schedules

- ▶ The estimates are based on the assumption that the property was acquired after September 1999 and therefore the depreciation values have been calculated using the effective life method. In cases where the property has been acquired pre-Sept 1999, the same methodology has been adopted in accordance with the Taxation Ruling IT 2685 and Depreciation and Taxation Ruling TR 2000/18 – Income Tax: Depreciation Effective Life.
- ▶ The estimates for Year 1 have been apportioned in the case that the “ownership/income producing” period is less than a full year for tax purposes. Therefore, the first year claim listed is the amount of depreciation available in the first year between the date of first lease and the end of the financial year.
- ▶ Owners are advised to discuss and confirm that above assumptions with their tax adviser before using this tax depreciation information.
- ▶ For the purpose of this valuation we understand that all items of plant and equipment listed in the schedule are owned by the tax payer.
- ▶ Land apportionment, land improvements and other building costs not eligible for allowances have not been included in this report. Non-eligible items include expenditure on clearing the land prior to construction & landscaping costs.
- ▶ Depreciation has been calculated using both the diminishing value and prime cost methods. We advise that you speak to your financial advisor before deciding which of these methods to use.
- ▶ Qualifying expenditure and depreciation rates have been calculated with the understanding that the property is used for the production of assessable income, excluding short-term traveller’s accommodation or non-residential usage.
- ▶ Items of plant and equipment with an individual value of less than \$300 have been depreciated at 100% in accordance with section 55(2), low cost/short life items.

2.0 General Notes Relating to the Schedules (cont.)

- ▶ The diminishing value method of depreciation incorporates writing off low-cost plant (i.e. plant costing less than \$1,000) through a low value pool where applicable. Items of plant and equipment with an individual value of less than \$1000 have been allocated to this "pool". This is effective as at 1 July 2000 and plant in this "pool" is depreciated at a rate of 37.50%, with the rate halved during the first year of depreciation. Depreciation values for items in the "pool" are not required to be apportioned.
- ▶ The basis of depreciation of an item of Plant and Equipment includes its purchase price (ITAA Sect 42-65) and also delivery costs, installation costs (IT 2197) and the cost associated with bringing the plant into full operation (ITAA97 Sect 8-1)
- ▶ Due to the undefined nature of Plant and Articles it is at the owner/s (or their accountants) discretion as to whether or not a claim for any particular item should be made.

REGARDING PROPERTIES PURCHASED AFTER 9TH MAY 2017:

As per *"Treasury Laws Amendment (Housing Tax Integrity) Bill 2017: Limiting deductions for plant and equipment in residential premises"*. All properties acquired after 7.30pm on 9 May 2017 cannot deduct amounts under Division 40 for depreciating assets used in gaining or producing assessable income from the use of residential premises for residential accommodation UNLESS

- the entity has held the asset at the first time the asset was first used i.e first came to hold the asset when it was used in a new residential premises which has never been lived in before becoming a rental property as per the definition of new property in GSTR 2003/3. If you have claimed the first owners grant you cannot claim Division 40.
- the entity has purchased the asset from a retailer and has held the asset from the time it was first used or installed – must be able to provide proof of purchase of actual cost.

CONVERTING OWNER-OCCUPIED PROPERTIES INTO INVESTMENTS

- A property owner will not be able to claim depreciation on pre-existing plant and equipment assets within properties which have been lived in as a primary place of residence where the owner has first made the property available to rent after 1st July 2017. Plant and equipment assets are considered previously-used under these conditions.

Division 40 - plant and equipment

Division 40 is the legislation that covers the depreciation of 'plant and equipment', i.e. the removable fixtures and fittings within an investment property. Each plant and equipment item has an effective life set by the Australian Taxation Office (ATO) and the depreciation deduction available on that item is calculated using this effective life.

Division 43 - Capital Works Allowance

Division 43 covers the deduction available to owners for the structural elements of a building and the items within the property that are deemed irremovable. It includes the foundations, walls, ceiling, roof and also includes fixed assets like tiles, toilets, built-in cupboards, windows and doors. Properties qualify for this allowance depending on their age and type; either 2.5% or 4% of a property's historical construction cost or estimated cost can be claimed.

Structural Improvements

Structural improvements can be claimed if the improvements were undertaken after 26th February 1992.

3.0 Disclaimer

- ▶ The schedules and values included in this report have been prepared for the sole purpose of claims under the Income Tax Assessment Act and are for the use of the current owners of the premises, or their agents in dealings with tax claims only.
- ▶ Corpred Enterprises Pty Ltd (Corpred) does not accept any contractual, tortious or other form of liability for any consequences, loss or damage, which may arise as a result relying on this document.

4.0 Certification

Tax Depreciation Schedule

We hereby certify that in our opinion the capital costs related to:

1. Depreciable items – as scheduled in accordance with the Income Tax Assessment Act 1997, (ITAA) 1936, Part 3, Division 3A, Sections 54, 55, 56, 60, 61 and 62. The basis of depreciation of an item of plant and equipment includes its purchase price (ITAA Sect 42-65) delivery and installation costs (IT 2197) and the costs associated with bring the plant into full operation (ITAA97 Sect 8-1).
2. Electrical Mains Connection – is in accordance with Division 3A, Section 70(A).
3. Building Allowance – is in accordance with Division 10D, Sections 124ZF-ZH. General Capital Allowances in accordance with the ITTA 1997, Division 40. Capital Allowances in accordance with Division 42 & Capital Works in accordance with Division 43.
4. Structural Improvement Allowance –is in accordance with Division 10D, Section 1234ZFB.
5. This report incorporate changes from the ‘Ralph Review of Business Taxation’ of 21 September 1999.
6. Addendum to 2000/18
7. Draft Ruling 2004/D3
8. Withdrawal of IT 242
9. Tax Laws Amendment (Personal Tax Reduction and improved Depreciation Arrangements) ACT 2006 (55 of 2006) introduced 11th May 2006 and received Royal Assent on 22nd June 2006
10. Taxation Ruling TR 2013/4 - Income Tax: Effective live of depreciating assets
11. Treasury Laws Amendment (Housing Tax Integrity) Bill 2017: Limiting deductions for plant and equipment in residential premises and travel expenditure for residential rental properties.



Corpred Enterprises Pty Ltd

Level 26, 44 Market Street
Sydney NSW 2000
Ph: 1300 854 206

5.0 Referenced Material

The following publications were used as referenced material for the preparation of this report.

- ▶ An Indicative Guide to the Preparation of QS Reports – Tax Depreciation Schedules for Investment/Rental properties published by the Australian Institute of Quantity Surveyors – January 2002.
- ▶ Rental Properties 2017 – published by the Australian Taxation Office.
- ▶ Guide to Depreciating Assets 2017 published by the Australian Taxation Office.
- ▶ Australian Tax Master Guide 2017 – published by CCH Australia Limited.

Other referenced material includes the following:

- ▶ Rawlinsons Australian Construction Handbook – 2017.
- ▶ Cordells Construction Cost Guide – Quarterly Updates .
- ▶ Australian Institute of Quantity Surveyors Quarterly Cost Updates.

Appendix A
Tax Depreciation Schedule Summary- Diminishing Value Method



Tax Depreciation Schedule Summary

708/70 Mary Street Brisbane QLD

Financial Year Ended	Plant + Equipment	Pooled Plant + Equipment	Building Allowance	Structural Improvements	Total
28 September 2015 - 30 June 2016 *	\$ 7,222	\$ 1,776	\$ 3,117	\$ -	\$ 12,114
30 June 2017	\$ 2,651	\$ 2,886	\$ 4,107	\$ -	\$ 9,643
30 June 2018	\$ 1,983	\$ 2,066	\$ 4,107	\$ -	\$ 8,155
30 June 2019	\$ 1,375	\$ 1,977	\$ 4,107	\$ -	\$ 7,459
30 June 2020	\$ 1,207	\$ 1,235	\$ 4,107	\$ -	\$ 6,550
30 June 2021	\$ 1,061	\$ 772	\$ 4,107	\$ -	\$ 5,940
30 June 2022	\$ 935	\$ 483	\$ 4,107	\$ -	\$ 5,524
30 June 2023	\$ 691	\$ 675	\$ 4,107	\$ -	\$ 5,473
30 June 2024	\$ 491	\$ 766	\$ 4,107	\$ -	\$ 5,363
30 June 2025	\$ 438	\$ 478	\$ 4,107	\$ -	\$ 5,024
30 June 2026	\$ 393	\$ 299	\$ 4,107	\$ -	\$ 4,798
30 June 2027	\$ 208	\$ 547	\$ 4,107	\$ -	\$ 4,862
30 June 2028	\$ 195	\$ 342	\$ 4,107	\$ -	\$ 4,643
30 June 2029	\$ 182	\$ 213	\$ 4,107	\$ -	\$ 4,502
30 June 2030	\$ 169	\$ 133	\$ 4,107	\$ -	\$ 4,410
30 June 2031	\$ 158	\$ 83	\$ 4,107	\$ -	\$ 4,348
30 June 2032	\$ 148	\$ 52	\$ 4,107	\$ -	\$ 4,307
30 June 2033	\$ 138	\$ 33	\$ 4,107	\$ -	\$ 4,277
30 June 2034	\$ 129	\$ 20	\$ 4,107	\$ -	\$ 4,256
30 June 2035	\$ 120	\$ 13	\$ 4,107	\$ -	\$ 4,240
TOTAL	\$ 19,893	\$ 14,849	\$ 81,146	\$ -	\$ 115,888

Information current at

January 2019

**Values for first year are apportioned in line with income producing portion of that year, if start date has been indicated. Please note that the indicative depreciation and building allowance figures may change in accordance with changes to taxation laws.*

Tax Depreciation Schedule Summary

708/70 Mary Street Brisbane QLD

Financial Year	Plant & Equipment	Pooled Plant + Equipment	Building Allowance	Structural Improvements	Total
30 June 2036	\$ 112	\$ 8	\$ 4,107	\$ -	\$ 4,227
30 June 2037	\$ 105	\$ 5	\$ 4,107	\$ -	\$ 4,216
30 June 2038	\$ 98	\$ 3	\$ 4,107	\$ -	\$ 4,207
30 June 2039	\$ 91	\$ 2	\$ 4,107	\$ -	\$ 4,200
30 June 2040	\$ 85	\$ 1	\$ 4,107	\$ -	\$ 4,193
30 June 2041	\$ 79	\$ 1	\$ 4,107	\$ -	\$ 4,187
30 June 2042	\$ 74	\$ -	\$ 4,107	\$ -	\$ 4,181
30 June 2043	\$ 69	\$ -	\$ 4,107	\$ -	\$ 4,176
30 June 2044	\$ -	\$ 363	\$ 4,107	\$ -	\$ 4,470
30 June 2045	\$ -	\$ 227	\$ 4,107	\$ -	\$ 4,334
30 June 2046	\$ -	\$ 142	\$ 4,107	\$ -	\$ 4,249
30 June 2047	\$ -	\$ 89	\$ 4,107	\$ -	\$ 4,195
30 June 2048	\$ -	\$ 55	\$ 990	\$ -	\$ 1,046
30 June 2049	\$ -	\$ 35	\$ -	\$ -	\$ 35
30 June 2050	\$ -	\$ 22	\$ -	\$ -	\$ 22
30 June 2051	\$ -	\$ 14	\$ -	\$ -	\$ 14
30 June 2052	\$ -	\$ 8	\$ -	\$ -	\$ 8
30 June 2053	\$ -	\$ 5	\$ -	\$ -	\$ 5
30 June 2054	\$ -	\$ 3	\$ -	\$ -	\$ 3
30 June 2055	\$ -	\$ 2	\$ -	\$ -	\$ 2
30 June 2056	\$ -	\$ 1	\$ -	\$ -	\$ 1
TOTAL	\$ 20,606	\$ 15,835	\$ 131,417	\$ -	\$ 167,859

Information current at
January 2019

Please note that the indicative depreciation and building allowance figures may change in accordance with changes to taxation laws.

Appendix B

Tax Depreciation Schedule Worksheet- Diminishing Value Method



708/70 Mary Street Brisbane QLD

Diminishing Value Method

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
Non Pooled Items																		
1 Hydraulic Services																		
a	Hot water system - electric	12.00	16.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Hot water system - gas	12.00	37.50	822	111	42	975	LVP	-	-	-	-	-	-	-	-	-	-
c	Hot water system - solar	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Pumps	20.00	100.00	77	10	4	91	91	-	-	-	-	-	-	-	-	-	-
e	Water pumps	20.00	100.00	132	18	7	157	157	-	-	-	-	-	-	-	-	-	-
2 Heating/Cooling																		
a	Gas fireplace - ducted central	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Heating - Gas fire - free standing	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	AC - Damper motors (Incl VAVs)	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	AC - Mini split systems up to 20KW	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	AC - Room units	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	AC Volumetrics - Air cooled	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Condensing sets	15.00	13.33	2,205	298	113	2,615	265	313	272	235	204	177	153	LVP	-	-	-
h	Cooling towers	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Fan coil units	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
j	Packaged AC unit	15.00	13.33	2,340	316	120	2,775	281	333	288	250	217	188	163	141	LVP	-	-
k	Electric / Gas heaters	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	Ceiling Fans	5.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
m	Air handling units	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
n	AC Chillers - Centrifugal	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
o	AC Volumetrics - Water cooled	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 Electrical Services																		
a	Intercom	10.00	37.50	426	57	22	505	LVP	-	-	-	-	-	-	-	-	-	-
b	Ducted vacuum system - hoses, motors, wands	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Security code pads	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Security control panels	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	vibration)	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Security GSM units	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Security sirens / bells	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Access control pads	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Door controllers	5.00	100.00	210	28	11	249	249	-	-	-	-	-	-	-	-	-	-
j	Proximity card readers	7.00	37.50	295	40	15	350	LVP	-	-	-	-	-	-	-	-	-	-
k	Swipe card readers	3.00	66.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	CCTV cameras	4.00	100.00	192	26	10	228	228	-	-	-	-	-	-	-	-	-	-
m	CCTV monitors	4.00	100.00	168	23	9	199	199	-	-	-	-	-	-	-	-	-	-
n	CCTV recorders - digital	4.00	100.00	138	19	7	164	164	-	-	-	-	-	-	-	-	-	-
o	CCTV recorders - time lapse	2.00	100.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
p	CCTV recorders - switching units	5.00	100.00	145	20	7	172	172	-	-	-	-	-	-	-	-	-	-
q	Television antennas - freestanding	5.00	37.50	385	52	20	457	LVP	-	-	-	-	-	-	-	-	-	-
r	Light fittings - free standing	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
s	Solar powered generating system	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
t	Generators	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
u	MATV - amplifiers	10.00	100.00	170	23	9	202	202	-	-	-	-	-	-	-	-	-	-
v	MATV - Modulators	10.00	100.00	132	18	7	157	157	-	-	-	-	-	-	-	-	-	-
w	MATV - power sources	10.00	100.00	85	11	4	101	101	-	-	-	-	-	-	-	-	-	-
x	PABX	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom Assets																		
	Mirrors - freestanding	15.00	37.50	401	54	20	476	LVP	-	-	-	-	-	-	-	-	-	-
Subtotal				8,323	1,124	425	9,871	2,264	646	560	485	421	364	316	141	0	0	0

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

(b) Items valued at less than \$1000 are allocated to the low value pool and depreciated at an accelerated rate of 37.5% per annum. This rate is halved in the first financial year. Pooled items are not apportioned.

708/70 Mary Street Brisbane QLD

Diminishing Value Method

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			8,323	1,124	425	9,871	2,264	646	560	485	421	364	316	141	0	0	0
4	Kitchen Appliances																	
a	Cooktops (b)	12.00	37.50	269	36	14	319	LVP	-	-	-	-	-	-	-	-	-	-
b	Freezers	12.00	16.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Ovens	12.00	16.67	1,212	164	62	1,438	182	209	174	LVP	-	-	-	-	-	-	-
d	Refrigerators (b)	12.00	37.50	725	98	37	860	LVP	-	-	-	-	-	-	-	-	-	-
e	Stove	12.00	16.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Microwave ovens (b)	10.00	37.50	255	34	13	302	LVP	-	-	-	-	-	-	-	-	-	-
g	Rangehoods (b)	12.00	37.50	310	42	16	368	LVP	-	-	-	-	-	-	-	-	-	-
h	Water filters - electrical	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Dishwashers (b)	10.00	37.50	670	90	34	795	LVP	-	-	-	-	-	-	-	-	-	-
j	Garbage disposal units	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Floor Finishes																	
a	Vinyl	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Carpets	10.00	20.00	1,485	200	76	1,761	267	299	239	LVP	-	-	-	-	-	-	-
c	Linoleum	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Floating Timber Flooring	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Window Coverings																	
a	Blinds	10.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Curtains	6.00	33.33	1,185	160	61	1,405	356	350	LVP	-	-	-	-	-	-	-	-
7	External Equipment																	
a	Operable pergola louvres - controls / motors	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Swimming pool chlorinators / filtration (incl pumps)	(a)	12.00	100.00	42	6	50	50	-	-	-	-	-	-	-	-	-	-
c	Swimming pool cleaning devices	(a)	7.00	100.00	3	0	4	4	-	-	-	-	-	-	-	-	-	-
d	pumps, timing devices		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Garden lights - solar		8.00	25.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Artificial grass & matting		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Automatic garage door controls		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Automatic garage door motors		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Freestanding bbqs	(a)	5.00	100.00	20	3	24	24	-	-	-	-	-	-	-	-	-	-
j	Garden sheds/ storage cage	(b)	15.00	37.50	266	36	315	LVP	-	-	-	-	-	-	-	-	-	-
k	Automatic gate door controls	(a)	5.00	100.00	112	15	133	133	-	-	-	-	-	-	-	-	-	-
l	Automatic gate door motors	(a)	10.00	100.00	224	30	266	266	-	-	-	-	-	-	-	-	-	-
m	Sauna heating assets	(a)	15.00	100.00	15	2	18	18	-	-	-	-	-	-	-	-	-	-
n	umpire chairs		3.00	66.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
o	Resistance gym equipment	(a)	10.00	100.00	38	5	45	45	-	-	-	-	-	-	-	-	-	-
p	Cardio vascular gym equipment	(a)	5.00	100.00	32	4	38	38	-	-	-	-	-	-	-	-	-	-
q	Window shutter controls / motors		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Bathroom Assets																	
a	Bathroom accessories (freestanding - shower caddies, soap holders, toilet brushes)	(b)	5.00	37.50	268	36	318	LVP	-	-	-	-	-	-	-	-	-	-
b	Exhaust fans (including lighting / heating)	(b)	10.00	37.50	282	38	334	LVP	-	-	-	-	-	-	-	-	-	-
c	Heated towel rails - electric		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Shower curtains		2.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Spa bath pumps / chlorinators/ heaters		20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Hand dryers - electrical		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Laundry Assets																	
a	Washing machines	(b)	10.00	37.50	383	52	454	LVP	-	-	-	-	-	-	-	-	-	-
b	Clothes dryer	(b)	10.00	37.50	295	40	350	LVP	-	-	-	-	-	-	-	-	-	-
	Subtotal			16,414	2,216	838	19,468	3,645	1,504	973	485	421	364	316	141	0	0	0

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

(b) Items valued at less than \$1000 are allocated to the low value pool and depreciated at an accelerated rate of 37.5% per annum. This rate is halved in the first financial year. Pooled items are not apportioned.

708/70 Mary Street Brisbane QLD

Diminishing Value Method

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			16,414	2,216	838	19,468	3,645	1,504	973	485	421	364	316	141	0	0	0
10	Common Area Property																	
a	Lifts: Electric	30.00	6.67	5,535	747	283	6,565	332	416	388	362	338	315	294	275	256	239	2382
b	Lifts: Hydraulic	30.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Escalators (machinery & moving parts)	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Stair pressurisation - pressurisation and extraction fans (a)	25.00	100.00	138	19	7	164	164	-	-	-	-	-	-	-	-	-	-
e	Stair pressurisation - AC Variable drives (a)	10.00	100.00	235	32	12	279	279	-	-	-	-	-	-	-	-	-	-
f	Stair pressurisation - sensors (b)	10.00	37.50	266	36	14	315	LVP	-	-	-	-	-	-	-	-	-	-
g	Sewerage treatment motors / controls	8.00	25.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Garbage compacting systems (b)	6.67	37.50	277	37	14	329	LVP	-	-	-	-	-	-	-	-	-	-
i	Ventilation fans	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Fire Services																	
a	Hydrant booster pump (a)	25.00	100.00	62	8	3	74	74	-	-	-	-	-	-	-	-	-	-
b	Fire alarm - bell (a)	12.00	100.00	148	20	8	176	176	-	-	-	-	-	-	-	-	-	-
c	Fire indicator panel (FIP) (a)	12.00	100.00	172	23	9	204	204	-	-	-	-	-	-	-	-	-	-
d	EWIS (master emergency panel, speakers, strobe light, warden intercom phone) (a)	12.00	100.00	202	27	10	240	240	-	-	-	-	-	-	-	-	-	-
e	Fire hose reels & nozzles (a)	10.00	100.00	242	33	12	287	287	-	-	-	-	-	-	-	-	-	-
f	Fire alarm - heat / smoke (a)	6.00	100.00	212	29	11	251	251	-	-	-	-	-	-	-	-	-	-
g	multi point type & smoke (a)	20.00	100.00	188	25	10	223	-	-	-	-	-	-	-	-	-	-	-
h	Fire extinguishers (a)	15.00	100.00	244	33	12	289	289	-	-	-	-	-	-	-	-	-	-
12	Furnishings																	
a	electrical appliances & misc utensils	13.33	15.00	4,637	626	237	5,500	626	731	622	528	449	382	324	276	234	199	169
b	Garbage bins	10.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Outdoor / Common area furniture - freestanding	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Telephone handsets	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Clock electric	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Digital video display (DVD) player	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Linen (b)	5.00	37.50	555	75	28	658	LVP	-	-	-	-	-	-	-	-	-	-
h	Radios (a)	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Rugs (a)	7.00	100.00	99	13	5	117	117	-	-	-	-	-	-	-	-	-	-
j	Stereo system	7.00	28.57	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
k	Surround sound system	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	Cordless phone	4.00	50.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
m	Television set (b)	10.00	37.50	835	113	43	990	LVP	-	-	-	-	-	-	-	-	-	-
n	Portable vacuum cleaner	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
o	Video cassette recorders (VCR)	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
p	Crockery	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
q	Cutlery	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
r	Door stops (free standing) (a)	-	100.00	81	11	4	95	95	-	-	-	-	-	-	-	-	-	-
s	Door closers (a)	-	100.00	185	25	9	219	219	-	-	-	-	-	-	-	-	-	-
t	Chillers - absorption	25.00	8.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal			30,726	4,148	1,569	36,444	7,222	2,651	1,983	1,375	1,207	1,061	935	691	491	438	2,551

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

(b) Items valued at less than \$1000 are allocated to the low value pool and depreciated at an accelerated rate of 37.5% per annum. This rate is halved in the first financial year. Pooled items are not apportioned.

708/70 Mary Street Brisbane QLD

Diminishing Value Method

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
13	<i>Balance of Construction Cost Attributable As an allowance for Residential Building Works (Section 43 Capital Works)</i>	32.00	2.50	138,500	18,698	7,074	164,271	3,117	4,107	4,107	4,107	4,107	4,107	4,107	4,107	4,107	4,107	91,339
14	<i>Structural Improvements/Improvements</i>	40.00	2.50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL				169,226	22,846	8,643	200,715	10,339	6,758	6,089	5,482	5,314	5,168	5,041	4,798	4,597	4,545	93,891

Appendix C
Tax Depreciation Schedule Summary- Low Value Pool



708/70 Mary Street Brisbane QLD

Low Value Pool

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
Non Pooled Items																		
1 Hydraulic Services																		
a	Hot water system - electric	12.00	16.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Hot water system - gas	(b) 12.00	37.50	822	111	42	975	183	297	186	116	73	45	28	18	11	7	12
c	Hot water system - solar	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Pumps	(a) 20.00	100.00	77	10	4	91	-	-	-	-	-	-	-	-	-	-	-
e	Water pumps	(a) 20.00	100.00	132	18	7	157	-	-	-	-	-	-	-	-	-	-	-
2 Heating/Cooling																		
a	Gas fireplace - ducted central	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Heating - Gas fire - free standing	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	AC - Damper motors (Incl VAVs)	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	AC - Mini split systems up to 20KW	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	AC - Room units	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	AC Volumetrics - Air cooled	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Condensing sets	15.00	13.33	2,205	298	113	2,615	-	-	-	-	-	-	-	374	233	146	243
h	Cooling towers	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Fan coil units	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
j	Packaged AC unit	15.00	13.33	2,340	316	120	2,775	-	-	-	-	-	-	-	-	344	215	358
k	Electric / Gas heaters	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	Ceiling Fans	5.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
m	Air handling units	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
n	AC Chillers - Centrifugal	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
o	AC Volumetrics - Water cooled	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 Electrical Services																		
a	Intercom	(b) 10.00	37.50	426	57	22	505	95	154	96	60	38	23	15	9	6	4	6
b	Ducted vacuum system - hoses, motors, wands	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Security code pads	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Security control panels	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	vibration)	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Security GSM units	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Security sirens / bells	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Access control pads	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Door controllers	(a) 5.00	100.00	210	28	11	249	-	-	-	-	-	-	-	-	-	-	-
j	Proximity card readers	(b) 7.00	37.50	295	40	15	350	66	107	67	42	26	16	10	6	4	2	4
k	Swipe card readers	3.00	66.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	CCTV cameras	(a) 4.00	100.00	192	26	10	228	-	-	-	-	-	-	-	-	-	-	-
m	CCTV monitors	(a) 4.00	100.00	168	23	9	199	-	-	-	-	-	-	-	-	-	-	-
n	CCTV recorders - digital	(a) 4.00	100.00	138	19	7	164	-	-	-	-	-	-	-	-	-	-	-
o	CCTV recorders - time lapse	2.00	100.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
p	CCTV recorders - switching units	(a) 5.00	100.00	145	20	7	172	-	-	-	-	-	-	-	-	-	-	-
q	Television antennas - freestanding	(b) 5.00	37.50	385	52	20	457	86	139	87	54	34	21	13	8	5	3	5
r	Light fittings - free standing	5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
s	Solar powered generating system	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
t	Generators	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
u	MATV - amplifiers	(a) 10.00	100.00	170	23	9	202	-	-	-	-	-	-	-	-	-	-	-
v	MATV - Modulators	(a) 10.00	100.00	132	18	7	157	-	-	-	-	-	-	-	-	-	-	-
w	MATV - power sources	(a) 10.00	100.00	85	11	4	101	-	-	-	-	-	-	-	-	-	-	-
x	PABX	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom Assets																		
	Mirrors - freestanding	(b) 15.00	37.50	401	54	20	476	89	145	91	57	35	22	14	9	5	3	6
Subtotal				8,323	1,124	425	9,871	518	842	526	329	205	128	80	424	608	380	634

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

(b) Items valued at less than \$1000 are allocated to the low value pool and depreciated at an accelerated rate of 37.5% per annum. This rate is halved in the first financial year. Pooled items are not apportioned.

708/70 Mary Street Brisbane QLD

Low Value Pool

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			8,323	1,124	425	9,871	518	842	526	329	205	128	80	424	608	380	634
4	Kitchen Appliances																	
a	Cooktops (b)	12.00	37.50	269	36	14	319	60	97	61	38	24	15	9	6	4	2	4
b	Freezers	12.00	16.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Ovens	12.00	16.67	1,212	164	62	1,438	-	-	-	327	204	128	80	50	31	19	32
d	Refrigerators (b)	12.00	37.50	725	98	37	860	161	262	164	102	64	40	25	16	10	6	10
e	Stove	12.00	16.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Microwave ovens (b)	10.00	37.50	255	34	13	302	57	92	58	36	22	14	9	5	3	2	4
g	Rangehoods (b)	12.00	37.50	310	42	16	368	69	112	70	44	27	17	11	7	4	3	4
h	Water filters - electrical	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Dishwashers (b)	10.00	37.50	670	90	34	795	149	242	151	95	59	37	23	14	9	6	9
j	Garbage disposal units	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Floor Finishes																	
a	Vinyl	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Carpets	10.00	20.00	1,485	200	76	1,761	-	-	-	359	224	140	88	55	34	21	36
c	Linoeum	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Floating Timber Flooring	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Window Coverings																	
a	Blinds	10.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Curtains	6.00	33.33	1,185	160	61	1,405	-	-	262	164	103	64	40	25	16	10	16
7	External Equipment																	
a	Operable pergola louvres - controls / motors	15.00	13.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Swimming pool chlorinators / filtration (incl pumps)	(a)	12.00	100.00	42	6	2	50	-	-	-	-	-	-	-	-	-	-
c	Swimming pool cleaning devices	(a)	7.00	100.00	3	0	0	4	-	-	-	-	-	-	-	-	-	-
d	pumps, timing devices		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Garden lights - solar		8.00	25.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Artificial grass & matting		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Automatic garage door controls		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Automatic garage door motors		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Freestanding bbqs (a)	5.00	100.00	20	3	1	24	-	-	-	-	-	-	-	-	-	-	-
j	Garden sheds/ storage cage (b)	15.00	37.50	266	36	14	315	59	96	60	38	23	15	9	6	4	2	4
k	Automatic gate door controls (a)	5.00	100.00	112	15	6	133	-	-	-	-	-	-	-	-	-	-	-
l	Automatic gate door motors (a)	10.00	100.00	224	30	11	266	-	-	-	-	-	-	-	-	-	-	-
m	Sauna heating assets (a)	15.00	100.00	15	2	1	18	-	-	-	-	-	-	-	-	-	-	-
n	rollers, umpire chairs (a)	3.00	66.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
o	Resistance gym equipment (a)	10.00	100.00	38	5	2	45	-	-	-	-	-	-	-	-	-	-	-
p	Cardio vascular gym equipment (a)	5.00	100.00	32	4	2	38	-	-	-	-	-	-	-	-	-	-	-
q	Window shutter controls / motors	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Bathroom Assets																	
a	caddies, soap holders, toilet brushes) (b)	5.00	37.50	268	36	14	318	60	97	61	38	24	15	9	6	4	2	4
b	Exhaust fans (including lighting / heating) (b)	10.00	37.50	282	38	14	334	63	102	64	40	25	16	10	6	4	2	4
c	Heated towel rails - electric	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Shower curtains	2.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Spa bath pumps / chlorinators/ heaters	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Hand dryers - electrical	10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Laundry Assets																	
a	Washing machines (b)	10.00	37.50	383	52	20	454	85	138	87	54	34	21	13	8	5	3	5
b	Clothes dryer (b)	10.00	37.50	295	40	15	350	66	107	67	42	26	16	10	6	4	2	4
	Subtotal			16,414	2,216	838	19,468	1,346	2,187	1,629	1,704	1,065	666	416	634	740	462	770

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

(b) Items valued at less than \$1000 are allocated to the low value pool and depreciated at an accelerated rate of 37.5% per annum. This rate is halved in the first financial year. Pooled items are not apportioned.

708/70 Mary Street Brisbane QLD

Low Value Pool

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			16,414	2,216	838	19,468	1,346	2,187	1,629	1,704	1,065	666	416	634	740	462	770
10	Common Area Property																	
a	Lifts: Electric	30.00	6.67	5,535	747	283	6,565	-	-	-	-	-	-	-	-	-	-	965
b	Lifts: Hydraulic	30.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Escalators (machinery & moving parts)	20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	extraction fans	(a)	25.00	100.00	138	19	164	-	-	-	-	-	-	-	-	-	-	-
e	Stair pressurisation - AC Variable drives	(a)	10.00	100.00	235	32	279	-	-	-	-	-	-	-	-	-	-	-
f	Stair pressurisation - sensors	(b)	10.00	37.50	266	36	315	59	96	60	38	23	15	9	6	4	2	4
g	Sewerage treatment motors / controls		8.00	25.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Garbage compacting systems	(b)	6.67	37.50	277	14	329	62	100	63	39	24	15	10	6	4	2	4
i	Ventilation fans		20.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Fire Services																	
a	Hydrant booster pump	(a)	25.00	100.00	62	8	74	-	-	-	-	-	-	-	-	-	-	-
b	Fire alarm - bell	(a)	12.00	100.00	148	20	176	-	-	-	-	-	-	-	-	-	-	-
c	Fire indicator panel (FIP)	(a)	12.00	100.00	172	23	204	-	-	-	-	-	-	-	-	-	-	-
d	EWIS (master emergency panel, speakers, strobe light, warden intercom phone)	(a)	12.00	100.00	202	27	240	-	-	-	-	-	-	-	-	-	-	-
e	Fire hose reels & nozzles	(a)	10.00	100.00	242	33	287	-	-	-	-	-	-	-	-	-	-	-
f	Fire alarm - heat / smoke	(a)	6.00	100.00	212	29	251	-	-	-	-	-	-	-	-	-	-	-
g	heat, multi point type & smoke)	(a)	20.00	100.00	188	25	223	-	-	-	-	-	-	-	-	-	-	-
h	Fire extinguishers	(a)	15.00	100.00	244	33	289	-	-	-	-	-	-	-	-	-	-	-
12	Furnishings																	
a	electrical appliances & misc utensils		13.33	15.00	4,637	626	237	5,500	-	-	-	-	-	-	-	-	-	959
b	Garbage bins		10.00	37.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Outdoor / Common area furniture - freestanding		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Telephone handsets		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Clock electric		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Digital video display (DVD) player		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Linen	(b)	5.00	37.50	555	75	658	123	201	125	78	49	31	19	12	7	5	8
h	Radios		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Rugs	(a)	7.00	100.00	99	13	117	-	-	-	-	-	-	-	-	-	-	-
j	Stereo system		7.00	28.57	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
k	Surround sound system		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
l	Cordless phone		4.00	50.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
m	Television set	(b)	10.00	37.50	835	113	43	990	186	302	189	118	74	46	29	18	11	7
n	Portable vacuum cleaner		10.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
o	Video cassette recorders (VCR)		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
p	Crockery		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
q	Cutlery		5.00	40.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
r	Door stops (free standing)	(a)	-	100.00	81	11	95	-	-	-	-	-	-	-	-	-	-	-
s	Door closers	(a)	-	100.00	185	25	219	-	-	-	-	-	-	-	-	-	-	-
t	Chillers - absorption		25.00	8.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal			30,726	4,148	1,569	36,444	1,776	2,886	2,066	1,977	1,235	772	483	675	766	478	2,722

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

(b) Items valued at less than \$1000 are allocated to the low value pool and depreciated at an accelerated rate of 37.5% per annum. This rate is halved in the first financial year. Pooled items are not apportioned.

Appendix D
Tax Depreciation Schedule Summary- Prime Cost Method



Tax Depreciation Schedule Summary

708/70 Mary Street Brisbane QLD

Financial Year Ended	Plant & Equipment	Building Allowance	Structural Improvements	Total
28 September 2015 - 30 June 2016 *	\$ 6,867	\$ 3,117	\$ -	\$ 9,984
30 June 2017	\$ 2,574	\$ 4,107	\$ -	\$ 6,681
30 June 2018	\$ 2,574	\$ 4,107	\$ -	\$ 6,681
30 June 2019	\$ 2,574	\$ 4,107	\$ -	\$ 6,681
30 June 2020	\$ 2,574	\$ 4,107	\$ -	\$ 6,681
30 June 2021	\$ 2,357	\$ 4,107	\$ -	\$ 6,464
30 June 2022	\$ 2,106	\$ 4,107	\$ -	\$ 6,212
30 June 2023	\$ 1,966	\$ 4,107	\$ -	\$ 6,073
30 June 2024	\$ 1,954	\$ 4,107	\$ -	\$ 6,061
30 June 2025	\$ 1,954	\$ 4,107	\$ -	\$ 6,061
30 June 2026	\$ 1,513	\$ 4,107	\$ -	\$ 5,620
30 June 2027	\$ 1,373	\$ 4,107	\$ -	\$ 5,480
30 June 2028	\$ 1,123	\$ 4,107	\$ -	\$ 5,230
30 June 2029	\$ 867	\$ 4,107	\$ -	\$ 4,973
30 June 2030	\$ 631	\$ 4,107	\$ -	\$ 4,738
30 June 2031	\$ 318	\$ 4,107	\$ -	\$ 4,425
30 June 2032	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2033	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2034	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2035	\$ 219	\$ 4,107	\$ -	\$ 4,326
TOTAL	\$ 34,203	\$ 81,146	\$ -	\$ 115,348

Information current at
January 2019

*Values for year 1 are apportioned in line with income producing period for that year, if start date has been indicated.
Please note that the indicative depreciation and building allowance figures may change in accordance with changes to taxation laws.

Tax Depreciation Schedule Summary

708/70 Mary Street Brisbane QLD

Financial Year Ended	Plant & Equipment	Building Allowance	Structural Improvements	Total
30 June 2036	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2037	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2038	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2039	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2040	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2041	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2042	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2043	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2044	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2045	\$ 219	\$ 4,107	\$ -	\$ 4,326
30 June 2046	\$ 53	\$ 4,107	\$ -	\$ 4,160
30 June 2047	\$ -	\$ 4,107	\$ -	\$ 4,107
30 June 2048	\$ -	\$ 990	\$ -	\$ 990
30 June 2049	\$ -	\$ -	\$ -	\$ -
30 June 2050	\$ -	\$ -	\$ -	\$ -
30 June 2051	\$ -	\$ -	\$ -	\$ -
30 June 2052	\$ -	\$ -	\$ -	\$ -
30 June 2053	\$ -	\$ -	\$ -	\$ -
30 June 2054	\$ -	\$ -	\$ -	\$ -
30 June 2055	\$ -	\$ -	\$ -	\$ -
30 June 2056	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 36,444	\$ 131,417	\$ -	\$ 167,861

Information current at
January 2019

Please note that the indicative depreciation and building allowance figures may change in accordance with changes to taxation laws.

Appendix E

Tax Depreciation Schedule Worksheet- Prime Cost Method



708/70 Mary Street Brisbane QLD

Prime Cost Method

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Non Pooled Items																	
	Hydraulic Services																	
1	Hot water system - electric	12.00	8.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Hot water system - gas	12.00	8.33	822	111	42	975	62	81	81	81	81	81	81	81	81	81	182
c	Hot water system - solar	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Pumps	(a) 20.00	100.00	77	10	4	91	91	-	-	-	-	-	-	-	-	-	-
e	Water pumps	(a) 20.00	100.00	132	18	7	157	157	-	-	-	-	-	-	-	-	-	-
	Heating/Cooling																	
a	Gas fireplace - ducted central	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Heating - Gas fire - free standing	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	AC - Damper motors (Incl VAVs)	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	AC - Mini split systems up to 20KW	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	AC - Room units	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	AC Volumetrics - Air cooled	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Condensing sets	15.00	6.67	2,205	298	113	2,615	132	174	174	174	174	174	174	174	174	174	914
h	Cooling towers	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Fan coil units	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
j	Packaged AC unit	15.00	6.67	2,340	316	120	2,775	140	185	185	185	185	185	185	185	185	185	970
k	Electric / Gas heaters	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	Ceiling Fans	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
m	Air handling units	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
n	AC Chillers - Centrifugal	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
o	AC Volumetrics - Water cooled	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Electrical Services																	
a	Intercom	10.00	10.00	426	57	22	505	38	50	50	50	50	50	50	50	50	50	12
b	Ducted vacuum system - hoses, motors, wands	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Security code pads	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Security control panels	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	vibration)	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Security GSM units	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Security sirens / bells	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Access control pads	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Door controllers	(a) 5.00	100.00	210	28	11	249	249	-	-	-	-	-	-	-	-	-	-
j	Proximity card readers	7.00	14.29	295	40	15	350	38	50	50	50	50	50	50	12	-	-	-
k	Swipe card readers	3.00	33.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	CCTV cameras	(a) 4.00	100.00	192	26	10	228	228	-	-	-	-	-	-	-	-	-	-
m	CCTV monitors	(a) 4.00	100.00	168	23	9	199	199	-	-	-	-	-	-	-	-	-	-
n	CCTV recorders - digital	(a) 4.00	100.00	138	19	7	164	164	-	-	-	-	-	-	-	-	-	-
o	CCTV recorders - time lapse	2.00	50.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
p	CCTV recorders - switching units	(a) 5.00	100.00	145	20	7	172	172	-	-	-	-	-	-	-	-	-	-
q	Television antennas - freestanding	5.00	20.00	385	52	20	457	69	91	91	91	91	22	-	-	-	-	-
r	Light fittings - free standing	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
s	Solar powered generating system	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
t	Generators	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
u	MATV - amplifiers	(a) 10.00	100.00	170	23	9	202	202	-	-	-	-	-	-	-	-	-	-
v	MATV - Modulators	(a) 10.00	100.00	132	18	7	157	157	-	-	-	-	-	-	-	-	-	-
w	MATV - power sources	(a) 10.00	100.00	85	11	4	101	101	-	-	-	-	-	-	-	-	-	-
x	PABX	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bedroom Assets																	
	Mirrors - freestanding	15.00	6.67	401	54	20	476	24	32	32	32	32	32	32	32	32	32	166
	Subtotal			8,323	1,124	425	9,871	2,223	664	664	664	664	595	573	535	523	523	2,244

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

708/70 Mary Street Brisbane QLD

Prime Cost Method

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			8,323	1,124	425	9,871	2,223	664	664	664	664	595	573	535	523	523	2,244
4	Kitchen Appliances																	
a	Cooktops	12.00	8.33	269	36	14	319	20	27	27	27	27	27	27	27	27	27	60
b	Freezers	12.00	8.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Ovens	12.00	8.33	1,212	164	62	1,438	91	120	120	120	120	120	120	120	120	120	268
d	Refrigerators	12.00	8.33	725	98	37	860	54	72	72	72	72	72	72	72	72	72	161
e	Stove	12.00	8.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Microwave ovens	10.00	10.00	255	34	13	302	23	30	30	30	30	30	30	30	30	30	7
g	Rangehoods	12.00	8.33	310	42	16	368	23	31	31	31	31	31	31	31	31	31	69
h	Water filters - electrical	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Dishwashers	10.00	10.00	670	90	34	795	60	79	79	79	79	79	79	79	79	79	19
j	Garbage disposal units	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Floor Finishes																	
a	Vinyl	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Carpets	10.00	10.00	1,485	200	76	1,761	134	176	176	176	176	176	176	176	176	176	42
c	Linoleum	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Floating Timber Flooring	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Window Coverings																	
a	Blinds	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Curtains	6.00	16.67	1,185	160	61	1,405	178	234	234	234	234	234	56	-	-	-	-
7	External Equipment																	
a	Operable pergola louvres - controls / motors	15.00	6.67	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b	Swimming pool chlorinators / filtration (incl pumps)	(a)	12.00	100.00	42	6	50	50	-	-	-	-	-	-	-	-	-	-
c	Swimming pool cleaning devices	(a)	7.00	100.00	3	0	4	4	-	-	-	-	-	-	-	-	-	-
d	Garden watering installations - control panels, pumps, timing devices		5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Garden lights - solar		8.00	12.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Artificial grass & matting		5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Automatic garage door controls		5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Automatic garage door motors		10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Freestanding bbqs	(a)	5.00	100.00	20	3	24	24	-	-	-	-	-	-	-	-	-	-
j	Garden sheds/ storage cage		15.00	6.67	266	36	315	16	21	21	21	21	21	21	21	21	21	110
k	Automatic gate door controls	(a)	5.00	100.00	112	15	133	133	-	-	-	-	-	-	-	-	-	-
l	Automatic gate door motors	(a)	10.00	100.00	224	30	266	266	-	-	-	-	-	-	-	-	-	-
m	Sauna heating assets	(a)	15.00	100.00	15	2	18	18	-	-	-	-	-	-	-	-	-	-
n	rollers, umpire chairs		3.00	33.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
o	Resistance gym equipment	(a)	10.00	100.00	38	5	45	45	-	-	-	-	-	-	-	-	-	-
p	Cardio vascular gym equipment	(a)	5.00	100.00	32	4	38	38	-	-	-	-	-	-	-	-	-	-
q	Window shutter controls / motors		10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Bathroom Assets																	
a	Bathroom accessories (freestanding - shower caddies, soap holders, toilet brushes)		5.00	20.00	268	36	318	48	64	64	64	64	15	-	-	-	-	-
b	Exhaust fans (including lighting / heating)		10.00	10.00	282	38	334	25	33	33	33	33	33	33	33	33	33	8
c	Heated towel rails - electric		10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Shower curtains		2.00	50.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Spa bath pumps / chlorinators/ heaters		20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Hand dryers - electrical		10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Laundry Assets																	
a	Washing machines		10.00	10.00	383	52	454	34	45	45	45	45	45	45	45	45	45	11
b	Clothes dryer		10.00	10.00	295	40	350	27	35	35	35	35	35	35	35	35	35	8
	Subtotal			16,414	2,216	838	19,468	3,533	1,631	1,631	1,631	1,631	1,514	1,299	1,204	1,192	1,192	3,008

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

708/70 Mary Street Brisbane QLD

Prime Cost Method

Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			16,414	2,216	838	19,468	3,533	1,631	1,631	1,631	1,631	1,514	1,299	1,204	1,192	1,192	3,008
10	Common Area Property																	
a	Lifts: Electric	30.00	3.33	5,535	747	283	6,565	166	219	219	219	219	219	219	219	219	219	4429
b	Lifts: Hydraulic	30.00	3.33	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Escalators (machinery & moving parts)	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Stair pressurisation - pressurisation and extraction fans (a)	25.00	100.00	138	19	7	164	164	-	-	-	-	-	-	-	-	-	-
e	Stair pressurisation - AC Variable drives (a)	10.00	100.00	235	32	12	279	279	-	-	-	-	-	-	-	-	-	-
f	Stair pressurisation - sensors	10.00	100.00	266	36	14	315	24	32	32	32	32	32	32	32	32	32	8
g	Sewerage treatment motors / controls	8.00	12.50	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
h	Garbage compacting systems	6.67	14.99	277	37	14	329	37	49	49	49	49	49	45	-	-	-	-
i	Ventilation fans	20.00	5.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Fire Services																	
a	Hydrant booster pump (a)	25.00	100.00	62	8	3	74	74	-	-	-	-	-	-	-	-	-	-
b	Fire alarm - bell (a)	12.00	100.00	148	20	8	176	176	-	-	-	-	-	-	-	-	-	-
c	Fire indicator panel (FIP) (a)	12.00	100.00	172	23	9	204	204	-	-	-	-	-	-	-	-	-	-
d	EWIS (master emergency panel, speakers, strobe light, warden intercom phone) (a)	12.00	100.00	202	27	10	240	240	-	-	-	-	-	-	-	-	-	-
e	Fire hose reels & nozzles (a)	10.00	100.00	242	33	12	287	287	-	-	-	-	-	-	-	-	-	-
f	Fire alarm - heat / smoke (a)	6.00	100.00	212	29	11	251	-	-	-	-	-	-	-	-	-	-	-
g	heat, multi point type & smoke) (a)	20.00	100.00	188	25	10	223	223	-	-	-	-	-	-	-	-	-	-
h	Fire extinguishers (a)	15.00	100.00	244	33	12	289	289	-	-	-	-	-	-	-	-	-	-
12	Furnishings																	
a	Furniture (freestanding), free standing sundry electrical appliances & misc utensils	13.33	7.50	4,637	626	237	5,500	313	413	413	413	413	413	413	413	413	413	1473
b	Garbage bins	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c	Outdoor / Common area furniture - freestanding	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d	Telephone handsets	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e	Clock electric	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f	Digital video display (DVD) player	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
g	Linen	5.00	20.00	555	75	28	658	100	132	132	132	132	32	-	-	-	-	-
h	Radios	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
i	Rugs (a)	7.00	100.00	99	13	5	117	117	-	-	-	-	-	-	-	-	-	-
j	Stereo system	7.00	14.29	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
k	Surround sound system	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
l	Cordless phone	4.00	25.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
m	Television set	10.00	10.00	835	113	43	990	75	99	99	99	99	99	99	99	99	99	24
n	Portable vacuum cleaner	10.00	10.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
o	Video cassette recorders (VCR)	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
p	Crockery	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
q	Cutlery	5.00	20.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
r	Door stops (free standing) (a)	1.00	100.00	81	11	4	95	95	-	-	-	-	-	-	-	-	-	-
s	Door closers (a)	1.00	100.00	185	25	9	219	219	-	-	-	-	-	-	-	-	-	-
t	Chillers - absorption	25.00	4.00	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal			30,726	4,148	1,569	36,444	6,867	2,574	2,574	2,574	2,574	2,357	2,106	1,966	1,954	1,954	8,942

(a) Items valued at less than \$300 installed are written off immediately at a rate of 100% in the first year. These items are not apportioned.

708/70 Mary Street Brisbane QLD

Prime Cost Method

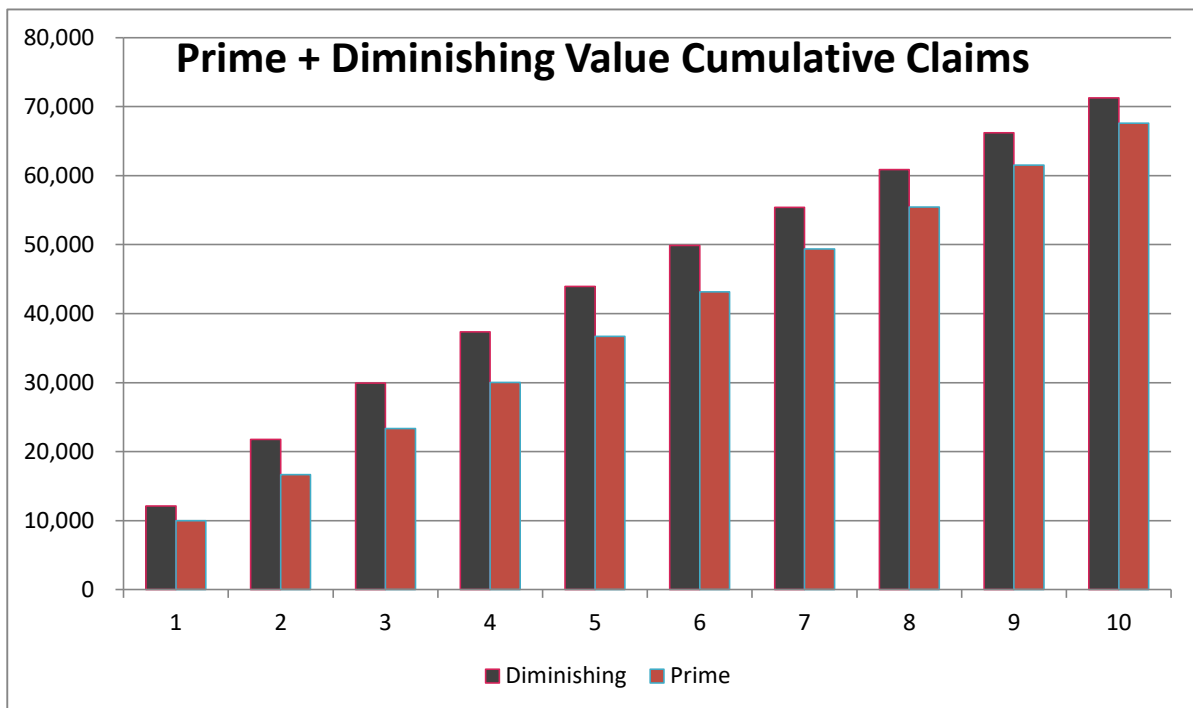
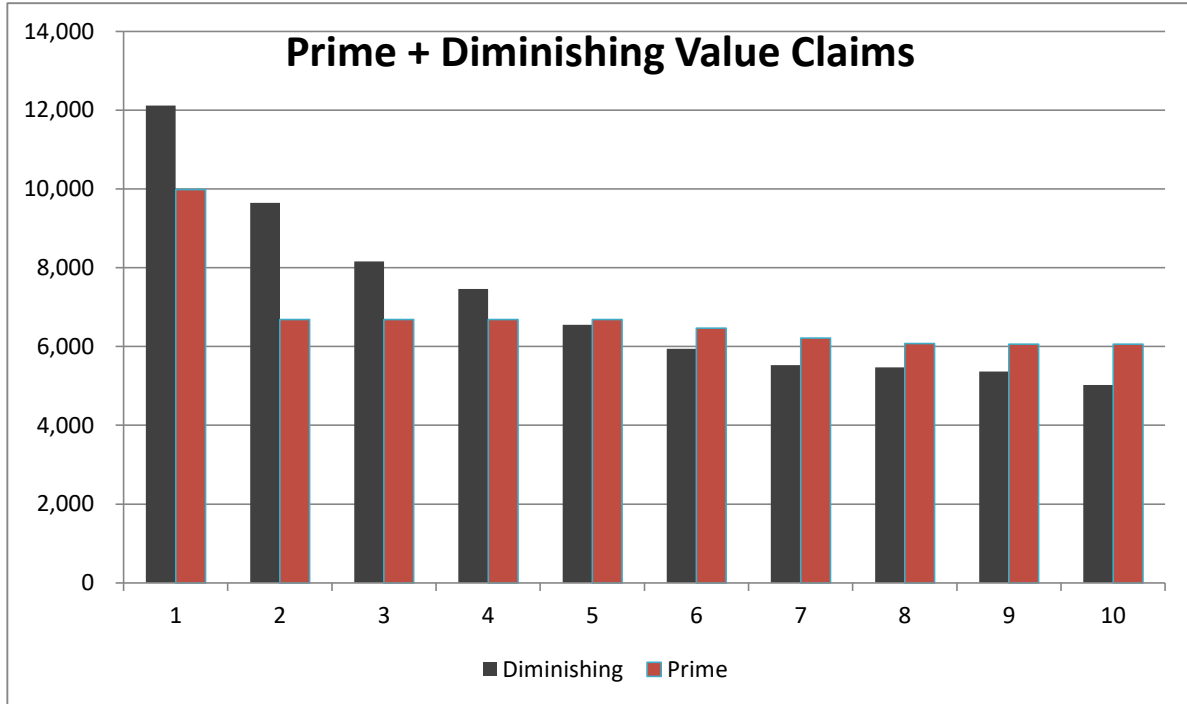
Item	Depreciable Item	Effective Life (yrs)	Dim Value Rate %	Base Installed Cost (\$)	Builders' Preliminaries 13.50% (\$)	Professional Fees 4.50% (\$)	Total Installed Cost (\$)	FINANCIAL YEAR 1 (\$)	FINANCIAL YEAR 2 (\$)	FINANCIAL YEAR 3 (\$)	FINANCIAL YEAR 4 (\$)	FINANCIAL YEAR 5 (\$)	FINANCIAL YEAR 6 (\$)	FINANCIAL YEAR 7 (\$)	FINANCIAL YEAR 8 (\$)	FINANCIAL YEAR 9 (\$)	FINANCIAL YEAR 10 (\$)	FINANCIAL YEARS 11+ (\$)
	Brought Forward			(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
13	<i>Balance of Construction Cost Attributable As an allowance for Residential Building Works (Section 43 Capital Works)</i>	32.00	2.50	138,500	18,698	7,074	164,271	3,117	4,107	4,107	4,107	4,107	4,107	4,107	4,107	4,107	4,107	91,339
14	<i>Structural Improvements/Improvements</i>	40.00	2.50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL				169,226	22,846	8,643	200,715	9,984	6,681	6,681	6,681	6,681	6,464	6,212	6,073	6,061	6,061	100,282

Appendix F

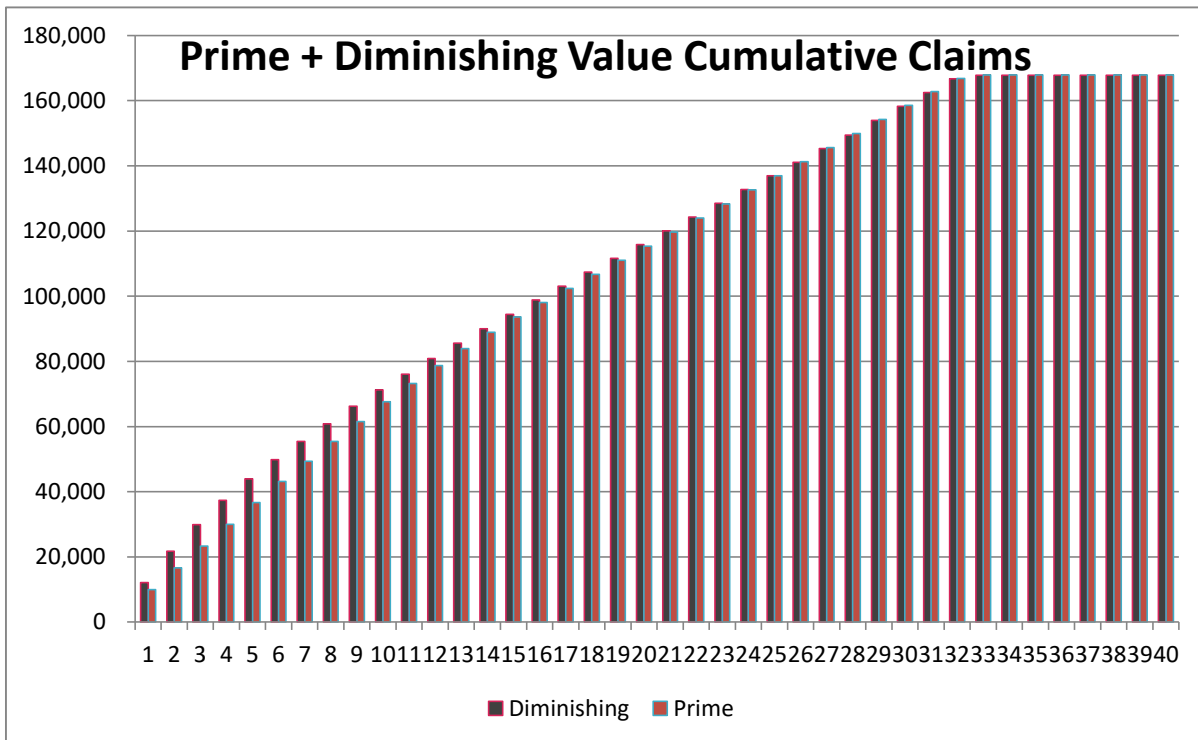
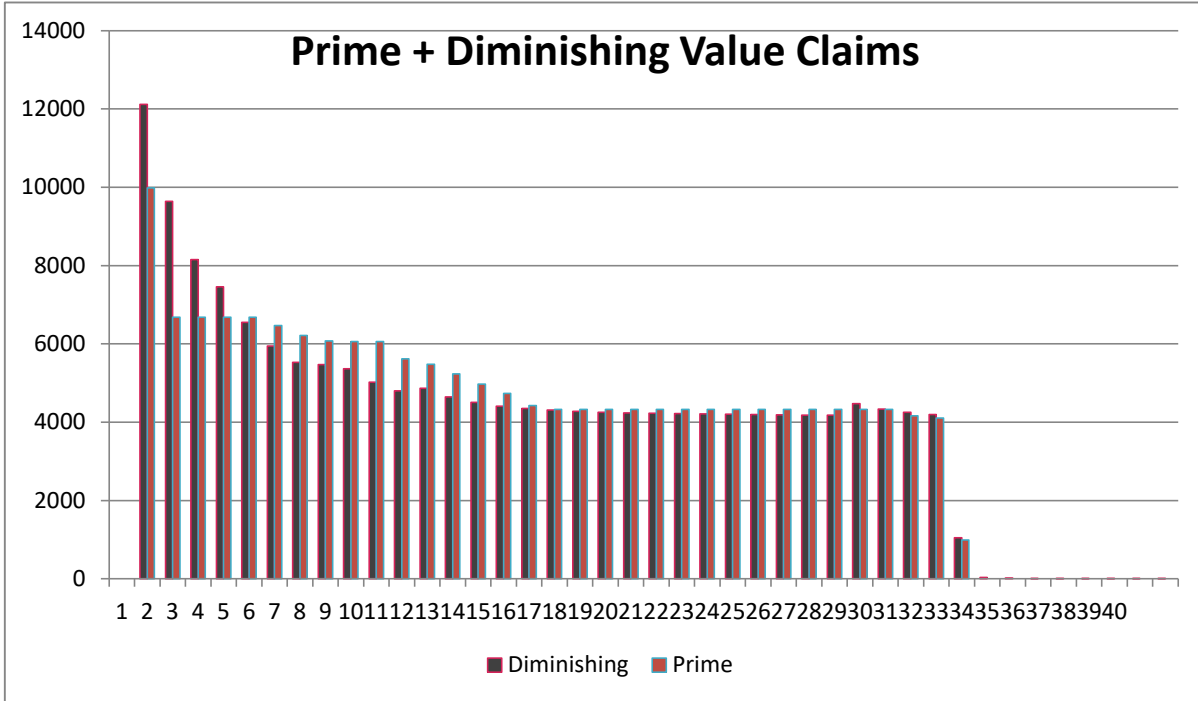
Graphical comparison of Diminishing Value and Prime Cost Method Claims



Graphical Representation of Yearly Claims & Cumulative Claims Years 1-10



Graphical Representation of Yearly Claims & Cumulative Claims 40 years



Notes to your Accountant

The following information is provided to assist your accountant.

We have been engaged to prepare a Tax Depreciation Schedule for the attached property. We have prepared this report on the following basis, which is in accordance with the following documents:

- ▶ Relevant Australian Taxation Office (ATO) rulings [see report].
- ▶ An Indicative Guide to the Preparation of QS Reports – Tax Depreciation Schedules for Investment/Rental properties published by the Australian Institute of Quantity Surveyors – January 2002.
- ▶ Rental Properties 2017 – published by the Australian Taxation Office.
- ▶ Guide to Depreciation 2017 published by the Australian Taxation Office.
- ▶ Australian Tax Master Guide 2012 – published by CGH Australia Limited.

Other referenced material includes the following:

- ▶ Rawlinsons Australian Construction Handbook – 2017
- ▶ Cordells Construction Cost Guide – Quarterly Updates.

The report contains several elements, which are major significance.

Date of construction: We have made an assessment of the date of which construction commenced (if not advised by the client or if not obtainable from documentation) and have assumed that it falls into one of the following categories, on which our assessment is based. In essence the following dates of particular importance:

- ▶ 18 July 1985 or prior (residential properties) and 21 July 1982 (non residential) attracts no capital works deduction.
- ▶ Construction commencing between 18 July 1985 and 15 September 1987 attracts a capital works deduction of 4%.
- ▶ Construction commencing after 15 September 1987 attracts capital works deduction of 2.50%.

Tax Depreciation Schedule

Capital Works Deduction or Special Building Write off: has been calculated based on an estimation of cost. This cost is based on the year construction commenced. This figure is exclusive of the following items:

- ▶ Fixtures & fittings (plant & equipment)
- ▶ Land cost
- ▶ Site preparation (demolition and tree removal)
- ▶ Developers profit
- ▶ Soft landscaping (plants, trees, soil, pebbles, etc)

Costs which are included in the above assessment include architectural fees, engineering fees, a reasonable allowance for variations and foundation excavation costs.

Schedule Start Date: is based on the date of settlement or when the property becomes first available for income producing purposes.

Second Hand Properties: In regards to second hand properties we have made an assessment of the construction cost of the year the building was completed. This amount encompasses the original cost of construction, plus allowable expenses including builder's preliminaries and professional fees.

Structural Improvements & Improvements (Noted under Improvements on page 3 of the report): is the cost associated with the improvement once completed, less the value of Plant & Equipment (which is depreciated separately). The valuation for structural improvements are related to specific works such as sealed driveways, retaining walls, fences, etc carried out after 26th February 1992.

Improvements include items such as refurbishment, alterations and additions.

Plant & Equipment: the values for these items are based on the value at the time that the property was first available for rent. In the case where fixtures and fittings have been updated, they are still assessed at their value the day the property is first available for rent. The value of this plant and equipment is based on our professional opinion and is derived from a combination of our knowledge of cost and the market value of the plant itself compared with the purchase price.

The Report

Our report is dissected and should be read as follows:

Title page – highlighting the address of the property, job number and month the report was

Page 2 – contents page, which is a summary of items contained within the report.

Page 3 – Basis of the report. The total assessed construction cost is the value of construction cost the year the building was completed. This amount has been derived from obtaining the purchase price and adding improvements and structural improvements (less plant), adding stamp duty and legal costs and then deducting land value, landscaping and site clearance, stamp duty and legal fees and all other items not associated with construction costs including capital gain & developer's profit.

Stamp duty and legal fees are not included within the total assessed construction cost, and are listed for reporting purposes only. These should be dealt with separately.

The date of first lease/schedule start date represents the date on which this report is based on. The values for the first financial year have been apportioned as required, in both the diminishing value and prime cost method summaries.

Page 7 & 8 – Explains some general notes relating to the schedule.

Page 9 – Disclaimer

Page 10 – Certification of the report

Page 11 – Referenced material

Appendix A – Summary of depreciation claims eligible for the diminishing value method of depreciation. These values are apportioned. The total claim for each financial year is comprised of plant and equipment, building allowance, improvements & structural improvements.

Appendix B – Tax depreciation schedule worksheet for the diminishing value method of depreciation. This highlights all plant and equipment eligible for depreciation, the base installed cost, a reasonable allowance for builders' preliminaries & professional fees, and a total installed cost. Once the total installed cost of the item has dropped below \$1000, it is moved to the low value pool.

The total installed cost will have a total figure of the total amount of depreciation eligible. This is calculated from an assessment of the plant and equipment and also the original construction cost.

Appendix C – Summary of low value pool claims for the diminishing value method of depreciation. This complements Appendix B, and gives the values of all items included in the low value pool.

Appendix D – Summary of depreciation claims eligible for the prime cost method of depreciation. These values are apportioned. The total claim for each financial year is comprised of plant and equipment, building allowance, improvements & structural improvements.

Appendix E – Tax depreciation schedule worksheet for the prime cost method of depreciation. This highlights all plant and equipment eligible for depreciation, the base installed cost, a reasonable allowance for builders' preliminaries & professional fees, and a total installed cost.

Plant & Equipment

For the diminishing value method, depreciation is calculated by multiplying the total installed cost against the diminishing value rate, which provides a total value for the first year of depreciation. After subtracting this value from the total installed cost, this new value is then multiplied by the diminishing value rate to give values for year two, and so on. The rate has been derived from the effective life of each particular item of plant and is as per TR 2000/18 or unless assessed otherwise.

For the prime cost method, depreciation is calculated by multiplying the total installed cost of each asset by the prime cost rate, which gives the total value for the first year of depreciation. This same value will be claimable each year for the remaining lifespan of the asset. The rate has been derived from the effective life of each particular item of plant and is as per TR 2000/18 or unless assessed otherwise.

Section 43 Capital Works

This is the total cost of construction less plant & equipment. These works are depreciated at either 4.00% or 2.50% depending on the date of construction. For properties with a 4.00% write off, the capital cost is written off for 25 years. Alternatively, for buildings with a 2.50% write off, the capital cost is written off over a period of 40 years. This is the same for both the prime cost and diminishing value methods.

Note that the effective life for these two items is depended on the age of the building. For example a new property will have an effective life of 40 years and the owner will have the benefit of the total allowable depreciation. For older properties, the owner will have the benefit of the depreciation for the balance of effective life. See below:

This is an excerpt from “Rental Properties” published by the ATO.

“The Coulsons purchased a rental property in 1 July 1998 for \$150,000. The property was built in March 1992 for \$65,000. Therefore, the Coulsons are entitled to claim a capital works deduction (special building write-off) at a rate of 2.50% per annum”

As the property is 6 years old, they will be entitled to claim this for a total of 34 years only, rather than 40.

Structural Improvements / Improvements

This is the value of all capital improvements (less plant) and is depreciated at a rate of 2.50% over the period of effective life (derived from when the improvements were carried out). Structural improvements include for items such as sealed driveways, retaining walls and fences carried out after 26 February 1992

Improvements include for capital works such as building an extension (such as adding on a room or garage), alterations (removing a wall) or improvements such as erecting a pergola, patio or carport.

Summary

The values for the first year of depreciation have been generated by obtaining the depreciation allowance for Year 1 and apportioning it with the schedule start date. See below:

Example

Total Capital Works Depreciation Year 1:	\$8,681
Schedule start date / Settlement date:	20 July 2000
Number of day's property is owned from 20th July 2000 to 30th June 2001:	346

Thus:

$$\frac{346}{365} \times 8,681 = \$8,229 \text{ total capital works claim for year one (income tax return 2000/01)}$$

The difference between the total installed cost (Appendix C) and the total in (Appendix A) represents depreciation that cannot be claimed. This is the depreciation of the building at 4.00% or 2.50% over the age of the property prior to this particular client purchasing it, and plant & equipment ineligible for depreciation for properties purchased post 9th May 2017. This loss of depreciation is not realised upfront, but in the latter years.

Despite the fact that depreciation may never have been claimed, the tax office makes the following clear:

- ▶ that depreciation is available for either 25 years or 40 years only
- ▶ a purchaser is allowed to depreciate the total construction cost at the respective percentage
- ▶ plant and equipment can be assessed irrespective of the age of the property
- ▶ Any structural improvements after 26 February 1992 will be eligible for depreciation.