

# **PETER SADDLER & ASSOCIATES**

**OWNED BY REDCLIFFE SELF STORAGE PTY LTD**

## **QUANTITY SURVEYING SERVICES**

10<sup>th</sup> March 2016

FMVL Super Properties P/L,  
20 Hoffman Street,  
McDowell QLD, 4053

Dear Frank,

Enclosed is the Tax Depreciation Schedule for the dwelling at 27 Eromba Crescent, Ferny Hills.

If you have any queries about the Report or require additional information, please do not hesitate to call as I would only be too pleased to assist.

An invoice has been issued previously.

Yours Sincerely,

Peter Saddler

**Principal,**  
Peter Saddler ADAS, DIQS  
Builders Registration No. 032062  
Quantity Surveyor  
Tax Agent No. 2699 6008  
**Telephone: (07) 3284 5266**

52 High Street, Kippa Ring. 4020  
32 Southern Cross Drive,  
Scarborough. 4020  
6/15 – 17 Boolarong Crescent,  
Alexandra Headlands. 4572  
**Fax: (07) 3284 5255**

PETER SADDLER & ASSOCIATES

## TAX DEPRECIATION SCHEDULE

OWNED BY REDCLIFFE SELF STORAGE PTY LTD

Telephone (07) 3284 5266 Fax (07) 3284 5255

52 High Street, Kippa Ring, 4021, 32 Southern Cross Dve, Scarborough, 4020

6/15 - 17 Boolarong Crescent, Alexandra Headlands, 4572.

ABN: 88 114 753 276

TAX AGENT NO.

2699 6008

### 1. 00 CLIENT

Name FMVL Super Properties P/L,  
Address 20 Hoffman Street,  
McDowell QLD, 4053  
Telephone 0402 781 759 Work \_\_\_\_\_

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### 3.00 PROPERTY DESCRIPTION

Location : 27 Eromba Crescent,  
Ferny Hills QLD, 4055

General Description / Construction : Two storey chamferboard dwelling  
with concrete tiled roof, containing 4 bedrooms, bathroom and living upstairs with  
rumpus, dining, kitchen, laundry, and double garage at ground level.

### 4. 00 RELEVANT DATES

Available for Rental: 23/02/2016  
Date of Construction: Dwelling Pre 1985  
Improvements & Upgrading 1/01/2016

### 5. 00 CERTIFICATION

This report has been prepared by Peter Saddler and Associates. It contains 12 Sections and comprises 6 pages and is incomplete if any are missing.

PETER SADDLER  
Quantity Surveyor  
DIQS, ADAS, (BS)  
DATE:

## **6.00 INTRODUCTION**

We have been requested by the client to provide independent Tax Allowance schedules for their rental property.

In accordance with Division 42 and 43 of the Income Tax Assessment Act 1997 and consequential amendments, this involves schedules for:

1. Capital Works deductions (Special Building Write Off) including Structural Improvements.
2. Depreciating Asset deductions.

## **7.00 GENERAL**

The property has been visited and a detailed inspection was carried out. This included identification measurement and confirmation of structural improvements and plant.

This report has been prepared on the basis that all items listed in the schedules belong to the client and owner of the property.

Some costs are not allowed to be included in Construction expenditure e.g. land cost, landscaping and builders speculative profit.

The amount of deduction that can be claimed for capital works depends on the type of construction and the date construction started and is based on current and historic cost of construction.

## **8.00 DISCLAIMER**

The Tax Allowance Schedules have been provided for the purpose of claiming "Special Building Write Off" for deductions and decline in value for Depreciating assets. The schedules are for the client (owners) of the property and we do not accept any liability for loss or damage which may arise as a result of other persons acting upon or using the information. The report does not provide Tax advice and the client must discuss the contents of this report with a Tax Consultant prior to using the information in a tax return.

**9.00 SPECIAL BULDING WRITE OFF DEDUCTIONS**

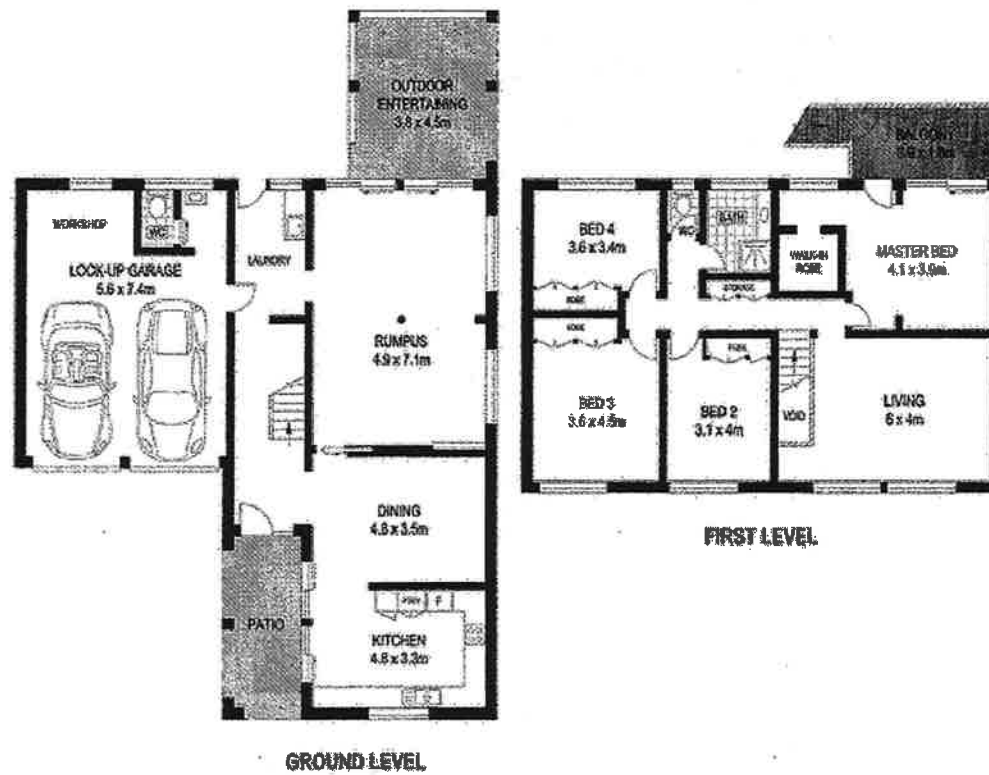
CAPITAL WORKS	Historic Costs \$	Adjustable Value 1/7/16 \$	DEDUCTION FOR								
			Rate %	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
Dwelling	Not Applicable										
IMPROVEMENTS											
Improvements & Upgrading											

# **10.00 DECLINE IN VALUE OF DEPRECIATING ASSETS**

DEPRECIATING ASSETS	Value/Cost  \$	DIMINISHING VALUE METHOD								
		D V Rate %	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
Carpets	5160	20.0	365	959	767	614	491	393	314	251
Vertical Drapes	1488	33.2	175	436	291	195	130	87	58	39
Hot Water Heater	1425	16.6	84	223	186	155	129	108	90	75
Air Conditioners	4200	20.0	297	781	624	500	400	320	256	205
Dishwasher	1615	20.0	114	300	240	192	154	123	98	79
<b>Low Value Pooling</b>	7605	18.75 / 37.5	1426	2317	1448	905	566	354	221	138
Hot Plate	850									
Rangehood	720									
Wall Oven	975									
Blinds	800									
Curtains	960									
Pumps & Motors	1300									
Automatic Doors - Motors	1300									
Garden Shed	700									
<b>Items &lt;\$300</b>										
Alarms	400		400							
Bathroom Accessories	265		265							
Ceiling fans	350		350							
Automatic Doors - Controls	500		500							
Exhaust Fans	300		300							
Light Fittings	500		500							
<b>Totals</b>			4775	5016	3557	2560	1869	1384	1037	787

## 11.00 \* DECLINE IN VALUE OF DEPRECIATING ASSETS

[illegible]



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

27 Erumba Crescent, Ferny Hills

**McGrath**