

VLFM SUPERANNUATION FUND

Depreciation Worksheet

For the Period 1 July 2021 to 30 June 2022

Property Description: 27 Eromba Crescent
Property Type: Residential
Property Address: 27 Eromba Crescent Ferny Hills QLD 4055

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value			Closing Written Down Value
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method	Decline In Value	
27 Eromba Crescent	22-Feb-16	531,398.31	527,113.43	7-Sep-21	800,627.47	273,514.04	-	0.00%	PC *	-	527,113.43
Depreciating Assets - Depreciation Schedule	22-Feb-16	23,808.00	4,647.00	7-Sep-21	4,647.00	-	-	0.00%	DV	-	4,647.00
New Oven	18-Mar-16	699.00	267.24	7-Sep-21	258.82	-	-	16.67%	DV	8.42	258.82
Aircon 3.5kW Reverse Cycle Split System	18-Jun-19	827.00	618.00	7-Sep-21	602.43	-	-	13.33%	DV	15.57	602.43
Cooktop	20-May-19	478.75	325.89	7-Sep-21	315.62	-	-	16.67%	DV	10.27	315.62
Bathroom Renovations	7-Jan-19	10,739.16	10,072.75	7-Sep-21	15,222.32	5,200.32	-	2.50%	PC *	50.75	10,022.00
To remove mortgage*HollingworthSpence Sydney AU#4113671(Ref.080601075672)	6-Aug-21	536.75	536.75	7-Sep-21	815.26	278.51	-	0.00%	N/A	-	536.75
Property Sale Settlement	6-Sep-21	21,234.95	21,234.95	7-Sep-21	32,253.56	11,018.61	-	0.00%	N/A	-	21,234.95
Property Sale Settlement	6-Sep-21	710.00	710.00	7-Sep-21	1,078.41	368.41	-	0.00%	N/A	-	710.00
Property Sale Settlement	6-Sep-21	117.92	117.92	7-Sep-21	179.11	61.19	-	0.00%	N/A	-	117.92
Property Total		590,549.84	565,643.93		856,000.00	290,441.08	0.00			85.01	565,558.92

Key:
 DV: Diminishing Value Method
 PC: Prime Cost Method
 LV: Low value pool (year 2 or 3)
 LV Y1: Low value pool - year 1
 N/A: Non-depreciable asset
 *: Capital work deduction

Total Capital Allowance 34.26
Total Capital Work Deductions 50.75

PETER SADDLER & ASSOCIATES

OWNED BY REDCLIFFE SELF STORAGE PTY LTD

QUANTITY SURVEYING SERVICES

10th 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.

Property was purchased
on 22/01/2016
2021FY is Year 6

9.00 SPECIAL BUILDING WRITE OFF DEDUCTIONS

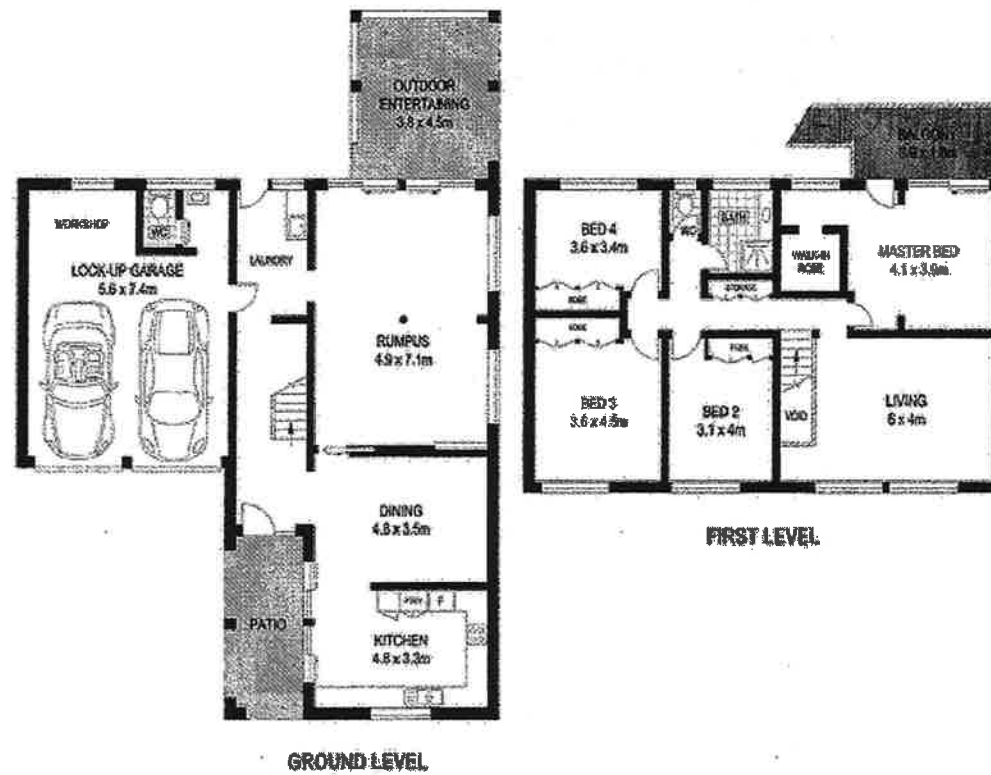
CAPITAL WORKS	Historic Costs \$	Adjustable Value 1/7/16 \$	DEDUCTION FOR								
			Rate %	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
Dwelling	Not Applicable										
IMPROVEMENTS											
Improvements & Upgrading											

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
Low Value Pooling	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									
Items <\$300										
Alarms	400		400							
Bathroom Accessories	265		265							
Ceiling fans	350		350							
Automatic Doors - Controls	500		500							
Exhaust Fans	300		300							
Light Fittings	500		500							
Totals			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