

Residential Property Deduction Schedule (Construction/Renovation)

Residential Property Deduction Summary

5 Lee Way
 Thornlie WA 6108

| | |
|-------------------|--------------|
| Settlement Date | 30/11/2017 |
| Purchase Price | \$230,000.00 |
| Total Expenditure | \$230,000.00 |
| Total Allowances | \$230,000.00 |

Important Notes:

- Post Purchase Expenditure:** This schedule contains an addendum listing post purchase expenditure. These assets were purchased after settlement and were not included in the original purchase price of the property and are therefore not included in the above calculations. The assets may in some cases have different purchase (start) dates.

| | |
|---------------------------------|-------------|
| Total Post Purchase Expenditure | \$21,000.00 |
| Total Post Purchase Allowances | \$21,000.00 |

P+E 6415
 9000
 15415
 Blag 223585
 12000
 235585 (1415 in land)

Residential Property Deduction Schedule (Construction/Renovation)

Prepared For Didar Cheema
Property 5 Lee Way
Thornlie WA 6108

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Schedule No. 23947 / Ref No.

Important Notes

This schedule details the property depreciation deductions that are eligible for Didar Cheema on the property 5 Lee Way available from 30/11/2017 based on legislation in effect on the 30/10/2017.

The calculations used to generate this schedule are derived from formulas provided by the Australian Taxation Office (ATO) and have been prepared by persons deemed suitably qualified by the ATO.

The property's construction cost is based on the actual cost incurred in relation to the construction of the building, structural improvements and extensions. Where the new owner is unable to determine precisely the construction expenditure associated with the building, an estimate of construction works has been adopted as per ATO guidelines on Capital Works deductions.

All plant listed in this schedule was identified during an on-site inspection and has been valued as an apportionment of the total capital expenditure analysed. This schedule has been prepared based on the understanding that the exclusive ownership of all items of plant is to Didar Cheema. If this is not the case, it is the purchaser's responsibility to remove them from this schedule.

The depreciation rates used in this schedule are taken from those recommended in legislation at the time the property was acquired.

The ATO does not consider land and landscaping as a depreciable asset and therefore does not qualify for depreciation and cannot be claimed.

Both the Diminishing Value and Prime Cost depreciation methods have been offered in this schedule. It is the purchaser's responsibility to discuss each with their financial advisor in order to select the most appropriate method.

If you hold an asset jointly with others and the cost of your interest in the asset is \$300 or less, you can claim the immediate deduction even though the depreciating asset in which you have an interest costs more than \$300. As per the ATO's Guide to Depreciating Assets 2008.

Immediate Write Off Assets with a cost to the investor equal to or less than \$300 can be written off in the year of purchase at 100%. This is only available if the asset or item is not part of a set.

Low Value Pooling Assets with a cost of less than \$1000 can be written off at a rate of 18.75% in the first year, irrelevant of the days owned, and 37.5% in the subsequent years. Low Value Pooling is only applicable to the Diminishing Value method of depreciation.

This schedule was prepared for the exclusive use of Didar Cheema for the sole purpose of claiming Property Tax Allowances for the property 5 Lee Way and is not to be used for any other purpose or to be reproduced without the express written permission of Depwest.

Summary of Capital Expenditure

Division 40 - Decline in Value Deductions on Plant.

The plant listed in this schedule complies with the current list of depreciable assets made available by the Commissioner of Taxation which qualify under Division 40 of the Income Tax Assessment Act 1997.

The depreciation rates used are in accordance with legislation current at the date this schedule was produced.

\$6,415.00

Division 43 - Capital Works Deductions on Building and Infrastructure

Capital works deductions are derived from Division 43 of the Income Tax Assessment Act 1997 deductions for Capital Works. The qualifying expenditure is based on the historical cost of the construction of the asset at the time of construction.

If you can claim capital works deductions, the construction expenditure on which those deductions are based cannot be taken into account in working out any other types of deductions you claim, such as deductions for decline in value of depreciating assets.

\$223,585.00

Balance of Capital Expenditure

This represents all items that do not qualify for capital works deductions or decline in value and any capital works deductions which are already exhausted.

Construction expenditure that cannot be claimed (as per ATO guidelines) include;

- land
- expenditure on clearing the land prior to construction
- earthworks that are permanent, and are not integral to the construction
- expenditure on landscaping

\$0.00

Total Expenditure

\$230,000.00

Diminishing Value Depreciation (Immediate Deduction Assets)

| Depreciable Assets | Base Value | Diminishing Value Rate | Decline in Value Deductions For 213 Day(s) | Adjustable Value (WDV) 30/06/2018 |
|---|-----------------|------------------------|--|-----------------------------------|
| Diminishing Value Depreciation as per ATO's, current tax ruling, effective life of depreciating assets. | | | | |
| Immediate Deduction Assets | | | | |
| Immediate deduction for assets costing \$300 or less, if not part of a set or group. | | | | |
| Assets General | | | | |
| Ceiling Fans | 560.00 | 100.00 | 560.00 | |
| Bathroom Assets | | | | |
| Exhaust Fans (Including light/heating) | 840.00 | 100.00 | 840.00 | |
| Fire Control Assets | | | | |
| Detection and Alarm Systems | | | | |
| Heat and smoke | 180.00 | 100.00 | 180.00 | |
| Outdoor Assets | | | | |
| Automatic Garage Doors | | | | |
| (a) Controls | 170.00 | 100.00 | 170.00 | |
| Garden Watering Systems | | | | |
| (a) Control Panel | 150.00 | 100.00 | 150.00 | |
| (b) Pumps | 90.00 | 100.00 | 90.00 | |
| (c) Timing Device | 60.00 | 100.00 | 60.00 | |
| Total | 2,050.00 | | 2,050.00 | 0.00 |

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Diminishing Value Depreciation (Low-value Pool Assets)

| Depreciable Assets | Base Value | Diminishing Value Rate | Decline in Value Deductions For 213 Day(s) | Adjustable Value (WDV) 30/06/2018 |
|---|-----------------|------------------------|--|-----------------------------------|
| Diminishing Value Depreciation as per ATO's, current tax ruling, effective life of depreciating assets. | | | | |
| Low Value Pool Assets Assets costing \$1,000 or less depreciate at 18.75% in the first fiscal year (irrespective of days held) and at 37.5% for each subsequent year. | | | | |
| Kitchen Assets | | | | |
| Cooktop | 890.00 | 18.75 | 166.88 | 723.13 |
| Rangehood | 545.00 | 18.75 | 102.19 | 442.81 |
| Ovens | 850.00 | 18.75 | 159.38 | 690.63 |
| Outdoor Assets | | | | |
| Automatic Garage Doors (b) Motors | 680.00 | 18.75 | 127.50 | 552.50 |
| Total | 2,965.00 | | 555.94 | 2,409.06 |

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Diminishing Value Depreciation

| Depreciable Assets | Base Value | Diminishing Value Rate | Decline in Value Deductions For 213 Day(s) | Adjustable Value (WDV) 30/06/2018 |
|--|-----------------|------------------------|--|-----------------------------------|
| Diminishing Value Depreciation as per ATO's, current tax ruling, effective life of depreciating assets. Assets General Hot Water Unit | 1,400.00 | 16.67 | 136.19 | 1,263.81 |
| Total | 1,400.00 | | 136.19 | 1,263.81 |
| Grand Total | 6,415.00 | | 2,742.13 | 3,672.87 |