

Romeo Fernandez

From: Greg Thornley
Sent: Friday, 3 September 2021 8:12 AM
To: Romeo Fernandez
Subject: FW: answers FW: YVE10 - 2021 Additional Queries
Attachments: bombing rent.pdf; Re: YVE10 - 2021 Additional Queries

Hi Romeo

Please see attached

Regards

GREG THORNLEY
Manager
Tax and Advisory
Greg.Thornley@bdo.com.au

From: Paul Maher <Paul.Maher@bdo.com.au>
Sent: Friday, 3 September 2021 7:51 AM
To: Greg Thornley <Greg.Thornley@bdo.com.au>
Subject: answers FW: YVE10 - 2021 Additional Queries

Cheers Paul Maher

From: nwadsy1 nwadsy1 <nwadsy1@telstra.com>
Sent: Friday, 3 September 2021 7:31 AM
To: Paul Maher <Paul.Maher@bdo.com.au>
Subject: Re: YVE10 - 2021 Additional Queries

hi Paul, attached is all we have on rent of bombing rd there was no 1 in it till jan 21 and the acc was for mission beach prop

----- Original Message -----

From: "Paul Maher" <Paul.Maher@bdo.com.au>
To: "nwadsy1@telstra.com" <nwadsy1@telstra.com>
Sent: Wednesday, 1 Sep, 2021 At 10:01 AM
Subject: YVE10 - 2021 Additional Queries

Hi Neil & Yvette,

After reviewing the information supplied, please provide the following additional information

1. Copy of the Rental Summary for July 2020 to January 2021 for 4/11 Bombing Road. We only got information for February to June 2021 and bank shows rent being received prior to February 2021.
2. Wich property the aircon replacement purchased on 26 May 2021 for \$2,583.59 with description "INTERNET TRANSFER INTERNET TRANSFER aircon rep" belongs to?

Should you have any queries, please contact this office.

Romeo Fernandez

From: nwadsy1 nwadsy1 <nwadsy1@telstra.com>
Sent: Thursday, 16 September 2021 3:31 PM
To: Paul Maher
Subject: Re: YVE10 - 2021 Additional Queries
Attachments: print ink inv.pdf

paul sorry I missed 1 printer ink inv

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From: "Paul Maher" <Paul.Maher@bdo.com.au>
To: "nwadsy1@telstra.com" <nwadsy1@telstra.com>
Sent: Thursday, 16 Sep, 2021 At 8:12 AM
Subject: YVE10 - 2021 Additional Queries

Hi Neil & Yvette,

We have gone through all the information provided for Yvette & Neil Superannuation Fund and in order to finalise the fund's 2021 financial statements and tax return, and prepare the necessary files for submission to the external auditor, we need the following:

1. We note that you have advised us that 4/11 Bombing Road, Winnellie NT was vacant until January 2021 and no rental income was received, however the bank statement (please refer to the highlighted in the attached) shows there was money received from McGees NT. Please provide us the relevant documents for the highlighted transactions.

1. Please provide copy of invoices for the following expenses:

Printing and stationery

25/06/2021 INTERNET TRANSFER ONLINE S4624298625 print ink YVETTENEILSF \$65.00

Repairs and Maintenance

7 Royal Palm Drive, Mission Beach QLD

15/02/2021 INTERNET TRANSFER INTERNET TRANSFER Inv 211 \$45

4/11 Bombing Road, Winnellie NT

25/11/2020 INTERNET TRANSFER INTERNET TRANSFER Inv 15498 \$198

25/11/2020 INTERNET TRANSFER INTERNET TRANSFER Inv 12607 \$143

25/11/2020 INTERNET TRANSFER INTERNET TRANSFER Inv 12543 \$118.80

29/01/2021 INTERNET TRANSFER INTERNET TRANSFER 18137 \$379

Romeo Fernandez

From: nwadsy1 nwadsy1 <nwadsy1@telstra.com>
Sent: Thursday, 16 September 2021 3:19 PM
To: Paul Maher
Subject: Re: YVE10 - 2021 Additional Queries
Attachments: bodycorp.pdf

Paul strata levy notice as requested

----- Original Message -----

From: "Paul Maher" <Paul.Maher@bdo.com.au>
To: "nwadsy1@telstra.com" <nwadsy1@telstra.com>
Sent: Thursday, 16 Sep, 2021 At 8:12 AM
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1. Copy of the council rate invoice for \$2,998.41 for 7 Royal Palm Drive, Mission Beach QLD paid on 15/02/2021.

1. Copy of the invoice for landlord insurance paid to Terri Scheer amounting to \$399 on 29 January 2021.

1. From the documents that we have received we can see that there should be monthly insurance payments for 7 Royal Palm Drive, Mission Beach QLD of \$208.93, however we can only see the following payments below. Please provide all insurance documents you have, we note that we were only provided page 1 and 4 of the Home Insurance Renewal Certificate (attached Shannon Home Insurance for your reference).

26/03/2021	Miscellaneous debits	\$630
07/04/2021	INTERNET TRANSFER ONLINE H8301635719 mb ins pmt YVETTENEILSF	\$208
06/05/2021	INTERNET TRANSFER ONLINE C8651494289 mission beach ins YVETTENEILSF	\$345
02/06/2021	INTERNET TRANSFER ONLINE Y6519575741 mission beach inc YVETTENEILSF	\$208

1. Copy of the Strata Levy Notice for 4/11 Bombing Road, Winnellie NT relating to the payment made on 25 August 2020 amounting to \$1,026.

Should you have queries regarding the above, please do not hesitate to contact me.

Regards

PAUL MAHER

Partner

Tax and Advisory

Paul.Maher@bdo.com.au

BDO

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Darwin NT 0801

72 Cavenagh Street

Darwin NT 0800

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Subject: Re: YVE10 - 2021 Additional Queries
Attachments: tax inv 2021.pdf

hi Paul as per your request copy of all the following but I did make a mistake and paid our house ins my fault witch was paid On 2-6-21 inv c8651494289 for \$345 how can I fix that please let me know if u require anything else. Neil

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To: "nwadsy1@telstra.com" <nwadsy1@telstra.com>
Sent: Wednesday, 1 Sep, 2021 At 10:01 AM
Subject: YVE10 - 2021 Additional Queries

29 April 2021

YvetteNeil Pty Ltd
Attention: Mr Neil Wadsworth

Darwin
Level 1, 82 Smith Street
Darwin NT 0800

GPO Box 2761
Darwin NT 0801

T 08 8941 1550

F 08 8941 2239

darwin@mcgees.com.au
www.mcgees.com.au

Dear Neil

Re: Appraisal of Unit 4 / 11 Bombing Road, Winnellie

As per your request I have prepared the following appraisal of the above named property for YvetteNeil Pty Ltd. The appraisal date is of today's date the 29 April 2021. This is **NOT** to be construed as a formal valuation.

I have previously inspected the property and I am familiar with it and the location and condition of the property. The Appraisal is based on the following information,:

Current Rent \$20,400 pa (GST exc)

The current lease commenced in January 2021 is for a 1 year term with a 1 year option. It is a gross rent with rates and body corporate fees paid by the owner.

The Darwin investment market has remained 'soft' most buyer demand is from, owner occupier. Darwin has seen a resurgence in the residential market but this has not happened in the Industrial market. Being sold with a lease in place means it can be sold as a Going Concern and GST would not apply.

A direct comparison with sales of other units has also been undertaken within Winnellie and Berrimah.

Based on these considerations I believe the property could achieve a **current value of \$290,000**

This appraisal is not to be construed or relied upon as a formal valuation

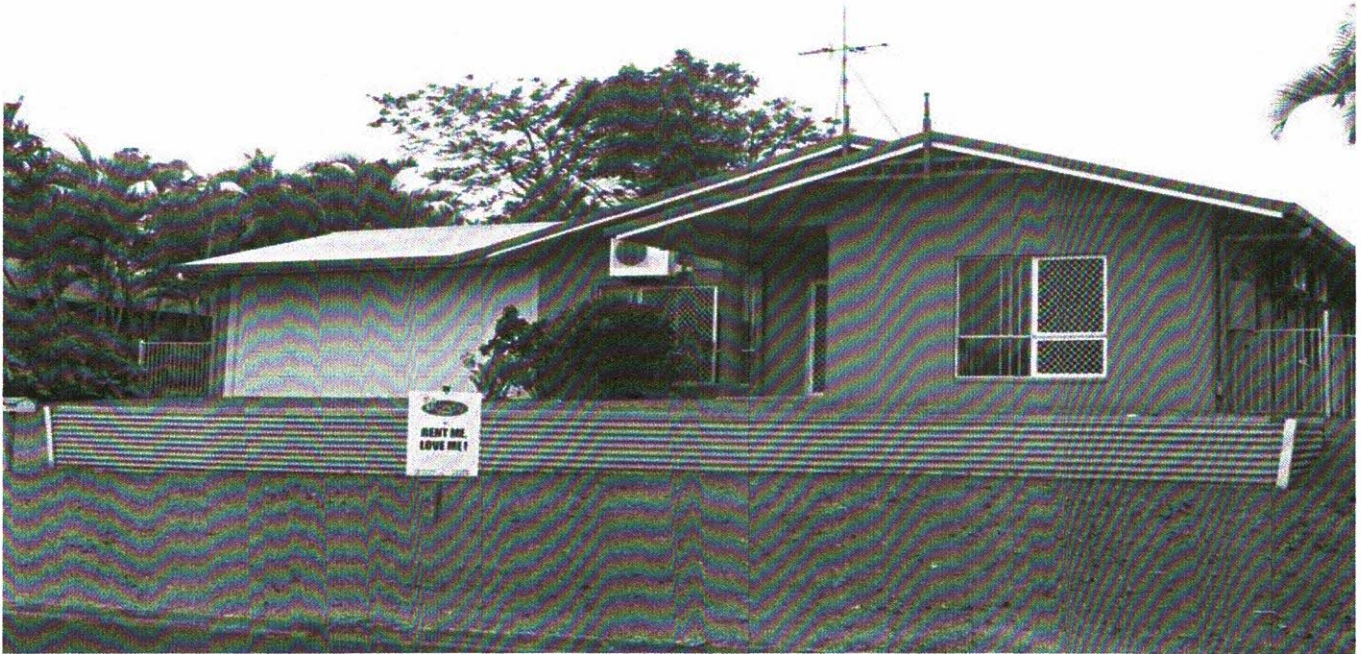
McGEES PROPERTY



Martin Gore
Director

McGees (NT) Pty Ltd
ABN 16 057 793 370

7 ROYAL PALM DRIVE, MISSION BEACH, QLD 4852



Appraisal Price

This market analysis has been prepared on 30/04/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$321,000 to \$353,000

Contact your agent for further information:

Name: Andersons Real Estate
Mobile: 0409 271 350
Office: Andersons Real Estate
Office Phone: 07 4068 8110
Email: lyn@andersonsrealestate.com

7 ROYAL PALM DRIVE, MISSION BEACH, QLD 4852



Owner Details

Owner Name(s): YVETTENEIL PTY LTD (TTE)
Owner Address: 82 ROSS ST, AYR QLD 4807
Phone(s):

Owner Type: Rental

Property Details

 3  2  5

Property Type: House - Freehold [Issuing]
RPD: L26 RP800961
Valuation Amount: \$77,000 - Site Value on 30/06/2020
Valuation Amount: \$77,000 - Site Value on 30/06/2017
Land Use: SINGLE UNIT DWELLING
Zoning:
Council: CASSOWARY COAST REGIONAL
Features:

Area: 800 m²
Area \$/m²: \$350
Water/Sewerage:
Property ID: 1178484 / QLD5063952
UBD Ref: UBD Ref:

McGees Property

Level 1, 82 Smith Street, Darwin NT 0800
GPO Box 2761, Darwin NT 0801
Phone: (08) 8941 1550 Fax: (08) 8941 2239
ABN: 16 057 793 370

Yvetteneil Pty Ltd
82 Ross Street
Ayr QLD 4807

Ref: YVETTENEIL
Page: 1

Yvetteneil Pty Ltd
Owner Income & Expenditure for July 2019 to June 2020
Manager: Rejuan Hasan

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property:	4/11 Bombing Road Winnellie NT 0820												
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income													
101 Rent (Includes 1360.00 GST)	0.00	0.00	0.00	0.00	1870.00	1870.00	1870.00	1870.00	1870.00	0.00	1870.00	3740.00	14960.00
	0.00	0.00	0.00	0.00	1870.00	1870.00	1870.00	1870.00	1870.00	0.00	1870.00	3740.00	14960.00
Expenditure													
411 Body Corporate Levies	0.00	0.00	0.00	0.00	1022.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1022.00
419 GST on fees	0.00	0.00	0.00	0.00	8.50	8.50	8.50	8.50	8.50	0.00	8.50	17.00	68.00
481 Management Fees	0.00	0.00	0.00	0.00	85.00	85.00	85.00	85.00	85.00	0.00	85.00	170.00	680.00
	0.00	0.00	0.00	0.00	1115.50	93.50	93.50	93.50	93.50	0.00	93.50	187.00	1770.00
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	0.00	0.00	0.00	0.00	754.50	1776.50	1776.50	1776.50	1776.50	0.00	1776.50	3553.00	13190.00

\$1776.50
Reversed

Mission Beach Property

The Trustee for Hayley Trading Trust

A.B.N. 88 728 805 572

22 Koda Street

Ph: 0400 201 614

Fax:



WONGALING BEACH

Email: todd@missionbeachproperty.com.au

TO: Neil & Yvette Wadsworth
YvetteNeil Pty Ltd ATF YvetteNeil
Superannuation Fund
82-82 Ross St AYR QLD 4807

Financial Year Summary

For The Year Ending 2020

	Debits	Credits
<u>7 Royal Palms Dve</u>		
Income		
Rental Income		\$17,850.00
Other Income		\$0.00
Expenses		
Cleaning	\$100.00	
Holiday Cleaning Charges	\$75.00	
Letting Fees	\$300.00	
Management Fees	\$1,755.00	
Repairs & Maintenance	\$645.25	
<u>Other Items</u>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Administration Fee	\$0.00	
Other Account Debits	\$0.00	
Total Payments To Owner	\$14,974.75	

Rent receivable for June 2020 = \$1260

DELTA ELECTRIX BETTA HOME LIVING
SHOP 8 EAST END CENTRE PARKER ST AYR QLD
E: BETTA@DELTAELECTRIX.COM.AU
P: 07 4783 1566 F: 07 4783 4219
BSB: 084520 ACCT: 679222944
ABN: 81161058763 ECL: 8097 ARC: AU01417

NEIL WADSWORTH
82-84 ROSS ST
AYR
QLD 4807

Tax Invoice

18710024023

Date: Mon 27-04-20 11:56am A/C: 187000022
Our Ref: 69/TILL3

Item	Qty	Price	Total
885 ESSENTIALS SMART 2 (A3) 4GX 5INCH SCREEN	1	69.00	\$69.00*

EFTPOS \$69.00

Total GST \$6.27
\$69.00
Tendered: Eftpos \$69.00
MARK



* 1 8 7 1 0 0 2 4 0 2 3 *

Mission Beach Property

The Trustee for Hayley Trading Trust

A.B.N. 88 728 805 572

Unit 3 / 2044 Tully Mission Beach Road

Ph: 0400 201 614

Fax:

WONGALING BEACH

Email: todd@missionbeachproperty.com.au



TO: Neil & Yvette Wadsworth
YvetteNeil Pty Ltd ATF YvetteNeil
Superannuation Fund
82-82 Ross St AYR QLD 4807

Financial Year Summary

For The Year Ending 2021

	Debits	Credits
<u>7 Royal Palms Dve</u>		
Income		
Rental Income		\$16,730.00
Other Income		\$0.00
Expenses		
Cleaning	\$120.00	
Gardening & Landscaping	\$125.00	
Letting Fees	\$360.00	
Management Fees	\$1,637.00	
Pest Control	\$176.00	
Repairs & Maintenance	\$1,079.00	
<u>Other Items</u>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Administration Fee	\$0.00	
Other Account Debits	\$0.00	
Total Payments To Owner	\$13,233.00	

Rent receivable for June 2021 = \$1,620

**NAB Business Everyday Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

044/003312



YVETTE AND NEIL SUPERANNUATION FUND
82/84 ROSS STREET
AYR QLD 4807

Account Balance Summary

Opening balance	\$46,760.19 Cr
Total credits	\$12,413.26
Total debits	\$9,897.98
Closing balance	\$49,275.47 Cr

Statement starts 1 April 2021**Statement ends 30 June 2021****Outlet Details**

Darwin Office
71 Smith St, Darwin NT 0800

Account Details

YVETTENEIL PTY LTD T/AS YVETTE AND NEIL
SUPERANNUATION FUND
BUSINESS EVERYDAY AC

BSB number 085-933
Account number 16-624-8049

Transaction Details

Date	Particulars	Debits	Credits	Balance																								
1 Apr 2021	Brought forward			46,760.19 Cr																								
6 Apr 2021	7 Royal Palms Dve Mb Property 128594.....		1,120.00																									
	Internet Bpay Deft Payments 3051771490041.....	36.00																										
	Internet Bpay Asic 2291295604162.....	55.00		47,789.19 Cr																								
7 Apr 2021	Online H8301635719 mb ins pmt Yvetteneilsf.....	208.00																										
	Internet Transfer inv 102819	770.00																										
	Online F1810274710 inv 49476 yvetteneil pty.....	1,419.00		45,392.19 Cr																								
12 Apr 2021	ATO009000014463860 ATO 012721.....		2,198.17	47,590.36 Cr																								
27 Apr 2021	6001771225 Shannons Pty Lim 367832.....		2,083.59	49,673.95 Cr																								
30 Apr 2021	<table><tr><th>TRANSACTION SUMMARY</th><th>QUANTITY</th><th>U/COST</th><th>FEE</th></tr><tr><td>Electronic Deposit</td><td>2</td><td>\$0.00</td><td>\$0.00</td></tr><tr><td>Electronic Withdrawal</td><td>4</td><td>\$0.00</td><td>\$0.00</td></tr><tr><td>Transaction Fees</td><td></td><td></td><td>\$0.00</td></tr><tr><td>Flat Monthly Fee</td><td></td><td></td><td>\$10.00</td></tr><tr><td>Total Fees Charged</td><td></td><td></td><td>\$10.00</td></tr></table>			TRANSACTION SUMMARY	QUANTITY	U/COST	FEE	Electronic Deposit	2	\$0.00	\$0.00	Electronic Withdrawal	4	\$0.00	\$0.00	Transaction Fees			\$0.00	Flat Monthly Fee			\$10.00	Total Fees Charged			\$10.00	
TRANSACTION SUMMARY	QUANTITY	U/COST	FEE																									
Electronic Deposit	2	\$0.00	\$0.00																									
Electronic Withdrawal	4	\$0.00	\$0.00																									
Transaction Fees			\$0.00																									
Flat Monthly Fee			\$10.00																									
Total Fees Charged			\$10.00																									
	Account Fees	10.00		49,663.95 Cr																								
5 May 2021	7 Royal Palms Dve Mb Property 128594.....		836.00	50,499.95 Cr																								
6 May 2021	Online C8651494289 mission beach ins Yvetteneilsf.....	345.00		50,154.95 Cr																								
17 May 2021	Online T2810246174 payment for tax Yvetteneilsf.....	32.10		50,122.85 Cr																								
18 May 2021	447 McGees 333732.....		3,553.00	53,675.85 Cr																								
26 May 2021	Internet Bpay Deft Payments 3051771490041.....	1,044.00																										
	Carried forward			52,631.85 Cr																								

YVETTENEIL PTY LTD
BAS RECONCILIATION
FOR THE YEAR ENDED 30 JUNE 2021

ACTIVITY STATEMENT SUMMARY

	Total Sales	GST Collected	Capital Purchases	Non-capital Purchases	GST Paid	Net GST	Wages	PAYGW	PAYGI	Fuel Tax Credit	Total
	G1	1A	G10	G11	1B		W1	4	5A/5B	7C/7D	9
July 2020											
Aug 2020											
Sept 2020	3,760	341			80	261			81	0	342
Oct 2020											
Nov 2020											
Dec 2020	4,516	381			88	293			0	0	293
Jan 2021											
Feb 2021											
Mar 2021	5,352	486			132	354			0	0	354
Apr 2021											
May 2021											
June 2021	18,299	1,664			213	1,451			0	0	1,451
	31,927	2,872	0	0	513	2,359	0	0	81	0	2,440

BASIS :	ACCRUAL				
Per SF360	1,304.39		325.99	978.40	0.00 0.00
SF360 variance	(1,567.61)		(187.01)	(1,380.60)	0.00 0.00

GST payable (receivable) per June 2021 BAS 1,451.00

Permanent Adjustments

SF360 variance	(1,380.60)
Prior year GST adjustment	1,178.72
GST claimed on ASIC fees	0.00
GST claimed on Entertainment	0.00
GST claimed on Fines	0.00
GST claimed on Insurances	0.00
GST claimed on Superannuation	0.00
GST in Fringe Benefit Reimbursement	0.00
Rounding error (and only rounding error)	0.00

(201.88)

<=== Client to be advised to adjust BAS

Timing Adjustments

BDO fee creditor brought to account	0.00
Creditor(s) advised post MYOB provided	0.00

0.00

<=== Adjustments that client has declared/claimed in next year

GST payable (receivable)

1,249.12

Adjustments if on cash basis

Change in Trade Debtors balance @ 30 June 2020	0.00
Change in Trade Creditors balance @ 30 June 2020	0.00
Less: Trade Creditors @ 30 June 2021	0.00
Add: Trade Debtors @ 30 June 2021	0.00

GST payable (receivable) per general ledger

1,249.12

<=== Must match

1249.12

0.00



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Yvetteneil Pty Ltd 82 Ross Street Ayr QLD 4807 Via Email: nwadsy1@telstra.com	Invoice	50186
	Date	30 June 2021
	Amount	\$2,376.00

OUR FEE SUMMARY

OUR FEE	\$2,160.00
GST	216.00
TOTAL	\$2,376.00

\$2,214 (excl 75% reduced GST)

PAYMENT TERMS: 14 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Yvetteneil Pty Ltd

Client Code YVE10

Invoice 50186

Cheque/money order for

enclosed.

A/C Name BDO (NT)
Bank NAB
Branch Darwin
BSB 085-949
A/C No. 739079271



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Yvetteneil Pty Ltd ATF Yvette & Neil Superannuation Fund 82 Ross Street Ayr QLD 4807 Via Email: nwadsy1@telstra.com	Invoice	102902
	Date	30 June 2021
	Amount	\$ 660.00

OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Audit of the superannuation fund's books for the year
ended 30 June 2020.

OUR FEE	\$ 600.00
GST	60.00
TOTAL	<u>\$ 660.00</u>

PAYMENT TERMS: 30 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Yvetteneil Pty Ltd ATF Yvette & Neil

Client Code YVE11 Invoice 102902

Cheque/money order for enclosed.

A/C Name BDO Audit (NT)
Bank NAB
Branch Darwin
BSB 085933
A/C No. 632938435



20 April 2021

YVETTE NEIL PTY LTD TRADING AS YVETTE
AND NEIL SUPERANUAITON FUND
82 ROSS ST
AYR QLD 4807

Shannons Pty Limited
ABN 91 099 692 636
an authorised representative of
AAI Limited ABN 48 005 297 807

PO Box 2988, Brisbane QLD 4001

Telephone: 13 46 46
Facsimile: 1300 046 914
Email: myclaim@shannons.com.au
www.shannons.com.au

Claim number: H033331298
Policy number: SHH010482106

Dear Mr and Mrs Wadsworth,

We are writing with regard to your claim for lightning.

We refer to our recent telephone conversation regarding the full settlement of your claim.

We confirm that we have agreed to cash settle your claim. The settlement has been calculated as follows:

2x Airconditioning Units	\$2583.59
Less excess	\$500.00
Net settlement	\$2083.59

Payment of this amount finalises your claim. You may receive a survey about your claim experience.

Should you have any further queries in relation to this claim, please contact us on 1300262502 ext 614655.

Yours sincerely,

Chloe Cowen
Shannons Claims Team



Shannons Pty Limited
A.B.N 91 099 692 636
GPO Box 2988
Brisbane QLD 4001
Telephone: 134646

REMITTANCE ADVICE

YVETTE NEIL PTY LTD
TRADING AS YVETTE AND
NEIL SUPERANUAITON FUND
82 ROSS ST
AYR QLD 4807

PAYMENT DATE: 26/04/2021
DIRECT CREDIT NUMBER: 6001771225

Claim No	Invoice	Invoice Date	Description	Amount
H033331298	Claim H033331298	20/04/2021	2x split airconditioning	\$2083.59
			Total	\$2083.59

This amount has been credited to your nominated bank account : 085-933 *****8049

McGees Property

Level 1, 82 Smith Street, Darwin NT 0800

GPO Box 2761, Darwin NT 0801

Phone: (08) 8941 1550 Fax: (08) 8941 2239

ABN: 16 057 793 370

Yvetteneil Pty Ltd
82 Ross Street
Ayr QLD 4807

Ref: YVETTENEIL
Page: 1

Yvetteneil Pty Ltd

Owner Income & Expenditure for July 2020 to June 2021

Manager: Rejuan Hasan

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 4/11 Bombing Road Winnellie NT 0820													
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00
Income													
101 Rent (Includes 680.00 GST)	1870.00	1870.00	1870.00	0.00	0.00	0.00	1870.00						7480.00
160 OUTGOINGS RECOVERABLE (Includes 28.80 GST)	0.00	0.00	0.00	0.00	316.80	0.00	0.00						316.80
	1870.00	1870.00	1870.00	0.00	316.80	0.00	1870.00						7796.80
Expenditure													
414 Leasing Fees (Includes 90.91 GST)	0.00	0.00	0.00	0.00	0.00	0.00	1000.00						1000.00
419 GST on fees	8.50	8.50	8.50	0.00	0.00	0.00	8.50						34.00
481 Management Fees	85.00	85.00	85.00	0.00	0.00	0.00	85.00						340.00
	93.50	93.50	93.50	0.00	0.00	0.00	1093.50						1374.00
Carried Forward													
	0.00	0.00	0.00	0.00	0.00	0.00	776.50						776.50
Net Income													
	1776.50	1776.50	1776.50	0.00	316.80	0.00	0.00						5646.30

Profit & Loss

for the period 01/07/2020 to 30/06/2021 (Per Month - Cash Basis)

for 4/11 Bombing Road (BOMB11-4)



	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	YTD
Income													
Owners Income													
1001 Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00	0.00	1,700.00	1,700.00	1,700.00	8,500.00
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00	0.00	1,700.00	1,700.00	1,700.00	8,500.00
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00	0.00	1,700.00	1,700.00	1,700.00	8,500.00
Expenditure													
Owners Expenses													
4689 Leasing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	870.00	0.00	0.00	0.00	0.00	870.00
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	870.00	0.00	0.00	0.00	0.00	870.00
Variable Outgoings Expenses													
5671 Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.00	0.00	85.00	85.00	85.00	425.00
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.00	0.00	85.00	85.00	85.00	425.00
Total Expenditure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,040.00	0.00	85.00	85.00	85.00	1,295.00
Net cash before distributions & GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,360.00	0.00	1,615.00	1,615.00	1,615.00	7,205.00
GST Received	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00	0.00	170.00	170.00	170.00	850.00
GST Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(104.00)	0.00	(8.50)	(8.50)	(8.50)	(129.50)
Net GST Received / Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236.00	0.00	161.50	161.50	161.50	720.50
Net cash before distributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,596.00	0.00	1,776.50	1,776.50	1,776.50	7,925.50
Balance Sheet Movements													
10031 Funds Received From Owner	0.00	0.00	0.00	0.00	0.00	0.00	(776.50)	0.00	0.00	0.00	0.00	0.00	(776.50)
10048 Owner Remittances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,372.50	0.00	0.00	3,553.00	1,776.50	8,702.00
Total Balance Sheet Movements	0.00	0.00	0.00	0.00	0.00	0.00	(776.50)	3,372.50	0.00	0.00	3,553.00	1,776.50	7,925.50
Net Cash	0.00	0.00	0.00	0.00	0.00	0.00	776.50	(776.50)	0.00	1,776.50	(1,776.50)	0.00	0.00
Opening Cash Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	776.50	0.00	0.00	1,776.50	0.00	0.00
Closing Cash Balance	0.00	0.00	0.00	0.00	0.00	0.00	776.50	0.00	0.00	1,776.50	0.00	0.00	0.00



City of Darwin
CIVIC CENTRE, HARRY CHAN AVENUE
DARWIN NT 0800
GPO BOX 84 DARWIN NT 0801
TEL: (08) 8930 0300 FAX: (08) 8930 0311
Email: darwin@darwin.nt.gov.au
Website: www.darwin.nt.gov.au
ABN: 11 503 313 301

RATES NOTICE FOR THE YEAR

1 JULY 2020 – 30 JUNE 2021

ISSUED UNDER SECTION 242
OF THE LOCAL GOVERNMENT ACT
2019

E. & O.E.

SHOULD THE ADDRESS SHOWN ON THIS NOTICE
BE INCORRECT PLEASE NOTIFY COUNCIL IN WRITING

Account Number: 21218-3

Valuation Number: 055042160004

Notice Print Date: 17 August 2020



044-4807 (16593)

YVETTENEIL PTY LTD ATF YVETTE & NEIL
SUPERANNUATION FUND
82 Ross Street
AYR QLD 4807

ALLOTMENT LOCATION AND DESCRIPTION 4/11 Bombing Road WINNELLIE NT 0820

CURRENT YEARS RATES AND CHARGES	UNIMPROVED CAPITAL VALUE	NTPS ZONE	RATE IN \$ OR MINIMUM	AMOUNT \$
General Rate	\$130,000	GI	Minimum	\$1,207.00
Balance of Account				\$1,207.00

Overpayment of \$304
on 29/09/2021
allocated to Sundry
Debtors

Should the above record of principal ratepayer, allotment description, or classification details be incorrect, please submit a written request to Council to correct the record per section 233 of the Local Government Act 2019.

PAYMENT OPTIONS AND DUE DATES FOR PAYMENT

Arrears		INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
	AND	\$304.00	\$301.00	\$301.00	\$301.00
Due Now		30/09/20	30/11/20	31/01/21	31/03/21

OR

Arrears		Full Payment
	AND	\$1,207.00
Due Now		30/09/20

NOTE: Debit balances from past years are accruing penalty interest on a daily basis and are due and payable now. You will need to contact Council for an updated payment amount.

Should payment be received after the close of business on the above due dates, late payment penalties will be added on a daily basis at 18% pa.

All credit card payments will incur a processing surcharge of 0.4% of the total transaction amount

City of Darwin – Rates and Charges Payment Methods



Billpay Code: 0955
Reference No: 2121 83

Pay in person at any
Post Office, by phone
13 18 16 or go to
Postbillpay.com.au



BPAY Biller Code: 5074
Reference No: 212183

In response to COVID19, City of Darwin will
no longer accept cash payments at Council
premises. EFTPOS facilities are available.



*955 212183

BPAY® this payment via internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No.: 212183

INTERNET PAYMENTS



Account No: 21218
Valuation No:
055042160004

Visit our website:
www.darwin.nt.gov.au
and follow the prompts
to pay your rates
using your credit card.

Electronic notices



Sign up on your online banking account



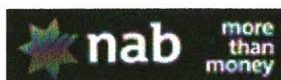
By Phone 13 18 16 MasterCard or
Visa 24 hours 7 days per week
Billpay Code: 0955
Reference No: 212183



Account No: 212183
Valuation No: 055042160004


Register to receive your bill by email by visiting
darwin.ezybill.com.au

YVETTENEIL PTY LTD ATF YVETTE & NEIL

**NAB Internet Banking**

New bill payment - bank acknowledgement

Acknowledgement details

Status report: Paid 
Confirmation number: Q9607457907
Created: 28/09/20

From account: 0085933166248049/085-933 16-624-8049
Biller code: 0000005074
Biller name: CITY OF DARWIN
Customer reference no: 212183
Amount: 304.00
Payment date: 28/09/20

End of Report

Date 28/09/20 Time 22:26
National Australia Bank Limited A.B.N. 12 004 044 937

PROP.UNITS PLAN 87/60

ABN: 20090617595

11 Bombing Road

WINNELLIE NT 0820

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

YVET00

Date of issue

04/01/2021

Total amount payable

1026.00**FINAL NOTICE**

002242



044

Yvetteneil Pty Ltd as Trustee for the Y
& N Superannuation
82 Ross Street
AYR QLD 4807



Property Address

Unit 4,11 Bombing Road
WINNELLIE NT 0820

Unit number

4

Lot number

4

Our records show the following fees/charges/interest have not been paid. A fee for the issuance of this notice has been added to your account as noted below.

Unpaid Fees/Charges/Interest

Ref	Account	Period	Due Date	Amount
804329	Admin Contributions	01/12/20 to 28/02/21	01/12/20	846.00
804330	Sinking Contributions	01/12/20 to 28/02/21	01/12/20	180.00
No GST Included In This Amount				1026.00

You must pay the overdue fees, charges and interest immediately.

If payment is not received within 21 days, recovery action may be commenced in accordance with the relevant state/territory legislation. Further interest, charges, administration fees and legal fees will be applied.



DEFT Reference Number

3051771490041

Date due

Immediately

Amount due

1026.00

Plan: 0008760

Unit: 00004

Account: YVET00



*496 305177149 0041

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au or call 1800 672 162. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments.

Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS



Phone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cash, cheque or EFTPOS payments.

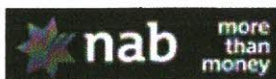


Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 141 BRISBANE QLD 4001

+305177149 0041<

000102600<3+

**NAB Internet Banking****New bill payment - bank acknowledgement****Acknowledgement details**

Status report: Paid

Confirmation number: K9982437490

Created: 18/01/21

From account: 0085933166248049/085-933 16-624-8049

Biller code: 96503

Biller name: DEFT PAYMENT SYSTEMS

Customer reference no: 3051771490041

Amount: 1,026.00

Payment date: 18/01/21

End of Report

Date 18/01/21 Time 18:47

National Australia Bank Limited A.B.N. 12 004 044 937

PROP. UNITS PLAN 87/60

ABN: 20090617595

11 Bombing Road
WINNELLIE NT 0820

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whitties.com.au

OVERDUE STATEMENT

Your account number

YVET00

Date of issue

18 Jan 2021

Total amount payable

\$1026.00

New charges due for payment

OVERDUEYvetteneil Pty Ltd as Trustee for the Y
& N Superannuation
82 Ross Street
AYR QLD 4807Property Address
Unit 4, 11 Bombing Road
WINNELLIE NT 0820

Unit number

4

Lot number

4

Details	Period	Amount	GST Incl	Received	Total
Admin Fund Contributions	01/12/20 to 28/02/21	846.00	0.00	0.00	846.00
Sinking Fund Contributions	01/12/20 to 28/02/21	180.00	0.00	0.00	180.00
					1026.00
TOTAL DUE (Includes GST of \$0.00)			\$1026.00		

DEFT Reference Number
3051771490041Date due
OVERDUE Amount due
\$1026.00Plan: 0008760
Unit: 00004
Account: YVET00

*496 305177149 0041

+305177149 0041<

Registration is required for payments from cheques or savings accounts. Please register at www.deft.com.au or call 1800 672 162. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONSPhone
1300 301 090

Call this number to pay by credit card using a landline or mobile phone. Payments by credit cards will attract a surcharge.

Credit Card
www.deft.com.auVisit www.deft.com.au to make a secure credit card payment over the internet. Payments by credit cards will attract a surcharge.Direct Debit
www.deft.com.auRegister at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.

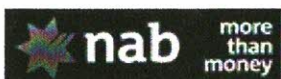



Australia Post

Present this bill at any Post Office to make cash, cheque or EFTPOS payments.

Cheque Payable to
DEFT Payment SystemsBy post: Send a cheque with this bill by mail to:
DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001

000102600<3+

**NAB Internet Banking****Bill payment details****Acknowledgement details**

Status report: Paid 
Confirmation number: B9374427588
Created: 01/02/21

From account: 0085933166248049/085-933 16-624-8049
Biller code: 96503
Biller name: DEFT PAYMENT SYSTEMS
Customer reference no: 3051771490041
Amount: 1,026.00
Payment date: 01/02/21

End of Report

Date 01/02/21 Time 13:07
National Australia Bank Limited A.B.N. 12 004 044 937

PROP.UNITS PLAN 87/60**ABN: 20090617595****11 Bombing Road****WINNELLIE NT 0820**

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

YVET00

Date of issue

15 Mar 2021

Total amount payable

\$36.00

New charges due for payment

OVERDUE**OVERDUE STATEMENT**

Yvetteneil Pty Ltd as Trustee for the Y
& N Superannuation
82 Ross Street
AYR QLD 4807

Property Address
Unit 4,11 Bombing Road
WINNELLIE NT 0820

Unit number

4

Lot number

4

Details	Period	Amount	GST Incl	Received	Total
Sinking Fund Contributions	01/03/21 to 31/05/21	198.00	0.00	180.00	18.00
Sinking contribution increase per AGM For the period of 01/12/20 to 28/02/21 Due & payable by 01/03/21		18.00	0.00	0.00	18.00
					36.00

TOTAL DUE (Includes GST of \$0.00)**\$36.00**

DEFT Reference Number

3051771490041

Date due
OVERDUEAmount due
\$36.00

Plan: 0008760
Unit: 00004
Account: YVET00



*496 305177149 0041

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au or call 1800 672 162. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS

Phone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone.
Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet.
Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cash, cheque or EFTPOS payments.

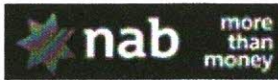


Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 141 BRISBANE QLD 4001

+305177149 0041<

000003600<3+

**NAB Internet Banking****New bill payment - bank acknowledgement****Acknowledgement details**

Status report:	Paid ?
Confirmation number:	Y1027204328
Created:	02/04/21
From account:	0085933166248049/085-933 16-624-8049
Bill code:	96503
Bill name:	DEFT PAYMENT SYSTEMS
Customer reference no:	3051771490041
Amount:	36.00
Payment date:	02/04/21

End of Report

Date 02/04/21 Time 13:54
National Australia Bank Limited A.B.N. 12 004 044 937

PROP.UNITS PLAN 87/60**ABN: 20090617595****11 Bombing Road****WINNELLIE NT 0820**

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

YVET00

Date of issue

3 May 2021

Total amount payable

\$1044.00

New charges due for payment

1 Jun 2021**TAX INVOICE**

Yvetteneil Pty Ltd as Trustee for the Y
& N Superannuation
82 Ross Street
AYR QLD 4807

Property Address
Unit 4,11 Bombing Road
WINNELLIE NT 0820

Unit number

4

Lot number

4

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/06/21 to 31/08/21	846.00	0.00	846.00
Sinking Fund Contributions	01/06/21 to 31/08/21	198.00	0.00	198.00
				1044.00

TOTAL DUE IF PAID BY 01/06/21 (Includes GST of \$0.00)**\$1044.00**

Late fees and interest may apply if levies are not paid by the due date



DEFT Reference Number
3051771490041

Date due Amount due
1 Jun 2021 \$1044.00

Plan: 0008760
Unit: 00004
Account: YVET00



*496 305177149 0041

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au or call 1800 672 162. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS

Phone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cash, cheque or EFTPOS payments.

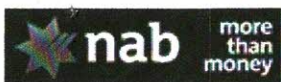


Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 141 BRISBANE QLD 4001

+305177149 0041<

000104400<3+

**NAB Internet Banking****New bill payment - bank acknowledgement****Acknowledgement details**Status report: Paid 

Confirmation number: D7910946618

Created: 26/05/21

From account: 0085933166248049/085-933 16-624-8049

Biller code: 96503

Biller name: DEFT PAYMENT SYSTEMS

Customer reference no: 3051771490041

Amount: 1,044.00

Payment date: 26/05/21

End of Report

Date 26/05/21 Time 12:17

National Australia Bank Limited A.B.N. 12 004 044 937

*** REPRINT ***

TAX INVOICE/RECEIPT
ABN #:11503313301
CITY OF DARWIN
GPO Box 84
DARWIN NT 0801
Ph 08 89300300 Fax 08 89300311
Email: darwin@darwin.nt.gov.au
Web: www.darwin.nt.gov.au

Date 23/04/2021 11:57
Receipt 03665815:0001 Terminal 316:2462
NEIL LODGEWORTH
82 ROSS STREET
AYR QLD 4807
RATE REPRINT

Details	Amount
Rate Notice Reprint 05/423035/550/551 (GST 2.36)	26.00
RATE REPRINT CC Surcharge GST (GST 0.01)	0.10
Invoice/Receipt Total:	26.10
Total Taxable:	23.73
Total GST Payable:	2.37

Total Value	26.10
Tendered	
Credit	26.10
Change	0.00

26-10 +
6

\$ 32-10

526

PAYMENT FOR PRINTING 19 TO 20

PAY TO NEIL

FOR SUPER TAX
TO PAY NEIL
Harvey Norman

W & J SUPA PTY LTD
A.C.N. 644 649 892 / A.B.N. 78 339 062 756
as trustee of the
W & J Supa Pty Ltd No 2 Trust
trading as
Harvey Norman AY/IT Ayr
Cnr Queen & Edward Street
AYR QLD 4807
Ph: (07) 4790 4600 Fax: (07) 4790 4699

Assistant:	6/26/27 LMCCART	Date:	23/04/21
Operator:	6121/27 Lthompson	Time:	11:28:36
Customer:		Location:	156
Sales Type:	CASH SALE	Transaction:	1552657

TAX INVOICE

CASH SALE

SANDISK CRUZER DIAL 16GB USB 2.0

Quantity: 1
Price: \$6.00
Dept.Code: 062
Product Code: 3349326
Batch Number: 00920127

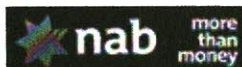
Warranty Information

See Manufacturers documentation for Warranty Details.

Item Total: \$6.00

TOTAL	\$6.00
G.S.T. Content	\$0.55
E.F.T.Pos	\$6.00
401795xxxxxx5197/-	

DARWIN RATE NOTICE.



NAB Internet Banking

Pay anyone funds transfer - bank acknowledgement

Bank acknowledgement details

Status: Paid
Confirmation Number: W5933298151
Created: 25/11/20

Your transfer details

From Account: 0085933166248049/085-933 16-624-8049
To Account: ServiceAIR/015-901 218216066
AUSTRALIA AND NEW ZEALAND BANKING GR LTD
Amount: 198.00
Description: Inv 15498
Remitter Name: YvetteNeil PL
Transfer date: 25/11/20

Payment notification

No SMS payment notification selected

End of Report

Date 25/11/20 Time 00:16
National Australia Bank Limited A.B.N. 12 004 044 937



A.B.N. 52 891 647 314

Tax Invoice

ACCESSFIRE

PO BOX 41079

CASUARINA NT 0810

Mobile: 0408 817 681

Email: accessfire@inet.net.au

Invoice No: 00012607

Date 28/10/2020

Order No. 1371

Page Page 1 of 1

To:

MCGEES

GPO BOX 2761

Darwin NT 0801

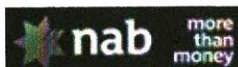
Service carried out at:

Yvetteneil Pty Ltd c/- McGees Property

Unit 4/11 Bombing Road

Winnellie NT

QTY.	ITEM NO.	DESCRIPTION	PRICE	EXTENDED
1		Six Monthly Inspection of Exit & Emergency Lights (See emailed defect Report).	\$75.00	\$75.00
1		Supply & fill out new Exit & Emergency Lights Log Book	\$55.00	\$55.00
Banking Details: CBA BANK BSB :065 903 ACCOUNT NO: 10866945			SALE AMOUNT	\$130.00
			GST	\$13.00
			TOTAL INC GST	\$143.00
			BALANCE DUE	\$143.00



NAB Internet Banking

Pay anyone funds transfer - bank acknowledgement

Bank acknowledgement details

Status: Paid
Confirmation Number: T2279404751
Created: 25/11/20

Your transfer details

From Account: 0085933166248049/085-933 16-624-8049
To Account: Access Fire/065-903 10866945
COMMONWEALTH BANK OF AUSTRALIA
Amount: 118.80
Description: Inv 12543
Remitter Name: YvetteNeil PL
Transfer date: 25/11/20

Payment notification

No SMS payment notification selected

End of Report

Date 25/11/20 Time 00:13
National Australia Bank Limited A.B.N. 12 004 044 937

Telstra.com | Personal | Small Business | Business & Enterprise | Health | Sport & Entertainment | Shop | Support | My Account

Rejuan Hasan PERSONAL FW: Plumbing Invoice: 18137

MAIL PDF CONTACTS CALENDAR Approved Plumbing Service Invoice #18137.pdf(104.5 KB) 1 of 1

MY EMAIL < New Email Search in

Inbox 92

Drafts

Sent

Junk 1

Trash 5

> My Folders +


Rejuan Hasan <rhasan@dv>
FW: Plumbing Invoice:
To: Neil Wadsworth <nwadsy1@tel>

Show image

Hi Neil

Attached please find the invoice from
Please pay this directly and confirm

Regards



there is a difference...

APPROVED PLUMBING SERVICE
0410 131 964
A.B.N. 80 612 362 544
PO BOX 36815,
WINNELLIE NT 0821

Approved Plumbing Service

Yvetterneil PTY LTD
McGees Property
4/11 Bombing Road
Winnellie NT 0820

Tax Invoice

Invoice #	18137
Date	15/01/2021
Page	1
Your Ref	1424

Details	Total (inc-GST)
Removed old toilet cistern. Supplied and installed new wide plastic toilet cistern, including new toilet seat Also Replaced isolation valve at toilet cistern.	\$379.00

Subtotal:	\$344.55
GST:	\$34.45
Total (inc-GST)	\$379.00

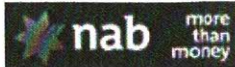
How to pay

By credit card
To pay via MasterCard or VISA.
Phone our office on Accounts : 0411869334
Quote Ref: #18137
Please note Credit Card Transactions incur a 3% surcharge

By mail
Detach this section and mail your cheque to:
Approved Plumbing Service
PO BOX 36815,
WINNELLIE NT 0821

By direct deposit
Bank Name: Approved Plumbing
Customer Name: McGees Property

Approved Plumbing
BSB 035311
Acc 202689



NAB Internet Banking

Pay anyone funds transfer - bank acknowledgement

Bank acknowledgement details

Status: Paid
Confirmation Number: Y7655958882
Created: 29/01/21

Your transfer details

From Account: 0085933166248049/085-933 16-624-8049
To Account: Approved Plumbing/035-311 202689
WESTPAC BANKING CORPORATION
Amount: 379.00
Description: 18137
Remitter Name: YvetteNeil PL
Transfer date: 29/01/21

Payment notification

No SMS payment notification selected

End of Report

Date 29/01/21 Time 13:05
National Australia Bank Limited A.B.N. 12 004 044 937



1300 763 903
PO Box 887, Innisfail QLD 4860
enquiries@cassowarycoast.qld.gov.au
Tax Invoice ABN 20 889 787 211

PROPERTY NO:

166010

HALF YEARLY RATE NOTICE

01/01/2020 to 30/06/2020

DATE OF ISSUE 29/01/2020



Yvetteneil Pty Ltd ATF Yvette &
Neil Superannuation Fund
82 Ross Street
AYR QLD 4807



044
1001296

Your Rates Account is Due **28 February 2020**

Total Net Amount Due **\$2,998.41**

Property Location: 7 Royal Palm Drive MISSION BEACH QLD 4852
Property Description: L26 RP800961

Valuation: \$77000
Area: 0.08 Ha



For emailed notices:
ccrc.enotices.com.au
Ref: 63DEE15D6C

SUMMARY OF RATES & CHARGES

	UNITS	RATES / CHARGE	AMOUNT
General Rate - Residential	77000	Minimum Levy	\$819.50
State EMFR Levy Group 2 - Class D	1	\$54.40	\$54.40
M/Bch Sewerage - Residential	1	\$470.00	\$470.00
Water North - 20mm	1	\$232.00	\$232.00
Water Consumption - Northern			\$1,203.93
Waste - Residential A	1	\$170.50	\$170.50
Environment Management Levy	1	\$103.00	\$103.00
Transport Infrastructure Levy	1	\$68.00	\$68.00

Council has received an annual payment of \$1,142,323 from the State Government to mitigate any direct impacts of the State Waste Levy on households.

Water Consumption Details

Meter	Previous	Reading	Current	Reading	Usage
6W066495	03/06/2019	589	24/11/2019	1488	899 KL

Total Gross Amount \$3,121.33

Discount -\$122.92

Net Payable \$2,998.41

Payment by BPAY®



Billers Code: 243386
Ref: 1105 1513

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.:

Payment by
Australia Post



Billpay Code:
2445
Ref: 1105 1513

Call 131 816 or visit
postbillpay.com.au

Payment by
Phone or Internet



Billpay Code:
5751
Ref: 1105 1513

Call 1300 276 468 or visit
cassowarycoast.qld.gov.au/payment-options

Please Note: Payments made after 16 January 2020 may not be shown on this rate notice.



*2445 1 1051513

RATES PAYMENT SLIP
PROPERTY NO: 166010

NAME

Yvetteneil Pty Ltd ATF Yvette &

PROPERTY

7 Royal Palm Drive
MISSION BEACH QLD 4852

DATE OF ISSUE
DUE DATE

29/01/2020
28/02/2020

Total Gross Amount
Discount
Net Payable

\$3,121.33
-\$122.92
\$2,998.41

REMITTANCE ADVICE BY MAIL

Post your payment with the
payment slip to:

Cassowary Coast Regional Council
PO Box 887
Innisfail QLD 4860

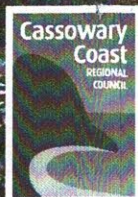
PAY IN PERSON AT AUSTRALIA POST



Post Billpay
Billpay Code: 2445
Reference: 1105 1513

Pay in store at Australia Post, call
131 816 or visit postbillpay.com.au

Tick box if receipt required ☐



1300 763 903
PO Box 887, Innisfail QLD 4860
enquiries@cassowarycoast.qld.gov.au
Tax Invoice ABN 20 889 787 211

PROPERTY NO:

166010

HALF YEARLY RATE NOTICE

01/07/2020 to 31/12/2020

DATE OF ISSUE 10/08/2020



Yvetteneil Pty Ltd ATF Yvette &
Neil Superannuation Fund
82 Ross Street
AYR QLD 4807

044

Your Rates Account is Due **09 October 2020**

Total Net Amount Due **\$2,003.61**

Property Location: 7 Royal Palm Drive MISSION BEACH QLD 4852
Property Description: L26 RP800961

Valuation: \$77000
Area: 0.08 Ha



For emailed notices:
ccrc.enotices.com.au
Ref: 272F6E4381

SUMMARY OF RATES & CHARGES

	UNITS	RATES / CHARGE	AMOUNT
General Rate - Residential	77000	Minimum Levy	\$795.50
State EMFR Levy Group 2 - Class D	1	\$55.30	\$55.30
M/Bch Sewerage - Residential	1	\$470.00	\$470.00
Water Access - 20mm	1	\$236.50	\$236.50
Water Consumption			\$178.36
Waste - Residential A	1	\$173.50	\$173.50
Environment Management Levy	1	\$105.00	\$105.00
Transport Infrastructure Levy	1	\$69.00	\$69.00

Water Consumption Details

Meter	Previous	Reading	Current	Reading	Usage
6W066495	24/11/2019	1488	11/06/2020	1586	98 KL

Total Gross Amount	\$2,083.16
Discount	-\$79.55
Net Payable	\$2,003.61

Please Note: Payments made after 24 July 2020 may not be shown on this rate notice.

Payment by BPAY®



Billers Code: **243386**
Ref: 1105 1513

BPAY® this payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.:

Payment by
Australia Post



Billpay Code:
2445
Ref: 1105 1513

Call 131 816 or visit
postbillpay.com.au

Payment by
Phone or Internet



Billpay Code:
5751
Ref: 1105 1513

Call 1300 276 468 or visit
cassowarycoast.qld.gov.au/
payment-options



Cassowary Coast
REGIONAL COUNCIL
Better Together



*2445 1 1051513

REMITTANCE ADVICE BY MAIL

Post your payment with the
payment slip to:

Cassowary Coast Regional Council
PO Box 887
Innisfail QLD 4860

PAY IN PERSON AT AUSTRALIA POST



Post Billpay Billpay Code: 2445
Reference: 1105 1513

Pay in store at Australia Post, call
131 816 or visit postbillpay.com.au

Tick box if receipt required ☐

RATES PAYMENT SLIP

PROPERTY NO: 166010

NAME

Yvetteneil Pty Ltd ATF Yvette &

PROPERTY

7 Royal Palm Drive
MISSION BEACH QLD 4852

DATE OF ISSUE

10/08/2020

DUE DATE

09/10/2020

Total Gross Amount

\$2,083.16

Discount

-\$79.55

Net Payable

\$2,003.61

**Rooftec roof painting**

Tyrone knowles

ABN Abn :70296226082

0422158347

tyronekroofpainting@gmail.com

TAX INVOICE

INV0091

DATE

29/06/2021

DUE

On Receipt

BALANCE DUE

AUD \$2,310.00

BILL TO**Yvette & Neil's super fund**

7 royal palm CRT mission Beach

nwadsy1@telstra.com

DESCRIPTION	RATE	QTY	AMOUNT
Roof restoration - repairs	\$2,100.00	1	\$2,100.00
Repair works to roof			

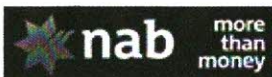
SUBTOTAL \$2,100.00**GST (10%)** \$210.00**Payment Instructions****TOTAL** \$2,310.00**BANK TRANSFER**

Bsb 062 820

Acc 1022 3169

BALANCE**DUE****AUD \$2,310.00**

Thanks for your business!



Pay anyone funds transfer - bank acknowledgement

Bank acknowledgement details

Status: Paid
Confirmation Number: T5966575996
Created: 30/06/21

Your transfer details

From Account: 0085933166248049/085-933 16-624-8049
To Account: rooftec roof painting/062-820 10223169
COMMONWEALTH BANK OF AUSTRALIA
Amount: 2,310.00
Description: roof repairs
Remitter Name: yvetteneilsup
Transfer date: 30/06/21

Payment notification

No SMS payment notification selected

End of Report

Date 30/06/21 Time 09:41
National Australia Bank Limited A.B.N. 12 004 044 937

INVOICE

Burdekin Computer Systems



128 Twelfth Avenue
Home Hill, 4806
Queensland

Robin Hoogenbosch
0438 884 647
www.bcs.net.au
robin@tpg.com.au

Bill To Neil Wadsworth

Invoice No. 211
Date 4 Feb 2021
Due Date 21 Mar 2021
Terms 45 days

Description	Quantity	Rate	Discount	Amount
Callout to Customer. Emails problems. Run repair on outlook and send test email. All works ok now.	1	\$45.00	\$0.00	\$45.00
Thank you for your business.				
Bendigo Bank		Subtotal		\$45.00
BSB 633-000		Tax (10%)		\$4.09
ACC 114759798		Total		\$45.00
		Paid		\$0.00
		Balance Due		\$45.00

Payment instructions

Bank transfer

Bank Name: Bendigo Bank BSB 633-000 ACC 114759798

Policy Number

SHH010482106

Page 4 of 4



SHARE THE PASSION

Your Discounts

You have received our **Multi Policy Discount** of up to 10% on this policy.

Your Premium

	Sum Insured	Premium	FSL/ESL	GST	Stamp Duty	Total Premium
Your Home	\$396,900	\$2,091.06	\$0.00	\$209.11	\$207.02	\$2,507.19
Total		\$2,091.06	\$0.00	\$209.11	\$207.02	\$2,507.19
Annual Amount						\$2,507.19
Monthly Amount						\$208.93

About Your Home

7 Royal Palm Dr , Mission Beach 4852

Cover has been provided on the basis of the following information which you have told us.

Type of Cover	Sum Insured
Home	\$396,900
Contents	Not Taken
Legal Liability	\$20 million
Enthusiast Items Cover	Not Taken
Unspecified Personal Effects	Not Taken
Specified Personal Effects	Not Taken
Accidental Damage Cover	Not Taken

Please check the amount of cover meets your needs.

Refer to your Product Disclosure Statement for full details.

Excesses	Amount
Home	\$500

Interested Party

No Interested Party Noted

Cover has been provided on the basis of the following information which you have told us.

Please answer the following question and tell us if there have been any changes to these details.

Are the following details correct?

You have told us the following about your home:

- Your Home is not used for a business or trade.
- Your Home has security doors fitted to all external doors.
- Your Home is not undergoing renovation nor is it under construction.
- Your Home is in good condition.
This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other creatures; no broken, missing glass or boarded-up windows. Refer to the PDS for further details.
- Your Home has keyed locks or grills on all windows.
- The construction type of Your Home is concrete.
- Your Home is an investment property.
- Your Home is described as a house.
- Your Home does not have a security alarm.
- Your Home has deadlocks fitted to all external doors.

PAID ON 26-3-21. \$630. FOR LATE PAYMENT
AT MISSION BEACH.

Home Insurance

Your Renewal Certificate

Ph: 13 46 46 Web: shannons.com.au
Fax: 1300 135 335
Claims Fax: 1300 794 662



SHARE THE PASSION

YVETTE NEIL PTY LTD TRADING AS YVETTE
AND NEIL SUPERANUAITON FUND
82 ROSS ST
AYR QLD 4807

Policy Number

SHH010482106

Period of Insurance

29 Jan 2021 to 29 Jan 2022

26 March 2021

Dear Policy Holder,

We are pleased to invite you to renew your Home Insurance. Your current policy expires at 3.59pm on 29 Jan 2021.

Shannons enjoys a special relationship with motoring enthusiasts, and our dedicated team is in place to offer you a knowledgeable and personalised service.

Please find enclosed your certificate showing policy details for the new period of insurance. Please read the certificate including the Duty of Disclosure section carefully. If any of the details shown on your certificate are incorrect or there is information you need to tell us, please call us on 13 46 46.

If you have any questions, please call **13 46 46**.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

Thank you for insuring with Shannons – Insurance for motoring enthusiasts.

Direct Debit Premium Payment

Card Account Visa Card
Card Holder Neil Wadsworth
Debit Date Monthly Debit - on or the next business day after the 26th of the month

Your policy will automatically renew with payments to be processed from your nominated account or card. Please contact us if you do not want this.

Financial Institution fees (including dishonour charges) and government charges may apply to instalment amounts

Monthly Debit: **\$208.93**

This document will be a Tax Invoice for GST when you have made your payment



Home Insurance Renewal Reminder

Ph: 13 46 46 Web: shannons.com.au
Fax: 1300 135 335
Claims Fax: 1300 794 662



SHARE THE PASSION

YVETTE NEIL PTY LTD TRADING AS YVETTE
AND NEIL SUPERANUAITON FUND
82 ROSS ST
AYR QLD 4807

Policy Number

SHH010482106

Period of Insurance

29 Jan 2021 to 29 Jan 2022

5 February 2021

Overdue Account

Dear Policy Holder,

Recently, you received our renewal notice for your Shannons Home and Contents Insurance. As the expiry date has passed and we have not received your renewal premium, you are now without cover. As a valued customer, we are prepared to extend your cover for 21 days from the expiry of your policy.

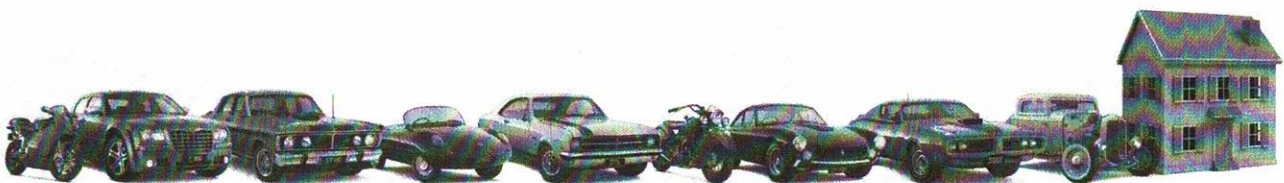
If payment is not received prior to the end of this extension, you will not be insured. The wide range of payment options available to you is detailed overleaf. The Direct Debit plan allows you to have your premium automatically deducted from your bank account or credit card, ensuring you can't forget to pay your policy, as well as offering you the flexibility of payment by instalments.

Please disregard this notice if payment has already been made.

If you have any further enquiries please call 13 46 46.

Thank you for insuring with Shannons - Insurance for motoring enthusiasts.

**Pay by 29 Jan 2021
or cover will cease**



Insurance issued by AAI Limited ABN 48 005 297 807 AFSL 230859. Shannons Pty Limited ABN 91 099 692 636 acts as an agent and authorised representative of AAI Limited. Page 1 of 2

How to Pay

See over for annual payment methods



Policy Number

SHH010482106

Direct Debit - no hassle payment

Automatic instalments from your nominated debit or credit card account.

Call 13 46 46 to arrange today

Monthly Direct Debit	\$208.93	Quarterly Direct Debit	\$626.79
Half Yearly Direct Debit	\$1,253.59	Yearly Direct Debit	\$2,507.19

Date Due: **29 Jan 2021**

Amount Due: **\$2,507.19**

This document will be a Tax invoice for GST when you have made your payment

Policy Schedule

Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit terriscsheer.com.au/paperless



044

Yvetteneil Pty ATF Yvette & Neil Superannuaion Fund
82 Ross Street
AYR QLD 4807

10 December 2020

POLICY NUMBER: TS0594838LPP

AMOUNT DUE: \$ 399.00

Insured: Yvetteneil Pty ATF Yvette & Neil Superannuaion Fund

Insured Address: 7 Royal Palm Drive, MISSION BEACH QLD 4852

Premium Type

Renewal

Expiry Date

4.00pm 29/01/2021. We invite you to renew your policy until 4.00pm
29/01/2022

Managing Agent

Tropical Property Mission Beach

Property Details

The land size is less than 2 acres.

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1,	\$0
Liability and Tax audit	
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium **\$399.00**

Last year's annual premium	\$349.00
Change on last year	14.3 %

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Please turn over for important policy information

Special Conditions

This document will be a tax invoice for GST when you make payment

Payment Slip for: Yvetteneil Pty ATF Yvette & Neil Superannuaion Fund - 7 Royal Palm Drive, MISSION BEACH QLD 4852

Amount Payable

\$399.00

Due Date

29/01/2021

Policy Number

TS0594838LPP

Payment Reference No

705948388

Payment Options



By Phone: call us on 1800 804 016,
with your Visa or Mastercard, using
the Payment Reference No.



Billers Code: 63461

Ref: 705948388

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the **QR code**, use the reader within your mobile banking app.
More info: www.bpay.com.au





BDO Business Centre
72 Cavenagh Street, Darwin NT 0800
GPO Box 4640, Darwin NT 0801
Tel: (08) 8981 7066 • Fax: (08) 8981 7493
Email: info.darwin@bdo.com.au • www.bdo.com.au
NT only Toll Free: 1300 138 991

Date: 7.04.2021 Receipt No. **046330**

Received from: Yvetteneil Pty Ltd

The sum of: One thousand, four hundred & nineteen dollars

For: 49476 Client Code: YVE10

Paid by: ☐ CHQ ☐ CSH ☐ C/C ☒ D/X ☐ TRUST

Received by: MIC

\$ 1,419.00

\$1,322.25 (excl 75% reduced GST)

8. Accounting fee creditor brought in last year was incorrect. You need to only apply \$450 of the \$495 payment to 88000, put \$3.07 to 84000 and the remaining to 30100. Sundry creditor balance should be \$3,036.



To correct and bring in accountancy fees missed out in 2020 EOY.

\$41.93 (excl 75% reduced GST)



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Yvetteneil Pty Ltd 82 Ross Street Ayr QLD 4807 Via Email: nwadsy1@telstra.com	Invoice	49476
	Date	31 March 2021
	Amount	\$1,419.00

OUR FEE SUMMARY

OUR FEE	\$1,290.00
GST	129.00
TOTAL	\$1,419.00

PAYMENT TERMS: 14 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Yvetteneil Pty Ltd

Client Code YVE10

Invoice 49476

Cheque/money order for

enclosed.

A/C Name	BDO (NT)
Bank	NAB
Branch	Darwin
BSB	085-949
A/C No.	739079271

OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Work performed for the period 1 July 2020 to 29 March 2021:-

Finalisation of the preparation of accounts and statements for the year ended 30 June 2019 including:

Maintaining member and trustee records and associated accounting.

Processing of applications, contributions, benefits and distributions.

Production and distribution of reports, statements and forms to members and trustees.

Compliance with superannuation industry regulatory requirements.

Sundry associated discussions and meetings regarding the above.

OUR FEE \$1,090.00

Preparation and lodgement of the income tax return for the year ended 30 June 2019.

OUR FEE \$ 200.00

OUR TOTAL FEE	\$1,290.00
GST	129.00
TOTAL	<hr/> \$1,419.00



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Yvetteneil Pty Ltd 82 Ross Street Ayr QLD 4807 Via Email: nwadsy1@telstra.com	Invoice	50186
	Date	30 June 2021
	Amount	\$2,376.00

OUR FEE SUMMARY

OUR FEE	\$2,160.00
GST	216.00
TOTAL	\$2,376.00

\$2,009 (excl 75% reduced GST)
\$220 income tax preparation fee

PAYMENT TERMS: 14 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Yvetteneil Pty Ltd

Client Code YVE10

Invoice 50186

Cheque/money order for

enclosed.

A/C Name BDO (NT)
Bank NAB
Branch Darwin
BSB 085-949
A/C No. 739079271

OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Work performed for the period 30 March 2021 to 27 June 2021:-

Preparation of accounts and statements for the year ended 30 June 2020 including:

Maintaining member and trustee records and associated accounting.

Processing of applications, contributions, benefits and distributions.

Production and distribution of reports, statements and forms to members and trustees.

Compliance with superannuation industry regulatory requirements.

Sundry associated discussions and meetings regarding the above.

OUR FEE \$1,960.00

Preparation and lodgement of the income tax return for the year ended 30 June 2020.

OUR FEE \$ 200.00

OUR TOTAL FEE	\$2,160.00
GST	216.00
TOTAL	<hr/> \$2,376.00



72 Cavenagh Street, Darwin NT 0800
GPO Box 4640, Darwin NT 0801
Tel: (08) 8981 7066 • Fax: (08) 8981 7493
Email: info.darwin@bdo.com.au • www.bdo.com.au
NT only Toll Free: 1300 138 991

Date: 7.04.2021

Receipt No. 021579

Received from: Yvetteneil Pty Ltd ATF Yvette & Neil Superannuation Fund

The sum of: Seven hundred & Seventy dollars

For: 102 819

Client Code: YNE11

Paid by:

☐ CHQ ☐ CSH ☐ C/C ☒ ~~DD~~ ☐ TRUST

Received by: MIC

\$ 770.00



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Yvetteneil Pty Ltd ATF Yvette & Neil Superannuation Fund 82 Ross Street Ayr QLD 4807 Via Email: nwadsy1@telstra.com	Invoice	102819
	Date	31 March 2021
	Amount	\$ 770.00

OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Audit of the superannuation fund's books for the year ended
30 June 2019.

OUR FEE	\$ 700.00
GST	70.00
TOTAL	<u>\$ 770.00</u>

PAYMENT TERMS: 30 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Yvetteneil Pty Ltd ATF Yvette & Neil

Client Code YVE11 Invoice 102819

Cheque/money order for enclosed.

A/C Name	BDO Audit (NT)
Bank	NAB
Branch	Darwin
BSB	085933
A/C No.	632938435



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Yvetteneil Pty Ltd ATF Yvette & Neil Superannuation Fund 82 Ross Street Ayr QLD 4807 Via Email: nwadsy1@telstra.com	Invoice	102902
	Date	30 June 2021
	Amount	\$ 660.00

OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Audit of the superannuation fund's books for the year
ended 30 June 2020.

OUR FEE	\$ 600.00
GST	60.00
TOTAL	<u>\$ 660.00</u>

PAYMENT TERMS: 30 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Yvetteneil Pty Ltd ATF Yvette & Neil

Client Code YVE11 Invoice 102902

Cheque/money order for enclosed.

A/C Name BDO Audit (NT)
Bank NAB
Branch Darwin
BSB 085933
A/C No. 632938435

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

YVETTENEIL PTY LTD
ACN/ARBN 129 560 416
C/- BDO (NT)
72 Cavenagh Street, Darwin, NT 0800

Invoice Statement

Issue Date: 06/02/2021
Account Number: 22 129560416

Summary

Balance Outstanding	\$0.00
New Charges	\$55.00
TOTAL DUE	\$55.00

Please Pay

Immediately	\$0.00
By 06/04/2021	\$55.00

If you have already paid please ignore this invoice statement

- Amounts not subject to GST (Treasurer's Determination – Exempt taxes fees and charges).
- Payment of your Annual Review Fee will maintain your registration as an Australian Company
- Late Fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual company statement, or
 - pay your annual review within 2 months of the annual review date
- Information on late fee amounts can be found on the ASIC website

Date	Reference	Description	Amount
06/02/2021	3X6173361480P PA	2021 Annual Review	55.00

Payment Slip

YVETTENEIL PTY LTD

ACN/ARBN **129 560 416**
Account Number: 22 129560416

Payment Options

Immediately	\$0.00
By 06/04/2021	\$55.00
Total Due	\$55.00



*814 129 0002291295604162 95



22 129560416



Billpay Code: 8929
Ref: 2291 2956 0416 295



Biller Code: 17301
Reference: 2291295604162



In person at any Post Office, pay by cash, Cheque, EFTPOS, Mastercard or VISA



By phone 13 18 16 pay by Mastercard or VISA



Online postbillpay.com.au by Mastercard or VISA



Mail this payment slip and your cheque to
ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.

Telephone & Internet Banking – BPAY
Contact your bank, credit union or building society to make payment

[Print](#)**INTERNET BANKING**

Transfer sent

Transfer receipt**Confirmation number**

S4624298625

Transfer from

0085933166248049

085-933 166248049

Transfer to

Savings

085-933 460672801

Amount

\$65.00

Description

print ink

When

Today, 25 June 2021 (AEST/AEDT)

End of Report

Woolworths

The fresh food people

2563 Ayr PH: 07 4784 2300
Cnr Queen and Parker Streets,
TAX INVOICE - ABN 88 000 014 675

#Cal Brother LC3317 Bony 4pk \$ 65.00

1 SUBTOTAL \$65.00
TOTAL \$65.00

WOOLWORTHS 2563 Ayr QLD
MERCH ID: 611000604000563 TERM ID: W2563086
NAB eftpos CHQ CHEQUE CARD: 5197 D
AID A00000038420 PURCHASE \$65.00
TVR 0000040000
AROC 8FAD8D406F2CFD28
TC 1920A4BD133F3D98 TOTAL \$65.00
25/06/21 11:34 009262 APPROVED 00

ETI \$65.00
ETD \$0.00

#Taxable Items
TOTAL includes GST \$5.91

EVERYDAY REWARDS

You could have collected at least 66 points
Save money on your shopping!
Join Everyday Rewards FREE
at everydayrewards.com.au



for joining today!



To get started SMS the word 'JOIN' to 0437 679 494
and follow the prompts OR visit edrewards.com.au/join
You can also visit Everyday Rewards hub in-store
and sign up with promo code 9L8Q2
*SMS charge may apply. For new members only.
For T&Cs visit everydayrewards.com.au/terms

Thank you for shopping with us

STORE 2563 POS 086 TRANS 9262 11:34 25/06/2021



*** SAVE 4c PER LITRE ON FUEL ***

Present this docket at any participating Caltex or
Caltex Woolworths co-branded fuel outlet to receive a
discount of 4 cents per litre off the pump price!
Limit 1 docket per fuel purchase up to 150 litres.
For T&Cs & participating stores visit woolworths.com.au.
This docket offer expires: 25/07/2021



ST/4

ecelp



EFTPOS FROM BENDIGO

Timmsys Auto Ayr

276 Queen St

AYR

4807

MID: 6110001641SMYMO

TID: 18943300

Version: 0.8.38A

Tax Invoice



JUN 22, 21 11:34

BATCH: 000098

INV: 239

STAN: 004075

ACCOUNT TYPE CHEQUE

RRN: 002219775394

DEBIT

A00000038420

NAB eftpos CHQ

401795-197(c)

SALE AUD \$233.99

APPROVED 00

TC: 40742726CF2DEAEC

APSN:00 ATC:00B7

CUSTOMER COPY

Thank You

PLEASE RETAIN RECEIPT
FOR YOUR RECORDS

22/06/2021

22/06/2021

10% Pensioner
discount applied.

	TOTAL DUE	TERMS	ENCLOSED
2021	A\$233.99	Due on receipt	

	DESCRIPTION	QTY	RATE	AMOUNT
	557WBQ Km 130898	1	0.00	0.00
service.	Change oil and filter. Check lights and tyres including spare. Check brakes suspension and under car oils. fill under bonnet levels and degrease. Wash and Vacuum vehicle is complementary . Road test.	1	227.27	227.27
p	Degreaser and fluids for top ups.	1	9.09	9.09
ental				
est	Battery will need replacing soon	1	0.00	0.00
	10 Percent discount applied.	1	0.00	0.00

SUBTOTAL	236.36
DISCOUNT 10%	-23.64
GST TOTAL	21.27
TOTAL	233.99
BALANCE DUE	A\$233.99

Bank Details

BSB: 633000

Acc: 167705607

Please use your invoice number as reference.

Title of goods and work doesn't pass from supplier until invoice is paid in full.

Interest fee of 10% PA will be charged on overdue accounts

Pay TO NRIL CHQ ACC

YVETTENEIL PTY LTD
Company Number: **129 560 416**

COMPANY REPORT AT 30/06/2021

Company Details

Company Number	129 560 416	Jurisdiction	Australia
Incorp Date	06/02/2008	State	NT
Company Type	Small Proprietary	Company Class	Limited by Shares
Home Unit	No	Non Profit	No
Super Trustee	Yes	Reference	YVE10
Annual Review Date	06/02/2022	Partner(s)	---
Current Year AGM	---	Manager(s)	---
Previous Year AGM	---		

Company Addresses

Registered Office	Effective Date
72 Cavenagh Street, Darwin, NT 0800	06/02/2008

Previous: ---

Business Address	Effective Date
82 Ross Street, Ayr, QLD 4807	21/06/2016

Previous: 10 Downes Street, Winnellie, NT 0820

Meeting Address	Effective Date
82 Ross Street, Ayr, QLD 4807	06/02/2008

Location of Registers	Effective Date
C/- Bdo Business Centre, 72 Cavenagh Street, Darwin, NT 0800	06/02/2008

Company Officers

NEIL DEACON WADSWORTH 82 Ross Street, Ayr, QLD 4807 Born 26/11/1956 at BRISBANE, Queensland Director	Appointed: 06/02/2008	Ceased: ---
---	------------------------------	--------------------

YVETTE DAWN WADSWORTH 82 Ross Street, Ayr, QLD 4807 Born 09/01/1959 at KATHERINE, Northern Territory Director	Appointed: 06/02/2008	Ceased: ---
Secretary	Appointed: 06/02/2008	Ceased: ---

Members

Beneficial Owner	Number
-------------------------	---------------

ORD - ORDINARY SHARES

NEIL DEACON WADSWORTH
82 Ross Street, Ayr, QLD 4807

Held under shareholder's name

1.00

YVETTE DAWN WADSWORTH
82 Ross Street, Ayr, QLD 4807

Held under shareholder's name

1.00

Issued Capital

Class	Description	Number	Amount Payable	Amount Paid
ORD	ORDINARY SHARES	2.00	\$2.00	\$2.00
		2.00	\$2.00	\$2.00

Documents for YVETTENEIL PTY LTD

Document Date	Document	Status Date	Status
06/02/2008	Form - 362 APPOINTMENT OR CESSATION OF ASIC AGENT	23/04/2008	LODGED
06/02/2009	Form - 480 ANNUAL COMPANY STATEMENT	02/04/2009	DOCUMENT PROCESSED
06/03/2009	Form - 492 AMENDMENT TO LODGED DOCUMENT - NOT REQUISITIONED	06/03/2009	SENT TO CLIENT
06/02/2010	Form - 480 ANNUAL COMPANY STATEMENT	24/02/2010	DOCUMENT PROCESSED
06/02/2011	Form - 480 ANNUAL COMPANY STATEMENT	15/02/2011	DOCUMENT PROCESSED
06/02/2012	Form - 480 ANNUAL COMPANY STATEMENT	15/02/2012	DOCUMENT PROCESSED
06/02/2013	Form - 480 ANNUAL COMPANY STATEMENT	08/02/2013	DOCUMENT PROCESSED
08/02/2013	Form - 484 CHANGE TO COMPANY DETAILS	27/02/2013	LODGED
06/02/2014	Form - 480 ANNUAL COMPANY STATEMENT	10/02/2014	DOCUMENT PROCESSED
06/02/2015	Form - 480 ANNUAL COMPANY STATEMENT	12/02/2015	DOCUMENT PROCESSED
06/02/2016	Form - 480 ANNUAL COMPANY STATEMENT	07/02/2016	DOCUMENT PROCESSED
21/06/2016	Form - 484 CHANGE TO COMPANY DETAILS	15/07/2016	LODGED
06/02/2017	Form - 480 ANNUAL COMPANY STATEMENT	15/02/2017	DOCUMENT PROCESSED
06/02/2018	Form - 480 ANNUAL COMPANY STATEMENT	09/02/2018	DOCUMENT PROCESSED
06/02/2019	Form - 480 ANNUAL COMPANY STATEMENT	19/02/2019	DOCUMENT PROCESSED
07/02/2020	Form - 480 ANNUAL COMPANY STATEMENT	08/02/2020	DOCUMENT PROCESSED
07/02/2021	Form - 480 ANNUAL COMPANY STATEMENT	13/02/2021	DOCUMENT PROCESSED



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER TRUST
& C J SCI
Client YVETTE AND NEIL
SUPERANNUATION FUND
ABN 67 745 211 768
TFN 878 655 585

Income tax 551

Date generated	24/09/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from **01 July 2020** to **24 September 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
27 Jun 2021	3 May 2021	General interest charge			\$0.00
27 Jun 2021	1 Feb 2021	Credit transfer received from Integrated Client Account		\$558.30	\$0.00
25 Jun 2021	1 Dec 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$558.30		\$558.30 DR
7 Apr 2021	12 Apr 2021	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$2,198.17		\$0.00
7 Apr 2021	7 Apr 2021	Interest on overpayment for Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$1.17	\$2,198.17 CR
7 Apr 2021	31 Jul 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$2,197.00	\$2,197.00 CR



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER TRUST
& C J SCI
Client YVETTE AND NEIL
SUPERANNUATION FUND
ABN 67 745 211 768
TFN 878 655 585

Activity statement 001

Date generated	24/09/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$2,548.30 CR

Transactions

9 results found - from **01 July 2020** to **24 September 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Jul 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21 - GST	\$1,451.00		\$2,548.30 CR
28 Jun 2021	25 Jun 2021	Payment received		\$558.30	\$3,999.30 CR
27 Jun 2021	1 Feb 2021	Credit transferred to Income Tax Account	\$558.30		\$3,441.00 CR
7 Apr 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21 - GST	\$354.00		\$3,999.30 CR
7 Apr 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - GST	\$293.00		\$4,353.30 CR
4 Feb 2021	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20	\$342.00		\$4,646.30 CR
4 Feb 2021	25 Nov 2020	- GST	\$261.00		
4 Feb 2021	25 Nov 2020	- PAYG Instalments	\$81.00		
2 Feb 2021	1 Feb 2021	Payment received		\$1,326.00	\$4,988.30 CR
6 Aug 2020	5 Aug 2020	Payment received		\$1,250.00	\$3,662.30 CR
5 Aug 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20	\$275.00		\$2,412.30 CR
5 Aug 2020	25 Aug 2020	- GST	\$185.00		
5 Aug 2020	25 Aug 2020	- PAYG Instalments	\$90.00		



PAYG Instalments report 2021

Tax Agent 48418003

Last Updated 18/09/2021

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
878655585	YVETTE AND NEIL SUPERANNUATION FUND	81.00	0.00	0.00	Not Applicable	81.00

Total No of Clients: 1



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client YVETTE AND NEIL
SUPERANNUATION FUND
ABN 67 745 211 768

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Apr 2021 – Jun 2021	44954591135	Accrual

Receipt ID 2933116421
Date lodged 16 July 2021
Payment due date 25 August 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$1,664.00	
1B Owed by ATO			\$213.00
G1 Total sales	\$18,299.00		
Does this include GST?	Yes		

Amount owing to ATO

\$1,451.00

BPAY®



Biller code 75556
Ref 677452117683760

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.
For more information see www.bpay.com.au

Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

Payment reference number
677452117683760



*171 677452117683760



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client YVETTE AND NEIL
SUPERANNUATION FUND
ABN 67 745 211 768

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Jan 2021 – Mar 2021	44894231721	Accrual

Receipt ID 6437679562
Date lodged 07 April 2021
Payment due date 26 May 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$486.00	
1B Owed by ATO			\$132.00
G1 Total sales	\$5,352.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$0.00	
5B Owed by ATO			\$0.00
T1 PAYG instalment income	\$4,866.00		
T2 Multiplied by rate – Based on the notional tax \$ 970.80 from the 2018 assessment.	2.37%		
T3 Or new varied rate	0.00%		
T4 Reason for variation	Change in investments		

Amount owing to ATO

\$354.00

BPAY®



Bill code 75556
Ref 677452117683760

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.
For more information see www.bpay.com.au

Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

Payment reference number

677452117683760



*171 677452117683760



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client YVETTE AND NEIL
SUPERANNUATION FUND
ABN 67 745 211 768

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Oct 2020 – Dec 2020	44834533127	Accrual

Receipt ID 8898078372
Date lodged 07 April 2021
Payment due date 02 March 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$381.00	
1B Owed by ATO			\$88.00
G1 Total sales	\$4,516.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$0.00	
5B Owed by ATO			\$0.00
T1 PAYG instalment income	\$0.00		
T2 Multiplied by rate – Based on the notional tax \$ 970.80 from the 2018 assessment.	2.37%		

Amount owing to ATO

\$293.00

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Payment reference number
677452117683760



*171 6774521 17683760



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client YVETTE AND NEIL
SUPERANNUATION FUND
ABN 67 745 211 768

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Jul 2020 – Sep 2020	42372972565	Accrual

Receipt ID 2537251470
Date lodged 04 February 2021
Payment due date 25 November 2020

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$341.00	
1B Owed by ATO			\$80.00
G1 Total sales	\$3,760.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$81.00	
5B Owed by ATO			\$0.00
T1 PAYG instalment income	\$3,419.00		
T2 Multiplied by rate – Based on the notional tax \$ 970.80 from the 2018 assessment.	2.37%		

Amount owing to ATO

\$342.00

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Capital Allowance & Tax Depreciation Schedule

Maximising the cash return from investment properties

YvetteNeil Pty Ltd atf Yvette and Neil Superannuation Fund
7 Royal Palm Drive
MISSION BEACH, QLD 4852



18 March 2015

YvetteNeil Pty Ltd atf Yvette and Neil Superannuation Fund
PO Box 423
MISSION BEACH, QLD 4852

Dear Sir/Madam,

Thank you for choosing BMT Tax Depreciation to complete your Capital Allowance and Tax Depreciation Schedule.

The document outlines the relevant information, legislation and methodology used in the assessment of the potential depreciation deductions for 7 Royal Palm Drive MISSION BEACH, QLD 4852.

For your convenience we have included an explanation, summary and comparison of the two different methods you can choose to calculate an assets decline in value. This provides you or your Tax Adviser the information necessary to make a more informed decision specific to your circumstances.

We trust our service and the deductions outlined in the following schedules have and will exceed your expectations. We strive for excellence and would truly appreciate your feedback.

We are committed to the continual professional development of our service and report so we can fortify our relationship as your preferred Tax Depreciation and Capital Allowance Specialist.

For further information on property taxation and relevant property news we invite you to visit our website at www.bmtqs.com.au where you will find an array of free investment tools and resources you can use, order or download at any time.

Should you require any further information or clarification, please do not hesitate to contact one of our Depreciation Specialists or our Managing Director Mr Bradley Beer at the office on (03) 9654 2233.

Once again, thank you for choosing BMT Tax Depreciation and we look forward to working with you in the future.

Yours sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors
AIQS, RICS, AVAA, Tax Agent: 53712009

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BMT Capital Allowance and Tax Depreciation Schedule overview

Please find following a summary of the information BMT Tax Depreciation have used when preparing this Capital Allowance and Tax Depreciation Schedule. The ownership structure plays a significant part in the methodology that is used and subsequently changes the structure of the report and the calculations used therein. Any changes to the ownership entity or structure will make this report inaccurate.

Report prepared for: YvetteNeil Pty Ltd atf Yvette and Neil Superannuation Fund

Property address: 7 Royal Palm Drive MISSION BEACH, QLD 4852

Ownership interest: 100%

Co-owners must divide the income and expenses for the rental property in line with their 'interest' in the property. The two co-owner structures are:

- Joint tenants - each holds an equal interest in the property, or
- Tenants in common - may hold unequal interests in the property, for example, one may hold a 20% interest and the other an 80% interest

Co-owned depreciating assets, as outlined in section 40-35 of the ITAA 1997, are able to be calculated and deducted based on each owner's interest in the asset, and not the whole asset. For example, joint tenants with an equal 50% share can claim an immediate write-off for items under \$600 as each co-owner's share is less than \$300 each. When an owner's share of an asset is valued at \$1,000 or less it can also be added to a low-value pool.

Property type: Residential

Purchase price: \$280,000

Settlement date: 5 March 2014

Construction completion date: 22 February 1994

Schedule start date: 6 March 2014

Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for YvetteNeil Pty Ltd atf Yvette and Neil Superannuation Fund on 7 Royal Palm Drive MISSION BEACH, QLD 4852 has been prepared and calculated in accordance with the legislation applicable on the 18 March 2015.

The Capital Allowance and Tax Depreciation Schedule is based on BMT Tax Depreciation's understanding of the Commissioner of Taxation's assumed intent and the interpretation of the relevant tax rulings and supportive documents:

- 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 bringing the plant into full operation (ITAA97 Sect 8-1)
- Capital allowances in accordance with Division 10D, Sections 124ZF-ZH and Section 1234ZFB and ITAA 1997 Division 40, 42 and 43
- Changes from the Ralph Review of Business Taxation of 21 September 1999
- Legislation by the Australian Taxation Office in Market Valuations for Tax Purposes
- Documentation and procedures defined in the Australian Accounting Standards AASB 116 Property, Plant and Equipment and AASB13 Fair Value Measurement
- Taxation Ruling TR 2014/4 – Income Tax: Effective Life of Depreciating Assets

It is a requirement to advise BMT Tax Depreciation when any actual costs in whole or part thereof are available prior to the preparation of the Capital Allowance and Tax Depreciation Schedule. Where costs have been provided, they have been used and noted accordingly in this schedule. In the event that costs are not available, BMT Tax Depreciation use the estimating procedures and methodology provided to estimate a fair market value based on cost advice as at the 18 March 2015. Where applicable, all cost estimates are adjusted to that of the historical date in which the actual construction or installation took place.

The construction expenditure has been determined on the basis of the actual cost incurred in relation to the construction of a building.

Construction expenditure calculated includes:

- Preliminary expenses such as architects' fees, engineering fees and the cost of foundation excavations
- Builders or Contractors margin
- Professional fees such as Architects, Engineers and Surveyors
- Contingencies
- All plant and equipment

The construction expenditure calculated excludes:

- Site clearance, earthworks that are permanent, can be economically maintained and are not integral to the installation or construction of a structure
- Demolition of existing structures
- Soft landscaping
- Cost of acquiring land
- Developers profit and overheads

The following additional information has been used in the preparation of the Capital Allowance and Tax Depreciation Schedule:

- Written and verbal information provided by YvetteNeil Pty Ltd atf Yvette and Neil Superannuation Fund
- Verbal information provided by Cassowary Coast Regional Council
- Site inspection conducted by BMT Tax Depreciation on 11 March 2015
- Purchase price of \$280,000

The following assumptions have been made in the preparation of the Capital Allowance and Tax Depreciation Schedule.

- That all items of plant and equipment listed in the schedule are owned by the tax payer
- That you are not entitled to input tax credits and therefore GST is included in the appropriate items within the schedule
- That no schedule of depreciation allowances existed or formed a condition of the purchase documentation
- 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
- No additional actual costs in whole or part thereof are available at this time
- The owners are not carrying on a rental property business

Owners are advised to discuss and confirm the above assumptions with their Tax Adviser prior to using this Capital Allowance and Tax Depreciation Schedule.

Disclaimer

This report and the information contained within it has been prepared by BMT Tax Depreciation Pty Ltd , as property depreciation and construction cost consultants and not in any other capacity on the basis of estimated costs and information provided to us by the client. It is intended for use only by the client. The contents of this report are advice on construction costs only. The contents of this report are not legal, accounting or taxation advice. The client must consult with their own legal, accounting or taxation advisers before relying on these schedules. The report and the schedules have been prepared in accordance with legislation in force at the time the asset was acquired and the date this report was produced.

BMT Tax Depreciation Pty Ltd is not responsible for the results of the actions taken on the basis of the information provided in this report or any error in or omission from this report. The construction cost estimate has been prepared for depreciation purposes only. It is not an estimate of replacement cost not is suitable for any other purpose. Neither the whole nor any part of this report or any reference thereto may be included in any published, circular or statement, nor published in part or in full in any way, without the express prior written approval from BMT Tax Depreciation Pty Ltd.

Experience and qualifications

It is a legislative requirement that you use an appropriately qualified person to prepare a Capital Allowance and Tax Depreciation Schedule under Tax Ruling 97/25. A Quantity Surveyor is one of the few professionals recognised to have appropriate construction costing skills to estimate building costs for the purpose of establishing a cost to claim your capital works and tax depreciation deductions.

Please find following BMT Tax Depreciation's relevant qualifications and associations with governing bodies:

- **AIQS - Australian Institute of Quantity Surveyors**

As a member of the AIQS, a professional standards body, BMT Tax Depreciation upholds its professionalism and standards to the highest level. The institute plays an important role by ensuring that industry standards and information are continuously updated.

- **RICS - Royal Institute of Chartered Surveyors**

BMT Tax Depreciation are proud members of RICS, allowing us access to the latest methodology being used by Surveyors across Australia and the world.

- **AVAA - Auctioneers & Valuers Association of Australia**

BMT Tax Depreciation is also a member of the AVAA. The AVAA works to elevate and maintain the standards of professional knowledge and sound practice relating to accurately valuing a variety of plant and equipment.

- **PIPA- Property Investment Professionals of Australia**

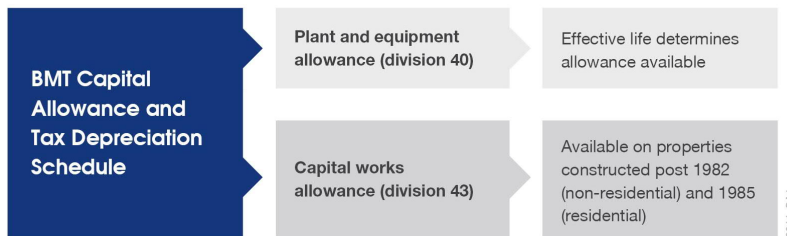
As a member of PIPA, BMT are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

- **Registered Tax Agent**

BMT Tax Depreciation are registered Tax Agents qualified to prepare depreciation schedules for any rental, commercial or investment property under the Tax Agents Services Act 2009. **Our Tax Agents number is 53712009**

Summary of capital expenditure

Purchase price	\$280,000
Expenditure after purchase: (renovations/additional works)	\$17,328
Total expenditure	\$297,328



Division 40 - plant and equipment	\$10,047
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The calculations for plant and equipment assets have been prepared in accordance with the relevant Taxation Ruling in place at the time of preparing this report. This ruling discusses the methodology outlined by the Commissioner of Taxation to determine the effective life of depreciating assets under section 40-100 of the Income Tax Assessment Act 1997 (ITAA 1997).

Division 43 - capital works allowance	\$80,567
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Division 43, as outlined in the Income Tax Assessment Act 1997 (ITAA 1997), allows a deduction for capital expenditure incurred in the construction of any capital works. The deduction claimed as a capital works allowance depends on the type of construction and the date construction started. See the definition of Division 43 and the table under this heading within the glossary of key terms for further clarification of the qualifying dates for capital works deductions. The deductible amount for division 43 excludes both division 40 above and any non-qualifying balance of capital expenditure.

Balance of capital expenditure	\$206,714
---------------------------------------	------------------

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 Australian Taxation Office guidelines) include:

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

Total capital expenditure	\$297,328
----------------------------------	------------------

Capital Allowance and Tax Depreciation Schedule summary

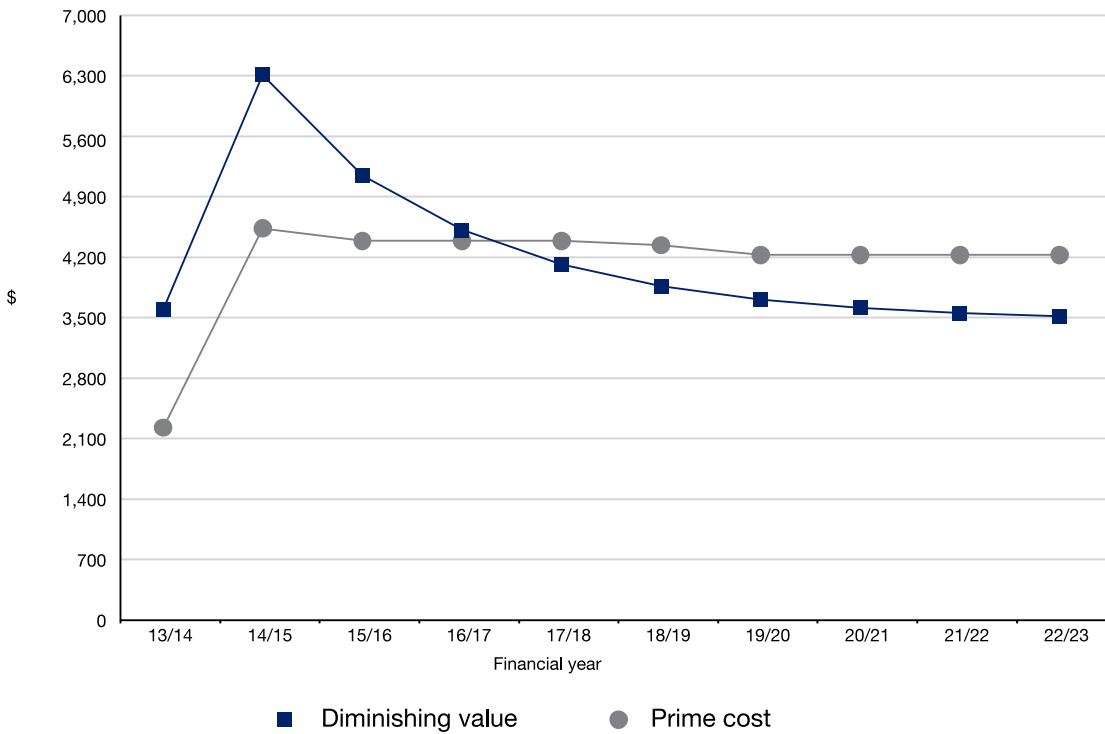
Total deductions - 40 year forecast

The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions for Div 40 and Div 43	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
6-Mar-14 to 30-Jun-14	3,597	2,227	1-Jul-34 to 30-Jun-35	594	594
1-Jul-14 to 30-Jun-15	6,311	4,534	1-Jul-35 to 30-Jun-36	594	594
1-Jul-15 to 30-Jun-16	5,147	4,390	1-Jul-36 to 30-Jun-37	594	594
1-Jul-16 to 30-Jun-17	4,513	4,390	1-Jul-37 to 30-Jun-38	594	594
1-Jul-17 to 30-Jun-18	4,117	4,390	1-Jul-38 to 30-Jun-39	594	594
1-Jul-18 to 30-Jun-19	3,866	4,339	1-Jul-39 to 30-Jun-40	594	594
1-Jul-19 to 30-Jun-20	3,711	4,227	1-Jul-40 to 30-Jun-41	594	594
1-Jul-20 to 30-Jun-21	3,614	4,227	1-Jul-41 to 30-Jun-42	594	594
1-Jul-21 to 30-Jun-22	3,552	4,227	1-Jul-42 to 30-Jun-43	594	594
1-Jul-22 to 30-Jun-23	3,516	4,227	1-Jul-43 to 30-Jun-44	594	594
1-Jul-23 to 30-Jun-24	3,492	4,021	1-Jul-44 to 30-Jun-45	594	594
1-Jul-24 to 30-Jun-25	3,477	3,593	1-Jul-45 to 30-Jun-46	594	594
1-Jul-25 to 30-Jun-26	3,469	3,554	1-Jul-46 to 30-Jun-47	594	594
1-Jul-26 to 30-Jun-27	3,461	3,472	1-Jul-47 to 30-Jun-48	594	594
1-Jul-27 to 30-Jun-28	3,458	3,472	1-Jul-48 to 30-Jun-49	594	594
1-Jul-28 to 30-Jun-29	3,454	3,469	1-Jul-49 to 30-Jun-50	594	594
1-Jul-29 to 30-Jun-30	3,454	3,452	1-Jul-50 to 30-Jun-51	594	594
1-Jul-30 to 30-Jun-31	3,453	3,452	1-Jul-51 to 30-Jun-52	594	594
1-Jul-31 to 30-Jun-32	3,453	3,452	1-Jul-52 to 30-Jun-53	445	445
1-Jul-32 to 30-Jun-33	3,452	3,452	1-Jul-53 to 30-Jun-54	376	376
1-Jul-33 to 30-Jun-34	2,440	2,440			
			Total	90,520	90,520

10 year forecast comparison graph

This graphical representation of the diminishing value method and prime cost method compares the yearly claims from both methods against each other. It demonstrates the diminishing value method's increased deductions over the first few years and the prime cost method's greater deductions in later years.



Division 43 – capital works allowance

The table below outlines the division 43 building write-off allowance available to be claimed over forty years from the construction completion date. The depreciation calculated has been deemed to be on structural elements only completed after the ATO legislated dates.

Works	Date	Rate	Original cost (\$)
Original Works	22-Feb-94	2.5 %	114,316
Additional Works	15-Aug-12	2.5 %	6,800
Additional Works	11-Apr-14	2.5 %	9,324
Additional Works	6-Jan-15	2.5 %	7,635

Calculation for write-off provision:

Period	Original Division 43 (\$)
6-Mar-14 to 30-Jun-14	1,031
1-Jul-14 to 30-Jun-15	3,353
1-Jul-15 to 30-Jun-16	3,452
1-Jul-16 to 30-Jun-17	3,452
1-Jul-17 to 30-Jun-18	3,452
1-Jul-18 to 30-Jun-19	3,452
1-Jul-19 to 30-Jun-20	3,452
1-Jul-20 to 30-Jun-21	3,452
1-Jul-21 to 30-Jun-22	3,452
1-Jul-22 to 30-Jun-23	3,452

Diminishing value method summary

Date	Effective life	Pooled plant	Division 40	Division 43	Total
6-Mar-14 to 30-Jun-14	896	1,670	2,566	1,031	3,597
1-Jul-14 to 30-Jun-15	243	2,715	2,958	3,353	6,311
1-Jul-15 to 30-Jun-16	0	1,695	1,695	3,452	5,147
1-Jul-16 to 30-Jun-17	0	1,061	1,061	3,452	4,513
1-Jul-17 to 30-Jun-18	0	665	665	3,452	4,117
1-Jul-18 to 30-Jun-19	0	414	414	3,452	3,866
1-Jul-19 to 30-Jun-20	0	259	259	3,452	3,711
1-Jul-20 to 30-Jun-21	0	162	162	3,452	3,614
1-Jul-21 to 30-Jun-22	0	100	100	3,452	3,552
1-Jul-22 to 30-Jun-23	0	64	64	3,452	3,516
1-Jul-23 to 30-Jun-24	0	40	40	3,452	3,492
1-Jul-24 to 30-Jun-25	0	25	25	3,452	3,477
1-Jul-25 to 30-Jun-26	0	17	17	3,452	3,469
1-Jul-26 to 30-Jun-27	0	9	9	3,452	3,461
1-Jul-27 to 30-Jun-28	0	6	6	3,452	3,458
1-Jul-28 to 30-Jun-29	0	2	2	3,452	3,454
1-Jul-29 to 30-Jun-30	0	2	2	3,452	3,454
1-Jul-30 to 30-Jun-31	0	1	1	3,452	3,453
1-Jul-31 to 30-Jun-32	0	1	1	3,452	3,453
1-Jul-32 to 30-Jun-33	0	0	0	3,452	3,452
1-Jul-33 to 30-Jun-34	0	0	0	2,440	2,440
1-Jul-34 to 30-Jun-35	0	0	0	594	594
1-Jul-35 to 30-Jun-36	0	0	0	594	594
1-Jul-36 to 30-Jun-37	0	0	0	594	594
1-Jul-37 to 30-Jun-38	0	0	0	594	594
1-Jul-38 to 30-Jun-39	0	0	0	594	594
1-Jul-39 to 30-Jun-40	0	0	0	594	594
1-Jul-40 to 30-Jun-41	0	0	0	594	594
1-Jul-41 to 30-Jun-42	0	0	0	594	594
1-Jul-42 to 30-Jun-43	0	0	0	594	594
1-Jul-43 to 30-Jun-44	0	0	0	594	594
1-Jul-44 to 30-Jun-45	0	0	0	594	594
1-Jul-45 to 30-Jun-46	0	0	0	594	594
1-Jul-46 to 30-Jun-47	0	0	0	594	594
1-Jul-47 to 30-Jun-48	0	0	0	594	594
1-Jul-48 to 30-Jun-49	0	0	0	594	594
1-Jul-49 to 30-Jun-50	0	0	0	594	594
1-Jul-50 to 30-Jun-51	0	0	0	594	594
1-Jul-51 to 30-Jun-52	0	0	0	594	594
1-Jul-52 to 30-Jun-53	0	0	0	445	445
1-Jul-53 to 30-Jun-54	0	0	0	376	376

Prime cost method summary

Date	Effective Life Plant	Division 43	Total
6-Mar-14 to 30-Jun-14	1,196	1,031	2,227
1-Jul-14 to 30-Jun-15	1,181	3,353	4,534
1-Jul-15 to 30-Jun-16	938	3,452	4,390
1-Jul-16 to 30-Jun-17	938	3,452	4,390
1-Jul-17 to 30-Jun-18	938	3,452	4,390
1-Jul-18 to 30-Jun-19	887	3,452	4,339
1-Jul-19 to 30-Jun-20	775	3,452	4,227
1-Jul-20 to 30-Jun-21	775	3,452	4,227
1-Jul-21 to 30-Jun-22	775	3,452	4,227
1-Jul-22 to 30-Jun-23	775	3,452	4,227
1-Jul-23 to 30-Jun-24	569	3,452	4,021
1-Jul-24 to 30-Jun-25	141	3,452	3,593
1-Jul-25 to 30-Jun-26	102	3,452	3,554
1-Jul-26 to 30-Jun-27	20	3,452	3,472
1-Jul-27 to 30-Jun-28	20	3,452	3,472
1-Jul-28 to 30-Jun-29	17	3,452	3,469
1-Jul-29 to 30-Jun-30	0	3,452	3,452
1-Jul-30 to 30-Jun-31	0	3,452	3,452
1-Jul-31 to 30-Jun-32	0	3,452	3,452
1-Jul-32 to 30-Jun-33	0	3,452	3,452
1-Jul-33 to 30-Jun-34	0	2,440	2,440
1-Jul-34 to 30-Jun-35	0	594	594
1-Jul-35 to 30-Jun-36	0	594	594
1-Jul-36 to 30-Jun-37	0	594	594
1-Jul-37 to 30-Jun-38	0	594	594
1-Jul-38 to 30-Jun-39	0	594	594
1-Jul-39 to 30-Jun-40	0	594	594
1-Jul-40 to 30-Jun-41	0	594	594
1-Jul-41 to 30-Jun-42	0	594	594
1-Jul-42 to 30-Jun-43	0	594	594
1-Jul-43 to 30-Jun-44	0	594	594
1-Jul-44 to 30-Jun-45	0	594	594
1-Jul-45 to 30-Jun-46	0	594	594
1-Jul-46 to 30-Jun-47	0	594	594
1-Jul-47 to 30-Jun-48	0	594	594
1-Jul-48 to 30-Jun-49	0	594	594
1-Jul-49 to 30-Jun-50	0	594	594
1-Jul-50 to 30-Jun-51	0	594	594
1-Jul-51 to 30-Jun-52	0	594	594
1-Jul-52 to 30-Jun-53	0	445	445
1-Jul-53 to 30-Jun-54	0	376	376

Diminishing value method schedule (years 1 - 5)

Tax Grouping	Total Cost @ 6-Mar-14 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-18 (\$)
				6-Mar-14 30-Jun-14 Year 1 (\$)	1-Jul-14 30-Jun-15 Year 2 (\$)	1-Jul-15 30-Jun-16 Year 3 (\$)	1-Jul-16 30-Jun-17 Year 4 (\$)	1-Jul-17 30-Jun-18 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	4,902	10	37.5 %	0	0	0	0	0	607
Automatic Garage Door - Controls	115	5	100.0 %	115	0	0	0	0	0
Automatic Garage Door - Motors	368	10	37.5 %	0	0	0	0	0	46
Bathroom Accessories - Freestanding	39	5	100.0 %	39	0	0	0	0	0
Blinds	1,067	10	37.5 %	0	0	0	0	0	132
Ceiling Fans	816	5	37.5 %	0	0	0	0	0	101
Door Closers	93	10	100.0 %	93	0	0	0	0	0
Garbage Bins	107	10	100.0 %	107	0	0	0	0	0
Garden Sheds Freestanding	303	15	37.5 %	0	0	0	0	0	37
Hot Water Systems	586	12	37.5 %	0	0	0	0	0	72
Light Shades	274	5	100.0 %	274	0	0	0	0	0
Shower Curtains	16	2	100.0 %	16	0	0	0	0	0
Smoke Alarms	126	6	100.0 %	126	0	0	0	0	0
Stoves	866	12	37.5 %	0	0	0	0	0	107
Subtotal	9,678			770	0	0	0	0	1,102
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	126	5	100.0 %	126	0	0	0	0	0
Smoke Alarms (18-Oct-14)	243	6	100.0 %	0	243	0	0	0	0
Subtotal	369			126	243	0	0	0	0
Total Division 40 - Effective Life Rate	1,139			896	243	0	0	0	0
Total Division 40 - Pooled (Page 18)	8,908			1,670	2,715	1,695	1,061	665	1,102
Total Division 40	10,047			2,566	2,958	1,695	1,061	665	1,102
Division 43 - Capital Works Allowance									
Existing -	57,072			924	2,858	2,858	2,858	2,858	44,716
Additional -	23,495			107	495	594	594	594	21,111
Total Division 43 (Page 11)	80,567			1,031	3,353	3,452	3,452	3,452	65,827
Total Depreciation	90,614			3,597	6,311	5,147	4,513	4,117	66,929

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Diminishing value method schedule (years 6 - 10)

Tax Grouping	Total Cost @ 1-Jul-18 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-23 (\$)
				1-Jul-18 30-Jun-19 Year 6 (\$)	1-Jul-19 30-Jun-20 Year 7 (\$)	1-Jul-20 30-Jun-21 Year 8 (\$)	1-Jul-21 30-Jun-22 Year 9 (\$)	1-Jul-22 30-Jun-23 Year 10 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	607	10	37.5 %	0	0	0	0	0	57
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	46	10	37.5 %	0	0	0	0	0	4
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	132	10	37.5 %	0	0	0	0	0	12
Ceiling Fans	101	5	37.5 %	0	0	0	0	0	9
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	37	15	37.5 %	0	0	0	0	0	4
Hot Water Systems	72	12	37.5 %	0	0	0	0	0	7
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Shower Curtains	0	2	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Stoves	107	12	37.5 %	0	0	0	0	0	10
Subtotal	1,102			0	0	0	0	0	103
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	100.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	100.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total Division 40 - Effective Life Rate	0			0	0	0	0	0	0
Total Division 40 - Pooled (Page 19)	1,102			414	259	162	100	64	103
Total Division 40	1,102			414	259	162	100	64	103
Division 43 - Capital Works Allowance									
Existing -	44,716			2,858	2,858	2,858	2,858	2,858	30,426
Additional -	21,111			594	594	594	594	594	18,141
Total Division 43 (Page 11)	65,827			3,452	3,452	3,452	3,452	3,452	48,567
Total Depreciation	66,929			3,866	3,711	3,614	3,552	3,516	48,670

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Diminishing value method schedule (years 11 - 15)

Tax Grouping	Total Cost @ 1-Jul-23 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-28 (\$)
				1-Jul-23 30-Jun-24 Year 11 (\$)	1-Jul-24 30-Jun-25 Year 12 (\$)	1-Jul-25 30-Jun-26 Year 13 (\$)	1-Jul-26 30-Jun-27 Year 14 (\$)	1-Jul-27 30-Jun-28 Year 15 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	57	10	37.5 %	0	0	0	0	0	6
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	4	10	37.5 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	12	10	37.5 %	0	0	0	0	0	0
Ceiling Fans	9	5	37.5 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	4	15	37.5 %	0	0	0	0	0	0
Hot Water Systems	7	12	37.5 %	0	0	0	0	0	0
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Shower Curtains	0	2	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Stoves	10	12	37.5 %	0	0	0	0	0	0
Subtotal	103			0	0	0	0	0	6
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	100.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	100.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total Division 40 - Effective Life Rate	0			0	0	0	0	0	0
Total Division 40 - Pooled (Page 20)	103			40	25	17	9	6	6
Total Division 40	103			40	25	17	9	6	6
Division 43 - Capital Works Allowance									
Existing -	30,426			2,858	2,858	2,858	2,858	2,858	16,136
Additional -	18,141			594	594	594	594	594	15,171
Total Division 43 (Page 11)	48,567			3,452	3,452	3,452	3,452	3,452	31,307
Total Depreciation	48,670			3,492	3,477	3,469	3,461	3,458	31,313

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Diminishing value method schedule (years 16 - 20)

Tax Grouping	Total Cost @ 1-Jul-28 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-33 (\$)
				1-Jul-28 30-Jun-29 Year 16 (\$)	1-Jul-29 30-Jun-30 Year 17 (\$)	1-Jul-30 30-Jun-31 Year 18 (\$)	1-Jul-31 30-Jun-32 Year 19 (\$)	1-Jul-32 30-Jun-33 Year 20 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	6	10	37.5 %	0	0	0	0	0	0
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	0	10	37.5 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	0	10	37.5 %	0	0	0	0	0	0
Ceiling Fans	0	5	37.5 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	0	15	37.5 %	0	0	0	0	0	0
Hot Water Systems	0	12	37.5 %	0	0	0	0	0	0
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Shower Curtains	0	2	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Stoves	0	12	37.5 %	0	0	0	0	0	0
Subtotal	6			0	0	0	0	0	0
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	100.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	100.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total Division 40 - Effective Life Rate	0			0	0	0	0	0	0
Total Division 40 - Pooled (Page 21)	6			2	2	1	1	0	0
Total Division 40	6			2	2	1	1	0	0
Division 43 - Capital Works Allowance									
Existing -	16,136			2,858	2,858	2,858	2,858	2,858	1,846
Additional -	15,171			594	594	594	594	594	12,201
Total Division 43 (Page 11)	31,307			3,452	3,452	3,452	3,452	3,452	14,047
Total Depreciation	31,313			3,454	3,454	3,453	3,453	3,452	14,047

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Diminishing value method pooling schedule (years 1 - 5)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-18 (\$)
				6-Mar-14 30-Jun-14 Year 1 (\$)	1-Jul-14 30-Jun-15 Year 2 (\$)	1-Jul-15 30-Jun-16 Year 3 (\$)	1-Jul-16 30-Jun-17 Year 4 (\$)	1-Jul-17 30-Jun-18 Year 5 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	4,902	10	37.5 %	919	1,494	933	584	365	607
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	368	10	37.5 %	69	112	70	44	27	46
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	1,067	10	37.5 %	200	325	203	127	80	132
Ceiling Fans	816	5	37.5 %	153	249	155	97	61	101
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	303	15	37.5 %	57	92	58	36	23	37
Hot Water Systems	586	12	37.5 %	110	179	111	70	44	72
Light Shades	0	5	0.0 %	0	0	0	0	0	0
Shower Curtains	0	2	0.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Stoves	866	12	37.5 %	162	264	165	103	65	107
Subtotal	8,908			1,670	2,715	1,695	1,061	665	1,102
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	0.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	0.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - Pooled Items	8,908			1,670	2,715	1,695	1,061	665	1,102

Items marked by an * are allocated to the low-value pool in later years.

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Diminishing value method pooling schedule (years 6 - 10)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-23 (\$)
				1-Jul-18 30-Jun-19 Year 6 (\$)	1-Jul-19 30-Jun-20 Year 7 (\$)	1-Jul-20 30-Jun-21 Year 8 (\$)	1-Jul-21 30-Jun-22 Year 9 (\$)	1-Jul-22 30-Jun-23 Year 10 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	607	10	37.5 %	228	142	89	56	35	57
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	46	10	37.5 %	17	11	7	4	3	4
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	132	10	37.5 %	50	31	19	12	8	12
Ceiling Fans	101	5	37.5 %	38	24	15	9	6	9
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	37	15	37.5 %	14	9	5	3	2	4
Hot Water Systems	72	12	37.5 %	27	17	11	6	4	7
Light Shades	0	5	0.0 %	0	0	0	0	0	0
Shower Curtains	0	2	0.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Stoves	107	12	37.5 %	40	25	16	10	6	10
Subtotal	1,102			414	259	162	100	64	103
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	0.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	0.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - Pooled Items	1,102			414	259	162	100	64	103

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Diminishing value method pooling schedule (years 11 - 15)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-28 (\$)
				1-Jul-23 30-Jun-24 Year 11 (\$)	1-Jul-24 30-Jun-25 Year 12 (\$)	1-Jul-25 30-Jun-26 Year 13 (\$)	1-Jul-26 30-Jun-27 Year 14 (\$)	1-Jul-27 30-Jun-28 Year 15 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	57	10	37.5 %	21	14	8	5	3	6
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	4	10	37.5 %	2	1	1	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	12	10	37.5 %	5	3	2	1	1	0
Ceiling Fans	9	5	37.5 %	3	2	2	1	1	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	4	15	37.5 %	2	1	1	0	0	0
Hot Water Systems	7	12	37.5 %	3	2	1	1	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
Shower Curtains	0	2	0.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Stoves	10	12	37.5 %	4	2	2	1	1	0
Subtotal	103			40	25	17	9	6	6
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	0.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	0.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - Pooled Items	103			40	25	17	9	6	6

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Diminishing value method pooling schedule (years 16 - 20)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-33 (\$)
				1-Jul-28 30-Jun-29 Year 16 (\$)	1-Jul-29 30-Jun-30 Year 17 (\$)	1-Jul-30 30-Jun-31 Year 18 (\$)	1-Jul-31 30-Jun-32 Year 19 (\$)	1-Jul-32 30-Jun-33 Year 20 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	6	10	37.5 %	2	2	1	1	0	0
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	0	10	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	0	10	0.0 %	0	0	0	0	0	0
Ceiling Fans	0	5	0.0 %	0	0	0	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	0	15	0.0 %	0	0	0	0	0	0
Hot Water Systems	0	12	0.0 %	0	0	0	0	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
Shower Curtains	0	2	0.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Stoves	0	12	0.0 %	0	0	0	0	0	0
Subtotal	6			2	2	1	1	0	0
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	0.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	0.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - Pooled Items	6			2	2	1	1	0	0

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Prime cost method schedule (years 1 - 5)

Tax Grouping	Total Cost @ 6-Mar-14 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-18 (\$)
				6-Mar-14 30-Jun-14 Year 1 (\$)	1-Jul-14 30-Jun-15 Year 2 (\$)	1-Jul-15 30-Jun-16 Year 3 (\$)	1-Jul-16 30-Jun-17 Year 4 (\$)	1-Jul-17 30-Jun-18 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	4,902	10	10.0 %	157	490	490	490	490	2,785
Automatic Garage Door - Controls	115	5	100.0 %	115	0	0	0	0	0
Automatic Garage Door - Motors	368	10	10.0 %	12	37	37	37	37	208
Bathroom Accessories - Freestanding	39	5	100.0 %	39	0	0	0	0	0
Blinds	1,067	10	10.0 %	34	107	107	107	107	605
Ceiling Fans	816	5	20.0 %	52	163	163	163	163	112
Door Closers	93	10	100.0 %	93	0	0	0	0	0
Garbage Bins	107	10	100.0 %	107	0	0	0	0	0
Garden Sheds Freestanding	303	15	6.7 %	6	20	20	20	20	217
Hot Water Systems	586	12	8.3 %	16	49	49	49	49	374
Light Shades	274	5	100.0 %	274	0	0	0	0	0
Shower Curtains	16	2	100.0 %	16	0	0	0	0	0
Smoke Alarms	126	6	100.0 %	126	0	0	0	0	0
Stoves	866	12	8.3 %	23	72	72	72	72	555
Subtotal	9,678			1,070	938	938	938	938	4,856
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	126	5	100.0 %	126	0	0	0	0	0
Smoke Alarms (18-Oct-14)	243	6	100.0 %	0	243	0	0	0	0
Subtotal	369			126	243	0	0	0	0
Total Division 40 - Effective Life Rate	10,047			1,196	1,181	938	938	938	4,856
Division 43 - Capital Works Allowance									
Existing -	57,072			924	2,858	2,858	2,858	2,858	44,716
Additional -	23,495			107	495	594	594	594	21,111
Total Division 43 (Page 11)	80,567			1,031	3,353	3,452	3,452	3,452	65,827
Total Depreciation	90,614			2,227	4,534	4,390	4,390	4,390	70,683

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Prime cost method schedule (years 6 - 10)

Tax Grouping	Total Cost @ 1-Jul-18 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-23 (\$)
				1-Jul-18 30-Jun-19 Year 6 (\$)	1-Jul-19 30-Jun-20 Year 7 (\$)	1-Jul-20 30-Jun-21 Year 8 (\$)	1-Jul-21 30-Jun-22 Year 9 (\$)	1-Jul-22 30-Jun-23 Year 10 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	2,785	10	10.0 %	490	490	490	490	490	335
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	208	10	10.0 %	37	37	37	37	37	23
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	605	10	10.0 %	107	107	107	107	107	70
Ceiling Fans	112	5	20.0 %	112	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	217	15	6.7 %	20	20	20	20	20	117
Hot Water Systems	374	12	8.3 %	49	49	49	49	49	129
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Shower Curtains	0	2	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Stoves	555	12	8.3 %	72	72	72	72	72	195
Subtotal	4,856			887	775	775	775	775	869
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	100.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	100.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total Division 40 - Effective Life Rate	4,856			887	775	775	775	775	869
Division 43 - Capital Works Allowance									
Existing -	44,716			2,858	2,858	2,858	2,858	2,858	30,426
Additional -	21,111			594	594	594	594	594	18,141
Total Division 43 (Page 11)	65,827			3,452	3,452	3,452	3,452	3,452	48,567
Total Depreciation	70,683			4,339	4,227	4,227	4,227	4,227	49,436

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Prime cost method schedule (years 11 - 15)

Tax Grouping	Total Cost @ 1-Jul-23 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-28 (\$)
				1-Jul-23 30-Jun-24 Year 11 (\$)	1-Jul-24 30-Jun-25 Year 12 (\$)	1-Jul-25 30-Jun-26 Year 13 (\$)	1-Jul-26 30-Jun-27 Year 14 (\$)	1-Jul-27 30-Jun-28 Year 15 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	335	10	10.0 %	335	0	0	0	0	0
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	23	10	10.0 %	23	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	70	10	10.0 %	70	0	0	0	0	0
Ceiling Fans	0	5	20.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	117	15	6.7 %	20	20	20	20	20	17
Hot Water Systems	129	12	8.3 %	49	49	31	0	0	0
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Shower Curtains	0	2	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Stoves	195	12	8.3 %	72	72	51	0	0	0
Subtotal	869			569	141	102	20	20	17
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	100.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	100.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total Division 40 - Effective Life Rate	869			569	141	102	20	20	17
Division 43 - Capital Works Allowance									
Existing -	30,426			2,858	2,858	2,858	2,858	2,858	16,136
Additional -	18,141			594	594	594	594	594	15,171
Total Division 43 (Page 11)	48,567			3,452	3,452	3,452	3,452	3,452	31,307
Total Depreciation	49,436			4,021	3,593	3,554	3,472	3,472	31,324

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Prime cost method schedule (years 16 - 20)

Tax Grouping	Total Cost @ 1-Jul-28 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-33 (\$)
				1-Jul-28 30-Jun-29 Year 16 (\$)	1-Jul-29 30-Jun-30 Year 17 (\$)	1-Jul-30 30-Jun-31 Year 18 (\$)	1-Jul-31 30-Jun-32 Year 19 (\$)	1-Jul-32 30-Jun-33 Year 20 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioner - Split Systems	0	10	10.0 %	0	0	0	0	0	0
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	0	10	10.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	0	10	10.0 %	0	0	0	0	0	0
Ceiling Fans	0	5	20.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	17	15	6.7 %	17	0	0	0	0	0
Hot Water Systems	0	12	8.3 %	0	0	0	0	0	0
Light Shades	0	5	100.0 %	0	0	0	0	0	0
Shower Curtains	0	2	100.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Stoves	0	12	8.3 %	0	0	0	0	0	0
Subtotal	17			17	0	0	0	0	0
Additional Unit Specific									
Bathroom Accessories - Freestanding (11-Apr-14)	0	5	100.0 %	0	0	0	0	0	0
Smoke Alarms (18-Oct-14)	0	6	100.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total Division 40 - Effective Life Rate	17			17	0	0	0	0	0
Division 43 - Capital Works Allowance									
Existing -	16,136			2,858	2,858	2,858	2,858	2,858	1,846
Additional -	15,171			594	594	594	594	594	12,201
Total Division 43 (Page 11)	31,307			3,452	3,452	3,452	3,452	3,452	14,047
Total Depreciation	31,324			3,469	3,452	3,452	3,452	3,452	14,047

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Grouped depreciation rates - diminishing value method

BMT Tax Depreciation has allocated each asset into a group based on their rate of depreciation. The following tables provide a summary of the total deductions available for each depreciation rate for both the diminishing value method and the prime cost method of depreciation. This may assist when entering depreciation into accounting software packages.

Basic rate (%)	Years				
	6-Mar-14 30-Jun-14 Year 1 (\$)	1-Jul-14 30-Jun-15 Year 2 (\$)	1-Jul-15 30-Jun-16 Year 3 (\$)	1-Jul-16 30-Jun-17 Year 4 (\$)	1-Jul-17 30-Jun-18 Year 5 (\$)
2.5	1,031	3,353	3,452	3,452	3,452
18.75	1,670	0	0	0	0
37.5	0	2,715	1,695	1,061	665
100	896	243	0	0	0
Total	3,597	6,311	5,147	4,513	4,117

Basic rate (%)	Years				
	1-Jul-18 30-Jun-19 Year 6 (\$)	1-Jul-19 30-Jun-20 Year 7 (\$)	1-Jul-20 30-Jun-21 Year 8 (\$)	1-Jul-21 30-Jun-22 Year 9 (\$)	1-Jul-22 30-Jun-23 Year 10 (\$)
2.5	3,452	3,452	3,452	3,452	3,452
18.75	0	0	0	0	0
37.5	414	259	162	100	64
100	0	0	0	0	0
Total	3,866	3,711	3,614	3,552	3,516

Grouped depreciation rates - prime cost method

Basic Rate (%)	Years				
	6-Mar-14 30-Jun-14 Year 1 (\$)	1-Jul-14 30-Jun-15 Year 2 (\$)	1-Jul-15 30-Jun-16 Year 3 (\$)	1-Jul-16 30-Jun-17 Year 4 (\$)	1-Jul-17 30-Jun-18 Year 5 (\$)
2.5	1,031	3,353	3,452	3,452	3,452
6.67	6	20	20	20	20
8.33	39	121	121	121	121
10	203	634	634	634	634
20	52	163	163	163	163
100	896	243	0	0	0
Total	2,227	4,534	4,390	4,390	4,390

Basic Rate (%)	Years				
	1-Jul-18 30-Jun-19 Year 6 (\$)	1-Jul-19 30-Jun-20 Year 7 (\$)	1-Jul-20 30-Jun-21 Year 8 (\$)	1-Jul-21 30-Jun-22 Year 9 (\$)	1-Jul-22 30-Jun-23 Year 10 (\$)
2.5	3,452	3,452	3,452	3,452	3,452
6.67	20	20	20	20	20
8.33	121	121	121	121	121
10	634	634	634	634	634
20	112	0	0	0	0
100	0	0	0	0	0
Total	4,339	4,227	4,227	4,227	4,227

Glossary of Terms

Building first use

Properties generally depreciate for forty years from their construction completion date. When a purchaser becomes the first owner of a brand new investment property, they are entitled to claim depreciation for the full forty years as long as they own the property.

Building price indices

The building price index is a statistical based method of measuring building price movements over time. It is a composite index with weighted factors on an industry-wide basis.

Division 40

Division 40 refers to the plant and equipment assets contained within the property. These assets are deemed to be mechanical or easily removed from the property as opposed to items that are permanently fixed to the structure of the building. These are assets which are also listed as recognised plant and equipment assets by the Australian Taxation Office. Unlike deductions available for division 43, depreciation of plant and equipment is not limited by age. It is the condition and quality of each item as well as the individual effective life of the asset as set by the Australian Taxation Office which contributes to the depreciable amount. Some examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

See the definitions also provided for plant and equipment assets and effective life within this glossary of terms.

Division 43

Division 43 refers to a deduction available for the wear and tear of the building. Also known as a capital works deduction. A deduction can be claimed for the building, structural improvements and fixed assets of a property at a rate of either 2.5% or 4% each year depending on the classification of the property's use and the property's construction commencement date as demonstrated in the following table.

Current Australian Taxation Office legislation states that a property owner is eligible to claim a deduction for the division 43 on income producing properties that commenced construction between the 18th of July 1985 and the present time. The depreciation available for building write-off can only be claimed for a maximum of forty years after the construction completion date. Examples of assets that will qualify for division 43 include walls, roof, tiles, built in robes, cabinets, fixed bathroom fittings and vanities.

Property owners may also be able to claim building write-off for renovations that have been completed to a property, even if these renovations were completed by a previous owner of the property.

Diminishing value method

The diminishing value method is one of two methods used to claim depreciation for plant and equipment assets. Under the diminishing value method the decline in value is calculated using the asset's base value. The base value of an asset is, broadly, its cost plus any costs incurred on the asset since you first held it less the decline in value of the asset up to the end of the prior year.

The formulas for the diminishing value method are:

Diminishing value method				
For depreciating assets you started to hold on or after 10th May 2006				
Base value*	X	Days held ----- 365	X	200% ----- asset's effective life
For depreciating assets you started to hold prior to 10th May 2006				
Base value*	X	Days held ----- 365	X	150% ----- asset's effective life

* For the income year in which an asset is first used or installed ready for use for any purpose, the **base value** is the asset's cost. For a later income year, the base value is the asset's opening adjustable value plus any amounts included in the asset's second element of cost for that year.

This method assumes that the decline in value each year is a constant proportion of the amount not yet written off and produces a progressively smaller decline in value over time.

This method results in a higher rate of depreciation deductions in the first five to ten years of owning the property.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended to the property owner that they consult with an Accountant or a Financial Advisor for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Effective life

Australian Taxation Office legislation provides an effective life for each individual asset claimable as plant and equipment. Depreciation of plant and equipment based on this effective life is determined by the current Australian Taxation Office legislation in place at the time of this schedule being completed. See plant and equipment assets.

See the definitions also provided for division 40 and plant and equipment assets within this glossary of terms.

Immediate write-off

Individual assets which cost \$300 or less can usually be written off as an immediate deduction in the year of their acquisition. This means an investor can claim 100% of the value of an asset in the same financial year as its purchase so long as the asset meets certain criteria as set by the Australian Taxation Office.

To be eligible for the immediate write-off, an asset must be used for the purpose of producing assessable income that was not income from carrying out a business. The asset also cannot be part of a set of assets acquired in the income year that together cost more than \$300. The cost of individual assets that have been acquired after the 1st of July 2001 that are the same asset type (or are considered to be identical or substantially identical in accordance with Australian Taxation Office legislation) must be added together when applying the \$300 threshold. If their combined total cost is more than \$300, they cannot be written off in the year of purchase (unless there are multiple owners and their interest in the asset is less than \$300). Alternatively, you may be able to allocate the asset to a low-value pool.

Life of the property

From the date of construction completion, the Australian Taxation Office has determined that the owner of any property eligible to claim depreciation can do so for forty years. Therefore investors can claim the full forty years on a brand new building, while only the balance of the forty year period from the construction completion date can be claimed for an older property.

Low-value pooling

From 1 July 2000, an optional low-value pooling arrangement for plant was introduced. It applied to certain plant costing less than \$1,000 or having an undeducted cost of less than \$1,000.

Under the UCA, you can allocate low-cost assets and low value assets to a low-value pool.

You work out the decline in value of an asset you hold jointly with others based on the cost of your interest in the asset. This means if you hold an asset jointly and the cost of your interest in the asset or the opening adjustable value of your interest is less than \$1,000, you can allocate your interest in the asset to your low-value pool. Once you choose to create a low-value pool and allocate a low-cost asset to it, you must pool all other low-cost assets you start to hold in that income year and in later income years. However, this rule does not apply to low-value assets. You can decide whether to allocate low-value assets to the pool on an asset-by-asset basis.

Assets which are placed into a low-value pool are able to be claimed by the property owner at a rate of 18.75% in the year of purchase and 37.5% every year thereafter.

Low-cost assets

A low-cost asset is a depreciable asset that has an opening value of less than \$1,000 in the year of acquisition.

Low-value assets

A low-value asset is a depreciable asset that has a written down value of less than \$1,000. That is, the value of the asset may have been greater than \$1,000 in the year of acquisition however the value remaining after a previous year's depreciation deduction is less than \$1,000.

Non-depreciable components

Examples of non-depreciable components include land value, market premiums, rates, taxes, holding costs and assets which have not been deemed to be depreciable according to current Australian Taxation Office legislation, for example soft landscaping.

Not one of a number of identical or substantially identical items

Items are identical if they are the same in all respects. Items are substantially identical if they are the same in most respects even though there may be some minor or incidental differences. Factors to consider include colour, shape, function, texture, composition, brand and design.

The total cost of the asset and any other identical or substantially identical asset that you acquire in the income year must not exceed \$300. Do not take into account assets that you acquired in another income year.

Not part of a set

You need to determine whether items form a set on a case-by-case basis. You can regard items as a set if they are, dependent on each other, marketed as a set, or designed and intended to be used together. It is the cost of a set of assets you acquire in the income year that must not exceed \$300. You cannot avoid the test by buying parts of a set separately.

Plant and equipment items

Depreciation can be claimed for assets recognised as plant and equipment items by current Australian Taxation Office legislation. Each asset is assigned an effective life by the Australian Taxation Office and is depreciated based on this effective life. Some examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

See the definitions also provided for division 40 and effective life within this glossary of terms.

Preliminaries

Construction preliminaries refers to the associated expenses or costs that contractors incur in the completion of a project, for example a site office or heating of a site office, rather than the actual building working materials like the bricks and mortar.

Prime cost method

Under the prime cost method the decline in value is generally calculated as a constant percentage of the asset's cost and reflects a uniform decline in value over time. The formula is:

Prime cost method				
Asset's cost	X	Days held ----- 365	X	100% ----- asset's effective life

* The cost of an asset includes both the amount you pay for it as well as any additional amounts you spend on transporting it and installing it. Cost also includes amounts you spend on improving the asset.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended to the property owner that they consult with an Accountant or a Financial Advisor for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Pro-rata calculations

Pro-rata calculations are used to show a portion of a total quantity. When an investment property is rented part way through a year, depreciation claims are required to be based on a pro-rata calculation of the time that the property (or asset acquired and installed within the property) was income producing.

Split report

Ownership structures influence how depreciation deductions are calculated. Properties with multiple owners can create a complex tax situation. A BMT Tax Depreciation Schedule makes life easier for Accountants by splitting depreciation deductions to ensure the owners' claims are maximised. BMT Tax Depreciation can take into account any number of owners and ownership percentages from 2 owners at 60:40 or even 4 owners at 70:15:10:5.

Uniform Capital Allowance

Under the Uniform Capital Allowance a depreciating asset starts to decline in value when you first use it (or install it ready for use) to produce income. You can deduct an amount equal to the decline in value for an income year of a depreciating asset that you held for any time during the year.

You must decide whether to calculate the decline in value of a depreciating asset using the prime cost or diminishing value method. Please refer to the definitions for prime cost and diminishing value method within this glossary of terms for further information on these methods.

Generally, the effective life of a depreciating asset is how long it can be used by any entity for a taxable purpose, or for the purpose of producing income. The effective life of an asset is based on the wear and tear, assuming that it will be maintained in reasonably good order and condition. BMT Tax

Depreciation always adopt the effective life of particular assets as determined by the Commissioner of Taxation unless advised otherwise.

Disclaimer

BMT Tax Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other person acting upon or using this tax depreciation schedule.



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