

SMSF 21/22

INVESTMENT PROPERTY

1. APT. 1606/183 KENT ST. MILLERS POINT 2000

ACQUIRED 18-3-08

\$1,315,000

PROPERTY FIRST EARNED RENTAL INCOME 1-4-09

RENTED THIS YEAR FROM 01-7-21 to 7-1-22

23-2-22 to 8-4-22

11-5-22 to 30-6-22 - 7-1-23

INCOME

72,021 ✓

EXPENSES SEE REPORT FROM AYRE 8786 ✓

PLUS

Attata Levies	11,900 ✓	
Water	624 ✓	
Council Rates	1,022 ✓	
Towns	182 ✓	
Sheds	215 ✓	
Pillars	15 ✓	
Kitchenware	38 ✓	\$818 paid by
Place mats/towel bands/mattress	54 ✓	AJK..
Kitchenware	38 ✓	Kimberly
Iron towel, place mats	10 ✓	by SMSF
Pillars 28 + 18	46 ✓	24-2-23
Valance	22 ✓	(S/Creditors)
Quilt	198 ✓	
Removalist (Online move Aust)	396	

Folio Summary

Stratford Gem Pty Ltd ATF Anne Keating Super Fund
 2503/168 Kent St
 Sydney NSW 2000

Folio: OWN00582
 From: 1/07/2021
 To: 30/06/2022
 Created: 1/07/2022

Money In	Money Out	Balance
\$72,021.55 ✓	\$8,785.87	\$63,235.68

Account	Included Tax	Money Out	Money In
1606/183 Kent St, Sydney NSW			
Jul 2021			
Rent			\$5,900.00
Management fee	\$29.50	\$324.50	
		\$324.50	\$5,900.00
Aug 2021			
Rent			\$5,900.00
Management fee	\$29.50	\$324.50	
		\$324.50	\$5,900.00
Sep 2021			
Rent			\$5,900.00
Management fee	\$29.50	\$324.50	
		\$324.50	\$5,900.00
Oct 2021			
Rent			\$5,900.00
Management fee	\$29.50	\$324.50	
		\$324.50	\$5,900.00
Nov 2021			
Rent			\$5,900.00
Management fee	\$29.50	\$324.50	
		\$324.50	\$5,900.00
Dec 2021			
Rent			\$5,900.00
Management fee	\$29.50	\$324.50	
		\$324.50	\$5,900.00
Jan 2022			
Rent			\$2,317.86
Tenant contribution	\$13.64		\$150.00
Management fee	\$11.59	\$127.48	
Tenant Reimbursement	\$2.50		\$27.50
		\$127.48	\$2,495.36
Feb 2022			
Rent			\$3,600.00
Locks and keys	\$4.00	\$44.00	
Management fee	\$18.00	\$198.00	
Letting fee	\$180.00	\$1,980.00	
Advertising	\$32.91	\$362.00	
		\$2,584.00	\$3,600.00
Mar 2022			
Rent			\$7,200.00
Management fee	\$36.00	\$396.00	

Account	Included Tax	Money Out	Money In
		\$396.00	\$7,200.00
Apr 2022			
Rent			\$771.43
Management fee	\$3.86	\$42.42	
Break Lease Fee			\$3,600.00
		\$42.42	\$4,371.43
May 2022			
Rent			\$10,698.81
Air conditioning	\$17.68	\$194.48	
Management fee	\$53.49	\$588.42	
Letting fee	\$190.00	\$2,090.00	
Advertising	\$32.91	\$362.00	
		\$3,234.90	\$10,698.81
Jun 2022			
Rent			\$8,255.95
Management fee		\$454.07	
		\$454.07	\$8,255.95
		\$8,785.87	\$72,021.55
Subtotal			
Account Transactions			
No transactions			
Total		\$8,785.87	\$72,021.55
Total Tax on Money Out: \$798.72			
Total Tax on Money In: \$16.14			

8255.95
(454.07)
7801.88 Receivable as @ 30/06/22

<u>Mngmt Fees</u>	<u>Tenant Contribution & Reimbursement</u>	<u>Repairs & Maintenance</u>	<u>Letting Fee</u>	<u>Ads</u>	<u>TOTAL</u>
324.50	(150)	44.00	1,980.00	362.00	
324.50	(27.50)	194.48	2,090.00	362.00	
324.50					
324.50					
324.50					
324.50					
198.00					
396.00					
42.42					
588.42					
454.07					
127.48					
3753.39		238.48	4,070.00	724.00	8,785.87 ✓

**Stratford Gem Pty Ltd**Via email: anne@keating.net**30.06.2022****Apartment 1606/183 Kent Street, Millers Point**02 8319 4488
info@ayre.com.au

Thank you for inviting us to provide a market appraisal for the above properties. We would love the opportunity to assist in the future and have included our market appraisal below for your review.

Shop 2/161 Elizabeth St
Sydney NSW 2000**01. Subject Property**

ABN 19 616 799 574

Address	Sale Date	Price	Bed	Bath	C/S	Size	Aspect
1606/183 Kent Street	03/2008	\$1,315,000	3	3	2	128sqm	North

02. Selection of Recent Sales in Sydney

Address	Sale Date	Sale Price	Bed	Bath	C/S	Size	Aspect
2106/183 Kent Street	03/2022	\$3,295,000	3	2	2	122sqm	North
1A/161 Kent Street	04/2022	\$2,560,000	2	2	2	144sqm	E & W
1509/168 Kent Street	01/2022	\$3,225,000	3	2	2	116sqm	East
2005/168 Kent Street	02/2022	\$3,925,000	2	2	1	130sqm	South

03. Market Conditions:

The market for well positioned Sydney apartments remains relatively stable, however attributes such as aspect, floorplan, presentation and internal finish play a significant part in the desirability of the subject property offering.

In this market, pricing is key to achieving a successful result. Auction clearance rates across Sydney were recorded recently at circa 60-65% (domain.com.au), which shows reasonable activity with some confidence in the market. This figure includes those properties sold prior to, or after auction (but on the same day).

04. Market Appraisal:

Given the recent comparable sales, our knowledge of the area, the residential market generally and taking into consideration the unique attributes of your particular property, we believe that your properties is likely to achieve the following results in the current market:

Address	Appraisal Range	Sales Strategy
1606/183 Kent Street	\$3,200,000 - \$3,300,000	Private Treaty
	\$3,250,000	

Thank You.

02 8319 4488
info@ayre.com.au

We look forward to your instruction and towards achieving a sensational result with the sale of your property.



Shop 2/161 Elizabeth St
Sydney NSW 2000

ABN 19 616 799 574

Craig Donohue
Director

0422 987 110
02 8319 4488



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 56/SP61643

SEARCH DATE	TIME	EDITION NO	DATE
3/4/2023	2:00 PM	3	17/6/2008

LAND

LOT 56 IN STRATA PLAN 61643
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY

FIRST SCHEDULE

STRATFORD GEM PTY LIMITED (T AE26085)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP61643

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

nino@courtneys.com.au

PRINTED ON 3/4/2023

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

RATE NOTICE FOR 01/07/21 TO 30/06/22

Cheque Payments
GPO Box 5112
SYDNEY NSW 2001

City of Sydney
Telephone: 02 9265 9333
cityofsydney.nsw.gov.au

ABN: 22 636 550 790

Correspondence
GPO Box 1591
Sydney NSW 2001

Please see the back of this notice for Customer Service details

As the owner, holder or tenant or any other person liable to pay rates and charges in respect of the below mentioned land (or the agent to any such person) you are hereby notified that such land has been rated by Council as shown hereunder.



STRATFORD GEM PTY LIMITED
Observatory Tower
2503/168-170 Kent St
MILLERS POINT NSW 2000

POSTING DATE

DUE DATE

30/07/2021

31/08/2021

ASSESSMENT NUMBER

025611-5

PAY YOUR RATES ONLINE

www.cityofsydney.nsw.gov.au/ratesonline



Biller Code: 7500

Ref: 0256115

CITY OF SYDNEY



Go to www.cityofsydney.nsw.gov.au/changeofaddress
to change the mailing address



DESCRIPTION AND SITUATION OF LAND RATED

Unit 1606/183 Kent Street, MILLERS POINT NSW 2000
Lot 56 SP 61643

RATING CATEGORY: Residential

PARTICULARS OF RATES AND CHARGES	RATE	RATEABLE VALUE BASE DATE 1/7/2019	AMOUNT
Residential Rate Min	0.00116210	370459	598.55
Stormwater Charge	12.5000	1	12.50
Min Dom.Waste 3/Wk	411.0000	1	411.00
<p><i>Paid super 10/8/21</i></p> <p>Go paperless! Receive your rate notice by email. Sign up at city.sydney/e-rates</p> <p>PLEASE DEDUCT ANY PAYMENTS MADE SINCE 27/07/21.</p>			
1st INSTALMENT \$255.55 31-Aug-21	2nd INSTALMENT \$255.50 30-Nov-21	3rd INSTALMENT \$255.50 28-Feb-22	4th INSTALMENT \$255.50 31-May-22
TOTAL AMOUNT DUE			\$1,022.05

For important information and payment methods, please see reverse.

• INTEREST ON ARREARS (IF ANY) HAS BEEN CALCULATED TO 30-JUNE-21.

Detach and return deposit slip only when paying by mail

4079894-Run1-1-M3-005845

Please do not attach cheques with staples or pins

Name: STRATFORD GEM PTY LIMITED

Assessment Number: 025611-5
Instalment Amount: \$255.55
Total Amount: \$1,022.05
Due Date: 31/08/2021



BPAY Biller Code 7500

Cust Ref No. 0256115

• BPAY this payment via internet or phone banking



Telephone and 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

Strata Schemes Management Act 2015
LEVY NOTICE

Panel 5/9/21

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

DUE DATE 01/10/21

Lot No 56
 Unit Number 1606
 Unit Entitlement 573
 Date Issued 25 August 2021

Strata Plan No. 61643

Stamford On Kent
 183 Kent Street
 Sydney NSW 2000

TAX INVOICE
 ABN 40 815 160 272

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/10/21 to 31/12/21	01/10/21	2,622.24	262.22	30/09/21	2,360.02
Capital Works Fund	01/10/21 to 31/12/21	01/10/21	683.39	68.34	30/09/21	615.05

TOTAL AMOUNT PAYABLE
3,305.63
DISCOUNT
330.56
DISCOUNTED AMOUNT PAYABLE
\$2,975.07











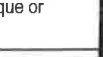
GST on undiscounted levy of \$3,305.63 is \$300.52 or GST on discounted levy of \$2,975.07 is \$270.46

Merchant fees for Visa is 1.74%, Mastercard 1.73%
 and Amex 2.47%

All credit card fees are added at the time of payment

Overdue levies attract 10%pa interest and are subject to collection procedures for which costs are charged to the owner.

PAYMENT OPTIONS

	Tel: 1300 552 311 Ref: 1371 1493 4	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158	
	www.mccormacks.com.au Ref: 1371 1493 4	Internet: Visit this website to make a secure credit card payment over the internet.	
	Tel: 1300 552 311 Ref: 1371 1493 4	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.	
	Bill Code: 74625 Ref: 1371 1493 4	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY.	
	Billpay Code: 9216 Ref No: 1371 1493 456	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.	
	Make cheque payable to: StrataPay 1371 1493 4	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1371 1493 4 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

StrataPay Reference
1371 1493 4
Amount
\$2,975.07
Due Date
01 Oct 21

MCCORMACKS NSW PTY LTD
 Stamford On Kent
 61643/02100056 Lot 56/1606

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

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*71 216 137114934 56

Strata Schemes Management Act 2015
LEVY NOTICE

PAID
13/12/21
SUPER

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

DUE DATE 01/01/22

Lot No 56
 Unit Number 1606
 Unit Entitlement 573
 Date Issued 26 November 2021

Strata Plan No. 61643

Stamford On Kent
 183 Kent Street
 Sydney NSW 2000

TAX INVOICE
 ABN 40 815 160 272


Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/01/22 to 31/03/22	01/01/22	2,622.24	262.22	31/12/21	2,360.02
Capital Works Fund	01/01/22 to 31/03/22	01/01/22	683.39	68.34	31/12/21	615.05

TOTAL AMOUNT PAYABLE	3,305.63
DISCOUNT	330.56
DISCOUNTED AMOUNT PAYABLE	\$2,975.07

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	BSB: 067-970 Account No: 1371 1493 4 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.

StrataPay Reference
1371 1493 4

Amount	Due Date
\$2,975.07	01 Jan 22

MCCORMACKS NSW PTY LTD
 Stamford On Kent
 61643/02100056 Lot 56/1606

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

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Strata Schemes Management Act 2015 LEVY NOTICE

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

*Paid 25-3-22
 Super*

DUE DATE	01/04/22
Lot No	56
Unit Number	1606
Unit Entitlement	573
Date Issued	23 February 2022

Strata Plan No. 61643

Stamford On Kent
 183 Kent Street
 Sydney NSW 2000

TAX INVOICE
 ABN 40 815 160 272

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/04/22 to 30/06/22	01/04/22	2,622.24	262.22	31/03/22	2,360.02
Capital Works Fund	01/04/22 to 30/06/22	01/04/22	683.39	68.34	31/03/22	615.05

TOTAL AMOUNT PAYABLE	3,305.63
DISCOUNT	330.56
DISCOUNTED AMOUNT PAYABLE	\$2,975.07

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StrataPay Reference
1371 1493 4

Amount	Due Date
\$2,975.07	01 Apr 22

MCCORMACKS NSW PTY LTD
 Stamford On Kent
 61643/02100056 Lot 56/1606

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

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Strata Schemes Management Act 2015 LEVY NOTICE

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

DUE DATE **01/07/22**

Lot No 56
 Unit Number 1606
 Unit Entitlement 573
 Date Issued 24 May 2022

Strata Plan No. 61643

Stamford On Kent
 183 Kent Street
 Sydney NSW 2000

Handwritten:
 Paid/Supv
 26-6-22

TAX INVOICE
 ABN 40 815 160 272

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/07/22 to 30/09/22	01/07/22	2,622.24	262.22	30/06/22	2,360.02
Capital Works Fund	01/07/22 to 30/09/22	01/07/22	683.39	68.34	30/06/22	615.05











TOTAL AMOUNT PAYABLE	3,305.63
DISCOUNT	330.56
DISCOUNTED AMOUNT PAYABLE	\$2,975.07

GST on undiscounted levy of \$3,305.63 is \$300.52 or GST on discounted levy of \$2,975.07 is \$270.46

Merchant fees for Visa, Mastercard is 1.65%
 Amex is 2.4% and Diners 2.65%
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	BSB: 067-970 Account No: 1371 1493 4 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

All payments made through StrataPay payment options are subject to the User Terms and Conditions available at www.stratapay.com or by calling 1300 115 610 or email: info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

StrataPay Reference

1371 1493 4

Amount

\$2,975.07

Due Date

01 Jul 22

MCCORMACKS NSW PTY LTD
 Stamford On Kent
 61643/02100056 Lot 56/1606

Anne Keating, Stratafor Gem
 Pty Ltd
 Unit 2503 168 Kent Street
 Sydney NSW 2000

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Last bill	Payments	Balance	This bill	Total amount due
\$151.89	\$151.89	\$0.00	\$157.31	\$157.31

STRATFORD GEM PTY LTD
 U 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

22/07/21

Account number

5061 505

Account for strata unit

U 1606/187 Kent St Sydney

Fixed charges - GST free	1 Jul 21 - 30 Sep 21	\$
Water service		12.35
Wastewater (sewerage) service		138.64
Stormwater drainage area		6.32
Total amount due		\$157.31

paid Super
19/7/21

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 July 2021

Account for U 1606/187 Kent St Sydney



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 5061 505 0007

Online ID: 4445312

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5061 505 0007



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

22/07/21



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$157.31

TRAN CODE USER CODE CUSTOMER REFERENCE NUMBER
 831 066859 000050615050007

<00000 1573 1> <066859> <0000506 15050007> >

240062_NORMAL_D1X_528007949/010352/3

Last bill	Payments	Balance	This bill	Total amount due
\$157.31	\$157.31	\$0.00	\$157.31	\$157.31

STRATFORD GEM PTY LTD
 U 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

22/10/21

Account number

5061 505

Account for strata unit

U 1606/187 Kent St Sydney

Fixed charges - GST free	1 Oct 21 - 31 Dec 21	\$
Water service		12.35
Wastewater (sewerage) service		138.64
Stormwater drainage area		6.32
Total amount due		\$157.31

*Pinel Super
1-11-21*

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 October 2021

Account for U 1606/187 Kent St Sydney

BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 5061 505 0007

Online ID: 4445312

Card payments:
 0.4% fee applies

Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5061 505 0007

Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

22/10/21

Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$157.31

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000050615050007

Last bill	Payments	Balance	This bill	Total amount due
\$157.31	\$157.31	\$0.00	\$153.89	\$153.89

STRATFORD GEM PTY LTD
 U 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

25/01/22

Account number

5061 505

Account for strata unit

U 1606/187 Kent St Sydney

Fixed charges - GST free	1 Jan 22 - 31 Mar 22	\$
Water service		12.08
Wastewater (sewerage) service		135.63
Stormwater drainage area		6.18
Total amount due		\$153.89

*Paid super
21-2-22*


Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE


Date of issue 4 January 2022

Account for U 1606/187 Kent St Sydney

 **BPAY®**: Internet or phone banking.
 Biller code: 45435 Ref no.: 5061 505 0007


Online ID: 4445312

Card payments:
 0.4% fee applies

 **Telephone payments:** MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5061 505 0007

 **Direct Debit:** from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

25/01/22

 **Internet payments:** MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$153.89

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000050615050007

<00000 15389> <066859> <0000506 15050007> >

Last bill	Payments	Balance	This bill	Total amount due
\$153.89	\$153.89	\$0.00	\$155.60	\$155.60

STRATFORD GEM PTY LTD
 U 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

22/04/22

Account number

5061 505

Account for strata unit

U 1606/187 Kent St Sydney

Fixed charges - GST free	1 Apr 22 - 30 Jun 22	\$
Water service		12.22
Wastewater (sewerage) service		137.13
Stormwater drainage area		6.25
Total amount due		\$155.60

*Paid Super
 9-8-22*

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 April 2022

Account for U 1606/187 Kent St Sydney

BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 5061 505 0007

Online ID: 4445312

Card payments:
 0.4% fee applies

Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5061 505 0007

Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

22/04/22

Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$155.60

TRAN CODE 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000050615050007

<00000 15560> <066859> <0000506 15050007> >

Onlinemove Australia

ABN: 91 115 637 815
Email: accounts@onlinemove.com.au
Ph: 02 9632 4855

TAX INVOICE

Invoice to: Anne Keating
2503 / 168 Kent Street
Sydney, NSW 2000

Booking: Anne
Ph: 0418 601 199
Email: anne@keating.net

*Print Suppl
21-1-22*

Invoice # 18919 Date: 13/01/2022

Date	Description	Hours	Rate	Total
11/01/2022	Items: 1 x Queen bed, 1 x Double bed 2 x doonas, 2 x Bedheads			
	Pick up: Pick and prepare furniture Onlinemove Australia - Storage Unit 15, 453-455 Victoria Street Wetherill Park, NSW	3	\$ 120.00	\$ 360.00
	Deliver: 1606/ 183 Kent Street, Sydney, NSW			

Please remit payment to: Account Name: Onlinemove Australia BSB: 112-879 Account No: 028 405 448	Sub Total	\$ 360.00
	GST	\$ 36.00
	Total	\$ 396.00

Please use Invoice number as reference for e.f.t .deposit

TT10026: Depreciable Allowances for 1606 / 183 Kent Street, SYDNEY NSW 2000

Mitchell Brandtman

Tax Depreciable Schedule - Diminishing Value Method

[illegible]

Purchase
Cost

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	
- Artwork	\$ 1,256	\$ 23	\$ 25	\$ 24	\$ 24	\$ 23	\$ 22	\$ 22	\$ 21	\$ 21	\$ 1,028
Furniture, Fittings, Equipment - INTERNAL											
- Sofa Lounge Type A	\$ 1,999	\$ 272	\$ 259	\$ 220	\$ 187	\$ 159	\$ 115	\$ 98	\$ 83	\$ 71	\$ 400
- Sofa Lounge Type B	\$ 228	\$ 228									
- Chest of Drawers	\$ 699	\$ 131	\$ 262	\$ 262	\$ 44						
- Armchairs	\$ 650	\$ 122	\$ 244	\$ 244	\$ 40						
- Bedside Tables	\$ 500	\$ 94	\$ 188	\$ 188	\$ 30						
- Wooden Desk	\$ 135	\$ 135									
- Coffee Table	\$ 299	\$ 299									
- Cushions	\$ 740	\$ 139	\$ 278	\$ 278	\$ 45						
- Dining Table	\$ 468	\$ 88	\$ 176	\$ 176	\$ 28						
- Dining Chairs	\$ 183	\$ 183									
- Mirror	\$ 65	\$ 65									
- Lamps	\$ 498	\$ 93	\$ 187	\$ 187	\$ 31						
- Miscellaneous Furniture	\$ 2,161	\$ 294	\$ 280	\$ 238	\$ 202	\$ 172	\$ 146	\$ 124	\$ 106	\$ 90	\$ 432
Furniture Fittings Equipment - EXTERNAL											
- Outdoor Table	\$ 35	\$ 35									
- Outdoor Chairs	\$ 25	\$ 25									
- Garage door controls	\$ 64	\$ 64									
- Garage door motor	\$ 34	\$ 34									
GYMNASIUM ASSETS											
- Cardiovascular Equipment	\$ 43	\$ 43									
- Resistance Equipment	\$ 43	\$ 43									
SWIMMING POOL / SAUNA ASSETS											
- Chlorinators and Filters	\$ 71	\$ 71									
- Cleaners	\$ 28	\$ 28									
- Heating (Pool / Sauna)	\$ 142	\$ 142									
MISCELLANEOUS											
- Lifts (Including hydraulic & traction)	\$ 4,766	\$ 288	\$ 299	\$ 279	\$ 260	\$ 243	\$ 227	\$ 197	\$ 184	\$ 172	\$ 2,407
- Security/Access controls	\$ 638	\$ 120	\$ 239	\$ 239	\$ 40						
- Door Closer	\$ 192	\$ 192									
Division 40 Total (Depn Allow.)	\$ 38,332	\$ 8,057	\$ 8,186	\$ 7,790	\$ 2,502	\$ 1,280	\$ 1,097	\$ 824	\$ 721	\$ 633	\$ 6,295
DIVISION 43 Total (Bldg Allow.)	\$257,972	\$ 7,659	\$ 8,446	\$ 8,446	\$ 8,446	\$ 8,446	\$ 8,446	\$ 8,446	\$ 8,446	\$ 8,446	\$ 174,303
OVERALL TOTAL	\$296,304	\$ 15,716	\$ 16,632	\$ 16,236	\$ 10,947	\$ 9,726	\$ 9,542	\$ 9,269	\$ 9,166	\$ 9,079	\$ 180,598

Note:

Mitchell Brandiman (NSW) Pty. Ltd. is a firm of Quantity Surveyors and as such, are not qualified to give professional advice on

matters relating to taxation claims and returns. The attached schedules are based on the concept of maximum return within the

shortest duration. It includes estimated values for items that are pertinent in the preparation of tax depreciable allowances. We

recommend that the client consult their specialist tax adviser to confirm the schedules and suggested depreciation rates.

1606/183 Kent Street, SYDNEY NSW 2000

[illegible]

Asset Code	Description	Acquisition Date	Priv. Use %	Cost	Open Adj. Value	Disposal Date	Term. Value	Assessable	Deductible	Eff. Life or %	Decline in Value	Prime Cost	Diminishing Value	Deduction for Decline	Close Adj. Value
1	1606/183 KENT ST., SYDNEY (PLANT & EQUIP.)														
1.01	Bosch Dishwasher	26/05/2021	-	879	868			-	-	12.50 P	110	110	-	-	758
				<u>879</u>	<u>868</u>				<u>0</u>				<u>110</u>	<u>0</u>	<u>758</u>
2	1606/183 KENT ST., SYDNEY (CAP. EXPENSES)														
2.01	Cap Exps & Refurbishment Costs	01/07/2008	-	18822	12696			-	-	2.50 P	471	471	-	-	12225
				<u>18822</u>	<u>12696</u>				<u>0</u>				<u>471</u>	<u>0</u>	<u>12225</u>
3	1410/127 KENT ST., SYDNEY (CAP. EXPENSES)														
3.01	Cap Exps & Refurbishment Costs	21/01/2011	-	11993	8859			-	-	2.50 P	300	300	-	-	8559
				<u>11993</u>	<u>8859</u>				<u>0</u>				<u>300</u>	<u>0</u>	<u>8559</u>
				<u>31694</u>	<u>22423</u>				<u>0</u>				<u>881</u>	<u>0</u>	<u>21542</u>
					Less balancing adjustment offset				<u>0</u>						
					Assessable income				<u>0</u>					<u>881</u>	
					Total deduction for decline in value										

* Asset has cost limit

Notes:

- Assets allocated to taxation pools are not included in this report.
- Where a taxation pool is set up refer to the relevant pool schedule report for details of decline in value for the pool.
- For disposed assets that have non-taxable use refer to Capital Gains Schedule report for any gain or loss resulting from a CGT K7 event.
- The Open Adj. Value includes second element of cost (additional expense) incurred in the current year. Hence, this amount may vary from the Close Adj. Value from the previous year.

Taxpayer's Signature