

SMSE 21/22

INVESTMENT PROPERTY

#2. APT 1410/127 KENT ST MILLERS POINT 2080

ACQUIRED 10/12/2010 \$610,000

PROPERTY FIRST RENTED 11-11-2011

RENTED THIS YEAR 1-7-21 to 7-1-22 9-2-22 to 30-6-22

WEEKS RENTED 47.5

INCOME \$34,750 ✓

EXPENSES \$4,211 ✓ per PYRE report

PLUS

Strata Levies 8,360 ✓

Water 629 ✓

Council Rates 1,197 ✓

Mgmt Fees	Rep & Maint.	Letting Fee	Ads	TOTAL
167.29	275	1,650	385	
167.29				
167.29				
167.29				
167.29				
167.29				
165.00				
165.00				
165.00				
247.50				
165.00				
1911.24	275	1,650	385	4,221.24 ✓

Folio Summary

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

Folio: OWN00482
 From: 1/07/2021
 To: 30/06/2022
 Created: 1/07/2022

Money In	Money Out	Balance
\$34,750.02 ✓	\$4,221.24	\$30,528.78

Account	Included Tax	Money Out	Money In
1410/127 Kent St, Sydney NSW			
Jul 2021			
Rent			\$3,041.67
Management fee	\$15.21	\$167.29	
		\$167.29	\$3,041.67
Aug 2021			
Rent			\$3,041.67
Management fee	\$15.21	\$167.29	
		\$167.29	\$3,041.67
Sep 2021			
Rent			\$3,041.67
Electrical	\$25.00	\$275.00	
Management fee	\$15.21	\$167.29	
		\$442.29	\$3,041.67
Oct 2021			
Rent			\$3,041.67
Management fee	\$15.21	\$167.29	
		\$167.29	\$3,041.67
Nov 2021			
Rent			\$3,041.67
Management fee	\$15.21	\$167.29	
		\$167.29	\$3,041.67
Dec 2021			
Rent			\$3,041.67
Management fee	\$15.21	\$167.29	
		\$167.29	\$3,041.67
Feb 2022			
Rent			\$3,000.00
Management fee	\$15.00	\$165.00	
		\$165.00	\$3,000.00
Mar 2022			
Rent			\$4,500.00
Management fee	\$15.00	\$165.00	
Letting fee	\$150.00	\$1,650.00	
Advertising	\$35.00	\$385.00	
		\$2,200.00	\$4,500.00
Apr 2022			
Rent			\$3,000.00
Management fee	\$15.00	\$165.00	
		\$165.00	\$3,000.00
May 2022			

Account		Included Tax	Money Out	Money In
	Rent			\$3,000.00
	Management fee	\$22 50	\$247 50	
			\$247 50	\$3,000.00
Jun 2022				
	Rent			\$3,000.00
	Management fee	\$15 00	\$165 00	
			\$165 00	\$3,000.00
			\$4,221.24	\$34,750.02
Subtotal				
Account Transactions				
No transactions				
Total			\$4,221.24	\$34,750.02
Total Tax on Money Out: \$383.76				

3000
 (165)
2835 Receivable as @ 30/06/22

**Stratford Gem Pty Ltd**Via email: anne@keating.net**30.06.2022****Apartment 1410/127 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

ABN 19 616 799 574

01. Subject Property

Address	Sale Date	Price	Bed	Bath	C/S	Size	Aspect
1410/127 Kent Street	12/2010	\$610,000	1	1	0	60sqm	West

02. Selection of Recent Sales in Sydney

Address	Sale Date	Sale Price	Bed	Bath	C/S	Size	Aspect
402/35 Shelley Street	02/2021	\$1,150,000	1	1	1	68sqm	South
1207/168 Kent Street	02/2021	\$1,382,000	1	1	1	66sqm	NE
607/168 Kent Street	04/2021	\$1,238,750	1	1	1	58sqm	NE
705/187 Kent Street	11/2021	\$1,085,000	1	1	0	77sqm	West

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
1410/127 Kent Street	\$1,150,000 - \$1,200,000	Private Treaty
	\$1,175,000	

Thank You.

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



Craig Donohue
Director

0422 987 110
02 8319 4488

02 8319 4488
info@ayre.com.au

Shop 2/161 Elizabeth St
Sydney NSW 2000

ABN 19 616 799 574



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 98/SP49822

SEARCH DATE

TIME

EDITION NO

DATE

3/4/2023

2:00 PM

4

10/3/2011

LAND

LOT 98 IN STRATA PLAN 49822
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY

FIRST SCHEDULE

STRATFORD GEM PTY LIMITED

(T AG110612)

SECOND SCHEDULE (1 NOTIFICATION)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP49822

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.

POSTING DATE

DUE DATE

30/07/2021

31/08/2021

ASSESSMENT NUMBER

006601-9

PAY YOUR RATES ONLINE

www.cityofsydney.nsw.gov.au/ratesonline



Bill Code: 7500

Ref: 0066019



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

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



DESCRIPTION AND SITUATION OF LAND RATED

Unit 1410/127-153 Kent Street, MILLERS POINT NSW 2000
Lot 98 SP 49822

RATING CATEGORY: Residential

PARTICULARS OF RATES AND CHARGES	RATE	RATEABLE VALUE BASE DATE 1/7/2019	AMOUNT
Residential Rate Min	0.00116210	260000	598.55
Stormwater Charge	12.5000	1	12.50
Std Dom.Waste 3/Wk	586.0000	1	586.00
<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 \$299.45 31-Aug-21	2nd INSTALMENT \$299.20 30-Nov-21	3rd INSTALMENT \$299.20 28-Feb-22	4th INSTALMENT \$299.20 31-May-22
			TOTAL AMOUNT DUE \$1,197.05

For important information and payment methods, please see reverse.

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

4079894-Run1-1-M3-005845

Detach and return deposit slip only when paying by mail

Please do not attach cheques with staples or pins

Name: STRATFORD GEM PTY LIMITED

Assessment Number: 006601-9

Instalment Amount: \$299.45

Total Amount: \$1,197.05

Due Date: 31/08/2021



BPAY Biller Code 7500

Cust Ref No. 0066019

• 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

HIGHGATE - OWNERS CORPORATION STRATA PLAN 49822

127 Kent Street
Millers Point NSW 2000
Telephone no. 02 9251 3123
A.B.N. 66 342 557 275

*Paid Super
8/9/21*

Tax Invoice

Notice of Levies Due by 15th October 2021

Stratford Gem P/L ATF Anne Keating Superfund
1410
2503/168 Kent Street
Sydney NSW 2000

Invoice #: 00028388
Date: 1/10/2021
Unit #: 1410
Lot #: 98

Enquiries :
Highgate Accounts Tel No. 9251 3123
(Neha & Veena)
Hours 10am to 2pm Mon, Wed to Fri
E-mail: accounts@highgate.com.au

Description	Amount
Levy for the quarter 01/10/2021 to 31/12/2021	
Administration fund quarterly levy	\$1,253.29
Capital Work fund quarterly levy	\$834.14

Terms: This levy is due for payment by 15/10/2021

EFT PAYMENT DETAILS:

BSB No:082-057
Account No.:532625060
Account Name: Highgate Owners Corporation SP49822
Please use LOT NUMBERS as reference

GST: \$189.77
Total Inc \$2,087.43
Amount Applied: \$0.00
Balance \$2,087.43

Credit Card Payment:
To pay via MasterCard or VISA, please fill out the credit card
request form. Credit card surcharge 1.5% apply

(Tear here)

CHEQUE PAYMENT: Please detach and mail with your cheque to Highgate, 127 Kent Street, Millers Point NSW 2000

Please make cheque payable to: Highgate Owners Corporation SP49822

Stratford Gem P/L ATF Anne Keating Superfund
1410
2503/168 Kent Street
Sydney NSW 2000

Lot
98

Amount Paid

\$

(Please complete)

HIGHGATE - OWNERS CORPORATION STRATA PLAN 49822

127 Kent Street
Millers Point NSW 2000

Telephone no. 02 9251 3123

A.B.N. 66 342 557 275

Tax Invoice

Notice of Levies Due by 1st July 2022

*Paid super
24-5-22*

Stratford Gem P/L ATF Anne Keating Superfund
1410
2503/168 Kent Street
Sydney NSW 2000

Invoice #: 00029801
Date: 1/07/2022
Unit #: 1410
Lot #: 98

Enquiries :
Highgate Accounts Tel No. 9251 3123
(Neha & Veena)
Hours 10am to 2pm Mon, Wed to Fri
E-mail: accounts@highgate.com.au

Description	Amount
Levy for the quarter 01/07/2022 to 30/09/2022	
Administration fund quarterly levy	\$1,253.29
Capital Work fund quarterly levy	\$834.14

Terms: This levy is due for payment by 01/07/2022

EFT PAYMENT DETAILS:

BSB No:082-057
Account No.:532625060
Account Name: Highgate Owners Corporation SP49822
Please use LOT NUMBERS as reference

GST: \$189.77
Total Inc \$2,087.43
Amount Applied: \$0.00
Balance \$2,087.43

Credit Card Payment:
To pay via MasterCard or VISA, please fill out the credit card
request form. Credit card surcharge 1.5% apply

(Tear here)

CHEQUE PAYMENT: Please detach and mail with your cheque to Highgate, 127 Kent Street, Millers Point NSW 2000

Please make cheque payable to: Highgate Owners Corporation SP49822

Stratford Gem P/L ATF Anne Keating Superfund
1410
2503/168 Kent Street
Sydney NSW 2000

Lot
98

Amount Paid

\$

(Please complete)

HIGHGATE - OWNERS CORPORATION STRATA PLAN 49822

127 Kent Street
Millers Point NSW 2000

Telephone no. 02 9251 3123

A.B.N. 66 342 557 275

Tax Invoice

Notice of Levies Due by 1st January 2022

Stratford Gem P/L ATF Anne Keating Superfund
1410
2503/168 Kent Street
Sydney NSW 2000

Invoice #: 00028838

Date: 1/01/2022

Unit #: 1410

Lot #: 98

Enquiries :

Highgate Accounts Tel No. 9251 3123
(Neha & Veena)

Hours 10am to 2pm Mon, Wed to Fri

E-mail: accounts@highgate.com.au

Description	Amount
Levy for the quarter 01/01/2022 to 31/03/2022	
Administration fund quarterly levy	\$1,253.29
Capital Work fund quarterly levy	\$834.14

Terms: This levy is due for payment by 01/01/2022

EFT PAYMENT DETAILS:

BSB No:082-057

Account No.:532625060

Account Name: Highgate Owners Corporation SP49822

Please use LOT NUMBERS as reference

GST: \$189.77

Total Inc \$2,087.43

Amount Applied: \$0.00

Balance \$2,087.43

Credit Card Payment:

To pay via MasterCard or VISA, please fill out the credit card request form. Credit card surcharge 1.5% apply

(Tear here)

CHEQUE PAYMENT: Please detach and mail with your cheque to Highgate, 127 Kent Street, Millers Point NSW 2000

Please make cheque payable to: Highgate Owners Corporation SP49822

Stratford Gem P/L ATF Anne Keating Superfund
1410
2503/168 Kent Street
Sydney NSW 2000

Lot

98

Amount Paid

\$

(Please complete)

Highgate Owners Corporation - SP 49822

127 Kent Street
Millers Point NSW 2000

A.B.N. 66 342 557 275

STATEMENT

Unit # 1410

Lot Number 98

DATE 2/05/2022

Stratford Gem P/L ATF Anne Keating Superfund 1410
2503/168 Kent Street
Sydney NSW 2000

Enquiries:
Highgate Accounts
Tel No. 9251 3123 (Neha & Veena)
Hours 10am to 2pm Mon. to Thurs.
E-mail: accounts@highgate.com.au

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	PAYMENTS	BALANCE
1/04/2022	00029325	Quarterly levy	\$2,087.43		\$2,087.43
2/05/2022	00029619	Statement - fee late levy June 2022 qtr	\$10.00		\$10.00

*Paid 9-5-22
Super*

Finanace charges

\$0.58

There is an outstanding amount on your account. Interest at 10%pa is accruing. Would you please make payment for the amount shown within 10 days. Please contact us if you need further information.

AMOUNT

\$2,098.01

EFT PAYMENT DETAILS: BSB No: 082-057 Account No: 532625060

Account Name: Highgate Owners Corporation SP49822

Bank Name: National Australia Bank

Please use LOT NUMBERS as reference

TERMS: Payment is due within 10 days of Statement date

CHEQUE PAYMENT: Please detach and send with your cheque to Highgate, 127 Kent Street, Millers Point NSW 2000

Please make cheque payable to: **Highgate Owners Corporation SP49822**

Amount Paid

Stratford Gem P/L ATF Anne Keating Superfund 1410
2503/168 Kent Street
Sydney NSW 2000

Lot No.
98

\$

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

H 007949 015



STRATFORD GEM PTY LTD
OBSERVATORY TOWER
SE 2503/168-170 KENT ST
MILLERS POINT NSW 2000

Please pay by

22/07/21

Account number

4892 034

Account for strata unit

U 1410/127-153 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

Handwritten:
Paid 19-7-21

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 July 2021

Account for U 1410/127-153 Kent St Sydney



BPAY®: Internet or phone banking.
Bill code: 45435 Ref no.: 4892 034 0006

Online ID: 4445312

Card payments:
0.4% fee applies



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

Payment number

4892 034 0006



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 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000048920340006

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

02578-23

015



STRATFORD GEM PTY LTD
 OBSERVATORY TOWER
 SE 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

22/10/21

Account number

4892 034

Account for strata unit

U 1410/127-153 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

Handwritten: 1 Oct 21 - 31 Dec 21

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 October 2021

Account for U 1410/127-153 Kent St Sydney



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 4892 034 0006

Online ID: 4445312

Card payments:
 0.4% fee applies



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

Payment number

4892 034 0006



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	000048920340006

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

H 007171 015



STRATFORD GEM PTY LTD
 OBSERVATORY TOWER
 SE 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

25/01/22

Account number

4892 034

Account for strata unit

U 1410/127-153 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 21-1-22
 Super*

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 4 January 2022

Account for U 1410/127-153 Kent St Sydney



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 4892 034 0006

Online ID: 4445312

Card payments:
 0.4% fee applies



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

Payment number

4892 034 0006



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 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000048920340006

Payment of your bill is now overdue

Total amount due

\$160.93

Please pay

Immediately

Account number

4892 034

02433-

015



STRATFORD GEM PTY LTD
OBSERVATORY TOWER
SE 2503/168-170 KENT ST
MILLERS POINT NSW 2000

Account for residential property

U 1410/127-153 Kent St Sydney

Charges subject to GST

Late payment fee

\$

GST on late payment fee @ 10%

4.85

Amount of GST included \$0.48

0.48

Other charges and credits

Amount overdue

155.60

Total amount due

\$160.93

Payment overdue - reminder notice

Your payment is now overdue. If you have paid your bill recently, or if you have an arrangement to pay this bill already, please disregard this notice.

If you are not able to pay your bill, please call **13 20 92**. We can talk to you about alternative payment options and arrangements.

Dispute Resolution:

If you are not happy with a decision made by Sydney Water, please call us on **13 20 92**. If you are still not satisfied, you may call the Energy and Water Ombudsman NSW (EWON) on 1800 246 545.

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 3 May 2022

Account for U 1410/127-153 Kent St Sydney

BPAY®: Internet or phone banking.
Biller code: 45435 Ref no: 4892 034 0006

Online ID: 4445312

Card payments:
0.4% fee applies

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

Payment number

4892 034 0006

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

Please pay

Immediately

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

Total amount due

\$160.93

TRAN CODE

831

USER CODE

066859

CUSTOMER REFERENCE NUMBER

000048920340006

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

006478 015



STRATFORD GEM PTY LTD
 OBSERVATORY TOWER
 SE 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

22/04/22

Account number

4892 034

Account for strata unit

U 1410/127-153 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

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 April 2022

Account for U 1410/127-153 Kent St Sydney



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 4892 034 0006

Online ID: 4445312

Card payments:
 0.4% fee applies



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

Payment number

4892 034 0006



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 000048920340006

<0000015560> <066859> <000048920340006> >

Tax Depreciable Schedule - Diminishing Value Method

[illegible]

Purch. Cost		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
BEDDING & LINEN	- Bed	\$ 519	\$ 97	\$ 195	\$ 32						\$ 9		
	- Miscellaneous Linen	\$ 1,120	\$ 196	\$ 222	\$ 133						\$ 6		
ARTWORK	- Artwork	\$ 979	\$ 184	\$ 367	\$ 61						\$		
Furniture, Fittings, Equipment	- Sofa Lounges	\$ 560	\$ 105	\$ 210	\$ 35						\$		
	- Bedside Tables	\$ 280	\$ 280								\$		
	- Desk	\$ 99	\$ 99								\$		
	- Dining Table	\$ 323	\$ 61	\$ 121	\$ 20						\$		
	- Chairs	\$ 205	\$ 205								\$		
	- Mirror	\$ 145	\$ 145								\$		
	- Lamps	\$ 560	\$ 105	\$ 210	\$ 35						\$		
	- Rugs	\$ 420	\$ 79	\$ 158	\$ 25						\$		
	- Miscellaneous Furniture	\$ 2,650	\$ 174	\$ 316	\$ 268	\$ 228	\$ 194	\$ 165	\$ 140	\$ 119	\$ 101		
	GYMNASIUM ASSETS	- Cardiovascular Equipment	\$ 4	\$ 4								\$	
- Resistance Equipment		\$ 4	\$ 4								\$		
SWIMMING POOL / SAUNA ASSETS													
	- Chlorinators and Filters	\$ 6	\$ 6								\$		
	- Cleaners	\$ 2	\$ 2								\$		
	- Heating (Pool / Sauna)	\$ 14	\$ 14								\$		
MISCELLANEOUS													
	- Lifts (Including hydraulic & traction)	\$ 231	\$ 231								\$		
	- Security/Access controls	\$ 476	\$ 89	\$ 179	\$ 29						\$		
	- Door Closer	\$ 108	\$ 108								\$		
	- Water Pumps	\$ 7	\$ 7								\$		
	- Ducted Vacuum	\$ 25	\$ 25								\$		
	- Common Barbecue	\$ 1	\$ 1								\$		
	- Garage door controls	\$ 36	\$ 36								\$		
	- Garage door motor	\$ 6	\$ 6								\$		
Division 40 Total (Depn)		\$ 22,422	\$ 5,971	\$ 5,713	\$ 5,329	\$ 1,542	\$ 659	\$ 521	\$ 418	\$ 341	\$ 281	\$ 234	\$ 1,413
DIVISION 43 Total (Cap. Works Dedn)		\$78,390	\$ 1,402	\$ 3,198	\$ 3,198	\$ 3,198	\$ 3,198	\$ 3,198	\$ 3,198	\$ 3,198	\$ 3,198	\$ 3,198	\$ 48,209
OVERALL TOTAL		\$100,812	\$ 7,373	\$ 8,911	\$ 8,526	\$ 4,740	\$ 3,856	\$ 3,718	\$ 3,616	\$ 3,539	\$ 3,479	\$ 3,431	\$ 49,623

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.

Depreciable Allowances for:

Tax Depreciable Schedule - Diminishing Value Method

[illegible]

ANNE KEATING SUPER FUND

Taxation Depreciation Schedule - Detailed

Period 1/07/2021 to 30/06/2022

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	01/07/2008	-	18822	12696			-	-	2.50 P	471	471	-	-	12225
	Costs			<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	21/01/2011	-	11993	8859			-	-	2.50 P	300	300	-	-	8559
	Costs			<u>11993</u>	<u>8859</u>				<u>0</u>				<u>300</u>	<u>0</u>	<u>8559</u>
TOTAL				<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