

# BMT Tax Depreciation

QUANTITY SURVEYORS

Maximising Property  
Depreciation Deductions



## Capital Allowance & Tax Depreciation Report

20 Cameron Road

MOUNT BARKER, SA 5251

[www.bmtqs.com.au](http://www.bmtqs.com.au)

March 14, 2014

Mr Kim Sun  
66 Godfrey Terrace  
ERINDALE, SA 5066

20 Cameron Road, MOUNT BARKER, SA 5251

Dear Kim,

Please find attached our Capital Allowance & Tax Depreciation Report for the above property.

The schedule has been prepared by BMT Tax Depreciation Pty Ltd for Mr Kim Sun and not in any other capacity.

The schedule is based on the total installed cost.

The contents should be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. BMT Tax Depreciation Pty Ltd recommend that the client consults with their advisers before relying on the information provided.

BMT Tax Depreciation Pty Ltd have applied their interpretations of the Tax Commissioner's current intentions whilst preparing this document.

**If this property changes ownership status, then the contents of this report become void and the new owner should contact this office to maximise their depreciation claim.**

As per requirements within the Tax Agent Services Act 2009 BMT Tax Depreciation Pty Ltd are registered tax agents our tax agent number is 53712009.

Should you have any queries, or require clarification, please do not hesitate to contact Bradley Beer or David Babic at this office.

Yours Sincerely,



BMT Tax Depreciation Pty Ltd  
Quantity Surveyors

## Office Locations

### BMT Tax Depreciation Pty Ltd

#### Sydney

PO Box N314  
Grosvenor Place NSW 1220  
Level 33, 264 George Street  
SYDNEY, NSW 2000  
P: (02) 9241 6477  
F: (02) 9241 6499

#### Newcastle

PO Box 340  
NEWCASTLE, NSW 2300  
19 Brunner Road  
BROADMEADOW, NSW 2292  
P: (02) 4978 6477  
F: (02) 4978 6499

#### Gold Coast

PO Box 810  
SOUTHPORT, QLD 4215  
Suite 30610, Level 6  
9 Lawson Street  
SOUTHPORT, QLD 4215  
P: (07) 5526 3520  
F: (07) 5526 3521

#### Darwin

GPO Box 209  
DARWIN, NT 0801  
Level 1, Paspalis  
Centrepont Building  
48-50 Smith Street  
DARWIN, NT 0800  
P: (08) 8941 3115  
F: (08) 8941 3116

#### Melbourne

GPO Box 4260  
MELBOURNE, VIC 3001  
Level 50, 120 Collins Street  
MELBOURNE, VIC 3000  
P: (03) 9654 2233  
F: (03) 9654 2244

#### Adelaide

GPO Box 1588  
ADELAIDE, SA 5001  
Level 5, 121 King William Street  
ADELAIDE, SA 5000  
P: (08) 8231 1133  
F: (08) 8231 6600

#### Cairns

PO Box 1720  
CAIRNS, QLD 4870  
181 Mulgrave Road  
CAIRNS QLD 4870  
P: (07) 4031 5699  
F: (07) 4031 5799

#### Hobart

GPO Box 410  
HOBART, TAS 7001  
Level 3, 85 Macquarie Street  
HOBART, TAS 7000  
P: (03) 6231 6966  
F: (08) 8941 3116

#### Brisbane

GPO Box 3229  
BRISBANE, QLD 4001  
Level 7, 320 Adelaide Street  
BRISBANE, QLD 4001  
P: (07) 3221 9922  
F: (07) 3221 9933

#### Canberra

GPO Box 2526  
CANBERRA, ACT 2601  
Level 6, 39 London Circuit  
CANBERRA, ACT 2600  
P: (02) 6257 4800  
F: (02) 6257 4811

#### Perth

GPO Box 2572  
PERTH, WA 6001  
Level 28, 140 St Georges Terrace  
PERTH, WA 6000  
P: (08) 9485 2111  
F: (08) 9485 2133

#### Australia Wide

P: 1300 728 726  
F: 1300 728 721  
E: [info@bmtqs.com.au](mailto:info@bmtqs.com.au)  
W: [www.bmtqs.com.au](http://www.bmtqs.com.au)

### Disclaimer

The information provided in this report has been prepared by BMT Tax Depreciation Pty Ltd (Quantity Surveyors), 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 by the parties to whom directed. The contents should thus be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. We recommend that clients consult with their own advisers before relying on these schedules. 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.

# Table of Contents

<b>Property Information</b>	<b>4</b>
<b>Method</b>	<b>5</b>
<b>Summary - Diminishing Value Method</b>	<b>7</b>
Diminishing Value - 20 Year Forecast	
Low-Value Pooling Schedule - Diminishing Value Method	
<b>Summary - Prime Cost Method</b>	<b>17</b>
Prime Cost - 20 Year Forecast	
<b>Summary – Division 43</b>	<b>23</b>
Division 43 Calculation	
<b>Appendix One</b>	<b>25</b>
40 Year Projection	
<b>Appendix Two &amp; Three – Graphical Representation</b>	<b>27</b>
Comparative Analysis	
Cumulative Analysis	

## Property Information

<b>Client:</b>	Mr Kim Sun
<b>Property:</b>	20 Cameron Road MOUNT BARKER, SA 5251
<b>Property Type:</b>	Commercial
<b>Construction Completion Date:</b>	August 15, 1998
<b>Schedule Start Date:</b>	December 11, 2012
<b>Total Cost at Schedule Start Date:</b>	\$392,599
<b>Settlement Date:</b>	December 10, 2012

### 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 report.

## Method

Actual cost information for the building structure and fit-out was not available for all items. The building structure together with Plant & Equipment items, for which actual costs were not available, have been estimated using BMT Tax Depreciation cost advice as at March 14, 2014. These figures were then adjusted to date of construction via the application of Building Price Indices.

Two alternative schedules have been provided. The first schedule is based on the Diminishing Value method of depreciation for plant & equipment. This method allows a greater proportion of an asset's cost to be written-off in the earlier years of the assets effective life.

The second schedule is based on the Prime Cost method of depreciation for plant & equipment. This method allows an equal amount of an asset's cost to be written-off in each year of the asset's effective life.

Each of the above schedules contain the following:

- Depreciation claims for plant & equipment (Division 40) – these are basically items that can be 'easily' removed from the property as opposed to items that are permanently fixed to the structure of the building. Plant will also include items that are mechanically (or electronically) operated, even where they are fixed to the structure of the building;
- Building write-off claims (Division 43) – a write-off allowance is available at the rate of 2.5% per year, of the construction expenditure related to the property.

We have prepared our report based on the following depreciation options for plant & equipment.

**a) \$300 immediate write-off** – individual assets costing \$300 or less are normally to be written off in full in the year of purchase (i.e. 100% depreciation write-off).

The cost of individual assets acquired after 1/7/00 that are identical or substantially identical must be aggregated when applying the \$300 threshold – if their aggregate cost is more than \$300, they cannot be written-off in the year of purchase. The same applies to individual assets that form part of a 'set' of assets whose aggregate is more than \$300.

**b) Low-value pool depreciation** – under this depreciation option, taxpayers can choose to depreciate the following assets as part of a group or pool of assets:

- Low-cost assets – an asset acquired during the current year costing less than \$1,000 (assuming the asset is not eligible for the \$300 immediate write-off noted above);
- Low-value assets – basically, an existing asset already written down to less than \$1,000 under the Diminishing Value method.

In a low-value pool, low cost assets are depreciated at the rate of 18.75% in the first year, regardless of the amount of time in the year the asset was acquired. All other assets are depreciated at the rate of 37.5% per annum using the Diminishing Value method. Once the choice has been made to set up a low-value pool, all low-cost assets acquired must be allocated to the pool. Low-value assets can be allocated at the taxpayer's discretion.

The report has been prepared on the assumption that low-cost assets and low-value assets are depreciated as part of a low-value pool. If the purchaser does not select the low-value pool option for these assets, they should be depreciated using the effective life depreciation method below.

**c) Effective life depreciation** – depreciable assets that cannot be depreciated under any of the above two options have been depreciated on the basis of their effective life. For this purpose, the commissioner's estimate of their effective life has been used.

We have assumed that the property owner is entitled to claim available depreciation allowances and that no schedules of depreciation allowances exist or form a condition of the purchase documents.

The following information was used in the preparation of the schedule:

- Written and verbal information provided by:  
Mr Kim Sun;
- Verbal information provided by District Council of Mount Barker;
- Site inspection conducted by BMT Tax Depreciation on March 11, 2014.

The following costs were apportioned within the schedule:

- Preliminaries;
- Consultants Fees.

The following items have been excluded:

- Land Cost;
- Rates and taxes;
- Holding Costs;
- Non-Depreciable items (eg. Soft landscaping).

This Capital Allowance & Tax Depreciation Report is based on legislation in effect at the time the asset was acquired and the date this report was produced. The report is based on BMT Tax Depreciation Pty Ltd's interpretation of the Income Tax Assessment Act 1997, tax cases and tax rulings and our understanding of the Commissioner of Taxation intentions.

## Summary

# Diminishing Value Calculation & Low Cost/Low Value Pooling



## 1.1 Depreciation of Plant and Equipment

This section lists the 'Plant & Equipment' relevant to this property and their corresponding depreciation claims under the Diminishing Value method. This schedule also shows the total depreciation claim for the items that have been allocated to the low-value pool.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with the relevant depreciation legislation provided by the ATO at the date this report has been prepared.

The basic depreciation rates shown in the schedule have been calculated on the basis of the commissioner's effective life estimates outlined in the above rulings. The effective life of an asset is divided into either 150 or 200 to determine the basic Diminishing Value rate for the asset depending on when the item was purchased.

## 1.2 Diminishing Value Total - Plant & Equipment and Division 43

Date	Division 40			Division 43	Total (\$)
	Effective Life Plant	Pooled Plant	Total Division 40		
11-Dec-12 to 30-Jun-13	5,626	1,237	6,863	7,522	14,385
1-Jul-13 to 30-Jun-14	6,612	2,752	9,364	13,525	22,889
1-Jul-14 to 30-Jun-15	4,387	2,278	6,665	13,525	20,190
1-Jul-15 to 30-Jun-16	3,444	1,421	4,865	13,525	18,390
1-Jul-16 to 30-Jun-17	2,557	1,192	3,749	13,525	17,274
1-Jul-17 to 30-Jun-18	1,898	1,114	3,012	13,525	16,537
1-Jul-18 to 30-Jun-19	1,508	696	2,204	13,525	15,729
1-Jul-19 to 30-Jun-20	1,209	436	1,645	13,525	15,170
1-Jul-20 to 30-Jun-21	975	272	1,247	13,525	14,772
1-Jul-21 to 30-Jun-22	793	172	965	13,525	14,490

Please refer to Appendix one for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix two and three.

## Diminishing Method (Years 1-5)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	11-Dec-12 (\$)	(Years)	(DV)	11-Dec-12 30-Jun-13 Year 1 (\$)	1-Jul-13 30-Jun-14 Year 2 (\$)	1-Jul-14 30-Jun-15 Year 3 (\$)	1-Jul-15 30-Jun-16 Year 4 (\$)	1-Jul-16 30-Jun-17 Year 5 (\$)	1-Jul-17
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioner - Split Systems	1,770	10.00	20.0%	196	315	252	201	0	504
Air Conditioning - Evaporative Cooler	9,132	20.00	10.0%	505	863	776	699	629	5,660
Bathroom Accessories	285	1.00	100.0%	285	0	0	0	0	0
Blinds	407	10.00	37.5%	0	0	0	0	0	51
Carpet	19,549	8.00	25.0%	2,705	4,211	3,158	2,369	1,777	5,329
Ceiling Fans	685	5.00	37.5%	0	0	0	0	0	85
Closed Circuit Television - Cameras & Monitors	1,370	4.00	50.0%	379	0	0	0	0	151
Closed Circuit Television - Digital Recorders	1,361	4.00	50.0%	377	0	0	0	0	150
Closed Circuit Television - Switching Units	1,353	5.00	40.0%	300	421	0	0	0	154
Door Control & Motor Drive System	1,883	15.00	13.3%	139	233	201	175	151	984
Exhaust Fans	251	10.00	100.0%	251	0	0	0	0	0
Fire Extinguishers	371	15.00	37.5%	0	0	0	0	0	46
Hot Water Installation	799	15.00	37.5%	0	0	0	0	0	99
Light Fittings & Shades	4,338	20.00	37.5%	0	0	0	0	0	538
Security System	1,826	5.00	40.0%	404	569	0	0	0	208
Smoke Alarms	85	6.00	100.0%	85	0	0	0	0	0
Total Existing	45,465			5,626	6,612	4,387	3,444	2,557	13,959
Total Division 40 - Effective Life Rate	38,865			5,626	6,612	4,387	3,444	2,557	11,973
Total Division 40 - Pooled	6,600			1,237	2,752	2,278	1,421	1,192	1,986
Total - Division 40	45,465			6,863	9,364	6,665	4,865	3,749	13,959
Division 43 - Capital Works Allowance									
Total Division 43	347,134			7,522	13,525	13,525	13,525	13,525	285,511
Total Depreciation	392,599			14,385	22,889	20,190	18,390	17,274	299,470

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Diminishing Method (Years 6-10)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-17 (\$)	(Years)	(DV)	1-Jul-17 30-Jun-18 Year 6 (\$)	1-Jul-18 30-Jun-19 Year 7 (\$)	1-Jul-19 30-Jun-20 Year 8 (\$)	1-Jul-20 30-Jun-21 Year 9 (\$)	1-Jul-21 30-Jun-22 Year 10 (\$)	1-Jul-22
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing</b>									
Air Conditioner - Split Systems	504	10.00	37.5%	0	0	0	0	0	48
Air Conditioning - Evaporative Cooler	5,660	20.00	10.0%	566	509	459	413	371	3,342
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Blinds	51	10.00	37.5%	0	0	0	0	0	4
Carpet	5,329	8.00	25.0%	1,332	999	750	562	422	1,264
Ceiling Fans	85	5.00	37.5%	0	0	0	0	0	8
Closed Circuit Television - Cameras & Monitors	151	4.00	37.5%	0	0	0	0	0	14
Closed Circuit Television - Digital Recorders	150	4.00	37.5%	0	0	0	0	0	14
Closed Circuit Television - Switching Units	154	5.00	37.5%	0	0	0	0	0	14
Door Control & Motor Drive System	984	15.00	37.5%	0	0	0	0	0	94
Exhaust Fans	0	10.00	100.0%	0	0	0	0	0	0
Fire Extinguishers	46	15.00	37.5%	0	0	0	0	0	4
Hot Water Installation	99	15.00	37.5%	0	0	0	0	0	9
Light Fittings & Shades	538	20.00	37.5%	0	0	0	0	0	51
Security System	208	5.00	37.5%	0	0	0	0	0	20
Smoke Alarms	0	6.00	100.0%	0	0	0	0	0	0
<b>Total Existing</b>	<b>13,959</b>			<b>1,898</b>	<b>1,508</b>	<b>1,209</b>	<b>975</b>	<b>793</b>	<b>4,886</b>
Total Division 40 - Effective Life Rate	11,973			1,898	1,508	1,209	975	793	4,606
Total Division 40 - Pooled	1,986			1,114	696	436	272	172	280
<b>Total - Division 40</b>	<b>13,959</b>			<b>3,012</b>	<b>2,204</b>	<b>1,645</b>	<b>1,247</b>	<b>965</b>	<b>4,886</b>
<b>Division 43 - Capital Works Allowance</b>									
<b>Total Division 43</b>	<b>285,511</b>			<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>217,885</b>
<b>Total Depreciation</b>	<b>299,470</b>			<b>16,537</b>	<b>15,729</b>	<b>15,170</b>	<b>14,772</b>	<b>14,490</b>	<b>222,771</b>

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Diminishing Method (Years 11-15)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-22 (\$)	(Years)	(DV)	1-Jul-22 30-Jun-23 Year 11 (\$)	1-Jul-23 30-Jun-24 Year 12 (\$)	1-Jul-24 30-Jun-25 Year 13 (\$)	1-Jul-25 30-Jun-26 Year 14 (\$)	1-Jul-26 30-Jun-27 Year 15 (\$)	1-Jul-27
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing</b>									
Air Conditioner - Split Systems	48	10.00	37.5%	0	0	0	0	0	4
Air Conditioning - Evaporative Cooler	3,342	20.00	10.0%	334	301	271	244	219	1,973
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Blinds	4	10.00	37.5%	0	0	0	0	0	0
Carpet	1,264	8.00	25.0%	316	0	0	0	0	144
Ceiling Fans	8	5.00	37.5%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	14	4.00	37.5%	0	0	0	0	0	1
Closed Circuit Television - Digital Recorders	14	4.00	37.5%	0	0	0	0	0	1
Closed Circuit Television - Switching Units	14	5.00	37.5%	0	0	0	0	0	1
Door Control & Motor Drive System	94	15.00	37.5%	0	0	0	0	0	9
Exhaust Fans	0	10.00	100.0%	0	0	0	0	0	0
Fire Extinguishers	4	15.00	37.5%	0	0	0	0	0	0
Hot Water Installation	9	15.00	37.5%	0	0	0	0	0	0
Light Fittings & Shades	51	20.00	37.5%	0	0	0	0	0	4
Security System	20	5.00	37.5%	0	0	0	0	0	1
Smoke Alarms	0	6.00	100.0%	0	0	0	0	0	0
<b>Total Existing</b>	<b>4,886</b>			<b>650</b>	<b>301</b>	<b>271</b>	<b>244</b>	<b>219</b>	<b>2,138</b>
Total Division 40 - Effective Life Rate	4,606			650	301	271	244	219	1,973
Total Division 40 - Pooled	280			105	421	265	168	104	165
<b>Total - Division 40</b>	<b>4,886</b>			<b>755</b>	<b>722</b>	<b>536</b>	<b>412</b>	<b>323</b>	<b>2,138</b>
<b>Division 43 - Capital Works Allowance</b>									
<b>Total Division 43</b>	<b>217,885</b>			<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>150,259</b>
<b>Total Depreciation</b>	<b>222,771</b>			<b>14,280</b>	<b>14,247</b>	<b>14,061</b>	<b>13,937</b>	<b>13,848</b>	<b>152,397</b>

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Diminishing Method (Years 16-20)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-27 (\$)	(Years)	(DV)	1-Jul-27 30-Jun-28 Year 16 (\$)	1-Jul-28 30-Jun-29 Year 17 (\$)	1-Jul-29 30-Jun-30 Year 18 (\$)	1-Jul-30 30-Jun-31 Year 19 (\$)	1-Jul-31 30-Jun-32 Year 20 (\$)	1-Jul-32
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing</b>									
Air Conditioner - Split Systems	4	10.00	37.5%	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	1,973	20.00	37.5%	0	0	0	0	0	188
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Blinds	0	10.00	20.0%	0	0	0	0	0	0
Carpet	144	8.00	37.5%	0	0	0	0	0	14
Ceiling Fans	0	5.00	40.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	1	4.00	37.5%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	1	4.00	37.5%	0	0	0	0	0	0
Closed Circuit Television - Switching Units	1	5.00	37.5%	0	0	0	0	0	0
Door Control & Motor Drive System	9	15.00	37.5%	0	0	0	0	0	0
Exhaust Fans	0	10.00	100.0%	0	0	0	0	0	0
Fire Extinguishers	0	15.00	13.3%	0	0	0	0	0	0
Hot Water Installation	0	15.00	13.3%	0	0	0	0	0	0
Light Fittings & Shades	4	20.00	37.5%	0	0	0	0	0	0
Security System	1	5.00	37.5%	0	0	0	0	0	0
Smoke Alarms	0	6.00	100.0%	0	0	0	0	0	0
<b>Total Existing</b>	<b>2,138</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>202</b>
Total Division 40 - Effective Life Rate	1,973			0	0	0	0	0	0
Total Division 40 - Pooled	165			805	500	314	195	122	202
<b>Total - Division 40</b>	<b>2,138</b>			<b>805</b>	<b>500</b>	<b>314</b>	<b>195</b>	<b>122</b>	<b>202</b>
<b>Division 43 - Capital Works Allowance</b>									
<b>Total Division 43</b>	<b>150,259</b>			<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>13,525</b>	<b>82,633</b>
<b>Total Depreciation</b>	<b>152,397</b>			<b>14,330</b>	<b>14,025</b>	<b>13,839</b>	<b>13,720</b>	<b>13,647</b>	<b>82,835</b>

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Pooling Schedule DV (Years 1-5)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	WDV @	Effective Life	Basic Rate	Pooled Items Depreciation Allowance					TWDV @
	Pool (\$)	(Years)	(DV)	11-Dec-12 30-Jun-13 Year 1 (\$)	1-Jul-13 30-Jun-14 Year 2 (\$)	1-Jul-14 30-Jun-15 Year 3 (\$)	1-Jul-15 30-Jun-16 Year 4 (\$)	1-Jul-16 30-Jun-17 Year 5 (\$)	1-Jul-17
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioner - Split Systems	806	10.00	37.5%	0	0	0	0	302	504
Air Conditioning - Evaporative Cooler	0	20.00	0.0%	0	0	0	0	0	0
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Blinds	407	10.00	37.5%	76	124	78	48	30	51
Carpet	0	8.00	0.0%	0	0	0	0	0	0
Ceiling Fans	685	5.00	37.5%	128	209	131	81	51	85
Closed Circuit Television - Cameras & Monitors	991	4.00	37.5%	0	372	232	145	91	151
Closed Circuit Television - Digital Recorders	984	4.00	37.5%	0	369	231	144	90	150
Closed Circuit Television - Switching Units	632	5.00	37.5%	0	0	237	148	93	154
Door Control & Motor Drive System	0	15.00	0.0%	0	0	0	0	0	0
Exhaust Fans	0	10.00	0.0%	0	0	0	0	0	0
Fire Extinguishers	371	15.00	37.5%	70	113	71	44	27	46
Hot Water Installation	799	15.00	37.5%	150	243	152	95	60	99
Light Fittings & Shades	4338	20.00	37.5%	813	1322	826	516	323	538
Security System	853	5.00	37.5%	0	0	320	200	125	208
Smoke Alarms	0	6.00	0.0%	0	0	0	0	0	0
Total Existing	10,866			1,237	2,752	2,278	1,421	1,192	1,986
Total - Division 40 (Pooling Rates)	10,866			1,237	2,752	2,278	1,421	1,192	1,986
Total - Pooled Items	10,866			1,237	2,752	2,278	1,421	1,192	1,986

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Pooling Schedule DV (Years 6-10)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	WDV @	Effective Life  (Years)	Basic Rate  (DV)	Pooled Items Depreciation Allowance					TWDV @
	Pool (\$)			1-Jul-17 30-Jun-18 Year 1 (\$)	1-Jul-18 30-Jun-19 Year 2 (\$)	1-Jul-19 30-Jun-20 Year 3 (\$)	1-Jul-20 30-Jun-21 Year 4 (\$)	1-Jul-21 30-Jun-22 Year 5 (\$)	1-Jul-22
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioner - Split Systems	504	10.00	37.5%	189	118	74	46	29	48
Air Conditioning - Evaporative Cooler	0	20.00	0.0%	0	0	0	0	0	0
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Blinds	51	10.00	37.5%	19	12	8	5	3	4
Carpet	0	8.00	0.0%	0	0	0	0	0	0
Ceiling Fans	85	5.00	37.5%	32	20	12	8	5	8
Closed Circuit Television - Cameras & Monitors	151	4.00	37.5%	57	35	22	14	9	14
Closed Circuit Television - Digital Recorders	150	4.00	37.5%	56	35	22	14	9	14
Closed Circuit Television - Switching Units	154	5.00	37.5%	58	36	23	14	9	14
Door Control & Motor Drive System	984	15.00	37.5%	369	231	144	90	56	94
Exhaust Fans	0	10.00	0.0%	0	0	0	0	0	0
Fire Extinguishers	46	15.00	37.5%	17	11	7	4	3	4
Hot Water Installation	99	15.00	37.5%	37	23	15	9	6	9
Light Fittings & Shades	538	20.00	37.5%	202	126	79	49	31	51
Security System	208	5.00	37.5%	78	49	30	19	12	20
Smoke Alarms	0	6.00	0.0%	0	0	0	0	0	0
Total Existing	2,970			1,114	696	436	272	172	280
Total - Division 40 (Pooling Rates)	2,970			1,114	696	436	272	172	280
Total - Pooled Items	2,970			1,114	696	436	272	172	280

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Pooling Schedule DV (Years 11-15)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	WDV @	Effective Life  (Years)	Basic Rate  (DV)	Pooled Items Depreciation Allowance					TWDV @
	Pool (\$)			1-Jul-22 30-Jun-23 Year 1 (\$)	1-Jul-23 30-Jun-24 Year 2 (\$)	1-Jul-24 30-Jun-25 Year 3 (\$)	1-Jul-25 30-Jun-26 Year 4 (\$)	1-Jul-26 30-Jun-27 Year 5 (\$)	1-Jul-27
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioner - Split Systems	48	10.00	37.5%	18	11	7	5	3	4
Air Conditioning - Evaporative Cooler	0	20.00	0.0%	0	0	0	0	0	0
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Blinds	4	10.00	37.5%	2	1	1	0	0	0
Carpet	948	8.00	37.5%	0	356	222	139	87	144
Ceiling Fans	8	5.00	37.5%	3	2	1	1	1	0
Closed Circuit Television - Cameras & Monitors	14	4.00	37.5%	5	3	2	2	1	1
Closed Circuit Television - Digital Recorders	14	4.00	37.5%	5	3	2	2	1	1
Closed Circuit Television - Switching Units	14	5.00	37.5%	5	3	2	2	1	1
Door Control & Motor Drive System	94	15.00	37.5%	35	22	14	9	5	9
Exhaust Fans	0	10.00	0.0%	0	0	0	0	0	0
Fire Extinguishers	4	15.00	37.5%	2	1	1	0	0	0
Hot Water Installation	9	15.00	37.5%	3	2	2	1	1	0
Light Fittings & Shades	51	20.00	37.5%	19	12	8	5	3	4
Security System	20	5.00	37.5%	8	5	3	2	1	1
Smoke Alarms	0	6.00	0.0%	0	0	0	0	0	0
Total Existing	1,228			105	421	265	168	104	165
Total - Division 40 (Pooling Rates)	1,228			105	421	265	168	104	165
Total - Pooled Items	1,228			105	421	265	168	104	165

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.



## Pooling Schedule DV (Years 16-20)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	WDV @	Effective Life  (Years)	Basic Rate  (DV)	Pooled Items Depreciation Allowance					TWDV @
	Pool (\$)			1-Jul-27 30-Jun-28 Year 16 (\$)	1-Jul-28 30-Jun-29 Year 17 (\$)	1-Jul-29 30-Jun-30 Year 18 (\$)	1-Jul-30 30-Jun-31 Year 19 (\$)	1-Jul-31 30-Jun-32 Year 20 (\$)	1-Jul-32
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioner - Split Systems	4	10.00	37.5%	2	1	1	0	0	0
Air Conditioning - Evaporative Cooler	1973	20.00	37.5%	740	462	289	181	113	188
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Blinds	0	10.00	0.0%	0	0	0	0	0	0
Carpet	144	8.00	37.5%	54	34	21	13	8	14
Ceiling Fans	0	5.00	0.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	1	4.00	37.5%	1	0	0	0	0	0
Closed Circuit Television - Digital Recorders	1	4.00	37.5%	1	0	0	0	0	0
Closed Circuit Television - Switching Units	1	5.00	37.5%	1	0	0	0	0	0
Door Control & Motor Drive System	9	15.00	37.5%	3	2	2	1	1	0
Exhaust Fans	0	10.00	0.0%	0	0	0	0	0	0
Fire Extinguishers	0	15.00	0.0%	0	0	0	0	0	0
Hot Water Installation	0	15.00	0.0%	0	0	0	0	0	0
Light Fittings & Shades	4	20.00	37.5%	2	1	1	0	0	0
Security System	1	5.00	37.5%	1	0	0	0	0	0
Smoke Alarms	0	6.00	0.0%	0	0	0	0	0	0
Total Existing	2,138			805	500	314	195	122	202
Total - Division 40 (Pooling Rates)	2,138			805	500	314	195	122	202
Total - Pooled Items	2,138			805	500	314	195	122	202

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Summary

### Prime Cost Calculation

## 1.1 Depreciation of Plant and Equipment

This section lists the plant & equipment relevant to this property and their corresponding depreciation claims under the Prime Cost method.

The low-value option has not been applied, as this option is based on the Diminishing Value method. However, the purchaser can choose to depreciate low cost assets and low-value assets as part of a low value pool, even if other assets are being depreciated under the Prime Cost method.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with the relevant depreciation legislation provided by the ATO at the date this report has been prepared.

The basic depreciation rates shown in the schedule have been calculated on the basis of the commissioner's effective life estimates outlined in the above rulings (depending on when the item was purchased). The effective life of an asset is divided into 100 to determine the basic Prime Cost rate for the asset.

## 1.2 Prime Cost Total - Plant & Equipment and Division 43

Date	Effective Life Plant	Division 43	Total (\$)
11-Dec-12 to 30-Jun-13	3,385	7,522	10,907
1-Jul-13 to 30-Jun-14	4,996	13,525	18,521
1-Jul-14 to 30-Jun-15	4,996	13,525	18,521
1-Jul-15 to 30-Jun-16	4,996	13,525	18,521
1-Jul-16 to 30-Jun-17	4,617	13,525	18,142
1-Jul-17 to 30-Jun-18	3,884	13,525	17,409
1-Jul-18 to 30-Jun-19	3,540	13,525	17,065
1-Jul-19 to 30-Jun-20	3,540	13,525	17,065
1-Jul-20 to 30-Jun-21	2,185	13,525	15,710
1-Jul-21 to 30-Jun-22	1,096	13,525	14,621

Please refer to Appendix one for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix two and three.

## Prime Cost Method (Years 1-5)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	11-Dec-12 (\$)	(Years)	(PC)	11-Dec-12 30-Jun-13 Year 1 (\$)	1-Jul-13 30-Jun-14 Year 2 (\$)	1-Jul-14 30-Jun-15 Year 3 (\$)	1-Jul-15 30-Jun-16 Year 4 (\$)	1-Jul-16 30-Jun-17 Year 5 (\$)	1-Jul-17
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioner - Split Systems	1,770	10.00	10.0%	98	177	177	177	177	964
Air Conditioning - Evaporative Cooler	9,132	20.00	5.0%	253	457	457	457	457	7,051
Bathroom Accessories	285	1.00	100.0%	285	0	0	0	0	0
Blinds	407	10.00	10.0%	23	41	41	41	41	220
Carpet	19,549	8.00	12.5%	1,352	2,444	2,444	2,444	2,444	8,421
Ceiling Fans	685	5.00	20.0%	76	137	137	137	137	61
Closed Circuit Television - Cameras & Monitors	1,370	4.00	25.0%	190	343	343	343	151	0
Closed Circuit Television - Digital Recorders	1,361	4.00	25.0%	188	340	340	340	153	0
Closed Circuit Television - Switching Units	1,353	5.00	20.0%	150	271	271	271	271	119
Door Control & Motor Drive System	1,883	15.00	6.7%	69	126	126	126	126	1,310
Exhaust Fans	251	10.00	100.0%	251	0	0	0	0	0
Fire Extinguishers	371	15.00	6.7%	14	25	25	25	25	257
Hot Water Installation	799	15.00	6.7%	29	53	53	53	53	558
Light Fittings & Shades	4,338	20.00	5.0%	120	217	217	217	217	3,350
Security System	1,826	5.00	20.0%	202	365	365	365	365	164
Smoke Alarms	85	6.00	100.0%	85	0	0	0	0	0
Total Existing	45,465			3,385	4,996	4,996	4,996	4,617	22,475
Total - Division 40 (Effective Life Rates)	45,465			3,385	4,996	4,996	4,996	4,617	22,475
Division 43 - Capital Works Allowance									
Total Division 43	347,134			7,522	13,525	13,525	13,525	13,525	285,511
Total Depreciation	392,599			10,907	18,521	18,521	18,521	18,142	307,986

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Prime Cost Method (Years 6-10)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-17 (\$)	(Years)	(PC)	1-Jul-17 30-Jun-18 Year 6 (\$)	1-Jul-18 30-Jun-19 Year 7 (\$)	1-Jul-19 30-Jun-20 Year 8 (\$)	1-Jul-20 30-Jun-21 Year 9 (\$)	1-Jul-21 30-Jun-22 Year 10 (\$)	1-Jul-22
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioner - Split Systems	964	10.00	10.0%	177	177	177	177	177	79
Air Conditioning - Evaporative Cooler	7,051	20.00	5.0%	457	457	457	457	457	4,766
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Blinds	220	10.00	10.0%	41	41	41	41	41	15
Carpet	8,421	8.00	12.5%	2,444	2,444	2,444	1,089	0	0
Ceiling Fans	61	5.00	20.0%	61	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4.00	25.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4.00	25.0%	0	0	0	0	0	0
Closed Circuit Television - Switching Units	119	5.00	20.0%	119	0	0	0	0	0
Door Control & Motor Drive System	1,310	15.00	6.7%	126	126	126	126	126	680
Exhaust Fans	0	10.00	100.0%	0	0	0	0	0	0
Fire Extinguishers	257	15.00	6.7%	25	25	25	25	25	132
Hot Water Installation	558	15.00	6.7%	53	53	53	53	53	293
Light Fittings & Shades	3,350	20.00	5.0%	217	217	217	217	217	2,265
Security System	164	5.00	20.0%	164	0	0	0	0	0
Smoke Alarms	0	6.00	100.0%	0	0	0	0	0	0
Total Existing	22,475			3,884	3,540	3,540	2,185	1,096	8,230
Total - Division 40 (Effective Life Rates)	22,475			3,884	3,540	3,540	2,185	1,096	8,230
Division 43 - Capital Works Allowance									
Total Division 43	285,511			13,525	13,525	13,525	13,525	13,525	217,885
Total Depreciation	307,986			17,409	17,065	17,065	15,710	14,621	226,115

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Prime Cost Method (Years 11-15)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-22 (\$)	(Years)	(PC)	1-Jul-22 30-Jun-23 Year 11 (\$)	1-Jul-23 30-Jun-24 Year 12 (\$)	1-Jul-24 30-Jun-25 Year 13 (\$)	1-Jul-25 30-Jun-26 Year 14 (\$)	1-Jul-26 30-Jun-27 Year 15 (\$)	1-Jul-27
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioner - Split Systems	79	10.00	10.0%	79	0	0	0	0	0
Air Conditioning - Evaporative Cooler	4,766	20.00	5.0%	457	457	457	457	457	2,481
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Blinds	15	10.00	10.0%	15	0	0	0	0	0
Carpet	0	8.00	12.5%	0	0	0	0	0	0
Ceiling Fans	0	5.00	20.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4.00	25.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4.00	25.0%	0	0	0	0	0	0
Closed Circuit Television - Switching Units	0	5.00	20.0%	0	0	0	0	0	0
Door Control & Motor Drive System	680	15.00	6.7%	126	126	126	126	126	50
Exhaust Fans	0	10.00	100.0%	0	0	0	0	0	0
Fire Extinguishers	132	15.00	6.7%	25	25	25	25	25	7
Hot Water Installation	293	15.00	6.7%	53	53	53	53	53	28
Light Fittings & Shades	2,265	20.00	5.0%	217	217	217	217	217	1,180
Security System	0	5.00	20.0%	0	0	0	0	0	0
Smoke Alarms	0	6.00	100.0%	0	0	0	0	0	0
Total Existing	8,230			972	878	878	878	878	3,746
Total - Division 40 (Effective Life Rates)	8,230			972	878	878	878	878	3,746
Division 43 - Capital Works Allowance									
Total Division 43	217,885			13,525	13,525	13,525	13,525	13,525	150,259
Total Depreciation	226,115			14,497	14,403	14,403	14,403	14,403	154,005

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Prime Cost Method (Years 16-20)

20 Cameron Road  
MOUNT BARKER, SA 5251

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-27 (\$)	(Years)	(PC)	1-Jul-27 30-Jun-28 Year 16 (\$)	1-Jul-28 30-Jun-29 Year 17 (\$)	1-Jul-29 30-Jun-30 Year 18 (\$)	1-Jul-30 30-Jun-31 Year 19 (\$)	1-Jul-31 30-Jun-32 Year 20 (\$)	1-Jul-32
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioner - Split Systems	0	10.00	10.0%	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	2,481	20.00	5.0%	457	457	457	457	457	196
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Blinds	0	10.00	10.0%	0	0	0	0	0	0
Carpet	0	8.00	12.5%	0	0	0	0	0	0
Ceiling Fans	0	5.00	20.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4.00	25.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4.00	25.0%	0	0	0	0	0	0
Closed Circuit Television - Switching Units	0	5.00	20.0%	0	0	0	0	0	0
Door Control & Motor Drive System	50	15.00	6.7%	50	0	0	0	0	0
Exhaust Fans	0	10.00	100.0%	0	0	0	0	0	0
Fire Extinguishers	7	15.00	6.7%	7	0	0	0	0	0
Hot Water Installation	28	15.00	6.7%	28	0	0	0	0	0
Light Fittings & Shades	1,180	20.00	5.0%	217	217	217	217	217	95
Security System	0	5.00	20.0%	0	0	0	0	0	0
Smoke Alarms	0	6.00	100.0%	0	0	0	0	0	0
Total Existing	3,746			759	674	674	674	674	291
Total - Division 40 (Effective Life Rates)	3,746			759	674	674	674	674	291
Division 43 - Capital Works Allowance									
Total Division 43	150,259			13,525	13,525	13,525	13,525	13,525	82,633
Total Depreciation	154,005			14,284	14,199	14,199	14,199	14,199	82,924

This depreciation schedule is for use only by the party to whom directed, and for no other purpose without the written consent 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.

File No: 291258

Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.

Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method.

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Summary

### Division 43

### Building Write-Off Allowance



### 1.1 Special Building Write-Off allowance (Division 43)

There is available to Mr Kim Sun a Division 43 Special Building Write-off allowance which applies to income producing Commercial buildings which commenced construction from the 16th September 1987 to the present time.

Under current Tax Legislation, the owner of the property is eligible to claim the Division 43 Write Off allowance for a maximum of 40 years after the construction completion date. The Division 43 allowance applicable to this property is calculated below.

Total Cost for Division 43 application at;

Works	Date	Rate	Original Cost
Construction Completion	15-Aug-98	2.5%	\$541,008

Calculation for write off provision,

PERIOD	DIV 43 (\$)
11-Dec-12 to 30-Jun-13	7,522
1-Jul-13 to 30-Jun-14	13,525
1-Jul-14 to 30-Jun-15	13,525
1-Jul-15 to 30-Jun-16	13,525
1-Jul-16 to 30-Jun-17	13,525
1-Jul-17 to 30-Jun-18	13,525
1-Jul-18 to 30-Jun-19	13,525
1-Jul-19 to 30-Jun-20	13,525
1-Jul-20 to 30-Jun-21	13,525
1-Jul-21 to 30-Jun-22	13,525

## Appendix One

### 40 Year Projection

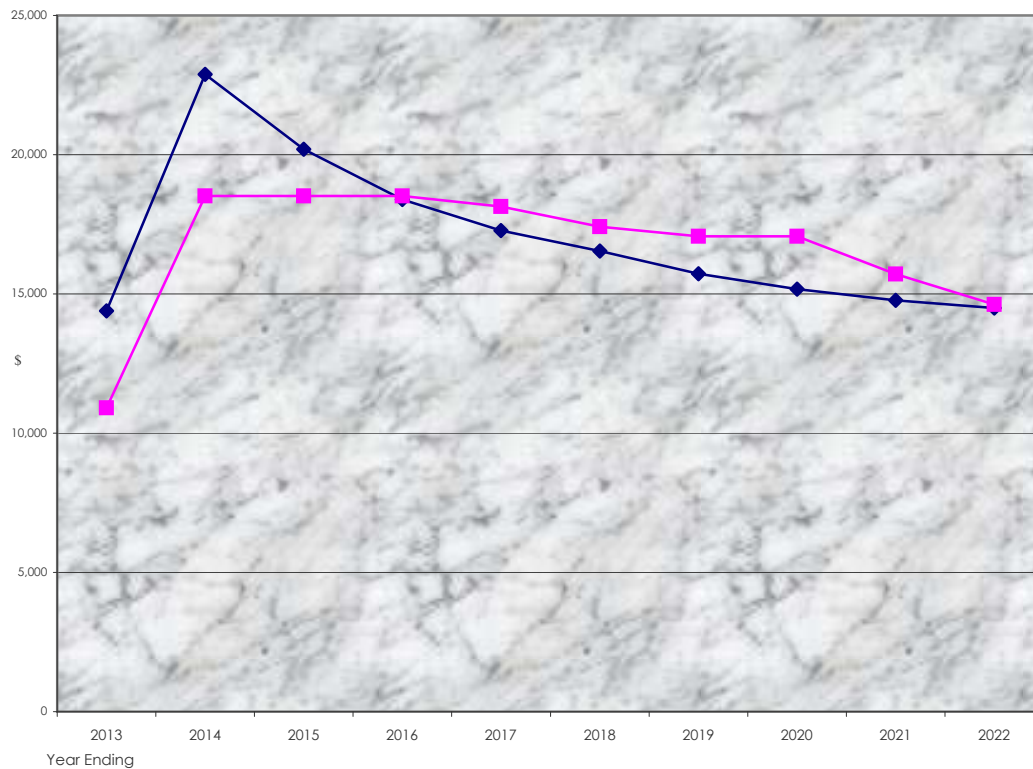
## Appendix One - 40 Year Projection

Years 1-21			Years 22-41		
Period	Depreciation Allowance		Period	Depreciation Allowance	
	Diminishing Value (\$)	Prime Cost (\$)		Diminishing Value (\$)	Prime Cost (\$)
11-Dec-12 30-Jun-13	14,385	10,907	1-Jul-33 30-Jun-34	13,572	13,525
1-Jul-13 30-Jun-14	22,889	18,521	1-Jul-34 30-Jun-35	13,554	13,525
1-Jul-14 30-Jun-15	20,190	18,521	1-Jul-35 30-Jun-36	13,544	13,525
1-Jul-15 30-Jun-16	18,390	18,521	1-Jul-36 30-Jun-37	13,537	13,525
1-Jul-16 30-Jun-17	17,274	18,142	1-Jul-37 30-Jun-38	13,533	13,525
1-Jul-17 30-Jun-18	16,537	17,409	1-Jul-38 30-Jun-39	1,486	1,482
1-Jul-18 30-Jun-19	15,729	17,065	1-Jul-39 30-Jun-40	3	0
1-Jul-19 30-Jun-20	15,170	17,065	1-Jul-40 30-Jun-41	2	0
1-Jul-20 30-Jun-21	14,772	15,710	1-Jul-41 30-Jun-42	1	0
1-Jul-21 30-Jun-22	14,490	14,621	1-Jul-42 30-Jun-43	1	0
1-Jul-22 30-Jun-23	14,280	14,497	1-Jul-43 30-Jun-44	0	0
1-Jul-23 30-Jun-24	14,247	14,403	1-Jul-44 30-Jun-45	0	0
1-Jul-24 30-Jun-25	14,061	14,403	1-Jul-45 30-Jun-46	0	0
1-Jul-25 30-Jun-26	13,937	14,403	1-Jul-46 30-Jun-47	0	0
1-Jul-26 30-Jun-27	13,848	14,403	1-Jul-47 30-Jun-48	0	0
1-Jul-27 30-Jun-28	14,330	14,284	1-Jul-48 30-Jun-49	0	0
1-Jul-28 30-Jun-29	14,025	14,199	1-Jul-49 30-Jun-50	0	0
1-Jul-29 30-Jun-30	13,839	14,199	1-Jul-50 30-Jun-51	0	0
1-Jul-30 30-Jun-31	13,720	14,199	1-Jul-51 30-Jun-52	0	0
1-Jul-31 30-Jun-32	13,647	14,199	1-Jul-52 30-Jun-53	0	0
1-Jul-32 30-Jun-33	13,601	13,816			
			<b>Total</b>	<b>392,599</b>	<b>392,599</b>

## Appendix Two & Three

# Graphical Representation Comparative & Cumulative Analysis

## Appendix Two - Comparative Analysis



## Appendix Three - Cumulative Analysis

