

16 February 2015

Sample Client
Sample Address
Sample Address

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY

BY SAMPLE CLIENT

Thank you for giving us the opportunity to identify Property Tax Allowances for your investment in the above property.

Our findings are summarised on page one of the enclosed report. We are confident you will be as pleased with the results as we are.

DEPPRO are the only company in Australia to specialise 100% in Tax Depreciation and its team of Quantity Surveyors are dedicated to adding value to depreciation.

Please visit our web site at www.deppro.com.au

If you have any queries relating to this report please do not hesitate to contact us.

Yours faithfully,
DEPPRO Pty Ltd



Paul Bennion
BAppSc(Quantity Surveying), AAIQS
Director

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SCHEDULE OF PROPERTY TAX ALLOWANCES

FOR THE

ACQUISITION OF

SAMPLE UNIT / HIGHRISE, SYDNEY

BY

SAMPLE CLIENT

ACQUIRED:

21 February 2012

SETTLED:

22 March 2012

our ref : Sample Unit / Highrise, Sydney

SAMPLE

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ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY
BY SAMPLE CLIENT

1.0 SUMMARY OF ENTITLEMENTS

Financial Year	SUMMARY OF CLAIM BY USING DIMINISHING VALUE METHOD				OR	SUMMARY OF CLAIM BY USING PRIME COST METHOD		
	Depreciation on Plant	Capital Allowances	Yearly Total	Depreciation on Plant		Capital Allowances	Yearly Total	
	\$	\$	\$	\$		\$	\$	\$
23/3/2012 - 2012	2,674 +	801 +	2,446 =	5,921	2,199 +	2,446 =	4,645	
2012 - 2013	4,101 +	1,302 +	8,952 =	14,355	2,548 +	8,952 =	11,500	
2013 - 2014	3,454 +	814 +	8,952 =	13,220	2,548 +	8,952 =	11,500	
2014 - 2015	2,923 +	508 +	8,952 =	12,384	2,548 +	8,952 =	11,500	
2015 - 2016	2,487 +	847 +	8,952 =	12,286	2,548 +	8,952 =	11,500	
2016 - 2017	2,127 +	0 +	8,952 =	11,079	2,548 +	8,952 =	11,500	
2017 - 2018	1,828 +	0 +	8,952 =	10,780	2,548 +	8,952 =	11,500	
2018 - 2019	1,581 +	0 +	8,952 =	10,533	2,548 +	8,952 =	11,500	
2019 - 2020	1,374 +	0 +	8,952 =	10,326	2,548 +	8,952 =	11,500	
2020 - 2021	1,201 +	0 +	8,952 =	10,153	2,548 +	8,952 =	11,500	
2021 - 2022	1,056 +	0 +	8,952 =	10,008	2,111 +	8,952 =	11,063	
2022 - 2023	933 +	0 +	8,952 =	9,885	948 +	8,952 =	9,900	
2023 - 2024	828 +	0 +	8,952 =	9,780	856 +	8,952 =	9,808	
2024 - 2025	738 +	0 +	8,952 =	9,690	605 +	8,952 =	9,557	
2025 - 2026	662 +	0 +	8,952 =	9,614	605 +	8,952 =	9,557	
2026 - 2027	595 +	0 +	8,952 =	9,547	605 +	8,952 =	9,557	
2027 - 2028	538 +	0 +	8,952 =	9,490	605 +	8,952 =	9,557	
2028 - 2029	487 +	0 +	8,952 =	9,439	605 +	8,952 =	9,557	
2029 - 2030	443 +	0 +	8,952 =	9,395	605 +	8,952 =	9,557	
2030 - 2031	404 +	0 +	8,952 =	9,356	605 +	8,952 =	9,557	
2031 - 2032	370 +	0 +	8,952 =	9,322	605 +	8,952 =	9,557	
2032 - 2033	339 +	0 +	8,952 =	9,291	605 +	8,952 =	9,557	
2033 - 2034	312 +	0 +	8,952 =	9,264	605 +	8,952 =	9,557	
2034 - 2035	287 +	0 +	8,952 =	9,239	605 +	8,952 =	9,557	
2035 - 2036	264 +	0 +	8,952 =	9,216	605 +	8,952 =	9,557	
2036 - 2037	244 +	0 +	8,952 =	9,196	605 +	8,952 =	9,557	
2037 - 2038	226 +	0 +	8,952 =	9,178	605 +	8,952 =	9,557	
2038 - 2039	209 +	0 +	8,952 =	9,161	605 +	8,952 =	9,557	
2039 - 2040	194 +	0 +	8,952 =	9,146	605 +	8,952 =	9,557	
2040 - 2041	180 +	0 +	8,952 =	9,132	605 +	8,952 =	9,557	
2041 - 2042	167 +	0 +	8,952 =	9,119	458 +	8,952 =	9,410	
2042 - 2043	155 +	0 +	8,952 =	9,107	0 +	8,952 =	8,952	
2043 - 2044	144 +	0 +	8,952 =	9,096	0 +	8,952 =	8,952	
2044 - 2045	134 +	0 +	8,952 =	9,086	0 +	8,952 =	8,952	
2045 - 2046	125 +	0 +	8,952 =	9,077	0 +	8,952 =	8,952	
2046 - 2047	116 +	0 +	8,952 =	9,068	0 +	8,952 =	8,952	
2047 - 2048	108 +	0 +	8,952 =	9,060	0 +	8,952 =	8,952	
2048 - 2049	101 +	0 +	8,952 =	9,053	0 +	8,952 =	8,952	
2049 - 2050	94 +	0 +	8,952 =	9,046	0 +	8,952 =	8,952	
2050 - 2051	1,304 +	0 +	15,374 =	16,678	0 +	15,374 =	15,374	
Total	\$35,508 +	\$4,272 +	\$357,996 =	\$397,776	\$39,780 +	\$357,996 =	\$397,776	

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY
BY SAMPLE CLIENT

2.0 CERTIFICATION AND DISCLAIMER

It is hereby certified that :

In accordance with the Act, the above named property has been inspected and report calculated and prepared all by a suitably experienced and qualified Quantity Surveyor and Associate Member of the Australian Institute of Quantity Surveyors.

All Plant and Capital Works deductions contained in this report have been calculated fully in accordance with our interpretation of the Income Tax Assessment Act 1997 and associated Acts and Appendages applicable at this time.

This report has been prepared under the understanding that no schedule of Depreciation Allowances form part of the Contract of Sale and that the exclusive ownership of all items of plant listed in this report are to the name or names specified in this report.

This report was prepared for the exclusive use by the name or names specified in this report for the sole purpose of claiming Property Tax Allowances by that name or names for the property specified in this report and is not to be used for any other purpose or to be reproduced without the express permission of the author.

DEPPRO Pty Ltd will not accept any liability for events arising as a result of any other person acting upon or using this schedule.

3.0 CAPITAL EXPENDITURE ANALYSED

.01 This report has been calculated and based on the total capital expenditure made up as follows:

Purchase Price (advised) :	\$650,000
Stamp Duty (advised/calculated) :	\$24,760
Legal Fees (advised) :	\$2,950
<hr/>	
TOTAL CAPITAL EXPENDITURE ANALYSED :	<u><u>\$677,710</u></u>

.02 All figures contained in this report will be eligible to claim commencing the immediate day following the settlement date (advised) :

22-Mar-12

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY
 BY SAMPLE CLIENT

4.0 RECONCILIATION OF CAPITAL EXPENDITURE

Total capital expenditure analysed can be broken up as follows :

.01	PLANT	\$39,780
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All plant listed in this report was identified during a site inspection and has been valued as an overall apportionment of the total capital expenditure analysed.

All plant listed and rates used are all in accordance with our interpretation and knowledge of legislation in force current at the date of this report.

Where applicable depreciation rates used in this report are taken from those recommended in legislation at the time of "Acquisition", or signing of the contract as stated on the cover of this report.

Where the acquisition date is unable to be determined, a nominal 30 days prior settlement has been assumed.

.02	CAPITAL WORKS ALLOWANCES	\$357,996
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Capital Works Allowances are based on the written down value of the historical construction cost with the exclusion of plant and ineligible items.

Where it has been unable to obtain the actual construction cost an estimate of works de-escalated to the date of construction has been used.

.03	INELIGIBLE ITEMS	\$279,934
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This figure comprises all items that are ineligible for taxation depreciation. This includes the land value, landscaping and any ineligible Capital Allowance associated with the property.

If the investment property is part of a complex any common area ineligible items have been included in this figure.

Items such as land and landscaping are considered to appreciate in value and therefore are deemed as being ineligible for depreciation.

TOTAL :	\$677,710
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DIVISION 42 ALLOWANCES

DEPRECIABLE PLANT

USING

DIMINISHING VALUE METHOD

SAMPLE

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY
BY SAMPLE CLIENT

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 22-Mar-12	Diminishing Value Rate	Depreciation Over First 100 Days	Opening W.D.V. 1-Jul-12
	\$	%	\$	\$
Diminishing Value				
Items using effective lives as stated in TR 2012/002				
Assets generally				
Air-conditioning :				
* Mini Split System (up to 20KW)	6,714.00	20.00	366.89	6,347.11
Floor coverings (removable without damage)				
* Carpet	5,016.00	20.00	274.10	4,741.90
Hot Water Installation				
* Gas	1,297.00	16.66	59.04	1,237.96
Lifts (including hydraulic and traction)	18,155.00	6.66	330.36	17,824.64
Kitchen assets				
Dishwashers	1,373.00	20.00	75.03	1,297.97
Ovens	1,450.00	16.66	66.00	1,384.00
TOTAL	\$ 34,005.00		\$ 1,171.41	32,833.59

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY

BY SAMPLE CLIENT

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 22-Mar-12	Diminishing Value Rate	Depreciation Over First 100 Days	Opening W.D.V. 1-Jul-12
	\$	%	\$	\$

Low Value Pooling Items

Items valued under \$1000 depreciated at 18.75% in the first financial year (irrespective of the number of days owned) and at 37.5% for each following year.

Assets generally

Window blinds, internal	2,441.00	18.75	457.69	1,983.31
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Kitchen assets

Cooktop	839.00	18.75	157.31	681.69
Microwave ovens	458.00	18.75	85.88	372.13
Range hoods	534.00	18.75	100.13	433.88

TOTAL	\$ 4,272.00		\$ 801.00	3,471.00
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SAMPLE

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY

BY SAMPLE CLIENT

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 22-Mar-12	Diminishing Value Rate	Depreciation Over First 100 Days	Opening W.D.V. 1-Jul-12
	\$	%	\$	\$

Immediate Write Off Items

Items valued under \$300 each written off in full in the first financial year of ownership, taking into account the set rule and grouping of like items.

Assets generally

Door closer	222.00	100.00	222.00	Nil
Telecommunications				
* Telephone hand set	183.00	100.00	183.00	Nil
Ventilation fans	275.00	100.00	275.00	Nil

Fire control assets

Detection and alarm systems				
* Fire alarm bell	239.00	100.00	239.00	Nil
* Detectors (incl addressable manual call points, heat, multi type and smoke)	257.00	100.00	257.00	Nil
Fire extinguishers	57.00	100.00	57.00	Nil
Hoses and nozzles	230.00	100.00	230.00	Nil

Outdoor assets

Boomgates				
* Controls	10.00	100.00	10.00	Nil
* Motors	15.00	100.00	15.00	Nil
Gates, electrical				
* Controls	1.60	100.00	1.60	Nil
* Motors	6.40	100.00	6.40	Nil

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY

BY SAMPLE CLIENT

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 22-Mar-12	Diminishing Value Rate	Depreciation Over First 100 Days	Opening W.D.V. 1-Jul-12
	\$	%	\$	\$
Security and monitoring assets				
Closed circuit television systems				
* Cameras	2.45	100.00	2.45	Nil
* Monitors	2.45	100.00	2.45	Nil
* Recorders, digital	1.40	100.00	1.40	Nil
* Switching units (incl multiplexes)	0.70	100.00	0.70	Nil
TOTAL	\$ 1,503.00		\$ 1,503.00	

SAMPLE

DIVISION 42 ALLOWANCES

DEPRECIABLE PLANT

USING

PRIME COST METHOD

SAMPLE

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY

BY SAMPLE CLIENT

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 22-Mar-12	Prime Cost Rate	Depreciation Over First 100 Days	Opening W.D.V. 1-Jul-12
	\$	%	\$	\$
Prime Cost				
Items using effective lives as stated in TR 2012-002				
Assets generally				
Air-conditioning :				
* Mini Split System (up to 20KW)	6,714.00	10.00	183.44	6,530.56
Floor coverings (removable without damage)				
* Carpet	5,016.00	10.00	137.05	4,878.95
Hot Water Installation				
* Gas	1,297.00	8.33	29.52	1,267.48
Lifts (including hydraulic and traction)	18,155.00	3.33	165.18	17,989.82
Window blinds, internal	2,441.00	10.00	66.69	2,374.31
Kitchen assets				
Cooktop	839.00	8.33	19.10	819.90
Dishwashers	1,373.00	10.00	37.51	1,335.49
Microwave ovens	458.00	10.00	12.51	445.49
Ovens	1,450.00	8.33	33.00	1,417.00
Range hoods	534.00	8.33	12.15	521.85
TOTAL	\$ 38,277.00		\$ 696.16	37,580.84

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY

BY SAMPLE CLIENT

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 22-Mar-12	Prime Cost Rate	Depreciation Over First 100 Days	Opening W.D.V. 1-Jul-12
	\$	%	\$	\$
Immediate Write Off Items				
Items valued under \$300 each written off in full in the first financial year of ownership, taking into account the set rule and grouping of like items.				
Assets generally				
Door closer	222.00	100.00	222.00	Nil
Telecommunications				
* Telephone hand set	183.00	100.00	183.00	Nil
Ventilation fans	275.00	100.00	275.00	Nil
Fire control assets				
Detection and alarm systems				
* Fire alarm bell	239.00	100.00	239.00	Nil
* Detectors (incl addressable manual call points, heat, multi type and smoke)	257.00	100.00	257.00	Nil
Fire extinguishers	57.00	100.00	57.00	Nil
Hoses and nozzles	230.00	100.00	230.00	Nil
Outdoor assets				
Boomgates				
* Controls	10.00	100.00	10.00	Nil
* Motors	15.00	100.00	15.00	Nil
Gates, electrical				
* Controls	1.60	100.00	1.60	Nil
* Motors	6.40	100.00	6.40	Nil

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY

BY SAMPLE CLIENT

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 22-Mar-12	Prime Cost Rate	Depreciation Over First 100 Days	Opening W.D.V. 1-Jul-12
	\$	%	\$	\$
Security and monitoring assets				
Closed circuit television systems				
* Cameras	2.45	100.00	2.45	Nil
* Monitors	2.45	100.00	2.45	Nil
* Recorders, digital	1.40	100.00	1.40	Nil
* Switching units (incl multiplexes)	0.70	100.00	0.70	Nil
TOTAL	\$ 1,503.00		\$ 1,503.00	

SAMPLE

DIVISION 43 ALLOWANCES

CAPITAL WORKS ALLOWANCES

SAMPLE

ACQUISITION OF SAMPLE UNIT / HIGHRISE, SYDNEY
 BY SAMPLE CLIENT

Capital Expenditure Incurred on Qualifying Building Allowance

Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 22-Mar-12	Total Capital Allowance for 100 Days	Opening W.D.V. 1-Jul-12
Start - Completion	\$	%	\$	\$	\$	\$
1.) 11/12/11 - 18/3/12	357,171	2.50	8,929	357,073	2,440	354,633
sub-total	357,171		8,929	357,073	2,440	354,633

Capital Expenditure Incurred on Qualifying Structural Improvements

Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 22-Mar-12	Total Capital Allowance for 100 Days	Opening W.D.V. 1-Jul-12
Start - Completion	\$	%	\$	\$	\$	\$
1.) 11/12/11 - 18/3/12	923	2.50	23	923	6	917
sub-total	923		23	923	6	917

TOTAL	\$	358,094	8,952	357,996	2,446	355,550
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DEPPRO PTY LTD
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Sample Client
Sample Address
Sample Address

Attention :

TAX INVOICE / RECEIPT

27-Sep-13

Invoice No : Sample Unit / Highrise, Sydney

Re : Sample Client

FOR : Sample Unit / Highrise, Sydney

Preparation and presentation of a detailed Property Allowances Schedule

Quoted Fee : \$272.73

GST \$27.27

Total Amount Payable : **Paid** \$300.00

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