



NEIL RICHARDSON
QUANTITY SURVEYOR

TAX DEPRECIATION REPORT

For

Apartment

Lot 103 - Salt Apartments



Prepared For

Oakstun Pty Ltd

Date

15-Mar-2016

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Indicative Tax Depreciation Report Prepared by NEIL RICHARDSON - Quantity Surveyor Lot 103 - Salt Apartments

1.00 INTRODUCTION

Based on information provided by the developer, an assessment of the Capital and Plant Allowances available as a result of the potential purchase of the subject property has been undertaken.

This assessment complies with current income tax legislation applicable at the date of the report. GST has been excluded from the costs in this report.

Note that low value pooling has not been used in this report. It will be up to the accountant to determine if low-value pooling is suitable for the client. The final plant claim per annum will vary from the amounts shown in this report if low-value pooling is used. If low-value pooling is required, the acquisition costs for the low-value items can be taken from this report.

This report represents the total depreciation available for the property. No adjustment has been made for periods that the property may not been available for income producing purposes.

2.00 PROPERTY DETAILS

Construction Commencement Date:	14-Jun-2014
Construction Completion Date:	13-Nov-2015
Purchase Date by Client:	1-Dec-2015
Date First Available for Rent:	1-Dec-2015
A site inspection was undertaken on:	4-Nov-2015

Indicative Tax Depreciation Report Prepared by NEIL RICHARDSON - Quantity Surveyor Lot 103 - Salt Apartments

3.00 CAPITAL ALLOWANCES

3.10 Items constructed prior to first rental

Item Description	Completion Date	Depreciation Rate	Cost at Completion	Annual Claim	O.W.D.V. at 1-Dec-15	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Apartment Structural Improvements	13-Nov-15 13-Nov-15	2.5% 2.5%	\$189,173 Included	\$4,729	\$188,940	\$2,747	\$186,193
Total items prior to first rental			\$189,173	\$4,729	\$188,940	\$2,747	\$186,193

3.20 Items constructed since first rental

Item Description	Completion Date	Depreciation Rate	Cost at Completion	Annual Claim	O.W.D.V. at completion	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Total items since first rental			\$0	\$0	\$0	\$0	\$0

Note that these capital costs exclude the plant items on following pages.

Abbreviations Used:

O.W.D.V. Opening Written Down Value

W.D.V. Written Down Value

Indicative Tax Depreciation Report
Prepared by NEIL RICHARDSON - Quantity Surveyor
Lot 103 - Salt Apartments

4.00 DEPRECIATING ASSETS PRIME COST METHOD

Plant Description	Acquisition/ Rental Date	Depreciation Rate	O.W.D.V.	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Air-conditioners - Split	1-Dec-15	10.00%	\$3,688	\$214	\$3,474
Carpets	1-Dec-15	10.00%	\$750	\$44	\$707
Clothes Dryers	1-Dec-15	10.00%	\$330	\$19	\$311
Cooktops	1-Dec-15	8.33%	\$1,150	\$56	\$1,094
Crockery & Cutlery	1-Dec-15	20.00%	\$400	\$46	\$354
Curtains	1-Dec-15	16.67%	\$819	\$79	\$740
Dishwashers	1-Dec-15	10.00%	\$870	\$50	\$820
Door Closers	1-Dec-15	10.00%	\$353	\$20	\$332
Door Operators	1-Dec-15	6.67%	\$111	\$4	\$107
Exhaust Fans	1-Dec-15	10.00%	\$200	\$12	\$189
Fire alarms and panels	1-Dec-15	8.33%	\$308	\$15	\$293
Fire Extinguishers	1-Dec-15	6.67%	\$41	\$2	\$40
Fire Hose Reels	1-Dec-15	10.00%	\$121	\$7	\$114
Furniture & Fittings	1-Dec-15	7.50%	\$8,301	\$361	\$7,940
Garage Door Motors	1-Dec-15	10.00%	\$23	\$1	\$22
Garbage Disposal Units	1-Dec-15	10.00%	\$570	\$33	\$537
Garbage Compactors	1-Dec-15	14.99%	\$210	\$18	\$191
Garden Watering Controllers	1-Dec-15	20.00%	\$8	\$1	\$7
Gymnasium Equipment	1-Dec-15	20.00%	\$185	\$21	\$163
Hand Dryers - Electric	1-Dec-15	10.00%	\$10	\$1	\$9
Hot Water Systems - Elec or Gas	1-Dec-15	8.33%	\$1,285	\$62	\$1,222
Linen	1-Dec-15	10.00%	\$300	\$17	\$283
Lifts	1-Dec-15	3.33%	\$2,640	\$51	\$2,588
MATV Assets	1-Dec-15	10.00%	\$247	\$14	\$232
Microwave Ovens	1-Dec-15	10.00%	\$460	\$27	\$433
Rangehoods	1-Dec-15	8.33%	\$590	\$29	\$561
Refrigerators	1-Dec-15	8.33%	\$780	\$38	\$742
Smoke Detectors	1-Dec-15	5.00%	\$369	\$11	\$358
Swimming Pool Heaters	1-Dec-15	6.67%	\$185	\$7	\$178
Swimming Pool Plant	1-Dec-15	8.33%	\$126	\$6	\$120
Swimming Pool Cleaners	1-Dec-15	14.29%	\$25	\$2	\$23
Televisions	1-Dec-15	10.00%	\$1,200	\$70	\$1,130
Ventilation Fans	1-Dec-15	5.00%	\$518	\$15	\$503
VCR/DVD players	1-Dec-15	20.00%	\$120	\$14	\$106
Vacuum Cleaners	1-Dec-15	10.00%	\$269	\$16	\$253
Washing Machines	1-Dec-15	10.00%	\$450	\$26	\$424
TOTALS			\$28,010	\$1,410	\$26,600

Abbreviations Used:

O. W.D.V. Opening Written Down Value

Indicative Tax Depreciation Report Prepared by NEIL RICHARDSON - Quantity Surveyor Lot 103 - Salt Apartments

5.00 DEPRECIATING ASSETS DIMINISHING VALUE METHOD

Plant Description	Acquisition/ Rental Date	Depreciation Rate	O.W.D.V.	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Air-conditioners - Split	1-Dec-15	20.00%	\$3,688	\$428	\$3,260
Carpets	1-Dec-15	20.00%	\$750	\$87	\$663
Clothes Dryers	1-Dec-15	20.00%	\$330	\$38	\$292
Cooktops	1-Dec-15	16.67%	\$1,150	\$111	\$1,039
Crockery & Cutlery	1-Dec-15	40.00%	\$400	\$93	\$307
Curtains	1-Dec-15	33.33%	\$819	\$158	\$661
Dishwashers	1-Dec-15	20.00%	\$870	\$101	\$769
Door Closers	1-Dec-15	20.00%	\$353	\$41	\$312
Door Operators	1-Dec-15	13.33%	\$111	\$9	\$102
Exhaust Fans	1-Dec-15	20.00%	\$200	\$23	\$177
Fire alarms and panels	1-Dec-15	16.67%	\$308	\$30	\$278
Fire Extinguishers	1-Dec-15	13.33%	\$41	\$3	\$38
Fire Hose Reels	1-Dec-15	20.00%	\$121	\$14	\$107
Furniture & Fittings	1-Dec-15	15.00%	\$8,301	\$723	\$7,578
Garage Door Motors	1-Dec-15	20.00%	\$23	\$3	\$21
Garbage Disposal Units	1-Dec-15	20.00%	\$570	\$66	\$504
Garbage Compactors	1-Dec-15	29.99%	\$210	\$36	\$173
Garden Watering Controllers	1-Dec-15	40.00%	\$8	\$2	\$6
Gymnasium Equipment	1-Dec-15	40.00%	\$185	\$43	\$142
Hand Dryers - Electric	1-Dec-15	20.00%	\$10	\$1	\$8
Hot Water Systems - Elec or Gas	1-Dec-15	16.67%	\$1,285	\$124	\$1,160
Linen	1-Dec-15	20.00%	\$300	\$35	\$265
Lifts	1-Dec-15	6.67%	\$2,640	\$102	\$2,537
MATV Assets	1-Dec-15	20.00%	\$247	\$29	\$218
Microwave Ovens	1-Dec-15	20.00%	\$460	\$53	\$407
Rangehoods	1-Dec-15	16.67%	\$590	\$57	\$533
Refrigerators	1-Dec-15	16.67%	\$780	\$75	\$705
Smoke Detectors	1-Dec-15	10.00%	\$369	\$21	\$348
Swimming Pool Heaters	1-Dec-15	13.33%	\$185	\$14	\$171
Swimming Pool Plant	1-Dec-15	16.67%	\$126	\$12	\$114
Swimming Pool Cleaners	1-Dec-15	28.57%	\$25	\$4	\$21
Televisions	1-Dec-15	20.00%	\$1,200	\$139	\$1,061
Ventilation Fans	1-Dec-15	10.00%	\$518	\$30	\$488
VCR/DVD players	1-Dec-15	40.00%	\$120	\$28	\$92
Vacuum Cleaners	1-Dec-15	20.00%	\$269	\$31	\$238
Washing Machines	1-Dec-15	20.00%	\$450	\$52	\$398
TOTALS			\$28,010	\$2,819	\$25,190

Abbreviations Used:

O. W.D.V. Opening Written Down Value

Indicative Tax Depreciation Report Prepared by NEIL RICHARDSON - Quantity Surveyor Lot 103 - Salt Apartments

6.00 Summary of Allowances

6.10 Prime Cost Method

Financial Year		Prime Cost Method		
Year	Tax Year Ending	Plant	Capital	Total
1	June 2016	\$1,410	\$2,747	\$4,157
2	June 2017	\$2,429	\$4,729	\$7,158
3	June 2018	\$2,429	\$4,729	\$7,158
4	June 2019	\$2,429	\$4,729	\$7,158
5	June 2020	\$2,429	\$4,729	\$7,158
6	June 2021	\$2,346	\$4,729	\$7,075
7	June 2022	\$2,207	\$4,729	\$6,936
8	June 2023	\$2,119	\$4,729	\$6,848
9	June 2024	\$2,118	\$4,729	\$6,847
10	June 2025	\$2,118	\$4,729	\$6,847
	Totals	\$22,033	\$45,311	\$67,343

6.20 Diminishing Value Method

Financial Year		Diminishing Value Method		
Year	Tax Year Ending	Plant	Capital	Total
1	June 2016	\$2,819	\$2,747	\$5,566
2	June 2017	\$4,306	\$4,729	\$9,035
3	June 2018	\$3,477	\$4,729	\$8,207
4	June 2019	\$2,829	\$4,729	\$7,558
5	June 2020	\$2,316	\$4,729	\$7,045
6	June 2021	\$1,906	\$4,729	\$6,635
7	June 2022	\$1,576	\$4,729	\$6,305
8	June 2023	\$1,309	\$4,729	\$6,038
9	June 2024	\$1,091	\$4,729	\$5,820
10	June 2025	\$912	\$4,729	\$5,642
	Totals	\$22,541	\$45,311	\$67,852



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1.00 INTRODUCTION

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This assessment complies with current income tax legislation applicable at the date of the report. GST has been excluded from the costs in this report.

Note that low value pooling has not been used in this report. It will be up to the accountant to determine if low-value pooling is suitable for the client. The final plant claim per annum will vary from the amounts shown in this report if low-value pooling is used. If low-value pooling is required, the acquisition costs for the low-value items can be taken from this report.

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2.00 PROPERTY DETAILS

Construction Commencement Date:	14-Jun-2014
Construction Completion Date:	13-Nov-2015
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Date First Available for Rent:	1-Dec-2015
A site inspection was undertaken on:	4-Nov-2015

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3.00 CAPITAL ALLOWANCES

3.10 Items constructed prior to first rental

Item Description	Completion Date	Depreciation Rate	Cost at Completion	Annual Claim	O.W.D.V. at 1-Dec-15	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Apartment Structural Improvements	13-Nov-15 13-Nov-15	2.5% 2.5%	\$192,325 Included	\$4,808	\$192,088	\$2,793	\$189,295
Total items prior to first rental			\$192,325	\$4,808	\$192,088	\$2,793	\$189,295

3.20 Items constructed since first rental

Item Description	Completion Date	Depreciation Rate	Cost at Completion	Annual Claim	O.W.D.V. at completion	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Total items since first rental			\$0	\$0	\$0	\$0	\$0

Note that these capital costs exclude the plant items on following pages.

Abbreviations Used:

O.W.D.V. Opening Written Down Value

W.D.V. Written Down Value

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4.00 DEPRECIATING ASSETS PRIME COST METHOD

Plant Description	Acquisition/ Rental Date	Depreciation Rate	O.W.D.V.	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Air-conditioners - Split	1-Dec-15	10.00%	\$3,695	\$214	\$3,480
Carpets	1-Dec-15	10.00%	\$754	\$44	\$710
Clothes Dryers	1-Dec-15	10.00%	\$330	\$19	\$311
Cooktops	1-Dec-15	8.33%	\$1,150	\$56	\$1,094
Crockery & Cutlery	1-Dec-15	20.00%	\$400	\$46	\$354
Curtains	1-Dec-15	16.67%	\$819	\$79	\$740
Dishwashers	1-Dec-15	10.00%	\$870	\$50	\$820
Door Closers	1-Dec-15	10.00%	\$354	\$21	\$333
Door Operators	1-Dec-15	6.67%	\$113	\$4	\$108
Exhaust Fans	1-Dec-15	10.00%	\$201	\$12	\$190
Fire alarms and panels	1-Dec-15	8.33%	\$313	\$15	\$298
Fire Extinguishers	1-Dec-15	6.67%	\$42	\$2	\$40
Fire Hose Reels	1-Dec-15	10.00%	\$123	\$7	\$115
Furniture & Fittings	1-Dec-15	7.50%	\$8,301	\$361	\$7,940
Garage Door Motors	1-Dec-15	10.00%	\$24	\$1	\$22
Garbage Disposal Units	1-Dec-15	10.00%	\$570	\$33	\$537
Garbage Compactors	1-Dec-15	14.99%	\$213	\$19	\$194
Garden Watering Controllers	1-Dec-15	20.00%	\$9	\$1	\$8
Gymnasium Equipment	1-Dec-15	20.00%	\$188	\$22	\$166
Hand Dryers - Electric	1-Dec-15	10.00%	\$10	\$1	\$9
Hot Water Systems - Elec or Gas	1-Dec-15	8.33%	\$1,285	\$62	\$1,223
Linen	1-Dec-15	10.00%	\$300	\$17	\$283
Lifts	1-Dec-15	3.33%	\$2,679	\$52	\$2,627
MATV Assets	1-Dec-15	10.00%	\$250	\$15	\$236
Microwave Ovens	1-Dec-15	10.00%	\$460	\$27	\$433
Rangehoods	1-Dec-15	8.33%	\$590	\$29	\$561
Refrigerators	1-Dec-15	8.33%	\$780	\$38	\$742
Smoke Detectors	1-Dec-15	5.00%	\$372	\$11	\$361
Swimming Pool Heaters	1-Dec-15	6.67%	\$188	\$7	\$180
Swimming Pool Plant	1-Dec-15	8.33%	\$128	\$6	\$121
Swimming Pool Cleaners	1-Dec-15	14.29%	\$25	\$2	\$23
Televisions	1-Dec-15	10.00%	\$1,200	\$70	\$1,130
Ventilation Fans	1-Dec-15	5.00%	\$525	\$15	\$510
VCR/DVD players	1-Dec-15	20.00%	\$120	\$14	\$106
Vacuum Cleaners	1-Dec-15	10.00%	\$271	\$16	\$255
Washing Machines	1-Dec-15	10.00%	\$450	\$26	\$424
TOTALS			\$28,099	\$1,413	\$26,686

Abbreviations Used:

O. W.D.V. Opening Written Down Value

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5.00 DEPRECIATING ASSETS DIMINISHING VALUE METHOD

Plant Description	Acquisition/ Rental Date	Depreciation Rate	O.W.D.V.	Claim to 30-Jun-16	W.D.V. at 30-Jun-16
Air-conditioners - Split	1-Dec-15	20.00%	\$3,695	\$429	\$3,266
Carpets	1-Dec-15	20.00%	\$754	\$88	\$666
Clothes Dryers	1-Dec-15	20.00%	\$330	\$38	\$292
Cooktops	1-Dec-15	16.67%	\$1,150	\$111	\$1,039
Crockery & Cutlery	1-Dec-15	40.00%	\$400	\$93	\$307
Curtains	1-Dec-15	33.33%	\$819	\$158	\$661
Dishwashers	1-Dec-15	20.00%	\$870	\$101	\$769
Door Closers	1-Dec-15	20.00%	\$354	\$41	\$313
Door Operators	1-Dec-15	13.33%	\$113	\$9	\$104
Exhaust Fans	1-Dec-15	20.00%	\$201	\$23	\$178
Fire alarms and panels	1-Dec-15	16.67%	\$313	\$30	\$282
Fire Extinguishers	1-Dec-15	13.33%	\$42	\$3	\$39
Fire Hose Reels	1-Dec-15	20.00%	\$123	\$14	\$108
Furniture & Fittings	1-Dec-15	15.00%	\$8,301	\$723	\$7,578
Garage Door Motors	1-Dec-15	20.00%	\$24	\$3	\$21
Garbage Disposal Units	1-Dec-15	20.00%	\$570	\$66	\$504
Garbage Compactors	1-Dec-15	29.99%	\$213	\$37	\$176
Garden Watering Controllers	1-Dec-15	40.00%	\$9	\$2	\$7
Gymnasium Equipment	1-Dec-15	40.00%	\$188	\$44	\$144
Hand Dryers - Electric	1-Dec-15	20.00%	\$10	\$1	\$9
Hot Water Systems - Elec or Gas	1-Dec-15	16.67%	\$1,285	\$124	\$1,161
Linen	1-Dec-15	20.00%	\$300	\$35	\$265
Lifts	1-Dec-15	6.67%	\$2,679	\$104	\$2,575
MATV Assets	1-Dec-15	20.00%	\$250	\$29	\$221
Microwave Ovens	1-Dec-15	20.00%	\$460	\$53	\$407
Rangehoods	1-Dec-15	16.67%	\$590	\$57	\$533
Refrigerators	1-Dec-15	16.67%	\$780	\$75	\$705
Smoke Detectors	1-Dec-15	10.00%	\$372	\$22	\$351
Swimming Pool Heaters	1-Dec-15	13.33%	\$188	\$15	\$173
Swimming Pool Plant	1-Dec-15	16.67%	\$128	\$12	\$115
Swimming Pool Cleaners	1-Dec-15	28.57%	\$25	\$4	\$21
Televisions	1-Dec-15	20.00%	\$1,200	\$139	\$1,061
Ventilation Fans	1-Dec-15	10.00%	\$525	\$30	\$495
VCR/DVD players	1-Dec-15	40.00%	\$120	\$28	\$92
Vacuum Cleaners	1-Dec-15	20.00%	\$271	\$31	\$240
Washing Machines	1-Dec-15	20.00%	\$450	\$52	\$398
TOTALS			\$28,099	\$2,826	\$25,273

Abbreviations Used:

O. W.D.V. Opening Written Down Value

Indicative Tax Depreciation Report Prepared by NEIL RICHARDSON - Quantity Surveyor Lot 104 - Salt Apartments

6.00 Summary of Allowances

6.10 Prime Cost Method

Financial Year		Prime Cost Method		
Year	Tax Year Ending	Plant	Capital	Total
1	June 2016	\$1,413	\$2,793	\$4,206
2	June 2017	\$2,435	\$4,808	\$7,243
3	June 2018	\$2,435	\$4,808	\$7,243
4	June 2019	\$2,435	\$4,808	\$7,243
5	June 2020	\$2,435	\$4,808	\$7,243
6	June 2021	\$2,352	\$4,808	\$7,160
7	June 2022	\$2,212	\$4,808	\$7,020
8	June 2023	\$2,124	\$4,808	\$6,932
9	June 2024	\$2,123	\$4,808	\$6,931
10	June 2025	\$2,123	\$4,808	\$6,931
	Totals	\$22,085	\$46,066	\$68,151

6.20 Diminishing Value Method

Financial Year		Diminishing Value Method		
Year	Tax Year Ending	Plant	Capital	Total
1	June 2016	\$2,826	\$2,793	\$5,619
2	June 2017	\$4,316	\$4,808	\$9,124
3	June 2018	\$3,486	\$4,808	\$8,294
4	June 2019	\$2,836	\$4,808	\$7,645
5	June 2020	\$2,322	\$4,808	\$7,130
6	June 2021	\$1,911	\$4,808	\$6,719
7	June 2022	\$1,581	\$4,808	\$6,389
8	June 2023	\$1,313	\$4,808	\$6,121
9	June 2024	\$1,094	\$4,808	\$5,902
10	June 2025	\$915	\$4,808	\$5,723
	Totals	\$22,601	\$46,066	\$68,667