



TAX DEPRECIATION AND CAPITAL ALLOWANCES SCHEDULE

For Investment Property Located at

Property Address

Acquired By

Owner's Name(s)

On

1-Jul-12 (Settlement Date)

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**TAX DEPRECIATION AND CAPITAL ALLOWANCES SCHEDULE
PROPERTY ADDRESS**

Particulars:

Investment Property Address	Property Address
Investment Property Owner(s)	Owner's Name(s)
Depreciation Method	Diminishing Value & Low Value Pooling
Estimated Date of Commencement of Construction	01-Jul-11
Contract Date	01-Jan-12
Settlement Date	01-Jul-12
End of First Tax Year (30 June)	2013
Factor for First Year Depreciation	1.0000
Goods and Services Tax (GST)	Included

Notes:

- . **Depreciation Method:** It is important to note that in the preparation of this Schedule we have adopted the Diminishing Value Method, the immediate write-off of assets costing \$300 or less and low-value pooling for assets costing \$1000 or less. These selections may impact on other areas of your tax return and/or be inconsistent with your taxation requirements. Therefore, it is strongly recommended that you seek ratification of this schedule by a suitably qualified accountant and/or tax advisor prior to adopting the figures herein. In the event that an amendment is required, please contact us.
- . For the purpose of this Schedule an estimated original construction cost of \$350,000 has been adopted inclusive of preliminaries, consultant's fees and council fees and charges. The estimated construction cost has been based on a site visit and is inclusive of capital improvements as applicable and Goods and Services Tax (GST).
- . This Schedule is based on the assumption that the property is purchased for income producing purposes.
- . This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments to tax requirements beyond the date of this assessment.
- . Please note that should capital improvements be made to this investment property in the future then an amendment and/or supplementary schedule will be required for taxation purposes.
- . This Schedule has been prepared for the exclusive use of the aforementioned Property Owner based on their specific taxation requirements. Redline Quantity Surveyors Pty Ltd does not accept any liability resulting from any other person acting upon this Report.
- . We note that where works completed by the aforementioned property owner have been included in this Schedule that the cost(s) for such works have been included based on verbal and/or physical evidence produced by the owner and that the responsibility for the accuracy and/or the ability to substantiate such costs with evidence of payment rests entirely with the property owner.

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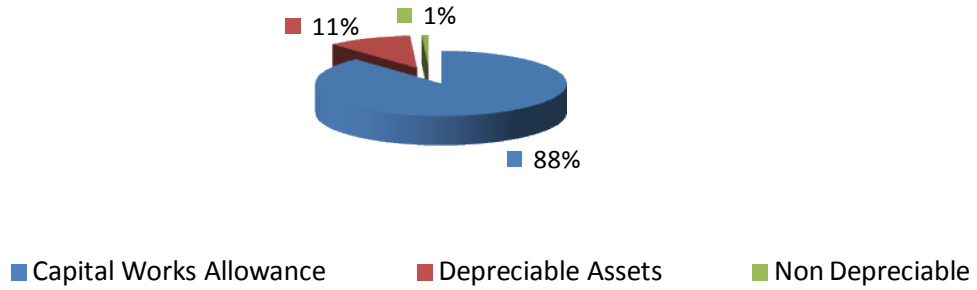
Description	Installed Cost	Depreciation Rate	Depreciation
			Year 1
	\$	%	\$
Air Conditioning Assets			
Ducted air conditioning plant and equipment (excluding ductwork, pipework and vents)	6,327	13.33	843.4
Ducted air conditioning plant and equipment (excluding ductwork, pipework and vents) (Up to \$300 Share) (Common Property)	190	100	189.8
Electrical Assets			
Lighting consumables, globes, bulbs, transformers, light fittings (excluding hardwired), etc (Up to \$1000)	759	18.75/37.5	142.4
Lighting consumables, globes, bulbs, transformers, light fittings (excluding hardwired), etc (Up to \$300 Share) (Common Property)	253	100	253.1
Ceiling fans (Up to \$1000)	835	18.75/37.5	156.6
Oven	1,392	16.66	231.9
Hot plates (Up to \$1000)	949	18.75/37.5	177.9
Rangehood (Up to \$1000)	569	18.75/37.5	106.8
Dishwasher	1,455	20	291.0
Garbage disposal unit (Up to \$1000)	506	18.75/37.5	94.9
Clothes dryer (Up to \$1000)	519	18.75/37.5	97.3
Security gate motors and controls (Up to \$300 Share) (Common Property)	127	100	126.5
Automatic entry door motors and controls (Up to \$300 Share) (Common Property)	32	100	31.6
Cold water and fire services pumps (Up to \$300 Share) (Common Property)	127	100	126.5
Drainage services pumps (Up to \$300 Share) (Common Property)	63	100	63.3
Generator (Up to \$1000 Share) (Common Property)	569	18.75/37.5	106.8
Spa bath pump (Up to \$1000)	506	18.75/37.5	94.9
Fire Control and Alarm Systems			
Smoke and/or thermal detectors (Up to \$1000)	443	18.75/37.5	83.0
Fire detection and alarm system - alarm bells and detectors (Up to \$1000 Share) (Common Property)	380	18.75/37.5	71.2
Fire detection and alarm system - fire indicator panel (Up to \$300 Share) (Common Property)	63	100	63.3
Emergency warning and intercommunication system - control panels, speakers, strobe lights and warden intercom points (Up to \$300 Share) (Common Property)	190	100	189.8
Fire extinguishers (Up to \$300 Share) (Common Property)	63	100	63.3
Fire hoses and nozzles (Up to \$300 Share) (Common Property)	127	100	126.5
Hot Water Installations			
Central hot water system assets, heaters, pumps, etc (Up to \$1000 Share) (Common Property)	696	18.75/37.5	130.5

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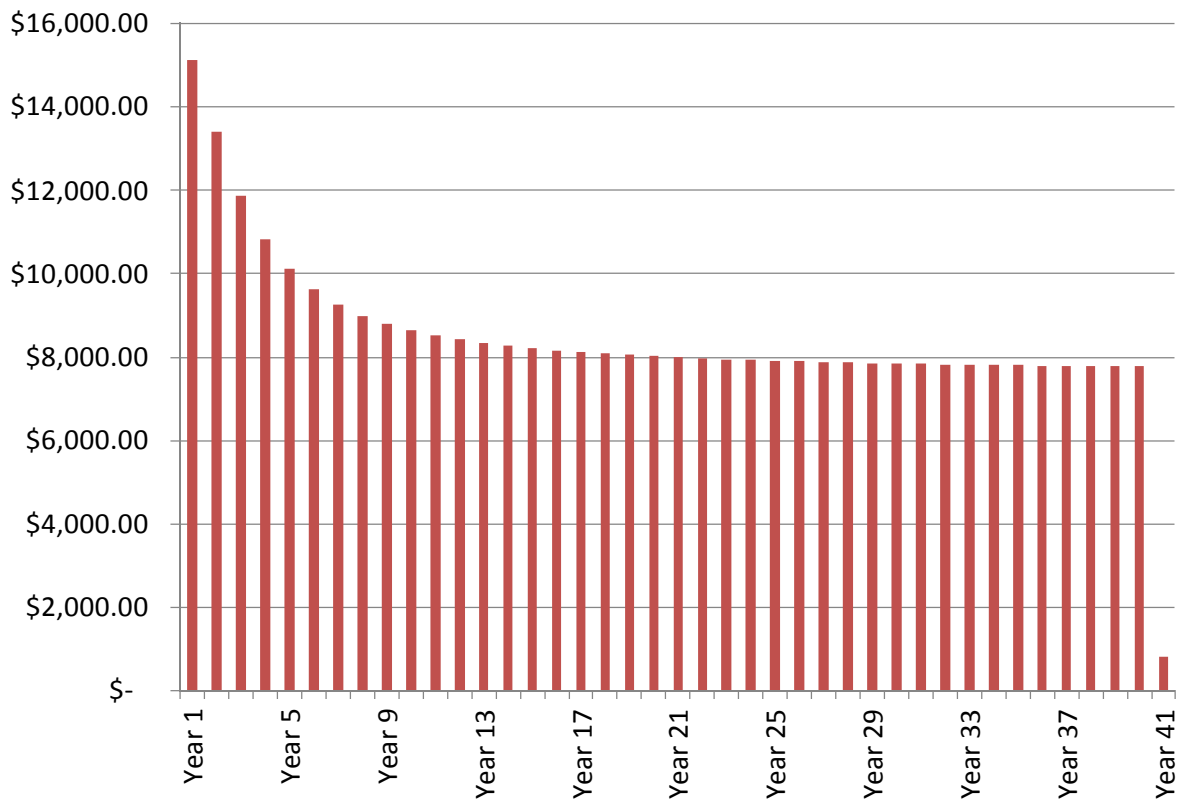
Description	Installed Cost	Depreciation Rate	Depreciation
			Year 1
	\$	%	\$
Furnishings			
Carpets	3,163	20	632.7
Carpets (Up to \$1000 Share) (Common Property)	443	18.75/37.5	83.0
Hydraulic door closer (Up to \$1000)	316	18.75/37.5	59.3
Hydraulic door closers (Up to \$300 Share) (Common Property)	190	100	189.8
Blinds (Up to \$1000 each)	2,531	18.75/37.5	474.5
Outdoor furniture (Up to \$300 Share) (Common Property)	127	100	126.5
Reception and lobby furniture (Up to \$300 Share) (Common Property)	63	100	63.3
Gym equipment (Up to \$300 Share) (Common Property)	101	100	101.2
BBQs (Up to \$300 Share) (Common Property)	25	100	25.3
Intercom Systems			
Intercom system assets, handset, etc (Up to \$300)	285	100	284.7
Lift Services			
Lifts (Common Property)	12,654	6.66	842.7
Security Systems			
Electronic card access system assets (Up to \$300 Share) (Common Property)	76	100	75.9
CCTV system assets, cameras, monitors, etc (Up to \$300 Share) (Common Property)	127	100	126.5
Swimming Pools and Spas			
Pool apparatus, filtration and cleaning equipment (Up to \$300 Share) (Common Property)	95	100	94.9
Ventilation Assets			
Mechanical ventilation system to internal wet areas (excluding ducting and vents) (Up to \$300 Share) (Common Property)	253	100	253.1
Mechanical ventilation system to basement car parking, stair pressurisation, etc (excluding ducting and vents) (Up to \$1000 Share) (Common Property)	633	18.75/37.5	118.6
Non Depreciable Items			
Site preparation and landscaping	3,163	-	-
Capital Allowances			
Balance of original construction cost applicable for construction write-off allowance (2.5%)	308,616	2.5	7,715.4
TOTAL CONSTRUCTION COST	\$ 350,000		\$ 15,129.93

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DEPRECIATION PIE CHART



DEPRECIATION BAR CHART



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DEPRECIATION SUMMARY			
Tax Year Ending (30 June)	Capital Works Allowances	Depreciable Assets	Total
	\$	\$	\$
2013	7,715.4	7,414.5	15,129.9
2014	7,715.4	5,696.1	13,411.5
2015	7,715.4	4,148.9	11,864.3
2016	7,715.4	3,109.7	10,825.1
2017	7,715.4	2,398.4	10,113.7
2018	7,715.4	1,900.8	9,616.2
2019	7,715.4	1,544.2	9,259.6
2020	7,715.4	1,282.0	8,997.4
2021	7,715.4	1,083.9	8,799.3
2022	7,715.4	930.5	8,645.9
2023	7,715.4	808.6	8,524.0
2024	7,715.4	709.8	8,425.2
2025	7,715.4	628.0	8,343.4
2026	7,715.4	559.3	8,274.7
2027	7,715.4	500.8	8,216.2
2028	7,715.4	450.4	8,165.8
2029	7,715.4	406.6	8,122.0
2030	7,715.4	368.2	8,083.6
2031	7,715.4	334.4	8,049.8
2032	7,715.4	304.4	8,019.8
2033	7,715.4	277.7	7,993.1
2034	7,715.4	253.9	7,969.3
2035	7,715.4	232.4	7,947.8
2036	7,715.4	213.2	7,928.6
2037	7,715.4	195.8	7,911.2
2038	7,715.4	180.0	7,895.4
2039	7,715.4	165.7	7,881.1
2040	7,715.4	152.7	7,868.1
2041	7,715.4	140.9	7,856.3
2042	7,715.4	130.1	7,845.5
2043	7,715.4	120.3	7,835.7
2044	7,715.4	111.2	7,826.6
2045	7,715.4	102.9	7,818.3
2046	7,715.4	95.3	7,810.7
2047	7,715.4	88.4	7,803.8
2048	7,715.4	81.9	7,797.3
2049	7,715.4	76.0	7,791.4
2050	7,715.4	70.5	7,785.9
2051	7,715.4	65.5	7,780.9
2052	7,715.4	60.9	7,776.2
Balance After 40 Years	-	825.7	825.7
Total	\$ 308,615.9	\$ 38,220.9	\$ 346,836.8