

***SAMPLE
DEPRECIATION
SCHEDULE***

***BASED ON A PURCHASE
PRICE OF***

\$546,000

File No: TD3375
G1 / 558-566 President Ave, Sutherland

30-Oct-12
Cuzeno Group Pty Ltd

PROPERTY DETAILS**DEVELOPER**

Cuzeno Group Pty Ltd

INVESTMENT PROPERTY ADDRESS

G1 / 558-566 President Ave, Sutherland

BASED ON A PURCHASE PRICE OF

546,000

BUILDING ALLOWANCE RATE

2.50%

NOTES & COMMENTS

●The attached decline in value allowance schedule is based on an estimate of construction costs together with a site inspection and information provided by the owner.

●The diminishing value and prime cost methods of depreciation have been provided. Consultation with your accountant is recommended to select the method of depreciation which best suits your specific tax circumstances. Annual alternation between methods is not permitted

●The attached report is solely for depreciation calculations and it is not to be used for any other purpose. All calculations used in this report are estimates only.

●All calculations presented in this report are for the current property owner and are not valid for previous or any future owners of the property.

●The first year claim is not a full year claim with values being adjusted to meet the settlement date.

●This report is in accordance with the Income Tax and Assessment Act 1997 with specific reference to the following:

General Capital Allowances - *Income Tax Assessment Act (ITAA)* 1997 Division 40
Capital Works - *Income Tax Assessment Act (ITAA)* 1997 Division 43

●The costs of the included assets is based on the purchase price to the taxpayer which includes delivery costs, installation costs and the cost of bringing the asset into full operation.

●This firm does not accept liability for a third party acting on or using the information contained within this report.

Should you require further information please contact this office.

RC Group

CAPITAL EXPENDITURE ANALYSIS

ITEM	AMOUNT (\$)
Qualifying Capital Expenditure <i>Including On-Costs</i>	162,383
Depreciable Assets <i>Including On-Costs</i>	58,435
Non-eligible Depreciation Items	7,267
Structural Improvements <i>Including On-Costs</i>	1,613
Construction Cost Total	229,697

NOTES ON CAPITAL EXPENDITURE ANALYSIS

● **Qualifying Capital Expenditure** covers for item which are not classed as depreciating assets and generally applies to structural elements and components. This cost is the actual cost at the time of construction and including delivery and installation costs where the property has been newly constructed. Rates of depreciation for qualifying capital expenditure may be either 2.5% or 4.0% based on the year the building was initially constructed.

● **Depreciable Assets** are items which are generally in accordance with the Commissioner of Taxation's effective life table and taxation rulings. The cost of the assets are based on the purchase price to the taxpayer at the date of acquisition and includes for delivery and installation costs where the property has been newly constructed. The rates of depreciation of assets are based on effective life or accelerated rates. This is based on when the purchaser first entered into a contract to purchase the property. In certain circumstances effective life may be re-estimated subject to the state and condition of the particular asset.

● **Non-eligible Items** are items which do not qualify for depreciation and generally include items such as soft landscaping, demolition and builder's margin on certain building works.

● **Structural Improvements** is a class which covers for items that enhance the value of the property and includes for items such as roadworks, external retaining works, site fencing, and certain hard landscaping works. The rate of depreciation of structural improvements is 2.5%

● **Construction Total Cost** is the addition of all the above items including delivery and installation costs on newly constructed property. The total construction cost is exclusive of land and any land related costs.

Asset Schedule

File No: TD3375
G1 / 558-566 President Ave, Sutherland

30-Oct-12
Cuzeno Group Pty Ltd

Asset	Asset Cost (\$)	Effective Life (Yrs)	Decline in Value Rate (%)
Air Conditioning Assets (excl ducting & pipes)			
Room units	9,024	10	20.00%
Ventilation Fans	3,427	20	10.00%
Floor Coverings			
Carpet	4,569	10	20.00%
Hot Water Systems (excl piping)			
	2,513	12	16.67%
Intercom Assets			
	3,046	10	20.00%
Lifts			
	6,141	30	6.67%
Fire Control Assets			
EWIS	1,228	12	16.67%
Hoses & Nozzles	1,433	10	20.00%
Kitchen Assets			
Ovens & Cooktops	3,440	12	16.67%
Dishwashers	3,947	10	20.00%
Outdoor Assets			
Garage Door Motors	614	10	20.00%
Security & Monitoring Assets			
Card Readers	1,269	5	40.00%
Low Pool Items*			
Light - Fittings*	4,823	Low Pool	
Window Blinds (internal)*	5,074	Low Pool	
Exhaust Fans (light / heating)*	3,008	Low Pool	
Fire Control Assets - Alarms*	2,627	Low Pool	
Range Hoods*	1,269	Low Pool	
Clothes Dryers*	982	Low Pool	
TOTAL			
	58,435		

Diminishing Value Method

* Plant costing \$1,000 or less are deducted through the low-value pool at 18.75% in the first year and 37.50% for every year after.

Written Down Values

File No: TD3375
 G1 / 558-566 President Ave, Sutherland
 30-Oct-12
 Cuzeno Group Pty Ltd

Asset	Acquisition Cost (\$)	1st Year Dep.	1st Year WDV	2nd Year Dep.	2nd Year WDV	3rd Year Dep.	3rd Year WDV	4th Year Dep.	4th Year WDV	5th Year Dep.	5th Year WDV
Air Conditioning Assets (excl ducting & pipes)											
Room units	9,024	1,805	7,219	1,444	5,775	1,155	4,620	924	3,696	739	2,957
Ventilation Fans	3,427	343	3,084	308	2,776	278	2,498	250	2,248	225	2,023
Floor Coverings											
Carpet	4,569	914	3,655	731	2,924	585	2,339	468	1,871	374	1,497
Hot Water Systems (excl piping)											
Hot Water Systems	2,513	419	2,094	349	1,745	291	1,454	242	1,212	202	1,010
Intercom Assets											
Intercom Assets	3,046	609	2,437	487	1,949	390	1,560	312	1,248	250	998
Lifts											
Lifts	6,141	409	5,732	382	5,350	357	4,993	333	4,660	311	4,350
Fire Control Assets											
EWIS	1,228	205	1,024	171	853	142	711	118	592	99	494
Hoses & Nozzles	1,433	287	1,146	229	917	183	734	147	587	117	470
Kitchen Assets											
Ovens & Cooktops	3,440	573	2,866	478	2,389	398	1,990	332	1,659	276	1,382
Dishwashers	3,947	789	3,158	632	2,526	505	2,021	404	1,617	323	1,293
Outdoor Assets											
Garage Door Motors	614	123	491	98	393	79	314	63	252	50	201
Security & Monitoring Assets											
Card Readers	1,269	508	762	305	457	183	274	110	164	66	99
Low Pool Items*											
Low Pool Items*	17,784	3,334	14,449	5,419	9,031	3,387	5,644	2,117	3,528	1,323	2,205
Sub-total	58,435	10,318	48,118	11,032	37,085	7,932	29,153	5,819	23,334	4,355	18,979
Building Allowance											
Building Allowance	162,383	4,060	158,323	4,060	154,263	4,060	150,204	4,060	146,144	4,060	142,085
Structural Improvements											
Structural Improvements	1,613	40	1,572	40	1,532	40	1,492	40	1,451	40	1,411
Non-Eligible Items											
Non-Eligible Items	7,267										
TOTAL	229,697	14,418	208,013	15,132	192,881	12,032	180,849	9,919	170,930	8,455	162,474

* Plant costing \$1,000 or less are deducted through the low-value pool at 18.75% in the first year and 37.50% for every year after.

Diminishing Value Method

Asset Schedule

File No: TD3375
G1 / 558-566 President Ave, Sutherland

30-Oct-12
Cuzeno Group Pty Ltd

Asset	Asset Cost (\$)	Effective Life (Yrs)	Decline in Value Rate (%)
Air Conditioning Assets (excl ducting & pipes)			
Room units	9,024	10	10.00%
Ventilation Fans	3,427	20	5.00%
Floor Coverings			
Carpet	4,569	10	10.00%
Hot Water Systems (excl piping)			
	2,513	12	8.33%
Intercom Assets			
	3,046	10	10.00%
Lifts			
	6,141	30	3.33%
Fire Control Assets			
EWIS	1,228	12	8.33%
Hoses & Nozzles	1,433	10	10.00%
Kitchen Assets			
Ovens & Cooktops	3,440	12	8.33%
Dishwashers	3,947	10	10.00%
Outdoor Assets			
Garage Door Motors	614	10	10.00%
Security & Monitoring Assets			
Card Readers	1,269	5	20.00%
Low Pool Items*			
Light - Fittings*	4,823	Low Pool	20.00%
Window Blinds (internal)*	5,074	Low Pool	5.00%
Exhaust Fans (light / heating)*	3,008	Low Pool	10.00%
Fire Control Assets - Alarms*	2,627	Low Pool	16.67%
Range Hoods*	1,269	Low Pool	8.33%
Clothes Dryers*	982	Low Pool	10.00%
TOTAL			
	58,435		

Prime Cost Method

Written Down Values

Asset	Acquisition Cost (\$)	1st Year Dep.	1st Year WDV	2nd Year Dep.	2nd Year WDV	3rd Year Dep.	3rd Year WDV	4th Year Dep.	4th Year WDV	5th Year Dep.	5th Year WDV
Air Conditioning Assets (excl ducting & pipes)											
Room units	9,024	902	8,122	902	7,219	902	6,317	902	5,414	902	4,512
Ventilation Fans	3,427	171	3,255	171	3,084	171	2,913	171	2,741	171	2,570
Floor Coverings											
Carpet	4,569	457	4,112	457	3,655	457	3,198	457	2,741	457	2,285
Hot Water Systems (excl piping)	2,513	209	2,304	209	2,094	209	1,885	209	1,675	209	1,466
Intercom Assets	3,046	305	2,741	305	2,437	305	2,132	305	1,828	305	1,523
Lifts	6,141	205	5,937	205	5,732	205	5,527	205	5,322	205	5,118
Fire Control Assets											
EWIS	1,228	102	1,126	102	1,024	102	921	102	819	102	716
Hoses & Nozzles	1,433	143	1,290	143	1,146	143	1,003	143	860	143	716
Kitchen Assets											
Ovens & Cooktops	3,440	287	3,153	287	2,866	287	2,580	287	2,293	287	2,006
Dishwashers	3,947	395	3,552	395	3,158	395	2,763	395	2,368	395	1,974
Outdoor Assets											
Garage Door Motors	614	61	553	61	491	61	430	61	368	61	307
Security & Monitoring Assets											
Card Readers	1,269	254	1,015	254	762	254	508	254	254	254	0
Low Pool Items*	17,784	2,161	15,623	2,161	13,462	2,161	11,301	2,161	9,140	2,161	6,979
Sub-total	58,435	5,653	52,783	5,653	47,130	5,653	41,478	5,653	35,825	5,653	30,172
Building Allowance											
Building Allowance	162,383	4,060	158,323	4,060	154,263	4,060	150,204	4,060	146,144	4,060	142,085
Structural Improvements	1,613	40	1,572	40	1,532	40	1,492	40	1,451	40	1,411
Non-Eligible Items	7,267										
TOTAL	229,697	9,752	212,678	9,752	202,925	9,752	193,173	9,752	183,420	9,752	173,668

Annual Allowances

File No: TD3375
G1 / 558-566 President Ave, Sutherland

30-Oct-12
Cuzeno Group Pty Ltd

Financial Year	Depreciation on Assets	Depreciation on Building	Structural Improvements	Total Annual Depreciation Allowance
YEAR 1	10,318	4,060	40	14,418
YEAR 2	11,032	4,060	40	15,132
YEAR 3	7,932	4,060	40	12,032
YEAR 4	5,819	4,060	40	9,919
YEAR 5	4,355	4,060	40	8,455
YEAR 6	3,323	4,060	40	7,423
YEAR 7	2,581	4,060	40	6,681
YEAR 8	2,037	4,060	40	6,137
YEAR 9	1,631	4,060	40	5,731
YEAR 10	1,324	4,060	40	5,423
YEAR 11	1,086	4,060	40	5,186
YEAR 12	900	4,060	40	5,000
YEAR 13	753	4,060	40	4,853
YEAR 14	635	4,060	40	4,735
YEAR 15	539	4,060	40	4,639
YEAR 16	461	4,060	40	4,561
YEAR 17	396	4,060	40	4,496
YEAR 18	343	4,060	40	4,443
YEAR 19	298	4,060	40	4,398
YEAR 20	261	4,060	40	4,360
YEAR 21	229	4,060	40	4,329
YEAR 22	202	4,060	40	4,302
YEAR 23	179	4,060	40	4,279
YEAR 24	159	4,060	40	4,259
YEAR 25	142	4,060	40	4,242
YEAR 26	127	4,060	40	4,227
YEAR 27	114	4,060	40	4,214
YEAR 28	103	4,060	40	4,203
YEAR 29	93	4,060	40	4,193
YEAR 30	85	4,060	40	4,184
YEAR 31	77	4,060	40	4,177
YEAR 32	70	4,060	40	4,170
YEAR 33	64	4,060	40	4,164
YEAR 34	58	4,060	40	4,158
YEAR 35	53	4,060	40	4,153
YEAR 36	49	4,060	40	4,149
YEAR 37	45	4,060	40	4,145
YEAR 38	41	4,060	40	4,141
YEAR 39	38	4,060	40	4,138
YEAR 40	35	4,060	40	4,135
YEAR 41	32	-	-	32

Diminishing Value Method

Annual Allowances

File No: TD3375
G1 / 558-566 President Ave, Sutherland

30-Oct-12
Cuzeno Group Pty Ltd

Financial Year	Depreciation on Assets	Depreciation on Building	Structural Improvements	Total Annual Depreciation Allowance
YEAR 1	5,653	4,060	40	9,752
YEAR 2	5,653	4,060	40	9,752
YEAR 3	5,653	4,060	40	9,752
YEAR 4	5,653	4,060	40	9,752
YEAR 5	5,653	4,060	40	9,752
YEAR 6	4,434	4,060	40	8,534
YEAR 7	3,996	4,060	40	8,096
YEAR 8	3,996	4,060	40	8,096
YEAR 9	3,996	4,060	40	8,096
YEAR 10	3,996	4,060	40	8,096
YEAR 11	1,334	4,060	40	5,434
YEAR 12	1,334	4,060	40	5,434
YEAR 13	630	4,060	40	4,730
YEAR 14	630	4,060	40	4,730
YEAR 15	630	4,060	40	4,730
YEAR 16	630	4,060	40	4,730
YEAR 17	630	4,060	40	4,730
YEAR 18	630	4,060	40	4,730
YEAR 19	630	4,060	40	4,730
YEAR 20	630	4,060	40	4,730
YEAR 21	205	4,060	40	4,305
YEAR 22	205	4,060	40	4,305
YEAR 23	205	4,060	40	4,305
YEAR 24	205	4,060	40	4,305
YEAR 25	205	4,060	40	4,305
YEAR 26	205	4,060	40	4,305
YEAR 27	205	4,060	40	4,305
YEAR 28	205	4,060	40	4,305
YEAR 29	205	4,060	40	4,305
YEAR 30	205	4,060	40	4,305
YEAR 31	-	4,060	40	4,100
YEAR 32	-	4,060	40	4,100
YEAR 33	-	4,060	40	4,100
YEAR 34	-	4,060	40	4,100
YEAR 35	-	4,060	40	4,100
YEAR 36	-	4,060	40	4,100
YEAR 37	-	4,060	40	4,100
YEAR 38	-	4,060	40	4,100
YEAR 39	-	4,060	40	4,100
YEAR 40	-	4,060	40	4,100
YEAR 41	-	-	-	-

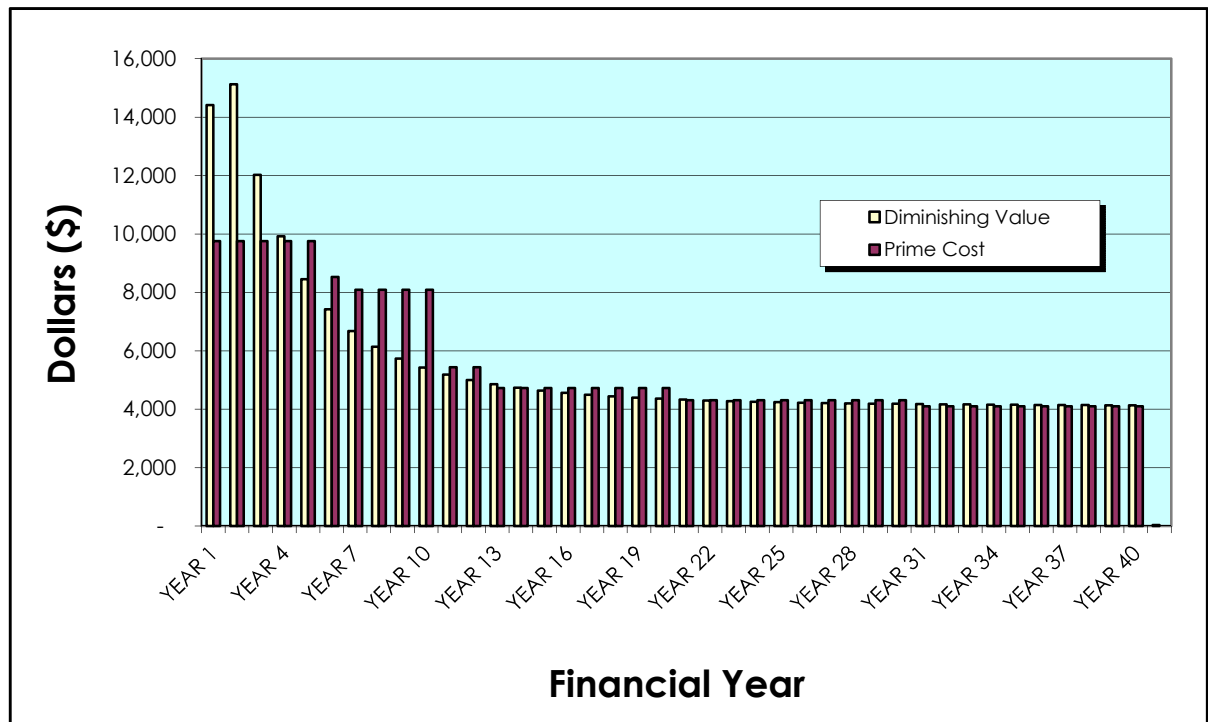
Prime Cost Method

Yearly & Accumulative Claims

File No: TD3375
G1 / 558-566 President Ave, Sutherland

30-Oct-12
Cuzeno Group Pty Ltd

Yearly Claim - Diminishing Value vs Prime Cost



Accumulative Claims - Diminishing Value vs Prime Cost

