

BMT Tax Depreciation

QUANTITY SURVEYORS

Maximising Property
Depreciation Deductions



Capital Allowance & Tax Depreciation Report

2A Hartington Street

GLENROY, VIC 3046

www.bmtqs.com.au

May 23, 2014

Horizon Club Pty Ltd
38 Malua Street
RESERVOIR, VIC 3073

2A Hartington Street, GLENROY, VIC 3046

Dear Sir/Madam,

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 Horizon Club Pty Ltd 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
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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.

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Property Information

Client:	Horizon Club Pty Ltd
Property:	2A Hartington Street GLENROY, VIC 3046
Property Type:	Commercial
Building First Use:	August 19, 2009
Schedule Start Date:	August 20, 2009
Total Cost at Schedule Start Date:	\$3,831,386

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 May 23, 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:
Horizon Club Pty Ltd;
- Verbal information provided by Moreland City Council;
- Site inspection conducted by BMT Tax Depreciation on May 13, 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.

Temporary Investment Allowance

The ATO has made available to qualifying entities the ability to claim a temporary investment allowance which means there could be additional deductions available to you.

BMT Tax Depreciation have taken the liberty of automatically calculating the necessary adjustments should you be entitled to claim this extra deduction as either a small business or general business entity.

Summary

The ATO website states:

"The tax break, in the form of an investment allowance will provide:

- An additional tax deduction of 30 per cent of the cost of eligible new depreciating assets acquired under a contract, or started to be constructed, after 12.01am AEDT 13 December 2008 and before the end of June 2009 and installed ready for use by the end of June 2010.
- An additional tax deduction of 10 per cent of the cost of eligible new depreciating assets acquired under a contract, or started to be constructed, between 1 July 2009 and 31 December 2009 and installed ready for use by the end of December 2010.

New expenditure on existing assets may also qualify.

For both periods, small businesses will be able to claim the deduction for eligible assets costing \$1,000 or more. Small businesses must have a turnover of less than \$2 million a year to qualify.

For other businesses, a minimum expenditure threshold of \$10,000 applies."

Source: <http://www.ato.gov.au/taxprofessionals/content.asp?doc=/content/00175431.htm>

STOP! Before claiming any of the temporary investment allowances you must check with your accountant or financial adviser to ensure that your new investment items qualify.

BMT Tax Depreciation has identified items within the qualifying periods and dollar thresholds, however different eligibility rules also apply. For example: some items may, or may not, be eligible for the tax break based on the asset group being labelled a batch or set. Whether assets form a set needs to be determined on a case-by-case basis. Eligibility is based on the items being dependent on each other, marketed as a set, or designed and intended to be used together. You should speak with your accountant to ensure assets qualify as a set for the tax allowance.

Please find on the adjacent page a summary of potential assets and deductions you may be entitled to claim in addition to the original depreciation deductions available in your BMT Tax Depreciation Report.

Temporary Investment Allowance

Small Business - Assets > \$1,000

Division 40 Plant & Equipment Item	Date Installed/ Aquired	Cost	Temporary Allowance %	Additional Deductions
Air Conditioning - Packaged Unit	19/08/2009	\$205,272	50%	\$102,636
Automatic Garage Door - Motors	19/08/2009	\$1,910	50%	\$955
Bathroom Accessories	19/08/2009	\$7,811	50%	\$3,906
Door Closers	19/08/2009	\$6,015	50%	\$3,008
Exhaust Fans	19/08/2009	\$6,541	50%	\$3,271
Fire Alarm Bells	19/08/2009	\$6,445	50%	\$3,223
Fire Booster Pumps	19/08/2009	\$17,902	50%	\$8,951
Fire Detection Alarms	19/08/2009	\$14,321	50%	\$7,161
Fire Extinguishers	19/08/2009	\$1,146	50%	\$573
Fire Hoses & Nozzles	19/08/2009	\$5,251	50%	\$2,626
Fire Indicator Panels	19/08/2009	\$20,885	50%	\$10,443
Intercom System Assets	19/08/2009	\$11,636	50%	\$5,818
Lifts	19/08/2009	\$95,475	50%	\$47,738
Light Fittings & Shades	19/08/2009	\$42,181	50%	\$21,091
Security Monitoring Door Controllers & Code Pads	19/08/2009	\$3,956	50%	\$1,978
Security Monitoring Proximity Readers	19/08/2009	\$4,111	50%	\$2,056
Security System	19/08/2009	\$6,564	50%	\$3,282
Ventilation Fans	19/08/2009	\$28,643	50%	\$14,322
Carpet	20/08/2009	\$2,650	50%	\$1,325
Carpet	27/08/2009	\$4,200	50%	\$2,100
Carpet	22/09/2009	\$9,000	50%	\$4,500
Total Temporary Investment Allowance				\$250,963

General Business - Assets > \$10,000

Division 40 Plant & Equipment Item	Date Installed/ Aquired	Cost	Temporary Allowance %	Additional Deductions
Air Conditioning - Packaged Unit	19/08/2009	\$205,272	30%	\$61,582
Fire Booster Pumps	19/08/2009	\$17,902	30%	\$5,371
Fire Detection Alarms	19/08/2009	\$14,321	30%	\$4,296
Fire Indicator Panels	19/08/2009	\$20,885	30%	\$6,266
Intercom System Assets	19/08/2009	\$11,636	30%	\$3,491
Lifts	19/08/2009	\$95,475	30%	\$28,643
Light Fittings & Shades	19/08/2009	\$42,181	30%	\$12,654
Ventilation Fans	19/08/2009	\$28,643	30%	\$8,593
Total Temporary Investment Allowance				\$130,896

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		
20-Aug-09 to 30-Jun-10	55,051	14,371	69,422	71,895	141,317
1-Jul-10 to 30-Jun-11	47,249	23,355	70,604	83,044	153,648
1-Jul-11 to 30-Jun-12	39,194	16,182	55,376	83,044	138,420
1-Jul-12 to 30-Jun-13	33,917	10,464	44,381	83,044	127,425
1-Jul-13 to 30-Jun-14	29,090	7,550	36,640	83,044	119,684
1-Jul-14 to 30-Jun-15	24,963	5,022	29,985	83,044	113,029
1-Jul-15 to 30-Jun-16	21,534	3,433	24,967	83,044	108,011
1-Jul-16 to 30-Jun-17	18,618	2,450	21,068	83,044	104,112
1-Jul-17 to 30-Jun-18	16,102	1,895	17,997	83,044	101,041
1-Jul-18 to 30-Jun-19	13,990	1,493	15,483	83,044	98,527

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)

2A Hartington Street
GLENROY, VIC. 3046

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	20-Aug-09 (\$)	(Years)	(DV)	20-Aug-09 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	1-Jul-14
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioning - Packaged Unit	205,272	15.00	13.3%	23,620	24,220	20,991	18,192	15,767	102,482
Automatic Garage Door - Motors	1,910	5.00	40.0%	659	500	0	0	0	183
Bathroom Accessories	7,811	1.00	100.0%	7,811	0	0	0	0	0
Door Closers	6,015	10.00	37.5%	0	0	0	0	0	746
Exhaust Fans	6,541	10.00	37.5%	0	0	0	0	0	811
Fire Alarm Bells	6,445	12.00	37.5%	0	0	0	0	0	799
Fire Booster Pumps	17,902	25.00	8.0%	1,236	1,333	1,227	1,128	1,038	11,940
Fire Detection Alarms	14,321	20.00	37.5%	0	0	0	0	0	1,776
Fire Extinguishers	1,146	15.00	37.5%	0	0	0	0	0	142
Fire Hoses & Nozzles	5,251	10.00	20.0%	906	869	0	0	0	848
Fire Indicator Panels	20,885	12.00	16.7%	3,004	2,980	2,484	2,070	1,725	8,622
Intercom System Assets	11,636	10.00	20.0%	2,008	1,926	1,540	1,232	986	3,944
Lifts	95,475	30.00	6.7%	5,493	5,999	5,599	5,226	4,877	68,281
Light Fittings & Shades	42,181	20.00	37.5%	0	0	0	0	0	5,229
Security Monitoring Door Controllers & Code	3,956	5.00	40.0%	1,366	1,036	622	0	0	364
Security Monitoring Proximity Readers	4,111	7.00	28.6%	1,014	885	632	451	323	806
Security System	6,564	5.00	40.0%	2,266	1,719	1,032	619	0	580
Ventilation Fans	28,643	20.00	10.0%	2,472	2,617	2,355	2,120	1,908	17,171
Total Existing	486,065			51,855	44,084	36,482	31,038	26,624	224,724
Additions									
Carpet (20/08/2009)	2,650	8.00	25.0%	572	520	390	292	0	547
Carpet (27/08/2009)	4,200	8.00	25.0%	886	829	621	466	350	1,048
Carpet (22/09/2009)	9,000	8.00	25.0%	1,738	1,816	1,362	1,021	766	2,297
Carpet (11/08/2011)	1,529	8.00	25.0%	0	0	339	298	0	557
Carpet (18/10/2012)	4,200	8.00	25.0%	0	0	0	736	866	2,598
Carpet (14/05/2013)	2,000	8.00	25.0%	0	0	0	66	484	1,450
Total - Additions	23,579			3,196	3,165	2,712	2,879	2,466	8,497
Total Division 40 - Effective Life Rate	432,995			55,051	47,249	39,194	33,917	29,090	220,639
Total Division 40 - Pooled	76,649			14,371	23,355	16,182	10,464	7,550	12,582
Total - Division 40	509,644			69,422	70,604	55,376	44,381	36,640	233,221
Division 43 - Capital Works Allowance									
Total Division 43	3,321,742			71,895	83,044	83,044	83,044	83,044	2,917,673
Total Depreciation	3,831,386			141,317	153,648	138,420	127,425	119,684	3,150,894

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: 301063

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)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-14 (\$)	(Years)	(DV)	1-Jul-14 30-Jun-15 Year 6 (\$)	1-Jul-15 30-Jun-16 Year 7 (\$)	1-Jul-16 30-Jun-17 Year 8 (\$)	1-Jul-17 30-Jun-18 Year 9 (\$)	1-Jul-18 30-Jun-19 Year 10 (\$)	1-Jul-19
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioning - Packaged Unit	102,482	15.00	13.3%	13,664	11,842	10,263	8,895	7,709	50,109
Automatic Garage Door - Motors	183	5.00	37.5%	0	0	0	0	0	17
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Door Closers	746	10.00	37.5%	0	0	0	0	0	71
Exhaust Fans	811	10.00	37.5%	0	0	0	0	0	77
Fire Alarm Bells	799	12.00	37.5%	0	0	0	0	0	76
Fire Booster Pumps	11,940	25.00	8.0%	955	879	808	744	684	7,870
Fire Detection Alarms	1,776	20.00	37.5%	0	0	0	0	0	169
Fire Extinguishers	142	15.00	37.5%	0	0	0	0	0	14
Fire Hoses & Nozzles	848	10.00	37.5%	0	0	0	0	0	81
Fire Indicator Panels	8,622	12.00	16.7%	1,437	1,198	998	832	693	3,464
Intercom System Assets	3,944	10.00	20.0%	789	631	505	404	323	1,292
Lifts	68,281	30.00	6.7%	4,552	4,249	3,965	3,701	3,454	48,360
Light Fittings & Shades	5,229	20.00	37.5%	0	0	0	0	0	498
Security Monitoring Door Controllers & Code	364	5.00	37.5%	0	0	0	0	0	35
Security Monitoring Proximity Readers	806	7.00	37.5%	0	0	0	0	0	77
Security System	580	5.00	37.5%	0	0	0	0	0	55
Ventilation Fans	17,171	20.00	10.0%	1,717	1,545	1,391	1,252	1,127	10,139
Total Existing	224,724			23,114	20,344	17,930	15,828	13,990	122,404
Additions									
Carpet (20/08/2009)	547	8.00	37.5%	0	0	0	0	0	52
Carpet (27/08/2009)	1,048	8.00	25.0%	262	0	0	0	0	120
Carpet (22/09/2009)	2,297	8.00	25.0%	574	431	323	0	0	379
Carpet (11/08/2011)	557	8.00	37.5%	0	0	0	0	0	53
Carpet (18/10/2012)	2,598	8.00	25.0%	650	487	365	274	0	514
Carpet (14/05/2013)	1,450	8.00	25.0%	363	272	0	0	0	199
Total - Additions	8,497			1,849	1,190	688	274	0	1,317
Total Division 40 - Effective Life Rate	220,639			24,963	21,534	18,618	16,102	13,990	121,234
Total Division 40 - Pooled	12,582			5,022	3,433	2,450	1,895	1,493	2,487
Total - Division 40	233,221			29,985	24,967	21,068	17,997	15,483	123,721
Division 43 - Capital Works Allowance									
Total Division 43	2,917,673			83,044	83,044	83,044	83,044	83,044	2,502,455
Total Depreciation	3,150,894			113,029	108,011	104,112	101,041	98,527	2,626,176

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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: 301063

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)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-19 (\$)	(Years)	(DV)	1-Jul-19 30-Jun-20 Year 11 (\$)	1-Jul-20 30-Jun-21 Year 12 (\$)	1-Jul-21 30-Jun-22 Year 13 (\$)	1-Jul-22 30-Jun-23 Year 14 (\$)	1-Jul-23 30-Jun-24 Year 15 (\$)	1-Jul-24
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioning - Packaged Unit	50,109	15.00	13.3%	6,681	5,790	5,018	4,349	3,769	24,502
Automatic Garage Door - Motors	17	5.00	37.5%	0	0	0	0	0	1
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Door Closers	71	10.00	37.5%	0	0	0	0	0	7
Exhaust Fans	77	10.00	37.5%	0	0	0	0	0	7
Fire Alarm Bells	76	12.00	37.5%	0	0	0	0	0	7
Fire Booster Pumps	7,870	25.00	8.0%	630	579	533	490	451	5,187
Fire Detection Alarms	169	20.00	37.5%	0	0	0	0	0	16
Fire Extinguishers	14	15.00	37.5%	0	0	0	0	0	1
Fire Hoses & Nozzles	81	10.00	37.5%	0	0	0	0	0	7
Fire Indicator Panels	3,464	12.00	16.7%	577	481	401	334	279	1,392
Intercom System Assets	1,292	10.00	20.0%	258	207	0	0	0	202
Lifts	48,360	30.00	6.7%	3,224	3,009	2,808	2,621	2,447	34,251
Light Fittings & Shades	498	20.00	37.5%	0	0	0	0	0	47
Security Monitoring Door Controllers & Code	35	5.00	37.5%	0	0	0	0	0	4
Security Monitoring Proximity Readers	77	7.00	37.5%	0	0	0	0	0	7
Security System	55	5.00	37.5%	0	0	0	0	0	5
Ventilation Fans	10,139	20.00	10.0%	1,014	913	821	739	665	5,987
Total Existing	122,404			12,384	10,979	9,581	8,533	7,611	71,630
Additions									
Carpet (20/08/2009)	52	8.00	37.5%	0	0	0	0	0	4
Carpet (27/08/2009)	120	8.00	37.5%	0	0	0	0	0	11
Carpet (22/09/2009)	379	8.00	37.5%	0	0	0	0	0	36
Carpet (11/08/2011)	53	8.00	37.5%	0	0	0	0	0	5
Carpet (18/10/2012)	514	8.00	37.5%	0	0	0	0	0	49
Carpet (14/05/2013)	199	8.00	37.5%	0	0	0	0	0	19
Total - Additions	1,317			0	0	0	0	0	124
Total Division 40 - Effective Life Rate	121,234			12,384	10,979	9,581	8,533	7,611	71,319
Total Division 40 - Pooled	2,487			934	583	675	422	265	435
Total - Division 40	123,721			13,318	11,562	10,256	8,955	7,876	71,754
Division 43 - Capital Works Allowance									
Total Division 43	2,502,455			83,044	83,044	83,044	83,044	83,044	2,087,237
Total Depreciation	2,626,176			96,362	94,606	93,300	91,999	90,920	2,158,991

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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)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	Total Cost 1-Jul-24 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @
				1-Jul-24 30-Jun-25 Year 16 (\$)	1-Jul-25 30-Jun-26 Year 17 (\$)	1-Jul-26 30-Jun-27 Year 18 (\$)	1-Jul-27 30-Jun-28 Year 19 (\$)	1-Jul-28 30-Jun-29 Year 20 (\$)	1-Jul-29
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioning - Packaged Unit	24,502	15.00	13.3%	3,267	2,831	2,454	2,127	1,843	11,980
Automatic Garage Door - Motors	1	5.00	37.5%	0	0	0	0	0	0
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Door Closers	7	10.00	37.5%	0	0	0	0	0	0
Exhaust Fans	7	10.00	37.5%	0	0	0	0	0	0
Fire Alarm Bells	7	12.00	37.5%	0	0	0	0	0	0
Fire Booster Pumps	5,187	25.00	8.0%	415	382	351	323	297	3,419
Fire Detection Alarms	16	20.00	37.5%	0	0	0	0	0	1
Fire Extinguishers	1	15.00	37.5%	0	0	0	0	0	0
Fire Hoses & Nozzles	7	10.00	37.5%	0	0	0	0	0	0
Fire Indicator Panels	1,392	12.00	16.7%	232	193	0	0	0	236
Intercom System Assets	202	10.00	37.5%	0	0	0	0	0	19
Lifts	34,251	30.00	6.7%	2,283	2,131	1,989	1,857	1,733	24,258
Light Fittings & Shades	47	20.00	37.5%	0	0	0	0	0	4
Security Monitoring Door Controllers & Code	4	5.00	37.5%	0	0	0	0	0	0
Security Monitoring Proximity Readers	7	7.00	37.5%	0	0	0	0	0	0
Security System	5	5.00	37.5%	0	0	0	0	0	0
Ventilation Fans	5,987	20.00	10.0%	599	539	485	436	393	3,535
Total Existing	71,630			6,796	6,076	5,279	4,743	4,266	43,452
Additions									
Carpet (20/08/2009)	4	8.00	37.5%	0	0	0	0	0	0
Carpet (27/08/2009)	11	8.00	37.5%	0	0	0	0	0	0
Carpet (22/09/2009)	36	8.00	37.5%	0	0	0	0	0	4
Carpet (11/08/2011)	5	8.00	37.5%	0	0	0	0	0	0
Carpet (18/10/2012)	49	8.00	37.5%	0	0	0	0	0	4
Carpet (14/05/2013)	19	8.00	37.5%	0	0	0	0	0	1
Total - Additions	124			0	0	0	0	0	9
Total Division 40 - Effective Life Rate	71,319			6,796	6,076	5,279	4,743	4,266	43,192
Total Division 40 - Pooled	435			168	104	428	269	164	269
Total - Division 40	71,754			6,964	6,180	5,707	5,012	4,430	43,461
Division 43 - Capital Works Allowance									
Total Division 43	2,087,237			83,044	83,044	83,044	83,044	83,044	1,672,019
Total Depreciation	2,158,991			90,008	89,224	88,751	88,056	87,474	1,715,480

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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)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	WDV @	Effective Life	Basic Rate	Pooled Items Depreciation Allowance					TWDDV @
	Pool	(Years)	(DV)	20-Aug-09	1-Jul-10	1-Jul-11	1-Jul-12	1-Jul-13	1-Jul-14
	(\$)			30-Jun-10	30-Jun-11	30-Jun-12	30-Jun-13	30-Jun-14	
				Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)	Year 5 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioning - Packaged Unit	0	15.00	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors	751	5.00	37.5%	0	0	282	176	110	183
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Door Closers	6015	10.00	37.5%	1128	1833	1145	716	447	746
Exhaust Fans	6541	10.00	37.5%	1226	1993	1246	779	486	811
Fire Alarm Bells	6445	12.00	37.5%	1208	1964	1227	767	480	799
Fire Booster Pumps	0	25.00	0.0%	0	0	0	0	0	0
Fire Detection Alarms	14321	20.00	37.5%	2685	4364	2727	1704	1065	1776
Fire Extinguishers	1146	15.00	37.5%	215	349	218	137	85	142
Fire Hoses & Nozzles	3476	10.00	37.5%	0	0	1304	815	509	848
Fire Indicator Panels	0	12.00	0.0%	0	0	0	0	0	0
Intercom System Assets	0	10.00	0.0%	0	0	0	0	0	0
Lifts	0	30.00	0.0%	0	0	0	0	0	0
Light Fittings & Shades	42181	20.00	37.5%	7909	12852	8033	5020	3138	5229
Security Monitoring Door Controllers & Code	932	5.00	37.5%	0	0	0	350	218	364
Security Monitoring Proximity Readers	0	7.00	0.0%	0	0	0	0	0	0
Security System	928	5.00	37.5%	0	0	0	0	348	580
Ventilation Fans	0	20.00	0.0%	0	0	0	0	0	0
Total Existing	82,736			14,371	23,355	16,182	10,464	6,886	11,478
Additions									
Carpet (20/08/2009)	876	8.00	37.5%	0	0	0	0	329	547
Carpet (27/08/2009)	0	8.00	0.0%	0	0	0	0	0	0
Carpet (22/09/2009)	0	8.00	0.0%	0	0	0	0	0	0
Carpet (11/08/2011)	892	8.00	37.5%	0	0	0	0	335	557
Carpet (18/10/2012)	0	8.00	0.0%	0	0	0	0	0	0
Carpet (14/05/2013)	0	8.00	0.0%	0	0	0	0	0	0
Total - Additions	1,768			0	0	0	0	664	1,104
Total - Division 40 (Pooling Rates)	84,504			14,371	23,355	16,182	10,464	7,550	12,582
Total - Pooled Items	84,504			14,371	23,355	16,182	10,464	7,550	12,582

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Pooling Schedule DV (Years 6-10)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	WDV @	Effective Life	Basic Rate	Pooled Items Depreciation Allowance					TWDV @
	Pool	(Years)	(DV)	1-Jul-14	1-Jul-15	1-Jul-16	1-Jul-17	1-Jul-18	1-Jul-19
	(\$)			30-Jun-15	30-Jun-16	30-Jun-17	30-Jun-18	30-Jun-19	
				Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)	Year 5 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioning - Packaged Unit	0	15.00	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors	183	5.00	37.5%	69	43	27	17	10	17
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Door Closers	746	10.00	37.5%	280	175	109	68	43	71
Exhaust Fans	811	10.00	37.5%	304	190	119	74	47	77
Fire Alarm Bells	799	12.00	37.5%	300	187	117	73	46	76
Fire Booster Pumps	0	25.00	0.0%	0	0	0	0	0	0
Fire Detection Alarms	1776	20.00	37.5%	666	416	260	163	102	169
Fire Extinguishers	142	15.00	37.5%	53	33	21	13	8	14
Fire Hoses & Nozzles	848	10.00	37.5%	318	199	124	78	48	81
Fire Indicator Panels	0	12.00	0.0%	0	0	0	0	0	0
Intercom System Assets	0	10.00	0.0%	0	0	0	0	0	0
Lifts	0	30.00	0.0%	0	0	0	0	0	0
Light Fittings & Shades	5229	20.00	37.5%	1961	1226	766	479	299	498
Security Monitoring Door Controllers & Code	364	5.00	37.5%	137	85	53	33	21	35
Security Monitoring Proximity Readers	806	7.00	37.5%	302	189	118	74	46	77
Security System	580	5.00	37.5%	218	136	85	53	33	55
Ventilation Fans	0	20.00	0.0%	0	0	0	0	0	0
Total Existing	12,284			4,608	2,879	1,799	1,125	703	1,170
Additions									
Carpet (20/08/2009)	547	8.00	37.5%	205	128	80	50	32	52
Carpet (27/08/2009)	786	8.00	37.5%	0	295	184	115	72	120
Carpet (22/09/2009)	969	8.00	37.5%	0	0	0	363	227	379
Carpet (11/08/2011)	557	8.00	37.5%	209	131	81	51	32	53
Carpet (18/10/2012)	822	8.00	37.5%	0	0	0	0	308	514
Carpet (14/05/2013)	815	8.00	37.5%	0	0	306	191	119	199
Total - Additions	4,496			414	554	651	770	790	1,317
Total - Division 40 (Pooling Rates)	16,780			5,022	3,433	2,450	1,895	1,493	2,487
Total - Pooled Items	16,780			5,022	3,433	2,450	1,895	1,493	2,487

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Pooling Schedule DV (Years 11-15)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	WDV @	Effective Life	Basic Rate	Pooled Items Depreciation Allowance					TWDV @
	Pool	(Years)	(DV)	1-Jul-19	1-Jul-20	1-Jul-21	1-Jul-22	1-Jul-23	1-Jul-24
	(\$)			30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	
				Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)	Year 5 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioning - Packaged Unit	0	15.00	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors	17	5.00	37.5%	6	4	3	2	1	1
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Door Closers	71	10.00	37.5%	27	17	10	6	4	7
Exhaust Fans	77	10.00	37.5%	29	18	11	7	5	7
Fire Alarm Bells	76	12.00	37.5%	29	18	11	7	4	7
Fire Booster Pumps	0	25.00	0.0%	0	0	0	0	0	0
Fire Detection Alarms	169	20.00	37.5%	63	40	25	15	10	16
Fire Extinguishers	14	15.00	37.5%	5	3	2	2	1	1
Fire Hoses & Nozzles	81	10.00	37.5%	30	19	12	8	5	7
Fire Indicator Panels	0	12.00	0.0%	0	0	0	0	0	0
Intercom System Assets	827	10.00	37.5%	0	0	310	194	121	202
Lifts	0	30.00	0.0%	0	0	0	0	0	0
Light Fittings & Shades	498	20.00	37.5%	187	117	73	45	29	47
Security Monitoring Door Controllers & Code	35	5.00	37.5%	13	8	5	3	2	4
Security Monitoring Proximity Readers	77	7.00	37.5%	29	18	11	7	5	7
Security System	55	5.00	37.5%	21	13	8	5	3	5
Ventilation Fans	0	20.00	0.0%	0	0	0	0	0	0
Total Existing	1,997			439	275	481	301	190	311
Additions									
Carpet (20/08/2009)	52	8.00	37.5%	20	12	8	5	3	4
Carpet (27/08/2009)	120	8.00	37.5%	45	28	18	11	7	11
Carpet (22/09/2009)	379	8.00	37.5%	142	89	56	35	21	36
Carpet (11/08/2011)	53	8.00	37.5%	20	12	8	5	3	5
Carpet (18/10/2012)	514	8.00	37.5%	193	120	75	47	30	49
Carpet (14/05/2013)	199	8.00	37.5%	75	47	29	18	11	19
Total - Additions	1,317			495	308	194	121	75	124
Total - Division 40 (Pooling Rates)	3,314			934	583	675	422	265	435
Total - Pooled Items	3,314			934	583	675	422	265	435

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Pooling Schedule DV (Years 16-20)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	WDV @	Effective Life	Basic Rate	Pooled Items Depreciation Allowance					TWDV @
	Pool	(Years)	(DV)	1-Jul-24	1-Jul-25	1-Jul-26	1-Jul-27	1-Jul-28	1-Jul-29
	(\$)			30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	
				Year 16 (\$)	Year 17 (\$)	Year 18 (\$)	Year 19 (\$)	Year 20 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing									
Air Conditioning - Packaged Unit	0	15.00	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors	1	5.00	37.5%	1	0	0	0	0	0
Bathroom Accessories	0	1.00	0.0%	0	0	0	0	0	0
Door Closers	7	10.00	37.5%	3	2	1	1	0	0
Exhaust Fans	7	10.00	37.5%	3	2	1	1	0	0
Fire Alarm Bells	7	12.00	37.5%	3	2	1	1	0	0
Fire Booster Pumps	0	25.00	0.0%	0	0	0	0	0	0
Fire Detection Alarms	16	20.00	37.5%	6	4	2	2	1	1
Fire Extinguishers	1	15.00	37.5%	1	0	0	0	0	0
Fire Hoses & Nozzles	7	10.00	37.5%	3	2	1	1	0	0
Fire Indicator Panels	967	12.00	37.5%	0	0	363	227	141	236
Intercom System Assets	202	10.00	37.5%	76	47	30	18	12	19
Lifts	0	30.00	0.0%	0	0	0	0	0	0
Light Fittings & Shades	47	20.00	37.5%	18	11	7	4	3	4
Security Monitoring Door Controllers & Code	4	5.00	37.5%	2	1	1	0	0	0
Security Monitoring Proximity Readers	7	7.00	37.5%	3	2	1	1	0	0
Security System	5	5.00	37.5%	2	1	1	1	0	0
Ventilation Fans	0	20.00	0.0%	0	0	0	0	0	0
Total Existing	1,278			121	74	409	257	157	260
Additions									
Carpet (20/08/2009)	4	8.00	37.5%	2	1	1	0	0	0
Carpet (27/08/2009)	11	8.00	37.5%	4	3	2	1	1	0
Carpet (22/09/2009)	36	8.00	37.5%	14	8	5	3	2	4
Carpet (11/08/2011)	5	8.00	37.5%	2	1	1	1	0	0
Carpet (18/10/2012)	49	8.00	37.5%	18	12	7	5	3	4
Carpet (14/05/2013)	19	8.00	37.5%	7	5	3	2	1	1
Total - Additions	124			47	30	19	12	7	9
Total - Division 40 (Pooling Rates)	1,402			168	104	428	269	164	269
Total - Pooled Items	1,402			168	104	428	269	164	269

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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 (\$)
20-Aug-09 to 30-Jun-10	35,483	71,895	107,378
1-Jul-10 to 30-Jun-11	32,193	83,044	115,237
1-Jul-11 to 30-Jun-12	32,363	83,044	115,407
1-Jul-12 to 30-Jun-13	32,785	83,044	115,829
1-Jul-13 to 30-Jun-14	33,159	83,044	116,203
1-Jul-14 to 30-Jun-15	31,013	83,044	114,057
1-Jul-15 to 30-Jun-16	30,673	83,044	113,717
1-Jul-16 to 30-Jun-17	30,168	83,044	113,212
1-Jul-17 to 30-Jun-18	28,490	83,044	111,534
1-Jul-18 to 30-Jun-19	28,105	83,044	111,149

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)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	20-Aug-09 (\$)	(Years)	(PC)	20-Aug-09 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	1-Jul-14
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioning - Packaged Unit	205,272	15.00	6.7%	11,810	13,685	13,685	13,685	13,685	138,722
Automatic Garage Door - Motors	1,910	5.00	20.0%	330	382	382	382	382	52
Bathroom Accessories	7,811	1.00	100.0%	7,811	0	0	0	0	0
Door Closers	6,015	10.00	10.0%	519	602	602	602	602	3,088
Exhaust Fans	6,541	10.00	10.0%	564	654	654	654	654	3,361
Fire Alarm Bells	6,445	12.00	8.3%	464	537	537	537	537	3,833
Fire Booster Pumps	17,902	25.00	4.0%	618	716	716	716	716	14,420
Fire Detection Alarms	14,321	20.00	5.0%	618	716	716	716	716	10,839
Fire Extinguishers	1,146	15.00	6.7%	66	76	76	76	76	776
Fire Hoses & Nozzles	5,251	10.00	10.0%	453	525	525	525	525	2,698
Fire Indicator Panels	20,885	12.00	8.3%	1,502	1,740	1,740	1,740	1,740	12,423
Intercom System Assets	11,636	10.00	10.0%	1,004	1,164	1,164	1,164	1,164	5,976
Lifts	95,475	30.00	3.3%	2,747	3,183	3,183	3,183	3,183	79,996
Light Fittings & Shades	42,181	20.00	5.0%	1,820	2,109	2,109	2,109	2,109	31,925
Security Monitoring Door Controllers & Code	3,956	5.00	20.0%	683	791	791	791	791	109
Security Monitoring Proximity Readers	4,111	7.00	14.3%	507	587	587	587	587	1,256
Security System	6,564	5.00	20.0%	1,133	1,313	1,313	1,313	1,313	179
Ventilation Fans	28,643	20.00	5.0%	1,236	1,432	1,432	1,432	1,432	21,679
Total Existing	486,065			33,885	30,212	30,212	30,212	30,212	331,332
Additions									
Carpet (20/08/2009)	2,650	8.00	12.5%	286	331	331	331	331	1,040
Carpet (27/08/2009)	4,200	8.00	12.5%	443	525	525	525	525	1,657
Carpet (22/09/2009)	9,000	8.00	12.5%	869	1,125	1,125	1,125	1,125	3,631
Carpet (11/08/2011)	1,529	8.00	12.5%	0	0	170	191	191	977
Carpet (18/10/2012)	4,200	8.00	12.5%	0	0	0	368	525	3,307
Carpet (14/05/2013)	2,000	8.00	12.5%	0	0	0	33	250	1,717
Total - Additions	23,579			1,598	1,981	2,151	2,573	2,947	12,329
Total - Division 40 (Effective Life Rates)	509,644			35,483	32,193	32,363	32,785	33,159	343,661
Division 43 - Capital Works Allowance									
Total Division 43	3,321,742			71,895	83,044	83,044	83,044	83,044	2,917,673
Total Depreciation	3,831,386			107,378	115,237	115,407	115,829	116,203	3,261,334

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File No: 301063

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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)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @				
	1-Jul-14	(Years)	(PC)	1-Jul-14	1-Jul-15	1-Jul-16	1-Jul-17	1-Jul-18	1-Jul-19				
	(\$)			30-Jun-15	30-Jun-16	30-Jun-17	30-Jun-18	30-Jun-19					
Year 6 (\$)										Year 7 (\$)	Year 8 (\$)	Year 9 (\$)	Year 10 (\$)
Division 40 - Plant & Equipment (Effective Life Rates)													
Existing													
Air Conditioning - Packaged Unit	138,722	15.00	6.7%	13,685	13,685	13,685	13,685	13,685	70,297				
Automatic Garage Door - Motors	52	5.00	20.0%	52	0	0	0	0	0				
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0				
Door Closers	3,088	10.00	10.0%	602	602	602	602	602	78				
Exhaust Fans	3,361	10.00	10.0%	654	654	654	654	654	91				
Fire Alarm Bells	3,833	12.00	8.3%	537	537	537	537	537	1,148				
Fire Booster Pumps	14,420	25.00	4.0%	716	716	716	716	716	10,840				
Fire Detection Alarms	10,839	20.00	5.0%	716	716	716	716	716	7,259				
Fire Extinguishers	776	15.00	6.7%	76	76	76	76	76	396				
Fire Hoses & Nozzles	2,698	10.00	10.0%	525	525	525	525	525	73				
Fire Indicator Panels	12,423	12.00	8.3%	1,740	1,740	1,740	1,740	1,740	3,723				
Intercom System Assets	5,976	10.00	10.0%	1,164	1,164	1,164	1,164	1,164	156				
Lifts	79,996	30.00	3.3%	3,183	3,183	3,183	3,183	3,183	64,081				
Light Fittings & Shades	31,925	20.00	5.0%	2,109	2,109	2,109	2,109	2,109	21,380				
Security Monitoring Door Controllers & Code	109	5.00	20.0%	109	0	0	0	0	0				
Security Monitoring Proximity Readers	1,256	7.00	14.3%	587	587	82	0	0	0				
Security System	179	5.00	20.0%	179	0	0	0	0	0				
Ventilation Fans	21,679	20.00	5.0%	1,432	1,432	1,432	1,432	1,432	14,519				
Total Existing	331,332			28,066	27,726	27,221	27,139	27,139	194,041				
Additions													
Carpet (20/08/2009)	1,040	8.00	12.5%	331	331	331	47	0	0				
Carpet (27/08/2009)	1,657	8.00	12.5%	525	525	525	82	0	0				
Carpet (22/09/2009)	3,631	8.00	12.5%	1,125	1,125	1,125	256	0	0				
Carpet (11/08/2011)	977	8.00	12.5%	191	191	191	191	191	22				
Carpet (18/10/2012)	3,307	8.00	12.5%	525	525	525	525	525	682				
Carpet (14/05/2013)	1,717	8.00	12.5%	250	250	250	250	250	467				
Total - Additions	12,329			2,947	2,947	2,947	1,351	966	1,171				
Total - Division 40 (Effective Life Rates)	343,661			31,013	30,673	30,168	28,490	28,105	195,212				
Division 43 - Capital Works Allowance													
Total Division 43	2,917,673			83,044	83,044	83,044	83,044	83,044	2,502,455				
Total Depreciation	3,261,334			114,057	113,717	113,212	111,534	111,149	2,697,667				

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File No: 301063

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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)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @				
	1-Jul-19	(Years)	(PC)	1-Jul-19	1-Jul-20	1-Jul-21	1-Jul-22	1-Jul-23	1-Jul-24				
	(\$)			30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24					
Year 11 (\$)										Year 12 (\$)	Year 13 (\$)	Year 14 (\$)	Year 15 (\$)
Division 40 - Plant & Equipment (Effective Life Rates)													
Existing													
Air Conditioning - Packaged Unit	70,297	15.00	6.7%	13,685	13,685	13,685	13,685	13,685	1,872				
Automatic Garage Door - Motors	0	5.00	20.0%	0	0	0	0	0	0				
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0				
Door Closers	78	10.00	10.0%	78	0	0	0	0	0				
Exhaust Fans	91	10.00	10.0%	91	0	0	0	0	0				
Fire Alarm Bells	1,148	12.00	8.3%	537	537	74	0	0	0				
Fire Booster Pumps	10,840	25.00	4.0%	716	716	716	716	716	7,260				
Fire Detection Alarms	7,259	20.00	5.0%	716	716	716	716	716	3,679				
Fire Extinguishers	396	15.00	6.7%	76	76	76	76	76	16				
Fire Hoses & Nozzles	73	10.00	10.0%	73	0	0	0	0	0				
Fire Indicator Panels	3,723	12.00	8.3%	1,740	1,740	243	0	0	0				
Intercom System Assets	156	10.00	10.0%	156	0	0	0	0	0				
Lifts	64,081	30.00	3.3%	3,183	3,183	3,183	3,183	3,183	48,166				
Light Fittings & Shades	21,380	20.00	5.0%	2,109	2,109	2,109	2,109	2,109	10,835				
Security Monitoring Door Controllers & Code	0	5.00	20.0%	0	0	0	0	0	0				
Security Monitoring Proximity Readers	0	7.00	14.3%	0	0	0	0	0	0				
Security System	0	5.00	20.0%	0	0	0	0	0	0				
Ventilation Fans	14,519	20.00	5.0%	1,432	1,432	1,432	1,432	1,432	7,359				
Total Existing	194,041			24,592	24,194	22,234	21,917	21,917	79,187				
Additions													
Carpet (20/08/2009)	0	8.00	12.5%	0	0	0	0	0	0				
Carpet (27/08/2009)	0	8.00	12.5%	0	0	0	0	0	0				
Carpet (22/09/2009)	0	8.00	12.5%	0	0	0	0	0	0				
Carpet (11/08/2011)	22	8.00	12.5%	22	0	0	0	0	0				
Carpet (18/10/2012)	682	8.00	12.5%	525	157	0	0	0	0				
Carpet (14/05/2013)	467	8.00	12.5%	250	217	0	0	0	0				
Total - Additions	1,171			797	374	0	0	0	0				
Total - Division 40 (Effective Life Rates)	195,212			25,389	24,568	22,234	21,917	21,917	79,187				
Division 43 - Capital Works Allowance													
Total Division 43	2,502,455			83,044	83,044	83,044	83,044	83,044	2,087,237				
Total Depreciation	2,697,667			108,433	107,612	105,278	104,961	104,961	2,166,424				

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Prime Cost Method (Years 16-20)

2A Hartington Street
GLENROY, VIC 3046

Tax Grouping	Total Cost	Effective Life	Basic Rate	Depreciation Allowance					TWDV @
	1-Jul-24 (\$)	(Years)	(PC)	1-Jul-24 30-Jun-25 Year 16 (\$)	1-Jul-25 30-Jun-26 Year 17 (\$)	1-Jul-26 30-Jun-27 Year 18 (\$)	1-Jul-27 30-Jun-28 Year 19 (\$)	1-Jul-28 30-Jun-29 Year 20 (\$)	1-Jul-29
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing									
Air Conditioning - Packaged Unit	1,872	15.00	6.7%	1,872	0	0	0	0	0
Automatic Garage Door - Motors	0	5.00	20.0%	0	0	0	0	0	0
Bathroom Accessories	0	1.00	100.0%	0	0	0	0	0	0
Door Closers	0	10.00	10.0%	0	0	0	0	0	0
Exhaust Fans	0	10.00	10.0%	0	0	0	0	0	0
Fire Alarm Bells	0	12.00	8.3%	0	0	0	0	0	0
Fire Booster Pumps	7,260	25.00	4.0%	716	716	716	716	716	3,680
Fire Detection Alarms	3,679	20.00	5.0%	716	716	716	716	716	99
Fire Extinguishers	16	15.00	6.7%	16	0	0	0	0	0
Fire Hoses & Nozzles	0	10.00	10.0%	0	0	0	0	0	0
Fire Indicator Panels	0	12.00	8.3%	0	0	0	0	0	0
Intercom System Assets	0	10.00	10.0%	0	0	0	0	0	0
Lifts	48,166	30.00	3.3%	3,183	3,183	3,183	3,183	3,183	32,251
Light Fittings & Shades	10,835	20.00	5.0%	2,109	2,109	2,109	2,109	2,109	290
Security Monitoring Door Controllers & Code	0	5.00	20.0%	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7.00	14.3%	0	0	0	0	0	0
Security System	0	5.00	20.0%	0	0	0	0	0	0
Ventilation Fans	7,359	20.00	5.0%	1,432	1,432	1,432	1,432	1,432	199
Total Existing	79,187			10,044	8,156	8,156	8,156	8,156	36,519
Additions									
Carpet (20/08/2009)	0	8.00	12.5%	0	0	0	0	0	0
Carpet (27/08/2009)	0	8.00	12.5%	0	0	0	0	0	0
Carpet (22/09/2009)	0	8.00	12.5%	0	0	0	0	0	0
Carpet (11/08/2011)	0	8.00	12.5%	0	0	0	0	0	0
Carpet (18/10/2012)	0	8.00	12.5%	0	0	0	0	0	0
Carpet (14/05/2013)	0	8.00	12.5%	0	0	0	0	0	0
Total - Additions	0			0	0	0	0	0	0
Total - Division 40 (Effective Life Rates)	79,187			10,044	8,156	8,156	8,156	8,156	36,519
Division 43 - Capital Works Allowance									
Total Division 43	2,087,237			83,044	83,044	83,044	83,044	83,044	1,672,019
Total Depreciation	2,166,424			93,088	91,200	91,200	91,200	91,200	1,708,538

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File No: 301063

Summary

Division 43

Building Write-Off Allowance

1.1 Special Building Write-Off allowance (Division 43)

There is available to Horizon Club Pty Ltd 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
Building First Use	19-Aug-09	2.5%	\$3,321,742

Calculation for write off provision,

PERIOD	DIV 43 (\$)
20-Aug-09 to 30-Jun-10	71,895
1-Jul-10 to 30-Jun-11	83,044
1-Jul-11 to 30-Jun-12	83,044
1-Jul-12 to 30-Jun-13	83,044
1-Jul-13 to 30-Jun-14	83,044
1-Jul-14 to 30-Jun-15	83,044
1-Jul-15 to 30-Jun-16	83,044
1-Jul-16 to 30-Jun-17	83,044
1-Jul-17 to 30-Jun-18	83,044
1-Jul-18 to 30-Jun-19	83,044

Appendix One

40 Year Projection

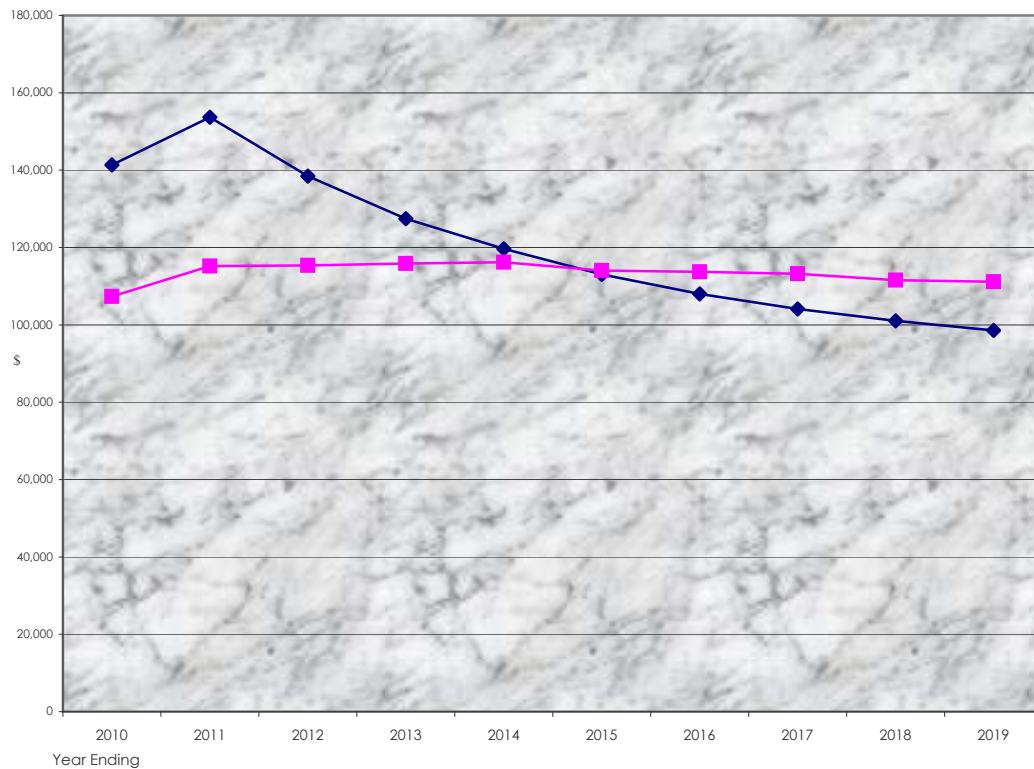
Appendix One - 40 Year Projection

Years 1-21			Years 22-41		
Period	Depreciation Allowance		Period	Depreciation Allowance	
	Diminishing Value (\$)	Prime Cost (\$)		Diminishing Value (\$)	Prime Cost (\$)
20-Aug-09 30-Jun-10	141,317	107,378	1-Jul-30 30-Jun-31	86,570	86,943
1-Jul-10 30-Jun-11	153,648	115,237	1-Jul-31 30-Jun-32	86,211	86,943
1-Jul-11 30-Jun-12	138,420	115,407	1-Jul-32 30-Jun-33	85,893	86,943
1-Jul-12 30-Jun-13	127,425	115,829	1-Jul-33 30-Jun-34	85,615	86,943
1-Jul-13 30-Jun-14	119,684	116,203	1-Jul-34 30-Jun-35	85,368	86,327
1-Jul-14 30-Jun-15	113,029	114,057	1-Jul-35 30-Jun-36	85,149	86,227
1-Jul-15 30-Jun-16	108,011	113,717	1-Jul-36 30-Jun-37	84,954	86,227
1-Jul-16 30-Jun-17	104,112	113,212	1-Jul-37 30-Jun-38	84,777	86,227
1-Jul-17 30-Jun-18	101,041	111,534	1-Jul-38 30-Jun-39	84,622	86,227
1-Jul-18 30-Jun-19	98,527	111,149	1-Jul-39 30-Jun-40	84,480	83,465
1-Jul-19 30-Jun-20	96,362	108,433	1-Jul-40 30-Jun-41	84,353	83,044
1-Jul-20 30-Jun-21	94,606	107,612	1-Jul-41 30-Jun-42	84,513	83,044
1-Jul-21 30-Jun-22	93,300	105,278	1-Jul-42 30-Jun-43	84,279	83,044
1-Jul-22 30-Jun-23	91,999	104,961	1-Jul-43 30-Jun-44	84,106	83,044
1-Jul-23 30-Jun-24	90,920	104,961	1-Jul-44 30-Jun-45	84,265	83,044
1-Jul-24 30-Jun-25	90,008	93,088	1-Jul-45 30-Jun-46	84,029	83,044
1-Jul-25 30-Jun-26	89,224	91,200	1-Jul-46 30-Jun-47	83,863	83,044
1-Jul-26 30-Jun-27	88,751	91,200	1-Jul-47 30-Jun-48	83,965	83,044
1-Jul-27 30-Jun-28	88,056	91,200	1-Jul-48 30-Jun-49	83,763	83,044
1-Jul-28 30-Jun-29	87,474	91,200	1-Jul-49 30-Jun-50	11,733	11,148
1-Jul-29 30-Jun-30	86,990	87,531	Total	3,825,395	3,831,386

Appendix Two & Three

Graphical Representation Comparative & Cumulative Analysis

Appendix Two - Comparative Analysis



Appendix Three - Cumulative Analysis

