

ABN 54 100 100 936

Investment Property:
0 Smith Street Smithville Vic 0

Client:

A Person

Date:

0/01/1900

Our Reference:

00/0000



F.A.I.B. (10475)



AAIQS



MBAV (194654)



Client:
A Person

Property:
0 Smith Street Smithville Vic 0

Date:
0/01/1900

BRIEF AND METHOD

CMR & Associates Pty Ltd has been requested to prepare a depreciation schedule for the above property. This depreciation schedule has been prepared from information supplied by the client, a site inspection and measure on the 8/04/14, to determine the cost of construction. The estimate is priced at 2012 rates for buildings and fit out of this type in the Smithville Metropolitan area.

The dwelling is a single storey brick veneer house, constructed for the estimated cost of \$242,272 excluding fitout. Further we have costed the various depreciated components and assessed the notional write off for the period 2012-2052 and commenced this schedule from the rental date in the 2013/2014 taxation year, at the written down value.

BRIEF DESCRIPTION OF PROPERTY

Built in 2012 , this single storey brick veneer house has been built on a concrete slab foundation with aluminium window frames and tiled roof. The single storey dwelling consists of entry, living,dining, family/ kitchen, laundry, bathroom and separate W.C. There are four bedrooms;master has walk in robes and an ensuite, the remaining bedrooms have built in robes. The kitchen has granite bench tops and laminated cupboards with upright oven, rangehood,dishwasher and microwave. Ceramic floor tiles to entry, dining, kitchen and remaining wet areas, fitted carpet to the rest. Gas ducted heating and evaporative cooling has been installed. Slimline venetians, timber and roman blinds, as well as plantation shutters have been fitted to the window openings. There is an alfresco area for entertaining. Double garage carparking with remote control garage door access. Coloured concrete driveway with border landscaping and timber fences on the boundaries.

DISCLAIMER

This report is prepared by CMR & Associates Pty Ltd as construction cost consultants and includes actual or estimated values for items that may be depreciable under the relevant tax legislation TR 2012/2. The report does not provide tax advice and the taxpayer must discuss the contents of this report with a tax adviser prior to using the information in a tax return. The report relates only to the current owner of the property and is not transferrable.

CMR & Associates Pty Ltd does not accept any loss, damages, expenses incurred or other costs, contractual or otherwise which may occur as a result of relying on this document. The report is the property of CMR & Associates Pty Ltd until paid in full, the report at all times is copyrighted to CMR & Associates Pty Ltd and is protected by Australian & International Copyright Laws.

NOTES AND INFORMATION

The depreciation effective lives and percentages used to compile this report are those rates stated by the Tax Commissioner. In the event where the Tax Commissioner stated no depreciation percentage or effective life, we have used a rate, which reflects the effective life and is in line with the intent of the act.

Please note this report contains two available alternatives for depreciating plant and articles, Prime Cost and Diminishing Value Methods, your accountant or tax advisor will advise which method suits your circumstances. As this building is eligible for the Capital Building Write Off for Income Producing Properties we have also included these calculations.

The total amount claimable each year is the total of the Capital Building Write Off Allowance plus either one of the Prime Cost or the Diminishing Value methods of depreciation of the plant and articles.

The owner of the property may depreciate and claim allowances for the property while it is being used for income producing purposes only. For any time period where the property is not being used for this purpose, that time period must be deducted from the claimable allowances.

The information contained herein has been prepared by CMR & Associates Pty Ltd qualified as stated in Tax Ruling 97/25 and not in any other capacity and on the basis of information provided by others.

Signed for and on behalf of
CMR & Associates Pty Ltd

BUILDING PRACTITIONER

0/01/1900

NHBC (Eng)



F.A.I.B. (10475)



AAIQS



MBAV (194654)

PRIME COST METHOD

40 YEAR DEPRECIATION SCHEDULE SUMMARY - PRIME COST METHOD

Prepared for: A Person
Property 0 Smith Street Smithville Vic0

YEAR NUMBER	FINANCIAL YEAR ENDING	CAPITAL WORKS ALLOWANCE \$	PLANT \$	LOW VALUE POOL \$	OTHER EXPENSES \$	TOTAL \$
1	30 June 2014	\$1,143	\$380	\$636	\$0	\$2,159
2	30 June 2015	\$6,352	\$2,168	\$2	\$0	\$8,522
3	30 June 2016	\$6,369	\$2,174	\$1	\$0	\$8,545
4	30 June 2017	\$6,352	\$2,129	\$1	\$0	\$8,482
5	30 June 2018	\$6,352	\$1,930	\$0	\$0	\$8,283
6	30 June 2019	\$6,352	\$1,930	\$0	\$0	\$8,283
7	30 June 2020	\$6,369	\$1,936	\$0	\$0	\$8,305
8	30 June 2021	\$6,352	\$1,930	\$0	\$0	\$8,282
9	30 June 2022	\$6,352	\$1,871	\$0	\$0	\$8,223
10	30 June 2023	\$6,352	\$1,162	\$0	\$0	\$7,513
11	30 June 2024	\$6,369	\$1,048	\$0	\$0	\$7,418
12	30 June 2025	\$6,352	\$886	\$0	\$0	\$7,238
13	30 June 2026	\$6,352	\$886	\$0	\$0	\$7,238
14	30 June 2027	\$6,352	\$841	\$0	\$0	\$7,192
15	30 June 2028	\$6,369	\$634	\$0	\$0	\$7,003
16	30 June 2029	\$6,352	\$633	\$0	\$0	\$6,984
17	30 June 2030	\$6,352	\$633	\$0	\$0	\$6,984
18	30 June 2031	\$6,352	\$633	\$0	\$0	\$6,984
19	30 June 2032	\$6,369	\$567	\$0	\$0	\$6,936
20	30 June 2033	\$6,352	\$61	\$0	\$0	\$6,412
21	30 June 2034	\$6,352	\$0	\$0	\$0	\$6,352
22	30 June 2035	\$6,352	\$0	\$0	\$0	\$6,352
23	30 June 2036	\$6,369	\$0	\$0	\$0	\$6,369
24	30 June 2037	\$6,352	\$0	\$0	\$0	\$6,352
25	30 June 2038	\$6,352	\$0	\$0	\$0	\$6,352
26	30 June 2039	\$6,352	\$0	\$0	\$0	\$6,352
27	30 June 2040	\$6,369	\$0	\$0	\$0	\$6,369
28	30 June 2041	\$6,352	\$0	\$0	\$0	\$6,352
29	30 June 2042	\$6,352	\$0	\$0	\$0	\$6,352
30	30 June 2043	\$6,352	\$0	\$0	\$0	\$6,352
31	30 June 2044	\$6,369	\$0	\$0	\$0	\$6,369
32	30 June 2045	\$6,352	\$0	\$0	\$0	\$6,352
33	30 June 2046	\$6,352	\$0	\$0	\$0	\$6,352
34	30 June 2047	\$6,352	\$0	\$0	\$0	\$6,352
35	30 June 2048	\$6,369	\$0	\$0	\$0	\$6,369
36	30 June 2049	\$6,352	\$0	\$0	\$0	\$6,352
37	30 June 2050	\$6,352	\$0	\$0	\$0	\$6,352
38	30 June 2051	\$6,352	\$0	\$0	\$0	\$6,352
39	30 June 2052	\$5,306	\$0	\$0	\$0	\$5,306
40	30 June 2053	\$283	\$0	\$0	\$0	\$283
TOTAL DEPRECIATION		\$241,904	\$24,432	\$641	\$0	\$266,977

40 YEAR DEPRECIATION SCHEDULE - PRIME COST METHOD

Prepared for:

A Person

Property

0 Smith Street Smithville Vic0

Item Description	Original Costs	Depreciation Before Settlement / Rental	Costs at Settlement / Rental As At 27/04/2014	Claimable Amount for Financial Year Ending 30/06/2014	Claimable Amount for Financial Year Ending 30/06/2015
CAPITAL WORK					
Building	\$200,926	\$9,984	\$190,941	\$881	\$5,023
Extension & Additions	\$11,800	\$337	\$11,463	\$81	\$295
Bathroom Assets	\$0	\$0	\$0	\$0	\$0
Flooring Assets	\$5,096	\$253	\$4,843	\$22	\$127
Furniture / Linen Assets	\$0	\$0	\$0	\$0	\$0
Heating / Cooling Assets	\$0	\$0	\$0	\$0	\$0
Hot Water / Solar Assets	\$0	\$0	\$0	\$0	\$0
Kitchen Assets	\$11,400	\$566	\$10,834	\$50	\$285
Laundry Assets	\$0	\$0	\$0	\$0	\$0
Lighting Assets	\$1,200	\$60	\$1,140	\$5	\$30
Outside / Landscaping Assets	\$20,950	\$852	\$20,098	\$92	\$524
Fire Control - Security - Signage Assets	\$2,350	\$97	\$2,253	\$10	\$59
Sound, Entertainment & Telecommunication System / Wiring	\$350	\$17	\$333	\$2	\$9
Window Covering Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Assets	\$0	\$0	\$0	\$0	\$0
TOTAL CAPITAL WORKS	\$254,072	\$12,167	\$241,904	\$1,143	\$6,352
NON-CAPITAL PLANT					
Bathroom Assets	\$0	\$0	\$0	\$0	\$0
Flooring Assets	\$2,332	\$464	\$1,868	\$41	\$233
Furniture / Linen Assets	\$0	\$0	\$0	\$0	\$0
Heating / Cooling Assets	\$7,650	\$760	\$6,890	\$67	\$383
Hot Water / Solar Assets	\$8,800	\$896	\$7,904	\$88	\$503
Kitchen Assets	\$3,497	\$619	\$2,878	\$55	\$311
Laundry Assets	\$0	\$0	\$0	\$0	\$0
Lighting Assets	\$0	\$0	\$0	\$0	\$0
Outside / Landscaping Assets	\$0	\$0	\$0	\$0	\$0
Fire Control - Security - Signage Assets	\$1,190	\$473	\$717	\$42	\$238
Sound, Entertainment & Telecommunication System / Wiring	\$0	\$0	\$0	\$0	\$0
Window Covering Assets	\$5,000	\$825	\$4,175	\$88	\$500
Miscellaneous Assets	\$0	\$0	\$0	\$0	\$0
TOTAL NON-CAPITAL	\$28,469	\$4,037	\$24,432	\$380	\$2,168
TOTAL PRIME DEPRECIATION	\$282,541	\$16,205	\$266,336	\$1,523	\$8,520
LOW VALUE NON-CAPITAL PLANT					
Bathroom Assets	\$0	\$0	\$0	\$0	\$0
Flooring Assets	\$0	\$0	\$0	\$0	\$0
Furniture / Linen Assets	\$0	\$0	\$0	\$0	\$0
Heating / Cooling Assets	\$0	\$0	\$0	\$0	\$0
Hot Water / Solar Assets	\$0	\$0	\$0	\$0	\$0
Kitchen Assets	\$966	\$720	\$246	\$246	\$0
Laundry Assets	\$0	\$0	\$0	\$0	\$0
Lighting Assets	\$0	\$0	\$0	\$0	\$0
Outside / Landscaping Assets	\$780	\$483	\$297	\$293	\$2
Fire Control - Security - Signage Assets	\$380	\$283	\$97	\$97	\$0
Sound, Entertainment & Telecommunication System / Wiring	\$0	\$0	\$0	\$0	\$0
Window Covering Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Assets	\$0	\$0	\$0	\$0	\$0
TOTAL LOW VALUE	\$2,126	\$1,485	\$641	\$636	\$2
OTHER EXPENSES					
Fees Associated With Construction			\$0	\$0	\$0
Demolition Costs			\$0	\$0	\$0
TOTAL OTHER EXPENSES	\$0	\$0	\$0	\$0	\$0
TOTAL DEPRECIATION	\$284,667	\$17,690	\$266,977	\$2,159	\$8,522

DIMINISHING METHOD

40 YEAR DEPRECIATION SCHEDULE SUMMARY - DIMINISHING METHOD

Prepared for: **A Person**
Property: **0 Smith Street Smithville Vic 0**

YEAR NUMBER	FINANCIAL YEAR ENDING	CAPITAL WORKS ALLOWANCE \$	PLANT \$	LOW VALUE POOL \$	OTHER EXPENSES \$	TOTAL \$
1	30 June 2014	\$1,143	\$529	\$636	\$0	\$2,308
2	30 June 2015	\$6,352	\$2,928	\$2	\$0	\$9,281
3	30 June 2016	\$6,355	\$2,453	\$1	\$0	\$8,809
4	30 June 2017	\$6,352	\$2,144	\$1	\$0	\$8,497
5	30 June 2018	\$6,352	\$1,708	\$0	\$0	\$8,060
6	30 June 2019	\$6,352	\$1,462	\$0	\$0	\$7,814
7	30 June 2020	\$6,355	\$1,258	\$0	\$0	\$7,614
8	30 June 2021	\$6,352	\$1,080	\$0	\$0	\$7,432
9	30 June 2022	\$6,352	\$1,298	\$0	\$0	\$7,650
10	30 June 2023	\$6,352	\$1,183	\$0	\$0	\$7,534
11	30 June 2024	\$6,355	\$802	\$0	\$0	\$7,157
12	30 June 2025	\$6,352	\$446	\$0	\$0	\$6,798
13	30 June 2026	\$6,352	\$399	\$0	\$0	\$6,751
14	30 June 2027	\$6,352	\$790	\$0	\$0	\$7,142
15	30 June 2028	\$6,355	\$261	\$0	\$0	\$6,617
16	30 June 2029	\$6,352	\$235	\$0	\$0	\$6,586
17	30 June 2030	\$6,352	\$211	\$0	\$0	\$6,563
18	30 June 2031	\$6,352	\$190	\$0	\$0	\$6,542
19	30 June 2032	\$6,355	\$1,085	\$0	\$0	\$7,441
20	30 June 2033	\$6,352	\$625	\$0	\$0	\$6,977
21	30 June 2034	\$6,352	\$0	\$0	\$0	\$6,352
22	30 June 2035	\$6,352	\$0	\$0	\$0	\$6,352
23	30 June 2036	\$6,355	\$0	\$0	\$0	\$6,355
24	30 June 2037	\$6,352	\$0	\$0	\$0	\$6,352
25	30 June 2038	\$6,352	\$0	\$0	\$0	\$6,352
26	30 June 2039	\$6,352	\$0	\$0	\$0	\$6,352
27	30 June 2040	\$6,355	\$0	\$0	\$0	\$6,355
28	30 June 2041	\$6,352	\$0	\$0	\$0	\$6,352
29	30 June 2042	\$6,352	\$0	\$0	\$0	\$6,352
30	30 June 2043	\$6,352	\$0	\$0	\$0	\$6,352
31	30 June 2044	\$6,355	\$0	\$0	\$0	\$6,355
32	30 June 2045	\$6,352	\$0	\$0	\$0	\$6,352
33	30 June 2046	\$6,352	\$0	\$0	\$0	\$6,352
34	30 June 2047	\$6,352	\$0	\$0	\$0	\$6,352
35	30 June 2048	\$6,355	\$0	\$0	\$0	\$6,355
36	30 June 2049	\$6,352	\$0	\$0	\$0	\$6,352
37	30 June 2050	\$6,352	\$0	\$0	\$0	\$6,352
38	30 June 2051	\$6,352	\$0	\$0	\$0	\$6,352
39	30 June 2052	\$5,429	\$0	\$0	\$0	\$5,429
40	30 June 2053	\$283	\$0	\$0	\$0	\$283
TOTAL DEPRECIATION		\$241,904	\$21,086	\$641	\$0	\$263,631

40 YEAR DEPRECIATION SCHEDULE DIMINISHING METHOD

Prepared for:

A Person

Property:

0 Smith Street Smithville Vic 0

ItemDescription	Original Costs	Depreciation Before Settlement / Rental	Costs at Settlement / Rental As At 27/04/2014	Claimable Amount for Financial Year Ending 30/06/2014	Claimable Amount for Financial Year Ending 30/06/2015
CAPITAL WORK					
Building	\$200,926	\$9,984	\$190,941	\$881	\$5,023
Extension & Additions	\$11,800	\$337	\$11,463	\$81	\$295
Bathroom Assets	\$0	\$0	\$0	\$0	\$0
Flooring Assets	\$5,096	\$253	\$4,843	\$22	\$127
Furniture / Linen Assets	\$0	\$0	\$0	\$0	\$0
Heating / Cooling Assets	\$0	\$0	\$0	\$0	\$0
Hot Water / Solar Assets	\$0	\$0	\$0	\$0	\$0
Kitchen Assets	\$11,400	\$566	\$10,834	\$50	\$285
Laundry Assets	\$0	\$0	\$0	\$0	\$0
Lighting Assets	\$1,200	\$60	\$1,140	\$5	\$30
Outside / Landscaping Assets	\$20,950	\$852	\$20,098	\$92	\$524
Fire Control - Security - Signage Assets	\$2,350	\$97	\$2,253	\$10	\$59
Sound, Entertainment & Telecommunication System / Wiring	\$350	\$17	\$333	\$2	\$9
Window Covering Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Assets	\$0	\$0	\$0	\$0	\$0
TOTAL CAPITAL WORKS	\$254,072	\$12,167	\$241,904	\$1,143	\$6,352
NON-CAPITAL PLANT					
Bathroom Assets	\$0	\$0	\$0	\$0	\$0
Flooring Assets	\$2,332	\$835	\$1,497	\$53	\$289
Furniture / Linen Assets	\$0	\$0	\$0	\$0	\$0
Heating / Cooling Assets	\$7,650	\$1,445	\$6,205	\$109	\$610
Hot Water / Solar Assets	\$8,800	\$1,697	\$7,103	\$141	\$789
Kitchen Assets	\$3,497	\$1,128	\$2,369	\$74	\$407
Laundry Assets	\$0	\$0	\$0	\$0	\$0
Lighting Assets	\$0	\$0	\$0	\$0	\$0
Outside / Landscaping Assets	\$0	\$0	\$0	\$0	\$0
Fire Control - Security - Signage Assets	\$1,190	\$758	\$432	\$30	\$161
Sound, Entertainment & Telecommunication System / Wiring	\$0	\$0	\$0	\$0	\$0
Window Covering Assets	\$5,000	\$1,521	\$3,479	\$122	\$671
Miscellaneous Assets	\$0	\$0	\$0	\$0	\$0
TOTAL NON-CAPITAL	\$28,469	\$7,383	\$21,086	\$529	\$2,928
TOTAL DIMINISHING DEPRECIATION	\$282,541	\$19,551	\$262,990	\$1,672	\$9,279
LOW VALUE NON-CAPITAL PLANT					
Bathroom Assets	\$0	\$0	\$0	\$0	\$0
Flooring Assets	\$0	\$0	\$0	\$0	\$0
Furniture / Linen Assets	\$0	\$0	\$0	\$0	\$0
Heating / Cooling Assets	\$0	\$0	\$0	\$0	\$0
Hot Water / Solar Assets	\$0	\$0	\$0	\$0	\$0
Kitchen Assets	\$966	\$720	\$246	\$246	\$0
Laundry Assets	\$0	\$0	\$0	\$0	\$0
Lighting Assets	\$0	\$0	\$0	\$0	\$0
Outside / Landscaping Assets	\$780	\$483	\$297	\$293	\$2
Fire Control - Security - Signage Assets	\$380	\$283	\$97	\$97	\$0
Sound, Entertainment & Telecommunication System / Wiring	\$0	\$0	\$0	\$0	\$0
Window Covering Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Assets	\$0	\$0	\$0	\$0	\$0
TOTAL LOW VALUE NON-CAPITAL	\$2,126	\$1,485	\$641	\$636	\$2
OTHER EXPENSES					
Fees Associated With Construction	\$0		\$0	\$0	\$0
Demolition Costs	\$0		\$0	\$0	\$0
TOTAL OTHER EXPENSES	\$0	\$0	\$0	\$0	\$0
TOTAL DEPRECIATION DIMINISHING & LOW VALUE	\$284,667	\$21,036	\$263,631	\$2,308	\$9,281