

Tax Depreciation Schedule

Prepared for John Citizen



711 Sample Road, Sampletown VIC 3000

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Non-Residential Property Deduction Schedule

Prepared For John Citizen
Property 711 Sample Road, Sampletown
VIC, 3000

Non-Residential Property Deduction Summary

Non-Residential Property Deduction Summary

Settlement Date	01-Mar-14
Purchase Price	\$1,100,000.00
Total Expenditure	\$1,100,000.00
Total Allowances	\$409,527.90

Important Notes:

- 1 Accelerated Depreciation.** Due to the investor having lived in or not claiming depreciation on the property for some time, immediate write off and low value pooled assets have been claimed at their normal rates. This will assist in lowering the losses in the early years.
- 2 Pre 82 Construction:** This property does not qualify for building allowance as it was constructed prior to 20th July 1982, although in some cases renovations, additions or refurbishments may qualify.
- 3 Pre-Purchase Renovations:** This property contains pre-purchase renovations which were completed after property was constructed. These are listed under the capital works section of the schedule.
- 4 Dual Purchase:** The property was purchased by joint owners and therefore joint ownership depreciation rulings were applied, this qualifies for a higher rate of depreciation of certain assets.

Our Guarantee: The above property has been inspected and analysed under ATO guidelines, and all depreciable assets identified, providing you, the investor with the maximum legitimate benefits achievable under current legislation as at the date of inspection.

No doubt you will be delighted by the schedule, so please tell your friends. Thank you for using our services.

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Important Notes

This schedule details the property depreciation deductions that are eligible for John Citizen on the property 711 Sample Road available from 01-Mar-14 based on legislation in effect on the 30/10/2010.

The calculations used to generate this schedule are derived from formulas provided by the Australian Taxation Office (ATO) and have been prepared by persons deemed suitably qualified by the ATO.

The property's construction cost is based on the actual cost incurred in relation to the construction of the building, structural improvements and extensions. Where the new owner is unable to determine precisely the construction expenditure associated with the building, an estimate of construction works has been adopted as per ATO guidelines on Capital Works deductions.

All plant listed in this schedule was identified during an on-site inspection and has been valued as an apportionment of the total capital expenditure analysed. This schedule has been prepared based on the understanding that the exclusive ownership of all items of plant is to 711 Sample Road. If this is not the case, it is the purchaser's responsibility to remove them from this schedule.

The depreciation rates used in this schedule are taken from those recommended in legislation at the time the property was acquired.

The ATO does not consider land and landscaping as a depreciable asset and therefore does not qualify for depreciation and cannot be claimed.

Both the Diminishing Value and Prime Cost Depreciation methods have been offered in this schedule. It is the purchaser's responsibility to discuss each with their financial advisor in order to select the most appropriate methods.

If you hold an asset jointly with others and the cost of your interest in the asset is \$300 or less, you can claim the immediate deduction even though the depreciating asset in which you have an interest costs more than \$300. As per ATO's Guide to Depreciating Assets 2015.

Immediate Write Off Assets with a cost to the investor equal to or less than \$300 can be written off in the year of purchase at 100%. This is only available if the asset or item is not part of a set.

Low Value Pooling Assets with a cost of less than \$1,000 can be written off at a rate of 18.75% in the first year, irrelevant of the days owned, and 37.5% in the subsequent years. Low Value Pooling is only applicable to the Diminishing Value method of depreciation.

This schedule was prepared for the exclusive use of John Citizen for the sole purpose of claiming Property Tax Allowances for the property 711 Sample Road and is not to be used for any other purpose or to be reproduced without the express written permission of Bell Building Services Pty Ltd.

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Summary of Capital Expenditure

Division 40 - Decline in Value Deductions on Plant.

The plant listed in this schedule complies with the current list of depreciable assets made available by the Commissioner of Taxation which qualify under Division 40 of the Income Tax Assessment Act 1997.

The depreciation rates used are in accordance with legislation current at the date this schedule was produced.

\$352,451.00

Division 43 - Capital Works Deductions on Building and Infrastructure

Capital works deductions are derived from Division 43 of the Income Tax Assessment Act 1997 deductions for Capital Works. The qualifying expenditure is based on the historical cost of the construction of the asset at the time of construction.

If you can claim capital works deductions, the construction expenditure on which those deductions are based cannot be taken into account in working out any other types of deductions you claim, such as deductions for decline in value of depreciating assets.

\$57,076.90

Balance of Capital Expenditure

This represents all items that do not qualify for capital works deductions or decline in value and any capital works deductions which are already exhausted.

\$690,472.10

Construction expenditure that cannot be claimed (as per ATO guidelines) include:

- Land
- Expenditure on clearing the land prior to construction
- Earthworks that are permanent, and are not integral to the construction
- Expenditure on landscaping

Total Expenditure

\$1,100,000.00

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Summary of Property Deductions (DVM)

Fiscal Years		Diminishing Value Method				
Ownership Year	Tax Year	Decline in Value Deductions on Plant			Capital Work Deductions	Total Annual Deductions
		Immediate Deductions	Low Value Pooling	Diminishing Value	Building and Infrastructure	
Year 1	01/03/2014-2014	\$0.00	\$0.00	\$14,935.51	\$552.34	\$15,487.85
Year 2	2014-2015	\$0.00	\$0.00	\$41,352.97	\$1,652.50	\$43,005.47
Year 3	2015-2016	\$0.00	\$0.00	\$32,375.76	\$1,652.50	\$34,028.26
Year 4	2016-2017	\$0.00	\$0.00	\$26,035.02	\$1,652.50	\$27,687.52
Year 5	2017-2018	\$0.00	\$0.00	\$21,474.99	\$1,652.50	\$23,127.49
Year 6	2018-2019	\$0.00	\$0.00	\$18,126.60	\$1,652.50	\$19,779.10
Year 7	2019-2020	\$0.00	\$0.00	\$15,610.14	\$1,652.50	\$17,262.64
Year 8	2020-2021	\$0.00	\$0.00	\$13,671.32	\$1,652.50	\$15,323.82
Year 9	2021-2022	\$0.00	\$0.00	\$12,139.03	\$1,652.50	\$13,791.53
Year 10	2022-2023	\$0.00	\$0.00	\$10,897.55	\$1,652.50	\$12,550.05
Year 11	2023-2024	\$0.00	\$0.00	\$9,868.02	\$1,652.50	\$11,520.52
Year 12	2024-2025	\$0.00	\$0.00	\$8,996.32	\$1,652.50	\$10,648.82
Year 13	2025-2026	\$0.00	\$0.00	\$8,244.86	\$1,652.50	\$9,897.36
Year 14	2026-2027	\$0.00	\$0.00	\$7,587.25	\$1,652.50	\$9,239.75
Year 15	2027-2028	\$0.00	\$0.00	\$7,004.65	\$1,652.50	\$8,657.15
Year 16	2028-2029	\$0.00	\$0.00	\$6,483.40	\$1,652.50	\$8,135.90
Year 17	2029-2030	\$0.00	\$0.00	\$6,013.39	\$1,652.50	\$7,665.89
Year 18	2030-2031	\$0.00	\$0.00	\$5,586.95	\$1,652.50	\$7,239.45
Year 19	2031-2032	\$0.00	\$0.00	\$5,198.18	\$1,652.50	\$6,850.68
Year 20	2032-2033	\$0.00	\$0.00	\$4,842.36	\$1,652.50	\$6,494.86
Year 21	2033-2034	\$0.00	\$0.00	\$4,515.72	\$1,652.50	\$6,168.22
Year 22	2034-2035	\$0.00	\$0.00	\$4,215.11	\$1,652.50	\$5,867.61
Year 23	2035-2036	\$0.00	\$0.00	\$3,937.89	\$1,652.50	\$5,590.39
Year 24	2036-2037	\$0.00	\$0.00	\$3,681.80	\$1,652.50	\$5,334.30
Year 25	2037-2038	\$0.00	\$0.00	\$3,444.88	\$1,652.50	\$5,097.38
Year 26	2038-2039	\$0.00	\$0.00	\$3,225.41	\$1,652.50	\$4,877.91
Year 27	2039-2040	\$0.00	\$0.00	\$3,021.87	\$1,652.50	\$4,674.37
Year 28	2040-2041	\$0.00	\$0.00	\$2,832.91	\$1,652.50	\$4,485.41
Year 29	2041-2042	\$0.00	\$0.00	\$2,657.31	\$1,652.50	\$4,309.81
Year 30	2042-2043	\$0.00	\$0.00	\$2,493.99	\$1,652.50	\$4,146.49
Year 31	2043-2044	\$0.00	\$0.00	\$2,341.96	\$1,652.50	\$3,994.46
Year 32	2044-2045	\$0.00	\$0.00	\$2,200.32	\$1,652.50	\$3,852.82
Year 33	2045-2046	\$0.00	\$0.00	\$2,068.26	\$1,652.50	\$3,720.76
Year 34	2046-2047	\$0.00	\$0.00	\$1,945.05	\$1,652.50	\$3,597.55
Year 35	2047-2048	\$0.00	\$0.00	\$1,830.01	\$1,652.50	\$3,482.51
Year 36	2048-2049	\$0.00	\$0.00	\$1,722.52	\$339.55	\$2,062.08
Year 37	2049-2050	\$0.00	\$0.00	\$1,622.03	\$0.00	\$1,622.03
Year 38	2050-2051	\$0.00	\$0.00	\$1,528.01	\$0.00	\$1,528.01
Year 39	2051-2052	\$0.00	\$0.00	\$1,440.00	\$0.00	\$1,440.00
Year 40	2052-2053	\$0.00	\$0.00	\$25,281.68	\$0.00	\$25,281.68
Total Deductions (life of property)		\$0.00	\$0.00	\$352,451.00	\$57,076.90	\$409,527.90

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Diminishing Value Depreciation

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions for 122 Day(s)	Adjustable Value (WDV) 30/06/2014
Diminishing Value Depreciation as per ATO's, current tax ruling, effective life of depreciating assets.				
Bathroom				
Hot Water Unit (Electric)	\$3,190.00	16.67%	\$177.74	\$3,012.26
External Assets				
Rainwater Tanks Polyethylene	\$9,680.00	10.00%	\$323.55	\$9,356.45
Fans				
Ceiling Fan	\$4,860.00	40.00%	\$649.78	\$4,210.22
Misc. Assets				
Electrical Circuit Breaker Board	\$7,200.00	10.00%	\$240.66	\$6,959.34
Electrical Main Switchboard	\$6,280.00	10.00%	\$209.91	\$6,070.09
Electrical Mains Cabling	\$33,600.00	10.00%	\$1,123.07	\$32,476.93
Electrical Sub Mains Cabling	\$28,080.00	10.00%	\$938.56	\$27,141.44
Flood Light Fittings	\$2,160.00	10.00%	\$72.20	\$2,087.80
High Bay Light Fittings	\$4,860.00	10.00%	\$162.44	\$4,697.56
Water Pumps Bore / Fountain / Sump	\$2,400.00	16.67%	\$133.73	\$2,266.27
Miscellaneous				
Calf Shed	\$15,400.00	5.00%	\$257.37	\$15,142.63
Chiller	\$9,770.00	5.00%	\$163.28	\$9,606.72
Electric Fencing	\$51,660.00	5.00%	\$863.36	\$50,796.64
Grain Silos	\$69,440.00	33.00%	\$7,659.33	\$61,780.67
Hay Shed	\$19,100.00	5.00%	\$319.21	\$18,780.79
Machinery Shed	\$14,100.00	5.00%	\$235.64	\$13,864.36
Milk Vat	\$13,440.00	10.00%	\$449.23	\$12,990.77
Pipe and Riser Outlets	\$7,239.00	5.00%	\$120.98	\$7,118.02
Rotary Dairy	\$43,700.00	5.00%	\$730.33	\$42,969.67
Water Troughs	\$6,292.00	5.00%	\$105.15	\$6,186.85
Total	\$352,451.00		\$14,935.51	\$337,515.49
Grand Total	\$352,451.00		\$14,935.51	\$337,515.49

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Summary of Property Deductions (PC)

Fiscal Years		Prime Cost Value Method			
Ownership Year	Tax Year	Decline in Value Deductions on Plant		Capital Work Deductions	Total Annual Deductions
		Immediate Deductions	Prime Cost	Building and Infrastructure	
Year 1	01/03/2014-2014	\$0.00	\$12,919.60	\$552.34	\$13,471.94
Year 2	2014-2015	\$0.00	\$38,652.90	\$1,652.50	\$40,305.40
Year 3	2015-2016	\$0.00	\$38,652.90	\$1,652.50	\$40,305.40
Year 4	2016-2017	\$0.00	\$31,687.97	\$1,652.50	\$33,340.47
Year 5	2017-2018	\$0.00	\$15,737.70	\$1,652.50	\$17,390.20
Year 6	2018-2019	\$0.00	\$15,412.81	\$1,652.50	\$17,065.31
Year 7	2019-2020	\$0.00	\$14,765.70	\$1,652.50	\$16,418.20
Year 8	2020-2021	\$0.00	\$14,765.70	\$1,652.50	\$16,418.20
Year 9	2021-2022	\$0.00	\$14,765.70	\$1,652.50	\$16,418.20
Year 10	2022-2023	\$0.00	\$14,765.70	\$1,652.50	\$16,418.20
Year 11	2023-2024	\$0.00	\$14,316.47	\$1,652.50	\$15,968.97
Year 12	2024-2025	\$0.00	\$13,421.70	\$1,652.50	\$15,074.20
Year 13	2025-2026	\$0.00	\$13,268.29	\$1,652.50	\$14,920.79
Year 14	2026-2027	\$0.00	\$12,956.05	\$1,652.50	\$14,608.55
Year 15	2027-2028	\$0.00	\$12,956.05	\$1,652.50	\$14,608.55
Year 16	2028-2029	\$0.00	\$12,956.05	\$1,652.50	\$14,608.55
Year 17	2029-2030	\$0.00	\$12,956.05	\$1,652.50	\$14,608.55
Year 18	2030-2031	\$0.00	\$12,956.05	\$1,652.50	\$14,608.55
Year 19	2031-2032	\$0.00	\$12,956.05	\$1,652.50	\$14,608.55
Year 20	2032-2033	\$0.00	\$12,956.05	\$1,652.50	\$14,608.55
Year 21	2033-2034	\$0.00	\$8,625.53	\$1,652.50	\$10,278.03
Year 22	2034-2035	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 23	2035-2036	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 24	2036-2037	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 25	2037-2038	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 26	2038-2039	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 27	2039-2040	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 28	2040-2041	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 29	2041-2042	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 30	2042-2043	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 31	2043-2044	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 32	2044-2045	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 33	2045-2046	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 34	2046-2047	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 35	2047-2048	\$0.00	\$0.00	\$1,652.50	\$1,652.50
Year 36	2048-2049	\$0.00	\$0.00	\$339.55	\$339.55
Year 37	2049-2050	\$0.00	\$0.00	\$0.00	\$0.00
Year 38	2050-2051	\$0.00	\$0.00	\$0.00	\$0.00
Year 39	2051-2052	\$0.00	\$0.00	\$0.00	\$0.00
Year 40	2052-2053	\$0.00	\$0.00	\$0.00	\$0.00
Total Deductions (life of property)		\$0.00	\$352,451.00	\$57,076.90	\$409,527.90

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Prime Cost Depreciation

Depreciable Assets	Base Value	Prime Cost Rate	Decline in Value Deductions for 122 Day(s)	Adjustable Value (WDV) 30/06/2014
Prime Cost Depreciation as per ATO's current tax ruling, effective life of depreciating assets.				
Bathroom				
Hot Water Unit (Electric)	\$3,190.00	8.33%	\$88.82	\$3,101.18
External Assets				
Rainwater Tanks Polyethylene	\$9,680.00	5.00%	\$161.78	\$9,518.22
Fans				
Ceiling Fan	\$4,860.00	20.00%	\$324.89	\$4,535.11
Misc. Assets				
Electrical Circuit Breaker Board	\$7,200.00	5.00%	\$120.33	\$7,079.67
Electrical Main Switchboard	\$6,280.00	5.00%	\$104.95	\$6,175.05
Electrical Mains Cabling	\$33,600.00	5.00%	\$561.53	\$33,038.47
Electrical Sub Mains Cabling	\$28,080.00	5.00%	\$469.28	\$27,610.72
Flood Light Fittings	\$2,160.00	5.00%	\$36.10	\$2,123.90
High Bay Light Fittings	\$4,860.00	5.00%	\$81.22	\$4,778.78
Water Pumps Bore / Fountain / Sump	\$2,400.00	8.33%	\$66.82	\$2,333.18
Miscellaneous				
Calf Shed	\$15,400.00	5.00%	\$257.37	\$15,142.63
Chiller	\$9,770.00	5.00%	\$163.28	\$9,606.72
Electric Fencing	\$51,660.00	5.00%	\$863.36	\$50,796.64
Grain Silos	\$69,440.00	33.00%	\$7,659.33	\$61,780.67
Hay Shed	\$19,100.00	5.00%	\$319.21	\$18,780.79
Machinery Shed	\$14,100.00	5.00%	\$235.64	\$13,864.36
Milk Vat	\$13,440.00	10.00%	\$449.23	\$12,990.77
Pipe and Riser Outlets	\$7,239.00	5.00%	\$120.98	\$7,118.02
Rotary Dairy	\$43,700.00	5.00%	\$730.33	\$42,969.67
Water Troughs	\$6,292.00	5.00%	\$105.15	\$6,186.85
Total	\$352,451.00		\$12,919.60	\$339,531.40
Grand Total	\$352,451.00		\$12,919.60	\$339,531.40

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Capital Works Deductions

Capital Works Deductions (Structural Improvements)

Construction Date Start	Construction Date Completion	Historic Construction Cost	Deduction Rate	Annual Deduction	Opening Value 01-03-2014	Total Capital Deductions for 122 Day(s)	Adjustable Value (WDV) 30/06/2014
15-Sep-08	15-Sep-08	\$66,100.00	2.5%	\$1,652.50	\$57,076.90	\$552.34	\$56,524.55
Total		\$66,100.00		\$1,652.50	\$57,076.90	\$552.34	\$56,524.55
Grand Total		\$66,100.00		\$1,652.50	\$57,076.90	\$552.34	\$56,524.55

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Depreciation Graph over Years

