

Property Deduction Schedule

Property Deduction Summary

'Flow', 37 Duncan Street
West End QLD 4101

Settlement Date	03/12/2007
Purchase Price	\$546,456.78
Stamp Duty	\$16,961.25
Total Expenditure	\$563,418.03
Total Allowances	\$354,918.55

Important Notes

This schedule details the property depreciation deductions that are eligible for on the property **'Flow', 37 Duncan Street** available from 03/12/2007 based on legislation in effect on the 10/03/2006.

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 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 do not consider land and landscaping as a depreciable asset and therefore do 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 method.

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 the ATO's Guide to Depreciating Assets 2008.

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 \$1000 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 for the sole purpose of claiming Property Tax Allowances for the property **'Flow', 37 Duncan Street** and is not to be used for any other purpose or to be reproduced without the express written permission of the above company.

Summary of Capital Expenditure

<p>Division 40 - Decline in Value Deductions on Plant.</p> <p>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.</p> <p>The depreciation rates used are in accordance with legislation current at the date this schedule was produced.</p>	\$47,892.01
<p>Division 43 - Capital Works Deductions on Building and Infrastructure</p> <p>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.</p> <p>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.</p>	\$307,026.54
<p>Balance of Capital Expenditure</p> <p>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.</p> <p>Construction expenditure that cannot be claimed (as per ATO guidelines) include;</p> <ul style="list-style-type: none"> ● land ● expenditure on clearing the land prior to construction ● earthworks that are permanent, and are not integral to the construction ● expenditure on landscaping 	\$208,499.48
<p>Total Expenditure</p>	\$563,418.03

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 Deduction	Low Value Pooling	Diminishing Value	Building and Infrastructure	
Year 1	03/12/2007-2008	\$1,047.08	\$3,002.12	\$2,148.44	\$4,429.28	\$10,626.92
Year 2	2008-2009		\$4,878.45	\$3,411.65	\$7,683.01	\$15,973.10
Year 3	2009-2010		\$3,049.03	\$2,919.60	\$7,683.01	\$13,651.64
Year 4	2010-2011		\$1,905.64	\$2,510.94	\$7,683.01	\$12,099.59
Year 5	2011-2012		\$1,191.03	\$2,169.16	\$7,683.01	\$11,043.20
Year 6	2012-2013		\$744.39	\$1,881.52	\$7,683.01	\$10,308.92
Year 7	2013-2014		\$465.24	\$1,638.09	\$7,683.01	\$9,786.35
Year 8	2014-2015		\$290.78	\$1,431.07	\$7,683.01	\$9,404.86
Year 9	2015-2016		\$181.74	\$1,254.22	\$7,683.01	\$9,118.97
Year 10	2016-2017		\$113.59	\$1,102.56	\$7,683.01	\$8,899.15
Year 11	2017-2018		\$70.99	\$972.03	\$7,683.01	\$8,726.03
Year 12	2018-2019		\$44.37	\$859.34	\$7,683.01	\$8,586.72
Year 13	2019-2020		\$27.73	\$761.76	\$7,683.01	\$8,472.51
Year 14	2020-2021		\$17.33	\$677.04	\$7,683.01	\$8,377.39
Year 15	2021-2022		\$10.83	\$603.30	\$7,683.01	\$8,297.14
Year 16	2022-2023		\$6.77	\$538.95	\$7,683.01	\$8,228.73
Year 17	2023-2024		\$4.23	\$482.68	\$7,683.01	\$8,169.92
Year 18	2024-2025		\$2.64	\$433.35	\$7,683.01	\$8,119.01
Year 19	2025-2026		\$1.65	\$390.02	\$7,683.01	\$8,074.68
Year 20	2026-2027		\$1.03	\$351.87	\$7,683.01	\$8,035.91
Year 21	2027-2028		\$0.65	\$318.21	\$7,683.01	\$8,001.87
Year 22	2028-2029		\$0.40	\$288.45	\$7,683.01	\$7,971.86
Year 23	2029-2030		\$0.25	\$262.08	\$7,683.01	\$7,945.34
Year 24	2030-2031		\$0.16	\$238.65	\$7,683.01	\$7,921.82
Year 25	2031-2032		\$0.10	\$217.81	\$7,683.01	\$7,900.92
Year 26	2032-2033		\$0.06	\$199.21	\$7,683.01	\$7,882.28
Year 27	2033-2034		\$0.04	\$182.59	\$7,683.01	\$7,865.63
Year 28	2034-2035		\$0.02	\$167.69	\$7,683.01	\$7,850.72
Year 29	2035-2036		\$0.02	\$154.31	\$7,683.01	\$7,837.33
Year 30	2036-2037		\$0.01	\$142.27	\$7,683.01	\$7,825.29
Year 31	2037-2038		\$0.01	\$131.40	\$7,683.01	\$7,814.42
Year 32	2038-2039		\$0.00	\$121.58	\$7,683.01	\$7,804.59
Year 33	2039-2040		\$0.00	\$112.68	\$7,683.01	\$7,795.69
Year 34	2040-2041		\$0.00	\$104.59	\$7,683.01	\$7,787.61
Year 35	2041-2042		\$0.00	\$97.24	\$7,683.01	\$7,780.25
Year 36	2042-2043		\$0.00	\$90.53	\$7,683.01	\$7,773.54
Year 37	2043-2044		\$0.00	\$84.39	\$7,683.01	\$7,767.40
Year 38	2044-2045		\$0.00	\$78.77	\$7,683.01	\$7,761.78
Year 39	2045-2046		\$0.00	\$73.62	\$7,683.01	\$7,756.63
Year 40	2046-2047		\$0.00	\$1,229.97	\$10,642.86	\$11,872.83
Total Deductions (life of property)		\$1,047.08	\$16,011.31	\$30,833.62	\$307,026.54	\$353,871.47

Diminishing Value Depreciation (Immediate Deduction Assets)

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions For 211 Day(s)	Adjustable Value (WDV) 30/06/2008
Diminishing Value Depreciation				
as per TR/2000/18 effective life of depreciating assets				
Immediate Deduction Assets				
Immediate deduction for assets costing \$300 or less, if not part of a set or group.				
Assets General				
Air Conditioning				
(a) Air Handling Units	4.53	100.00	4.53	
(b) Chillers, Condensing Sets	24.94	100.00	24.94	
(c) Damper Motors	2.27	100.00	2.27	
(d) Fan Coil Units	4.53	100.00	4.53	
(e) Pumps	9.07	100.00	9.07	
Door Closer	181.94	100.00	181.94	
Intercom system assets	153.95	100.00	153.95	
Vacuum Cleaners, portable	278.20	100.00	278.20	
Fire Control Assets				
Detection and Alarm Systems				
Heat and smoke	62.98	100.00	62.98	
Detectors (incl addressable manual call points, head, multi type and smoke)	2.02	100.00	2.02	
Laundry Assets				
Ironing Boards - freestanding	173.87	100.00	173.87	
Irons	78.24	100.00	78.24	
Outdoor Assets				
Gates, Electrical				
(a) Controls	1.34	100.00	1.34	
(b) Motors	5.37	100.00	5.37	
Security and Monitoring Assets				
Access Control Systems				
(a) Code Pads	38.29	100.00	38.29	
(b) Door Controllers	15.95	100.00	15.95	
(c) Readers, swipe cards	9.57	100.00	9.57	
Total	1,047.08		1,047.08	0.00

Diminishing Value Depreciation (Low-value Pool Assets)

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions For 211 Day(s)	Adjustable Value (WDV) 30/06/2008
Diminishing Value Depreciation				
as per TR/2000/18 effective life of depreciating assets				
Low Value Pool Assets				
Assets costing \$1,000 or less depreciate at 18.75% in the first fiscal year (irrespective of days held) and at 37.5% for each subsequent year.				
Assets General				
Ceiling Fans	363.89	18.75	68.23	295.66
Door Closer	39.30	18.75	7.37	31.93
Furniture (freestanding)	5,613.12	18.75	1,052.46	4,560.66
Hot Water Installation				
Electric	10.92	18.75	2.05	8.87
Gas	909.71	18.75	170.57	739.14
Lights				
Freestanding	591.17	18.75	110.84	480.33
Linen	1,545.51	18.75	289.78	1,255.73
Rugs	312.97	18.75	58.68	254.29
Television sets	7.20	18.75	1.35	5.85
Ventilation Fans	294.75	18.75	55.27	239.48
Water Pumps	43.67	18.75	8.19	35.48
Window Blinds, Internal	1,413.04	18.75	264.95	1,148.10
Window Curtains	15.12	18.75	2.83	12.28
Bathroom Assets				
Exhaust Fans (including light/heating)		18.75	73.48	318.40
Fire Control Assets				
Detection and Alarm Systems				
Heat and smoke	47.03	18.75	8.82	38.21
Emergency Warning and Intercommunication Systems (EWIS)				
Speakers	626.78	18.75	117.52	509.26
Strobe Lights	48.37	18.75	9.07	39.30
Fire Extinguishers	48.37	18.75	9.07	39.30
Hoses and Nozzles	159.55	18.75	29.92	129.63
Kitchen Assets				
Cooktop	629.80	18.75	118.09	511.71
Cutlery and Crokery	312.97	18.75	58.68	254.29
Microwave Ovens	591.17	18.75	110.84	480.33
Ovens	909.71	18.75	170.57	739.14
Rangehood	489.85	18.75	91.85	398.00
Laundry Assets				
Clothes Dryer	559.82	18.75	104.97	454.86
Outdoor Assets				
Barbecue				
Sliding trays and cookers	10.75	18.75	2.02	8.73
Freestanding	9.36	18.75	1.76	7.61
Furniture (freestanding)	15.55	18.75	2.92	12.63
Total	16,011.31		3,002.12	13,009.19

Diminishing Value Depreciation

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions For 211 Day(s)	Adjustable Value (WDV) 30/06/2008
Diminishing Value Depreciation				
as per TR/2000/18 effective life of depreciating assets				
Assets General				
Air Conditioning				
Mini Split System (Up to 20KW)	4,758.50	15.00	411.49	4,347.01
Furniture (freestanding)	6,259.50	11.25	405.97	5,853.53
Gymnasium Equipment				
Cardiovascular	209.29	30.00	36.20	173.09
Resistance	13.44	15.00	1.16	12.27
Lifts (Including Hydraulic and Traction)	8,061.47	5.00	232.37	7,829.09
Television sets	1,912.62	15.00	165.39	1,747.23
Water Pumps	28.55	7.50	1.23	27.32
Window Shutters, Automatic				
(a) Controls	447.86	15.00	38.73	409.13
(b) Motors	671.79	15.00	58.09	613.70
Fire Control Assets				
Pumps (Including Diesel and Electric)	167.95	6.00	5.81	162.14
Kitchen Assets				
Dishwashers	1,049.67	15.00	90.77	958.90
Refrigerator	1,477.94	12.50	106.50	1,371.44
Laundry Assets				
Washing machines	1,189.63	15.00	102.87	1,086.75
Outdoor Assets				
Furniture (freestanding)	1,130.19	30.00	195.47	934.72
Swimming Pools				
Heaters, electric or gas	83.97	10.00	4.84	79.13
Floor coverings (removable without damage)				
Carpet	3,371.26	15.00	291.53	3,079.73
Total	30,833.62		2,148.44	28,685.17
Grand Total	47,892.01		6,197.65	41,694.36

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 Deduction	Prime Cost	Building and Infrastructure	
Year 1	03/12/2007-2008	\$1,047.08	\$2,394.71	\$4,429.28	\$7,871.07
Year 2	2008-2009		\$4,153.86	\$7,683.01	\$11,836.87
Year 3	2009-2010		\$4,153.86	\$7,683.01	\$11,836.87
Year 4	2010-2011		\$4,153.86	\$7,683.01	\$11,836.87
Year 5	2011-2012		\$4,153.86	\$7,683.01	\$11,836.87
Year 6	2012-2013		\$3,676.52	\$7,683.01	\$11,359.53
Year 7	2013-2014		\$3,307.92	\$7,683.01	\$10,990.93
Year 8	2014-2015		\$3,307.92	\$7,683.01	\$10,990.93
Year 9	2015-2016		\$3,307.92	\$7,683.01	\$10,990.93
Year 10	2016-2017		\$3,307.92	\$7,683.01	\$10,990.93
Year 11	2017-2018		\$2,333.60	\$7,683.01	\$10,016.61
Year 12	2018-2019		\$1,617.87	\$7,683.01	\$9,300.88
Year 13	2019-2020		\$1,374.85	\$7,683.01	\$9,057.86
Year 14	2020-2021		\$976.26	\$7,683.01	\$8,659.27
Year 15	2021-2022		\$306.01	\$7,683.01	\$7,989.02
Year 16	2022-2023		\$293.51	\$7,683.01	\$7,976.52
Year 17	2023-2024		\$293.51	\$7,683.01	\$7,976.52
Year 18	2024-2025		\$293.51	\$7,683.01	\$7,976.52
Year 19	2025-2026		\$293.51	\$7,683.01	\$7,976.52
Year 20	2026-2027		\$293.51	\$7,683.01	\$7,976.52
Year 21	2027-2028		\$282.94	\$7,683.01	\$7,965.95
Year 22	2028-2029		\$275.16	\$7,683.01	\$7,958.18
Year 23	2029-2030		\$275.16	\$7,683.01	\$7,958.18
Year 24	2030-2031		\$275.16	\$7,683.01	\$7,958.18
Year 25	2031-2032		\$275.16	\$7,683.01	\$7,958.18
Year 26	2032-2033		\$271.29	\$7,683.01	\$7,954.30
Year 27	2033-2034		\$268.45	\$7,683.01	\$7,951.46
Year 28	2034-2035		\$268.45	\$7,683.01	\$7,951.46
Year 29	2035-2036		\$268.45	\$7,683.01	\$7,951.46
Year 30	2036-2037		\$268.45	\$7,683.01	\$7,951.46
Year 31	2037-2038		\$121.75	\$7,683.01	\$7,804.76
Year 32	2038-2039			\$7,683.01	\$7,683.01
Year 33	2039-2040			\$7,683.01	\$7,683.01
Year 34	2040-2041			\$7,683.01	\$7,683.01
Year 35	2041-2042			\$7,683.01	\$7,683.01
Year 36	2042-2043			\$7,683.01	\$7,683.01
Year 37	2043-2044			\$7,683.01	\$7,683.01
Year 38	2044-2045			\$7,683.01	\$7,683.01
Year 39	2045-2046			\$7,683.01	\$7,683.01
Year 40	2046-2047			\$10,642.86	\$10,642.86
Total Deductions (life of property)		\$1,047.08	\$46,844.92	\$307,026.54	\$353,871.47

Prime Cost Depreciation (Immediate Deductions Assets)

Depreciable Assets	Base Value	Prime Cost Rate	Decline in Value Deductions For 211 Day(s)	Adjustable Value (WDV) 30/06/2008
Prime Cost Depreciation				
as per TR/2000/18 effective life of depreciating assets.				
Immediate Deductions Assets				
Immediate deduction for assets costing \$300 or less, if not part of a set or group.				
Assets General				
Air Conditioning				
(a) Air Handling Units	4.53	100.00	4.53	
(b) Chillers, Condensing Sets	24.94	100.00	24.94	
(c) Damper Motors	2.27	100.00	2.27	
(d) Fan Coil Units	4.53	100.00	4.53	
(e) Pumps	9.07	100.00	9.07	
Door Closer	181.94	100.00	181.94	
Intercom system assets	153.95	100.00	153.95	
Vacuum Cleaners, portable	278.20	100.00	278.20	
Fire Control Assets				
Detection and Alarm Systems				
Heat and smoke	62.98	100.00	62.98	
Detectors (incl addressable manual call points, head, multi type and smoke)	2.02	100.00	2.02	
Laundry Assets				
Ironing Boards - freestanding	173.87	100.00	173.87	
Irons	78.24	100.00	78.24	
Outdoor Assets				
Gates, Electrical				
(a) Controls	1.34	100.00	1.34	
(b) Motors	5.37	100.00	5.37	
Security and Monitoring Assets				
Access Control Systems				
(a) Code Pads	38.29	100.00	38.29	
(b) Door Controllers	15.95	100.00	15.95	
(c) Readers, swipe cards	9.57	100.00	9.57	
Total	1,047.08		1,047.08	0.00

Prime Cost Depreciation

Depreciable Assets	Base Value	Prime Cost Rate	Decline in Value Deductions For 211 Day(s)	Adjustable Value (WDV) 30/06/2008
Prime Cost Depreciation				
as per TR/2000/18 effective life of depreciating assets.				
Assets General				
Air Conditioning				
Mini Split System (Up to 20KW)	4,758.50	10.00	274.33	4,484.17
Ceiling Fans	363.89	20.00	41.96	321.93
Door Closer	39.30	10.00	2.27	37.03
Furniture (freestanding)	11,872.62	7.50	513.34	11,359.28
Gymnasium Equipment				
Cardiovascular	209.29	20.00	24.13	185.16
Resistance	13.44	10.00	0.77	12.66
Hot Water Installation				
Electric	10.92	8.33	0.52	10.39
Gas	909.71	8.33	43.69	866.03
Lifts (Including Hydraulic and Traction)	8,061.47	3.33	154.76	7,906.71
Lights				
Freestanding	591.17	20.00	68.16	523.01
Linen	1,545.51	20.00	178.20	1,367.31
Rugs	312.97	10.00	18.04	294.93
Television sets	1,919.82	10.00	110.68	1,809.14
Ventilation Fans	294.75	5.00	8.50	286.25
Water Pumps	72.22	5.00	2.08	70.14
Window Blinds, Internal	1,413.04	10.00	81.46	1,331.58
Window Curtains	15.12	16.67	1.45	13.66
Window Shutters, Automatic				
(a) Controls	447.86	10.00	25.82	422.04
(b) Motors	671.79	10.00	38.73	633.06
Bathroom Assets				
Exhaust Fans (including light/heating)	391.88	10.00	22.59	369.28
Fire Control Assets				
Detection and Alarm Systems				
Heat and smoke	47.03	16.67	4.52	42.51
Emergency Warning and Intercommunication Systems (EWIS)				
Speakers	626.78	8.33	30.10	596.68
Strobe Lights	48.37	8.33	2.32	46.05
Fire Extinguishers	48.37	6.67	1.86	46.51
Hoses and Nozzles	159.55	10.00	9.20	150.35
Pumps (Including Diesel and Electric)	167.95	4.00	3.87	164.07
Kitchen Assets				
Cooktop	629.80	8.33	30.24	599.56
Cutlery and Crokery	312.97	20.00	36.09	276.88
Dishwashers	1,049.67	10.00	60.51	989.16
Microwave Ovens	591.17	10.00	34.08	557.09
Ovens	909.71	8.33	43.69	866.03
Rangehood	489.85	8.33	23.52	466.32
Refrigerator	1,477.94	8.33	70.97	1,406.97
Laundry Assets				
Clothes Dryer	559.82	10.00	32.27	527.55
Washing machines	1,189.63	10.00	68.58	1,121.04
Outdoor Assets				
Barbecue				
Sliding trays and cookers	10.75	10.00	0.62	10.13
Freestanding	9.36	20.00	1.08	8.28
Furniture (freestanding)	1,145.74	20.00	132.10	1,013.64
Swimming Pools				
Heaters, electric or gas	83.97	6.67	3.23	80.74
Floor coverings (removable without damage)				
Carpet	3,371.26	10.00	194.35	3,176.91
Total	46,844.92		2,394.71	44,450.21
Grand Total	47,892.01		3,441.80	44,450.21

Capital Works Deductions

Capital Works Deductions (Building)

Construcion Date Start	Construcion Date Completion	Historical Construction Cost	Deduction Rate	Annual Deduction	Opening Value 03/12/2007	Total Capital Deduction For 211 Days (s)	Adjustable Value (WDV) 30/06/2008
01/07/06	19/11/07	305,818.89	2.5%	7,645.47	305,526.44	4,407.64	301,118.80
Total		305,818.89		7,645.47	305,526.44	4,407.64	301,118.80

Capital Works Deductions (Structural Improvements)

Construcion Date Start	Construcion Date Completion	Historical Construction Cost	Deduction Rate	Annual Deduction	Opening Value 03/12/2007	Total Capital Deduction For 211 Days (s)	Adjustable Value (WDV) 30/06/2008
01/07/06	19/11/07	1,501.54	2.5%	37.54	1,500.11	21.64	1,478.47
Total		1,501.54		37.54	1,500.11	21.64	1,478.47
Grand Total		307,320.43		7,683.01	307,026.54	4,429.28	302,597.27