

BMT Tax Depreciation

QUANTITY SURVEYORS

Tax Depreciation Estimate

Maximising the cash return from investment properties

669 Centre Road
BENTLEIGH EAST, VIC 3165

11 November, 2016

Castran Gilbert South Yarra

PO Box 579

SOUTH YARRA, VIC 3141

669 Centre Road, BENTLEIGH EAST, VIC 3165 - 486942

Dear Sir/Madam,

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

1.0 Information

The following information was used in the preparation of the schedules:

- Written and verbal information provided by Castran Gilbert South Yarra.

2.0 Depreciation Potential – Plant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- Division 40, Depreciation of Plant and Equipment; and
- Division 43, Capital Works Allowance (2.5 % pa).

The depreciation of plant and equipment items is based on the diminishing value effective life rates as published by the commissioner of taxation (2015/2).

In the scenario where plant and equipment items are not sold at an agreed value these items will be depreciated on the basis of a just attribution of the total expenditure (42-65 ITAA97).

3.0 Capital Work Allowance

The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used. Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

The allowance for capital works will be based on the historical cost of construction less non-depreciable items.

4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure to estimate the allowances for plant. The estimates provided are based on the sale price as indicated, as the final purchase price at this time is not known.

This estimate has been provided for the purpose of informing the investor of the depreciation potential. Different depreciation returns are available and are influenced by the purchase price of the property.

Please note that the first year calculations are based on ownership over a full financial year.

5.0 Disclaimer

This report has been based on very preliminary documentation, and the figures provided should be treated as a guide only.

As documentation improves, BMT Tax Depreciation will be able to provide more accurate estimates of depreciation.

6.0 Conclusion

As can be extracted from the attached tables, the units will obtain maximum depreciation potential within the first 5 years of ownership.

BMT Tax Depreciation would be pleased to provide a complete detailed tax depreciation report on any of the units in the above property upon request.

Our results suggest employing a specialist to maximise the various tax allowances has a significant effect on improving the after tax return.

Should you or the purchaser wish to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

Yours Sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors

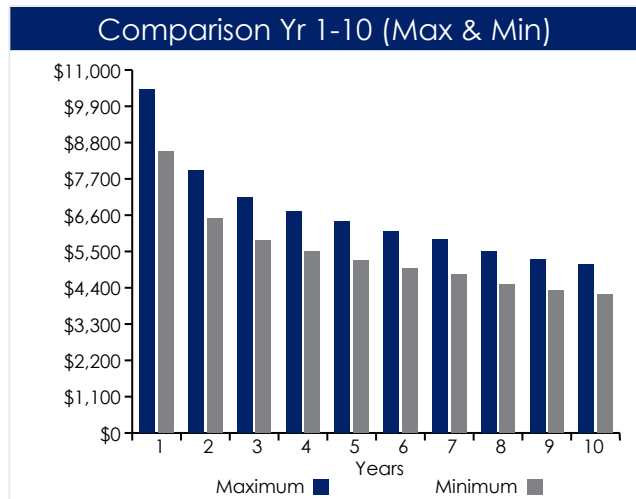
Appendix One

BMT Tax Depreciation Estimate

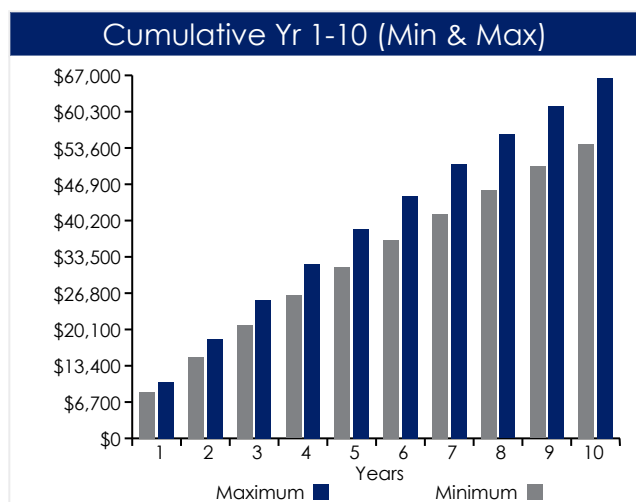
669 Centre Road
BENTLEIGH EAST, VIC 3165

Estimate of Depreciation Claimable Typical 1 Bedroom Apartment 669 Centre Road, BENTLEIGH EAST, VIC 3165

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,728	4,688	10,416
2	3,264	4,688	7,952
3	2,439	4,688	7,127
4	2,026	4,688	6,714
5	1,718	4,688	6,406
6	1,422	4,688	6,110
7	1,174	4,688	5,862
8	811	4,688	5,499
9	578	4,688	5,266
10	427	4,688	5,115
11 +	3,164	140,643	143,807
Total	\$22,751	\$187,523	\$210,274



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,686	3,836	8,522
2	2,670	3,836	6,506
3	1,995	3,836	5,831
4	1,658	3,836	5,494
5	1,406	3,836	5,242
6	1,164	3,836	5,000
7	960	3,836	4,796
8	663	3,836	4,499
9	473	3,836	4,309
10	349	3,836	4,185
11 +	2,588	115,071	117,659
Total	\$18,612	\$153,431	\$172,043



* assumes settlement on 1 July in any given year.

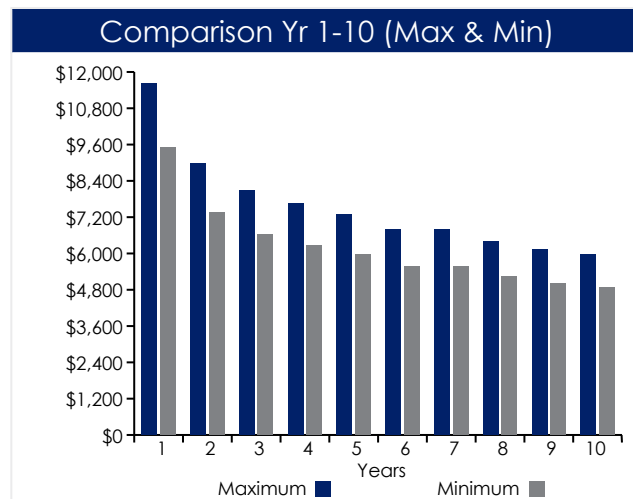
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

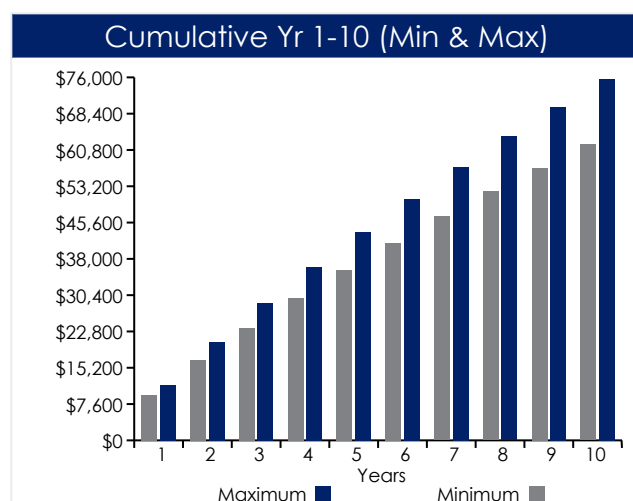
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9654 2233

Estimate of Depreciation Claimable Typical 1 Bedroom + Study Apartment 669 Centre Road, BENTLEIGH EAST, VIC 3165

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,166	5,460	11,626
2	3,531	5,460	8,991
3	2,638	5,460	8,098
4	2,180	5,460	7,640
5	1,839	5,460	7,299
6	1,350	5,460	6,810
7	1,339	5,460	6,799
8	925	5,460	6,385
9	659	5,460	6,119
10	492	5,460	5,952
11 +	3,672	163,807	167,479
Total	\$24,791	\$218,407	\$243,198



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,045	4,468	9,513
2	2,889	4,468	7,357
3	2,158	4,468	6,626
4	1,784	4,468	6,252
5	1,505	4,468	5,973
6	1,104	4,468	5,572
7	1,095	4,468	5,563
8	757	4,468	5,225
9	539	4,468	5,007
10	402	4,468	4,870
11 +	3,004	134,024	137,028
Total	\$20,282	\$178,704	\$198,986



* assumes settlement on 1 July in any given year.

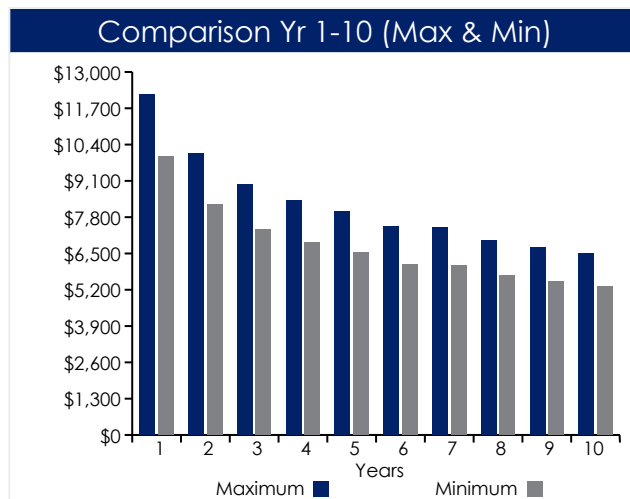
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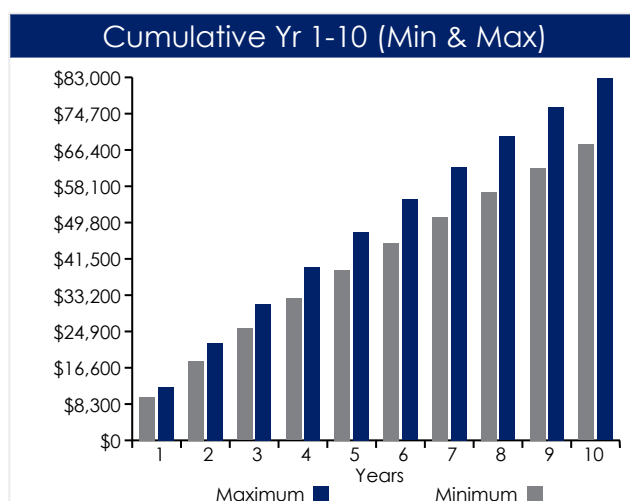
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Estimate of Depreciation Claimable Typical 2 Bedroom Apartment 669 Centre Road, BENTLEIGH EAST, VIC 3165

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,190	5,997	12,187
2	4,073	5,997	10,070
3	2,990	5,997	8,987
4	2,411	5,997	8,408
5	1,994	5,997	7,991
6	1,455	5,997	7,452
7	1,423	5,997	7,420
8	985	5,997	6,982
9	702	5,997	6,699
10	521	5,997	6,518
11 +	3,900	179,913	183,813
Total	\$26,644	\$239,883	\$266,527



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,064	4,907	9,971
2	3,333	4,907	8,240
3	2,446	4,907	7,353
4	1,973	4,907	6,880
5	1,632	4,907	6,539
6	1,191	4,907	6,098
7	1,165	4,907	6,072
8	806	4,907	5,713
9	574	4,907	5,481
10	427	4,907	5,334
11 +	3,191	147,201	150,392
Total	\$21,802	\$196,271	\$218,073



* assumes settlement on 1 July in any given year.

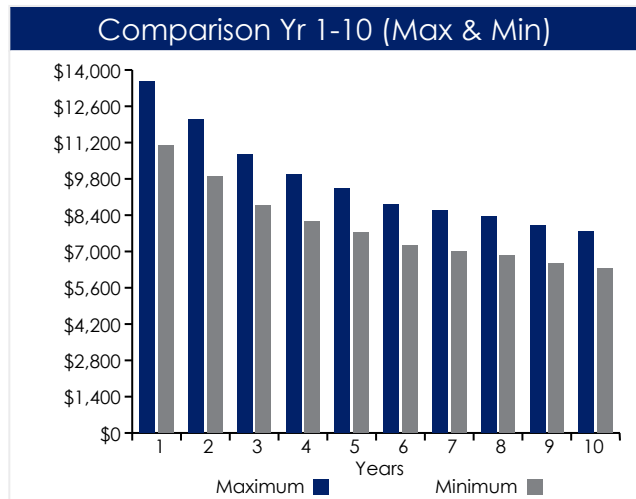
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This Estimate Cannot Be Used For Taxation Purposes

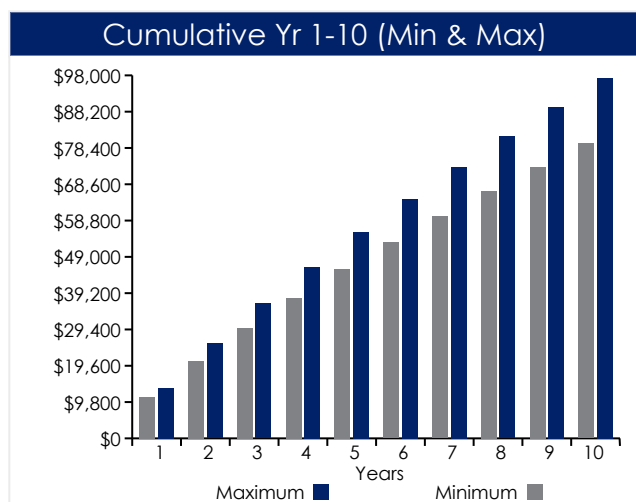
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Estimate of Depreciation Claimable Typical 3 Bedroom Apartment 669 Centre Road, BENTLEIGH EAST, VIC 3165

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,421	7,130	13,551
2	4,967	7,130	12,097
3	3,601	7,130	10,731
4	2,844	7,130	9,974
5	2,306	7,130	9,436
6	1,692	7,130	8,822
7	1,433	7,130	8,563
8	1,219	7,130	8,349
9	869	7,130	7,999
10	645	7,130	7,775
11 +	4,816	213,894	218,710
Total	\$30,813	\$285,194	\$316,007



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,253	5,834	11,087
2	4,064	5,834	9,898
3	2,947	5,834	8,781
4	2,327	5,834	8,161
5	1,886	5,834	7,720
6	1,384	5,834	7,218
7	1,173	5,834	7,007
8	997	5,834	6,831
9	711	5,834	6,545
10	527	5,834	6,361
11 +	3,940	175,004	178,944
Total	\$25,209	\$233,344	\$258,553



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

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