



MCG QUANTITY  
SURVEYORS

# PHASE A TAX DEPRECIATION ESTIMATE REPORT

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Friday, 13 October 2017  
Samuel Armstrong  
Level 15, 201 Charlotte Street  
Brisbane, QLD 4000

*RE: Lot 193 Tyra MK1 - Chelsea, Verona Estate Redbank, QLD 4301,*

Dear Samuel,

Please find attached our tax depreciation estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the provisions of 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 property, in order to assist prospective purchasers in the estimation of the after tax return on the investment over the first 10 full years of ownership.*

### ***1.0 Information provided to MCG for analysis***

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

*Written and verbal information provided by Samuel Armstrong*

### ***2.0 Tax Depreciation Components - Plant and Capital Allowances***

*The purchaser of the property, upon utilising the property for income producing purposes, is entitled to depreciation including:*

- Division 40, Depreciation of Plant & Equipment; and***
- Division 43, Capital Works Allowance***

The depreciation of plant and equipment items is based on the diminishing value effective life rates as prescribed by the commissioner of taxation. The current ruling as at the date of this report is (TR2017/2).

It is assumed in the preparation of this estimate that the plant and equipment items are not sold at an agreed value.

The allowance for capital works will be based on the historical cost of construction (as at the time of construction completion) less non depreciable items such as land values and soft landscaping.



### *3.0 Capital Work Allowance*

The building improvements have been constructed after the 15th September 1987 qualification date and therefore qualify for the capital works allowance of 2.5% p.a.

### *4.0 Estimate Calculation*

This report is based on a just attribution of the total expenditure to estimate the allowances for the qualifying plant and equipment items.

The estimates provided are based on the anticipated sale price, as the final purchase price at this time is not known.

This estimate has been provided for the purpose of informing the property investor of the depreciation potential. Upon purchase of the property, the property investor should contact MCG on 1300 795 170 for a full ATO compliant depreciation report which is specific to their purchase and able to be used by their accountant in assessing their tax deductions. 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 preliminary documentation, and the figures provided should be treated as a guide only. As documentation improves, MCG will be able to provide more accurate estimates of depreciation.

### *6.0 Conclusion*

As per the appendix, there are significant tax depreciation deductions potentially available to the property investor.

MCG would be pleased to provide a complete detailed tax depreciation report on the property at a reduced fee, owing to our familiarity to the property and relationship with the selling agent.

We specialise in tax depreciation schedules and can ensure the investor obtains the maximum depreciation benefits available on all qualifying components of the building.

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

Kind Regards,

Mike Mortlock B. Con. Mgmt. (Build)  
Managing Director  
MCG Quantity Surveyors

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# Appendix One

## Phase A - Tax Depreciation Estimate

*Lot 193 Tyra MK1 - Chelsea, Verona Estate*

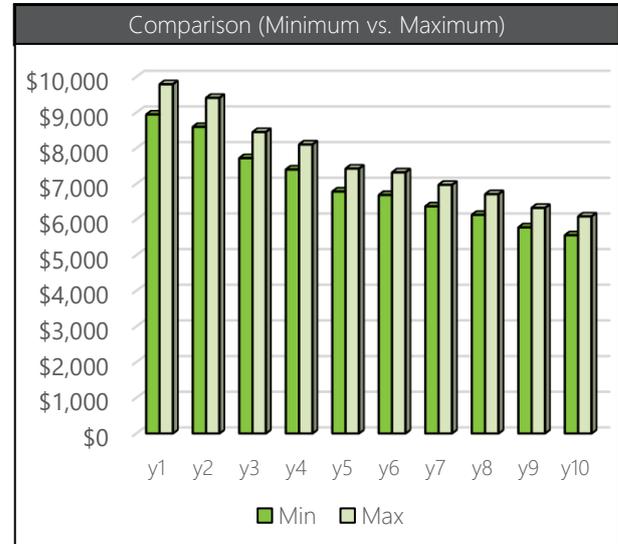
*Redbank, QLD 4301*



# Phase A Depreciation Estimate

## Lot 193 Tyra MK1 - Chelsea, Verona Estate Redbank, QLD 4301

Maximum			
Year	Plant & Equipment	Division 43	Total
1	\$4,127	\$5,665	\$9,791
2	\$3,725	\$5,684	\$9,409
3	\$2,766	\$5,684	\$8,450
4	\$2,418	\$5,684	\$8,102
5	\$1,742	\$5,684	\$7,426
6	\$1,637	\$5,684	\$7,321
7	\$1,286	\$5,684	\$6,970
8	\$1,026	\$5,684	\$6,710
9	\$641	\$5,684	\$6,325
10	\$401	\$5,684	\$6,085
<b>Total Value</b>	<b>\$20,438</b>	<b>\$227,359</b>	<b>\$247,797</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	\$3,770	\$5,174	\$8,944
2	\$3,403	\$5,192	\$8,595
3	\$2,527	\$5,192	\$7,719
4	\$2,209	\$5,192	\$7,401
5	\$1,591	\$5,192	\$6,784
6	\$1,495	\$5,192	\$6,687
7	\$1,175	\$5,192	\$6,367
8	\$937	\$5,192	\$6,129
9	\$586	\$5,192	\$5,778
10	\$366	\$5,192	\$5,558
<b>Total Value</b>	<b>\$18,669</b>	<b>\$207,683</b>	<b>\$226,353</b>



\* the total value reflects the total value over 40 years

This estimate is presented as a guide to the potential depreciation deductions only and should not be applied or acted upon. The depreciation of the plant and equipment items is based on the Diminishing Value method of depreciation applying Low-Value Pooling and 100% deductions. The Division 43 Capital Allowance is calculated at 2.5% p.a. of the estimated construction cost. The estimate is based upon legislation current as at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes; however MCG would be pleased to prepare a detailed ATO compliant report on the property at a reduced fee.

To discuss the contents of this report please contact Mike Mortlock at MCG on 1300 795 170 or visit [www.mcgqs.com.au](http://www.mcgqs.com.au).