

# BMT Tax Depreciation

QUANTITY SURVEYORS

## Tax Depreciation Estimate

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Maximising the cash return from investment properties

Bonython Towers  
155-161 Mann Street  
GOSFORD, NSW 2250

12 January, 2017

**Gittoes Real Estate**

**PO Box 4035**

**EAST GOSFORD, NSW 2250**

**155-161 Mann Street, GOSFORD, NSW 2250 - 495930**

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 Gittoes Real Estate.

**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

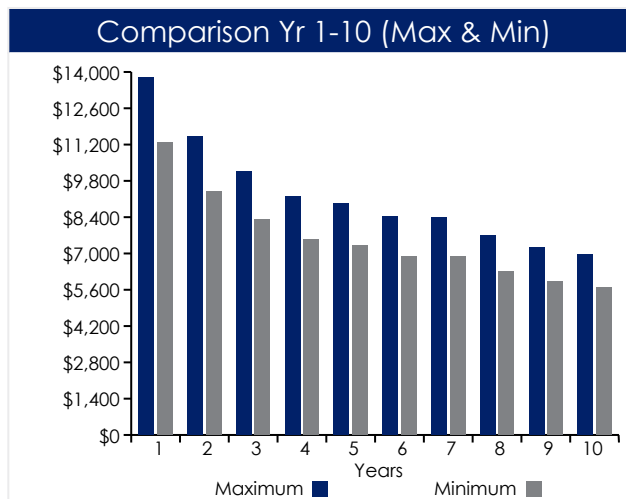
## Appendix One

### **BMT Tax Depreciation Estimate**

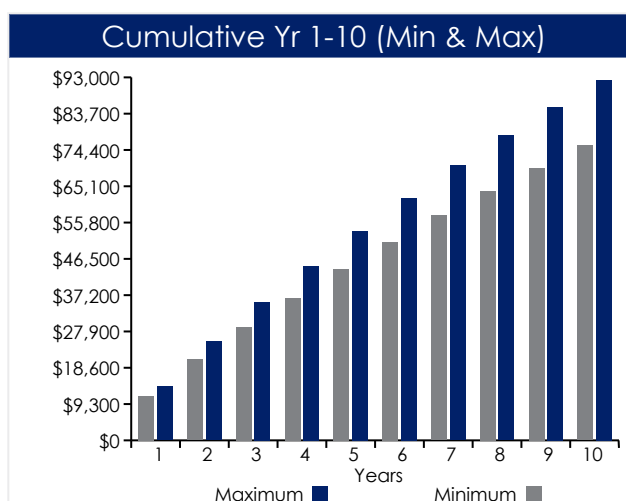
Bonython Towers  
155-161 Mann Street  
GOSFORD, NSW 2250

## Estimate of Depreciation Claimable Typical 1 Bedroom Apartment, Bonython Towers 155-161 Mann Street, GOSFORD, NSW 2250

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,528	6,272	13,800
2	5,223	6,272	11,495
3	3,884	6,272	10,156
4	2,945	6,272	9,217
5	2,653	6,272	8,925
6	2,155	6,272	8,427
7	2,129	6,272	8,401
8	1,418	6,272	7,690
9	967	6,272	7,239
10	682	6,272	6,954
11 +	3,981	188,174	192,155
<b>Total</b>	<b>\$33,565</b>	<b>\$250,894</b>	<b>\$284,459</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,160	5,132	11,292
2	4,273	5,132	9,405
3	3,178	5,132	8,310
4	2,409	5,132	7,541
5	2,171	5,132	7,303
6	1,763	5,132	6,895
7	1,742	5,132	6,874
8	1,160	5,132	6,292
9	791	5,132	5,923
10	558	5,132	5,690
11 +	3,257	153,960	157,217
<b>Total</b>	<b>\$27,462</b>	<b>\$205,280</b>	<b>\$232,742</b>



\* assumes settlement on 1 July in any given year.

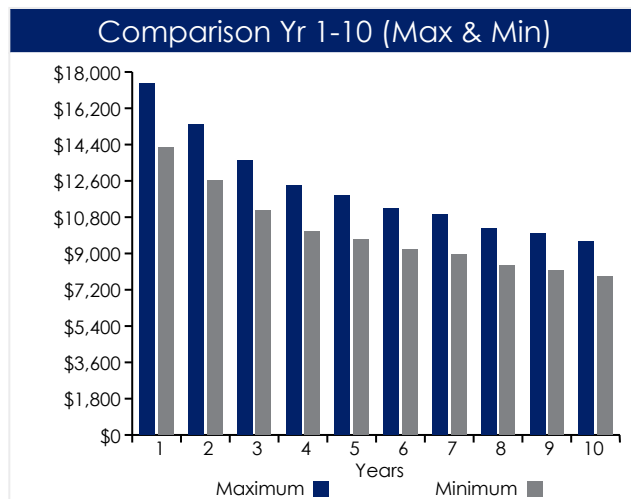
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate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

### This Estimate Cannot Be Used For Taxation Purposes

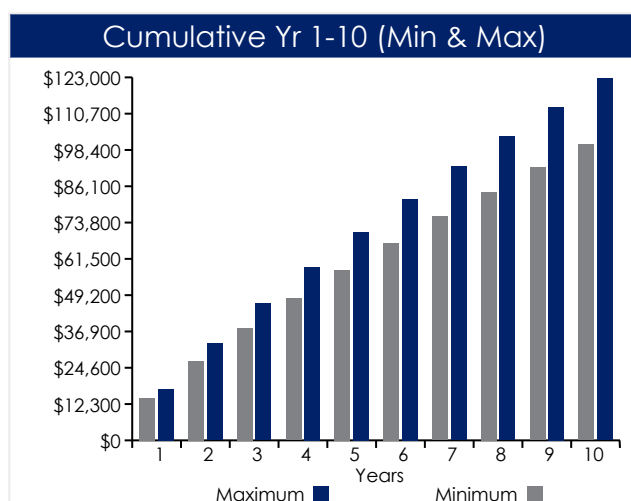
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 9241 6477

## Estimate of Depreciation Claimable Typical 2 Bedroom Apartment, Bonython Towers 155-161 Mann Street, GOSFORD, NSW 2250

Maximum			
Year	Plant & Equipment	Division 43	Total
1	8,770	8,656	17,426
2	6,743	8,656	15,399
3	4,940	8,656	13,596
4	3,695	8,656	12,351
5	3,198	8,656	11,854
6	2,562	8,656	11,218
7	2,255	8,656	10,911
8	1,588	8,656	10,244
9	1,332	8,656	9,988
10	937	8,656	9,593
11 +	5,496	259,648	265,144
Total	\$41,516	\$346,208	\$387,724



Minimum			
Year	Plant & Equipment	Division 43	Total
1	7,176	7,082	14,258
2	5,517	7,082	12,599
3	4,042	7,082	11,124
4	3,023	7,082	10,105
5	2,616	7,082	9,698
6	2,096	7,082	9,178
7	1,845	7,082	8,927
8	1,300	7,082	8,382
9	1,090	7,082	8,172
10	767	7,082	7,849
11 +	4,496	212,440	216,936
Total	\$33,968	\$283,260	\$317,228



\* assumes settlement on 1 July in any given year.

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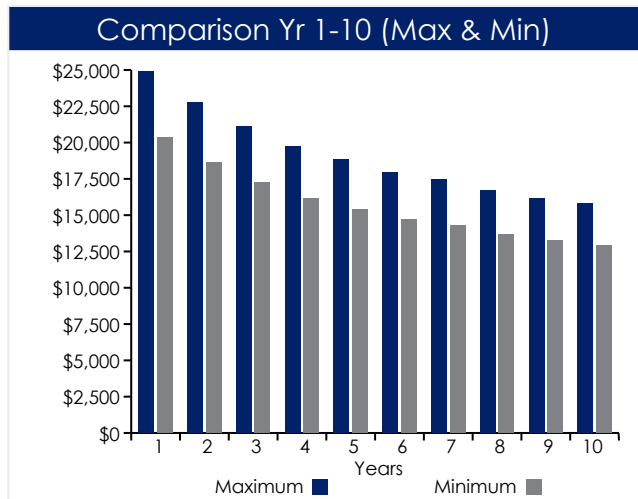
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## Estimate of Depreciation Claimable

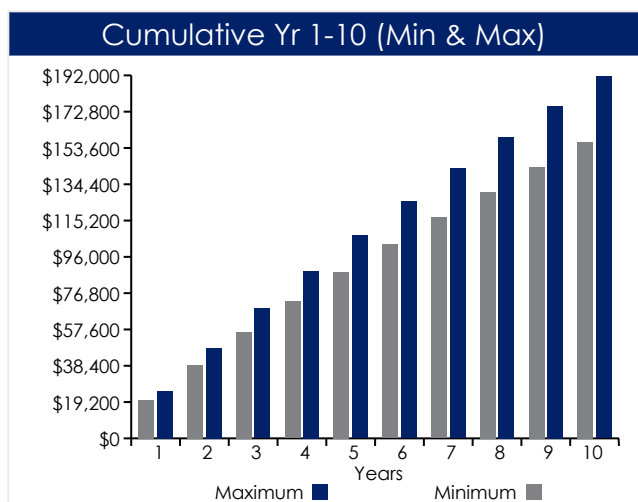
### Typical 3 Bedroom Apartment, Bonython Towers

### 155-161 Mann Street, GOSFORD, NSW 2250

Maximum			
Year	Plant & Equipment	Division 43	Total
1	10,165	14,705	24,870
2	8,076	14,705	22,781
3	6,395	14,705	21,100
4	5,050	14,705	19,755
5	4,149	14,705	18,854
6	3,249	14,705	17,954
7	2,765	14,705	17,470
8	1,981	14,705	16,686
9	1,461	14,705	16,166
10	1,113	14,705	15,818
11 +	7,967	441,170	449,137
<b>Total</b>	<b>\$52,371</b>	<b>\$588,220</b>	<b>\$640,591</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	8,317	12,031	20,348
2	6,608	12,031	18,639
3	5,233	12,031	17,264
4	4,132	12,031	16,163
5	3,395	12,031	15,426
6	2,659	12,031	14,690
7	2,263	12,031	14,294
8	1,621	12,031	13,652
9	1,195	12,031	13,226
10	911	12,031	12,942
11 +	6,519	360,958	367,477
<b>Total</b>	<b>\$42,853</b>	<b>\$481,268</b>	<b>\$524,121</b>



\* assumes settlement on 1 July in any given year.

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