

Deferred Depreciation Schedule™

PROFESSIONALLY PREPARED FOR JOB #119293

Client Name: Abundance Super Fund

This depreciation schedule is applicable only to
58 Fishermans Parade DALEYS POINT NSW 2257.

This property was exchanged on 24/08/2019 and was first available to let on
09/08/2020.

Depreciation calculations for the first financial year are based on 325 days.

*** Please review the important information on page 3 first.**

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A note from the Head Quantity Surveyor

Dear Abundance Super Fund,

To begin... thank you for choosing Depreciator.

We would like to offer you some tips when reading through your Deferred Depreciation Schedule.

First up, why is it called a 'Deferred' Depreciation Schedule?

You exchanged contracts after 09/05/17 or first made your property available for lease after 30/06/17. As it wasn't a new property when it was first made available to be leased, the Depreciation legislation introduced on 09/05/17 states that no depreciation is available on used assets. That's the easily removed items in the property like appliances, carpet, air-con, curtains and blinds etc.

This does not affect your ability to claim depreciation on the building (permanent parts of your investment property) or new assets you have or will install in future.

But that asset depreciation you could have claimed is not lost, it is 'deferred'. It is tallied up and when you sell the property the depreciation you would have been able to claim under the old rules is deducted from the sale proceeds of the property to reduce your Capital Gains Tax (CGT).

If you purchase new Assets and add them to the property, you can depreciate them.

Pages 8 and 9 are the summary pages for the Diminishing Value and Prime Cost methods (The majority of investors use Diminishing Value). The Building Allowance is there but no depreciation is noted for the second-hand Assets. If you have added new Assets to the property, you will find the available depreciation on pages 8 and 9.

From page 12 onwards is where the Assets are listed individually. Any brand new Assets added by you will be listed first with the depreciation able to be claimed on those Assets every year. Second hand Assets will be noted next with the Deferred Depreciation available on each.

After our Official Information and Disclaimers you will find definitions of some of the terms used in this document.

If you are pleased with our service, the greatest compliment you can pay us is to 'like' us on Facebook and refer us to your colleagues and friends. And yes, we do have a referral rewards programme – it's on the front page of our website.

We look forward to hearing from you when you purchase your next investment property, or renovate this one.

Sincerely,

The team at Depreciator

Registered Tax Agent #: 26741008

Staff are members of the Australian Institute of Quantity Surveyors (AIQS)

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We believe strongly in taking the technical jargon out of your report as much as possible, so we have provided a definition of terms to aid in your understanding of the entire process. However, as with many taxation and finance related documents, there is always a degree of information you need to be familiar with before interpreting any written results. Please read through carefully as there may be some distinctions contained in this page that you were not aware of. Please also consult your qualified advisors for distinctions and how they may relate to your personal position.

- ▶▶ The contents of the depreciation schedule should not be treated as advice in taxation, investment or financial strategy. Nor should the contents be viewed as legal or accounting advice. Please consult with your qualified and registered advisors before acting on the contents of this report in any way.
- ▶▶ You must choose only ONE method of depreciation (prime cost or diminishing value). The two options have been summarised in two separate tables for ease of use. However, technically the difference only applies to the Depreciating Assets. The Building Allowances are always calculated with the Prime Cost Method, and the Low Value Pool is always calculated with the Diminishing Value Method. Please ensure your accountant is aware of this fact and uses each and every Depreciator annual total for your tax returns. If only the 1st year is utilised and your accountant's software package calculates subsequent years, your return may be inaccurate and possibly undervalued. Your accountant will be able to help you decide which method represents the best strategy for you.
- ▶▶ This Depreciation schedule is compiled and calculated in accordance with legislation in effect at the time of delivery. It is based on a professional "interpretation" of the Income Tax Assessment Act of 1997, tax rulings and an understanding of the intent ruled by the Commissioner of Taxation.
- ▶▶ As advised in our booking process, it is your responsibility to advise Depreciator when you know actual costs as we are required by the ATO to use actual costs when they are known. If you would like us to amend any part of this schedule in light of this so that it reflects actual receipted costs, please contact us.
- ▶▶ The values of the individual items contained in this depreciation schedule are "estimations" prepared by a person deemed to be appropriately qualified by the ATO, and as such are recognised under legislation by the ATO to be an accurate and fair value for those assets. Individual items represent estimated values and collectively are indicative of the overall depreciable allowance of your investment property.
- ▶▶ Your depreciation schedule was prepared for the sole purpose of depreciation claims and is not to be used for any other purpose.
- ▶▶ Your depreciation schedule may need to be updated if your investment property is altered in the future in any way. If you alter your property in any way, we will be pleased to re-inspect and provide an updated schedule for a fee. Alternatively, we could update your depreciation schedule using actual costs provided by you. Please notify us when considering alterations to your property as we may provide valuable information affecting the resultant depreciation on your additions or renovations.

►► Official information and Disclaimers

- This depreciation schedule has been prepared on the basis that no other schedule of depreciation has been used for this property or exists as a condition of your purchase documents.
- Construction expenditure is determined on the basis of the actual cost incurred in relation to the construction of a building, structural improvements, extension, etc. Construction expenditure includes preliminary expenses such as architects' fees, engineering fees, surveying fees, building fees, costs associated with obtaining the necessary building approvals and the cost of foundation excavations.
- The value of an owner/builder's contribution to capital works (such as labour and expertise) and any notional profit element are not included in construction expenditure.
- Certain types of capital expenditure are specifically excluded from being construction expenditure. These are a) the cost of acquiring land; b) the cost of demolishing existing structures; c) the cost of preparing a construction site before carrying out excavation works; d) the cost of landscaping.
- Your report has been prepared on the assumption that you are not entitled to input tax credits and therefore GST is included in the appropriate items.
- This schedule was compiled from information given to us by you and/or from data gathered during an inspection. If we have included items that you or your accountant intend claiming as a repair, or items that have already been claimed, it is your responsibility to delete them from the schedule. It is your responsibility to adjust any items that are sold or disposed of that are included in this depreciation schedule.

Depreciating Assets	Sometimes known as "Plant and Equipment", Depreciating Assets can be defined as items with a limited effective life that are reasonably expected to decline in value. They are also loosely defined as items that are "easily" removed from a property as opposed to being "permanently fixed" or built-in.
Installed Cost	Any fees associated with installing the asset or items into its final position. These costs might include labour or fees etc.
Effective Life	The period an asset can be used to produce income which is determined by the Commissioner of Tax. For the purposes of Prime Cost calculations, the effective life is divided by 100 to provide a percentage rate. The effective life is divided by 200 to acquire the Diminishing Value method percentage rate.
Diminishing Value Method	A method of calculating the Decline in Value that uses an opening adjusted value as the base for the calculation as you would find in the previous date period.
Prime Cost Method	A method of calculating Decline in Value that uses a constant opening cost base that you would find at the beginning of the depreciation period.
Decline in Value	The amount of depreciation between any two date periods.
Adjusted Value	The value of an asset after some period of decline in value. (Previously referred to as written down value or WDV)
Immediate Write-Off	Any Depreciating Asset with a cost to the investor of less than \$300 can be immediately written-off. i.e. depreciated at 100%. This is only available where the item is not part of a set (e.g. there are no identical items present or a table and chair setting) costing more than \$300.
Low Value Pool	Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37% each year in subsequent years. The Diminishing Value Low Value Pool also includes assets that fall below \$1000, which are called Low Value Assets.
Low Cost Asset	A depreciable asset with an installed cost of less than \$1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than \$1000.
Black Hole Expenditure	The portion of a purchase that is not claimable due to the age of a building or type of asset.

Prime Cost Method

The "Prime Cost" method of depreciation can be defined as "depreciating items at a constant rate every year" derived from the initial value of an asset at the time eligible for depreciation.

For example: If a carpet is valued at \$5,000 when the property was first available for lease and the effective life assigned by the Tax Commissioner is 10 years, then you will be entitled to claim \$500 every year for 10 years.

$100 \div 10 \text{ years} = 10\%$

The 10% rate is then applied to the \$5,000 value to result in a \$500 depreciation amount every year for carpet.

Year 1	Year 2	Year 3	Year 4	Year 5
\$500.00	\$500.00	\$500.00	\$500.00	\$500.00

Diminishing Value Method

The "Diminishing Value" method of Depreciation is the most popular with investors as the percentage rate in the beginning phase of Depreciation is greater than the prime cost method for the same period. The percentage rates then scale in line with the total depreciation value of the item for the remaining depreciation period.

For example: The same carpet would have a slightly different percentage rate applied. 200 is divided by the effective life and then the rate is applied to the previous year's adjusted value.

$200 \div 10 \text{ years} = 20\%$

Year 1	Year 2	Year 3	Year 4	Year 5
\$1000.00	\$800.00	\$640.00	\$512.00	\$409.60

►► Diminishing Value Method Summary

NOTES ►► The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Depreciating Assets	195.80	303.60	246.68	200.42	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	460.12	747.71	467.32	292.07	508.24	317.64	198.53	124.08	77.55	48.47
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Div 40	<i>655.92</i>	<i>1051.31</i>	<i>714.00</i>	<i>492.49</i>	<i>508.24</i>	<i>317.64</i>	<i>198.53</i>	<i>124.08</i>	<i>77.55</i>	<i>48.47</i>
Building Allowance	2157.85	2673.68	2673.68	2673.68	2673.68	2673.68	2673.68	2673.68	2673.68	707.23
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Div 43	<i>2157.85</i>	<i>2673.68</i>	<i>2673.68</i>	<i>2673.68</i>	<i>2673.68</i>	<i>2673.68</i>	<i>2673.68</i>	<i>2673.68</i>	<i>2673.68</i>	<i>707.23</i>
Total Depreciation	2813.77	3724.99	3387.68	3166.17	3181.92	2991.32	2872.21	2797.76	2751.23	755.70

	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	30.29	18.93	11.83	7.40	5.06	3.54	1.79	0.72	0.45	0.76
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Div 40	<i>30.29</i>	<i>18.93</i>	<i>11.83</i>	<i>7.40</i>	<i>5.06</i>	<i>3.54</i>	<i>1.79</i>	<i>0.72</i>	<i>0.45</i>	<i>0.76</i>
Building Allowance	707.23	707.23	707.23	707.23	707.23	707.23	707.23	707.23	707.23	707.23
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Div 43	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>	<i>707.23</i>
Total Depreciation	737.52	726.16	719.06	714.63	712.29	710.77	709.02	707.95	707.68	707.99

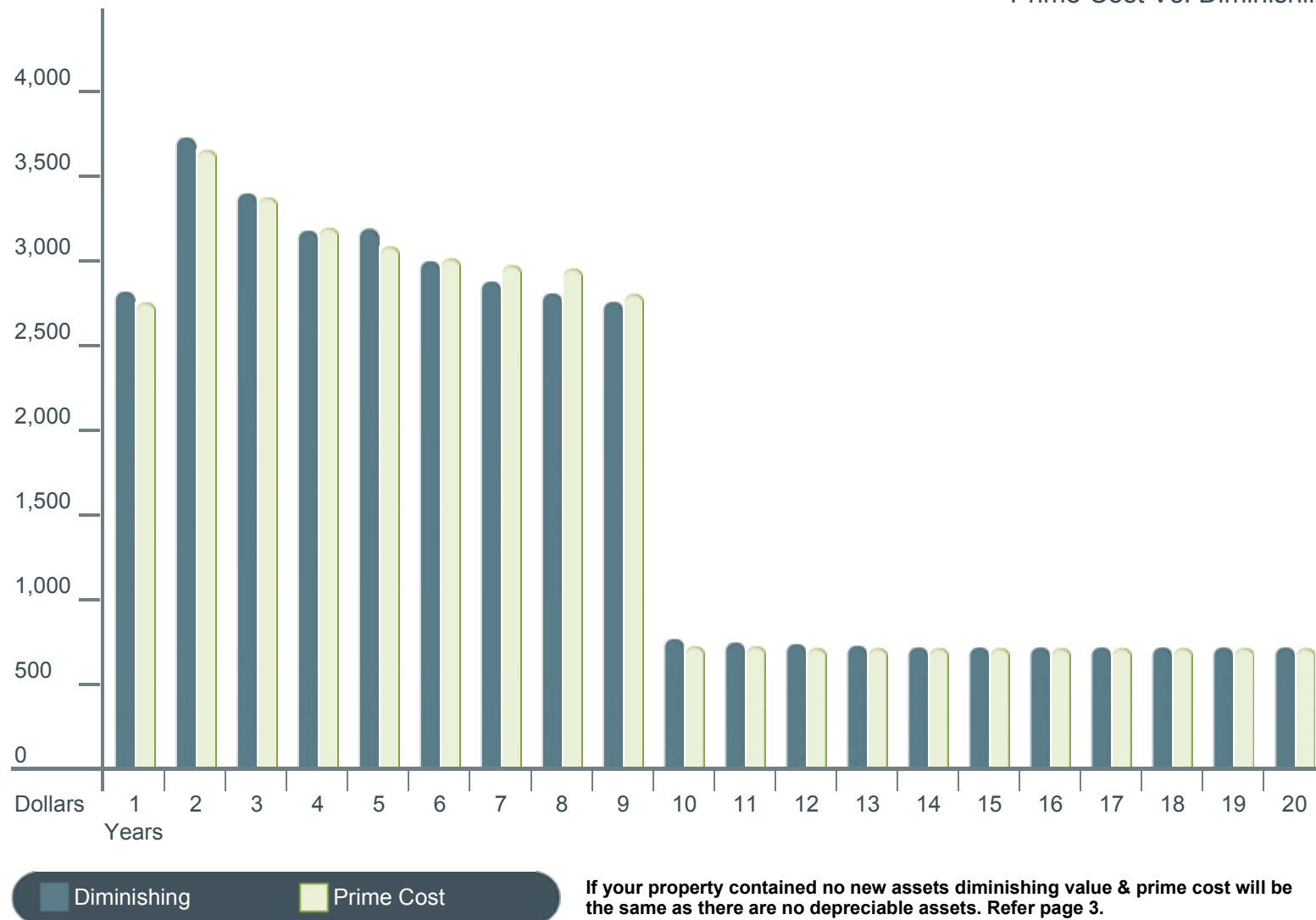
As of 09/05/17 no depreciation is available for used assets. If you installed new assets these will be listed. For details refer to page 3.

NOTES ►► The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Depreciating Assets	130.53	226.88	226.88	226.88	226.88	226.88	226.88	226.88	96.31	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	460.12	747.71	467.32	292.07	182.55	114.09	71.31	44.56	27.85	17.41
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	2157.85	2673.68	2673.68	2673.68	2673.68	2673.68	2673.68	2673.68	2673.68	707.23
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	2748.50	3648.27	3367.88	3192.63	3083.11	3014.65	2971.87	2945.12	2797.84	724.64

	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	10.88	6.80	4.25	2.66	2.10	1.69	0.63	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	707.23	707.23	707.23	707.23	707.23	707.23	707.23	707.23	707.23	707.23
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	718.11	714.03	711.48	709.89	709.33	708.92	707.86	707.23	707.23	707.23

Prime Cost Vs. Diminishing Value Methods



Years 1-10	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Your Property	\$2157.85	\$2673.68	\$2673.68	\$2673.68	\$2673.68	\$2673.68	\$2673.68	\$2673.68	\$2673.68	\$707.23
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Years 11-20	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Your Property	\$707.23	\$707.23	\$707.23	\$707.23	\$707.23	\$707.23	\$707.23	\$707.23	\$707.23	\$707.23
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

- NOTES ►► Your property's estimated construction cost in 1990 is \$78658.00 is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 09-08-2020.
- Your property's estimated renovation cost in 2020 is \$28289.00 is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 02-12-2020.
- If the cost above shows \$0 that is because the depreciation allowance on the building has expired and / or the renovation or additional items refers to assets, not structural works.

►► Diminishing Value Assets - Post 9/5/2017 purchased [Years 1-10]

	Cost Element	Rate	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances												
Dishwasher * **	599.00	25.00%	LVA									
Electrical Services												
Light Fittings **	397.00	40.00%	LVA									
Fire Services												
Smoke Detectors **	558.00	10.00%	LVA									
Floor Coverings												
Carpet * **	1815.00	18.75%	195.80	303.60	246.68	200.42	LVA					
Hydraulic Services												
Hot Water Service * **	900.00	16.67%	LVA									
Mechanical Services												
Window Coverings												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

** denotes that the asset was purchased by the current owner after exchanging contracts. (Tax rules relating to second hand property purchased post 9th May 2017)

►► Diminishing Value Assets - Post 9/5/2017 purchased [Years 11-20]

	Cost Element	Rate	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances												
Dishwasher * **	599.00	25.00%										
Electrical Services												
Light Fittings **	397.00	40.00%										
Fire Services												
Smoke Detectors **	558.00	10.00%										
Floor Coverings												
Carpet * **	1815.00	18.75%										
Hydraulic Services												
Hot Water Service * **	900.00	16.67%										
Mechanical Services												
Window Coverings												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

** denotes that the asset was purchased by the current owner after exchanging contracts. (Tax rules relating to second hand property purchased post 9th May 2017)

▶▶ Diminishing Value - Low Value Pool - Post 9/5/2017 purchased [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances											
Dishwasher * **	599.00	112.31	182.51	114.07	71.29	44.56	27.85	17.40	10.88	6.80	4.25
Electrical Services											
Light Fittings **	397.00	74.44	120.96	75.60	47.25	29.53	18.46	11.54	7.21	4.50	2.82
Fire Services											
Smoke Detectors **	558.00	104.62	170.02	106.26	66.41	41.51	25.94	16.22	10.13	6.33	3.96
Floor Coverings											
Carpet * **	1815.00					325.69	203.55	127.22	79.52	49.70	31.06
Hydraulic Services											
Hot Water Service * **	900.00	168.75	274.22	171.39	107.12	66.95	41.84	26.15	16.34	10.22	6.38
Mechanical Services											
Window Coverings											

* denotes that the item price was supplied by the client

** denotes that the Asset was purchased brand new by the current owner and made immediately available for the use of the tenant.

▶▶ Diminishing Value - Low Value Pool - Post 9/5/2017 purchased [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances											
Dishwasher * **	599.00	2.66	1.66	1.03	0.65	0.40	0.68				
Electrical Services											
Light Fittings **	397.00	1.76	1.10	0.69	0.43	0.71					
Fire Services											
Smoke Detectors **	558.00	2.47	1.55	0.97	0.60	0.38	0.63				
Floor Coverings											
Carpet * **	1815.00	19.41	12.13	7.58	4.74	2.96	1.85	1.16	0.72	0.45	0.76
Hydraulic Services											
Hot Water Service * **	900.00	3.99	2.49	1.56	0.98	0.61	0.38	0.63			
Mechanical Services											
Window Coverings											

* denotes that the item price was supplied by the client

** denotes that the Asset was purchased brand new by the current owner and made immediately available for the use of the tenant.

▶▶ Prime Cost Assets - Post 9/5/2017 purchased [Years 1-10]

	Cost Element	Rate	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances												
Dishwasher * **	599.00	12.50%	LVA									
Electrical Services												
Light Fittings **	397.00	20.00%	LVA									
Fire Services												
Smoke Detectors **	558.00	5.00%	LVA									
Floor Coverings												
Carpet * **	1815.00	12.50%	130.53	226.88	226.88	226.88	226.88	226.88	226.88	226.88	96.31	
Hydraulic Services												
Hot Water Service * **	900.00	8.33%	LVA									
Mechanical Services												
Window Coverings												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

** denotes that the asset was purchased by the current owner after exchanging contracts. (Tax rules relating to second hand property purchased post 9th May 2017)

▶▶ Prime Cost Assets - Post 9/5/2017 purchased [Years 11-12]

	Cost Element	Rate	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances												
Dishwasher * **	599.00	12.50%										
Electrical Services												
Light Fittings **	397.00	20.00%										
Fire Services												
Smoke Detectors **	558.00	5.00%										
Floor Coverings												
Carpet * **	1815.00	12.50%										
Hydraulic Services												
Hot Water Service * **	900.00	8.33%										
Mechanical Services												
Window Coverings												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

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►► Prime Cost - Low Cost Pool - Post 9/5/2017 purchased [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances											
Dishwasher * **	599.00	112.31	182.51	114.07	71.29	44.56	27.85	17.40	10.88	6.80	4.25
Electrical Services											
Light Fittings **	397.00	74.44	120.96	75.60	47.25	29.53	18.46	11.54	7.21	4.50	2.82
Fire Services											
Smoke Detectors **	558.00	104.62	170.02	106.26	66.41	41.51	25.94	16.22	10.13	6.33	3.96
Floor Coverings											
Carpet * **	1815.00										
Hydraulic Services											
Hot Water Service * **	900.00	168.75	274.22	171.39	107.12	66.95	41.84	26.15	16.34	10.22	6.38
Mechanical Services											
Window Coverings											

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Prime Cost - Low Cost Pool - Post 9/5/2017 purchased [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances											
Dishwasher * **	599.00	2.66	1.66	1.03	0.65	0.40	0.68				
Electrical Services											
Light Fittings **	397.00	1.76	1.10	0.69	0.43	0.71					
Fire Services											
Smoke Detectors **	558.00	2.47	1.55	0.97	0.60	0.38	0.63				
Floor Coverings											
Carpet * **	1815.00										
Hydraulic Services											
Hot Water Service * **	900.00	3.99	2.49	1.56	0.98	0.61	0.38	0.63			
Mechanical Services											
Window Coverings											

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►► Diminishing Value Assets - For Deferred Depreciation Calculation [Years 1-10]

	Cost Element	Rate	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances												
Stove	720.00	16.67%	LVA									
Electrical Services												
Ceiling Fans	240.00	100.00%	240.00									
Light Fittings	290.00	100.00%	290.00									
Fire Services												
Floor Coverings												
Carpet	1122.00	18.75%	187.32	LVA								
Vinyl Floor	1832.00	20.00%	326.25	301.15	240.92	LVA						
Hydraulic Services												
Hot Water Service	720.00	16.67%	LVA									
Mechanical Services												
Exhaust Fans	390.00	20.00%	LVA									
Split System	2255.00	20.00%	401.58	370.68	296.55	237.24	LVA					
Window Coverings												
Blinds & Venetians	1028.00	20.00%	LVA									
Curtains, Drapes	480.00	30.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

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How do I apply these figures? Just Google "deferred depreciation" or [click here](#) and check our information page.

▶▶ Diminishing Value Assets - For Deferred Depreciation Calculation [Years 11-20]

	Cost Element	Rate	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances												
Stove	720.00	16.67%										
Electrical Services												
Ceiling Fans	240.00	100.00%										
Light Fittings	290.00	100.00%										
Fire Services												
Floor Coverings												
Carpet	1122.00	18.75%										
Vinyl Floor	1832.00	20.00%										
Hydraulic Services												
Hot Water Service	720.00	16.67%										
Mechanical Services												
Exhaust Fans	390.00	20.00%										
Split System	2255.00	20.00%										
Window Coverings												
Blinds & Venetians	1028.00	20.00%										
Curtains, Drapes	480.00	30.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

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▶▶ Diminishing Value - Low Value Pool - For Deferred Depreciation Calculation [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances											
Stove	720.00	135.00	219.38	137.11	85.69	53.56	33.47	20.92	13.08	8.17	5.11
Electrical Services											
Ceiling Fans	240.00										
Light Fittings	290.00										
Fire Services											
Floor Coverings											
Carpet	1122.00		350.50	219.07	136.92	85.57	53.48	33.43	20.89	13.06	8.16
Vinyl Floor	1832.00				361.38	225.86	141.16	88.23	55.14	34.47	21.54
Hydraulic Services											
Hot Water Service	720.00	135.00	219.38	137.11	85.69	53.56	33.47	20.92	13.08	8.17	5.11
Mechanical Services											
Exhaust Fans	390.00	73.12	118.83	74.27	46.42	29.01	18.13	11.33	7.08	4.43	2.77
Split System	2255.00					355.86	222.41	139.00	86.88	54.30	33.94
Window Coverings											
Blinds & Venetians	1028.00	192.75	313.22	195.76	122.35	76.47	47.79	29.87	18.67	11.67	7.29
Curtains, Drapes	480.00	90.00	146.25	91.41	57.13	35.70	22.32	13.95	8.72	5.44	3.40

* denotes that the item price was supplied by the client

** denotes that the Asset was purchased brand new by the current owner and made immediately available for the use of the tenant.

▶▶ Diminishing Value - Low Value Pool - For Deferred Depreciation Calculation [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances											
Stove	720.00	3.19	2.00	1.24	0.78	0.49	0.81				
Electrical Services											
Ceiling Fans	240.00										
Light Fittings	290.00										
Fire Services											
Floor Coverings											
Carpet	1122.00	5.10	3.19	1.99	1.24	0.78	0.49	0.81			
Vinyl Floor	1832.00	13.46	8.42	5.26	3.28	2.06	1.28	0.80	0.50	0.84	
Hydraulic Services											
Hot Water Service	720.00	3.19	2.00	1.24	0.78	0.49	0.81				
Mechanical Services											
Exhaust Fans	390.00	1.73	1.08	0.68	0.42	0.70					
Split System	2255.00	21.21	13.26	8.28	5.18	3.24	2.02	1.26	0.79	0.50	0.82
Window Coverings											
Blinds & Venetians	1028.00	4.56	2.85	1.78	1.11	0.70	0.43	0.73			
Curtains, Drapes	480.00	2.13	1.33	0.83	0.52	0.87					

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▶▶ Prime Cost Assets - For Deferred Depreciation Calculation [Years 1-10]

	Cost Element	Rate	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances												
Stove	720.00	8.33%	LVA									
Electrical Services												
Ceiling Fans	240.00	100.00%	240.00									
Light Fittings	290.00	100.00%	290.00									
Fire Services												
Floor Coverings												
Carpet	1122.00	12.50%	124.88	140.25	140.25	140.25	140.25	140.25	140.25	140.25	15.37	
Vinyl Floor	1832.00	10.00%	163.12	183.20	183.20	183.20	183.20	183.20	183.20	183.20	183.20	183.20
Hydraulic Services												
Hot Water Service	720.00	8.33%	LVA									
Mechanical Services												
Exhaust Fans	390.00	10.00%	LVA									
Split System	2255.00	10.00%	200.79	225.50	225.50	225.50	225.50	225.50	225.50	225.50	225.50	225.50
Window Coverings												
Blinds & Venetians	1028.00	10.00%	LVA									
Curtains, Drapes	480.00	15.00%	LVA									

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▶▶ Prime Cost Assets - For Deferred Depreciation Calculation [Years 11-12]

	Cost Element	Rate	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances												
Stove	720.00	8.33%										
Electrical Services												
Ceiling Fans	240.00	100.00%										
Light Fittings	290.00	100.00%										
Fire Services												
Floor Coverings												
Carpet	1122.00	12.50%										
Vinyl Floor	1832.00	10.00%	20.08									
Hydraulic Services												
Hot Water Service	720.00	8.33%										
Mechanical Services												
Exhaust Fans	390.00	10.00%										
Split System	2255.00	10.00%	24.71									
Window Coverings												
Blinds & Venetians	1028.00	10.00%										
Curtains, Drapes	480.00	15.00%										

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▶▶ Prime Cost - Low Cost Pool - For Deferred Depreciation Calculation [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Appliances											
Stove	720.00	135.00	219.38	137.11	85.69	53.56	33.47	20.92	13.08	8.17	5.11
Electrical Services											
Ceiling Fans	240.00										
Light Fittings	290.00										
Fire Services											
Floor Coverings											
Carpet	1122.00										
Vinyl Floor	1832.00										
Hydraulic Services											
Hot Water Service	720.00	135.00	219.38	137.11	85.69	53.56	33.47	20.92	13.08	8.17	5.11
Mechanical Services											
Exhaust Fans	390.00	73.12	118.83	74.27	46.42	29.01	18.13	11.33	7.08	4.43	2.77
Split System	2255.00										
Window Coverings											
Blinds & Venetians	1028.00	192.75	313.22	195.76	122.35	76.47	47.79	29.87	18.67	11.67	7.29
Curtains, Drapes	480.00	90.00	146.25	91.41	57.13	35.70	22.32	13.95	8.72	5.44	3.40

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▶▶ Prime Cost - Low Cost Pool - For Deferred Depreciation Calculation [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Appliances											
Stove	720.00	3.19	2.00	1.24	0.78	0.49	0.81				
Electrical Services											
Ceiling Fans	240.00										
Light Fittings	290.00										
Fire Services											
Floor Coverings											
Carpet	1122.00										
Vinyl Floor	1832.00										
Hydraulic Services											
Hot Water Service	720.00	3.19	2.00	1.24	0.78	0.49	0.81				
Mechanical Services											
Exhaust Fans	390.00	1.73	1.08	0.68	0.42	0.70					
Split System	2255.00										
Window Coverings											
Blinds & Venetians	1028.00	4.56	2.85	1.78	1.11	0.70	0.43	0.73			
Curtains, Drapes	480.00	2.13	1.33	0.83	0.52	0.87					

* denotes that the item price was supplied by the client

** denotes that the Asset was purchased brand new by the current owner and made immediately available for the use of the tenant.