

**BMT** Tax Depreciation  
QUANTITY SURVEYORS

# Capital Allowance & Tax Depreciation Schedule

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Maximising the cash return from investment properties

Artlis Property Pty Ltd  
Unit 304/60 Doggett Street  
NEWSTEAD, QLD 4006

21 April 2017

Artlis Property Pty Ltd  
15 Clearwater Crescent  
MURRUMBA DOWNS, QLD 4503

Dear Sir/Madam,

Thank you for choosing BMT Tax Depreciation to complete your Capital Allowance and Tax Depreciation Schedule.

The document outlines the relevant information, legislation and methodology used in the assessment of the potential depreciation deductions for Unit 304/60 Doggett Street NEWSTEAD, QLD 4006.

For your convenience we have included an explanation, summary and comparison of the two different methods you can choose to calculate an assets decline in value. This provides you or your Tax Adviser the information necessary to make a more informed decision specific to your circumstances.

We trust our service and the deductions outlined in the following schedules will exceed your expectations. We strive for excellent and would truly appreciate your feedback.

We are committed to the continual professional development of our service and report so we can fortify our relationship as your preferred Tax Depreciation and Capital Allowance Specialist.

For further information on property taxation and relevant property news we invite you to visit our website at [www.bmtqs.com.au](http://www.bmtqs.com.au) where you will find an array of free investment tools and resources you can use, order or download at any time.

Should you require any further information or clarification, please do not hesitate to contact one of our Depreciation Specialists or our Chief Executive Officer Mr Bradley Beer at the office.

Once again, thank you for choosing BMT Tax Depreciation and we look forward to working with you in the future.

Yours sincerely,

BMT Tax Depreciation Pty Ltd  
Quantity Surveyors  
AIQS, RICS, AVAA, Tax Agent: 53712009

Maximising Property  
Tax Depreciation Deductions

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# BMT Capital Allowance and Tax Depreciation Schedule overview

Please find following a summary of the information BMT Tax Depreciation have used when preparing this Capital Allowance and Tax Depreciation Schedule. The ownership structure plays a significant part in the methodology that is used and subsequently changes the structure of the report and the calculations used therein. Any changes to the ownership entity or structure will make this report inaccurate.

<b>Report prepared for:</b>	Artlis Property Pty Ltd
<b>Property address:</b>	Unit 304/60 Doggett Street NEWSTEAD, QLD 4006
<b>Ownership interest:</b>	100%

Co-owners must divide the income and expenses for the rental property in line with their 'interest' in the property. The two co-owner structures are:

- Joint tenants - each holds an equal interest in the property, or
- Tenants in common - may hold unequal interests in the property, for example, one may hold a 20% interest and the other an 80% interest

Co-owned depreciating assets, as outlined in section 40-35 of the ITAA 1997, are able to be calculated and deducted based on each owner's interest in the asset, and not the whole asset. For example, joint tenants with an equal 50% share can claim an immediate write-off for items under \$600 as each co-owner's share is less than \$300 each. When an owner's share of an asset valued at less than \$1,000 it can also be added to a low-value pool.

<b>Property type:</b>	Residential
<b>Purchase price:</b>	\$535,000
<b>Settlement date:</b>	11 May 2016
<b>Construction completion date:</b>	11 May 2016
<b>Schedule start date:</b>	12 May 2016

## Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for Artlis Property Pty Ltd on Unit 304/60 Doggett Street NEWSTEAD, QLD 4006 has been prepared and calculated in accordance with the legislation applicable on the 21 April 2017.

The Capital Allowance and Tax Depreciation Schedule is based on BMT Tax Depreciation's understanding of the Commissioner of Taxation's assumed intent and the interpretation of the relevant tax rulings and supportive documents:

- The Income Tax Assessment Act 1997, (ITAA) 1936, Part 3, Division 3A, Sections 54, 55, 56, 60, 61 and 62
- The basis of depreciation of an item of plant and equipment includes its purchase price (ITAA Sect 42-65) delivery and installation costs (IT 2197) and the costs associated with bringing the plant into full operation (ITAA97 Sect 8-1)
- Capital allowances in accordance with Division 10D, Sections 124ZF-ZH and Section 1234ZFB and ITAA 1997 Division 40, 42 and 43
- Changes from the Ralph Review of Business Taxation of 21 September 1999
- Legislation by the Australian Taxation Office in Market Valuations for Tax Purposes
- Documentation and procedures defined in the Australian Accounting Standards AASB 116 Property, Plant and Equipment and AASB13 Fair Value Measurement
- Taxation Ruling 2016/1 – Income Tax: Effective Life of Depreciating Assets

It is a requirement to advise BMT Tax Depreciation when any actual costs in whole or part thereof are available prior to the preparation of the Capital Allowance and Tax Depreciation Schedule. Where costs have been provided, they have been used and noted accordingly in this schedule. In the event that costs are not available, BMT Tax Depreciation use the estimating procedures and methodology provided to estimate a fair market value based on cost advice as at the 21 April 2017. Where applicable, all cost estimates are adjusted to that of the historical date in which the actual construction or installation took place.

The construction expenditure has been determined on the basis of the actual cost incurred in relation to the construction of a building.

Construction expenditure calculated includes:

- Preliminary expenses such as architects' fees, engineering fees and the cost of foundation excavations
- Builders or Contractors margin
- Professional fees such as Architects, Engineers and Surveyors
- Contingencies
- All plant and equipment

The construction expenditure calculated excludes:

- Site clearance, earthworks that are permanent, can be economically maintained and are not integral to the installation or construction of a structure
- Demolition of existing structures
- Soft landscaping
- Cost of acquiring land
- Developers profit and overheads

The following additional information has been used in the preparation of the Capital Allowance and Tax Depreciation Schedule:

- Written and verbal information provided by Artlis Property Pty Ltd
- Verbal information provided by Brisbane City Council
- Purchase price of \$535,000

The following assumptions have been made in the preparation of the Capital Allowance and Tax Depreciation Schedule.

- That all items of plant and equipment listed in the schedule are owned by the tax payer
- That you are not entitled to input tax credits and therefore GST is included in the appropriate items within the schedule
- That no schedule of depreciation allowances existed or formed a condition of the purchase documentation
- Qualifying expenditure and depreciation rates have been calculated with the understanding that the property is used for the production of assessable income, excluding short-term traveller's accommodation or non-residential usage
- No additional actual costs in whole or part thereof are available at this time
- The owners are not carrying on a rental property business

Owners are advised to discuss and confirm the above assumptions with their Tax Adviser prior to using this Capital Allowance and Tax Depreciation Schedule.

#### **Disclaimer**

This report and the information contained within it has been prepared by BMT Tax Depreciation Pty Ltd , as property depreciation and construction cost consultants and not in any other capacity on the basis of estimated costs and information provided to us by the client. It is intended for use only by the client. The contents of this report are advice on construction costs only. The contents of this report are not legal, accounting or taxation advice. The client must consult with their own legal, accounting or taxation advisers before relying on these schedules. The report and the schedules have been prepared in accordance with legislation in force at the time the asset was acquired and the date this report was produced.

BMT Tax Depreciation Pty Ltd is not responsible for the results of the actions taken on the basis of the information provided in this report or any error in or omission from this report. The construction cost estimate has been prepared for depreciation purposes only. It is not an estimate of replacement cost and is not suitable for any other purpose. Neither the whole nor any part of this report or any reference thereto may be included in any published, circular or statement, nor published in part or in full in any way, without the express prior written approval from BMT Tax Depreciation Pty Ltd.

## Experience and qualifications

It is a legislative requirement that you use an appropriately qualified person to prepare a Capital Allowance and Tax Depreciation Schedule under Tax Ruling 97/25. A Quantity Surveyor is one of the few professionals recognised to have appropriate construction costing skills to estimate building costs for the purpose of establishing a cost to claim your capital works and tax depreciation deductions.

Please find following BMT Tax Depreciation's relevant qualifications and associations with governing bodies:

- **AIQS - Australian Institute of Quantity Surveyors**

As a member of the AIQS, a professional standards body, BMT Tax Depreciation upholds its professionalism and standards to the highest level. The institute plays an important role by ensuring that industry standards and information are continuously updated.

- **RICS - Royal Institute of Chartered Surveyors**

BMT Tax Depreciation are proud members of RICS, allowing us access to the latest methodology being used by Surveyors across Australia and the world.

- **AVAA - Auctioneers & Valuers Association of Australia**

BMT Tax Depreciation is also a member of the AVAA. The AVAA works to elevate and maintain the standards of professional knowledge and sound practice relating to accurately valuing a variety of plant and equipment.

- **PIPA- Property Investment Professionals of Australia**

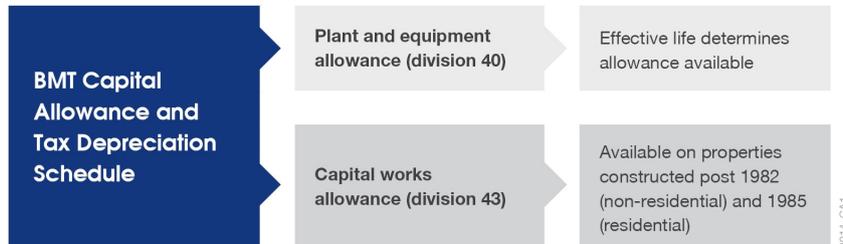
As a member of PIPA, BMT are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

- **Registered Tax Agent**

BMT Tax Depreciation are registered Tax Agents qualified to prepare depreciation schedules for any rental, commercial or investment property under the Tax Agents Services Act 2009. **Our Tax Agents number is 53712009**

# Summary of capital expenditure

<b>Purchase price</b>	\$535,000
<b>Total expenditure</b>	\$535,000



<b>Division 40 - plant and equipment</b>	\$38,669
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The calculations for plant and equipment assets have been prepared in accordance with the relevant Taxation Ruling in place at the time of preparing this report. This ruling discusses the methodology outlined by the Commissioner of Taxation to determine the effective life of depreciating assets under section 40-100 of the Income Tax Assessment Act 1997 (ITAA 1997).

<b>Division 43 - capital works allowance</b>	\$322,552
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Division 43, as outlined in the Income Tax Assessment Act 1997 (ITAA 1997), allows a deduction for capital expenditure incurred in the construction of any capital works. The deduction claimed as a capital works allowance depends on the type of construction and the date construction started. See the definition of Division 43 and the table under this heading within the glossary of key terms for further clarification of the qualifying dates for capital works deductions. The deductible amount for division 43 excludes both division 40 above and any non-qualifying balance of capital expenditure.

<b>Balance of capital expenditure</b>	\$173,779
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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. Construction expenditure that cannot be claimed (as per Australian Taxation Office guidelines) include:

- land
- expenditure on clearing the land prior to construction
- earthworks that are permanent, and are not integral to the construction
- expenditure on soft landscaping
- demolition

<b>Total capital expenditure</b>	\$535,000
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# Capital Allowance and Tax Depreciation Schedule summary

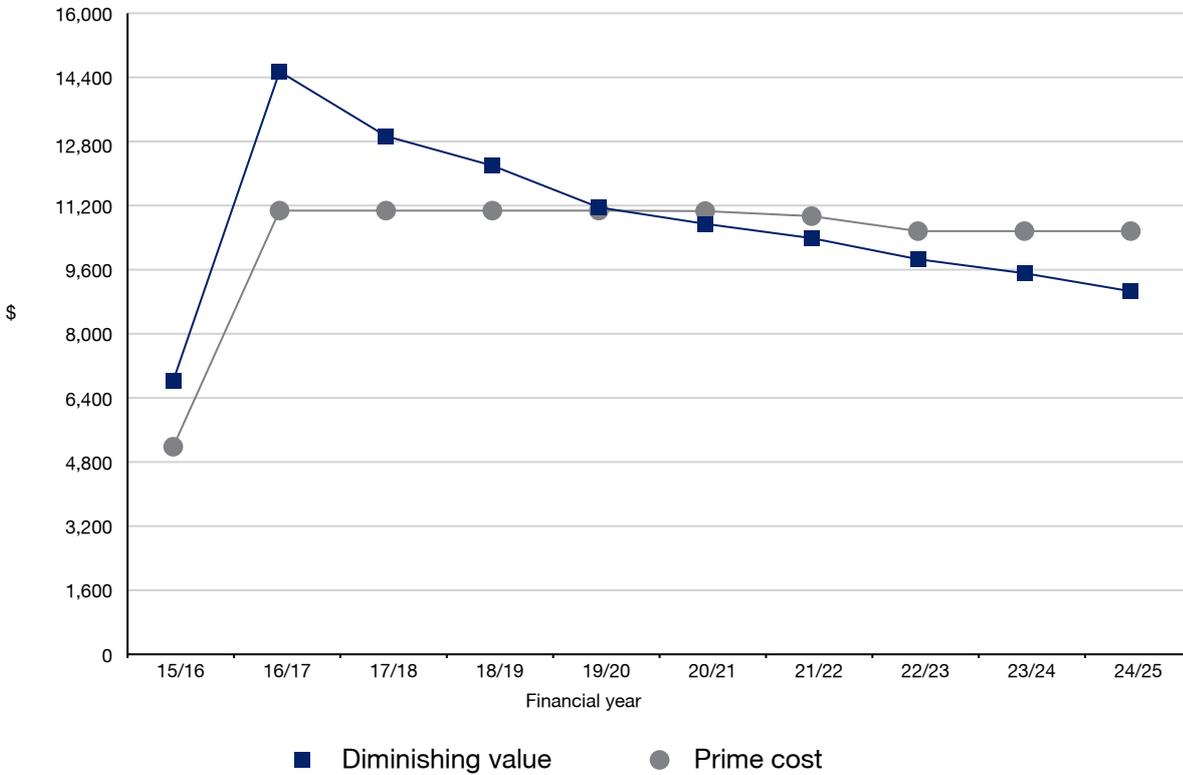
## Total deductions - 40 year forecast

The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
12-May-16 to 30-Jun-16	6,826	5,181	1-Jul-36 to 30-Jun-37	8,531	8,312
1-Jul-16 to 30-Jun-17	14,544	11,074	1-Jul-37 to 30-Jun-38	8,355	8,312
1-Jul-17 to 30-Jun-18	12,934	11,074	1-Jul-38 to 30-Jun-39	8,246	8,312
1-Jul-18 to 30-Jun-19	12,197	11,074	1-Jul-39 to 30-Jun-40	8,177	8,312
1-Jul-19 to 30-Jun-20	11,155	11,074	1-Jul-40 to 30-Jun-41	8,135	8,312
1-Jul-20 to 30-Jun-21	10,744	11,062	1-Jul-41 to 30-Jun-42	8,108	8,312
1-Jul-21 to 30-Jun-22	10,387	10,936	1-Jul-42 to 30-Jun-43	8,092	8,312
1-Jul-22 to 30-Jun-23	9,861	10,562	1-Jul-43 to 30-Jun-44	8,081	8,312
1-Jul-23 to 30-Jun-24	9,511	10,562	1-Jul-44 to 30-Jun-45	8,075	8,312
1-Jul-24 to 30-Jun-25	9,062	10,562	1-Jul-45 to 30-Jun-46	8,071	8,266
1-Jul-25 to 30-Jun-26	8,776	10,355	1-Jul-46 to 30-Jun-47	8,068	8,064
1-Jul-26 to 30-Jun-27	8,588	9,095	1-Jul-47 to 30-Jun-48	8,067	8,064
1-Jul-27 to 30-Jun-28	8,473	9,000	1-Jul-48 to 30-Jun-49	8,066	8,064
1-Jul-28 to 30-Jun-29	8,388	8,380	1-Jul-49 to 30-Jun-50	8,065	8,064
1-Jul-29 to 30-Jun-30	8,334	8,380	1-Jul-50 to 30-Jun-51	8,065	8,064
1-Jul-30 to 30-Jun-31	8,294	8,380	1-Jul-51 to 30-Jun-52	8,064	8,064
1-Jul-31 to 30-Jun-32	8,265	8,380	1-Jul-52 to 30-Jun-53	8,064	8,064
1-Jul-32 to 30-Jun-33	8,243	8,380	1-Jul-53 to 30-Jun-54	8,064	8,064
1-Jul-33 to 30-Jun-34	8,226	8,380	1-Jul-54 to 30-Jun-55	8,064	8,064
1-Jul-34 to 30-Jun-35	8,211	8,380	1-Jul-55 to 30-Jun-56	6,933	6,933
1-Jul-35 to 30-Jun-36	8,811	8,367	<b>Total</b>	<b>361,221</b>	<b>361,221</b>

### 10 year forecast comparison graph

This graphical representation of the diminishing value method and prime cost method compares the yearly claims from both methods against each other. It demonstrates the diminishing value method's increased deductions over the first few years and the prime cost method's greater deductions in later years.



**Division 43 – capital works allowance**

The table below outlines the division 43 building write-off allowance available to be claimed over forty years from the construction completion date. The depreciation calculated has been deemed to be on structural elements only completed after the ATO legislated dates.

Works	Date	Rate	Original cost (\$)
Original Works	11-May-16	2.5 %	322,552

Calculation for write-off provision:

Period	Original Division 43 (\$)
12-May-16 to 30-Jun-16	1,123
1-Jul-16 to 30-Jun-17	8,064
1-Jul-17 to 30-Jun-18	8,064
1-Jul-18 to 30-Jun-19	8,064
1-Jul-19 to 30-Jun-20	8,064
1-Jul-20 to 30-Jun-21	8,064
1-Jul-21 to 30-Jun-22	8,064
1-Jul-22 to 30-Jun-23	8,064
1-Jul-23 to 30-Jun-24	8,064
1-Jul-24 to 30-Jun-25	8,064

Diminishing value method summary

Date	Effective Life	Pooled Plant	Division 40	Division 43	Total
12-May-16 to 30-Jun-16	4,215	1,488	5,703	1,123	6,826
1-Jul-16 to 30-Jun-17	4,061	2,419	6,480	8,064	14,544
1-Jul-17 to 30-Jun-18	3,358	1,512	4,870	8,064	12,934
1-Jul-18 to 30-Jun-19	2,462	1,671	4,133	8,064	12,197
1-Jul-19 to 30-Jun-20	2,046	1,045	3,091	8,064	11,155
1-Jul-20 to 30-Jun-21	1,397	1,283	2,680	8,064	10,744
1-Jul-21 to 30-Jun-22	784	1,539	2,323	8,064	10,387
1-Jul-22 to 30-Jun-23	504	1,293	1,797	8,064	9,861
1-Jul-23 to 30-Jun-24	303	1,144	1,447	8,064	9,511
1-Jul-24 to 30-Jun-25	283	715	998	8,064	9,062
1-Jul-25 to 30-Jun-26	264	448	712	8,064	8,776
1-Jul-26 to 30-Jun-27	246	278	524	8,064	8,588
1-Jul-27 to 30-Jun-28	230	179	409	8,064	8,473
1-Jul-28 to 30-Jun-29	214	110	324	8,064	8,388
1-Jul-29 to 30-Jun-30	200	70	270	8,064	8,334
1-Jul-30 to 30-Jun-31	187	43	230	8,064	8,294
1-Jul-31 to 30-Jun-32	174	27	201	8,064	8,265
1-Jul-32 to 30-Jun-33	163	16	179	8,064	8,243
1-Jul-33 to 30-Jun-34	152	10	162	8,064	8,226
1-Jul-34 to 30-Jun-35	142	5	147	8,064	8,211
1-Jul-35 to 30-Jun-36	0	747	747	8,064	8,811
1-Jul-36 to 30-Jun-37	0	467	467	8,064	8,531
1-Jul-37 to 30-Jun-38	0	291	291	8,064	8,355
1-Jul-38 to 30-Jun-39	0	182	182	8,064	8,246
1-Jul-39 to 30-Jun-40	0	113	113	8,064	8,177
1-Jul-40 to 30-Jun-41	0	71	71	8,064	8,135
1-Jul-41 to 30-Jun-42	0	44	44	8,064	8,108
1-Jul-42 to 30-Jun-43	0	28	28	8,064	8,092
1-Jul-43 to 30-Jun-44	0	17	17	8,064	8,081
1-Jul-44 to 30-Jun-45	0	11	11	8,064	8,075
1-Jul-45 to 30-Jun-46	0	7	7	8,064	8,071
1-Jul-46 to 30-Jun-47	0	4	4	8,064	8,068
1-Jul-47 to 30-Jun-48	0	3	3	8,064	8,067
1-Jul-48 to 30-Jun-49	0	2	2	8,064	8,066
1-Jul-49 to 30-Jun-50	0	1	1	8,064	8,065
1-Jul-50 to 30-Jun-51	0	1	1	8,064	8,065
1-Jul-51 to 30-Jun-52	0	0	0	8,064	8,064
1-Jul-52 to 30-Jun-53	0	0	0	8,064	8,064
1-Jul-53 to 30-Jun-54	0	0	0	8,064	8,064
1-Jul-54 to 30-Jun-55	0	0	0	8,064	8,064
1-Jul-55 to 30-Jun-56	0	0	0	6,933	6,933
<b>Total</b>	<b>21,385</b>	<b>17,284</b>	<b>38,669</b>	<b>322,552</b>	<b>361,221</b>

Prime cost method summary

Date	Effective Life Plant	Division 43	Total
12-May-16 to 30-Jun-16	4,058	1,123	5,181
1-Jul-16 to 30-Jun-17	3,010	8,064	11,074
1-Jul-17 to 30-Jun-18	3,010	8,064	11,074
1-Jul-18 to 30-Jun-19	3,010	8,064	11,074
1-Jul-19 to 30-Jun-20	3,010	8,064	11,074
1-Jul-20 to 30-Jun-21	2,998	8,064	11,062
1-Jul-21 to 30-Jun-22	2,872	8,064	10,936
1-Jul-22 to 30-Jun-23	2,498	8,064	10,562
1-Jul-23 to 30-Jun-24	2,498	8,064	10,562
1-Jul-24 to 30-Jun-25	2,498	8,064	10,562
1-Jul-25 to 30-Jun-26	2,291	8,064	10,355
1-Jul-26 to 30-Jun-27	1,031	8,064	9,095
1-Jul-27 to 30-Jun-28	936	8,064	9,000
1-Jul-28 to 30-Jun-29	316	8,064	8,380
1-Jul-29 to 30-Jun-30	316	8,064	8,380
1-Jul-30 to 30-Jun-31	316	8,064	8,380
1-Jul-31 to 30-Jun-32	316	8,064	8,380
1-Jul-32 to 30-Jun-33	316	8,064	8,380
1-Jul-33 to 30-Jun-34	316	8,064	8,380
1-Jul-34 to 30-Jun-35	316	8,064	8,380
1-Jul-35 to 30-Jun-36	303	8,064	8,367
1-Jul-36 to 30-Jun-37	248	8,064	8,312
1-Jul-37 to 30-Jun-38	248	8,064	8,312
1-Jul-38 to 30-Jun-39	248	8,064	8,312
1-Jul-39 to 30-Jun-40	248	8,064	8,312
1-Jul-40 to 30-Jun-41	248	8,064	8,312
1-Jul-41 to 30-Jun-42	248	8,064	8,312
1-Jul-42 to 30-Jun-43	248	8,064	8,312
1-Jul-43 to 30-Jun-44	248	8,064	8,312
1-Jul-44 to 30-Jun-45	248	8,064	8,312
1-Jul-45 to 30-Jun-46	202	8,064	8,266
1-Jul-46 to 30-Jun-47	0	8,064	8,064
1-Jul-47 to 30-Jun-48	0	8,064	8,064
1-Jul-48 to 30-Jun-49	0	8,064	8,064
1-Jul-49 to 30-Jun-50	0	8,064	8,064
1-Jul-50 to 30-Jun-51	0	8,064	8,064
1-Jul-51 to 30-Jun-52	0	8,064	8,064
1-Jul-52 to 30-Jun-53	0	8,064	8,064
1-Jul-53 to 30-Jun-54	0	8,064	8,064
1-Jul-54 to 30-Jun-55	0	8,064	8,064
1-Jul-55 to 30-Jun-56	0	6,933	6,933
<b>Total</b>	<b>38,669</b>	<b>322,552</b>	<b>361,221</b>

Diminishing value method schedule (years 1 - 5)

Tax Grouping	Total Cost @ 12-May-16 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				12-May-16 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	6,149	10	20.0 %	168	1,196	957	766	612	2,450
Bathroom Accessories - Freestanding	246	5	100.0 %	246	0	0	0	0	0
Blinds	804	10	37.5 %	0	0	0	0	0	99
Carpet	3,461	10	20.0 %	95	673	539	431	345	1,378
Clothes Dryers	726	10	37.5 %	0	0	0	0	0	90
Cooktops	1,451	12	16.7 %	33	236	197	0	0	385
Curtains	2,593	6	37.5 %	0	0	0	0	0	321
Dishwashers	2,065	10	20.0 %	56	402	321	257	206	823
Door Closers	145	10	100.0 %	145	0	0	0	0	0
Exhaust Fans	736	10	37.5 %	0	0	0	0	0	91
Hot Water Systems	1,836	12	16.7 %	42	299	249	208	173	865
Light Shades	399	5	37.5 %	0	0	0	0	0	49
Ovens	3,298	12	16.7 %	75	537	448	373	311	1,554
Rangehoods	1,395	12	16.7 %	32	227	189	0	0	370
Smoke Alarms	279	6	100.0 %	279	0	0	0	0	0
<b>Subtotal</b>	<b>25,583</b>			<b>1,171</b>	<b>3,570</b>	<b>2,900</b>	<b>2,035</b>	<b>1,647</b>	<b>8,475</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	34	10	100.0 %	34	0	0	0	0	0
Bathroom Accessories - Freestanding	1	5	100.0 %	1	0	0	0	0	0
Carpet	260	10	100.0 %	260	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	251	4	100.0 %	251	0	0	0	0	0
Closed Circuit Television - Digital Recorders	212	4	100.0 %	212	0	0	0	0	0
Door Closers	54	10	100.0 %	54	0	0	0	0	0
Emergency Warning & Intercommunication Systems	604	12	37.5 %	0	0	0	0	0	75
Fire Alarm Bells	68	12	100.0 %	68	0	0	0	0	0
Fire Booster Pumps	69	20	100.0 %	69	0	0	0	0	0
Fire Detection Alarms	604	20	37.5 %	0	0	0	0	0	75
Fire Extinguishers	74	15	100.0 %	74	0	0	0	0	0
Fire Hoses & Nozzles	52	10	100.0 %	52	0	0	0	0	0
Fire Indicator Panels	232	12	100.0 %	232	0	0	0	0	0
Furniture - Outdoor A	99	5	100.0 %	99	0	0	0	0	0
Garbage Bins	289	10	100.0 %	289	0	0	0	0	0
Garbage Compacting Systems	232	7	100.0 %	232	0	0	0	0	0
Gym Asset - Cardiovascular	73	5	100.0 %	73	0	0	0	0	0
Intercom System Assets	722	10	37.5 %	0	0	0	0	0	89
Lifts	7,428	30	6.7 %	68	491	458	427	399	5,585
Light Shades	104	5	100.0 %	104	0	0	0	0	0
MATV System	212	10	100.0 %	212	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	120	5	100.0 %	120	0	0	0	0	0
Security Monitoring Proximity Readers	144	7	100.0 %	144	0	0	0	0	0
Stair Pressurisation Assets	176	10	100.0 %	176	0	0	0	0	0
Swimming Pool - Cleaners	52	7	100.0 %	52	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	75	12	100.0 %	75	0	0	0	0	0
Ventilation Fans	752	20	37.5 %	0	0	0	0	0	93
Water Pumps	93	20	100.0 %	93	0	0	0	0	0
<b>Subtotal</b>	<b>13,086</b>			<b>3,044</b>	<b>491</b>	<b>458</b>	<b>427</b>	<b>399</b>	<b>5,917</b>
Total Division 40 - Effective Life Rate	30,729			4,215	4,061	3,358	2,462	2,046	10,967
Total Division 40 - Pooled (Page 22)	7,940			1,488	2,419	1,512	1,671	1,045	3,425

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Diminishing value method schedule (years 1 - 5) Continued

Tax Grouping	Total Cost @ 12-May-16 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				12-May-16 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
Total Division 40	38,669			5,703	6,480	4,870	4,133	3,091	14,392
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	322,552			1,123	8,064	8,064	8,064	8,064	289,173
<b>Total Depreciation</b>	<b>361,221</b>			<b>6,826</b>	<b>14,544</b>	<b>12,934</b>	<b>12,197</b>	<b>11,155</b>	<b>303,565</b>

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Diminishing value method schedule (years 6 - 10)

Tax Grouping	Total Cost @ 1-Jul-20 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	2,450	10	20.0 %	490	0	0	0	0	299
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	99	10	37.5 %	0	0	0	0	0	9
Carpet	1,378	10	20.0 %	276	220	0	0	0	215
Clothes Dryers	90	10	37.5 %	0	0	0	0	0	9
Cooktops	385	12	37.5 %	0	0	0	0	0	37
Curtains	321	6	37.5 %	0	0	0	0	0	31
Dishwashers	823	10	37.5 %	0	0	0	0	0	79
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	91	10	37.5 %	0	0	0	0	0	9
Hot Water Systems	865	12	37.5 %	0	0	0	0	0	82
Light Shades	49	5	37.5 %	0	0	0	0	0	4
Ovens	1,554	12	16.7 %	259	216	180	0	0	351
Rangehoods	370	12	37.5 %	0	0	0	0	0	35
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>8,475</b>			<b>1,025</b>	<b>436</b>	<b>180</b>	<b>0</b>	<b>0</b>	<b>1,160</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	0	10	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	75	12	37.5 %	0	0	0	0	0	7
Fire Alarm Bells	0	12	100.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	100.0 %	0	0	0	0	0	0
Fire Detection Alarms	75	20	37.5 %	0	0	0	0	0	7
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	100.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	100.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0 %	0	0	0	0	0	0
Intercom System Assets	89	10	37.5 %	0	0	0	0	0	9
Lifts	5,585	30	6.7 %	372	348	324	303	283	3,955
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	100.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	100.0 %	0	0	0	0	0	0
Ventilation Fans	93	20	37.5 %	0	0	0	0	0	9
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>5,917</b>			<b>372</b>	<b>348</b>	<b>324</b>	<b>303</b>	<b>283</b>	<b>3,987</b>
Total Division 40 - Effective Life Rate	10,967			1,397	784	504	303	283	3,955
Total Division 40 - Pooled (Page 23)	3,425			1,283	1,539	1,293	1,144	715	1,192

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Diminishing value method schedule (years 6 - 10) Continued

Tax Grouping	Total Cost @ 1-Jul-20 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
Total Division 40	14,392			2,680	2,323	1,797	1,447	998	5,147
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	289,173			8,064	8,064	8,064	8,064	8,064	248,853
<b>Total Depreciation</b>	<b>303,565</b>			<b>10,744</b>	<b>10,387</b>	<b>9,861</b>	<b>9,511</b>	<b>9,062</b>	<b>254,000</b>

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Diminishing value method schedule (years 11 - 15)

Tax Grouping	Total Cost @ 1-Jul-25 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	299	10	37.5 %	0	0	0	0	0	29
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	9	10	37.5 %	0	0	0	0	0	0
Carpet	215	10	37.5 %	0	0	0	0	0	20
Clothes Dryers	9	10	37.5 %	0	0	0	0	0	0
Cooktops	37	12	37.5 %	0	0	0	0	0	4
Curtains	31	6	37.5 %	0	0	0	0	0	2
Dishwashers	79	10	37.5 %	0	0	0	0	0	7
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	9	10	37.5 %	0	0	0	0	0	0
Hot Water Systems	82	12	37.5 %	0	0	0	0	0	7
Light Shades	4	5	37.5 %	0	0	0	0	0	0
Ovens	351	12	37.5 %	0	0	0	0	0	34
Rangehoods	35	12	37.5 %	0	0	0	0	0	4
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>1,160</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>107</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	0	10	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	7	12	37.5 %	0	0	0	0	0	0
Fire Alarm Bells	0	12	100.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	100.0 %	0	0	0	0	0	0
Fire Detection Alarms	7	20	37.5 %	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	100.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	100.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0 %	0	0	0	0	0	0
Intercom System Assets	9	10	37.5 %	0	0	0	0	0	0
Lifts	3,955	30	6.7 %	264	246	230	214	200	2,801
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	100.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	100.0 %	0	0	0	0	0	0
Ventilation Fans	9	20	37.5 %	0	0	0	0	0	0
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>3,987</b>			<b>264</b>	<b>246</b>	<b>230</b>	<b>214</b>	<b>200</b>	<b>2,801</b>
Total Division 40 - Effective Life Rate	3,955			264	246	230	214	200	2,801
Total Division 40 - Pooled (Page 24)	1,192			448	278	179	110	70	107

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Diminishing value method schedule (years 11 - 15) Continued

Tax Grouping	Total Cost @ 1-Jul-25 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
Total Division 40	5,147			712	524	409	324	270	2,908
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	248,853			8,064	8,064	8,064	8,064	8,064	208,533
<b>Total Depreciation</b>	<b>254,000</b>			<b>8,776</b>	<b>8,588</b>	<b>8,473</b>	<b>8,388</b>	<b>8,334</b>	<b>211,441</b>

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Diminishing value method schedule (years 16 - 20)

Tax Grouping	Total Cost @ 1-Jul-30 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	29	10	37.5 %	0	0	0	0	0	2
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	0	10	37.5 %	0	0	0	0	0	0
Carpet	20	10	37.5 %	0	0	0	0	0	1
Clothes Dryers	0	10	37.5 %	0	0	0	0	0	0
Cooktops	4	12	37.5 %	0	0	0	0	0	0
Curtains	2	6	37.5 %	0	0	0	0	0	0
Dishwashers	7	10	37.5 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	37.5 %	0	0	0	0	0	0
Hot Water Systems	7	12	37.5 %	0	0	0	0	0	0
Light Shades	0	5	37.5 %	0	0	0	0	0	0
Ovens	34	12	37.5 %	0	0	0	0	0	3
Rangehoods	4	12	37.5 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>107</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	0	10	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	0	12	37.5 %	0	0	0	0	0	0
Fire Alarm Bells	0	12	100.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	100.0 %	0	0	0	0	0	0
Fire Detection Alarms	0	20	37.5 %	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	100.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	100.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0 %	0	0	0	0	0	0
Intercom System Assets	0	10	37.5 %	0	0	0	0	0	0
Lifts	2,801	30	6.7 %	187	174	163	152	142	1,983
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	100.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	100.0 %	0	0	0	0	0	0
Ventilation Fans	0	20	37.5 %	0	0	0	0	0	0
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>2,801</b>			<b>187</b>	<b>174</b>	<b>163</b>	<b>152</b>	<b>142</b>	<b>1,983</b>
Total Division 40 - Effective Life Rate	2,801			187	174	163	152	142	0
Total Division 40 - Pooled (Page 25)	107			43	27	16	10	5	1,989

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Diminishing value method schedule (years 16 - 20) Continued

Tax Grouping	Total Cost @ 1-Jul-30 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
Total Division 40	2,908			230	201	179	162	147	1,989
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	208,533			8,064	8,064	8,064	8,064	8,064	168,213
<b>Total Depreciation</b>	<b>211,441</b>			<b>8,294</b>	<b>8,265</b>	<b>8,243</b>	<b>8,226</b>	<b>8,211</b>	<b>170,202</b>

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Diminishing value method pooling schedule (years 1 - 5)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				12-May-16 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	*1,960	10	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	804	10	37.5 %	151	245	153	96	60	99
Carpet	*882	10	0.0 %	0	0	0	0	0	0
Clothes Dryers	726	10	37.5 %	136	221	138	87	54	90
Cooktops	*985	12	37.5 %	0	0	0	369	231	385
Curtains	2,593	6	37.5 %	486	790	494	309	193	321
Dishwashers	*823	10	0.0 %	0	0	0	0	0	823
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	736	10	37.5 %	138	224	140	88	55	91
Hot Water Systems	*865	12	0.0 %	0	0	0	0	0	865
Light Shades	399	5	37.5 %	75	122	76	47	30	49
Ovens	*899	12	0.0 %	0	0	0	0	0	0
Rangehoods	*947	12	37.5 %	0	0	0	355	222	370
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>5,258</b>			<b>986</b>	<b>1,602</b>	<b>1,001</b>	<b>1,351</b>	<b>845</b>	<b>3,093</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Carpet	0	10	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0 %	0	0	0	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	604	12	37.5 %	113	184	115	72	45	75
Fire Alarm Bells	0	12	0.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	0.0 %	0	0	0	0	0	0
Fire Detection Alarms	604	20	37.5 %	113	184	115	72	45	75
Fire Extinguishers	0	15	0.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	0.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	0.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0 %	0	0	0	0	0	0
Intercom System Assets	722	10	37.5 %	135	220	138	86	54	89
Lifts	*1,983	30	0.0 %	0	0	0	0	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
MATV System	0	10	0.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	0.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	0.0 %	0	0	0	0	0	0
Ventilation Fans	752	20	37.5 %	141	229	143	90	56	93
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>2,682</b>			<b>502</b>	<b>817</b>	<b>511</b>	<b>320</b>	<b>200</b>	<b>332</b>
<b>Total - Pooled Items</b>	<b>7,940</b>			<b>1,488</b>	<b>2,419</b>	<b>1,512</b>	<b>1,671</b>	<b>1,045</b>	<b>3,425</b>

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Diminishing value method pooling schedule (years 6 - 10)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	*1,960	10	37.5 %	0	735	459	287	180	299
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	99	10	37.5 %	37	23	15	9	6	9
Carpet	*882	10	37.5 %	0	0	331	207	129	215
Clothes Dryers	90	10	37.5 %	34	21	13	8	5	9
Cooktops	385	12	37.5 %	144	90	57	35	22	37
Curtains	321	6	37.5 %	120	75	47	30	18	31
Dishwashers	823	10	37.5 %	309	193	120	75	47	79
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	91	10	37.5 %	34	21	14	8	5	9
Hot Water Systems	865	12	37.5 %	324	203	127	79	50	82
Light Shades	49	5	37.5 %	18	12	7	5	3	4
Ovens	*899	12	37.5 %	0	0	0	337	211	351
Rangehoods	370	12	37.5 %	139	87	54	34	21	35
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>3,093</b>			<b>1,159</b>	<b>1,460</b>	<b>1,244</b>	<b>1,114</b>	<b>697</b>	<b>1,160</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Carpet	0	10	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0 %	0	0	0	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	75	12	37.5 %	28	18	11	7	4	7
Fire Alarm Bells	0	12	0.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	0.0 %	0	0	0	0	0	0
Fire Detection Alarms	75	20	37.5 %	28	18	11	7	4	7
Fire Extinguishers	0	15	0.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	0.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	0.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0 %	0	0	0	0	0	0
Intercom System Assets	89	10	37.5 %	33	21	13	8	5	9
Lifts	*1,983	30	0.0 %	0	0	0	0	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
MATV System	0	10	0.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	0.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	0.0 %	0	0	0	0	0	0
Ventilation Fans	93	20	37.5 %	35	22	14	8	5	9
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>332</b>			<b>124</b>	<b>79</b>	<b>49</b>	<b>30</b>	<b>18</b>	<b>32</b>
<b>Total - Pooled Items</b>	<b>3,425</b>			<b>1,283</b>	<b>1,539</b>	<b>1,293</b>	<b>1,144</b>	<b>715</b>	<b>1,192</b>

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Diminishing value method pooling schedule (years 11 - 15)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	299	10	37.5 %	112	70	44	27	17	29
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	9	10	37.5 %	3	2	2	1	1	0
Carpet	215	10	37.5 %	81	50	32	20	12	20
Clothes Dryers	9	10	37.5 %	3	2	2	1	1	0
Cooktops	37	12	37.5 %	14	9	5	3	2	4
Curtains	31	6	37.5 %	12	7	5	3	2	2
Dishwashers	79	10	37.5 %	30	18	12	7	5	7
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	9	10	37.5 %	3	2	2	1	1	0
Hot Water Systems	82	12	37.5 %	31	19	12	8	5	7
Light Shades	4	5	37.5 %	2	1	1	0	0	0
Ovens	351	12	37.5 %	132	82	51	32	20	34
Rangehoods	35	12	37.5 %	13	8	5	3	2	4
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>1,160</b>			<b>436</b>	<b>270</b>	<b>173</b>	<b>106</b>	<b>68</b>	<b>107</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Carpet	0	10	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0 %	0	0	0	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	7	12	37.5 %	3	2	1	1	0	0
Fire Alarm Bells	0	12	0.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	0.0 %	0	0	0	0	0	0
Fire Detection Alarms	7	20	37.5 %	3	2	1	1	0	0
Fire Extinguishers	0	15	0.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	0.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	0.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0 %	0	0	0	0	0	0
Intercom System Assets	9	10	37.5 %	3	2	2	1	1	0
Lifts	*1,983	30	0.0 %	0	0	0	0	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
MATV System	0	10	0.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	0.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	0.0 %	0	0	0	0	0	0
Ventilation Fans	9	20	37.5 %	3	2	2	1	1	0
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>32</b>			<b>12</b>	<b>8</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>0</b>
<b>Total - Pooled Items</b>	<b>1,192</b>			<b>448</b>	<b>278</b>	<b>179</b>	<b>110</b>	<b>70</b>	<b>107</b>

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Diminishing value method pooling schedule (years 16 - 20)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
<b>Division 40 - Plant &amp; Equipment (Pooling Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	29	10	37.5 %	11	7	4	3	2	2
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	0	10	0.0 %	0	0	0	0	0	0
Carpet	20	10	37.5 %	8	5	3	2	1	1
Clothes Dryers	0	10	0.0 %	0	0	0	0	0	0
Cooktops	4	12	37.5 %	2	1	1	0	0	0
Curtains	2	6	37.5 %	1	1	0	0	0	0
Dishwashers	7	10	37.5 %	3	2	1	1	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	7	12	37.5 %	3	2	1	1	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
Ovens	34	12	37.5 %	13	8	5	3	2	3
Rangehoods	4	12	37.5 %	2	1	1	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>107</b>			<b>43</b>	<b>27</b>	<b>16</b>	<b>10</b>	<b>5</b>	<b>6</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Carpet	0	10	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0 %	0	0	0	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	0	12	0.0 %	0	0	0	0	0	0
Fire Alarm Bells	0	12	0.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	0.0 %	0	0	0	0	0	0
Fire Detection Alarms	0	20	0.0 %	0	0	0	0	0	0
Fire Extinguishers	0	15	0.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	0.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	0.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	0.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0 %	0	0	0	0	0	0
Intercom System Assets	0	10	0.0 %	0	0	0	0	0	0
Lifts	*1,983	30	0.0 %	0	0	0	0	0	1,983
Light Shades	0	5	0.0 %	0	0	0	0	0	0
MATV System	0	10	0.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	0.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	0.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	0.0 %	0	0	0	0	0	0
Ventilation Fans	0	20	0.0 %	0	0	0	0	0	0
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,983</b>
<b>Total - Pooled Items</b>	<b>107</b>			<b>43</b>	<b>27</b>	<b>16</b>	<b>10</b>	<b>5</b>	<b>1,989</b>

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Prime cost method schedule (years 1 - 5)

Tax Grouping	Total Cost @ 12-May-16 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				12-May-16 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	6,149	10	10.0 %	84	615	615	615	615	3,605
Bathroom Accessories - Freestanding	246	5	100.0 %	246	0	0	0	0	0
Blinds	804	10	10.0 %	11	80	80	80	80	473
Carpet	3,461	10	10.0 %	47	346	346	346	346	2,030
Clothes Dryers	726	10	10.0 %	10	73	73	73	73	424
Cooktops	1,451	12	8.3 %	17	121	121	121	121	950
Curtains	2,593	6	16.7 %	59	432	432	432	432	806
Dishwashers	2,065	10	10.0 %	28	207	207	207	207	1,209
Door Closers	145	10	100.0 %	145	0	0	0	0	0
Exhaust Fans	736	10	10.0 %	10	74	74	74	74	430
Hot Water Systems	1,836	12	8.3 %	21	153	153	153	153	1,203
Light Shades	399	5	20.0 %	11	80	80	80	80	68
Ovens	3,298	12	8.3 %	38	275	275	275	275	2,160
Rangehoods	1,395	12	8.3 %	16	116	116	116	116	915
Smoke Alarms	279	6	100.0 %	279	0	0	0	0	0
<b>Subtotal</b>	<b>25,583</b>			<b>1,022</b>	<b>2,572</b>	<b>2,572</b>	<b>2,572</b>	<b>2,572</b>	<b>14,273</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	34	10	100.0 %	34	0	0	0	0	0
Bathroom Accessories - Freestanding	1	5	100.0 %	1	0	0	0	0	0
Carpet	260	10	100.0 %	260	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	251	4	100.0 %	251	0	0	0	0	0
Closed Circuit Television - Digital Recorders	212	4	100.0 %	212	0	0	0	0	0
Door Closers	54	10	100.0 %	54	0	0	0	0	0
Emergency Warning & Intercommunication Systems	604	12	8.3 %	7	50	50	50	50	397
Fire Alarm Bells	68	12	100.0 %	68	0	0	0	0	0
Fire Booster Pumps	69	20	100.0 %	69	0	0	0	0	0
Fire Detection Alarms	604	20	5.0 %	4	30	30	30	30	480
Fire Extinguishers	74	15	100.0 %	74	0	0	0	0	0
Fire Hoses & Nozzles	52	10	100.0 %	52	0	0	0	0	0
Fire Indicator Panels	232	12	100.0 %	232	0	0	0	0	0
Furniture - Outdoor A	99	5	100.0 %	99	0	0	0	0	0
Garbage Bins	289	10	100.0 %	289	0	0	0	0	0
Garbage Compacting Systems	232	7	100.0 %	232	0	0	0	0	0
Gym Asset - Cardiovascular	73	5	100.0 %	73	0	0	0	0	0
Intercom System Assets	722	10	10.0 %	10	72	72	72	72	424
Lifts	7,428	30	3.3 %	34	248	248	248	248	6,402
Light Shades	104	5	100.0 %	104	0	0	0	0	0
MATV System	212	10	100.0 %	212	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	120	5	100.0 %	120	0	0	0	0	0
Security Monitoring Proximity Readers	144	7	100.0 %	144	0	0	0	0	0
Stair Pressurisation Assets	176	10	100.0 %	176	0	0	0	0	0
Swimming Pool - Cleaners	52	7	100.0 %	52	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	75	12	100.0 %	75	0	0	0	0	0
Ventilation Fans	752	20	5.0 %	5	38	38	38	38	595
Water Pumps	93	20	100.0 %	93	0	0	0	0	0
<b>Subtotal</b>	<b>13,086</b>			<b>3,036</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>8,298</b>
Total Division 40 - Effective Life Rate	38,669			4,058	3,010	3,010	3,010	3,010	22,571
<b>Division 43 - Capital Works Allowance</b>									

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Prime cost method schedule (years 1 - 5) Continued

Tax Grouping	Total Cost @ 12-May-16 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				12-May-16 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
Total Division 43 (Page 11)	322,552			1,123	8,064	8,064	8,064	8,064	289,173
Total Depreciation	361,221			5,181	11,074	11,074	11,074	11,074	311,744

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Prime cost method schedule (years 6 - 10)

Tax Grouping	Total Cost @ 1-Jul-20 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	3,605	10	10.0 %	615	615	615	615	615	530
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	473	10	10.0 %	80	80	80	80	80	73
Carpet	2,030	10	10.0 %	346	346	346	346	346	300
Clothes Dryers	424	10	10.0 %	73	73	73	73	73	59
Cooktops	950	12	8.3 %	121	121	121	121	121	345
Curtains	806	6	16.7 %	432	374	0	0	0	0
Dishwashers	1,209	10	10.0 %	207	207	207	207	207	174
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	430	10	10.0 %	74	74	74	74	74	60
Hot Water Systems	1,203	12	8.3 %	153	153	153	153	153	438
Light Shades	68	5	20.0 %	68	0	0	0	0	0
Ovens	2,160	12	8.3 %	275	275	275	275	275	785
Rangehoods	915	12	8.3 %	116	116	116	116	116	335
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>14,273</b>			<b>2,560</b>	<b>2,434</b>	<b>2,060</b>	<b>2,060</b>	<b>2,060</b>	<b>3,099</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	0	10	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	397	12	8.3 %	50	50	50	50	50	147
Fire Alarm Bells	0	12	100.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	100.0 %	0	0	0	0	0	0
Fire Detection Alarms	480	20	5.0 %	30	30	30	30	30	330
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	100.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	100.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0 %	0	0	0	0	0	0
Intercom System Assets	424	10	10.0 %	72	72	72	72	72	64
Lifts	6,402	30	3.3 %	248	248	248	248	248	5,162
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	100.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	100.0 %	0	0	0	0	0	0
Ventilation Fans	595	20	5.0 %	38	38	38	38	38	405
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>8,298</b>			<b>438</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>6,108</b>
<b>Total Division 40 - Effective Life Rate</b>	<b>22,571</b>			<b>2,998</b>	<b>2,872</b>	<b>2,498</b>	<b>2,498</b>	<b>2,498</b>	<b>9,207</b>
<b>Division 43 - Capital Works Allowance</b>									

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Prime cost method schedule (years 6 - 10) Continued

Tax Grouping	Total Cost @ 1-Jul-20 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
Total Division 43 (Page 11)	289,173			8,064	8,064	8,064	8,064	8,064	248,853
Total Depreciation	311,744			11,062	10,936	10,562	10,562	10,562	258,080

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Prime cost method schedule (years 11 - 15)

Tax Grouping	Total Cost @ 1-Jul-25 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	530	10	10.0 %	530	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	73	10	10.0 %	73	0	0	0	0	0
Carpet	300	10	10.0 %	300	0	0	0	0	0
Clothes Dryers	59	10	10.0 %	59	0	0	0	0	0
Cooktops	345	12	8.3 %	121	121	103	0	0	0
Curtains	0	6	16.7 %	0	0	0	0	0	0
Dishwashers	174	10	10.0 %	174	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	60	10	10.0 %	60	0	0	0	0	0
Hot Water Systems	438	12	8.3 %	153	153	132	0	0	0
Light Shades	0	5	20.0 %	0	0	0	0	0	0
Ovens	785	12	8.3 %	275	275	235	0	0	0
Rangehoods	335	12	8.3 %	116	116	103	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>3,099</b>			<b>1,861</b>	<b>665</b>	<b>573</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	0	10	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	147	12	8.3 %	50	50	47	0	0	0
Fire Alarm Bells	0	12	100.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	100.0 %	0	0	0	0	0	0
Fire Detection Alarms	330	20	5.0 %	30	30	30	30	30	180
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	100.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	100.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0 %	0	0	0	0	0	0
Intercom System Assets	64	10	10.0 %	64	0	0	0	0	0
Lifts	5,162	30	3.3 %	248	248	248	248	248	3,922
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	100.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	100.0 %	0	0	0	0	0	0
Ventilation Fans	405	20	5.0 %	38	38	38	38	38	215
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>6,108</b>			<b>430</b>	<b>366</b>	<b>363</b>	<b>316</b>	<b>316</b>	<b>4,317</b>
<b>Total Division 40 - Effective Life Rate</b>	<b>9,207</b>			<b>2,291</b>	<b>1,031</b>	<b>936</b>	<b>316</b>	<b>316</b>	<b>4,317</b>
<b>Division 43 - Capital Works Allowance</b>									

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Prime cost method schedule (years 11 - 15) Continued

Tax Grouping	Total Cost @ 1-Jul-25 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
Total Division 43 (Page 11)	248,853			8,064	8,064	8,064	8,064	8,064	208,533
Total Depreciation	258,060			10,355	9,095	9,000	8,380	8,380	212,850

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Prime cost method schedule (years 16 - 20)

Tax Grouping	Total Cost @ 1-Jul-30 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
<b>Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
<b>Existing Unit Specific</b>									
Air Conditioner - Split Systems	0	10	10.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	0	10	10.0 %	0	0	0	0	0	0
Carpet	0	10	10.0 %	0	0	0	0	0	0
Clothes Dryers	0	10	10.0 %	0	0	0	0	0	0
Cooktops	0	12	8.3 %	0	0	0	0	0	0
Curtains	0	6	16.7 %	0	0	0	0	0	0
Dishwashers	0	10	10.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	10.0 %	0	0	0	0	0	0
Hot Water Systems	0	12	8.3 %	0	0	0	0	0	0
Light Shades	0	5	20.0 %	0	0	0	0	0	0
Ovens	0	12	8.3 %	0	0	0	0	0	0
Rangehoods	0	12	8.3 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Existing Common Property</b>									
Automatic Garage Door - Motors	0	10	100.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Carpet	0	10	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0 %	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	0	12	8.3 %	0	0	0	0	0	0
Fire Alarm Bells	0	12	100.0 %	0	0	0	0	0	0
Fire Booster Pumps	0	20	100.0 %	0	0	0	0	0	0
Fire Detection Alarms	180	20	5.0 %	30	30	30	30	30	30
Fire Extinguishers	0	15	100.0 %	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0 %	0	0	0	0	0	0
Fire Indicator Panels	0	12	100.0 %	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garbage Compacting Systems	0	7	100.0 %	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0 %	0	0	0	0	0	0
Intercom System Assets	0	10	10.0 %	0	0	0	0	0	0
Lifts	3,922	30	3.3 %	248	248	248	248	248	2,682
Light Shades	0	5	100.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Door Controllers & Code Pads	0	5	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Stair Pressurisation Assets	0	10	100.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	100.0 %	0	0	0	0	0	0
Ventilation Fans	215	20	5.0 %	38	38	38	38	38	25
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
<b>Subtotal</b>	<b>4,317</b>			<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>2,737</b>
Total Division 40 - Effective Life Rate	4,317			316	316	316	316	316	2,737
<b>Division 43 - Capital Works Allowance</b>									

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Prime cost method schedule (years 16 - 20) Continued

Tax Grouping	Total Cost @ 1-Jul-30 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
Total Division 43 (Page 11)	208,533			8,064	8,064	8,064	8,064	8,064	168,213
Total Depreciation	212,850			8,380	8,380	8,380	8,380	8,380	170,950

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### Grouped depreciation rates - diminishing value method

BMT Tax Depreciation has allocated each asset into a group based on their rate of depreciation. The following tables provide a summary of the total deductions available for each depreciation rate for both the diminishing value method and the prime cost method of depreciation. This may assist when entering depreciation into accounting software packages.

Basic rate (%)	Years				
	12-May-16 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)
2.5	1,123	8,064	8,064	8,064	8,064
6.67	68	491	458	427	399
16.67	182	1,299	1,083	581	484
18.75	1,488	0	0	0	0
20	319	2,271	1,817	1,454	1,163
37.5	0	2,419	1,512	1,671	1,045
100	3,646	0	0	0	0
<b>Total</b>	<b>6,826</b>	<b>14,544</b>	<b>12,934</b>	<b>12,197</b>	<b>11,155</b>

Basic rate (%)	Years				
	1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)
2.5	8,064	8,064	8,064	8,064	8,064
6.67	372	348	324	303	283
16.67	259	216	180	0	0
18.75	0	0	0	0	0
20	766	220	0	0	0
37.5	1,283	1,539	1,293	1,144	715
100	0	0	0	0	0
<b>Total</b>	<b>10,744</b>	<b>10,387</b>	<b>9,861</b>	<b>9,511</b>	<b>9,062</b>

Grouped depreciation rates - prime cost method

Basic Rate (%)	Years				
	12-May-16 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)
2.5	1,123	8,064	8,064	8,064	8,064
3.33	34	248	248	248	248
5	9	68	68	68	68
8.33	99	715	715	715	715
10	200	1,467	1,467	1,467	1,467
16.67	59	432	432	432	432
20	11	80	80	80	80
100	3,646	0	0	0	0
<b>Total</b>	<b>5,181</b>	<b>11,074</b>	<b>11,074</b>	<b>11,074</b>	<b>11,074</b>

Basic Rate (%)	Years				
	1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)
2.5	8,064	8,064	8,064	8,064	8,064
3.33	248	248	248	248	248
5	68	68	68	68	68
8.33	715	715	715	715	715
10	1,467	1,467	1,467	1,467	1,467
16.67	432	374	0	0	0
20	68	0	0	0	0
100	0	0	0	0	0
<b>Total</b>	<b>11,062</b>	<b>10,936</b>	<b>10,562</b>	<b>10,562</b>	<b>10,562</b>

# Glossary of Terms

## **Building first use**

Properties generally depreciate for forty years from their construction completion date. When a purchaser becomes the first owner of a brand new investment property, they are entitled to claim depreciation for the full forty years as long as they own the property.

## **Building price indices**

The building price index is a statistical based method of measuring building price movements over time. It is a composite index with weighted factors on an industry-wide basis.

## **Division 40**

Division 40 refers to the plant and equipment assets contained within the property. These assets are deemed to be mechanical or easily removed from the property as opposed to items that are permanently fixed to the structure of the building. These are assets which are also listed as recognised plant and equipment assets by the Australian Taxation Office. Unlike deductions available for division 43, depreciation of plant and equipment is not limited by age. It is the condition and quality of each item as well as the individual effective life of the asset as set by the Australian Taxation Office which contributes to the depreciable amount. Some examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

See the definitions also provided for plant and equipment assets and effective life within this glossary of terms.

## **Division 43**

Division 43 refers to a deduction available for the wear and tear of the building. Also known as a capital works deduction. A deduction can be claimed for the building, structural improvements and fixed assets of a property at a rate of either 2.5% or 4% each year depending on the classification of the property's use and the property's construction commencement date as demonstrated in the following table.

Current Australian Taxation Office legislation states that a property owner is eligible to claim a deduction for the division 43 on income producing properties that commenced construction between the 18th of July 1985 and the present time. The depreciation available for building write-off can only be claimed for a maximum of forty years after the construction completion date. Examples of assets that will qualify for division 43 include walls, roof, tiles, built in robes, cabinets, fixed bathroom fittings and vanities.

Property owners may also be able to claim building write-off for renovations that have been completed to a property, even if these renovations were completed by a previous owner of the property.

## **Diminishing value method**

The diminishing value method is one of two methods used to claim depreciation for plant and equipment assets. Under the diminishing value method the decline in value is calculated using the asset's base value. The base value of an asset is, broadly, its cost plus any costs incurred on the asset since you first held it less the decline in value of the asset up to the end of the prior year.

The formulas for the diminishing value method are:

Diminishing value method				
For depreciating assets you started to hold on or after 10th May 2006				
Base value*	X	Days held ----- 365	X	200% ----- asset's effective life
For depreciating assets you started to hold prior to 10th May 2006				
Base value*	X	Days held ----- 365	X	150% ----- asset's effective life

\* For the income year in which an asset is first used or installed ready for use for any purpose, the **base value** is the asset's cost. For a later income year, the base value is the asset's opening adjustable value plus any amounts included in the asset's second element of cost for that year.

This method assumes that the decline in value each year is a constant proportion of the amount not yet written off and produces a progressively smaller decline in value over time.

This method results in a higher rate of depreciation deductions in the first five to ten years of owning the property.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended to the property owner that they consult with an Accountant or a Financial Advisor for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

#### Effective life

Australian Taxation Office legislation provides an effective life for each individual asset claimable as plant and equipment. Depreciation of plant and equipment based on this effective life is determined by the current Australian Taxation Office legislation in place at the time of this schedule being completed. See plant and equipment assets.

See the definitions also provided for division 40 and plant and equipment assets within this glossary of terms.

#### Immediate write-off

Individual assets which cost \$300 or less can usually be written off as an immediate deduction in the year of their acquisition. This means an investor can claim 100% of the value of an asset in the same financial year as its purchase so long as the asset meets certain criteria as set by the Australian Taxation Office.

To be eligible for the immediate write-off, an asset must be used for the purpose of producing assessable income that was not income from carrying out a business. The asset also cannot be part of a set of assets acquired in the income year that together cost more than \$300. The cost of individual assets that have been acquired after the 1st of July 2001 that are the same asset type (or are considered to be identical or substantially identical in accordance with Australian Taxation Office legislation) must be added together when applying the \$300 threshold. If their combined total cost is more than \$300, they cannot be written off in the year of purchase (unless there are multiple owners and their interest in the asset is less than \$300). Alternatively, you may be able to allocate the asset to a low-value pool.

### **Life of the property**

From the date of construction completion, the Australian Taxation Office has determined that the owner of any property eligible to claim depreciation can do so for forty years. Therefore investors can claim the full forty years on a brand new building, while only the balance of the forty year period from the construction completion date can be claimed for an older property.

### **Low-value pooling**

From 1 July 2000, an optional low-value pooling arrangement for plant was introduced. It applied to certain plant costing less than \$1,000 or having an undeducted cost of less than \$1,000.

Under the UCA, you can allocate low-cost assets and low value assets to a low-value pool.

You work out the decline in value of an asset you hold jointly with others based on the cost of your interest in the asset. This means if you hold an asset jointly and the cost of your interest in the asset or the opening adjustable value of your interest is less than \$1,000, you can allocate your interest in the asset to your low-value pool. Once you choose to create a low-value pool and allocate a low-cost asset to it, you must pool all other low-cost assets you start to hold in that income year and in later income years. However, this rule does not apply to low-value assets. You can decide whether to allocate low-value assets to the pool on an asset-by-asset basis.

Assets which are placed into a low-value pool are able to be claimed by the property owner at a rate of 18.75% in the year of purchase and 37.5% every year thereafter.

### **Low-cost assets**

A low-cost asset is a depreciable asset that has an opening value of less than \$1,000 in the year of acquisition.

### **Low-value assets**

A low-value asset is a depreciable asset that has a written down value of less than \$1,000. That is, the value of the asset may have been greater than \$1,000 in the year of acquisition however the value remaining after a previous year's depreciation deduction is less than \$1,000.

### **Non-depreciable components**

Examples of non-depreciable components include land value, market premiums, rates, taxes, holding costs and assets which have not been deemed to be depreciable according to current Australian Taxation Office legislation, for example soft landscaping.

### **Not one of a number of identical or substantially identical items**

Items are identical if they are the same in all respects. Items are substantially identical if they are the same in most respects even though there may be some minor or incidental differences. Factors to consider include colour, shape, function, texture, composition, brand and design.

The total cost of the asset and any other identical or substantially identical asset that you acquire in the income year must not exceed \$300. Do not take into account assets that you acquired in another income year.

### **Not part of a set**

You need to determine whether items form a set on a case-by-case basis. You can regard items as a set if they are, dependent on each other, marketed as a set, or designed and intended to be used together. It is the cost of a set of assets you acquire in the income year that must not exceed \$300. You cannot avoid the test by buying parts of a set separately.

### Plant and equipment items

Depreciation can be claimed for assets recognised as plant and equipment items by current Australian Taxation Office legislation. Each asset is assigned an effective life by the Australian Taxation Office and is depreciated based on this effective life. Some examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

See the definitions also provided for division 40 and effective life within this glossary of terms.

### Preliminaries

Construction preliminaries refers to the associated expenses or costs that contractors incur in the completion of a project, for example a site office or heating of a site office, rather than the actual building working materials like the bricks and mortar.

### Prime cost method

Under the prime cost method the decline in value is generally calculated as a constant percentage of the asset's cost and reflects a uniform decline in value over time. The formula is:

Prime cost method				
Asset's cost	X	Days held ----- 365	X	100% ----- asset's effective life

\* The cost of an asset includes both the amount you pay for it as well as any additional amounts you spend on transporting it and installing it. Cost also includes amounts you spend on improving the asset.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended to the property owner that they consult with an Accountant or a Financial Advisor for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

### Pro-rata calculations

Pro-rata calculations are used to show a portion of a total quantity. When an investment property is rented part way through a year, depreciation claims are required to be based on a pro-rata calculation of the time that the property (or asset acquired and installed within the property) was income producing.

### Split report

Ownership structures influence how depreciation deductions are calculated. Properties with multiple owners can create a complex tax situation. A BMT Tax Depreciation Schedule makes life easier for Accountants by splitting depreciation deductions to ensure the owners' claims are maximised. BMT Tax Depreciation can take into account any number of owners and ownership percentages from 2 owners at 60:40 or even 4 owners at 70:15:10:5.

### Uniform Capital Allowance

Under the Uniform Capital Allowance a depreciating asset starts to decline in value when you first use it (or install it ready for use) to produce income. You can deduct an amount equal to the decline in value for an income year of a depreciating asset that you held for any time during the year.

You must decide whether to calculate the decline in value of a depreciating asset using the prime cost or diminishing value method. Please refer to the definitions for prime cost and diminishing value method within this glossary of terms for further information on these methods.

Generally, the effective life of a depreciating asset is how long it can be used by any entity for a taxable purpose, or for the purpose of producing income. The effective life of an asset is based on the wear and tear, assuming that it will be maintained in reasonably good order and condition. BMT Tax

Depreciation always adopt the effective life of particular assets as determined by the Commissioner of Taxation unless advised otherwise.

### **Disclaimer**

BMT Tax Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other person acting upon or using this tax depreciation schedule.

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