

BMT Tax Depreciation
QUANTITY SURVEYORS

Capital Allowance and Tax Depreciation Schedule

Maximising the cash return from investment properties

Graham Marning
Unit 20/16 Quarry Street
PORT KEMBLA NSW 2505

8 January 2018

Graham Marning
1 Virginia Terrace
THIRROUL NSW 2515

Dear Graham,

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

This document outlines the relevant information, legislation and methodology used in the assessment of the potential capital works deductions for Unit 20/16 Quarry Street, PORT KEMBLA NSW 2505.

For your convenience we have included an explanation and summary of the calculations used in this schedule.

We trust our service and the deductions outlined in the following schedules will exceed your expectations. BMT strive for excellence and appreciate any feedback you may have.

Our commitment to the continuous development of our service ensures you receive the maximum depreciation deductions you're entitled to.

We invite you to register for our online portal MyBMT. MyBMT allows you to view and update your schedule, access and download existing schedules, upload property files including photos and receipts, add members of your investment team and share your schedule with your Accountant or Tax Adviser all in one convenient location. For more information and to register visit www.mybmt.bmtqs.com.au.

To learn more about property depreciation visit www.bmtqs.com.au. We have a range of free tools and resources to assist you on your property investing journey.

Should you require any further information or clarification, please contact one of our depreciation experts or our Chief Executive Officer, Mr Bradley Beer.

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

The following is a summary of the information used by BMT Tax Depreciation when preparing this Capital Allowance and Tax Depreciation Schedule. The ownership details and structure play a significant part in the methodology that is used and subsequently changes the results of the schedule and the calculations used within it. Any changes to the ownership entity or structure may make this report inaccurate. To update your details please contact the expert team at BMT Tax Depreciation on 1300 728 726 or log in to MyBMT at www.mybmt.bmtqs.com.au.

Schedule prepared for:	Graham Marning
Property address:	Unit 20/16 Quarry Street, PORT KEMBLA NSW 2505
Ownership interest:	100 per cent

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 per cent interest and the other an 80 per cent interest

Co-owned depreciating assets, as outlined in section 40-35 of the Income Tax Assessment Act 1997 (ITAA), 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 per cent 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.

Property type:	Residential
Purchase price:	\$639,995
Settlement date:	17 November 2017
Construction completion date:	17 November 2017
Schedule start date:	18 November 2017
Date available to provide income:	18 November 2017

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Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for Graham Marning on Unit 20/16 Quarry Street, PORT KEMBLA NSW 2505 has been prepared and calculated in accordance with the legislation applicable on 8 January 2018.

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 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 2017/2 – 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 estimating procedures and methodology provided to estimate a fair market value based on cost advice as at the 8 January 2018. 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 professional Architect, Engineer and Surveyor's fees and the cost of foundation excavations
- Builder's or Contractor's margin
- 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
- Developer's 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 Graham Marning
- Verbal information provided by Wollongong City Council
- Purchase price of \$639,995

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

The contents of this page and the totality of this document are subject to this disclaimer. The information contained within this document has been prepared by BMT Tax Depreciation Pty Ltd on the basis of estimated costs and information provided to BMT Tax Depreciation Pty Ltd. This document is intended for use by the client only. No information in this document may be interpreted as legal, accounting or taxation advice. Individuals should consult with their legal, accounting or taxation advisers before relying on any part of this document. This document is prepared in accordance with legislation in force at the time the asset was acquired and the date this document was produced.

Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75 per cent in the year of acquisition and 37.5 per cent each year thereafter. The cumulative capital loss total row of figures displays the amount of division 40 deductions that have not been able to be claimed during ownership up until the end of the financial year.

BMT Tax Depreciation Pty Ltd is not responsible for the result of any actions taken on the basis of the information provided in this document or any error in or omission from this document. BMT Tax Depreciation Pty Ltd does not accept any liability, in any form, for any consequences, loss, or damage as a result of any person acting upon or relying upon the information contained in this document. This document has been prepared for depreciation purposes only and it is not suitable for any other purpose. Neither the whole nor any part of this document may be provided to any party without the express prior written approval of BMT Tax Depreciation Pty Ltd.

Experience and qualifications

It is a legislative requirement that an appropriately qualified professional is used 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 below 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 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 Tax Depreciation are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

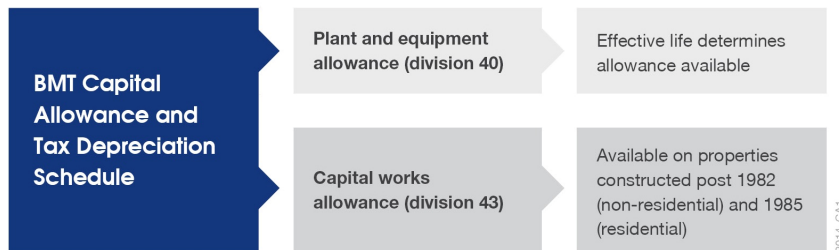
- **Registered Tax Agent**

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

Purchase price \$639,995

Total expenditure \$639,995



Division 40 - plant and equipment \$32,258

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).

Division 43 - capital works allowance \$408,920

Division 43, as outlined in 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.

Balance of capital expenditure \$198,817

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 (ATO) 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

Total capital expenditure \$639,995

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Capital Allowance and Tax Depreciation Schedule summary

Total deductions - 40 year forecast

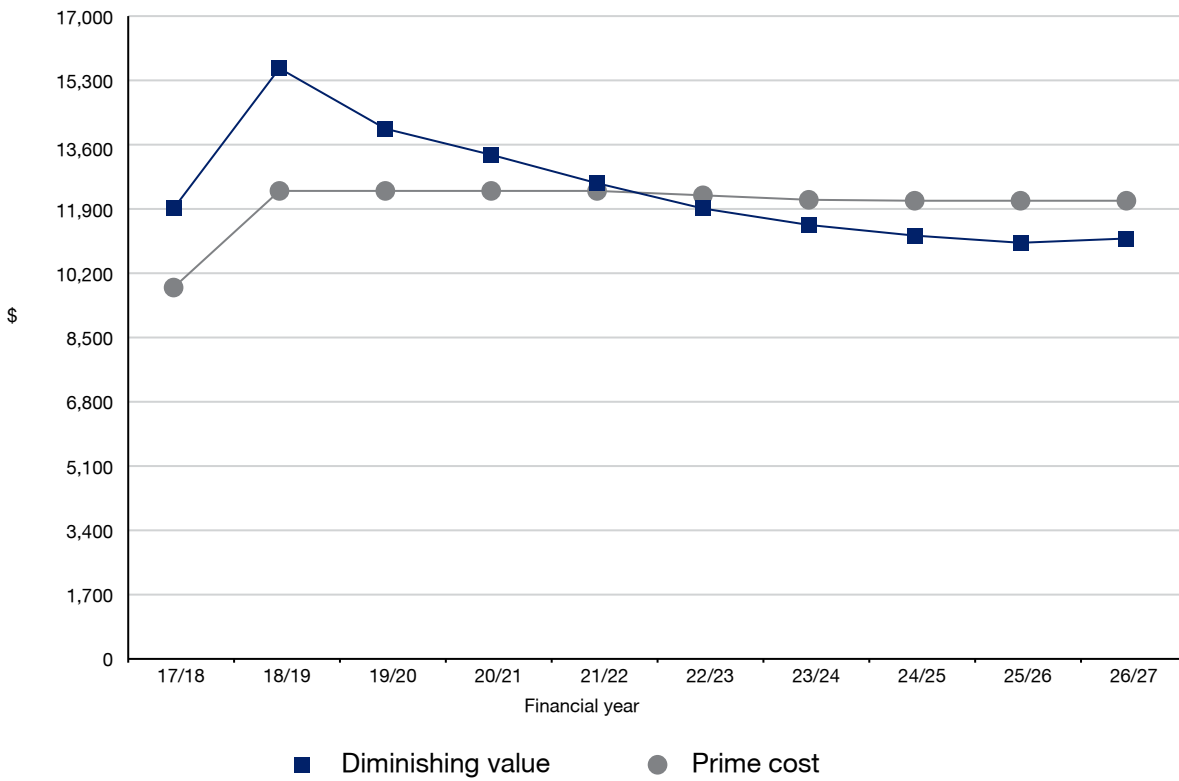
The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
18-Nov-17 to 30-Jun-18	11,912	9,821	1-Jul-38 to 30-Jun-39	10,399	10,585
1-Jul-18 to 30-Jun-19	15,618	12,377	1-Jul-39 to 30-Jun-40	10,387	10,585
1-Jul-19 to 30-Jun-20	14,022	12,377	1-Jul-40 to 30-Jun-41	10,376	10,585
1-Jul-20 to 30-Jun-21	13,332	12,377	1-Jul-41 to 30-Jun-42	10,365	10,585
1-Jul-21 to 30-Jun-22	12,581	12,377	1-Jul-42 to 30-Jun-43	10,356	10,585
1-Jul-22 to 30-Jun-23	11,912	12,260	1-Jul-43 to 30-Jun-44	10,347	10,585
1-Jul-23 to 30-Jun-24	11,477	12,142	1-Jul-44 to 30-Jun-45	10,339	10,585
1-Jul-24 to 30-Jun-25	11,195	12,117	1-Jul-45 to 30-Jun-46	10,331	10,585
1-Jul-25 to 30-Jun-26	11,005	12,117	1-Jul-46 to 30-Jun-47	10,324	10,585
1-Jul-26 to 30-Jun-27	11,118	12,117	1-Jul-47 to 30-Jun-48	10,317	10,370
1-Jul-27 to 30-Jun-28	10,906	11,571	1-Jul-48 to 30-Jun-49	10,311	10,223
1-Jul-28 to 30-Jun-29	10,767	11,214	1-Jul-49 to 30-Jun-50	10,305	10,223
1-Jul-29 to 30-Jun-30	10,674	10,945	1-Jul-50 to 30-Jun-51	10,299	10,223
1-Jul-30 to 30-Jun-31	10,603	10,741	1-Jul-51 to 30-Jun-52	10,294	10,223
1-Jul-31 to 30-Jun-32	10,555	10,741	1-Jul-52 to 30-Jun-53	10,597	10,223
1-Jul-32 to 30-Jun-33	10,513	10,741	1-Jul-53 to 30-Jun-54	10,457	10,223
1-Jul-33 to 30-Jun-34	10,487	10,741	1-Jul-54 to 30-Jun-55	10,369	10,223
1-Jul-34 to 30-Jun-35	10,463	10,741	1-Jul-55 to 30-Jun-56	10,315	10,223
1-Jul-35 to 30-Jun-36	10,443	10,741	1-Jul-56 to 30-Jun-57	10,280	10,223
1-Jul-36 to 30-Jun-37	10,427	10,741	1-Jul-57 to 30-Jun-58	3,929	3,893
1-Jul-37 to 30-Jun-38	10,412	10,644	Total	441,119	441,178

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10 year forecast comparison graph

The below graphical representation of the diminishing value method and prime cost method compares the yearly claims from both methods. The graph demonstrates the diminishing value method's increased deductions over the first few years and the prime cost method's greater deductions in later years.



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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 legislated dates.

Works	Date	Rate	Original cost (\$)
Original works	17-Nov-17	2.5 %	408,920

Calculation for write-off provision:

Period	Original division 43 (\$)
18-Nov-17 to 30-Jun-18	6,330
1-Jul-18 to 30-Jun-19	10,223
1-Jul-19 to 30-Jun-20	10,223
1-Jul-20 to 30-Jun-21	10,223
1-Jul-21 to 30-Jun-22	10,223
1-Jul-22 to 30-Jun-23	10,223
1-Jul-23 to 30-Jun-24	10,223
1-Jul-24 to 30-Jun-25	10,223
1-Jul-25 to 30-Jun-26	10,223
1-Jul-26 to 30-Jun-27	10,223

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Diminishing value method summary

Date	Effective life	Pooled plant	Division 40	Division 43	Total
18-Nov-17 to 30-Jun-18	3,338	2,244	5,582	6,330	11,912
1-Jul-18 to 30-Jun-19	1,748	3,647	5,395	10,223	15,618
1-Jul-19 to 30-Jun-20	1,520	2,279	3,799	10,223	14,022
1-Jul-20 to 30-Jun-21	980	2,129	3,109	10,223	13,332
1-Jul-21 to 30-Jun-22	719	1,639	2,358	10,223	12,581
1-Jul-22 to 30-Jun-23	665	1,024	1,689	10,223	11,912
1-Jul-23 to 30-Jun-24	616	638	1,254	10,223	11,477
1-Jul-24 to 30-Jun-25	571	401	972	10,223	11,195
1-Jul-25 to 30-Jun-26	530	252	782	10,223	11,005
1-Jul-26 to 30-Jun-27	400	495	895	10,223	11,118
1-Jul-27 to 30-Jun-28	373	310	683	10,223	10,906
1-Jul-28 to 30-Jun-29	349	195	544	10,223	10,767
1-Jul-29 to 30-Jun-30	325	126	451	10,223	10,674
1-Jul-30 to 30-Jun-31	304	76	380	10,223	10,603
1-Jul-31 to 30-Jun-32	283	49	332	10,223	10,555
1-Jul-32 to 30-Jun-33	264	26	290	10,223	10,513
1-Jul-33 to 30-Jun-34	247	17	264	10,223	10,487
1-Jul-34 to 30-Jun-35	230	10	240	10,223	10,463
1-Jul-35 to 30-Jun-36	215	5	220	10,223	10,443
1-Jul-36 to 30-Jun-37	201	3	204	10,223	10,427
1-Jul-37 to 30-Jun-38	187	2	189	10,223	10,412
1-Jul-38 to 30-Jun-39	175	1	176	10,223	10,399
1-Jul-39 to 30-Jun-40	163	1	164	10,223	10,387
1-Jul-40 to 30-Jun-41	152	1	153	10,223	10,376
1-Jul-41 to 30-Jun-42	142	0	142	10,223	10,365
1-Jul-42 to 30-Jun-43	133	0	133	10,223	10,356
1-Jul-43 to 30-Jun-44	124	0	124	10,223	10,347
1-Jul-44 to 30-Jun-45	116	0	116	10,223	10,339
1-Jul-45 to 30-Jun-46	108	0	108	10,223	10,331
1-Jul-46 to 30-Jun-47	101	0	101	10,223	10,324
1-Jul-47 to 30-Jun-48	94	0	94	10,223	10,317
1-Jul-48 to 30-Jun-49	88	0	88	10,223	10,311
1-Jul-49 to 30-Jun-50	82	0	82	10,223	10,305
1-Jul-50 to 30-Jun-51	76	0	76	10,223	10,299
1-Jul-51 to 30-Jun-52	71	0	71	10,223	10,294
1-Jul-52 to 30-Jun-53	0	374	374	10,223	10,597
1-Jul-53 to 30-Jun-54	0	234	234	10,223	10,457
1-Jul-54 to 30-Jun-55	0	146	146	10,223	10,369
1-Jul-55 to 30-Jun-56	0	92	92	10,223	10,315
1-Jul-56 to 30-Jun-57	0	57	57	10,223	10,280
1-Jul-57 to 30-Jun-58	0	36	36	3,893	3,929
Total	15,690	16,509	32,199	408,920	441,119

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Prime cost method summary

Date	Effective life plant	Division 43	Total
18-Nov-17 to 30-Jun-18	3,491	6,330	9,821
1-Jul-18 to 30-Jun-19	2,154	10,223	12,377
1-Jul-19 to 30-Jun-20	2,154	10,223	12,377
1-Jul-20 to 30-Jun-21	2,154	10,223	12,377
1-Jul-21 to 30-Jun-22	2,154	10,223	12,377
1-Jul-22 to 30-Jun-23	2,037	10,223	12,260
1-Jul-23 to 30-Jun-24	1,919	10,223	12,142
1-Jul-24 to 30-Jun-25	1,894	10,223	12,117
1-Jul-25 to 30-Jun-26	1,894	10,223	12,117
1-Jul-26 to 30-Jun-27	1,894	10,223	12,117
1-Jul-27 to 30-Jun-28	1,348	10,223	11,571
1-Jul-28 to 30-Jun-29	991	10,223	11,214
1-Jul-29 to 30-Jun-30	722	10,223	10,945
1-Jul-30 to 30-Jun-31	518	10,223	10,741
1-Jul-31 to 30-Jun-32	518	10,223	10,741
1-Jul-32 to 30-Jun-33	518	10,223	10,741
1-Jul-33 to 30-Jun-34	518	10,223	10,741
1-Jul-34 to 30-Jun-35	518	10,223	10,741
1-Jul-35 to 30-Jun-36	518	10,223	10,741
1-Jul-36 to 30-Jun-37	518	10,223	10,741
1-Jul-37 to 30-Jun-38	421	10,223	10,644
1-Jul-38 to 30-Jun-39	362	10,223	10,585
1-Jul-39 to 30-Jun-40	362	10,223	10,585
1-Jul-40 to 30-Jun-41	362	10,223	10,585
1-Jul-41 to 30-Jun-42	362	10,223	10,585
1-Jul-42 to 30-Jun-43	362	10,223	10,585
1-Jul-43 to 30-Jun-44	362	10,223	10,585
1-Jul-44 to 30-Jun-45	362	10,223	10,585
1-Jul-45 to 30-Jun-46	362	10,223	10,585
1-Jul-46 to 30-Jun-47	362	10,223	10,585
1-Jul-47 to 30-Jun-48	147	10,223	10,370
1-Jul-48 to 30-Jun-49	0	10,223	10,223
1-Jul-49 to 30-Jun-50	0	10,223	10,223
1-Jul-50 to 30-Jun-51	0	10,223	10,223
1-Jul-51 to 30-Jun-52	0	10,223	10,223
1-Jul-52 to 30-Jun-53	0	10,223	10,223
1-Jul-53 to 30-Jun-54	0	10,223	10,223
1-Jul-54 to 30-Jun-55	0	10,223	10,223
1-Jul-55 to 30-Jun-56	0	10,223	10,223
1-Jul-56 to 30-Jun-57	0	10,223	10,223
1-Jul-57 to 30-Jun-58	0	3,893	3,893
Total	32,258	408,920	441,178

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Diminishing value method schedule (years 1 - 5)

Tax grouping	Total cost @ 18-Nov-17 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-22 (\$)
				18-Nov-17 30-Jun-18 Year 1 (\$)	1-Jul-18 30-Jun-19 Year 2 (\$)	1-Jul-19 30-Jun-20 Year 3 (\$)	1-Jul-20 30-Jun-21 Year 4 (\$)	1-Jul-21 30-Jun-22 Year 5 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	176	5	100.0 %	176	0	0	0	0	0
Automatic Garage Door - Motors	718	10	37.5 %	0	0	0	0	0	89
Bathroom Accessories - Freestanding	259	5	100.0 %	259	0	0	0	0	0
Blinds	2,134	10	37.5 %	0	0	0	0	0	264
Carpet	1,780	10	20.0 %	219	312	250	0	0	390
Clothes Dryers	882	10	37.5 %	0	0	0	0	0	109
Cooktops	999	12	37.5 %	0	0	0	0	0	124
Dishwashers	1,822	10	20.0 %	225	319	256	204	0	511
Door Closers	153	10	100.0 %	153	0	0	0	0	0
Light Shades	424	5	37.5 %	0	0	0	0	0	52
Ovens	1,411	12	16.7 %	145	211	176	0	0	343
Rangehoods	411	12	37.5 %	0	0	0	0	0	51
Smoke Alarms	412	6	37.5 %	0	0	0	0	0	51
Subtotal	11,581			1,177	842	682	204	0	1,984
Existing Common Property									
Automatic Garage Door - Controls	101	5	100.0 %	101	0	0	0	0	0
Automatic Garage Door - Motors	164	10	100.0 %	164	0	0	0	0	0
Bathroom Accessories - Freestanding	11	5	100.0 %	11	0	0	0	0	0
Carpet	841	10	37.5 %	0	0	0	0	0	104
Door Closers	105	10	100.0 %	105	0	0	0	0	0
Emergency Warning & Intercommunication Systems	496	12	37.5 %	0	0	0	0	0	61
Exhaust Fans	15	10	100.0 %	15	0	0	0	0	0
Fire Alarm Bells	546	12	37.5 %	0	0	0	0	0	67
Fire Detection Alarms	873	20	37.5 %	0	0	0	0	0	108
Fire Extinguishers	159	15	100.0 %	159	0	0	0	0	0
Fire Hoses & Nozzles	148	10	100.0 %	148	0	0	0	0	0
Fire Indicator Panels	942	12	37.5 %	0	0	0	0	0	117
Garbage Bins	284	10	100.0 %	284	0	0	0	0	0
Hot Water Systems	893	12	37.5 %	0	0	0	0	0	111
Intercom System Assets	864	10	37.5 %	0	0	0	0	0	107
Lifts	10,868	30	6.7 %	447	695	648	605	565	7,908
Light Shades	532	5	37.5 %	0	0	0	0	0	66
MATV System	262	10	100.0 %	262	0	0	0	0	0
Security Monitoring Proximity Readers	178	7	100.0 %	178	0	0	0	0	0
Ventilation Fans	2,246	20	10.0 %	138	211	190	171	154	1,382
Water Pumps	149	20	100.0 %	149	0	0	0	0	0
Subtotal	20,677			2,161	906	838	776	719	10,031
Total division 40 - effective life rate	20,291			3,338	1,748	1,520	980	719	9,290
Total division 40 - pooled (Page 19)	11,967			2,244	3,647	2,279	2,129	1,639	2,725
Total division 40	32,258			5,582	5,395	3,799	3,109	2,358	12,015
Division 43 - capital works allowance									
Total division 43 (Page 12)	408,920			6,330	10,223	10,223	10,223	10,223	361,698
Total depreciation	441,178			11,912	15,618	14,022	13,332	12,581	373,713

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Diminishing value method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-22 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-27 (\$)
				1-Jul-22 30-Jun-23 Year 6 (\$)	1-Jul-23 30-Jun-24 Year 7 (\$)	1-Jul-24 30-Jun-25 Year 8 (\$)	1-Jul-25 30-Jun-26 Year 9 (\$)	1-Jul-26 30-Jun-27 Year 10 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	89	10	37.5 %	0	0	0	0	0	9
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	264	10	37.5 %	0	0	0	0	0	25
Carpet	390	10	37.5 %	0	0	0	0	0	37
Clothes Dryers	109	10	37.5 %	0	0	0	0	0	10
Cooktops	124	12	37.5 %	0	0	0	0	0	12
Dishwashers	511	10	37.5 %	0	0	0	0	0	48
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Light Shades	52	5	37.5 %	0	0	0	0	0	4
Ovens	343	12	37.5 %	0	0	0	0	0	32
Rangehoods	51	12	37.5 %	0	0	0	0	0	4
Smoke Alarms	51	6	37.5 %	0	0	0	0	0	4
Subtotal	1,984			0	0	0	0	0	185
Existing Common Property									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
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	104	10	37.5 %	0	0	0	0	0	10
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	61	12	37.5 %	0	0	0	0	0	6
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Fire Alarm Bells	67	12	37.5 %	0	0	0	0	0	6
Fire Detection Alarms	108	20	37.5 %	0	0	0	0	0	10
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	117	12	37.5 %	0	0	0	0	0	11
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	111	12	37.5 %	0	0	0	0	0	11
Intercom System Assets	107	10	37.5 %	0	0	0	0	0	10
Lifts	7,908	30	6.7 %	527	492	459	429	400	5,601
Light Shades	66	5	37.5 %	0	0	0	0	0	6
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Ventilation Fans	1,382	20	10.0 %	138	124	112	101	0	567
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
Subtotal	10,031			665	616	571	530	400	6,238
Total division 40 - effective life rate	9,290			665	616	571	530	400	5,601
Total division 40 - pooled (Page 20)	2,725			1,024	638	401	252	495	822
Total division 40	12,015			1,689	1,254	972	782	895	6,423
Division 43 - capital works allowance									
Total division 43 (Page 12)	361,698			10,223	10,223	10,223	10,223	10,223	310,583
Total depreciation	373,713			11,912	11,477	11,195	11,005	11,118	317,006

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Diminishing value method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-27 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-32 (\$)
				1-Jul-27 30-Jun-28 Year 11 (\$)	1-Jul-28 30-Jun-29 Year 12 (\$)	1-Jul-29 30-Jun-30 Year 13 (\$)	1-Jul-30 30-Jun-31 Year 14 (\$)	1-Jul-31 30-Jun-32 Year 15 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	9	10	37.5 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	25	10	37.5 %	0	0	0	0	0	2
Carpet	37	10	37.5 %	0	0	0	0	0	4
Clothes Dryers	10	10	37.5 %	0	0	0	0	0	0
Cooktops	12	12	37.5 %	0	0	0	0	0	0
Dishwashers	48	10	37.5 %	0	0	0	0	0	4
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Light Shades	4	5	37.5 %	0	0	0	0	0	0
Ovens	32	12	37.5 %	0	0	0	0	0	2
Rangehoods	4	12	37.5 %	0	0	0	0	0	0
Smoke Alarms	4	6	37.5 %	0	0	0	0	0	0
Subtotal	185			0	0	0	0	0	12
Existing Common Property									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
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	10	10	37.5 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	6	12	37.5 %	0	0	0	0	0	0
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Fire Alarm Bells	6	12	37.5 %	0	0	0	0	0	0
Fire Detection Alarms	10	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	11	12	37.5 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	11	12	37.5 %	0	0	0	0	0	0
Intercom System Assets	10	10	37.5 %	0	0	0	0	0	0
Lifts	5,601	30	6.7 %	373	349	325	304	283	3,967
Light Shades	6	5	37.5 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Ventilation Fans	567	20	37.5 %	0	0	0	0	0	54
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
Subtotal	6,238			373	349	325	304	283	4,021
Total division 40 - effective life rate	5,601			373	349	325	304	283	3,967
Total division 40 - pooled (Page 21)	822			310	195	126	76	49	66
Total division 40	6,423			683	544	451	380	332	4,033
Division 43 - capital works allowance									
Total division 43 (Page 12)	310,583			10,223	10,223	10,223	10,223	10,223	259,468
Total depreciation	317,006			10,906	10,767	10,674	10,603	10,555	263,501

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Diminishing value method schedule (years 16 - 20)

Tax grouping	Total cost @ 1-Jul-32 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-37 (\$)
				1-Jul-32 30-Jun-33 Year 16 (\$)	1-Jul-33 30-Jun-34 Year 17 (\$)	1-Jul-34 30-Jun-35 Year 18 (\$)	1-Jul-35 30-Jun-36 Year 19 (\$)	1-Jul-36 30-Jun-37 Year 20 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	0	10	37.5 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	2	10	37.5 %	0	0	0	0	0	0
Carpet	4	10	37.5 %	0	0	0	0	0	0
Clothes Dryers	0	10	37.5 %	0	0	0	0	0	0
Cooktops	0	12	37.5 %	0	0	0	0	0	0
Dishwashers	4	10	37.5 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Light Shades	0	5	37.5 %	0	0	0	0	0	0
Ovens	2	12	37.5 %	0	0	0	0	0	0
Rangehoods	0	12	37.5 %	0	0	0	0	0	0
Smoke Alarms	0	6	37.5 %	0	0	0	0	0	0
Subtotal	12			0	0	0	0	0	0
Existing Common Property									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
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	37.5 %	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
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Fire Alarm Bells	0	12	37.5 %	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	37.5 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	0	12	37.5 %	0	0	0	0	0	0
Intercom System Assets	0	10	37.5 %	0	0	0	0	0	0
Lifts	3,967	30	6.7 %	264	247	230	215	201	2,810
Light Shades	0	5	37.5 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Ventilation Fans	54	20	37.5 %	0	0	0	0	0	5
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
Subtotal	4,021			264	247	230	215	201	2,815
Total division 40 - effective life rate	3,967			264	247	230	215	201	2,810
Total division 40 - pooled (Page 22)	66			26	17	10	5	3	5
Total division 40	4,033			290	264	240	220	204	2,815
Division 43 - capital works allowance									
Total division 43 (Page 12)	259,468			10,223	10,223	10,223	10,223	10,223	208,353
Total depreciation	263,501			10,513	10,487	10,463	10,443	10,427	211,168

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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-22 (\$)
				18-Nov-17 30-Jun-18 Year 1 (\$)	1-Jul-18 30-Jun-19 Year 2 (\$)	1-Jul-19 30-Jun-20 Year 3 (\$)	1-Jul-20 30-Jun-21 Year 4 (\$)	1-Jul-21 30-Jun-22 Year 5 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	718	10	37.5 %	135	219	137	85	53	89
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	2,134	10	37.5 %	400	650	407	254	159	264
Carpet	*999	10	37.5 %	0	0	0	375	234	390
Clothes Dryers	882	10	37.5 %	165	269	168	105	66	109
Cooktops	999	12	37.5 %	187	305	190	119	74	124
Dishwashers	*818	10	37.5 %	0	0	0	0	307	511
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Light Shades	424	5	37.5 %	80	129	81	50	32	52
Ovens	*879	12	37.5 %	0	0	0	330	206	343
Rangehoods	411	12	37.5 %	77	125	78	49	31	51
Smoke Alarms	412	6	37.5 %	77	126	78	49	31	51
Subtotal	5,980			1,121	1,823	1,139	1,416	1,193	1,984
Existing Common Property									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
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	841	10	37.5 %	158	256	160	100	63	104
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	496	12	37.5 %	93	151	95	59	37	61
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Fire Alarm Bells	546	12	37.5 %	102	167	104	65	41	67
Fire Detection Alarms	873	20	37.5 %	164	266	166	104	65	108
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	942	12	37.5 %	177	287	179	112	70	117
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	893	12	37.5 %	167	272	170	107	66	111
Intercom System Assets	864	10	37.5 %	162	263	165	103	64	107
Lifts	*998	30	0.0 %	0	0	0	0	0	0
Light Shades	532	5	37.5 %	100	162	101	63	40	66
MATV System	0	10	0.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Ventilation Fans	*907	20	0.0 %	0	0	0	0	0	0
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
Subtotal	5,987			1,123	1,824	1,140	713	446	741
Total - pooled items	11,967			2,244	3,647	2,279	2,129	1,639	2,725

Items marked by an * are allocated to the low-value pool in later years.

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-27 (\$)
				1-Jul-22 30-Jun-23 Year 6 (\$)	1-Jul-23 30-Jun-24 Year 7 (\$)	1-Jul-24 30-Jun-25 Year 8 (\$)	1-Jul-25 30-Jun-26 Year 9 (\$)	1-Jul-26 30-Jun-27 Year 10 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	89	10	37.5 %	33	21	13	8	5	9
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	264	10	37.5 %	99	62	39	24	15	25
Carpet	390	10	37.5 %	146	92	57	36	22	37
Clothes Dryers	109	10	37.5 %	41	26	16	10	6	10
Cooktops	124	12	37.5 %	47	29	18	11	7	12
Dishwashers	511	10	37.5 %	192	120	75	47	29	48
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Light Shades	52	5	37.5 %	20	12	8	5	3	4
Ovens	343	12	37.5 %	129	80	50	32	20	32
Rangehoods	51	12	37.5 %	19	12	8	5	3	4
Smoke Alarms	51	6	37.5 %	19	12	8	5	3	4
Subtotal	1,984			745	468	292	183	113	185
Existing Common Property									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
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	104	10	37.5 %	39	24	15	10	6	10
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	61	12	37.5 %	23	14	9	6	3	6
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Fire Alarm Bells	67	12	37.5 %	25	16	10	6	4	6
Fire Detection Alarms	108	20	37.5 %	41	25	16	10	6	10
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	117	12	37.5 %	44	27	17	11	7	11
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	111	12	37.5 %	42	26	16	10	6	11
Intercom System Assets	107	10	37.5 %	40	25	16	10	6	10
Lifts	*998	30	0.0 %	0	0	0	0	0	0
Light Shades	66	5	37.5 %	25	15	10	6	4	6
MATV System	0	10	0.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Ventilation Fans	*907	20	37.5 %	0	0	0	0	340	567
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
Subtotal	741			279	172	109	69	382	637
Total - pooled items	2,725			1,024	638	401	252	495	822

Items marked by an * are allocated to the low-value pool in later years.

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-32 (\$)
				1-Jul-27 30-Jun-28 Year 11 (\$)	1-Jul-28 30-Jun-29 Year 12 (\$)	1-Jul-29 30-Jun-30 Year 13 (\$)	1-Jul-30 30-Jun-31 Year 14 (\$)	1-Jul-31 30-Jun-32 Year 15 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	9	10	37.5 %	3	2	2	1	1	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	25	10	37.5 %	9	6	4	2	2	2
Carpet	37	10	37.5 %	14	9	5	3	2	4
Clothes Dryers	10	10	37.5 %	4	2	2	1	1	0
Cooktops	12	12	37.5 %	5	3	2	1	1	0
Dishwashers	48	10	37.5 %	18	11	7	5	3	4
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Light Shades	4	5	37.5 %	2	1	1	0	0	0
Ovens	32	12	37.5 %	12	8	5	3	2	2
Rangehoods	4	12	37.5 %	2	1	1	0	0	0
Smoke Alarms	4	6	37.5 %	2	1	1	0	0	0
Subtotal	185			71	44	30	16	12	12
Existing Common Property									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
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	10	10	37.5 %	4	2	2	1	1	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	6	12	37.5 %	2	2	1	1	0	0
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Fire Alarm Bells	6	12	37.5 %	2	2	1	1	0	0
Fire Detection Alarms	10	20	37.5 %	4	2	2	1	1	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	11	12	37.5 %	4	3	2	1	1	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	11	12	37.5 %	4	3	2	1	1	0
Intercom System Assets	10	10	37.5 %	4	2	2	1	1	0
Lifts	*998	30	0.0 %	0	0	0	0	0	0
Light Shades	6	5	37.5 %	2	2	1	1	0	0
MATV System	0	10	0.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Ventilation Fans	567	20	37.5 %	213	133	83	52	32	54
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
Subtotal	637			239	151	96	60	37	54
Total - pooled items	822			310	195	126	76	49	66

Items marked by an * are allocated to the low-value pool in later years.

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-37 (\$)
				1-Jul-32 30-Jun-33 Year 16 (\$)	1-Jul-33 30-Jun-34 Year 17 (\$)	1-Jul-34 30-Jun-35 Year 18 (\$)	1-Jul-35 30-Jun-36 Year 19 (\$)	1-Jul-36 30-Jun-37 Year 20 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
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
Blinds	2	10	37.5 %	1	1	0	0	0	0
Carpet	4	10	37.5 %	2	1	1	0	0	0
Clothes Dryers	0	10	0.0 %	0	0	0	0	0	0
Cooktops	0	12	0.0 %	0	0	0	0	0	0
Dishwashers	4	10	37.5 %	2	1	1	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
Ovens	2	12	37.5 %	1	1	0	0	0	0
Rangehoods	0	12	0.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Subtotal	12			6	4	2	0	0	0
Existing Common Property									
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
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
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
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Fire Alarm Bells	0	12	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
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	0	12	0.0 %	0	0	0	0	0	0
Intercom System Assets	0	10	0.0 %	0	0	0	0	0	0
Lifts	*998	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 Proximity Readers	0	7	0.0 %	0	0	0	0	0	0
Ventilation Fans	54	20	37.5 %	20	13	8	5	3	5
Water Pumps	0	20	0.0 %	0	0	0	0	0	0
Subtotal	54			20	13	8	5	3	5
Total - pooled items	66			26	17	10	5	3	5

Items marked by an * are allocated to the low-value pool in later years.

Prime cost method schedule (years 1 - 5)

Tax grouping	Total cost @ 18-Nov-17 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-22 (\$)
				18-Nov-17 30-Jun-18 Year 1 (\$)	1-Jul-18 30-Jun-19 Year 2 (\$)	1-Jul-19 30-Jun-20 Year 3 (\$)	1-Jul-20 30-Jun-21 Year 4 (\$)	1-Jul-21 30-Jun-22 Year 5 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	176	5	100.0 %	176	0	0	0	0	0
Automatic Garage Door - Motors	718	10	100.0 %	44	72	72	72	72	386
Bathroom Accessories - Freestanding	259	5	100.0 %	259	0	0	0	0	0
Blinds	2,134	10	10.0 %	132	213	213	213	213	1,150
Carpet	1,780	10	10.0 %	110	178	178	178	178	958
Clothes Dryers	882	10	10.0 %	54	88	88	88	88	476
Cooktops	999	12	8.3 %	51	83	83	83	83	616
Dishwashers	1,822	10	10.0 %	112	182	182	182	182	982
Door Closers	153	10	100.0 %	153	0	0	0	0	0
Light Shades	424	5	20.0 %	52	85	85	85	85	32
Ovens	1,411	12	8.3 %	72	118	118	118	118	867
Rangehoods	411	12	8.3 %	21	34	34	34	34	254
Smoke Alarms	412	6	16.7 %	42	69	69	69	69	94
Subtotal	11,581			1,278	1,122	1,122	1,122	1,122	5,815
Existing Common Property									
Automatic Garage Door - Controls	101	5	100.0 %	101	0	0	0	0	0
Automatic Garage Door - Motors	164	10	100.0 %	164	0	0	0	0	0
Bathroom Accessories - Freestanding	11	5	100.0 %	11	0	0	0	0	0
Carpet	841	10	10.0 %	52	84	84	84	84	453
Door Closers	105	10	100.0 %	105	0	0	0	0	0
Emergency Warning & Intercommunication Systems	496	12	8.3 %	25	41	41	41	41	307
Exhaust Fans	15	10	100.0 %	15	0	0	0	0	0
Fire Alarm Bells	546	12	8.3 %	28	45	45	45	45	338
Fire Detection Alarms	873	20	5.0 %	27	44	44	44	44	670
Fire Extinguishers	159	15	100.0 %	159	0	0	0	0	0
Fire Hoses & Nozzles	148	10	100.0 %	148	0	0	0	0	0
Fire Indicator Panels	942	12	8.3 %	48	78	78	78	78	582
Garbage Bins	284	10	100.0 %	284	0	0	0	0	0
Hot Water Systems	893	12	8.3 %	46	74	74	74	74	551
Intercom System Assets	864	10	10.0 %	53	86	86	86	86	467
Lifts	10,868	30	3.3 %	223	362	362	362	362	9,197
Light Shades	532	5	20.0 %	66	106	106	106	106	42
MATV System	262	10	100.0 %	262	0	0	0	0	0
Security Monitoring Proximity Readers	178	7	100.0 %	178	0	0	0	0	0
Ventilation Fans	2,246	20	5.0 %	69	112	112	112	112	1,729
Water Pumps	149	20	100.0 %	149	0	0	0	0	0
Subtotal	20,677			2,213	1,032	1,032	1,032	1,032	14,336
Total division 40 - effective life rate	32,258			3,491	2,154	2,154	2,154	2,154	20,151
Division 43 - capital works allowance									
Total division 43 (Page 12)	408,920			6,330	10,223	10,223	10,223	10,223	361,698
Total depreciation	441,178			9,821	12,377	12,377	12,377	12,377	381,849

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Prime cost method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-22 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-27 (\$)
				1-Jul-22 30-Jun-23 Year 6 (\$)	1-Jul-23 30-Jun-24 Year 7 (\$)	1-Jul-24 30-Jun-25 Year 8 (\$)	1-Jul-25 30-Jun-26 Year 9 (\$)	1-Jul-26 30-Jun-27 Year 10 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	386	10	10.0 %	72	72	72	72	72	26
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	1,150	10	10.0 %	213	213	213	213	213	85
Carpet	958	10	10.0 %	178	178	178	178	178	68
Clothes Dryers	476	10	10.0 %	88	88	88	88	88	36
Cooktops	616	12	8.3 %	83	83	83	83	83	201
Dishwashers	982	10	10.0 %	182	182	182	182	182	72
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Light Shades	32	5	20.0 %	32	0	0	0	0	0
Ovens	867	12	8.3 %	118	118	118	118	118	277
Rangehoods	254	12	8.3 %	34	34	34	34	34	84
Smoke Alarms	94	6	16.7 %	69	25	0	0	0	0
Subtotal	5,815			1,069	993	968	968	968	849
Existing Common Property									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
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	453	10	10.0 %	84	84	84	84	84	33
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	307	12	8.3 %	41	41	41	41	41	102
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Fire Alarm Bells	338	12	8.3 %	45	45	45	45	45	113
Fire Detection Alarms	670	20	5.0 %	44	44	44	44	44	450
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	582	12	8.3 %	78	78	78	78	78	192
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	551	12	8.3 %	74	74	74	74	74	181
Intercom System Assets	467	10	10.0 %	86	86	86	86	86	37
Lifts	9,197	30	3.3 %	362	362	362	362	362	7,387
Light Shades	42	5	20.0 %	42	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Ventilation Fans	1,729	20	5.0 %	112	112	112	112	112	1,169
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
Subtotal	14,336			968	926	926	926	926	9,664
Total division 40 - effective life rate	20,151			2,037	1,919	1,894	1,894	1,894	10,513
Division 43 - capital works allowance									
Total division 43 (Page 12)	361,698			10,223	10,223	10,223	10,223	10,223	310,583
Total depreciation	381,849			12,260	12,142	12,117	12,117	12,117	321,096

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Prime cost method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-27 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-32 (\$)
				1-Jul-27 30-Jun-28 Year 11 (\$)	1-Jul-28 30-Jun-29 Year 12 (\$)	1-Jul-29 30-Jun-30 Year 13 (\$)	1-Jul-30 30-Jun-31 Year 14 (\$)	1-Jul-31 30-Jun-32 Year 15 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	26	10	10.0 %	26	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	85	10	10.0 %	85	0	0	0	0	0
Carpet	68	10	10.0 %	68	0	0	0	0	0
Clothes Dryers	36	10	10.0 %	36	0	0	0	0	0
Cooktops	201	12	8.3 %	83	83	35	0	0	0
Dishwashers	72	10	10.0 %	72	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Light Shades	0	5	20.0 %	0	0	0	0	0	0
Ovens	277	12	8.3 %	118	118	41	0	0	0
Rangehoods	84	12	8.3 %	34	34	16	0	0	0
Smoke Alarms	0	6	16.7 %	0	0	0	0	0	0
Subtotal	849			522	235	92	0	0	0
Existing Common Property									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
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	33	10	10.0 %	33	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	102	12	8.3 %	41	41	20	0	0	0
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Fire Alarm Bells	113	12	8.3 %	45	45	23	0	0	0
Fire Detection Alarms	450	20	5.0 %	44	44	44	44	44	230
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	192	12	8.3 %	78	78	36	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	181	12	8.3 %	74	74	33	0	0	0
Intercom System Assets	37	10	10.0 %	37	0	0	0	0	0
Lifts	7,387	30	3.3 %	362	362	362	362	362	5,577
Light Shades	0	5	20.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Ventilation Fans	1,169	20	5.0 %	112	112	112	112	112	609
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
Subtotal	9,664			826	756	630	518	518	6,416
Total division 40 - effective life rate	10,513			1,348	991	722	518	518	6,416
Division 43 - capital works allowance									
Total division 43 (Page 12)	310,583			10,223	10,223	10,223	10,223	10,223	259,468
Total depreciation	321,096			11,571	11,214	10,945	10,741	10,741	285,884

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Prime cost method schedule (years 16 - 20)

Tax grouping	Total cost @ 1-Jul-32 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-37 (\$)
				1-Jul-32 30-Jun-33 Year 16 (\$)	1-Jul-33 30-Jun-34 Year 17 (\$)	1-Jul-34 30-Jun-35 Year 18 (\$)	1-Jul-35 30-Jun-36 Year 19 (\$)	1-Jul-36 30-Jun-37 Year 20 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing Unit Specific									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
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
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
Dishwashers	0	10	10.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	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	16.7 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Existing Common Property									
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
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	10.0 %	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
Exhaust Fans	0	10	100.0 %	0	0	0	0	0	0
Fire Alarm Bells	0	12	8.3 %	0	0	0	0	0	0
Fire Detection Alarms	230	20	5.0 %	44	44	44	44	44	10
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	8.3 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	0	12	8.3 %	0	0	0	0	0	0
Intercom System Assets	0	10	10.0 %	0	0	0	0	0	0
Lifts	5,577	30	3.3 %	362	362	362	362	362	3,767
Light Shades	0	5	20.0 %	0	0	0	0	0	0
MATV System	0	10	100.0 %	0	0	0	0	0	0
Security Monitoring Proximity Readers	0	7	100.0 %	0	0	0	0	0	0
Ventilation Fans	609	20	5.0 %	112	112	112	112	112	49
Water Pumps	0	20	100.0 %	0	0	0	0	0	0
Subtotal	6,416			518	518	518	518	518	3,826
Total division 40 - effective life rate	6,416			518	518	518	518	518	3,826
Division 43 - capital works allowance									
Total division 43 (Page 12)	259,468			10,223	10,223	10,223	10,223	10,223	208,353
Total depreciation	285,884			10,741	10,741	10,741	10,741	10,741	212,179

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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				
	18-Nov-17 30-Jun-18 Year 1 (\$)	1-Jul-18 30-Jun-19 Year 2 (\$)	1-Jul-19 30-Jun-20 Year 3 (\$)	1-Jul-20 30-Jun-21 Year 4 (\$)	1-Jul-21 30-Jun-22 Year 5 (\$)
2.5	6,330	10,223	10,223	10,223	10,223
6.67	447	695	648	605	565
10	138	211	190	171	154
16.67	145	211	176	0	0
18.75	2,244	0	0	0	0
20	444	631	506	204	0
37.5	0	3,647	2,279	2,129	1,639
100	2,164	0	0	0	0
Total	11,912	15,618	14,022	13,332	12,581

Basic rate (%)	Years				
	1-Jul-22 30-Jun-23 Year 6 (\$)	1-Jul-23 30-Jun-24 Year 7 (\$)	1-Jul-24 30-Jun-25 Year 8 (\$)	1-Jul-25 30-Jun-26 Year 9 (\$)	1-Jul-26 30-Jun-27 Year 10 (\$)
2.5	10,223	10,223	10,223	10,223	10,223
6.67	527	492	459	429	400
10	138	124	112	101	0
16.67	0	0	0	0	0
18.75	0	0	0	0	0
20	0	0	0	0	0
37.5	1,024	638	401	252	495
100	0	0	0	0	0
Total	11,912	11,477	11,195	11,005	11,118

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Grouped depreciation rates - prime cost method

Basic rate (%)	Years				
	18-Nov-17 30-Jun-18 Year 1 (\$)	1-Jul-18 30-Jun-19 Year 2 (\$)	1-Jul-19 30-Jun-20 Year 3 (\$)	1-Jul-20 30-Jun-21 Year 4 (\$)	1-Jul-21 30-Jun-22 Year 5 (\$)
2.5	6,330	10,223	10,223	10,223	10,223
3.33	223	362	362	362	362
5	96	156	156	156	156
8.33	291	473	473	473	473
10	557	903	903	903	903
16.67	42	69	69	69	69
20	118	191	191	191	191
100	2,164	0	0	0	0
Total	9,821	12,377	12,377	12,377	12,377

Basic rate (%)	Years				
	1-Jul-22 30-Jun-23 Year 6 (\$)	1-Jul-23 30-Jun-24 Year 7 (\$)	1-Jul-24 30-Jun-25 Year 8 (\$)	1-Jul-25 30-Jun-26 Year 9 (\$)	1-Jul-26 30-Jun-27 Year 10 (\$)
2.5	10,223	10,223	10,223	10,223	10,223
3.33	362	362	362	362	362
5	156	156	156	156	156
8.33	473	473	473	473	473
10	903	903	903	903	903
16.67	69	25	0	0	0
20	74	0	0	0	0
100	0	0	0	0	0
Total	12,260	12,142	12,117	12,117	12,117

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Glossary of terms

Building first use

Refers to a new property which has not been previously used. Capital works deductions can be claimed for forty years from the construction completion date. When a purchaser becomes the first owner of a brand new investment property, they are entitled to claim both the capital works deduction and depreciation of plant and equipment assets as long as they own the property and it is being used to produce income for a taxable purpose.

Building cost index

The building cost 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 - plant and equipment

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 ATO. Unlike deductions available for division 43, depreciation of plant and equipment is not limited by its age. It is the condition and quality of each item as well as the individual effective life of the asset as set by the ATO which contributes to the depreciable amount. Examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

For an easy way to search for all depreciable plant and equipment assets in residential properties download our app BMT Resi Rates. Alternatively, to search for plant and equipment assets in other property types download our app BMT Rate Finder. Both of these apps are available free of charge in the App Store™ and Google Play™.

Division 43

Division 43 refers to a deduction available for the structural element of a building and assets that are fixed to the building. This is commonly referred to 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 per cent or 4 per cent each year depending on the classification of the property's use and the property's construction commencement date.

Current ATO legislation states that a property owner is eligible to claim a deduction for the division 43 on income producing properties that commenced construction after the 15th of September 1987 and the present time. The capital works deduction 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 per cent ----- asset's effective life
For depreciating assets you started to hold prior to 10th May 2006				
Base value*	X	Days held ----- 365	X	150 per cent ----- 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 that the property owner consult with an Accountant or a Financial Adviser for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Effective life

The effective life of depreciable assets is set by the Tax Commissioner and is used to show how long an asset is likely to last and be effective. Legislation in place at the time this schedule is completed provides an effective life for each individual asset claimable as plant and equipment. The value of depreciation is determined based upon this effective life.

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 per cent 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 ATO.

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 ATO 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.

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

Low-value pooling

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

Under Uniform Capital Allowance (UCA) rules, 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 an accelerated rate of 18.75 per cent in the year of purchase and 37.5 per cent 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 legislation, for example soft landscaping.

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 temporary fencing, rather than the actual materials and fees used during construction such as bricks and mortar and labour costs.

Prime cost method

The prime cost method is one of two methods used to claim depreciation for plant and equipment. 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 per cent ----- 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 that the property owner consult with an Accountant or a Financial Adviser 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 partway through a year, capital works deductions and plant and equipment depreciation deductions 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.

Substantial renovations

Substantial renovations of a building is defined under Section 195-1 of the GST Act as renovations in which all, or substantially all, of a building is removed or replaced. However, the renovations need not involve removal or replacement of foundations, external walls, interior supporting walls, floors, roof or staircases.

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 the process 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 two owners at 60:40 or even four owners at 70:15:10:5.

Disclaimer

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