



**MCG QUANTITY
SURVEYORS**

CAPITAL ALLOWANCE & TAX DEPRECIATION SCHEDULE

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Executive Summary

Thursday, 29 October 2020
 Sherington Street Custodian Pty Ltd
 99D Frances Street
 Lidcombe, NSW 2141

re: Capital Allowance & Tax Depreciation Schedule

Dear Sir/Madam,

Thank you for selecting MCG Quantity Surveyors to undertake your Capital Allowance & Tax Depreciation Schedule. We're pleased to report that we have identified significant deductions within the property, which we've detailed in our comprehensive report which follows. The report shows the entire 40 years worth of depreciation deductions using both the diminishing and prime cost methods. The report also utilises accelerated depreciation rates such as the 100% write-off and low cost and low value pooling.

A summary of the deductions is outlined below for your convenience.

Reminder: The total depreciation is the total deductions left to claim over the effective life of the property.

Property Details	
Property Owner(s):	Sherington Street Custodian Pty Ltd
Property Address	31 Sherington Street, Alexandra Hills, QLD 4161
Total Available Depreciation:	\$178,851
Diminishing Value Claim Year 1:	\$6,535
Prime Cost Value Claim Year 1:	\$6,535
Construction Date:	24/01/1990
Settlement Date:	9/10/2020
Property Type:	Residential
Date available to produce income:	9/10/2020

This report is prepared for the property owners above and not in any other capacity. If the property changes ownership status, the report becomes void and the new owners should contact MCG for an updated schedule. MCG Quantity Surveyors have applied their interpretation of the current tax legislation in preparing this report. Once again, thank you for doing business with MCG Quantity Surveyors. We look forward to dealing with you in the future and will be happy to assist you with any further tax depreciation matters. If you have any questions regarding the report, please do not hesitate to contact one of our friendly Quantity Surveyors on 1300 795 170.

Kind Regards,



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

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Report Summary

This report was prepared for the aforementioned owners and is specific to their purchase details only. For ease of reference, the table below shows an overview of the depreciation claim on both the building structure and plant and equipment items (Division 40) over the first 5 financial years. A full detailed schedule of the 40 yearly claims is also included within this report.

	Diminishing Value Method	Prime Cost Method
Year 1 - 10/10/20 ends - 30/06/21	6,535	6,535
Year 2 - 01/07/21 ends - 30/06/22	9,002	9,002
Year 3 - 01/07/22 ends - 30/06/23	9,002	9,002
Year 4 - 01/07/23 ends - 30/06/24	9,002	9,002
Year 5 - 01/07/24 ends - 30/06/25	9,002	9,002

**Note: These figures include Division 43 (Capital Allowance, or Building Structure) claims.*

MCG recommends you consult with your accountant before selecting either the diminishing or prime cost methods. They are both included in this report.

This report was prepared based on our estimate of the residual value of Division 40 & 43 items where they qualify. Any information regarding construction costs or additions values has been sourced and utilised where available. This report is designed to be used for advice on construction costs, rather than advice on accounting practices, legal matters or taxation. MCG Quantity Surveyors recommend that the property owner consults with their accountant and advisers before relying on the contents provided herein.

MCG Quantity Surveyors have prepared this report in line with our interpretation of the tax commissioners rulings as at the date of this report.

If the property changes owners or ownership status, then the contents of the report are voided and the new owners or owning entity should contact MCG to prepare a new report based on their purchase details. In line with the Tax Agent Services Act (2009), M Consulting Group Pty Ltd (MCG Quantity Surveyors) are registered tax agents. Our registered tax agent number is 09142004.

Disclaimer:

MCG Quantity Surveyors does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other party acting upon of using this report.

Report Methodology

This report has been prepared on the basis of the residual total installed costs, as at the settlement date. Any change to the settlement date may render the report inaccurate due to changes in allowable depreciation returns.

The report shows two alternative methods of claiming the property depreciation entitlements. These are the diminishing value method and the prime cost method.

The diminishing value method uses higher depreciation rates to return a greater proportion of an assets total cost in the earlier years of the report. The prime cost method returns an equal amount of an assets cost each year of the assets total effective life.

Where qualification criteria is met, both depreciation methods include;

Depreciation claims on the plant and equipment items (Division 40). These are assets that have been defined as 'easily' removed from the property without damage, as opposed to assets that are fixed to the building for any reason other than stability. Plant and equipment items can also include electrically operated assets include their control panels, even when fixed.

Depreciation claims on the building structure and capital improvements (Division 43). This includes the building structure itself, and improvements such as hard landscaping, carports and the like. Division 43 returns a depreciable allowance of 2.5% per year where the improvement qualifies.

This report may also include the following depreciation components which accelerate the depreciation claim;

100% write-off: where individual plant and equipment assets open with a value of \$300 or less, the property owner is entitled to claim 100% of the value in the year of acquisition. This legislation is effective after 1/7/2000 and requires that the total cost of these assets fall under \$301 where they are part of a set, or are identical assets. If the value exceeds \$301, they cannot be written off in the year of acquisition.

Low value and low cost pooling: property investors are entitled to utilise a low cost/low value pool where the cost of individual assets acquired after 1/7/2000 are individually under \$1,000 in value. Low cost assets are assets acquired in the current year costing less than \$1,000. Low value assets are existing assets with a value that has fallen under \$1,000 individually over time. Pooling is included within the diminishing value method only and assumes the assets do not qualify for an immediate write-off.

In a low-value pool, the low cost assets are depreciated at 18.75% of their opening value in the first year. This calculation is not based on the number of days owned in the first financial year. All other low-value assets are depreciated at 37.5% of their residual value at the start of each year. If the owner elects to utilise a low-value pool, all low-cost assets acquired must be allocated to the pool. If the owner elects not to utilise a low-value pool, the assets are depreciated using the effective life of the assets. Effective life assets that cannot fall under the 100% write-off or pooling rules utilise the effective life of the individual asset, as prescribed by the commissioner of taxation under tax ruling TR 2018/4 and subsequent addendums.

Report Methodology

The effective lives of each of the assets is shown on the detailed schedule pages. The rate of depreciation for an individual asset acquired prior to the 10th of May 2006 under the diminishing value method is calculated as;

Base Value	X	days held	X	<u>150</u>
		365		effective life

For assets acquired after the 10th of May 2006 under the diminishing value method, the calculation is;

Base Value	X	days held	X	<u>200</u>
		365		effective life

For the prime cost method, the calculation for the depreciable rate is;

Base Value	X	days held	X	<u>100</u>
		365		effective life

The report assumes that the property owner is eligible to claim the identified depreciation allowances, and that no depreciation schedules or construction cost information exist or form a condition of the contract of sale.

In preparing this capital allowance & tax depreciation schedule, the following information was sourced;

Written and verbal information provided by: Sherington Street Custodian Pty Ltd;

Written and verbal Information provided by: Infotrack Searches;

Site inspection conducted by: MCG Quantity Surveyors.

The report includes the apportionment of preliminaries and consultants fees, and excludes non depreciable components such as land costs, rates and taxes, holding costs, interest costs, non-depreciable improvements such as soft landscaping as well as property improvements claimed as repairs and maintenance. Refer to the Australian Taxation Office or contact MCG Quantity Surveyors for further clarification.

Diminishing Value Method Summary

This report shows 40 years worth of depreciation claims, with a detailed schedule covering the first 20 years. The diminishing value method returns the greatest value of depreciation claim within the first few years of claim, and where applicable, includes the 100% write-off and low value pooling.

Pooled assets within the following pages are shown as bold, and are highlighted in grey. It should be noted that these assets do not utilise the general depreciation rate as shown, rather the pooling rates at 18.75% in the year of acquisition, and 37.5% for each year thereafter.

A summary of the 20 years of detailed diminishing value depreciation claims is included below.

	Effective Life Assets	Pooled Plant Assets	Division 43 Allowance	Total Deductions
Year 1 ending - 30/06/21	\$0	\$0	\$6,535	\$6,535
Year 2 ending - 30/06/22	\$0	\$0	\$9,002	\$9,002
Year 3 ending - 30/06/23	\$0	\$0	\$9,002	\$9,002
Year 4 ending - 30/06/24	\$0	\$0	\$9,002	\$9,002
Year 5 ending - 30/06/25	\$0	\$0	\$9,002	\$9,002
Year 6 ending - 30/06/26	\$0	\$0	\$9,002	\$9,002
Year 7 ending - 30/06/27	\$0	\$0	\$9,002	\$9,002
Year 8 ending - 30/06/28	\$0	\$0	\$9,002	\$9,002
Year 9 ending - 30/06/29	\$0	\$0	\$9,002	\$9,002
Year 10 ending - 30/06/30	\$0	\$0	\$6,801	\$6,801
Year 11 ending - 30/06/31	\$0	\$0	\$3,918	\$3,918
Year 12 ending - 30/06/32	\$0	\$0	\$3,918	\$3,918
Year 13 ending - 30/06/33	\$0	\$0	\$3,918	\$3,918
Year 14 ending - 30/06/34	\$0	\$0	\$3,918	\$3,918
Year 15 ending - 30/06/35	\$0	\$0	\$3,918	\$3,918
Year 16 ending - 30/06/36	\$0	\$0	\$3,918	\$3,918
Year 17 ending - 30/06/37	\$0	\$0	\$3,918	\$3,918
Year 18 ending - 30/06/38	\$0	\$0	\$3,918	\$3,918
Year 19 ending - 30/06/39	\$0	\$0	\$3,918	\$3,918
Year 20 ending - 30/06/40	\$0	\$0	\$3,918	\$3,918

Property: 31 Sherington Street, Alexandra Hills, QLD 4161

Diminishing Value Method - Years 1 to 5

ATO Depreciation Category	Starting Value 10-Oct-20	Effective Life	Depreciation Rate	Year 1 10-Oct-20 30-Jun-21	Year 2 01-Jul-21 30-Jun-22	Year 3 01-Jul-22 30-Jun-23	Year 4 01-Jul-23 30-Jun-24	Year 5 01-Jul-24 30-Jun-25	Written Down Value as at 01-Jul-25
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	93	5.0	100.0%	93	0	0	0	0	0
Automatic Garage Door Motors	385	10.0	20.0%	72	117	73	46	29	48
Bathroom Assets - Freestanding Accessories	75	3.0	100.0%	75	0	0	0	0	0
Ceiling Fans	401	5.0	40.0%	75	122	76	48	30	50
Exhaust Fans (inc. Light & Heating)	157	10.0	100.0%	157	0	0	0	0	0
Floor Coverings - Carpet	1,492	8.0	25.0%	270	306	344	215	134	224
Floor Coverings - Floating Timber Floors	1,511	15.0	13.3%	146	182	158	137	333	555
Hot Water Systems	892	12.0	16.7%	167	272	170	106	66	111
Kitchen Assets - Cooktops	428	12.0	16.7%	80	130	82	51	32	53
Kitchen Assets - Dishwashers	464	8.0	25.0%	87	141	88	55	35	57
Kitchen Assets - Ovens	642	12.0	16.7%	120	196	122	76	48	80
Kitchen Assets - Rangeshoods	214	12.0	100.0%	214	0	0	0	0	0
Light Shades, Removable	278	5.0	100.0%	278	0	0	0	0	0
Security Systems	785	5.0	40.0%	147	239	149	93	58	97
Smoke & Heat Alarms	164	6.0	100.0%	164	0	0	0	0	0
Window Blinds, Internal	1,726	10.0	20.0%	324	526	329	205	128	214
Window Curtains	724	6.0	33.3%	136	221	138	86	54	90
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets				0	0	0	0	0	
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	47,238			3,690	5,083	5,083	5,083	5,083	23,215
Total Division 43 - Additions	131,613			2,845	3,918	3,918	3,918	3,918	113,094
Total Capital Allowances - Division 43	178,851			6,535	9,002	9,002	9,002	9,002	136,310
Total Depreciation	178,851			6,535	9,002	9,002	9,002	9,002	136,310

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Where they qualify, all items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. The pooled assets are shown as bold with a grey fill.

All pooled items are shown with their normal depreciation rate, however have been allocated to the low value pool and depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing Value Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-25	Effective Life	Depreciation Rate	Year 6 01-Jul-25 30-Jun-26	Year 7 01-Jul-26 30-Jun-27	Year 8 01-Jul-27 30-Jun-28	Year 9 01-Jul-28 30-Jun-29	Year 10 01-Jul-29 30-Jun-30	Written Down Value as at 01-Jul-30
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	48	10.0	20.0%	18	11	7	4	3	5
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	50	5.0	40.0%	19	12	7	5	3	5
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	224	8.0	25.0%	84	52	33	20	13	21
Floor Coverings - Floating Timber Floors	555	15.0	13.3%	208	130	81	51	32	53
Hot Water Systems	111	12.0	16.7%	41	26	16	10	6	11
Kitchen Assets - Cooktops	53	12.0	16.7%	20	12	8	5	3	5
Kitchen Assets - Dishwashers	57	8.0	25.0%	22	13	8	5	3	5
Kitchen Assets - Ovens	80	12.0	16.7%	30	19	12	7	5	8
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	97	5.0	40.0%	36	23	14	9	6	9
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	214	10.0	20.0%	80	50	31	20	12	20
Window Curtains	90	6.0	33.3%	34	21	13	8	5	9
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets				0	0	0	0	0	
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	23,215			5,083	5,083	5,083	5,083	2,883	0
Total Division 43 - Additions	113,094			3,918	3,918	3,918	3,918	3,918	93,502
Total Capital Allowances - Division 43	136,310			9,002	9,002	9,002	9,002	6,801	93,502
Total Depreciation	136,310			9,002	9,002	9,002	9,002	6,801	93,502

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Where they qualify, all items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. The pooled assets are shown as bold with a grey fill.

All pooled items are shown with their normal depreciation rate, however have been allocated to the low value pool and depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing Value Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-30	Effective Life	Depreciation Rate	Year 11 01-Jul-30 30-Jun-31	Year 12 01-Jul-31 30-Jun-32	Year 13 01-Jul-32 30-Jun-33	Year 14 01-Jul-33 30-Jun-34	Year 15 01-Jul-34 30-Jun-35	Written Down Value as at 01-Jul-35
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	5	10.0	20.0%	2	1	1	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	5	5.0	40.0%	2	1	1	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	21	8.0	25.0%	8	5	3	2	1	2
Floor Coverings - Floating Timber Floors	53	15.0	13.3%	20	12	8	5	3	5
Hot Water Systems	11	12.0	16.7%	4	2	2	1	1	1
Kitchen Assets - Cooktops	5	12.0	16.7%	2	1	1	0	0	0
Kitchen Assets - Dishwashers	5	8.0	25.0%	2	1	1	1	0	1
Kitchen Assets - Ovens	8	12.0	16.7%	3	2	1	1	0	1
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	9	5.0	40.0%	3	2	1	1	1	1
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	20	10.0	20.0%	8	5	3	2	1	2
Window Curtains	9	6.0	33.3%	3	2	1	1	0	1
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets				0	0	0	0	0	
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Total Division 43 - Additions	93,502			3,918	3,918	3,918	3,918	3,918	73,910
Total Capital Allowances - Division 43	93,502			3,918	3,918	3,918	3,918	3,918	73,910
Total Depreciation	93,502			3,918	3,918	3,918	3,918	3,918	73,910

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Where they qualify, all items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. The pooled assets are shown as bold with a grey fill.

All pooled items are shown with their normal depreciation rate, however have been allocated to the low value pool and depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing Value Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-35	Effective Life	Depreciation Rate	Year 16 01-Jul-35 30-Jun-36	Year 17 01-Jul-36 30-Jun-37	Year 18 01-Jul-37 30-Jun-38	Year 19 01-Jul-38 30-Jun-39	Year 20 01-Jul-39 30-Jun-40	Written Down Value as at 01-Jul-40
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	0	10.0	20.0%	0	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	40.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	2	8.0	25.0%	1	0	0	0	0	0
Floor Coverings - Floating Timber Floors	5	15.0	13.3%	2	1	1	0	0	0
Hot Water Systems	1	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Cooktops	0	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	1	8.0	25.0%	0	0	0	0	0	0
Kitchen Assets - Ovens	1	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	1	5.0	40.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	2	10.0	20.0%	1	0	0	0	0	0
Window Curtains	1	6.0	33.3%	0	0	0	0	0	0
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets				0	0	0	0	0	
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Total Division 43 - Additions	73,910			3,918	3,918	3,918	3,918	3,918	54,318
Total Capital Allowances - Division 43	73,910			3,918	3,918	3,918	3,918	3,918	54,318
Total Depreciation	73,910			3,918	3,918	3,918	3,918	3,918	54,318

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Where they qualify, all items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method. The pooled assets are shown as bold with a grey fill.

All pooled items are shown with their normal depreciation rate, however have been allocated to the low value pool and depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Prime Cost Method Summary

This report shows 40 years worth of depreciation claims, with a detailed schedule covering the first 20 years. The prime cost method returns an equal amount of deductions, for each year of the individual assets effective life. The prime cost method includes the 100% write-off for assets or asset groups totalling \$300 or less.

The depreciation rates utilised in the prime cost method, are calculated by dividing the effective life of the asset by 100. The effective lives have been prescribed by the commissioner of taxation, and are shown on the detailed 20 year prime cost depreciation schedules which follow.

A summary of the 20 years of detailed prime cost depreciation claims is included below.

	Effective Life Assets	Division 43 Allowance	Total Deductions
Year 1 ending - 30/06/21	\$0	\$6,535	\$6,535
Year 2 ending - 30/06/22	\$0	\$9,002	\$9,002
Year 3 ending - 30/06/23	\$0	\$9,002	\$9,002
Year 4 ending - 30/06/24	\$0	\$9,002	\$9,002
Year 5 ending - 30/06/25	\$0	\$9,002	\$9,002
Year 6 ending - 30/06/26	\$0	\$9,002	\$9,002
Year 7 ending - 30/06/27	\$0	\$9,002	\$9,002
Year 8 ending - 30/06/28	\$0	\$9,002	\$9,002
Year 9 ending - 30/06/29	\$0	\$9,002	\$9,002
Year 10 ending - 30/06/30	\$0	\$6,801	\$6,801
Year 11 ending - 30/06/31	\$0	\$3,918	\$3,918
Year 12 ending - 30/06/32	\$0	\$3,918	\$3,918
Year 13 ending - 30/06/33	\$0	\$3,918	\$3,918
Year 14 ending - 30/06/34	\$0	\$3,918	\$3,918
Year 15 ending - 30/06/35	\$0	\$3,918	\$3,918
Year 16 ending - 30/06/36	\$0	\$3,918	\$3,918
Year 17 ending - 30/06/37	\$0	\$3,918	\$3,918
Year 18 ending - 30/06/38	\$0	\$3,918	\$3,918
Year 19 ending - 30/06/39	\$0	\$3,918	\$3,918
Year 20 ending - 30/06/40	\$0	\$3,918	\$3,918

Property: 31 Sherington Street, Alexandra Hills, QLD 4161

Prime Cost Method - Years 1 to 5

ATO Depreciation Category	Starting Value 10-Oct-20	Effective Life	Depreciation Rate	Year 1 10-Oct-20 30-Jun-21	Year 2 01-Jul-21 30-Jun-22	Year 3 01-Jul-22 30-Jun-23	Year 4 01-Jul-23 30-Jun-24	Year 5 01-Jul-24 30-Jun-25	Written Down Value as at 01-Jul-25
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	93	5.0	100.0%	93	0	0	0	0	0
Automatic Garage Door Motors	385	10.0	10.0%	28	39	39	39	39	203
Bathroom Assets - Freestanding Accessories	75	3.0	100.0%	75	0	0	0	0	0
Ceiling Fans	401	5.0	20.0%	58	80	80	80	80	22
Exhaust Fans (inc. Light & Heating)	157	10.0	100.0%	157	0	0	0	0	0
Floor Coverings - Carpet	1,492	8.0	12.5%	134	186	186	186	186	612
Floor Coverings - Floating Timber Floors	1,511	15.0	6.7%	73	101	101	101	101	1,035
Hot Water Systems	892	12.0	8.3%	54	74	74	74	74	541
Kitchen Assets - Cooktops	428	12.0	8.3%	26	36	36	36	36	260
Kitchen Assets - Dishwashers	464	8.0	12.5%	42	58	58	58	58	190
Kitchen Assets - Ovens	642	12.0	8.3%	39	54	54	54	54	390
Kitchen Assets - Ranges	214	12.0	100.0%	214	0	0	0	0	0
Light Shades, Removable	278	5.0	100.0%	278	0	0	0	0	0
Security Systems	785	5.0	20.0%	113	157	157	157	157	44
Smoke & Heat Alarms	164	6.0	100.0%	164	0	0	0	0	0
Window Blinds, Internal	1,726	10.0	10.0%	124	173	173	173	173	911
Window Curtains	724	6.0	16.7%	87	121	121	121	121	154
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	47,238			3,690	5,083	5,083	5,083	5,083	23,215
Total Division 43 - Additions	131,613			2,845	3,918	3,918	3,918	3,918	113,094
Total Capital Allowances - Division 43	178,851			6,535	9,002	9,002	9,002	9,002	136,310
Total Depreciation	178,851			6,535	9,002	9,002	9,002	9,002	136,310

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Prime Cost Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-25	Effective Life	Depreciation Rate	Year 6 01-Jul-25 30-Jun-26	Year 7 01-Jul-26 30-Jun-27	Year 8 01-Jul-27 30-Jun-28	Year 9 01-Jul-28 30-Jun-29	Year 10 01-Jul-29 30-Jun-30	Written Down Value as at 01-Jul-30
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	203	10.0	10.0%	39	39	39	39	39	11
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	22	5.0	20.0%	22	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	612	8.0	12.5%	186	186	186	52	0	0
Floor Coverings - Floating Timber Floors	1,035	15.0	6.7%	101	101	101	101	101	532
Hot Water Systems	541	12.0	8.3%	74	74	74	74	74	169
Kitchen Assets - Cooktops	260	12.0	8.3%	36	36	36	36	36	81
Kitchen Assets - Dishwashers	190	8.0	12.5%	58	58	58	16	0	0
Kitchen Assets - Ovens	390	12.0	8.3%	54	54	54	54	54	122
Kitchen Assets - Ranges	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	44	5.0	20.0%	44	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	911	10.0	10.0%	173	173	173	173	173	48
Window Curtains	154	6.0	16.7%	121	34	0	0	0	0
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	23,215			5,083	5,083	5,083	5,083	2,883	0
Total Division 43 - Additions	113,094			3,918	3,918	3,918	3,918	3,918	93,502
Total Capital Allowances - Division 43	136,310			9,002	9,002	9,002	9,002	6,801	93,502
Total Depreciation	136,310			9,002	9,002	9,002	9,002	6,801	93,502

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Prime Cost Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-30	Effective Life	Depreciation Rate	Year 11 01-Jul-30 30-Jun-31	Year 12 01-Jul-31 30-Jun-32	Year 13 01-Jul-32 30-Jun-33	Year 14 01-Jul-33 30-Jun-34	Year 15 01-Jul-34 30-Jun-35	Written Down Value as at 01-Jul-35
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	11	10.0	10.0%	11	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	532	15.0	6.7%	101	101	101	101	101	28
Hot Water Systems	169	12.0	8.3%	74	74	21	0	0	0
Kitchen Assets - Cooktops	81	12.0	8.3%	36	36	10	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	122	12.0	8.3%	54	54	15	0	0	0
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	0	5.0	20.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	48	10.0	10.0%	48	0	0	0	0	0
Window Curtains	0	6.0	16.7%	0	0	0	0	0	0
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Total Division 43 - Additions	93,502			3,918	3,918	3,918	3,918	3,918	73,910
Total Capital Allowances - Division 43	93,502			3,918	3,918	3,918	3,918	3,918	73,910
Total Depreciation	93,502			3,918	3,918	3,918	3,918	3,918	73,910

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Prime Cost Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-35	Effective Life	Depreciation Rate	Year 16 01-Jul-35 30-Jun-36	Year 17 01-Jul-36 30-Jun-37	Year 18 01-Jul-37 30-Jun-38	Year 19 01-Jul-38 30-Jun-39	Year 20 01-Jul-39 30-Jun-40	Written Down Value as at 01-Jul-40
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	0	10.0	10.0%	0	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	28	15.0	6.7%	28	0	0	0	0	0
Hot Water Systems	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Cooktops	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Ranges	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	0	5.0	20.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	0	10.0	10.0%	0	0	0	0	0	0
Window Curtains	0	6.0	16.7%	0	0	0	0	0	0
Total - Unit Specific Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Total Division 43 - Additions	73,910			3,918	3,918	3,918	3,918	3,918	54,318
Total Capital Allowances - Division 43	73,910			3,918	3,918	3,918	3,918	3,918	54,318
Total Depreciation	73,910			3,918	3,918	3,918	3,918	3,918	54,318

This depreciation schedule prepared for the property owners that engaged MCG Quantity Surveyors and for no other purpose without the written consent of MCG Quantity Surveyors.

Division 43 - Capital Allowances

Division 43 depreciation allowance applies to income producing residential properties which commenced construction from the 16th of September 1987 to the present date.

Where the building and improvements qualify, the depreciation legislation allows for a 2.5% deduction based on the opening value of the Division 43 assets, for 40 years from the installation date.

The original property is eligible for Division 43 Capital Allowance deductions, as per below;

Capital Improvements	Completion Date	Rate	Original Cost
Building First Use	24/01/1990	2.5%	\$203,325
Renovations Pre Purchase	27/08/2010	2.5%	\$50,375
Renovations Pre Purchase	13/01/2012	2.5%	\$26,188
Renovations Pre Purchase	10/11/2015	2.5%	\$39,868
Renovations Pre Purchase	10/04/2020	2.5%	\$40,307

Capital Allowance calculations over the first 10 years;

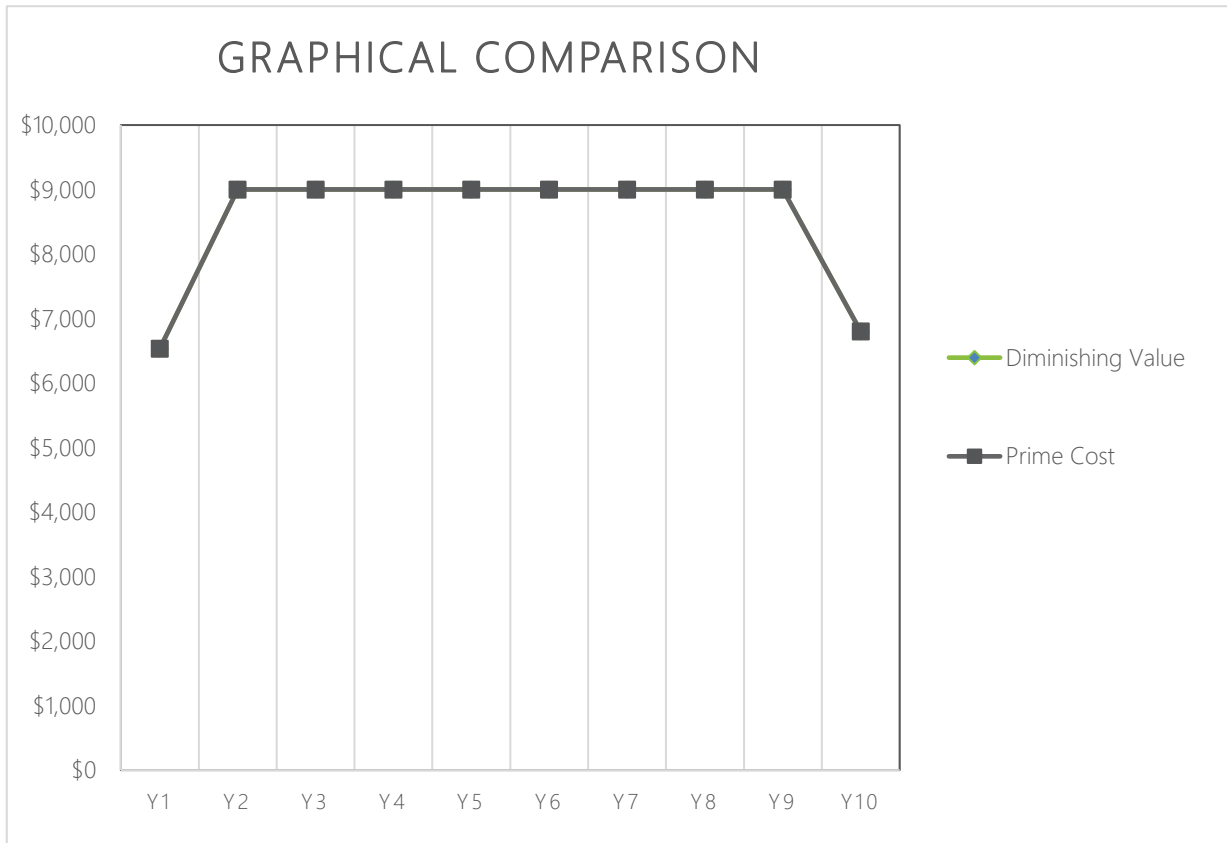
Financial Period	Division 43 Allowance (\$)
Year 1 ending - 30/06/21	\$6,535
Year 2 ending - 30/06/22	\$9,002
Year 3 ending - 30/06/23	\$9,002
Year 4 ending - 30/06/24	\$9,002
Year 5 ending - 30/06/25	\$9,002
Year 6 ending - 30/06/26	\$9,002
Year 7 ending - 30/06/27	\$9,002
Year 8 ending - 30/06/28	\$9,002
Year 9 ending - 30/06/29	\$9,002
Year 10 ending - 30/06/30	\$6,801

Detailed Projection - 40 Year Summary

Financial Period	Diminishing Value Method	Prime Cost Method	Year
10/10/20 - 30/06/21	\$6,535	\$6,535	Year 1
01/07/21 - 30/06/22	\$9,002	\$9,002	Year 2
01/07/22 - 30/06/23	\$9,002	\$9,002	Year 3
01/07/23 - 30/06/24	\$9,002	\$9,002	Year 4
01/07/24 - 30/06/25	\$9,002	\$9,002	Year 5
01/07/25 - 30/06/26	\$9,002	\$9,002	Year 6
01/07/26 - 30/06/27	\$9,002	\$9,002	Year 7
01/07/27 - 30/06/28	\$9,002	\$9,002	Year 8
01/07/28 - 30/06/29	\$9,002	\$9,002	Year 9
01/07/29 - 30/06/30	\$6,801	\$6,801	Year 10
01/07/30 - 30/06/31	\$3,918	\$3,918	Year 11
01/07/31 - 30/06/32	\$3,918	\$3,918	Year 12
01/07/32 - 30/06/33	\$3,918	\$3,918	Year 13
01/07/33 - 30/06/34	\$3,918	\$3,918	Year 14
01/07/34 - 30/06/35	\$3,918	\$3,918	Year 15
01/07/35 - 30/06/36	\$3,918	\$3,918	Year 16
01/07/36 - 30/06/37	\$3,918	\$3,918	Year 17
01/07/37 - 30/06/38	\$3,918	\$3,918	Year 18
01/07/38 - 30/06/39	\$3,918	\$3,918	Year 19
01/07/39 - 30/06/40	\$3,918	\$3,918	Year 20
01/07/40 - 30/06/41	\$3,918	\$3,918	Year 21
01/07/41 - 30/06/42	\$3,918	\$3,918	Year 22
01/07/42 - 30/06/43	\$3,918	\$3,918	Year 23
01/07/43 - 30/06/44	\$3,918	\$3,918	Year 24
01/07/44 - 30/06/45	\$3,918	\$3,918	Year 25
01/07/45 - 30/06/46	\$3,918	\$3,918	Year 26
01/07/46 - 30/06/47	\$3,918	\$3,918	Year 27
01/07/47 - 30/06/48	\$3,918	\$3,918	Year 28
01/07/48 - 30/06/49	\$3,918	\$3,918	Year 29
01/07/49 - 30/06/50	\$2,856	\$2,856	Year 30
01/07/50 - 30/06/51	\$2,659	\$2,659	Year 31
01/07/51 - 30/06/52	\$2,354	\$2,354	Year 32
01/07/52 - 30/06/53	\$2,004	\$2,004	Year 33
01/07/53 - 30/06/54	\$2,004	\$2,004	Year 34
01/07/54 - 30/06/55	\$2,004	\$2,004	Year 35
01/07/55 - 30/06/56	\$1,365	\$1,365	Year 36
01/07/56 - 30/06/57	\$1,008	\$1,008	Year 37
01/07/57 - 30/06/58	\$1,008	\$1,008	Year 38
01/07/58 - 30/06/59	\$1,008	\$1,008	Year 39
01/07/59 - 30/06/60	\$781	\$781	Year 40
Total	\$178,851	\$178,851	

Diminishing Value vs Prime Cost

This graph compares the depreciation deductions of the diminishing value method to the prime cost method over the first 10 years of claim. MCG Quantity Surveyors recommend consulting with your accountant prior to selecting either method.



About MCG Quantity Surveyors

MCG Quantity Surveyors are experts in the field of property tax depreciation. Our staff have prepared thousands of reports on residential and commercial properties for property investors Australia wide. If you or your accountant have any questions about this report, or tax depreciation deductions in general, please don't hesitate to contact one of our tax depreciation specialists on 1300 795 170 or visit the website at www.mcgqs.com.au.

Appendix 1 – Capital Loss Calculations

As a result of the depreciation legislation passed in the Housing Tax Integrity Bill 2017, any residential investor whose plant and equipment depreciation deductions are impacted by the amendments, will have these missed deductions recognised as a capital loss (or in certain circumstances a capital gain) when the entity ceases to use the asset.

The Housing Tax Integrity Bill is an amendment to the Income Tax Assessment Act of 1997 and schedule 2 of the Bill amends the ITAA 1997 to deny income tax deductions for the decline in value of 'previously used' depreciating assets (plant and equipment) an entity uses in gaining or producing assessable income from the use of residential premises for the purposes of residential accommodation.

This legislation applies to an entity, for income years commencing on or after 1 July 2017, for assets:

- (a) acquired by the entity under contracts entered into; or
- (b) otherwise acquired by the entity;

at or after 7.30 pm, by legal time in the Australian Capital Territory, on 9 May 2017.

The amendments made by this Schedule also apply to the entity, for income years commencing on or after 1 July 2017, for any other asset acquired by the entity, if:

- (a) the asset's start time is during the income year that includes 9 May 2017 or during an earlier income year; and
- (b) no amount can be deducted under Division 40, or Subdivision 328-D, of the Income Tax Assessment Act 1997 by the entity for the asset for the income year that includes 9 May 2017.

Put simply, the legislation denies investors the ability to claim plant and equipment deductions on any asset that is NOT either bought new and installed immediately or purchased as part of the acquisition of a brand-new residential property.

The following pages are attached as an appendix to show all claims impacted by these legislation changes, enabling them to be classified as capital losses upon disposal. It is important to note that it is our view, and the view of the Australian Institute of Quantity Surveyors (AIQS) that it is rare that investors will benefit from these capital loss deductions due to the nature of the necessary balancing adjustments. We firmly believe that Quantity Surveyors marketing 'Capital Loss Schedules' or any variation of the same term are not acting in the best interests of their clients.

We include the figures in our report for discussion with your accountant and we recommend speaking with them regarding your entitlement to claim these deductions upon the disposal of the assets contained, and the merits of doing so with reference to Capital Gains Tax balancing adjustments.

For more information, please see the Housing Tax Integrity Bill 2017 Explanatory Memorandum with a case study (Resale of a property including depreciating assets) on page 36 via the link here:

<https://mcgqs.com.au/Housing-Tax-Integrity-Bill-2017-Explanatory-Memorandum.pdf>

Diminishing Value Method - Years 1 to 5

ATO Depreciation Category	Starting Value 10-Oct-20	Effective Life	Depreciation Rate	Year 1 10-Oct-20 30-Jun-21	Year 2 01-Jul-21 30-Jun-22	Year 3 01-Jul-22 30-Jun-23	Year 4 01-Jul-23 30-Jun-24	Year 5 01-Jul-24 30-Jun-25	Written Down Value as at 01-Jul-25
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	93	5.0	100.0%	93	0	0	0	0	0
Automatic Garage Door Motors	385	10.0	20.0%	72	117	73	46	29	48
Bathroom Assets - Freestanding Accessories	75	3.0	100.0%	75	0	0	0	0	0
Ceiling Fans	401	5.0	40.0%	75	122	76	48	30	50
Exhaust Fans (inc. Light & Heating)	157	10.0	100.0%	157	0	0	0	0	0
Floor Coverings - Carpet	1,492	8.0	25.0%	270	306	344	215	134	224
Floor Coverings - Floating Timber Floors	1,511	15.0	13.3%	146	182	158	137	333	555
Hot Water Systems	892	12.0	16.7%	167	272	170	106	66	111
Kitchen Assets - Cooktops	428	12.0	16.7%	80	130	82	51	32	53
Kitchen Assets - Dishwashers	464	8.0	25.0%	87	141	88	55	35	57
Kitchen Assets - Ovens	642	12.0	16.7%	120	196	122	76	48	80
Kitchen Assets - Rangeshoods	214	12.0	100.0%	214	0	0	0	0	0
Light Shades, Removable	278	5.0	100.0%	278	0	0	0	0	0
Security Systems	785	5.0	40.0%	147	239	149	93	58	97
Smoke & Heat Alarms	164	6.0	100.0%	164	0	0	0	0	0
Window Blinds, Internal	1,726	10.0	20.0%	324	526	329	205	128	214
Window Curtains	724	6.0	33.3%	136	221	138	86	54	90
Total - Unit Specific Assets	10,431			2,605	2,452	1,729	1,119	947	1,579
Total Division 40 - Pooled Assets				1,209	1,964	1,571	982	947	
Total - Plant & Equipment Assets - Division 40	10,431			2,605	2,452	1,729	1,119	947	1,579

Diminishing Value Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-25	Effective Life	Depreciation Rate	Year 6 01-Jul-25 30-Jun-26	Year 7 01-Jul-26 30-Jun-27	Year 8 01-Jul-27 30-Jun-28	Year 9 01-Jul-28 30-Jun-29	Year 10 01-Jul-29 30-Jun-30	Written Down Value as at 01-Jul-30
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	48	10.0	20.0%	18	11	7	4	3	5
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	50	5.0	40.0%	19	12	7	5	3	5
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	224	8.0	25.0%	84	52	33	20	13	21
Floor Coverings - Floating Timber Floors	555	15.0	13.3%	208	130	81	51	32	53
Hot Water Systems	111	12.0	16.7%	41	26	16	10	6	11
Kitchen Assets - Cooktops	53	12.0	16.7%	20	12	8	5	3	5
Kitchen Assets - Dishwashers	57	8.0	25.0%	22	13	8	5	3	5
Kitchen Assets - Ovens	80	12.0	16.7%	30	19	12	7	5	8
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	97	5.0	40.0%	36	23	14	9	6	9
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	214	10.0	20.0%	80	50	31	20	12	20
Window Curtains	90	6.0	33.3%	34	21	13	8	5	9
Total - Unit Specific Assets	1,579			592	370	231	145	90	151
Total Division 40 - Pooled Assets				592	370	231	145	90	
Total - Plant & Equipment Assets - Division 40	1,579			592	370	231	145	90	151

Diminishing Value Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-30	Effective Life	Depreciation Rate	Year 11 01-Jul-30 30-Jun-31	Year 12 01-Jul-31 30-Jun-32	Year 13 01-Jul-32 30-Jun-33	Year 14 01-Jul-33 30-Jun-34	Year 15 01-Jul-34 30-Jun-35	Written Down Value as at 01-Jul-35
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	5	10.0	20.0%	2	1	1	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	5	5.0	40.0%	2	1	1	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	21	8.0	25.0%	8	5	3	2	1	2
Floor Coverings - Floating Timber Floors	53	15.0	13.3%	20	12	8	5	3	5
Hot Water Systems	11	12.0	16.7%	4	2	2	1	1	1
Kitchen Assets - Cooktops	5	12.0	16.7%	2	1	1	0	0	0
Kitchen Assets - Dishwashers	5	8.0	25.0%	2	1	1	1	0	1
Kitchen Assets - Ovens	8	12.0	16.7%	3	2	1	1	0	1
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	9	5.0	40.0%	3	2	1	1	1	1
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	20	10.0	20.0%	8	5	3	2	1	2
Window Curtains	9	6.0	33.3%	3	2	1	1	0	1
Total - Unit Specific Assets	151			56	35	22	14	9	14
Total Division 40 - Pooled Assets				56	35	22	14	9	
Total - Plant & Equipment Assets - Division 40	151			56	35	22	14	9	14

Diminishing Value Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-35	Effective Life	Depreciation Rate	Year 16 01-Jul-35 30-Jun-36	Year 17 01-Jul-36 30-Jun-37	Year 18 01-Jul-37 30-Jun-38	Year 19 01-Jul-38 30-Jun-39	Year 20 01-Jul-39 30-Jun-40	Written Down Value as at 01-Jul-40
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	0	10.0	20.0%	0	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	40.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	2	8.0	25.0%	1	0	0	0	0	0
Floor Coverings - Floating Timber Floors	5	15.0	13.3%	2	1	1	0	0	0
Hot Water Systems	1	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Cooktops	0	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	1	8.0	25.0%	0	0	0	0	0	0
Kitchen Assets - Ovens	1	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	1	5.0	40.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	2	10.0	20.0%	1	0	0	0	0	0
Window Curtains	1	6.0	33.3%	0	0	0	0	0	0
Total - Unit Specific Assets	14			5	3	2	1	1	1
Total Division 40 - Pooled Assets				5	3	2	1	1	
Total - Plant & Equipment Assets - Division 40	14			5	3	2	1	1	1

Prime Cost Method - Years 1 to 5

ATO Depreciation Category	Starting Value 10-Oct-20	Effective Life	Depreciation Rate	Year 1 10-Oct-20 30-Jun-21	Year 2 01-Jul-21 30-Jun-22	Year 3 01-Jul-22 30-Jun-23	Year 4 01-Jul-23 30-Jun-24	Year 5 01-Jul-24 30-Jun-25	Written Down Value as at 01-Jul-25
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	93	5.0	100.0%	93	0	0	0	0	0
Automatic Garage Door Motors	385	10.0	10.0%	28	39	39	39	39	203
Bathroom Assets - Freestanding Accessories	75	3.0	100.0%	75	0	0	0	0	0
Ceiling Fans	401	5.0	20.0%	58	80	80	80	80	22
Exhaust Fans (inc. Light & Heating)	157	10.0	100.0%	157	0	0	0	0	0
Floor Coverings - Carpet	1,492	8.0	12.5%	134	186	186	186	186	612
Floor Coverings - Floating Timber Floors	1,511	15.0	6.7%	73	101	101	101	101	1,035
Hot Water Systems	892	12.0	8.3%	54	74	74	74	74	541
Kitchen Assets - Cooktops	428	12.0	8.3%	26	36	36	36	36	260
Kitchen Assets - Dishwashers	464	8.0	12.5%	42	58	58	58	58	190
Kitchen Assets - Ovens	642	12.0	8.3%	39	54	54	54	54	390
Kitchen Assets - Ranges	214	12.0	100.0%	214	0	0	0	0	0
Light Shades, Removable	278	5.0	100.0%	278	0	0	0	0	0
Security Systems	785	5.0	20.0%	113	157	157	157	157	44
Smoke & Heat Alarms	164	6.0	100.0%	164	0	0	0	0	0
Window Blinds, Internal	1,726	10.0	10.0%	124	173	173	173	173	911
Window Curtains	724	6.0	16.7%	87	121	121	121	121	154
Total - Unit Specific Assets	10,431			1,758	1,078	1,078	1,078	1,078	4,363
Total - Plant & Equipment Assets - Division 40	10,431			1,758	1,078	1,078	1,078	1,078	4,363

Prime Cost Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-25	Effective Life	Depreciation Rate	Year 6 01-Jul-25 30-Jun-26	Year 7 01-Jul-26 30-Jun-27	Year 8 01-Jul-27 30-Jun-28	Year 9 01-Jul-28 30-Jun-29	Year 10 01-Jul-29 30-Jun-30	Written Down Value as at 01-Jul-30
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	203	10.0	10.0%	39	39	39	39	39	11
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	22	5.0	20.0%	22	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	612	8.0	12.5%	186	186	186	52	0	0
Floor Coverings - Floating Timber Floors	1,035	15.0	6.7%	101	101	101	101	101	532
Hot Water Systems	541	12.0	8.3%	74	74	74	74	74	169
Kitchen Assets - Cooktops	260	12.0	8.3%	36	36	36	36	36	81
Kitchen Assets - Dishwashers	190	8.0	12.5%	58	58	58	16	0	0
Kitchen Assets - Ovens	390	12.0	8.3%	54	54	54	54	54	122
Kitchen Assets - Ranges	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	44	5.0	20.0%	44	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	911	10.0	10.0%	173	173	173	173	173	48
Window Curtains	154	6.0	16.7%	121	34	0	0	0	0
Total - Unit Specific Assets	4,363			907	754	720	544	475	964
Total - Plant & Equipment Assets - Division 40	4,363			907	754	720	544	475	964

Prime Cost Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-30	Effective Life	Depreciation Rate	Year 11 01-Jul-30 30-Jun-31	Year 12 01-Jul-31 30-Jun-32	Year 13 01-Jul-32 30-Jun-33	Year 14 01-Jul-33 30-Jun-34	Year 15 01-Jul-34 30-Jun-35	Written Down Value as at 01-Jul-35
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	11	10.0	10.0%	11	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	532	15.0	6.7%	101	101	101	101	101	28
Hot Water Systems	169	12.0	8.3%	74	74	21	0	0	0
Kitchen Assets - Cooktops	81	12.0	8.3%	36	36	10	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	122	12.0	8.3%	54	54	15	0	0	0
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	0	5.0	20.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	48	10.0	10.0%	48	0	0	0	0	0
Window Curtains	0	6.0	16.7%	0	0	0	0	0	0
Total - Unit Specific Assets	964			323	264	146	101	101	28
Total - Plant & Equipment Assets - Division 40	964			323	264	146	101	101	28

Prime Cost Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-35	Effective Life	Depreciation Rate	Year 16 01-Jul-35 30-Jun-36	Year 17 01-Jul-36 30-Jun-37	Year 18 01-Jul-37 30-Jun-38	Year 19 01-Jul-38 30-Jun-39	Year 20 01-Jul-39 30-Jun-40	Written Down Value as at 01-Jul-40
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Automatic Garage Door Controls	0	5.0	100.0%	0	0	0	0	0	0
Automatic Garage Door Motors	0	10.0	10.0%	0	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	28	15.0	6.7%	28	0	0	0	0	0
Hot Water Systems	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Cooktops	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Rangeshoods	0	12.0	100.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Security Systems	0	5.0	20.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	0	10.0	10.0%	0	0	0	0	0	0
Window Curtains	0	6.0	16.7%	0	0	0	0	0	0
Total - Unit Specific Assets	28			28	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	28			28	0	0	0	0	0