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TAX DEPRECIATION

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**capital allowance  
& tax depreciation  
report**

**90C Tyler Street  
PRESTON, VIC 3072**

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**1300 922 220  
capitalclaims.com.au**

01 August 2019

Crevelli Street Pty Ltd atf The Durham Family Superannuation Fund Pty Ltd  
C/ - 90C Tyler Street  
PRESTON, VIC 3072

**Australia Wide Service**

**P 1300 922 220**

**E info@capitalclaims.com.au**

**www.capitalclaims.com.au**

**ABN 52 245 613 400**

Dear Frances,

**Re: 90C Tyler Street PRESTON, VIC 3072**

Thank you for selecting Capital Claims to undertake an assessment of your investment property depreciation entitlements for the above address.

Our goal at Capital Claims is maximise the affordability of investment property ownership. Our extensive experience in this specialist area of quantity surveying has allowed us to sharpen our ability to maximise your claim. We uncover and assess all possible depreciable items within the ATO guidelines, ensuring that as our client you receive every dollar to which you are entitled.

Please find herewith a detailed report outlining all depreciable claims allowable under Divisions 40 and 43 of the Income Tax Assessment Act 1997.

**Key Report Elements**

- **Property Information** - please review this information to confirm accuracy of details;
- **40 Year Projection** - summarises the full entitlements forecasted over the life of the property - annual and deferred claims;
- **Graphical Representation** - provides for a quick assessment of the comparable depreciation methods;
- **Detailed Depreciation Schedules** - all depreciable assets and capital allowances are itemised and projected.
- **Capital Gains Tax Offset Schedules** - offset entitlements upon disposal/sale of the property.

Should you require any clarification or have any queries with respect to the contents of this report, or if you have any feedback you would like to share with us, please do not hesitate to contact us on 1300 922 220.

Yours Sincerely,



Mark Wilkins  
Managing Director

**It is important to note that any change of property ownership, or the completion of any extensive capital works, will make the contents of this report inaccurate or void. In these circumstances please contact us to ensure the report remains compliant and valid.**

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## Property Information

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<b>Property Owner:</b>	Crevelli Street Pty Ltd atf The Durham Family Superannuation Fund Pty Ltd
<b>Property Address:</b>	90C Tyler Street PRESTON, VIC 3072
<b>Settlement Date:</b>	11 June 2019
<b>Purchase Price:</b>	\$790,000
<b>Days in First Year:</b>	18
<b>Property Type:</b>	Residential
<b>Building First Rental Use:</b>	11 June 2019
<b>Schedule Start Date:</b>	12 June 2019

## Schedule of Information

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<b>Written and Verbal Information Provided by:</b>	Frances Durham
<b>Written Information Provided by:</b>	Department of Lands
<b>Council:</b>	Darebin City Council

## Methodology

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As an overview of the methodology applied in this report, below is a brief of the methods, adjustments and applied legislation utilised to maximise the claims for your property. The following measures have been applied:

- **Pro-Rata Adjusted** - the first year is adjusted to the number of days from purchase till 30th June;
- **Low Cost Pool** - assets costing less than \$1000 at acquisition have been allocated to a common pool to be depreciated at 18.75% in the year of acquisition and each year thereafter at 37.5%;
- **Low Value Pool** - assets with an adjusted value less than \$1000 at the start of each financial year have been allocated to a common pool to be depreciated at 37.5% each year;
- **Preliminaries and Consultants Fees** - have been apportioned within the schedules;
- **Non Depreciable Items** - have been excluded from the schedules, including:
  - Land cost;
  - Rates & taxes;
  - Holding costs;
  - Soft landscaping;
  - Non qualifying works;
- **Estimated Costs** - where actual cost information was not available, Capital Claims have estimated these assets/works using current cost advice;
- **Alternative Schedules** - two alternative schedules have been applied, Diminishing Value (including Pooling) and Prime Cost. You will need to select which one suits your own personal investment structure, your financial advisor can assist you with this;
- **Existing Schedules** - we have assumed that there are not any existing depreciation schedules currently being used for this property or within the contract of sale.
- **\$300 immediate write-off** - individual assets costing \$300 or less are written off in full in the first year of ownership;
- **Scrapped Assets** - Where a depreciating asset has been removed from the property and effectively scrapped, the residual value will appear in the schedule in blue font in the year the asset was scrapped;
- **Deferred Depreciation Claims for second-hand assets** - From 1 July 2017, used and second-hand depreciating Division 40 assets in a Residential property are no longer claimable as an annual deduction against income that year. The accumulative total depreciation for these assets is deferred and is claimable upon the disposal/sale of the property.

For a further detailed understanding of the legislation applied within this report please refer to the section titled "[Additional Information](#)" on page 14 of this report. Here you will find the references, interpretations, assumptions and rulings applied in preparing this report. If you have any further questions regarding the methodology of this report please feel free to contact our helpful team at Capital Claims.

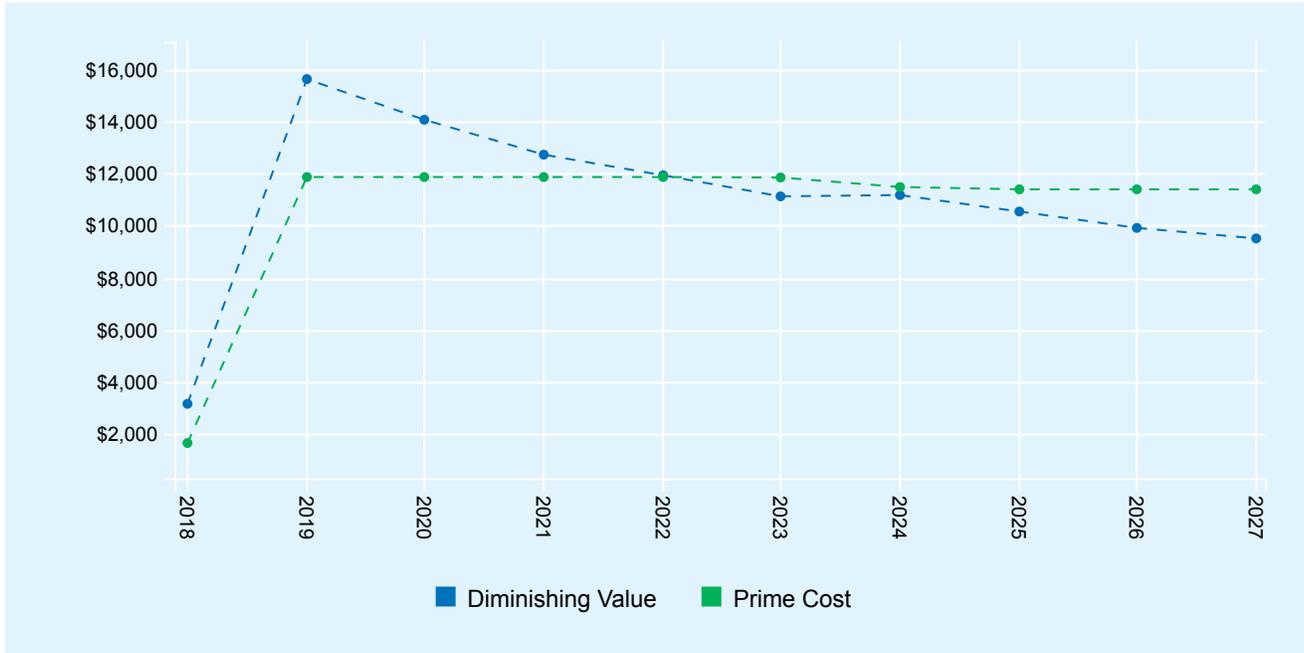
# Crevelli Street Pty Ltd atf The Durham Family Superannuation Fund Pty Ltd

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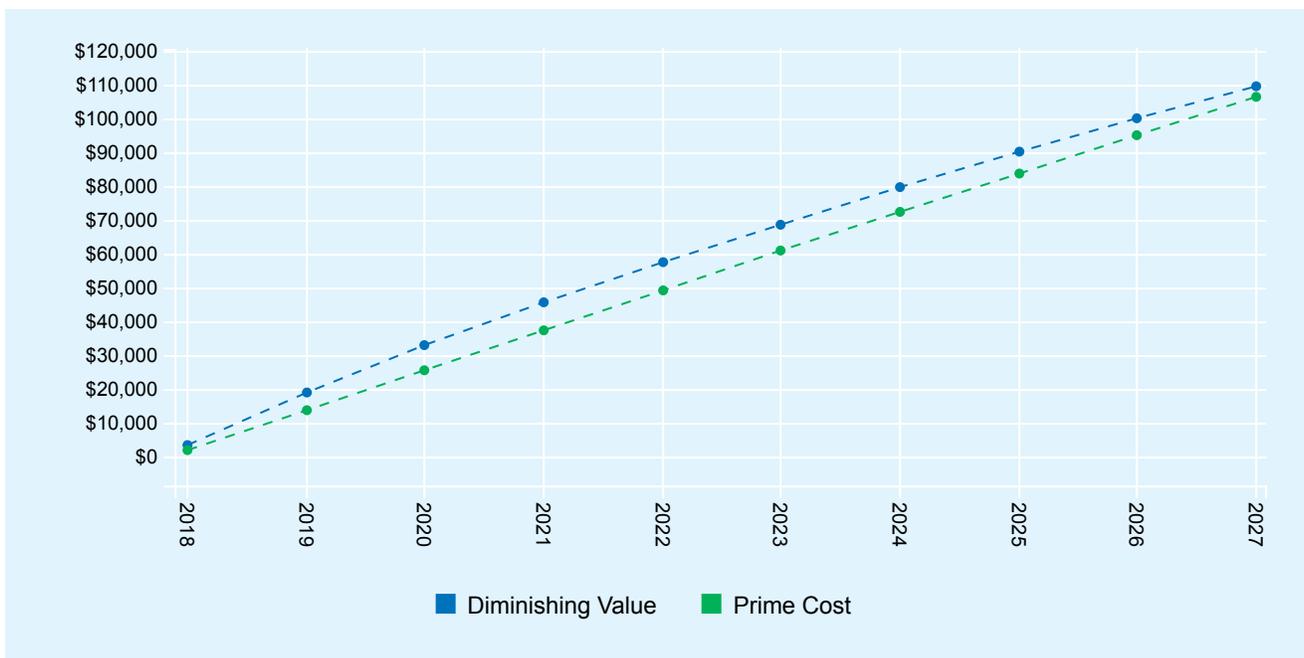
**100% Ownership**

# Graphical Representation

## Comparative



## Cumulative



## 40 Year Projection - Diminishing Value

Period			Diminishing Value					Not Claimable	Future CGT Offset
Year	Start Date	End Date	Division 40	Pooling	Scrapping	Division 43	Total		
1	12-06-2019	30-06-2019	\$1,284	\$1,426	\$0	\$442	\$3,152	\$0	\$0
2	01-07-2019	30-06-2020	\$4,807	\$2,316	\$0	\$8,492	\$15,615	\$0	\$0
3	01-07-2020	30-06-2021	\$3,749	\$1,815	\$0	\$8,492	\$14,056	\$0	\$0
4	01-07-2021	30-06-2022	\$3,087	\$1,137	\$0	\$8,492	\$12,716	\$0	\$0
5	01-07-2022	30-06-2023	\$2,399	\$1,032	\$0	\$8,492	\$11,923	\$0	\$0
6	01-07-2023	30-06-2024	\$1,980	\$644	\$0	\$8,492	\$11,116	\$0	\$0
7	01-07-2024	30-06-2025	\$912	\$1,761	\$0	\$8,492	\$11,165	\$0	\$0
8	01-07-2025	30-06-2026	\$583	\$1,458	\$0	\$8,492	\$10,533	\$0	\$0
9	01-07-2026	30-06-2027	\$505	\$908	\$0	\$8,492	\$9,905	\$0	\$0
10	01-07-2027	30-06-2028	\$438	\$571	\$0	\$8,492	\$9,501	\$0	\$0
11	01-07-2028	30-06-2029	\$380	\$355	\$0	\$8,492	\$9,227	\$0	\$0
12	01-07-2029	30-06-2030	\$329	\$225	\$0	\$8,492	\$9,046	\$0	\$0
13	01-07-2030	30-06-2031	\$285	\$141	\$0	\$8,492	\$8,918	\$0	\$0
14	01-07-2031	30-06-2032	\$0	\$781	\$0	\$8,492	\$9,273	\$0	\$0
15	01-07-2032	30-06-2033	\$0	\$488	\$0	\$8,492	\$8,980	\$0	\$0
16	01-07-2033	30-06-2034	\$0	\$303	\$0	\$8,492	\$8,795	\$0	\$0
17	01-07-2034	30-06-2035	\$0	\$187	\$0	\$8,492	\$8,679	\$0	\$0
18	01-07-2035	30-06-2036	\$0	\$117	\$0	\$8,492	\$8,609	\$0	\$0
19	01-07-2036	30-06-2037	\$0	\$73	\$0	\$8,492	\$8,565	\$0	\$0
20	01-07-2037	30-06-2038	\$0	\$46	\$0	\$8,492	\$8,538	\$0	\$0
21	01-07-2038	30-06-2039	\$0	\$30	\$0	\$8,492	\$8,522	\$0	\$0
22	01-07-2039	30-06-2040	\$0	\$17	\$0	\$8,492	\$8,509	\$0	\$0
23	01-07-2040	30-06-2041	\$0	\$10	\$0	\$8,492	\$8,502	\$0	\$0
24	01-07-2041	30-06-2042	\$0	\$6	\$0	\$8,492	\$8,498	\$0	\$0
25	01-07-2042	30-06-2043	\$0	\$4	\$0	\$8,492	\$8,496	\$0	\$0
26	01-07-2043	30-06-2044	\$0	\$3	\$0	\$8,492	\$8,495	\$0	\$0
27	01-07-2044	30-06-2045	\$0	\$2	\$0	\$8,492	\$8,494	\$0	\$0
28	01-07-2045	30-06-2046	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
29	01-07-2046	30-06-2047	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
30	01-07-2047	30-06-2048	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
31	01-07-2048	30-06-2049	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
32	01-07-2049	30-06-2050	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
33	01-07-2050	30-06-2051	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
34	01-07-2051	30-06-2052	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
35	01-07-2052	30-06-2053	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
36	01-07-2053	30-06-2054	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
37	01-07-2054	30-06-2055	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
38	01-07-2055	30-06-2056	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
39	01-07-2056	30-06-2057	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
40	01-07-2057	30-06-2058	\$0	\$0	\$0	\$8,492	\$8,492	\$0	\$0
41	01-07-2058	30-06-2059	\$0	\$0	\$0	\$8,034	\$8,034	\$0	\$0
<b>Total</b>			<b>\$20,738</b>	<b>\$15,856</b>	<b>\$0</b>	<b>\$339,664</b>	<b>\$376,258</b>	<b>\$0</b>	<b>\$0</b>

## 40 Year Projection - Prime Cost

Period			Prime Cost					
Year	Start Date	End Date	Division 40	Scrapping	Division 43	Total	Not Claimable	Future CGT Offset
1	12-06-2019	30-06-2019	\$1,208	\$0	\$442	\$1,650	\$0	\$0
2	01-07-2019	30-06-2020	\$3,365	\$0	\$8,492	\$11,857	\$0	\$0
3	01-07-2020	30-06-2021	\$3,365	\$0	\$8,492	\$11,857	\$0	\$0
4	01-07-2021	30-06-2022	\$3,365	\$0	\$8,492	\$11,857	\$0	\$0
5	01-07-2022	30-06-2023	\$3,365	\$0	\$8,492	\$11,857	\$0	\$0
6	01-07-2023	30-06-2024	\$3,347	\$0	\$8,492	\$11,839	\$0	\$0
7	01-07-2024	30-06-2025	\$2,983	\$0	\$8,492	\$11,475	\$0	\$0
8	01-07-2025	30-06-2026	\$2,893	\$0	\$8,492	\$11,385	\$0	\$0
9	01-07-2026	30-06-2027	\$2,893	\$0	\$8,492	\$11,385	\$0	\$0
10	01-07-2027	30-06-2028	\$2,893	\$0	\$8,492	\$11,385	\$0	\$0
11	01-07-2028	30-06-2029	\$2,800	\$0	\$8,492	\$11,292	\$0	\$0
12	01-07-2029	30-06-2030	\$999	\$0	\$8,492	\$9,491	\$0	\$0
13	01-07-2030	30-06-2031	\$985	\$0	\$8,492	\$9,477	\$0	\$0
14	01-07-2031	30-06-2032	\$729	\$0	\$8,492	\$9,221	\$0	\$0
15	01-07-2032	30-06-2033	\$729	\$0	\$8,492	\$9,221	\$0	\$0
16	01-07-2033	30-06-2034	\$690	\$0	\$8,492	\$9,182	\$0	\$0
17	01-07-2034	30-06-2035	\$0	\$0	\$8,492	\$8,492	\$0	\$0
18	01-07-2035	30-06-2036	\$0	\$0	\$8,492	\$8,492	\$0	\$0
19	01-07-2036	30-06-2037	\$0	\$0	\$8,492	\$8,492	\$0	\$0
20	01-07-2037	30-06-2038	\$0	\$0	\$8,492	\$8,492	\$0	\$0
21	01-07-2038	30-06-2039	\$0	\$0	\$8,492	\$8,492	\$0	\$0
22	01-07-2039	30-06-2040	\$0	\$0	\$8,492	\$8,492	\$0	\$0
23	01-07-2040	30-06-2041	\$0	\$0	\$8,492	\$8,492	\$0	\$0
24	01-07-2041	30-06-2042	\$0	\$0	\$8,492	\$8,492	\$0	\$0
25	01-07-2042	30-06-2043	\$0	\$0	\$8,492	\$8,492	\$0	\$0
26	01-07-2043	30-06-2044	\$0	\$0	\$8,492	\$8,492	\$0	\$0
27	01-07-2044	30-06-2045	\$0	\$0	\$8,492	\$8,492	\$0	\$0
28	01-07-2045	30-06-2046	\$0	\$0	\$8,492	\$8,492	\$0	\$0
29	01-07-2046	30-06-2047	\$0	\$0	\$8,492	\$8,492	\$0	\$0
30	01-07-2047	30-06-2048	\$0	\$0	\$8,492	\$8,492	\$0	\$0
31	01-07-2048	30-06-2049	\$0	\$0	\$8,492	\$8,492	\$0	\$0
32	01-07-2049	30-06-2050	\$0	\$0	\$8,492	\$8,492	\$0	\$0
33	01-07-2050	30-06-2051	\$0	\$0	\$8,492	\$8,492	\$0	\$0
34	01-07-2051	30-06-2052	\$0	\$0	\$8,492	\$8,492	\$0	\$0
35	01-07-2052	30-06-2053	\$0	\$0	\$8,492	\$8,492	\$0	\$0
36	01-07-2053	30-06-2054	\$0	\$0	\$8,492	\$8,492	\$0	\$0
37	01-07-2054	30-06-2055	\$0	\$0	\$8,492	\$8,492	\$0	\$0
38	01-07-2055	30-06-2056	\$0	\$0	\$8,492	\$8,492	\$0	\$0
39	01-07-2056	30-06-2057	\$0	\$0	\$8,492	\$8,492	\$0	\$0
40	01-07-2057	30-06-2058	\$0	\$0	\$8,492	\$8,492	\$0	\$0
41	01-07-2058	30-06-2059	\$0	\$0	\$8,034	\$8,034	\$0	\$0
<b>Total</b>			<b>\$36,609</b>	<b>\$0</b>	<b>\$339,664</b>	<b>\$376,273</b>	<b>\$0</b>	<b>\$0</b>

# Diminishing Value Method

Financial Years (Years 1 - 10)		Financial Year				Low Value Pool										Scraping	Adjustable Value 30-06-28
		Start Date				1	2	3	4	5	6	7	8	9	10		
		End Date				30-06-19	30-06-20	30-06-21	30-06-22	30-06-23	30-06-24	30-06-25	30-06-26	30-06-27	30-06-28		
Unit Specific	Opening Value	Value @ Income	Value @ Pooling	Effective Life (yrs)	Decline in Value Rate												
Air Conditioner - Split Systems	11,162	11,162	3,620	10	20.0%	116	2,209	1,767	1,414	1,131	905	1,358	848	530	332	552	
Automatic Garage Door - Controls	242	242	0	5	100.0%	242	0	0	0	0	0	0	0	0	0	0	
Automatic Garage Door - Motors	743	743	743	10	37.5%	139	227	141	89	55	35	21	14	8	5	9	
Bathroom Accessories - Freestanding	542	542	542	5	37.5%	102	165	103	65	40	25	16	10	6	4	6	
Blinds	1,651	1,651	1,651	10	37.5%	310	503	314	197	123	77	48	30	18	12	19	
Carpet	3,683	3,683	955	10	20.0%	38	729	583	467	373	299	239	358	224	140	233	
Cooktops	996	996	996	12	37.5%	187	303	190	119	74	46	29	18	11	7	12	
Dishwashers	1,241	1,241	982	10	20.0%	13	246	368	230	144	90	56	35	22	14	23	
Door Closers	223	223	0	10	100.0%	223	0	0	0	0	0	0	0	0	0	0	
Exhaust Fans	278	278	0	10	100.0%	278	0	0	0	0	0	0	0	0	0	0	
Floating Timber Floors	5,356	5,356	955	15	13.3%	37	709	615	533	461	400	347	300	260	226	1,468	
Garbage Bins	289	289	0	10	100.0%	289	0	0	0	0	0	0	0	0	0	0	
Garden Sheds Freestanding	542	542	542	15	37.5%	102	165	103	65	40	25	16	10	6	4	6	
Heat, Light & Exhaust Units	465	465	465	10	37.5%	87	142	89	55	35	21	14	8	5	3	6	
Hot Water Systems - Solar	5,037	5,037	899	15	13.3%	35	667	578	501	434	376	326	283	245	212	1,380	
Light Shades	1,340	1,340	1,340	5	37.5%	251	408	255	160	100	62	39	24	15	10	16	
Ovens	1,497	1,497	859	12	16.7%	13	247	206	172	322	201	126	79	49	31	51	
Rangehoods	747	747	747	12	37.5%	140	228	142	89	56	35	21	14	8	5	9	
Smoke Alarms	575	575	575	6	37.5%	108	175	110	68	43	27	17	10	6	4	7	
<b>Sub Total</b>	<b>36,609</b>	<b>36,609</b>	<b>15,871</b>			<b>2,710</b>	<b>7,123</b>	<b>5,564</b>	<b>4,224</b>	<b>3,431</b>	<b>2,624</b>	<b>2,673</b>	<b>2,041</b>	<b>1,413</b>	<b>1,009</b>	<b>3,797</b>	
<b>1. Division 40</b>	<b>Sub Total</b>	<b>36,609</b>	<b>36,609</b>	<b>15,871</b>		<b>2,710</b>	<b>7,123</b>	<b>5,564</b>	<b>4,224</b>	<b>3,431</b>	<b>2,624</b>	<b>2,673</b>	<b>2,041</b>	<b>1,413</b>	<b>1,009</b>	<b>3,797</b>	
1.1. Effective Life	<b>Sub Total</b>					1,284	4,807	3,749	3,087	2,399	1,980	912	583	505	438		
1.2. Pooling	<b>Sub Total</b>					1,426	2,316	1,815	1,137	1,032	644	1,761	1,458	908	571		
1.3. Scraping	<b>Sub Total</b>					0	0	0	0	0	0	0	0	0	0		
<b>2. Division 43</b>	<b>Sub Total</b>	<b>339,664</b>	<b>339,664</b>			<b>442</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>262,794</b>							
2.1. Scraping	<b>Sub Total</b>					0	0	0	0	0	0	0	0	0	0		
<b>Annual Decline in Value</b>	<b>Total</b>	<b>376,273</b>	<b>376,273</b>			<b>3,152</b>	<b>15,615</b>	<b>14,056</b>	<b>12,716</b>	<b>11,923</b>	<b>11,116</b>	<b>11,165</b>	<b>10,533</b>	<b>9,905</b>	<b>9,501</b>	<b>266,591</b>	

# Diminishing Value Method

Low Value Pool **Scrapping**

Financial Years (Years 11 - 20)				Financial Year	11	12	13	14	15	16	17	18	19	20	Adjustable Value 30-06-38
				Start Date	01-07-28	01-07-29	01-07-30	01-07-31	01-07-32	01-07-33	01-07-34	01-07-35	01-07-36	01-07-37	
End Date	30-06-29	30-06-30	30-06-31	30-06-32	30-06-33	30-06-34	30-06-35	30-06-36	30-06-37	30-06-38					
Unit Specific	Adjustable Value	Effective Life (yrs)	Decline in Value Rate												
Air Conditioner - Split Systems	552	10	37.5%	207	129	81	51	32	20	12	8	5	3	4	
Automatic Garage Door - Controls	0	5	100.0%	0	0	0	0	0	0	0	0	0	0	0	
Automatic Garage Door - Motors	9	10	37.5%	3	2	2	1	0	0	0	0	0	0	0	
Bathroom Accessories - Freestanding	6	5	37.5%	2	2	1	0	0	0	0	0	0	0	0	
Blinds	19	10	37.5%	7	5	3	2	1	0	0	0	0	0	0	
Carpet	233	10	37.5%	87	55	34	21	14	8	5	3	2	2	2	
Cooktops	12	12	37.5%	5	3	2	1	0	0	0	0	0	0	0	
Dishwashers	23	10	37.5%	9	5	3	2	2	1	0	0	0	0	0	
Door Closers	0	10	100.0%	0	0	0	0	0	0	0	0	0	0	0	
Exhaust Fans	0	10	100.0%	0	0	0	0	0	0	0	0	0	0	0	
Floating Timber Floors	1,468	15	13.3%	196	170	147	358	224	140	87	55	34	21	36	
Garbage Bins	0	10	100.0%	0	0	0	0	0	0	0	0	0	0	0	
Garden Sheds Freestanding	6	15	37.5%	2	2	1	0	0	0	0	0	0	0	0	
Heat, Light & Exhaust Units	6	10	37.5%	2	2	1	0	0	0	0	0	0	0	0	
Hot Water Systems - Solar	1,380	15	13.3%	184	159	138	337	211	132	82	51	32	20	34	
Light Shades	16	5	37.5%	6	4	2	2	1	0	0	0	0	0	0	
Ovens	51	12	37.5%	19	12	8	5	3	2	1	0	0	0	0	
Rangehoods	9	12	37.5%	3	2	2	1	0	0	0	0	0	0	0	
Smoke Alarms	7	6	37.5%	3	2	1	0	0	0	0	0	0	0	0	
<b>Sub Total</b>	<b>3,797</b>			<b>735</b>	<b>554</b>	<b>426</b>	<b>781</b>	<b>488</b>	<b>303</b>	<b>187</b>	<b>117</b>	<b>73</b>	<b>46</b>	<b>76</b>	
<b>1. Division 40</b>	<b>Sub Total</b>	<b>3,797</b>		<b>735</b>	<b>554</b>	<b>426</b>	<b>781</b>	<b>488</b>	<b>303</b>	<b>187</b>	<b>117</b>	<b>73</b>	<b>46</b>	<b>76</b>	
1.1. Effective Life	<b>Sub Total</b>			380	329	285	0	0	0	0	0	0	0		
1.2. Pooling	<b>Sub Total</b>			355	225	141	781	488	303	187	117	73	46		
1.3. Scrapping	<b>Sub Total</b>			0	0	0	0	0	0	0	0	0	0		
<b>2. Division 43</b>	<b>Sub Total</b>	<b>262,794</b>		<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>177,874</b>	
2.1. Scrapping	<b>Sub Total</b>			0	0	0	0	0	0	0	0	0	0		
<b>Annual Decline in Value</b>	<b>Total</b>	<b>266,591</b>		<b>9,227</b>	<b>9,046</b>	<b>8,918</b>	<b>9,273</b>	<b>8,980</b>	<b>8,795</b>	<b>8,679</b>	<b>8,609</b>	<b>8,565</b>	<b>8,538</b>	<b>177,950</b>	

# Prime Cost Method

Financial Years (Years 1 - 10)					Financial Year										Scraping	
					1	2	3	4	5	6	7	8	9	10	Adjustable Value 30-06-28	
					Start Date	12-06-19	01-07-19	01-07-20	01-07-21	01-07-22	01-07-23	01-07-24	01-07-25	01-07-26	01-07-27	
					End Date	30-06-19	30-06-20	30-06-21	30-06-22	30-06-23	30-06-24	30-06-25	30-06-26	30-06-27	30-06-28	
Unit Specific	Opening Value	Value @ Income	Effective Life (yrs)	Decline in Value Rate												
Air Conditioner - Split Systems	11,162	11,162	10	10.0%	58	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,060
Automatic Garage Door - Controls	242	242	5	100.0%	242	0	0	0	0	0	0	0	0	0	0	0
Automatic Garage Door - Motors	743	743	10	10.0%	4	74	74	74	74	74	74	74	74	74	74	73
Bathroom Accessories - Freestanding	542	542	5	20.0%	6	108	108	108	108	104	0	0	0	0	0	0
Blinds	1,651	1,651	10	10.0%	9	165	165	165	165	165	165	165	165	165	165	157
Carpet	3,683	3,683	10	10.0%	19	368	368	368	368	368	368	368	368	368	368	352
Cooktops	996	996	12	8.3%	4	83	83	83	83	83	83	83	83	83	83	245
Dishwashers	1,241	1,241	10	10.0%	6	124	124	124	124	124	124	124	124	124	124	119
Door Closers	223	223	10	100.0%	223	0	0	0	0	0	0	0	0	0	0	0
Exhaust Fans	278	278	10	100.0%	278	0	0	0	0	0	0	0	0	0	0	0
Floating Timber Floors	5,356	5,356	15	6.7%	19	357	357	357	357	357	357	357	357	357	357	2,124
Garbage Bins	289	289	10	100.0%	289	0	0	0	0	0	0	0	0	0	0	0
Garden Sheds Freestanding	542	542	15	6.7%	2	36	36	36	36	36	36	36	36	36	36	216
Heat, Light & Exhaust Units	465	465	10	10.0%	2	47	47	47	47	47	47	47	47	47	47	40
Hot Water Systems - Solar	5,037	5,037	15	6.7%	18	336	336	336	336	336	336	336	336	336	336	1,995
Light Shades	1,340	1,340	5	20.0%	14	268	268	268	268	254	0	0	0	0	0	0
Ovens	1,497	1,497	12	8.3%	7	125	125	125	125	125	125	125	125	125	125	365
Rangehoods	747	747	12	8.3%	3	62	62	62	62	62	62	62	62	62	62	186
Smoke Alarms	575	575	6	16.7%	5	96	96	96	96	96	90	0	0	0	0	0
<b>Sub Total</b>	<b>36,609</b>	<b>36,609</b>			<b>1,208</b>	<b>3,365</b>	<b>3,365</b>	<b>3,365</b>	<b>3,365</b>	<b>3,365</b>	<b>3,347</b>	<b>2,983</b>	<b>2,893</b>	<b>2,893</b>	<b>2,893</b>	<b>6,932</b>
<b>1. Division 40</b>	<b>Sub Total</b>	<b>36,609</b>	<b>36,609</b>		<b>1,208</b>	<b>3,365</b>	<b>3,365</b>	<b>3,365</b>	<b>3,365</b>	<b>3,365</b>	<b>3,347</b>	<b>2,983</b>	<b>2,893</b>	<b>2,893</b>	<b>2,893</b>	<b>6,932</b>
1.1. Effective Life	<b>Sub Total</b>				1,208	3,365	3,365	3,365	3,365	3,347	2,983	2,893	2,893	2,893	2,893	
1.2. Scraping	<b>Sub Total</b>				0	0	0	0	0	0	0	0	0	0	0	
<b>2. Division 43</b>	<b>Sub Total</b>	<b>339,664</b>	<b>339,664</b>		<b>442</b>	<b>8,492</b>	<b>262,794</b>									
2.1. Scraping	<b>Sub Total</b>				0	0	0	0	0	0	0	0	0	0	0	
<b>Annual Decline in Value</b>	<b>Total</b>	<b>376,273</b>	<b>376,273</b>		<b>1,650</b>	<b>11,857</b>	<b>11,857</b>	<b>11,857</b>	<b>11,857</b>	<b>11,857</b>	<b>11,839</b>	<b>11,475</b>	<b>11,385</b>	<b>11,385</b>	<b>11,385</b>	<b>269,726</b>

# Prime Cost Method

													Scrapping	
Financial Years (Years 11 - 20)		Financial Year		11	12	13	14	15	16	17	18	19	20	Adjustable Value 30-06-38
		Start Date		01-07-28	01-07-29	01-07-30	01-07-31	01-07-32	01-07-33	01-07-34	01-07-35	01-07-36	01-07-37	
		End Date		30-06-29	30-06-30	30-06-31	30-06-32	30-06-33	30-06-34	30-06-35	30-06-36	30-06-37	30-06-38	
Unit Specific	Adjustable Value	Effective Life (yrs)	Decline in Value Rate											
Air Conditioner - Split Systems	1,060	10	10.0%	1,060	0	0	0	0	0	0	0	0	0	0
Automatic Garage Door - Controls	0	5	100.0%	0	0	0	0	0	0	0	0	0	0	0
Automatic Garage Door - Motors	73	10	10.0%	73	0	0	0	0	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	20.0%	0	0	0	0	0	0	0	0	0	0	0
Blinds	157	10	10.0%	157	0	0	0	0	0	0	0	0	0	0
Carpet	352	10	10.0%	352	0	0	0	0	0	0	0	0	0	0
Cooktops	245	12	8.3%	83	83	79	0	0	0	0	0	0	0	0
Dishwashers	119	10	10.0%	119	0	0	0	0	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0	0	0	0	0	0
Exhaust Fans	0	10	100.0%	0	0	0	0	0	0	0	0	0	0	0
Floating Timber Floors	2,124	15	6.7%	357	357	357	357	357	339	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0	0	0	0	0	0
Garden Sheds Freestanding	216	15	6.7%	36	36	36	36	36	36	0	0	0	0	0
Heat, Light & Exhaust Units	40	10	10.0%	40	0	0	0	0	0	0	0	0	0	0
Hot Water Systems - Solar	1,995	15	6.7%	336	336	336	336	336	315	0	0	0	0	0
Light Shades	0	5	20.0%	0	0	0	0	0	0	0	0	0	0	0
Ovens	365	12	8.3%	125	125	115	0	0	0	0	0	0	0	0
Rangehoods	186	12	8.3%	62	62	62	0	0	0	0	0	0	0	0
Smoke Alarms	0	6	16.7%	0	0	0	0	0	0	0	0	0	0	0
	<b>Sub Total</b>	<b>6,932</b>		<b>2,800</b>	<b>999</b>	<b>985</b>	<b>729</b>	<b>729</b>	<b>690</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>1. Division 40</b>	<b>Sub Total</b>	<b>6,932</b>		<b>2,800</b>	<b>999</b>	<b>985</b>	<b>729</b>	<b>729</b>	<b>690</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1.1. Effective Life	<b>Sub Total</b>			2,800	999	985	729	729	690	0	0	0	0	
1.2. Scrapping	<b>Sub Total</b>			0	0	0	0	0	0	0	0	0	0	
<b>2. Division 43</b>	<b>Sub Total</b>	<b>262,794</b>		<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>177,874</b>
2.1. Scrapping	<b>Sub Total</b>			0	0	0	0	0	0	0	0	0	0	
<b>Annual Decline in Value</b>	<b>Total</b>	<b>269,726</b>		<b>11,292</b>	<b>9,491</b>	<b>9,477</b>	<b>9,221</b>	<b>9,221</b>	<b>9,182</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>8,492</b>	<b>177,874</b>

## Division 43

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Works Description	Date	Rate	Original Cost	Annual Claims
Original Works	11 June 2019	2.5%	\$339,664	\$8,492
		Total	\$339,664	

## Additional Information

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Capital Claims has been engaged on behalf of Crevelli Street Pty Ltd atf The Durham Family Superannuation Fund Pty Ltd to prepare a Capital Allowance and Tax Depreciation Report on 90C Tyler Street PRESTON, VIC 3072.

Where actual costs for the building structure and the depreciable assets were not available these costs have been estimated using Capital Claims cost advice current to the date of the assessment. Where necessary costs have been adjusted through the application of Building Price Indices.

The report covers both Division 40 and Division 43 of ITAA97:

- **Division 43** - may also be known as the Capital Allowance and applies to the structural elements of the property that are not considered Depreciable Assets or Plant and Equipment. Capital Allowances are only claimable upon works that have commenced construction after:
  - **18th July 1985** for Residential properties;
  - **20th July 1982** for Non Residential properties;
  - **20th July 1982** for Industrial properties;
  - **22nd August 1979** for Traveller Accommodation properties.
- **Division 40** - consists of the Depreciable Assets or Plant and Equipment items, these are basically items that can be 'easily' removed from the property as opposed to 'permanently fixed'. Items that are either mechanical or electronic in nature will also be included in this element even where they are permanently fixed to the property.

Plant and Equipment assets deductions are only claimable as an annual deduction upon circumstances where one or more of the following are true:

- Non Residential Property purchased for income producing purposes;
- Residential Property purchased by an excluded entity including:
  - Corporate Tax Entity
  - Superannuation plan that is not a self-managed superannuation fund
  - Public unit trust
  - Managed investment trust, unit trust or a partnership, all of the members of which are entities of a type listed above.
- Residential Property purchased for rental purposes before 7.30pm on 9 May 2017;
- Depreciating Asset purchased brand new after 7.30pm on 9 May 2017.

Where the above circumstances are not applicable, Plant and Equipment assets (Division 40) can not be claimed as an annual deduction. However, the cumulative depreciation value of these assets is deferred and can be used upon the sale of the property to reduce your CGT bill.

The effective lives applied to the assets in this report are those set down by the Tax Commissioner in their assessment of the applicable effective life. Low Value/Cost Pooling and the immediate write off rules have been applied where appropriate to maximise the claimable benefits available to the property owners during the qualifying periods. The rates are in accordance with:

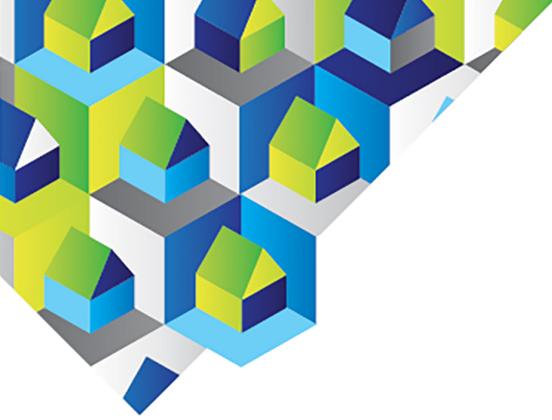
- **Income Tax Order 1217** - for assets acquired prior to 1 July 1991;
- **Income Tax Ruling IT 2685** - for assets acquired up until 1 January 2001;

- **Tax Ruling TR 2000/18** - for assets acquired up until 1 July 2006;
- **Tax Ruling TR 2006/5 and subsequent addendums** - for assets acquired since 1 July 2006.

Both the Diminishing Value Method and Prime Cost Method of depreciation have been provided within this report. Each of these methods have considered the legislation in application at the time of the acquisition of the asset and the preparation of the report. Where Low Cost Pooling has been applied the asset has been depreciated at 18.75% in the year of acquisition and 37.5% for all subsequent years.

We have assumed that the property owner is entitled to claim the available depreciation and that no schedules of depreciation exist or form conditions of the acquisition of the property.

The report is based on Capital Claims Pty Ltd interpretation of the Income Tax Assessment Act of 1997, tax cases, rulings, interpretive decisions and intentions of the Commissioner of Taxation.



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