

Capital Allowance and Tax Depreciation Schedule

Maximising the cash return from investment properties

Summerlin Terraces

John Armstrong Egan & Bernadette Eileen Egan atf Birdsville Bullwhip &
Saddle Company Superannuation Fund
Unit 127/29 Rochat Street
BANYO QLD 4014

28 May 2021

John Armstrong Egan & Bernadette Eileen Egan atf Birdsville Bullwhip & Saddle Company Superannuation Fund
PO Box 1399
CARINDALE QLD 4152

Dear Sir/Madam,

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 127/29 Rochat Street, BANYO QLD 4014.

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: John Armstrong Egan & Bernadette Eileen Egan atf
Birdsville Bullwhip & Saddle Company Superannuation
Fund

Property address: Unit 127/29 Rochat Street, BANYO QLD 4014

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 1997), are able to be calculated and deducted based on each owner's interest in the asset, and not the whole asset. For example, joint tenants with an equal 50 per cent share can claim an immediate write-off for items costing \$600 or less as each co-owner's share is no more than \$300 each. When an owner's share of an asset is valued at less than \$1,000, it can be added to a low-value pool assuming there is no immediate write-off.

Property type: Residential

Purchase price: \$462,490

Settlement date: 28 July 2020

Construction completion date: 28 July 2020

Schedule start date: 28 July 2020

Date available to provide income: 28 July 2020

Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for John Armstrong Egan & Bernadette Eileen Egan atf Birdsville Bullwhip & Saddle Company Superannuation Fund on Unit 127/29 Rochat Street, BANYO QLD 4014 has been prepared and calculated in accordance with the legislation applicable on 28 May 2021.

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 2020/3 – 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 28 May 2021. 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 John Armstrong Egan & Bernadette Eileen Egan atf Birdsville Bullwhip & Saddle Company Superannuation Fund
- Verbal information provided by Brisbane City Council
- Site inspection conducted by BMT Tax Depreciation on 11 May 2021
- Purchase price of \$462,490

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

Quantity Surveyors are recognised by the Commissioner of Taxation to have appropriate construction costing skills to estimate building costs for the purpose of determining your capital works and tax depreciation deductions (see Tax Ruling 97/25).

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**

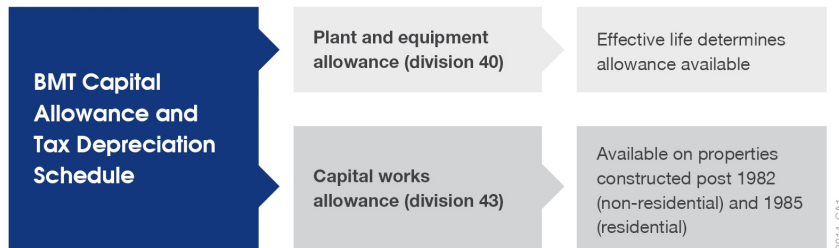
As a member of PIPA, BMT Tax Depreciation are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

- **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	\$462,490
Total expenditure	\$462,490



Division 40 - plant and equipment	\$43,381
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The calculations for plant and equipment assets have been prepared in accordance with the relevant Taxation Ruling in place at the time of preparing this report. This ruling discusses the methodology outlined by the Commissioner of Taxation to determine the effective life of depreciating assets under section 40-100 of the Income Tax Assessment Act 1997 (ITAA 1997).

Division 43 - capital works allowance	\$285,271
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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	\$133,838
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This represents all items that do not qualify for capital works deductions or decline in value and any capital works deductions which are already exhausted. Construction expenditure that cannot be claimed (as per Australian Taxation Office (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	\$462,490
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Capital Allowance and Tax Depreciation Schedule summary

Total deductions - 40 year forecast

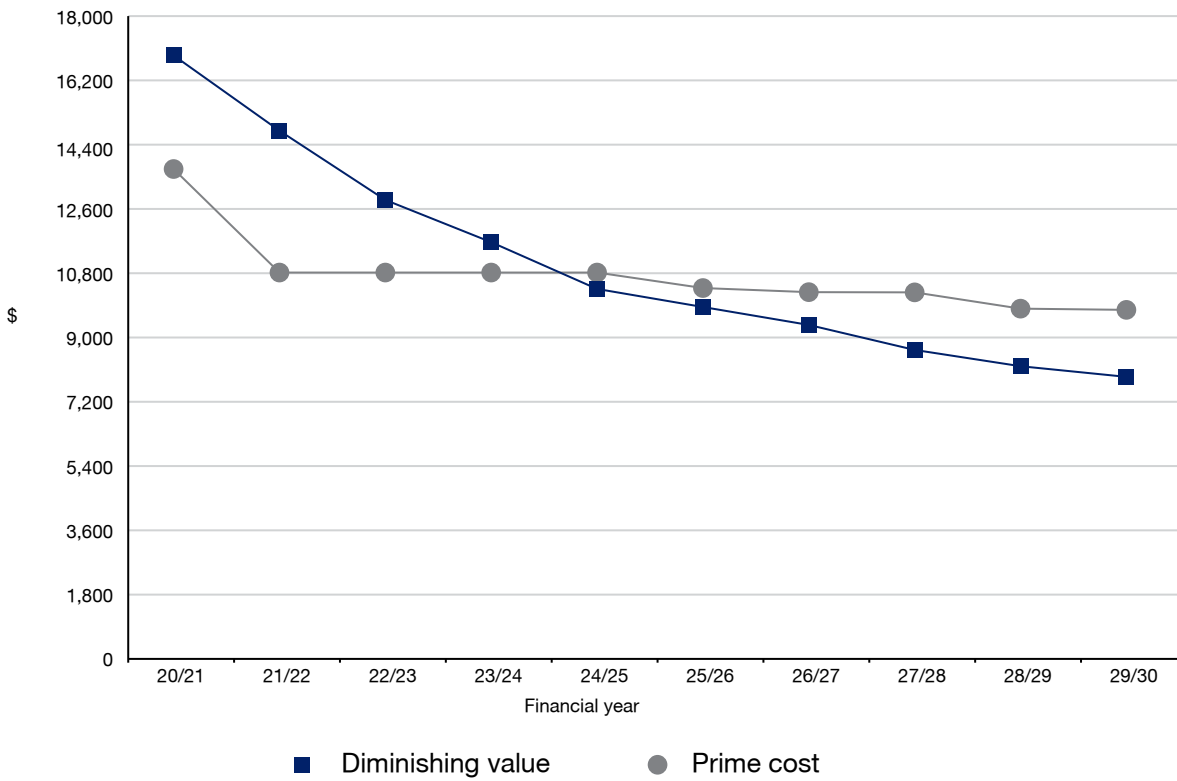
The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
28-Jul-20 to 30-Jun-21	16,899	13,718	1-Jul-41 to 30-Jun-42	7,160	7,241
1-Jul-21 to 30-Jun-22	14,791	10,819	1-Jul-42 to 30-Jun-43	7,149	7,241
1-Jul-22 to 30-Jun-23	12,852	10,819	1-Jul-43 to 30-Jun-44	7,142	7,241
1-Jul-23 to 30-Jun-24	11,669	10,819	1-Jul-44 to 30-Jun-45	7,138	7,241
1-Jul-24 to 30-Jun-25	10,360	10,819	1-Jul-45 to 30-Jun-46	7,136	7,241
1-Jul-25 to 30-Jun-26	9,854	10,385	1-Jul-46 to 30-Jun-47	7,136	7,241
1-Jul-26 to 30-Jun-27	9,352	10,270	1-Jul-47 to 30-Jun-48	7,134	7,241
1-Jul-27 to 30-Jun-28	8,652	10,264	1-Jul-48 to 30-Jun-49	7,134	7,241
1-Jul-28 to 30-Jun-29	8,196	9,808	1-Jul-49 to 30-Jun-50	7,132	7,241
1-Jul-29 to 30-Jun-30	7,898	9,774	1-Jul-50 to 30-Jun-51	7,132	7,138
1-Jul-30 to 30-Jun-31	7,700	8,575	1-Jul-51 to 30-Jun-52	7,132	7,132
1-Jul-31 to 30-Jun-32	7,569	8,487	1-Jul-52 to 30-Jun-53	7,132	7,132
1-Jul-32 to 30-Jun-33	7,481	7,804	1-Jul-53 to 30-Jun-54	7,132	7,132
1-Jul-33 to 30-Jun-34	7,411	7,753	1-Jul-54 to 30-Jun-55	7,132	7,132
1-Jul-34 to 30-Jun-35	7,896	7,753	1-Jul-55 to 30-Jun-56	7,132	7,132
1-Jul-35 to 30-Jun-36	7,604	7,329	1-Jul-56 to 30-Jun-57	7,132	7,132
1-Jul-36 to 30-Jun-37	7,429	7,297	1-Jul-57 to 30-Jun-58	7,132	7,132
1-Jul-37 to 30-Jun-38	7,314	7,297	1-Jul-58 to 30-Jun-59	7,132	7,132
1-Jul-38 to 30-Jun-39	7,246	7,297	1-Jul-59 to 30-Jun-60	7,132	7,132
1-Jul-39 to 30-Jun-40	7,203	7,297	1-Jul-60 to 30-Jun-61	519	519
1-Jul-40 to 30-Jun-41	7,176	7,254	Total	328,652	328,652

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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 initial years and the prime cost method's greater deductions in later years.



Division 43 – capital works allowance

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

Works	Date	Rate	Original cost (\$)
Original works	28-Jul-20	2.5%	285,271

Calculation for write-off provision:

Period	Original division 43 (\$)
28-Jul-20 to 30-Jun-21	6,604
1-Jul-21 to 30-Jun-22	7,132
1-Jul-22 to 30-Jun-23	7,132
1-Jul-23 to 30-Jun-24	7,132
1-Jul-24 to 30-Jun-25	7,132
1-Jul-25 to 30-Jun-26	7,132
1-Jul-26 to 30-Jun-27	7,132
1-Jul-27 to 30-Jun-28	7,132
1-Jul-28 to 30-Jun-29	7,132
1-Jul-29 to 30-Jun-30	7,132

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Diminishing value method summary

Date	Division 40 plant	Division 40 pooled plant	Total division 40	Total division 43	Total
28-Jul-20 to 30-Jun-21	7,902	2,393	10,295	6,604	16,899
1-Jul-21 to 30-Jun-22	3,770	3,889	7,659	7,132	14,791
1-Jul-22 to 30-Jun-23	2,922	2,798	5,720	7,132	12,852
1-Jul-23 to 30-Jun-24	1,835	2,702	4,537	7,132	11,669
1-Jul-24 to 30-Jun-25	1,540	1,688	3,228	7,132	10,360
1-Jul-25 to 30-Jun-26	1,000	1,722	2,722	7,132	9,854
1-Jul-26 to 30-Jun-27	505	1,715	2,220	7,132	9,352
1-Jul-27 to 30-Jun-28	446	1,074	1,520	7,132	8,652
1-Jul-28 to 30-Jun-29	393	671	1,064	7,132	8,196
1-Jul-29 to 30-Jun-30	347	419	766	7,132	7,898
1-Jul-30 to 30-Jun-31	308	260	568	7,132	7,700
1-Jul-31 to 30-Jun-32	272	165	437	7,132	7,569
1-Jul-32 to 30-Jun-33	242	107	349	7,132	7,481
1-Jul-33 to 30-Jun-34	213	66	279	7,132	7,411
1-Jul-34 to 30-Jun-35	0	764	764	7,132	7,896
1-Jul-35 to 30-Jun-36	0	472	472	7,132	7,604
1-Jul-36 to 30-Jun-37	0	297	297	7,132	7,429
1-Jul-37 to 30-Jun-38	0	182	182	7,132	7,314
1-Jul-38 to 30-Jun-39	0	114	114	7,132	7,246
1-Jul-39 to 30-Jun-40	0	71	71	7,132	7,203
1-Jul-40 to 30-Jun-41	0	44	44	7,132	7,176
1-Jul-41 to 30-Jun-42	0	28	28	7,132	7,160
1-Jul-42 to 30-Jun-43	0	17	17	7,132	7,149
1-Jul-43 to 30-Jun-44	0	10	10	7,132	7,142
1-Jul-44 to 30-Jun-45	0	6	6	7,132	7,138
1-Jul-45 to 30-Jun-46	0	4	4	7,132	7,136
1-Jul-46 to 30-Jun-47	0	4	4	7,132	7,136
1-Jul-47 to 30-Jun-48	0	2	2	7,132	7,134
1-Jul-48 to 30-Jun-49	0	2	2	7,132	7,134
1-Jul-49 to 30-Jun-50	0	0	0	7,132	7,132
1-Jul-50 to 30-Jun-51	0	0	0	7,132	7,132
1-Jul-51 to 30-Jun-52	0	0	0	7,132	7,132
1-Jul-52 to 30-Jun-53	0	0	0	7,132	7,132
1-Jul-53 to 30-Jun-54	0	0	0	7,132	7,132
1-Jul-54 to 30-Jun-55	0	0	0	7,132	7,132
1-Jul-55 to 30-Jun-56	0	0	0	7,132	7,132
1-Jul-56 to 30-Jun-57	0	0	0	7,132	7,132
1-Jul-57 to 30-Jun-58	0	0	0	7,132	7,132
1-Jul-58 to 30-Jun-59	0	0	0	7,132	7,132
1-Jul-59 to 30-Jun-60	0	0	0	7,132	7,132
1-Jul-60 to 30-Jun-61	0	0	0	519	519
Total	21,695	21,686	43,381	285,271	328,652

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Prime cost method summary

Date	Division 40	Division 43	Total
28-Jul-20 to 30-Jun-21	7,114	6,604	13,718
1-Jul-21 to 30-Jun-22	3,687	7,132	10,819
1-Jul-22 to 30-Jun-23	3,687	7,132	10,819
1-Jul-23 to 30-Jun-24	3,687	7,132	10,819
1-Jul-24 to 30-Jun-25	3,687	7,132	10,819
1-Jul-25 to 30-Jun-26	3,253	7,132	10,385
1-Jul-26 to 30-Jun-27	3,138	7,132	10,270
1-Jul-27 to 30-Jun-28	3,132	7,132	10,264
1-Jul-28 to 30-Jun-29	2,676	7,132	9,808
1-Jul-29 to 30-Jun-30	2,642	7,132	9,774
1-Jul-30 to 30-Jun-31	1,443	7,132	8,575
1-Jul-31 to 30-Jun-32	1,355	7,132	8,487
1-Jul-32 to 30-Jun-33	672	7,132	7,804
1-Jul-33 to 30-Jun-34	621	7,132	7,753
1-Jul-34 to 30-Jun-35	621	7,132	7,753
1-Jul-35 to 30-Jun-36	197	7,132	7,329
1-Jul-36 to 30-Jun-37	165	7,132	7,297
1-Jul-37 to 30-Jun-38	165	7,132	7,297
1-Jul-38 to 30-Jun-39	165	7,132	7,297
1-Jul-39 to 30-Jun-40	165	7,132	7,297
1-Jul-40 to 30-Jun-41	122	7,132	7,254
1-Jul-41 to 30-Jun-42	109	7,132	7,241
1-Jul-42 to 30-Jun-43	109	7,132	7,241
1-Jul-43 to 30-Jun-44	109	7,132	7,241
1-Jul-44 to 30-Jun-45	109	7,132	7,241
1-Jul-45 to 30-Jun-46	109	7,132	7,241
1-Jul-46 to 30-Jun-47	109	7,132	7,241
1-Jul-47 to 30-Jun-48	109	7,132	7,241
1-Jul-48 to 30-Jun-49	109	7,132	7,241
1-Jul-49 to 30-Jun-50	109	7,132	7,241
1-Jul-50 to 30-Jun-51	6	7,132	7,138
1-Jul-51 to 30-Jun-52	0	7,132	7,132
1-Jul-52 to 30-Jun-53	0	7,132	7,132
1-Jul-53 to 30-Jun-54	0	7,132	7,132
1-Jul-54 to 30-Jun-55	0	7,132	7,132
1-Jul-55 to 30-Jun-56	0	7,132	7,132
1-Jul-56 to 30-Jun-57	0	7,132	7,132
1-Jul-57 to 30-Jun-58	0	7,132	7,132
1-Jul-58 to 30-Jun-59	0	7,132	7,132
1-Jul-59 to 30-Jun-60	0	7,132	7,132
1-Jul-60 to 30-Jun-61	0	519	519
Total	43,381	285,271	328,652

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Diminishing value method schedule (years 1 - 5)

Tax grouping	Total cost @ 28-Jul-20 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-25 (\$)
				28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	6,395	10	20.0%	1,184	1,042	834	667	534	2,134
Bathroom Accessories - Freestanding	255	3	100.0%	255	0	0	0	0	0
Blinds	3,620	10	37.5%	0*	0	0	0	0	449
Carpet	1,876	8	25.0%	434	361	270	0*	0	317
Ceiling Fans	732	5	37.5%	0*	0	0	0	0	91
Clothes Dryers	813	10	37.5%	0*	0	0	0	0	101
Cooktops	1,451	12	16.7%	224	205	170	0*	0	332
Dishwashers	2,032	8	25.0%	470	391	293	0*	0	343
Door Closers	215	10	100.0%	215	0	0	0	0	0
Exhaust Fans	766	10	37.5%	0*	0	0	0	0	95
Floating Timber Floors	6,838	15	13.3%	844	799	693	600	520	3,382
Hot Water Systems	2,089	12	16.7%	322	295	245	205	170	852
Light Fittings and Shades	1,608	5	37.5%	0*	0	0	0	0	199
Ovens	2,264	12	16.7%	349	319	266	222	185	923
Rangehoods	958	12	37.5%	0*	0	0	0	0	119
Smoke Alarms	522	6	37.5%	0*	0	0	0	0	65
Subtotal	32,434			4,297	3,412	2,771	1,694	1,409	9,402
Existing common property									
Air Conditioner - Split Systems	246	10	100.0%	246	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	107	10	100.0%	107	0	0	0	0	0
Bathroom Accessories - Freestanding	15	3	100.0%	15	0	0	0	0	0
Blinds	9	10	100.0%	9	0	0	0	0	0
Ceiling Fans	11	5	100.0%	11	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	279	4	100.0%	279	0	0	0	0	0
Closed Circuit Television - Digital Recorders	255	4	100.0%	255	0	0	0	0	0
Cooktops	54	12	100.0%	54	0	0	0	0	0
Dishwashers	65	8	100.0%	65	0	0	0	0	0
Emergency Warning & Intercommunication Systems	1,398	12	16.7%	216	197	0*	0	0	241
Fire Alarm Bells	140	12	100.0%	140	0	0	0	0	0
Fire Detection Alarms	408	20	37.5%	0*	0	0	0	0	51
Fire Extinguishers	14	15	100.0%	14	0	0	0	0	0
Fire Hoses & Nozzles	32	10	100.0%	32	0	0	0	0	0
Fire Indicator Panels	645	12	37.5%	0*	0	0	0	0	79
Floor Carpet - Artificial Grass & Matting	81	5	100.0%	81	0	0	0	0	0
Furniture - Freestanding A	215	13	100.0%	215	0	0	0	0	0
Furniture - Outdoor A	129	5	100.0%	129	0	0	0	0	0
Garbage Bins	281	10	100.0%	281	0	0	0	0	0
Gym Asset - Cardiovascular	91	5	100.0%	91	0	0	0	0	0
Gym Asset - Resistance	56	10	100.0%	56	0	0	0	0	0
Intercom System Assets	871	10	37.5%	0*	0	0	0	0	107
Lifts - A	2,580	30	6.7%	159	161	151	141	131	1,837
Lifts - B	688	30	37.5%	0*	0	0	0	0	85
Light Fittings and Shades	69	5	100.0%	69	0	0	0	0	0
Linen	8	5	100.0%	8	0	0	0	0	0
MATV System	161	10	100.0%	161	0	0	0	0	0
Microwave Ovens	19	8	100.0%	19	0	0	0	0	0
Ovens	93	12	100.0%	93	0	0	0	0	0
Rangehoods	41	12	100.0%	41	0	0	0	0	0
Refrigerators	172	12	100.0%	172	0	0	0	0	0
Swimming Pool - Cleaners	109	7	100.0%	109	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	406	10	37.5%	0*	0	0	0	0	51
Television Sets	135	8	100.0%	135	0	0	0	0	0

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Diminishing value method schedule (years 1 - 5) Continued

Tax grouping	Total cost @ 28-Jul-20 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-25 (\$)
				28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)	
Ventilation Fans	721	20	37.5%	0*	0	0	0	0	89
Vinyl	192	10	100.0%	192	0	0	0	0	0
Water Pumps - Multi-storey	151	20	100.0%	151	0	0	0	0	0
Subtotal	10,947			3,605	358	151	141	131	2,540
Total division 40 - plant	30,623			7,902	3,770	2,922	1,835	1,540	7,353
Total division 40 - pooled plant (Page 23)	12,758			2,393	3,889	2,798	2,702	1,688	4,589
Total division 40	43,381			10,295	7,659	5,720	4,537	3,228	11,942
Division 43 - capital works allowance									
Total division 43 (Page 12)	285,271			6,604	7,132	7,132	7,132	7,132	250,139
Total depreciation	328,652			16,899	14,791	12,852	11,669	10,360	262,081

*Low cost assets and low value assets have been allocated to the low value pooling table.

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Diminishing value method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-25 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	2,134	10	20.0%	427	0*	0	0	0	261
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	449	10	37.5%	0	0	0	0	0	43
Carpet	317	8	37.5%	0	0	0	0	0	30
Ceiling Fans	91	5	37.5%	0	0	0	0	0	9
Clothes Dryers	101	10	37.5%	0	0	0	0	0	9
Cooktops	332	12	37.5%	0	0	0	0	0	32
Dishwashers	343	8	37.5%	0	0	0	0	0	32
Door Closers	0	10	100.0%	0	0	0	0	0	0
Exhaust Fans	95	10	37.5%	0	0	0	0	0	9
Floating Timber Floors	3,382	15	13.3%	451	391	339	293	254	1,654
Hot Water Systems	852	12	37.5%	0*	0	0	0	0	81
Light Fittings and Shades	199	5	37.5%	0	0	0	0	0	19
Ovens	923	12	37.5%	0*	0	0	0	0	88
Rangehoods	119	12	37.5%	0	0	0	0	0	11
Smoke Alarms	65	6	37.5%	0	0	0	0	0	6
Subtotal	9,402			878	391	339	293	254	2,284
Existing common property									
Air Conditioner - Split Systems	0	10	100.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	100.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5	100.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0%	0	0	0	0	0	0
Cooktops	0	12	100.0%	0	0	0	0	0	0
Dishwashers	0	8	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	241	12	37.5%	0	0	0	0	0	23
Fire Alarm Bells	0	12	100.0%	0	0	0	0	0	0
Fire Detection Alarms	51	20	37.5%	0	0	0	0	0	4
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	79	12	37.5%	0	0	0	0	0	7
Floor Carpet - Artificial Grass & Matting	0	5	100.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	100.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	107	10	37.5%	0	0	0	0	0	10
Lifts - A	1,837	30	6.7%	122	114	107	100	93	1,301
Lifts - B	85	30	37.5%	0	0	0	0	0	8
Light Fittings and Shades	0	5	100.0%	0	0	0	0	0	0
Linen	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Microwave Ovens	0	8	100.0%	0	0	0	0	0	0
Ovens	0	12	100.0%	0	0	0	0	0	0
Rangehoods	0	12	100.0%	0	0	0	0	0	0
Refrigerators	0	12	100.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	51	10	37.5%	0	0	0	0	0	4
Television Sets	0	8	100.0%	0	0	0	0	0	0

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Diminishing value method schedule (years 6 - 10) Continued

Tax grouping	Total cost @ 1-Jul-25 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)	
Ventilation Fans	89	20	37.5%	0	0	0	0	0	9
Vinyl	0	10	100.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	100.0%	0	0	0	0	0	0
Subtotal	2,540			122	114	107	100	93	1,366
Total division 40 - plant	7,353			1,000	505	446	393	347	2,955
Total division 40 - pooled plant (Page 25)	4,589			1,722	1,715	1,074	671	419	695
Total division 40	11,942			2,722	2,220	1,520	1,064	766	3,650
Division 43 - capital works allowance									
Total division 43 (Page 12)	250,139			7,132	7,132	7,132	7,132	7,132	214,479
Total depreciation	262,081			9,854	9,352	8,652	8,196	7,898	218,129

*Low cost assets and low value assets have been allocated to the low value pooling table.

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Diminishing value method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-30 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 11 (\$)	1-Jul-31 30-Jun-32 Year 12 (\$)	1-Jul-32 30-Jun-33 Year 13 (\$)	1-Jul-33 30-Jun-34 Year 14 (\$)	1-Jul-34 30-Jun-35 Year 15 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	261	10	37.5%	0	0	0	0	0	25
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	43	10	37.5%	0	0	0	0	0	4
Carpet	30	8	37.5%	0	0	0	0	0	2
Ceiling Fans	9	5	37.5%	0	0	0	0	0	0
Clothes Dryers	9	10	37.5%	0	0	0	0	0	0
Cooktops	32	12	37.5%	0	0	0	0	0	2
Dishwashers	32	8	37.5%	0	0	0	0	0	2
Door Closers	0	10	100.0%	0	0	0	0	0	0
Exhaust Fans	9	10	37.5%	0	0	0	0	0	0
Floating Timber Floors	1,654	15	13.3%	221	191	166	143	0*	583
Hot Water Systems	81	12	37.5%	0	0	0	0	0	7
Light Fittings and Shades	19	5	37.5%	0	0	0	0	0	1
Ovens	88	12	37.5%	0	0	0	0	0	8
Rangehoods	11	12	37.5%	0	0	0	0	0	0
Smoke Alarms	6	6	37.5%	0	0	0	0	0	0
Subtotal	2,284			221	191	166	143	0	634
Existing common property									
Air Conditioner - Split Systems	0	10	100.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	100.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5	100.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0%	0	0	0	0	0	0
Cooktops	0	12	100.0%	0	0	0	0	0	0
Dishwashers	0	8	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	23	12	37.5%	0	0	0	0	0	2
Fire Alarm Bells	0	12	100.0%	0	0	0	0	0	0
Fire Detection Alarms	4	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	7	12	37.5%	0	0	0	0	0	0
Floor Carpet - Artificial Grass & Matting	0	5	100.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	100.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	10	10	37.5%	0	0	0	0	0	0
Lifts - A	1,301	30	6.7%	87	81	76	70	0*	617
Lifts - B	8	30	37.5%	0	0	0	0	0	0
Light Fittings and Shades	0	5	100.0%	0	0	0	0	0	0
Linen	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Microwave Ovens	0	8	100.0%	0	0	0	0	0	0
Ovens	0	12	100.0%	0	0	0	0	0	0
Rangehoods	0	12	100.0%	0	0	0	0	0	0
Refrigerators	0	12	100.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	4	10	37.5%	0	0	0	0	0	0
Television Sets	0	8	100.0%	0	0	0	0	0	0

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Diminishing value method schedule (years 11 - 15) Continued

Tax grouping	Total cost @ 1-Jul-30 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 11 (\$)	1-Jul-31 30-Jun-32 Year 12 (\$)	1-Jul-32 30-Jun-33 Year 13 (\$)	1-Jul-33 30-Jun-34 Year 14 (\$)	1-Jul-34 30-Jun-35 Year 15 (\$)	
Ventilation Fans	9	20	37.5%	0	0	0	0	0	0
Vinyl	0	10	100.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	100.0%	0	0	0	0	0	0
Subtotal	1,366			87	81	76	70	0	619
Total division 40 - plant	2,955			308	272	242	213	0	0
Total division 40 - pooled plant (Page 27)	695			260	165	107	66	764	1,253
Total division 40	3,650			568	437	349	279	764	1,253
Division 43 - capital works allowance									
Total division 43 (Page 12)	214,479			7,132	7,132	7,132	7,132	7,132	178,819
Total depreciation	218,129			7,700	7,569	7,481	7,411	7,896	180,072

*Low cost assets and low value assets have been allocated to the low value pooling table.

Diminishing value method schedule (years 16 - 20)

Tax grouping	Total cost @ 1-Jul-35 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-40 (\$)
				1-Jul-35 30-Jun-36 Year 16 (\$)	1-Jul-36 30-Jun-37 Year 17 (\$)	1-Jul-37 30-Jun-38 Year 18 (\$)	1-Jul-38 30-Jun-39 Year 19 (\$)	1-Jul-39 30-Jun-40 Year 20 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	25	10	37.5%	0	0	0	0	0	2
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	4	10	37.5%	0	0	0	0	0	0
Carpet	2	8	37.5%	0	0	0	0	0	0
Ceiling Fans	0	5	37.5%	0	0	0	0	0	0
Clothes Dryers	0	10	37.5%	0	0	0	0	0	0
Cooktops	2	12	37.5%	0	0	0	0	0	0
Dishwashers	2	8	37.5%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Exhaust Fans	0	10	37.5%	0	0	0	0	0	0
Floating Timber Floors	583	15	37.5%	0	0	0	0	0	56
Hot Water Systems	7	12	37.5%	0	0	0	0	0	0
Light Fittings and Shades	1	5	37.5%	0	0	0	0	0	0
Ovens	8	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	634			0	0	0	0	0	58
Existing common property									
Air Conditioner - Split Systems	0	10	100.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	100.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5	100.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0%	0	0	0	0	0	0
Cooktops	0	12	100.0%	0	0	0	0	0	0
Dishwashers	0	8	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	2	12	37.5%	0	0	0	0	0	0
Fire Alarm Bells	0	12	100.0%	0	0	0	0	0	0
Fire Detection Alarms	0	20	37.5%	0	0	0	0	0	0
Fire Extinguishers	0	15	100.0%	0	0	0	0	0	0
Fire Hoses & Nozzles	0	10	100.0%	0	0	0	0	0	0
Fire Indicator Panels	0	12	37.5%	0	0	0	0	0	0
Floor Carpet - Artificial Grass & Matting	0	5	100.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	100.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	0	10	37.5%	0	0	0	0	0	0
Lifts - A	617	30	37.5%	0	0	0	0	0	59
Lifts - B	0	30	37.5%	0	0	0	0	0	0
Light Fittings and Shades	0	5	100.0%	0	0	0	0	0	0
Linen	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Microwave Ovens	0	8	100.0%	0	0	0	0	0	0
Ovens	0	12	100.0%	0	0	0	0	0	0
Rangehoods	0	12	100.0%	0	0	0	0	0	0
Refrigerators	0	12	100.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	10	37.5%	0	0	0	0	0	0
Television Sets	0	8	100.0%	0	0	0	0	0	0

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Diminishing value method schedule (years 16 - 20) Continued

Tax grouping	Total cost @ 1-Jul-35 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-40 (\$)
				1-Jul-35 30-Jun-36 Year 16 (\$)	1-Jul-36 30-Jun-37 Year 17 (\$)	1-Jul-37 30-Jun-38 Year 18 (\$)	1-Jul-38 30-Jun-39 Year 19 (\$)	1-Jul-39 30-Jun-40 Year 20 (\$)	
Ventilation Fans	0	20	37.5%	0	0	0	0	0	0
Vinyl	0	10	100.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	100.0%	0	0	0	0	0	0
Subtotal	619			0	0	0	0	0	59
Total division 40 - plant	0			0	0	0	0	0	0
Total division 40 - pooled plant (Page 29)	1,253			472	297	182	114	71	117
Total division 40	1,253			472	297	182	114	71	117
Division 43 - capital works allowance									
Total division 43 (Page 12)	178,819			7,132	7,132	7,132	7,132	7,132	143,159
Total depreciation	180,072			7,604	7,429	7,314	7,246	7,203	143,276

*Low cost assets and low value assets have been allocated to the low value pooling table.

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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-25 (\$)
				28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	*1,707	10	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	3,620	10	37.5%	679	1,103	689	431	269	449
Carpet	*811	8	37.5%	0	0	0	304	190	317
Ceiling Fans	732	5	37.5%	137	223	140	87	54	91
Clothes Dryers	813	10	37.5%	152	248	155	97	60	101
Cooktops	*852	12	37.5%	0	0	0	320	200	332
Dishwashers	*878	8	37.5%	0	0	0	329	206	343
Door Closers	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	766	10	37.5%	144	233	146	91	57	95
Floating Timber Floors	*933	15	0.0%	0	0	0	0	0	0
Hot Water Systems	*852	12	0.0%	0	0	0	0	0	852
Light Fittings and Shades	1,608	5	37.5%	302	490	306	191	120	199
Ovens	*923	12	0.0%	0	0	0	0	0	923
Rangehoods	958	12	37.5%	180	292	182	114	71	119
Smoke Alarms	522	6	37.5%	98	159	99	62	39	65
Subtotal	9,019			1,692	2,748	1,717	2,026	1,266	3,886
Existing common property									
Air Conditioner - Split Systems	0	10	0.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	0	10	0.0%	0	0	0	0	0	0
Ceiling Fans	0	5	0.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0%	0	0	0	0	0	0
Cooktops	0	12	0.0%	0	0	0	0	0	0
Dishwashers	0	8	0.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	*985	12	37.5%	0	0	369	231	144	241
Fire Alarm Bells	0	12	0.0%	0	0	0	0	0	0
Fire Detection Alarms	408	20	37.5%	77	124	78	48	30	51
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	645	12	37.5%	121	197	123	77	48	79
Floor Carpet - Artificial Grass & Matting	0	5	0.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	0.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	871	10	37.5%	163	266	166	104	65	107
Lifts - A	*987	30	0.0%	0	0	0	0	0	0
Lifts - B	688	30	37.5%	129	210	131	82	51	85
Light Fittings and Shades	0	5	0.0%	0	0	0	0	0	0
Linen	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Microwave Ovens	0	8	0.0%	0	0	0	0	0	0
Ovens	0	12	0.0%	0	0	0	0	0	0
Rangehoods	0	12	0.0%	0	0	0	0	0	0
Refrigerators	0	12	0.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	406	10	37.5%	76	124	77	48	30	51
Television Sets	0	8	0.0%	0	0	0	0	0	0

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Diminishing value method pooling schedule (years 1 - 5) Continued

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-25 (\$)
				28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)	
Ventilation Fans	721	20	37.5%	135	220	137	86	54	89
Vinyl	0	10	0.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	0.0%	0	0	0	0	0	0
Subtotal	3,739			701	1,141	1,081	676	422	703
Total - pooled items	12,758			2,393	3,889	2,798	2,702	1,688	4,589

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

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Diminishing value method pooling schedule (years 6 - 10)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	*1,707	10	37.5%	0	640	400	250	156	261
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	449	10	37.5%	168	105	66	41	26	43
Carpet	317	8	37.5%	119	74	47	29	18	30
Ceiling Fans	91	5	37.5%	34	21	14	8	5	9
Clothes Dryers	101	10	37.5%	38	24	15	9	6	9
Cooktops	332	12	37.5%	125	78	48	30	19	32
Dishwashers	343	8	37.5%	129	80	50	32	20	32
Door Closers	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	95	10	37.5%	36	22	14	9	5	9
Floating Timber Floors	*933	15	0.0%	0	0	0	0	0	0
Hot Water Systems	852	12	37.5%	320	200	125	78	48	81
Light Fittings and Shades	199	5	37.5%	75	47	29	18	11	19
Ovens	923	12	37.5%	346	216	135	85	53	88
Rangehoods	119	12	37.5%	45	28	17	11	7	11
Smoke Alarms	65	6	37.5%	24	15	10	6	4	6
Subtotal	3,886			1,459	1,550	970	606	378	630
Existing common property									
Air Conditioner - Split Systems	0	10	0.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	0	10	0.0%	0	0	0	0	0	0
Ceiling Fans	0	5	0.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0%	0	0	0	0	0	0
Cooktops	0	12	0.0%	0	0	0	0	0	0
Dishwashers	0	8	0.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	241	12	37.5%	90	57	35	22	14	23
Fire Alarm Bells	0	12	0.0%	0	0	0	0	0	0
Fire Detection Alarms	51	20	37.5%	19	12	8	5	3	4
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	79	12	37.5%	30	18	12	7	5	7
Floor Carpet - Artificial Grass & Matting	0	5	0.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	0.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	107	10	37.5%	40	25	16	10	6	10
Lifts - A	*987	30	0.0%	0	0	0	0	0	0
Lifts - B	85	30	37.5%	32	20	12	8	5	8
Light Fittings and Shades	0	5	0.0%	0	0	0	0	0	0
Linen	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Microwave Ovens	0	8	0.0%	0	0	0	0	0	0
Ovens	0	12	0.0%	0	0	0	0	0	0
Rangehoods	0	12	0.0%	0	0	0	0	0	0
Refrigerators	0	12	0.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	51	10	37.5%	19	12	8	5	3	4
Television Sets	0	8	0.0%	0	0	0	0	0	0

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Diminishing value method pooling schedule (years 6 - 10) Continued

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)	
Ventilation Fans	89	20	37.5%	33	21	13	8	5	9
Vinyl	0	10	0.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	0.0%	0	0	0	0	0	0
Subtotal	703			263	165	104	65	41	65
Total - pooled items	4,589			1,722	1,715	1,074	671	419	695

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Diminishing value method pooling schedule (years 11 - 15)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 11 (\$)	1-Jul-31 30-Jun-32 Year 12 (\$)	1-Jul-32 30-Jun-33 Year 13 (\$)	1-Jul-33 30-Jun-34 Year 14 (\$)	1-Jul-34 30-Jun-35 Year 15 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	261	10	37.5%	98	61	38	24	15	25
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	43	10	37.5%	16	10	6	4	3	4
Carpet	30	8	37.5%	11	7	5	3	2	2
Ceiling Fans	9	5	37.5%	3	2	2	1	1	0
Clothes Dryers	9	10	37.5%	3	2	2	1	1	0
Cooktops	32	12	37.5%	12	8	5	3	2	2
Dishwashers	32	8	37.5%	12	8	5	3	2	2
Door Closers	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	9	10	37.5%	3	2	2	1	1	0
Floating Timber Floors	*933	15	37.5%	0	0	0	0	350	583
Hot Water Systems	81	12	37.5%	30	19	12	8	5	7
Light Fittings and Shades	19	5	37.5%	7	5	3	2	1	1
Ovens	88	12	37.5%	33	21	13	8	5	8
Rangehoods	11	12	37.5%	4	3	2	1	1	0
Smoke Alarms	6	6	37.5%	2	2	1	1	0	0
Subtotal	630			234	150	96	60	389	634
Existing common property									
Air Conditioner - Split Systems	0	10	0.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	0	10	0.0%	0	0	0	0	0	0
Ceiling Fans	0	5	0.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0%	0	0	0	0	0	0
Cooktops	0	12	0.0%	0	0	0	0	0	0
Dishwashers	0	8	0.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	23	12	37.5%	9	5	3	2	2	2
Fire Alarm Bells	0	12	0.0%	0	0	0	0	0	0
Fire Detection Alarms	4	20	37.5%	2	1	1	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	7	12	37.5%	3	2	1	1	0	0
Floor Carpet - Artificial Grass & Matting	0	5	0.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	0.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	10	10	37.5%	4	2	2	1	1	0
Lifts - A	*987	30	37.5%	0	0	0	0	370	617
Lifts - B	8	30	37.5%	3	2	1	1	1	0
Light Fittings and Shades	0	5	0.0%	0	0	0	0	0	0
Linen	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Microwave Ovens	0	8	0.0%	0	0	0	0	0	0
Ovens	0	12	0.0%	0	0	0	0	0	0
Rangehoods	0	12	0.0%	0	0	0	0	0	0
Refrigerators	0	12	0.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	4	10	37.5%	2	1	1	0	0	0
Television Sets	0	8	0.0%	0	0	0	0	0	0

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Diminishing value method pooling schedule (years 11 - 15) Continued

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 11 (\$)	1-Jul-31 30-Jun-32 Year 12 (\$)	1-Jul-32 30-Jun-33 Year 13 (\$)	1-Jul-33 30-Jun-34 Year 14 (\$)	1-Jul-34 30-Jun-35 Year 15 (\$)	
Ventilation Fans	9	20	37.5%	3	2	2	1	1	0
Vinyl	0	10	0.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	0.0%	0	0	0	0	0	0
Subtotal	65			26	15	11	6	375	619
Total - pooled items	695			260	165	107	66	764	1,253

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Diminishing value method pooling schedule (years 16 - 20)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-40 (\$)
				1-Jul-35 30-Jun-36 Year 16 (\$)	1-Jul-36 30-Jun-37 Year 17 (\$)	1-Jul-37 30-Jun-38 Year 18 (\$)	1-Jul-38 30-Jun-39 Year 19 (\$)	1-Jul-39 30-Jun-40 Year 20 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	25	10	37.5%	9	6	4	2	2	2
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	4	10	37.5%	2	1	1	0	0	0
Carpet	2	8	37.5%	1	1	0	0	0	0
Ceiling Fans	0	5	0.0%	0	0	0	0	0	0
Clothes Dryers	0	10	0.0%	0	0	0	0	0	0
Cooktops	2	12	37.5%	1	1	0	0	0	0
Dishwashers	2	8	37.5%	1	1	0	0	0	0
Door Closers	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Floating Timber Floors	583	15	37.5%	219	137	85	53	33	56
Hot Water Systems	7	12	37.5%	3	2	1	1	0	0
Light Fittings and Shades	1	5	37.5%	1	0	0	0	0	0
Ovens	8	12	37.5%	3	2	1	1	1	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	634			240	151	92	57	36	58
Existing common property									
Air Conditioner - Split Systems	0	10	0.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	0	10	0.0%	0	0	0	0	0	0
Ceiling Fans	0	5	0.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	0.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	0.0%	0	0	0	0	0	0
Cooktops	0	12	0.0%	0	0	0	0	0	0
Dishwashers	0	8	0.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	2	12	37.5%	1	1	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
Floor Carpet - Artificial Grass & Matting	0	5	0.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	0.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	0.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	0.0%	0	0	0	0	0	0
Intercom System Assets	0	10	0.0%	0	0	0	0	0	0
Lifts - A	617	30	37.5%	231	145	90	57	35	59
Lifts - B	0	30	0.0%	0	0	0	0	0	0
Light Fittings and Shades	0	5	0.0%	0	0	0	0	0	0
Linen	0	5	0.0%	0	0	0	0	0	0
MATV System	0	10	0.0%	0	0	0	0	0	0
Microwave Ovens	0	8	0.0%	0	0	0	0	0	0
Ovens	0	12	0.0%	0	0	0	0	0	0
Rangehoods	0	12	0.0%	0	0	0	0	0	0
Refrigerators	0	12	0.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	0.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	10	0.0%	0	0	0	0	0	0
Television Sets	0	8	0.0%	0	0	0	0	0	0

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Diminishing value method pooling schedule (years 16 - 20) Continued

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-40 (\$)
				1-Jul-35 30-Jun-36 Year 16 (\$)	1-Jul-36 30-Jun-37 Year 17 (\$)	1-Jul-37 30-Jun-38 Year 18 (\$)	1-Jul-38 30-Jun-39 Year 19 (\$)	1-Jul-39 30-Jun-40 Year 20 (\$)	
Ventilation Fans	0	20	0.0%	0	0	0	0	0	0
Vinyl	0	10	0.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	0.0%	0	0	0	0	0	0
Subtotal	619			232	146	90	57	35	59
Total - pooled items	1,253			472	297	182	114	71	117

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Prime cost method schedule (years 1 - 5)

Tax grouping	Total cost @ 28-Jul-20 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-25 (\$)
				28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	6,395	10	10.0%	592	640	640	640	640	3,243
Bathroom Accessories - Freestanding	255	3	100.0%	255	0	0	0	0	0
Blinds	3,620	10	10.0%	335	362	362	362	362	1,837
Carpet	1,876	8	12.5%	217	235	235	235	235	719
Ceiling Fans	732	5	20.0%	136	146	146	146	146	12
Clothes Dryers	813	10	10.0%	75	81	81	81	81	414
Cooktops	1,451	12	8.3%	112	121	121	121	121	855
Dishwashers	2,032	8	12.5%	235	254	254	254	254	781
Door Closers	215	10	100.0%	215	0	0	0	0	0
Exhaust Fans	766	10	10.0%	71	77	77	77	77	387
Floating Timber Floors	6,838	15	6.7%	422	456	456	456	456	4,592
Hot Water Systems	2,089	12	8.3%	161	174	174	174	174	1,232
Light Fittings and Shades	1,608	5	20.0%	298	322	322	322	322	22
Ovens	2,264	12	8.3%	175	189	189	189	189	1,333
Rangehoods	958	12	8.3%	74	80	80	80	80	564
Smoke Alarms	522	6	16.7%	81	87	87	87	87	93
Subtotal	32,434			3,454	3,224	3,224	3,224	3,224	16,084
Existing common property									
Air Conditioner - Split Systems	246	10	100.0%	246	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	107	10	100.0%	107	0	0	0	0	0
Bathroom Accessories - Freestanding	15	3	100.0%	15	0	0	0	0	0
Blinds	9	10	100.0%	9	0	0	0	0	0
Ceiling Fans	11	5	100.0%	11	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	279	4	100.0%	279	0	0	0	0	0
Closed Circuit Television - Digital Recorders	255	4	100.0%	255	0	0	0	0	0
Cooktops	54	12	100.0%	54	0	0	0	0	0
Dishwashers	65	8	100.0%	65	0	0	0	0	0
Emergency Warning & Intercommunication Systems	1,398	12	8.3%	108	116	116	116	116	826
Fire Alarm Bells	140	12	100.0%	140	0	0	0	0	0
Fire Detection Alarms	408	20	5.0%	19	20	20	20	20	309
Fire Extinguishers	14	15	100.0%	14	0	0	0	0	0
Fire Hoses & Nozzles	32	10	100.0%	32	0	0	0	0	0
Fire Indicator Panels	645	12	8.3%	50	54	54	54	54	379
Floor Carpet - Artificial Grass & Matting	81	5	100.0%	81	0	0	0	0	0
Furniture - Freestanding A	215	13	100.0%	215	0	0	0	0	0
Furniture - Outdoor A	129	5	100.0%	129	0	0	0	0	0
Garbage Bins	281	10	100.0%	281	0	0	0	0	0
Gym Asset - Cardiovascular	91	5	100.0%	91	0	0	0	0	0
Gym Asset - Resistance	56	10	100.0%	56	0	0	0	0	0
Intercom System Assets	871	10	10.0%	81	87	87	87	87	442
Lifts - A	2,580	30	3.3%	80	86	86	86	86	2,156
Lifts - B	688	30	3.3%	21	23	23	23	23	575
Light Fittings and Shades	69	5	100.0%	69	0	0	0	0	0
Linen	8	5	100.0%	8	0	0	0	0	0
MATV System	161	10	100.0%	161	0	0	0	0	0
Microwave Ovens	19	8	100.0%	19	0	0	0	0	0
Ovens	93	12	100.0%	93	0	0	0	0	0
Rangehoods	41	12	100.0%	41	0	0	0	0	0
Refrigerators	172	12	100.0%	172	0	0	0	0	0
Swimming Pool - Cleaners	109	7	100.0%	109	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	406	10	10.0%	38	41	41	41	41	204
Television Sets	135	8	100.0%	135	0	0	0	0	0

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Prime cost method schedule (years 1 - 5) Continued

Tax grouping	Total cost @ 28-Jul-20 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-25 (\$)
				28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)	
Ventilation Fans	721	20	5.0%	33	36	36	36	36	544
Vinyl	192	10	100.0%	192	0	0	0	0	0
Water Pumps - Multi-storey	151	20	100.0%	151	0	0	0	0	0
Subtotal	10,947			3,660	463	463	463	463	5,435
Total division 40 - plant	43,381			7,114	3,687	3,687	3,687	3,687	21,519
Division 43 - capital works allowance									
Total division 43 (Page 12)	285,271			6,604	7,132	7,132	7,132	7,132	250,139
Total depreciation	328,652			13,718	10,819	10,819	10,819	10,819	271,658

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Prime cost method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-25 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	3,243	10	10.0%	640	640	640	640	640	43
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	1,837	10	10.0%	362	362	362	362	362	27
Carpet	719	8	12.5%	235	235	235	14	0	0
Ceiling Fans	12	5	20.0%	12	0	0	0	0	0
Clothes Dryers	414	10	10.0%	81	81	81	81	81	9
Cooktops	855	12	8.3%	121	121	121	121	121	250
Dishwashers	781	8	12.5%	254	254	254	19	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Exhaust Fans	387	10	10.0%	77	77	77	77	77	2
Floating Timber Floors	4,592	15	6.7%	456	456	456	456	456	2,312
Hot Water Systems	1,232	12	8.3%	174	174	174	174	174	362
Light Fittings and Shades	22	5	20.0%	22	0	0	0	0	0
Ovens	1,333	12	8.3%	189	189	189	189	189	388
Rangehoods	564	12	8.3%	80	80	80	80	80	164
Smoke Alarms	93	6	16.7%	87	6	0	0	0	0
Subtotal	16,084			2,790	2,675	2,669	2,213	2,180	3,557
Existing common property									
Air Conditioner - Split Systems	0	10	100.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	100.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5	100.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0%	0	0	0	0	0	0
Cooktops	0	12	100.0%	0	0	0	0	0	0
Dishwashers	0	8	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	826	12	8.3%	116	116	116	116	116	246
Fire Alarm Bells	0	12	100.0%	0	0	0	0	0	0
Fire Detection Alarms	309	20	5.0%	20	20	20	20	20	209
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	379	12	8.3%	54	54	54	54	54	109
Floor Carpet - Artificial Grass & Matting	0	5	100.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	100.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	442	10	10.0%	87	87	87	87	87	7
Lifts - A	2,156	30	3.3%	86	86	86	86	86	1,726
Lifts - B	575	30	3.3%	23	23	23	23	23	460
Light Fittings and Shades	0	5	100.0%	0	0	0	0	0	0
Linen	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Microwave Ovens	0	8	100.0%	0	0	0	0	0	0
Ovens	0	12	100.0%	0	0	0	0	0	0
Rangehoods	0	12	100.0%	0	0	0	0	0	0
Refrigerators	0	12	100.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	204	10	10.0%	41	41	41	41	40	0
Television Sets	0	8	100.0%	0	0	0	0	0	0

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Prime cost method schedule (years 6 - 10) Continued

Tax grouping	Total cost @ 1-Jul-25 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)	
Ventilation Fans	544	20	5.0%	36	36	36	36	36	364
Vinyl	0	10	100.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	100.0%	0	0	0	0	0	0
Subtotal	5,435			463	463	463	463	462	3,121
Total division 40 - plant	21,519			3,253	3,138	3,132	2,676	2,642	6,678
Division 43 - capital works allowance									
Total division 43 (Page 12)	250,139			7,132	7,132	7,132	7,132	7,132	214,479
Total depreciation	271,658			10,385	10,270	10,264	9,808	9,774	221,157

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Prime cost method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-30 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 11 (\$)	1-Jul-31 30-Jun-32 Year 12 (\$)	1-Jul-32 30-Jun-33 Year 13 (\$)	1-Jul-33 30-Jun-34 Year 14 (\$)	1-Jul-34 30-Jun-35 Year 15 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	43	10	10.0%	43	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	27	10	10.0%	27	0	0	0	0	0
Carpet	0	8	12.5%	0	0	0	0	0	0
Ceiling Fans	0	5	20.0%	0	0	0	0	0	0
Clothes Dryers	9	10	10.0%	9	0	0	0	0	0
Cooktops	250	12	8.3%	121	121	8	0	0	0
Dishwashers	0	8	12.5%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Exhaust Fans	2	10	10.0%	2	0	0	0	0	0
Floating Timber Floors	2,312	15	6.7%	456	456	456	456	456	32
Hot Water Systems	362	12	8.3%	174	174	14	0	0	0
Light Fittings and Shades	0	5	20.0%	0	0	0	0	0	0
Ovens	388	12	8.3%	189	189	10	0	0	0
Rangehoods	164	12	8.3%	80	80	4	0	0	0
Smoke Alarms	0	6	16.7%	0	0	0	0	0	0
Subtotal	3,557			1,101	1,020	492	456	456	32
Existing common property									
Air Conditioner - Split Systems	0	10	100.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	100.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5	100.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0%	0	0	0	0	0	0
Cooktops	0	12	100.0%	0	0	0	0	0	0
Dishwashers	0	8	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	246	12	8.3%	116	116	14	0	0	0
Fire Alarm Bells	0	12	100.0%	0	0	0	0	0	0
Fire Detection Alarms	209	20	5.0%	20	20	20	20	20	109
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	109	12	8.3%	54	54	1	0	0	0
Floor Carpet - Artificial Grass & Matting	0	5	100.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	100.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	7	10	10.0%	7	0	0	0	0	0
Lifts - A	1,726	30	3.3%	86	86	86	86	86	1,296
Lifts - B	460	30	3.3%	23	23	23	23	23	345
Light Fittings and Shades	0	5	100.0%	0	0	0	0	0	0
Linen	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Microwave Ovens	0	8	100.0%	0	0	0	0	0	0
Ovens	0	12	100.0%	0	0	0	0	0	0
Rangehoods	0	12	100.0%	0	0	0	0	0	0
Refrigerators	0	12	100.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	10	10.0%	0	0	0	0	0	0
Television Sets	0	8	100.0%	0	0	0	0	0	0

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Prime cost method schedule (years 11 - 15) Continued

Tax grouping	Total cost @ 1-Jul-30 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 11 (\$)	1-Jul-31 30-Jun-32 Year 12 (\$)	1-Jul-32 30-Jun-33 Year 13 (\$)	1-Jul-33 30-Jun-34 Year 14 (\$)	1-Jul-34 30-Jun-35 Year 15 (\$)	
Ventilation Fans	364	20	5.0%	36	36	36	36	36	184
Vinyl	0	10	100.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	100.0%	0	0	0	0	0	0
Subtotal	3,121			342	335	180	165	165	1,934
Total division 40 - plant	6,678			1,443	1,355	672	621	621	1,966
Division 43 - capital works allowance									
Total division 43 (Page 12)	214,479			7,132	7,132	7,132	7,132	7,132	178,819
Total depreciation	221,157			8,575	8,487	7,804	7,753	7,753	180,785

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Prime cost method schedule (years 16 - 20)

Tax grouping	Total cost @ 1-Jul-35 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-40 (\$)
				1-Jul-35 30-Jun-36 Year 16 (\$)	1-Jul-36 30-Jun-37 Year 17 (\$)	1-Jul-37 30-Jun-38 Year 18 (\$)	1-Jul-38 30-Jun-39 Year 19 (\$)	1-Jul-39 30-Jun-40 Year 20 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	0	10	10.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	10.0%	0	0	0	0	0	0
Carpet	0	8	12.5%	0	0	0	0	0	0
Ceiling Fans	0	5	20.0%	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	8	12.5%	0	0	0	0	0	0
Door Closers	0	10	100.0%	0	0	0	0	0	0
Exhaust Fans	0	10	10.0%	0	0	0	0	0	0
Floating Timber Floors	32	15	6.7%	32	0	0	0	0	0
Hot Water Systems	0	12	8.3%	0	0	0	0	0	0
Light Fittings and 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	32			32	0	0	0	0	0
Existing common property									
Air Conditioner - Split Systems	0	10	100.0%	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	100.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5	100.0%	0	0	0	0	0	0
Closed Circuit Television - Cameras & Monitors	0	4	100.0%	0	0	0	0	0	0
Closed Circuit Television - Digital Recorders	0	4	100.0%	0	0	0	0	0	0
Cooktops	0	12	100.0%	0	0	0	0	0	0
Dishwashers	0	8	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems	0	12	8.3%	0	0	0	0	0	0
Fire Alarm Bells	0	12	100.0%	0	0	0	0	0	0
Fire Detection Alarms	109	20	5.0%	20	20	20	20	20	9
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
Floor Carpet - Artificial Grass & Matting	0	5	100.0%	0	0	0	0	0	0
Furniture - Freestanding A	0	13	100.0%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Gym Asset - Cardiovascular	0	5	100.0%	0	0	0	0	0	0
Gym Asset - Resistance	0	10	100.0%	0	0	0	0	0	0
Intercom System Assets	0	10	10.0%	0	0	0	0	0	0
Lifts - A	1,296	30	3.3%	86	86	86	86	86	866
Lifts - B	345	30	3.3%	23	23	23	23	23	230
Light Fittings and Shades	0	5	100.0%	0	0	0	0	0	0
Linen	0	5	100.0%	0	0	0	0	0	0
MATV System	0	10	100.0%	0	0	0	0	0	0
Microwave Ovens	0	8	100.0%	0	0	0	0	0	0
Ovens	0	12	100.0%	0	0	0	0	0	0
Rangehoods	0	12	100.0%	0	0	0	0	0	0
Refrigerators	0	12	100.0%	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	100.0%	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	10	10.0%	0	0	0	0	0	0
Television Sets	0	8	100.0%	0	0	0	0	0	0

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Prime cost method schedule (years 16 - 20) Continued

Tax grouping	Total cost @ 1-Jul-35 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-40 (\$)
				1-Jul-35 30-Jun-36 Year 16 (\$)	1-Jul-36 30-Jun-37 Year 17 (\$)	1-Jul-37 30-Jun-38 Year 18 (\$)	1-Jul-38 30-Jun-39 Year 19 (\$)	1-Jul-39 30-Jun-40 Year 20 (\$)	
Ventilation Fans	184	20	5.0%	36	36	36	36	36	4
Vinyl	0	10	100.0%	0	0	0	0	0	0
Water Pumps - Multi-storey	0	20	100.0%	0	0	0	0	0	0
Subtotal	1,934			165	165	165	165	165	1,109
Total division 40 - plant	1,966			197	165	165	165	165	1,109
Division 43 - capital works allowance									
Total division 43 (Page 12)	178,819			7,132	7,132	7,132	7,132	7,132	143,159
Total depreciation	180,785			7,329	7,297	7,297	7,297	7,297	144,268

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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				
	28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)
2.5	6,604	7,132	7,132	7,132	7,132
6.67	159	161	151	141	131
13.33	844	799	693	600	520
16.67	1,111	1,016	681	427	355
18.75	2,393	0	0	0	0
20	1,184	1,042	834	667	534
25	904	752	563	0	0
37.5	0	3,889	2,798	2,702	1,688
100	3,700	0	0	0	0
Total	16,899	14,791	12,852	11,669	10,360

Basic rate (%)	Years				
	1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)
2.5	7,132	7,132	7,132	7,132	7,132
6.67	122	114	107	100	93
13.33	451	391	339	293	254
16.67	0	0	0	0	0
18.75	0	0	0	0	0
20	427	0	0	0	0
25	0	0	0	0	0
37.5	1,722	1,715	1,074	671	419
100	0	0	0	0	0
Total	9,854	9,352	8,652	8,196	7,898

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Grouped depreciation rates - prime cost method

Basic rate (%)	Years				
	28-Jul-20 30-Jun-21 Year 1 (\$)	1-Jul-21 30-Jun-22 Year 2 (\$)	1-Jul-22 30-Jun-23 Year 3 (\$)	1-Jul-23 30-Jun-24 Year 4 (\$)	1-Jul-24 30-Jun-25 Year 5 (\$)
2.5	6,604	7,132	7,132	7,132	7,132
3.33	101	109	109	109	109
5	52	56	56	56	56
6.67	422	456	456	456	456
8.33	680	734	734	734	734
10	1,192	1,288	1,288	1,288	1,288
12.5	452	489	489	489	489
16.67	81	87	87	87	87
20	434	468	468	468	468
100	3,700	0	0	0	0
Total	13,718	10,819	10,819	10,819	10,819

Basic rate (%)	Years				
	1-Jul-25 30-Jun-26 Year 6 (\$)	1-Jul-26 30-Jun-27 Year 7 (\$)	1-Jul-27 30-Jun-28 Year 8 (\$)	1-Jul-28 30-Jun-29 Year 9 (\$)	1-Jul-29 30-Jun-30 Year 10 (\$)
2.5	7,132	7,132	7,132	7,132	7,132
3.33	109	109	109	109	109
5	56	56	56	56	56
6.67	456	456	456	456	456
8.33	734	734	734	734	734
10	1,288	1,288	1,288	1,288	1,287
12.5	489	489	489	33	0
16.67	87	6	0	0	0
20	34	0	0	0	0
100	0	0	0	0	0
Total	10,385	10,270	10,264	9,808	9,774

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

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 1 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.

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 schedule

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.

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