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## **capital allowance & tax depreciation report**

**1212 North Road**

**OAKLEIGH SOUTH, VIC 3167**

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1300 922 220

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04-June-2022

Van Superfund Pty Ltd  
C/ - 1212 North Road  
OAKLEIGH SOUTH, VIC 3191

ABN: 52 245 613 400  
a: PO Box 283, CARDIFF, NSW 2285  
p: 1300 922 220  
e: info@capitalclaims.com.au  
w: www.capitalclaims.com.au

Dear Timothy,

**Re: 1212 North Road OAKLEIGH SOUTH, VIC 3167**

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 to 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** (page 3) – please review this information to confirm accuracy of details;
- **40 Year Projection** (page 5) – summarises the full entitlements forecasted over the life of the property;
- **Graphical Representation** (page 6) – provides for a quick assessment of the comparable depreciation methods;
- **Detailed Depreciation Schedules** (pages 7-9) – all depreciable assets and capital allowances are itemised and projected.

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,

A handwritten signature in blue ink, appearing to read 'Mark Wilkins', is written over a light blue horizontal line.

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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### **Disclaimer**

The information provided in this report has been prepared by Capital Claims Pty Ltd, as property depreciation consultants and not in any other capacity, on the basis of estimated costs and information provided to us by the client and authorities. It is intended for use by the parties to whom directed. The contents should be treated as advice on construction costs and like matters, and not as legal, accounting or taxation advice. We recommend that clients consult with their own advisors before relying on these schedules.

Capital Claims Pty Ltd does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or relying on this document.

## Property Information

<b>Property Owner:</b>	Van Superfund Pty Ltd
<b>Property Address:</b>	1212 North Road OAKLEIGH SOUTH, VIC 3167
<b>Settlement Date:</b>	27-June-2021
<b>Days in First Year:</b>	2
<b>Property Type:</b>	Commercial
<b>Schedule Start Date:</b>	28-June-2021
<b>Construction Cost @ Schedule Preparation Date:</b>	\$613,700

## Schedule of Information

<b>Written and Verbal Information Provided by:</b>	Van Superfund Pty Ltd
<b>Written Information Provided by:</b>	Department of Lands
<b>Verbal Information Provided by:</b>	Monash Council
<b>Site Inspection Conducted by Capital Claims on:</b>	31-May-2022

## Methodology

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:

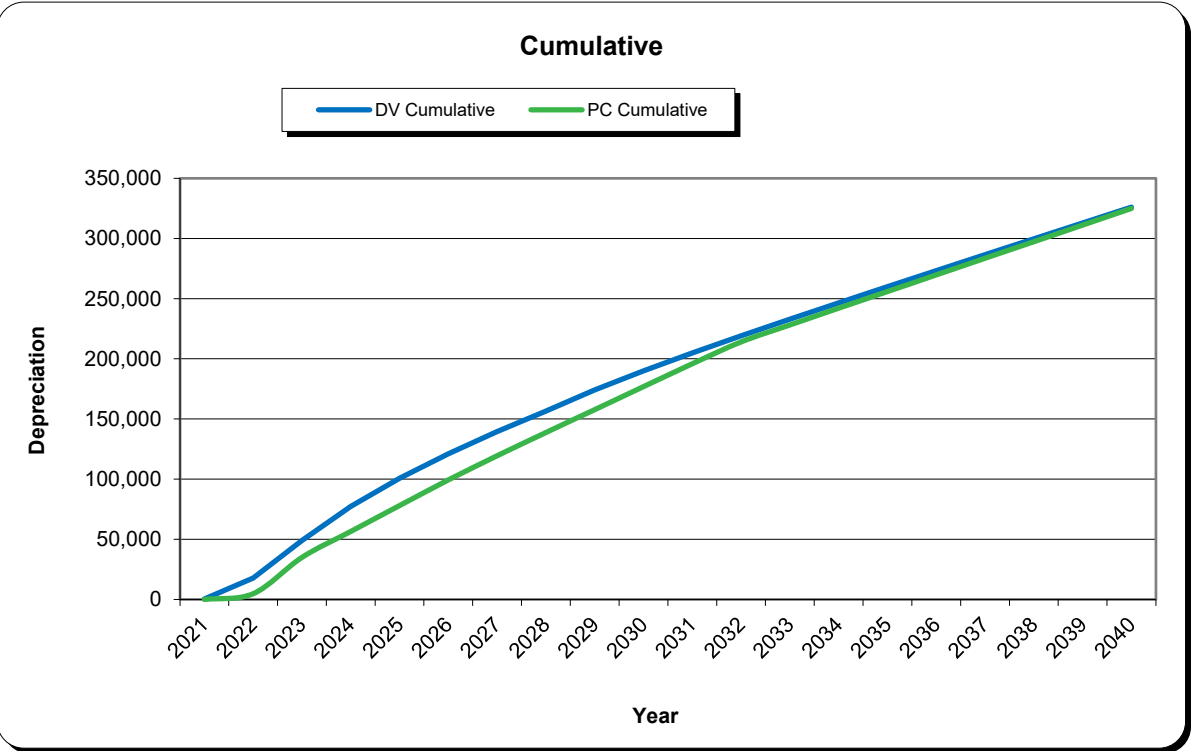
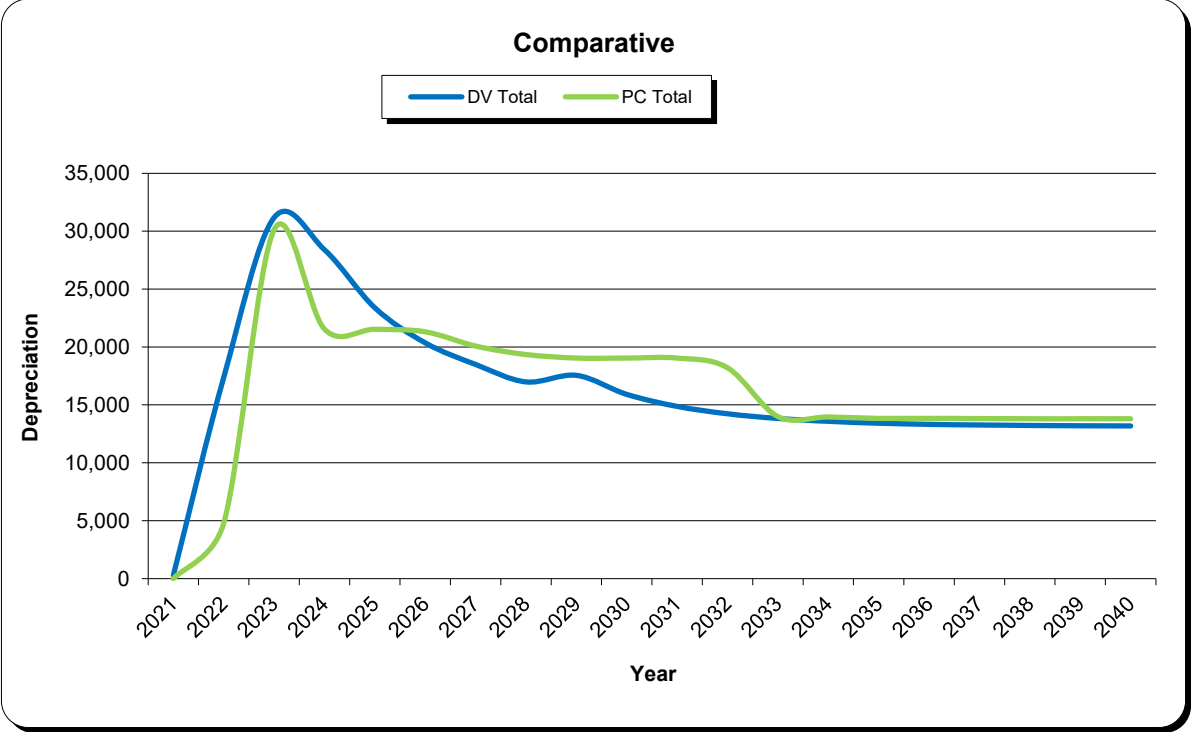
- **Pro-Rata Adjusted** - the first year is adjusted to the number of days from purchase till 30th June;
- **Low Cost Pool** - assets costing less than \$1000 at acquisition have been allocated to a common pool to be depreciated at 18.75% in the year of acquisition and each year thereafter at 37.5%;
- **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;

For a further detailed understanding of the legislation applied within this report please refer to the section titled "Additional Information" on page 11 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.

## 40 Year Projection

Period			Diminishing Value				Prime Cost		
Year	Start Date	End Date	Diminishing Value	Pooling	Division 43	DV Total	Prime Cost	Division 43	PC Total
1	28-Jun-21	30-Jun-21	296	0	0	296	8	0	8
2	01-Jul-21	30-Jun-22	11,691	3,532	2,165	17,387	2,642	2,165	4,807
3	01-Jul-22	30-Jun-23	12,271	5,740	13,168	31,179	16,976	13,168	30,144
4	01-Jul-23	30-Jun-24	7,921	7,303	13,168	28,392	8,369	13,168	21,537
5	01-Jul-24	30-Jun-25	5,195	5,020	13,168	23,383	8,369	13,168	21,537
6	01-Jul-25	30-Jun-26	4,058	3,137	13,168	20,363	8,150	13,168	21,318
7	01-Jul-26	30-Jun-27	3,049	2,276	13,168	18,493	6,915	13,168	20,083
8	01-Jul-27	30-Jun-28	2,401	1,422	13,168	16,991	6,191	13,168	19,359
9	01-Jul-28	30-Jun-29	68	4,321	13,168	17,557	5,877	13,168	19,045
10	01-Jul-29	30-Jun-30	41	2,701	13,168	15,910	5,878	13,168	19,046
11	01-Jul-30	30-Jun-31	24	1,686	13,168	14,878	5,878	13,168	19,046
12	01-Jul-31	30-Jun-32	15	1,055	13,168	14,238	5,039	13,168	18,207
13	01-Jul-32	30-Jun-33	9	656	13,168	13,833	825	13,168	13,993
14	01-Jul-33	30-Jun-34	5	412	13,168	13,585	799	13,168	13,967
15	01-Jul-34	30-Jun-35	3	258	13,168	13,429	676	13,168	13,844
16	01-Jul-35	30-Jun-36	2	163	13,168	13,333	676	13,168	13,844
17	01-Jul-36	30-Jun-37	1	100	13,168	13,269	664	13,168	13,832
18	01-Jul-37	30-Jun-38	1	60	13,168	13,229	638	13,168	13,806
19	01-Jul-38	30-Jun-39	0	37	13,168	13,205	638	13,168	13,806
20	01-Jul-39	30-Jun-40	0	24	13,168	13,192	638	13,168	13,806
21	01-Jul-40	30-Jun-41	0	15	13,168	13,183	638	13,168	13,806
22	01-Jul-41	30-Jun-42	0	9	13,168	13,177	516	13,168	13,684
23	01-Jul-42	30-Jun-43	0	4	13,168	13,172	0	13,168	13,168
24	01-Jul-43	30-Jun-44	0	3	13,168	13,171	0	13,168	13,168
25	01-Jul-44	30-Jun-45	0	2	13,168	13,170	0	13,168	13,168
26	01-Jul-45	30-Jun-46	0	1	13,168	13,169	0	13,168	13,168
27	01-Jul-46	30-Jun-47	0	0	13,168	13,168	0	13,168	13,168
28	01-Jul-47	30-Jun-48	0	0	13,168	13,168	0	13,168	13,168
29	01-Jul-48	30-Jun-49	0	0	13,168	13,168	0	13,168	13,168
30	01-Jul-49	30-Jun-50	0	0	13,168	13,168	0	13,168	13,168
31	01-Jul-50	30-Jun-51	0	0	13,168	13,168	0	13,168	13,168
32	01-Jul-51	30-Jun-52	0	0	13,168	13,168	0	13,168	13,168
33	01-Jul-52	30-Jun-53	0	0	13,168	13,168	0	13,168	13,168
34	01-Jul-53	30-Jun-54	0	0	13,168	13,168	0	13,168	13,168
35	01-Jul-54	30-Jun-55	0	0	13,168	13,168	0	13,168	13,168
36	01-Jul-55	30-Jun-56	0	0	13,168	13,168	0	13,168	13,168
37	01-Jul-56	30-Jun-57	0	0	13,168	13,168	0	13,168	13,168
38	01-Jul-57	30-Jun-58	0	0	13,168	13,168	0	13,168	13,168
39	01-Jul-58	30-Jun-59	0	0	13,168	13,168	0	13,168	13,168
40	01-Jul-59	30-Jun-60	0	0	13,168	13,168	0	13,168	13,168
41	01-Jul-60	30-Jun-61	0	0	13,168	13,168	0	13,168	13,168
<b>Total</b>			<b>\$ 47,051</b>	<b>\$ 39,937</b>	<b>\$ 515,697</b>	<b>\$ 602,685</b>	<b>\$ 87,000</b>	<b>\$ 515,697</b>	<b>\$ 602,697</b>

# Graphical Representation





## Diminishing Value Method

1212 North Road OAKLEIGH SOUTH, VIC 3167

Financial Years 1 -10			Financial Year	1	2	3	4	5	6	7	8	9	10	Adjustable Value
			Start Date	28-Jun-21	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	@
			End Date	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-30
	Adjustable Value	Effective Life (yrs)	Decline in Value Rate											
<b>1. Unit Specific - Depreciating Assets (Division 40)</b>														
Air Conditioner - Room Units	\$ 463	10	20.0%	1	462	0	0	0	0	0	0	0	0	0
Air Conditioner - Split Systems	\$ 1,388	10	20.0%	2	1,386	0	0	0	0	0	0	0	0	0
Carpet	\$ 1,367	8	25.0%	3	1,364	0	0	0	0	0	0	0	0	0
Ceiling Fans	\$ 280	8	100.0%	280	0	0	0	0	0	0	0	0	0	0
Cooking Appliances	\$ 934	10	20.0%	2	932	0	0	0	0	0	0	0	0	0
Curtains	\$ 1,966	6	33.3%	5	1,961	0	0	0	0	0	0	0	0	0
Hot Water Systems	\$ 934	12	16.7%	1	933	0	0	0	0	0	0	0	0	0
Lighting Plant	\$ 1,069	8	25.0%	2	1,067	0	0	0	0	0	0	0	0	0
Air Conditioner - Split Systems	01-May-22 \$ 32,539	10	20.0%	0	1,070	6,294	5,035	4,028	3,222	2,578	2,062	0	0	3,222
Bathroom Accessories - Freestanding	01-May-22 \$ 1,472	1	100.0%	0	1,472	0	0	0	0	0	0	0	0	0
Blinds	01-May-22 \$ 3,549	10	20.0%	0	117	686	549	439	352	281	225	0	0	351
Closed Circuit Television - Cameras & Monitors	01-May-22 \$ 2,559	4	50.0%	0	210	1,175	587	0	0	0	0	0	0	35
Closed Circuit Television - Digital Recorders	01-May-22 \$ 2,748	4	50.0%	0	226	1,261	631	0	0	0	0	0	0	37
Door Closers	01-May-22 \$ 2,288	10	37.5%	0	0	0	0	0	0	0	0	0	0	43
Exhaust Fans	01-May-22 \$ 1,552	20	37.5%	0	0	0	0	0	0	0	0	0	0	29
Fire Extinguishers	01-May-22 \$ 564	15	37.5%	0	0	0	0	0	0	0	0	0	0	11
Hot Water Systems	01-May-22 \$ 1,786	12	16.7%	0	49	290	241	201	168	0	0	0	0	127
Lighting Plant	01-May-22 \$ 11,191	20	10.0%	0	184	1,101	0	0	0	0	0	0	0	369
Security System	01-May-22 \$ 3,917	5	40.0%	0	258	1,464	878	527	316	190	114	68	41	61
Smoke Alarms	01-May-22 \$ 2,288	6	37.5%	0	0	0	0	0	0	0	0	0	0	43
Vinyl	01-May-22 \$ 12,146	10	37.5%	0	0	0	0	0	0	0	0	0	0	229
<b>Sub Total</b>	<b>\$ 87,000</b>			<b>\$ 296</b>	<b>\$ 11,691</b>	<b>\$ 12,271</b>	<b>\$ 7,921</b>	<b>\$ 5,195</b>	<b>\$ 4,058</b>	<b>\$ 3,049</b>	<b>\$ 2,401</b>	<b>\$ 68</b>	<b>\$ 41</b>	<b>\$ 4,557</b>
<b>2. Low Cost &amp; Low Value Pool</b>														
<b>Sub Total</b>			<b>37.5%</b>	<b>\$ -</b>	<b>\$ 3,532</b>	<b>\$ 5,740</b>	<b>\$ 7,303</b>	<b>\$ 5,020</b>	<b>\$ 3,137</b>	<b>\$ 2,276</b>	<b>\$ 1,422</b>	<b>\$ 4,321</b>	<b>\$ 2,701</b>	
<b>3. Division 40</b>														
<b>Sub Total</b>	<b>\$ 87,000</b>			<b>\$ 296</b>	<b>\$ 15,223</b>	<b>\$ 18,011</b>	<b>\$ 15,224</b>	<b>\$ 10,215</b>	<b>\$ 7,195</b>	<b>\$ 5,325</b>	<b>\$ 3,823</b>	<b>\$ 4,389</b>	<b>\$ 2,742</b>	<b>\$ 4,557</b>
<b>4. Division 43</b>														
<b>Sub Total</b>	<b>\$ 526,700</b>			<b>\$ -</b>	<b>\$ 2,165</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 419,195</b>
<b>Annual Decline in Value - Total</b>	<b>\$ 613,700</b>			<b>\$ 296</b>	<b>\$ 17,387</b>	<b>\$ 31,179</b>	<b>\$ 28,392</b>	<b>\$ 23,383</b>	<b>\$ 20,363</b>	<b>\$ 18,493</b>	<b>\$ 16,991</b>	<b>\$ 17,557</b>	<b>\$ 15,910</b>	<b>\$ 423,752</b>





**Diminishing Value Method**

1212 North Road OAKLEIGH SOUTH, VIC 3167

Financial Years 11-20		Financial Year	11	12	13	14	15	16	17	18	19	20	Adjustable Value	
		Start Date	01-Jul-30	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39		@
		End Date	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40		30-Jun-40
1. Unit Specific - Depreciating Assets (Division 40)	Adjustable Value	Decline in Value Rate												
Air Conditioner - Room Units	\$ -	20.0%	0	0	0	0	0	0	0	0	0	0	0	
Air Conditioner - Split Systems	\$ -	20.0%	0	0	0	0	0	0	0	0	0	0	0	
Carpet	\$ -	25.0%	0	0	0	0	0	0	0	0	0	0	0	
Ceiling Fans	\$ -	100.0%	0	0	0	0	0	0	0	0	0	0	0	
Cooking Appliances	\$ -	20.0%	0	0	0	0	0	0	0	0	0	0	0	
Curtains	\$ -	33.3%	0	0	0	0	0	0	0	0	0	0	0	
Hot Water Systems	\$ -	16.7%	0	0	0	0	0	0	0	0	0	0	0	
Lighting Plant	\$ -	25.0%	0	0	0	0	0	0	0	0	0	0	0	
Air Conditioner - Split Systems	01-May-22 \$ 3,222	20.0%	0	0	0	0	0	0	0	0	0	0	29	
Bathroom Accessories - Freestanding	01-May-22 \$ -	100.0%	0	0	0	0	0	0	0	0	0	0	0	
Blinds	01-May-22 \$ 351	20.0%	0	0	0	0	0	0	0	0	0	0	3	
Closed Circuit Television - Cameras & Monitors	01-May-22 \$ 35	50.0%	0	0	0	0	0	0	0	0	0	0	1	
Closed Circuit Television - Digital Recorders	01-May-22 \$ 37	50.0%	0	0	0	0	0	0	0	0	0	0	1	
Door Closers	01-May-22 \$ 43	37.5%	0	0	0	0	0	0	0	0	0	0	1	
Exhaust Fans	01-May-22 \$ 29	37.5%	0	0	0	0	0	0	0	0	0	0	1	
Fire Extinguishers	01-May-22 \$ 11	37.5%	0	0	0	0	0	0	0	0	0	0	1	
Hot Water Systems	01-May-22 \$ 127	16.7%	0	0	0	0	0	0	0	0	0	0	1	
Lighting Plant	01-May-22 \$ 369	10.0%	0	0	0	0	0	0	0	0	0	0	4	
Security System	01-May-22 \$ 61	40.0%	24	15	9	5	3	2	1	1	0	0	1	
Smoke Alarms	01-May-22 \$ 43	37.5%	0	0	0	0	0	0	0	0	0	0	1	
Vinyl	01-May-22 \$ 229	37.5%	0	0	0	0	0	0	0	0	0	0	2	
<b>Sub Total</b>	<b>\$ 4,557</b>		<b>\$ 24</b>	<b>\$ 15</b>	<b>\$ 9</b>	<b>\$ 5</b>	<b>\$ 3</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46</b>	
<b>2. Low Cost &amp; Low Value Pool</b>														
<b>Sub Total</b>		<b>37.5%</b>	<b>\$ 1,686</b>	<b>\$ 1,055</b>	<b>\$ 656</b>	<b>\$ 412</b>	<b>\$ 258</b>	<b>\$ 163</b>	<b>\$ 100</b>	<b>\$ 60</b>	<b>\$ 37</b>	<b>\$ 24</b>		
<b>3. Division 40</b>														
<b>Sub Total</b>			<b>\$ 1,710</b>	<b>\$ 1,070</b>	<b>\$ 665</b>	<b>\$ 417</b>	<b>\$ 261</b>	<b>\$ 165</b>	<b>\$ 101</b>	<b>\$ 61</b>	<b>\$ 37</b>	<b>\$ 24</b>	<b>\$ 46</b>	
<b>4. Division 43</b>														
<b>Sub Total</b>	<b>\$ 419,195</b>		<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 287,520</b>	
<b>Annual Decline in Value - Total</b>	<b>\$ 423,752</b>		<b>\$ 14,878</b>	<b>\$ 14,238</b>	<b>\$ 13,833</b>	<b>\$ 13,585</b>	<b>\$ 13,429</b>	<b>\$ 13,333</b>	<b>\$ 13,269</b>	<b>\$ 13,229</b>	<b>\$ 13,205</b>	<b>\$ 13,192</b>	<b>\$ 287,566</b>	



## Low Cost and Low Value Pooling

1212 North Road OAKLEIGH SOUTH, VIC 3167

Financial Years 1 -10		Financial Year	1	2	3	4	5	6	7	8	9	10	Adjustable Value	
		Start Date	28-Jun-21	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-29	@
		End Date	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-30	
1. Unit Specific - Depreciating Assets (Division 40)	Adjustable Value	Decline in Value Rate												
Air Conditioner - Room Units	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Air Conditioner - Split Systems	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Carpet	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Ceiling Fans	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Cooking Appliances	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Curtains	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Hot Water Systems	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Lighting Plant	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Air Conditioner - Split Systems	01-May-22 \$ 8,250	37.5%	0	0	0	0	0	0	0	0	3,094	1,934	3,222	
Bathroom Accessories - Freestanding	01-May-22 \$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Blinds	01-May-22 \$ 900	37.5%	0	0	0	0	0	0	0	0	338	211	351	
Closed Circuit Television - Cameras & Monitors	01-May-22 \$ 587	37.5%	0	0	0	0	220	138	86	54	33	21	35	
Closed Circuit Television - Digital Recorders	01-May-22 \$ 630	37.5%	0	0	0	0	236	148	92	58	36	23	37	
Door Closers	01-May-22 \$ 2,288	37.5%	0	429	697	436	272	170	107	66	42	26	43	
Exhaust Fans	01-May-22 \$ 1,552	37.5%	0	291	473	296	185	115	72	45	28	18	29	
Fire Extinguishers	01-May-22 \$ 564	37.5%	0	106	172	107	67	42	26	17	10	6	11	
Hot Water Systems	01-May-22 \$ 837	37.5%	0	0	0	0	0	0	314	196	123	77	127	
Lighting Plant	01-May-22 \$ 9,906	37.5%	0	0	0	3,715	2,322	1,451	907	567	354	221	369	
Security System	01-May-22 \$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0	
Smoke Alarms	01-May-22 \$ 2,288	37.5%	0	429	697	436	272	170	107	66	42	26	43	
Vinyl	01-May-22 \$ 12,146	37.5%	0	2,277	3,701	2,313	1,446	903	565	353	221	138	229	
<b>Sub Total</b>	<b>\$ 39,948</b>		<b>\$ -</b>	<b>\$ 3,532</b>	<b>\$ 5,740</b>	<b>\$ 7,303</b>	<b>\$ 5,020</b>	<b>\$ 3,137</b>	<b>\$ 2,276</b>	<b>\$ 1,422</b>	<b>\$ 4,321</b>	<b>\$ 2,701</b>	<b>\$ 4,496</b>	
<b>Annual Decline in Value - Total</b>			<b>\$ -</b>	<b>\$ 3,532</b>	<b>\$ 5,740</b>	<b>\$ 7,303</b>	<b>\$ 5,020</b>	<b>\$ 3,137</b>	<b>\$ 2,276</b>	<b>\$ 1,422</b>	<b>\$ 4,321</b>	<b>\$ 2,701</b>		



## Low Cost and Low Value Pooling

1212 North Road OAKLEIGH SOUTH, VIC 3167

Financial Years 11-20		Financial Year	11	12	13	14	15	16	17	18	19	20	Adjustable Value @ 30-Jun-40
		Start Date	01-Jul-30	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39	
		End Date	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40	
<b>1. Unit Specific - Depreciating Assets (Division 40)</b>	<b>Adjustable Value</b>	<b>Decline in Value Rate</b>											
Air Conditioner - Room Units	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Air Conditioner - Split Systems	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Carpet	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Ceiling Fans	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Cooking Appliances	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Curtains	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Hot Water Systems	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Lighting Plant	\$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Air Conditioner - Split Systems	01-May-22 \$ 3,222	37.5%	1,208	755	472	295	185	115	72	45	28	18	29
Bathroom Accessories - Freestanding	01-May-22 \$ -	0.0%	0	0	0	0	0	0	0	0	0	0	0
Blinds	01-May-22 \$ 351	37.5%	132	82	51	32	20	13	8	5	3	2	3
Closed Circuit Television - Cameras & Monitors	01-May-22 \$ 35	37.5%	13	8	5	3	2	2	1	0	0	0	1
Closed Circuit Television - Digital Recorders	01-May-22 \$ 37	37.5%	14	9	5	3	2	2	1	0	0	0	1
Door Closers	01-May-22 \$ 43	37.5%	16	10	6	4	3	2	1	0	0	0	1
Exhaust Fans	01-May-22 \$ 29	37.5%	11	7	4	3	2	1	0	0	0	0	1
Fire Extinguishers	01-May-22 \$ 11	37.5%	4	3	2	1	0	0	0	0	0	0	1
Hot Water Systems	01-May-22 \$ 127	37.5%	48	30	18	12	7	5	3	2	1	0	1
Lighting Plant	01-May-22 \$ 369	37.5%	138	87	54	34	21	13	8	5	3	2	4
Security System	01-May-22 \$ 61	37.5%	0	0	0	0	0	0	0	0	0	0	1
Smoke Alarms	01-May-22 \$ 43	37.5%	16	10	6	4	3	2	1	0	0	0	1
Vinyl	01-May-22 \$ 229	37.5%	86	54	33	21	13	8	5	3	2	2	2
<b>Sub Total</b>	<b>\$ 4,557</b>		<b>\$ 1,686</b>	<b>\$ 1,055</b>	<b>\$ 656</b>	<b>\$ 412</b>	<b>\$ 258</b>	<b>\$ 163</b>	<b>\$ 100</b>	<b>\$ 60</b>	<b>\$ 37</b>	<b>\$ 24</b>	<b>\$ 46</b>
<b>Annual Decline in Value - Total</b>			<b>\$ 1,686</b>	<b>\$ 1,055</b>	<b>\$ 656</b>	<b>\$ 412</b>	<b>\$ 258</b>	<b>\$ 163</b>	<b>\$ 100</b>	<b>\$ 60</b>	<b>\$ 37</b>	<b>\$ 24</b>	

Job Number: 20041



**Prime Cost Method**

1212 North Road OAKLEIGH SOUTH, VIC 3167

Financial Years 1 -10				Financial Year	1	2	3	4	5	6	7	8	9	10	Adjustable Value			
				Start Date	28-Jun-21	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29				@
				End Date	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30				30-Jun-30
	Adjustable Value	Effective Life (yrs)	Decline in Value Rate															
<b>1. Unit Specific - Depreciating Assets (Division 40)</b>																		
Air Conditioner - Room Units	\$ 463	10	10.0%	0	46	417	0	0	0	0	0	0	0	0	0	0		
Air Conditioner - Split Systems	\$ 1,388	10	10.0%	1	139	1,249	0	0	0	0	0	0	0	0	-1			
Carpet	\$ 1,367	8	12.5%	1	171	1,196	0	0	0	0	0	0	0	0	-1			
Ceiling Fans	\$ 280	8	12.5%	0	35	245	0	0	0	0	0	0	0	0	0			
Cooking Appliances	\$ 934	10	10.0%	1	93	841	0	0	0	0	0	0	0	0	-1			
Curtains	\$ 1,966	6	16.7%	3	328	1,638	0	0	0	0	0	0	0	0	-3			
Hot Water Systems	\$ 934	12	8.3%	1	78	856	0	0	0	0	0	0	0	0	-1			
Lighting Plant	\$ 1,069	8	12.5%	1	134	935	0	0	0	0	0	0	0	0	-1			
Air Conditioner - Split Systems	01-May-22 \$ 32,539	10	10.0%	0	535	3,254	3,254	3,254	3,254	3,254	3,254	3,254	3,254	3,254	5,972			
Bathroom Accessories - Freestanding	01-May-22 \$ 1,472	1	100.0%	0	242	1,230	0	0	0	0	0	0	0	0	0			
Blinds	01-May-22 \$ 3,549	10	10.0%	0	58	355	355	355	355	355	355	355	355	355	651			
Closed Circuit Television - Cameras & Monitors	01-May-22 \$ 2,559	4	25.0%	0	105	640	640	640	534	0	0	0	0	0	0			
Closed Circuit Television - Digital Recorders	01-May-22 \$ 2,748	4	25.0%	0	113	687	687	687	574	0	0	0	0	0	0			
Door Closers	01-May-22 \$ 2,288	10	10.0%	0	38	229	229	229	229	229	229	229	229	229	418			
Exhaust Fans	01-May-22 \$ 1,552	20	5.0%	0	13	78	78	78	78	78	78	78	78	78	915			
Fire Extinguishers	01-May-22 \$ 564	15	6.7%	0	6	38	38	38	38	38	38	38	38	38	254			
Hot Water Systems	01-May-22 \$ 1,786	12	8.3%	0	24	149	149	149	149	149	149	149	149	149	570			
Lighting Plant	01-May-22 \$ 11,191	20	5.0%	0	92	560	560	560	560	560	560	560	560	560	6,619			
Security System	01-May-22 \$ 3,917	5	20.0%	0	129	783	783	783	783	656	0	0	0	0	0			
Smoke Alarms	01-May-22 \$ 2,288	6	16.7%	0	63	381	381	381	381	381	320	0	0	0	0			
Vinyl	01-May-22 \$ 12,146	10	10.0%	0	200	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	2,226			
<b>Sub Total</b>	<b>\$ 87,000</b>				<b>\$ 8</b>	<b>\$ 2,642</b>	<b>\$ 16,976</b>	<b>\$ 8,369</b>	<b>\$ 8,369</b>	<b>\$ 8,150</b>	<b>\$ 6,915</b>	<b>\$ 6,198</b>	<b>\$ 5,878</b>	<b>\$ 5,878</b>	<b>\$ 17,617</b>			
<b>2. Division 40</b>																		
<b>Sub Total</b>	<b>\$ 87,000</b>				<b>\$ 8</b>	<b>\$ 2,642</b>	<b>\$ 16,976</b>	<b>\$ 8,369</b>	<b>\$ 8,369</b>	<b>\$ 8,150</b>	<b>\$ 6,915</b>	<b>\$ 6,198</b>	<b>\$ 5,878</b>	<b>\$ 5,878</b>	<b>\$ 17,617</b>			
<b>3. Division 43</b>																		
<b>Sub Total</b>	<b>\$ 526,700</b>				<b>\$ -</b>	<b>\$ 2,165</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 419,195</b>			
<b>Annual Decline in Value - Total</b>	<b>\$ 613,700</b>				<b>\$ 8</b>	<b>\$ 4,807</b>	<b>\$ 30,144</b>	<b>\$ 21,537</b>	<b>\$ 21,537</b>	<b>\$ 21,318</b>	<b>\$ 20,083</b>	<b>\$ 19,366</b>	<b>\$ 19,046</b>	<b>\$ 19,046</b>	<b>\$ 436,812</b>			



**Prime Cost Method**

1212 North Road OAKLEIGH SOUTH, VIC 3167

Financial Years 11-20		Financial Year	11	12	13	14	15	16	17	18	19	20	Adjustable Value	
		Start Date	01-Jul-30	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39		@
		End Date	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40		30-Jun-40
<b>1. Unit Specific - Depreciating Assets (Division 40)</b>	<b>Adjustable Value</b>	<b>Decline in Value Rate</b>												
Air Conditioner - Room Units	\$ -	10.0%	0	0	0	0	0	0	0	0	0	0	0	
Air Conditioner - Split Systems	\$ -	10.0%	0	0	0	0	0	0	0	0	0	0	0	
Carpet	\$ -	12.5%	0	0	0	0	0	0	0	0	0	0	0	
Ceiling Fans	\$ -	12.5%	0	0	0	0	0	0	0	0	0	0	0	
Cooking Appliances	\$ -	10.0%	0	0	0	0	0	0	0	0	0	0	0	
Curtains	\$ -	16.7%	0	0	0	0	0	0	0	0	0	0	0	
Hot Water Systems	\$ -	8.3%	0	0	0	0	0	0	0	0	0	0	0	
Lighting Plant	\$ -	12.5%	0	0	0	0	0	0	0	0	0	0	0	
Air Conditioner - Split Systems	01-May-22 \$ 5,972	10.0%	3,254	2,718	0	0	0	0	0	0	0	0	0	
Bathroom Accessories - Freestanding	01-May-22 \$ -	100.0%	0	0	0	0	0	0	0	0	0	0	0	
Blinds	01-May-22 \$ 651	10.0%	355	296	0	0	0	0	0	0	0	0	0	
Closed Circuit Television - Cameras & Monitors	01-May-22 \$ -	25.0%	0	0	0	0	0	0	0	0	0	0	0	
Closed Circuit Television - Digital Recorders	01-May-22 \$ -	25.0%	0	0	0	0	0	0	0	0	0	0	0	
Door Closers	01-May-22 \$ 418	10.0%	229	189	0	0	0	0	0	0	0	0	0	
Exhaust Fans	01-May-22 \$ 915	5.0%	78	78	78	78	78	78	78	78	78	78	135	
Fire Extinguishers	01-May-22 \$ 254	6.7%	38	38	38	38	38	38	26	0	0	0	0	
Hot Water Systems	01-May-22 \$ 570	8.3%	149	149	149	123	0	0	0	0	0	0	0	
Lighting Plant	01-May-22 \$ 6,619	5.0%	560	560	560	560	560	560	560	560	560	560	1,019	
Security System	01-May-22 \$ -	20.0%	0	0	0	0	0	0	0	0	0	0	0	
Smoke Alarms	01-May-22 \$ -	16.7%	0	0	0	0	0	0	0	0	0	0	0	
Vinyl	01-May-22 \$ 2,226	10.0%	1,215	1,011	0	0	0	0	0	0	0	0	0	
<b>Sub Total</b>	<b>\$ 17,625</b>		<b>\$ 5,878</b>	<b>\$ 5,039</b>	<b>\$ 825</b>	<b>\$ 799</b>	<b>\$ 676</b>	<b>\$ 676</b>	<b>\$ 664</b>	<b>\$ 638</b>	<b>\$ 638</b>	<b>\$ 638</b>	<b>\$ 1,154</b>	
<b>2. Division 40</b>														
<b>Sub Total</b>	<b>\$ 17,617</b>		<b>\$ 5,878</b>	<b>\$ 5,039</b>	<b>\$ 825</b>	<b>\$ 799</b>	<b>\$ 676</b>	<b>\$ 676</b>	<b>\$ 664</b>	<b>\$ 638</b>	<b>\$ 638</b>	<b>\$ 638</b>	<b>\$ 1,146</b>	
<b>3. Division 43</b>														
<b>Sub Total</b>	<b>\$ 419,195</b>		<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 13,168</b>	<b>\$ 287,520</b>	
<b>Annual Decline in Value - Total</b>	<b>\$ 436,812</b>		<b>\$ 19,046</b>	<b>\$ 18,207</b>	<b>\$ 13,993</b>	<b>\$ 13,967</b>	<b>\$ 13,844</b>	<b>\$ 13,844</b>	<b>\$ 13,832</b>	<b>\$ 13,806</b>	<b>\$ 13,806</b>	<b>\$ 13,806</b>	<b>\$ 288,666</b>	

## Division 43

<b>Works Description</b>	<b>Date</b>	<b>Rate</b>	<b>Original Cost</b>	<b>Annual Claims</b>
Additional Works	01-May-2022	2.5%	\$ 526,700	\$ 13,168
		<b>Total</b>	<b>\$ 526,700</b>	

## Additional Information

Capital Claims has been engaged on behalf of Van Superfund Pty Ltd to prepare a Capital Allowance and Tax Depreciation Report on 1212 North Road OAKLEIGH SOUTH, VIC 3167.

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.

Where the property is too old to qualify for the Capital Allowances no claim has been made.

- **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.

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.