



**MCG QUANTITY
SURVEYORS**

CAPITAL ALLOWANCE & TAX DEPRECIATION SCHEDULE

YOUR PROPERTY / OUR EXPERTISE

PH: 1300 795 170

www.mcgqs.com.au

SYDNEY

MELBOURNE

BRISBANE

ADELAIDE

CANBERRA

NEWCASTLE

Executive Summary

Monday, 1 August 2022

Super Gale Force ATF Gale Force Super Fund Pty Ltd

PO Box 869

Freeling, SA 5372

re: Capital Allowance & Tax Depreciation Schedule

Dear Sir/Madam,

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

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

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

Property Details	
Property Owner(s):	Super Gale Force ATF Gale Force Super Fund Pty Ltd
Property Address	Unit 21/30 Prow Drive, Seaford Meadows, SA 5169
Total Available Depreciation:	\$172,258
Diminishing Value First Full Year Claim:	\$4,728
Prime Cost Value First Full Year Claim:	\$4,728
Construction Date:	6/09/2019
Settlement Date:	31/03/2022
Property Type:	Residential
Date available to produce income:	31/03/2022

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

Kind Regards,

MCG Quantity Surveyors

M Consulting Group Pty Ltd

Tax Practitioners Registration No. 09142004

MCG Quantity Surveyors

Table of Contents

1.0	Report Summary	3
2.0	Report Methodology	4
3.0	Diminishing Value Method & Summary	6
4.0	Diminishing Value Depreciation Tables	7
5.0	Prime Cost Method & Summary	11
6.0	Prime Cost Depreciation Tables	12
7.0	Division 43 - Capital Allowances (Building Structure)	16
8.0	Detailed Projection - 40 year Diminishing & Prime Cost Method Table	17
9.0	Graphical Comparison - Diminishing Value vs Prime Cost	18
10.0	About MCG Quantity Surveyors	18
11.0	Appendix 1 - Capital Loss Calculations	19

Report Summary

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

	Diminishing Value Method	Prime Cost Method
Year 1 - 01/04/22 ends - 30/06/22	1,192	1,192
Year 2 - 01/07/22 ends - 30/06/23	4,728	4,728
Year 3 - 01/07/23 ends - 30/06/24	4,728	4,728
Year 4 - 01/07/24 ends - 30/06/25	4,728	4,728
Year 5 - 01/07/25 ends - 30/06/26	4,728	4,728

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

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

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

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

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

Disclaimer:

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

Report Methodology

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

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

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

Where qualification criteria is met, both depreciation methods include;

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

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

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

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

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

In a low-value pool, the low cost assets are depreciated at 18.75% of their opening value in the first year. This calculation is not based on the number of days owned in the first financial year. All other low-value assets are depreciated at 37.5% of their residual value at the start of each year. If the owner elects to utilise a low-value pool, all low-cost assets acquired must be allocated to the pool. If the owner elects not to utilise a low-value pool, the assets are depreciated using the effective life of the assets. Effective life assets that cannot fall under the 100% write-off or pooling rules utilise the effective life of the individual asset, as prescribed by the commissioner of taxation under tax ruling TR 2021/3 and subsequent addendums.

Report Methodology

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

$$\text{Base Value} \times \frac{\text{days held}}{365} \times \frac{150}{\text{effective life}}$$

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

$$\text{Base Value} \times \frac{\text{days held}}{365} \times \frac{200}{\text{effective life}}$$

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

$$\text{Base Value} \times \frac{\text{days held}}{365} \times \frac{100}{\text{effective life}}$$

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

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

- Written and verbal information provided by: Super Gale Force ATF Gale Force Super Fund Pty Ltd;
- Written and verbal Information provided by: Infotrack Searches;
- Site inspection conducted by: MCG Quantity Surveyors.

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

Diminishing Value Method Summary

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

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

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

	Effective Life Assets	Pooled Plant Assets	Division 43 Allowance	Total Deductions
Year 1 ending - 30/06/22	\$0	\$0	\$1,192	\$1,192
Year 2 ending - 30/06/23	\$0	\$0	\$4,728	\$4,728
Year 3 ending - 30/06/24	\$0	\$0	\$4,728	\$4,728
Year 4 ending - 30/06/25	\$0	\$0	\$4,728	\$4,728
Year 5 ending - 30/06/26	\$0	\$0	\$4,728	\$4,728
Year 6 ending - 30/06/27	\$0	\$0	\$4,728	\$4,728
Year 7 ending - 30/06/28	\$0	\$0	\$4,728	\$4,728
Year 8 ending - 30/06/29	\$0	\$0	\$4,728	\$4,728
Year 9 ending - 30/06/30	\$0	\$0	\$4,728	\$4,728
Year 10 ending - 30/06/31	\$0	\$0	\$4,728	\$4,728
Year 11 ending - 30/06/32	\$0	\$0	\$4,728	\$4,728
Year 12 ending - 30/06/33	\$0	\$0	\$4,728	\$4,728
Year 13 ending - 30/06/34	\$0	\$0	\$4,728	\$4,728
Year 14 ending - 30/06/35	\$0	\$0	\$4,728	\$4,728
Year 15 ending - 30/06/36	\$0	\$0	\$4,728	\$4,728
Year 16 ending - 30/06/37	\$0	\$0	\$4,728	\$4,728
Year 17 ending - 30/06/38	\$0	\$0	\$4,728	\$4,728
Year 18 ending - 30/06/39	\$0	\$0	\$4,728	\$4,728
Year 19 ending - 30/06/40	\$0	\$0	\$4,728	\$4,728
Year 20 ending - 30/06/41	\$0	\$0	\$4,728	\$4,728

Property: Unit 21/30 Prow Drive, Seaford Meadows, SA 5169

Diminishing Value Method - Years 1 to 5

ATO Depreciation Category	Starting Value 01-Apr-22	Effective Life	Depreciation Rate	Year 1 01-Apr-22 30-Jun-22	Year 2 01-Jul-22 30-Jun-23	Year 3 01-Jul-23 30-Jun-24	Year 4 01-Jul-24 30-Jun-25	Year 5 01-Jul-25 30-Jun-26	Written Down Value as at 01-Jul-26
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	2,492	10.0	20.0%	124	474	379	303	242	970
Bathroom Assets - Freestanding Accessories	122	3.0	100.0%	122	0	0	0	0	0
Ceiling Fans	456	5.0	40.0%	86	139	87	54	34	57
Exhaust Fans (inc. Light & Heating)	218	10.0	100.0%	218	0	0	0	0	0
Floor Coverings - Carpet	1,430	8.0	25.0%	89	335	251	283	177	295
Floor Coverings - Floating Timber Floors	4,037	15.0	13.3%	134	520	451	391	339	2,202
Kitchen Assets - Cooktops	894	12.0	16.7%	168	272	170	106	67	111
Kitchen Assets - Dishwashers	1,169	8.0	25.0%	73	274	308	193	120	201
Kitchen Assets - Ovens	1,274	12.0	16.7%	53	204	170	318	199	331
Kitchen Assets - Rangehoods	533	12.0	16.7%	100	162	102	63	40	66
Light Fittings (Excl. Hard Wired)	1,950	5.0	40.0%	366	594	371	232	145	242
Light Shades, Removable	270	5.0	100.0%	270	0	0	0	0	0
Smoke & Heat Alarms	236	6.0	100.0%	236	0	0	0	0	0
Window Blinds, Internal	1,120	10.0	20.0%	210	341	213	133	83	139
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	39	10.0	100.0%	39	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	482	12.0	16.7%	90	147	92	57	36	60
Fire Control Assets - Fire Alarm Bells	39	12.0	100.0%	39	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	318	25.0	8.0%	60	97	60	38	24	39
Fire Control Assets - Fire Detection Alarms	517	20.0	10.0%	97	157	98	62	38	64
Fire Control Assets - Fire Extinguishers	35	15.0	100.0%	35	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	274	12.0	100.0%	274	0	0	0	0	0
Hot Water Systems	947	12.0	16.7%	178	289	180	113	70	117
Light Shades, Removable	36	5.0	100.0%	36	0	0	0	0	0
MATV Assets	257	10.0	100.0%	257	0	0	0	0	0
Water Pumps - Rainwater Tanks	15	5.0	100.0%	15	0	0	0	0	0
Water Tanks - Polyethylene	64	15.0	100.0%	64	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	147,184			1,018	4,040	4,040	4,040	4,040	130,007
Common Property	25,074			173	688	688	688	688	22,147
Total Capital Allowances - Division 43	172,258			1,192	4,728	4,728	4,728	4,728	152,154
Total Depreciation	172,258			1,192	4,728	4,728	4,728	4,728	152,154

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

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

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

Diminishing Value Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-26	Effective Life	Depreciation Rate	Year 6 01-Jul-26 30-Jun-27	Year 7 01-Jul-27 30-Jun-28	Year 8 01-Jul-28 30-Jun-29	Year 9 01-Jul-29 30-Jun-30	Year 10 01-Jul-30 30-Jun-31	Written Down Value as at 01-Jul-31
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	970	10.0	20.0%	364	227	142	89	55	92
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	57	5.0	40.0%	21	13	8	5	3	5
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	295	8.0	25.0%	110	69	43	27	17	28
Floor Coverings - Floating Timber Floors	2,202	15.0	13.3%	294	254	221	191	166	1,077
Kitchen Assets - Cooktops	111	12.0	16.7%	42	26	16	10	6	11
Kitchen Assets - Dishwashers	201	8.0	25.0%	75	47	29	18	11	19
Kitchen Assets - Ovens	331	12.0	16.7%	124	78	49	30	19	32
Kitchen Assets - Rangehoods	66	12.0	16.7%	25	15	10	6	4	6
Light Fittings (Excl. Hard Wired)	242	5.0	40.0%	91	57	35	22	14	23
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	139	10.0	20.0%	52	33	20	13	8	13
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	60	12.0	16.7%	22	14	9	5	3	6
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	39	25.0	8.0%	15	9	6	4	2	4
Fire Control Assets - Fire Detection Alarms	64	20.0	10.0%	24	15	9	6	4	6
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	117	12.0	16.7%	44	28	17	11	7	11
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	130,007			4,040	4,040	4,040	4,040	4,040	109,807
Common Property	22,147			688	688	688	688	688	18,706
Total Capital Allowances - Division 43	152,154			4,728	4,728	4,728	4,728	4,728	128,513
Total Depreciation	152,154			4,728	4,728	4,728	4,728	4,728	128,513

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

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

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

Diminishing Value Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-31	Effective Life	Depreciation Rate	Year 11 01-Jul-31 30-Jun-32	Year 12 01-Jul-32 30-Jun-33	Year 13 01-Jul-33 30-Jun-34	Year 14 01-Jul-34 30-Jun-35	Year 15 01-Jul-35 30-Jun-36	Written Down Value as at 01-Jul-36
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	92	10.0	20.0%	35	22	14	8	5	9
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	5	5.0	40.0%	2	1	1	1	0	1
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	28	8.0	25.0%	11	7	4	3	2	3
Floor Coverings - Floating Timber Floors	1,077	15.0	13.3%	144	350	219	137	85	142
Kitchen Assets - Cooktops	11	12.0	16.7%	4	2	2	1	1	1
Kitchen Assets - Dishwashers	19	8.0	25.0%	7	4	3	2	1	2
Kitchen Assets - Ovens	32	12.0	16.7%	12	7	5	3	2	3
Kitchen Assets - Rangehoods	6	12.0	16.7%	2	1	1	1	0	1
Light Fittings (Excl. Hard Wired)	23	5.0	40.0%	9	5	3	2	1	2
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	13	10.0	20.0%	5	3	2	1	1	1
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	6	12.0	16.7%	2	1	1	1	0	1
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	4	25.0	8.0%	1	1	1	0	0	0
Fire Control Assets - Fire Detection Alarms	6	20.0	10.0%	2	1	1	1	0	1
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	11	12.0	16.7%	4	3	2	1	1	1
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	109,807			4,040	4,040	4,040	4,040	4,040	89,608
Common Property	18,706			688	688	688	688	688	15,265
Total Capital Allowances - Division 43	128,513			4,728	4,728	4,728	4,728	4,728	104,873
Total Depreciation	128,513			4,728	4,728	4,728	4,728	4,728	104,873

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

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

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

Diminishing Value Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-36	Effective Life	Depreciation Rate	Year 16 01-Jul-36 30-Jun-37	Year 17 01-Jul-37 30-Jun-38	Year 18 01-Jul-38 30-Jun-39	Year 19 01-Jul-39 30-Jun-40	Year 20 01-Jul-40 30-Jun-41	Written Down Value as at 01-Jul-41
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	9	10.0	20.0%	3	2	1	1	1	1
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	1	5.0	40.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	3	8.0	25.0%	1	1	0	0	0	0
Floor Coverings - Floating Timber Floors	142	15.0	13.3%	53	33	21	13	8	14
Kitchen Assets - Cooktops	1	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	2	8.0	25.0%	1	0	0	0	0	0
Kitchen Assets - Ovens	3	12.0	16.7%	1	1	0	0	0	0
Kitchen Assets - Rangehoods	1	12.0	16.7%	0	0	0	0	0	0
Light Fittings (Excl. Hard Wired)	2	5.0	40.0%	1	1	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	1	10.0	20.0%	0	0	0	0	0	0
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	1	12.0	16.7%	0	0	0	0	0	0
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	0	25.0	8.0%	0	0	0	0	0	0
Fire Control Assets - Fire Detection Alarms	1	20.0	10.0%	0	0	0	0	0	0
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	1	12.0	16.7%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total Division 40 - Pooled Assets				0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	89,608			4,040	4,040	4,040	4,040	4,040	69,408
Common Property	15,265			688	688	688	688	688	11,824
Total Capital Allowances - Division 43	104,873			4,728	4,728	4,728	4,728	4,728	81,233
Total Depreciation	104,873			4,728	4,728	4,728	4,728	4,728	81,233

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

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

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

Prime Cost Method Summary

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

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

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

	Effective Life Assets	Division 43 Allowance	Total Deductions
Year 1 ending - 30/06/22	\$0	\$1,192	\$1,192
Year 2 ending - 30/06/23	\$0	\$4,728	\$4,728
Year 3 ending - 30/06/24	\$0	\$4,728	\$4,728
Year 4 ending - 30/06/25	\$0	\$4,728	\$4,728
Year 5 ending - 30/06/26	\$0	\$4,728	\$4,728
Year 6 ending - 30/06/27	\$0	\$4,728	\$4,728
Year 7 ending - 30/06/28	\$0	\$4,728	\$4,728
Year 8 ending - 30/06/29	\$0	\$4,728	\$4,728
Year 9 ending - 30/06/30	\$0	\$4,728	\$4,728
Year 10 ending - 30/06/31	\$0	\$4,728	\$4,728
Year 11 ending - 30/06/32	\$0	\$4,728	\$4,728
Year 12 ending - 30/06/33	\$0	\$4,728	\$4,728
Year 13 ending - 30/06/34	\$0	\$4,728	\$4,728
Year 14 ending - 30/06/35	\$0	\$4,728	\$4,728
Year 15 ending - 30/06/36	\$0	\$4,728	\$4,728
Year 16 ending - 30/06/37	\$0	\$4,728	\$4,728
Year 17 ending - 30/06/38	\$0	\$4,728	\$4,728
Year 18 ending - 30/06/39	\$0	\$4,728	\$4,728
Year 19 ending - 30/06/40	\$0	\$4,728	\$4,728
Year 20 ending - 30/06/41	\$0	\$4,728	\$4,728

Property: Unit 21/30 Prow Drive, Seaford Meadows, SA 5169

Prime Cost Method - Years 1 to 5

ATO Depreciation Category	Starting Value 01-Apr-22	Effective Life	Depreciation Rate	Year 1 01-Apr-22 30-Jun-22	Year 2 01-Jul-22 30-Jun-23	Year 3 01-Jul-23 30-Jun-24	Year 4 01-Jul-24 30-Jun-25	Year 5 01-Jul-25 30-Jun-26	Written Down Value as at 01-Jul-26
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	2,492	10.0	10.0%	61	249	249	249	249	1,434
Bathroom Assets - Freestanding Accessories	122	3.0	100.0%	122	0	0	0	0	0
Ceiling Fans	456	5.0	20.0%	22	91	91	91	91	69
Exhaust Fans (inc. Light & Heating)	218	10.0	100.0%	218	0	0	0	0	0
Floor Coverings - Carpet	1,430	8.0	12.5%	44	179	179	179	179	671
Floor Coverings - Floating Timber Floors	4,037	15.0	6.7%	66	269	269	269	269	2,894
Kitchen Assets - Cooktops	894	12.0	8.3%	18	75	75	75	75	578
Kitchen Assets - Dishwashers	1,169	8.0	12.5%	36	146	146	146	146	548
Kitchen Assets - Ovens	1,274	12.0	8.3%	26	106	106	106	106	823
Kitchen Assets - Rangeshoods	533	12.0	8.3%	11	44	44	44	44	344
Light Fittings (Excl. Hard Wired)	1,950	5.0	20.0%	96	390	390	390	390	294
Light Shades, Removable	270	5.0	100.0%	270	0	0	0	0	0
Smoke & Heat Alarms	236	6.0	100.0%	236	0	0	0	0	0
Window Blinds, Internal	1,120	10.0	10.0%	28	112	112	112	112	644
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	39	10.0	100.0%	39	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	482	12.0	8.3%	10	40	40	40	40	311
Fire Control Assets - Fire Alarm Bells	39	12.0	100.0%	39	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	318	25.0	4.0%	3	13	13	13	13	264
Fire Control Assets - Fire Detection Alarms	517	20.0	5.0%	6	26	26	26	26	407
Fire Control Assets - Fire Extinguishers	35	15.0	100.0%	35	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	274	12.0	100.0%	274	0	0	0	0	0
Hot Water Systems	947	12.0	8.3%	19	79	79	79	79	612
Light Shades, Removable	36	5.0	100.0%	36	0	0	0	0	0
MATV Assets	257	10.0	100.0%	257	0	0	0	0	0
Water Pumps - Rainwater Tanks	15	5.0	100.0%	15	0	0	0	0	0
Water Tanks - Polyethylene	64	15.0	100.0%	64	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	147,184			1,018	4,040	4,040	4,040	4,040	130,007
Common Property	25,074			173	688	688	688	688	22,147
Total Capital Allowances - Division 43	172,258			1,192	4,728	4,728	4,728	4,728	152,154
Total Depreciation	172,258			1,192	4,728	4,728	4,728	4,728	152,154

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

Prime Cost Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-26	Effective Life	Depreciation Rate	Year 6 01-Jul-26 30-Jun-27	Year 7 01-Jul-27 30-Jun-28	Year 8 01-Jul-28 30-Jun-29	Year 9 01-Jul-29 30-Jun-30	Year 10 01-Jul-30 30-Jun-31	Written Down Value as at 01-Jul-31
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	1,434	10.0	10.0%	249	249	249	249	249	188
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	69	5.0	20.0%	69	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	671	8.0	12.5%	179	179	179	135	0	0
Floor Coverings - Floating Timber Floors	2,894	15.0	6.7%	269	269	269	269	269	1,548
Kitchen Assets - Cooktops	578	12.0	8.3%	75	75	75	75	75	205
Kitchen Assets - Dishwashers	548	8.0	12.5%	146	146	146	110	0	0
Kitchen Assets - Ovens	823	12.0	8.3%	106	106	106	106	106	292
Kitchen Assets - Rangeshoods	344	12.0	8.3%	44	44	44	44	44	122
Light Fittings (Excl. Hard Wired)	294	5.0	20.0%	294	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	644	10.0	10.0%	112	112	112	112	112	84
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	311	12.0	8.3%	40	40	40	40	40	111
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	264	25.0	4.0%	13	13	13	13	13	200
Fire Control Assets - Fire Detection Alarms	407	20.0	5.0%	26	26	26	26	26	278
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	612	12.0	8.3%	79	79	79	79	79	217
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	130,007			4,040	4,040	4,040	4,040	4,040	109,807
Common Property	22,147			688	688	688	688	688	18,706
Total Capital Allowances - Division 43	152,154			4,728	4,728	4,728	4,728	4,728	128,513
Total Depreciation	152,154			4,728	4,728	4,728	4,728	4,728	128,513

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

Prime Cost Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-31	Effective Life	Depreciation Rate	Year 11 01-Jul-31 30-Jun-32	Year 12 01-Jul-32 30-Jun-33	Year 13 01-Jul-33 30-Jun-34	Year 14 01-Jul-34 30-Jun-35	Year 15 01-Jul-35 30-Jun-36	Written Down Value as at 01-Jul-36
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	188	10.0	10.0%	188	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	1,548	15.0	6.7%	269	269	269	269	269	203
Kitchen Assets - Cooktops	205	12.0	8.3%	75	75	56	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	292	12.0	8.3%	106	106	80	0	0	0
Kitchen Assets - Rangehoods	122	12.0	8.3%	44	44	33	0	0	0
Light Fittings (Excl. Hard Wired)	0	5.0	20.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	84	10.0	10.0%	84	0	0	0	0	0
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	111	12.0	8.3%	40	40	30	0	0	0
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	200	25.0	4.0%	13	13	13	13	13	137
Fire Control Assets - Fire Detection Alarms	278	20.0	5.0%	26	26	26	26	26	149
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	217	12.0	8.3%	79	79	59	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	109,807			4,040	4,040	4,040	4,040	4,040	89,608
Common Property	18,706			688	688	688	688	688	15,265
Total Capital Allowances - Division 43	128,513			4,728	4,728	4,728	4,728	4,728	104,873
Total Depreciation	128,513			4,728	4,728	4,728	4,728	4,728	104,873

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

Prime Cost Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-36	Effective Life	Depreciation Rate	Year 16 01-Jul-36 30-Jun-37	Year 17 01-Jul-37 30-Jun-38	Year 18 01-Jul-38 30-Jun-39	Year 19 01-Jul-39 30-Jun-40	Year 20 01-Jul-40 30-Jun-41	Written Down Value as at 01-Jul-41
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	0	10.0	10.0%	0	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	203	15.0	6.7%	203	0	0	0	0	0
Kitchen Assets - Cooktops	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Rangehoods	0	12.0	8.3%	0	0	0	0	0	0
Light Fittings (Excl. Hard Wired)	0	5.0	20.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	0	10.0	10.0%	0	0	0	0	0	0
Total - Unit Specific Assets	0			0	0	0	0	0	0
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	0	12.0	8.3%	0	0	0	0	0	0
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	137	25.0	4.0%	13	13	13	13	13	73
Fire Control Assets - Fire Detection Alarms	149	20.0	5.0%	26	26	26	26	26	19
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	0	12.0	8.3%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	0			0	0	0	0	0	0
Total - Plant & Equipment Assets - Division 40	0			0	0	0	0	0	0
Capital Works Allowances - Division 43									
Unit Specific	89,608			4,040	4,040	4,040	4,040	4,040	69,408
Common Property	15,265			688	688	688	688	688	11,824
Total Capital Allowances - Division 43	104,873			4,728	4,728	4,728	4,728	4,728	81,233
Total Depreciation	104,873			4,728	4,728	4,728	4,728	4,728	81,233

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

Division 43 - Capital Allowances

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

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

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

Capital Improvements	Completion Date	Rate	Original Cost
Building First Use	6/09/2019	2.5%	\$189,124

Capital Allowance calculations over the first 10 years;

Financial Period	Division 43 Allowance (\$)
Year 1 ending - 30/06/22	\$1,192
Year 2 ending - 30/06/23	\$4,728
Year 3 ending - 30/06/24	\$4,728
Year 4 ending - 30/06/25	\$4,728
Year 5 ending - 30/06/26	\$4,728
Year 6 ending - 30/06/27	\$4,728
Year 7 ending - 30/06/28	\$4,728
Year 8 ending - 30/06/29	\$4,728
Year 9 ending - 30/06/30	\$4,728
Year 10 ending - 30/06/31	\$4,728

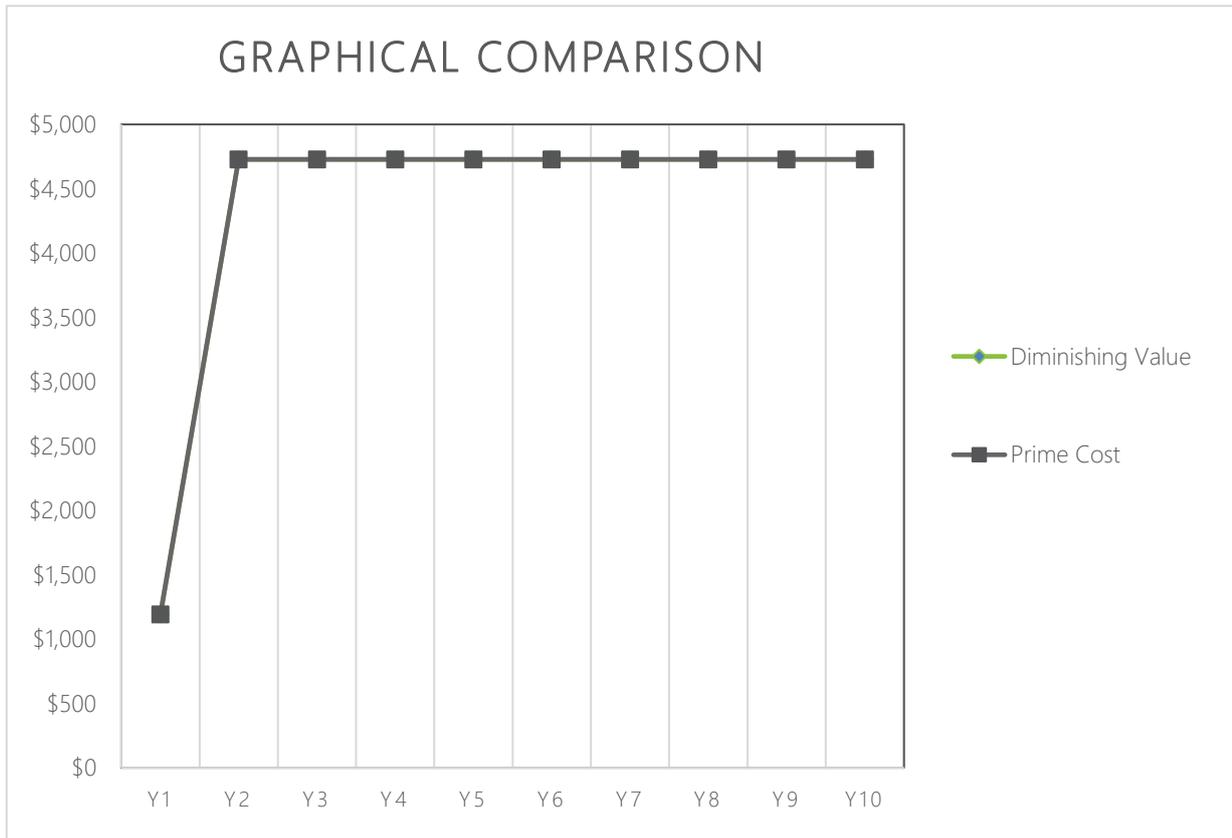
Detailed Projection - 40 Year Summary

Financial Period	Diminishing Value Method	Prime Cost Method	Year
01/04/22 - 30/06/22	\$1,192	\$1,192	Year 1
01/07/22 - 30/06/23	\$4,728	\$4,728	Year 2
01/07/23 - 30/06/24	\$4,728	\$4,728	Year 3
01/07/24 - 30/06/25	\$4,728	\$4,728	Year 4
01/07/25 - 30/06/26	\$4,728	\$4,728	Year 5
01/07/26 - 30/06/27	\$4,728	\$4,728	Year 6
01/07/27 - 30/06/28	\$4,728	\$4,728	Year 7
01/07/28 - 30/06/29	\$4,728	\$4,728	Year 8
01/07/29 - 30/06/30	\$4,728	\$4,728	Year 9
01/07/30 - 30/06/31	\$4,728	\$4,728	Year 10
01/07/31 - 30/06/32	\$4,728	\$4,728	Year 11
01/07/32 - 30/06/33	\$4,728	\$4,728	Year 12
01/07/33 - 30/06/34	\$4,728	\$4,728	Year 13
01/07/34 - 30/06/35	\$4,728	\$4,728	Year 14
01/07/35 - 30/06/36	\$4,728	\$4,728	Year 15
01/07/36 - 30/06/37	\$4,728	\$4,728	Year 16
01/07/37 - 30/06/38	\$4,728	\$4,728	Year 17
01/07/38 - 30/06/39	\$4,728	\$4,728	Year 18
01/07/39 - 30/06/40	\$4,728	\$4,728	Year 19
01/07/40 - 30/06/41	\$4,728	\$4,728	Year 20
01/07/41 - 30/06/42	\$4,728	\$4,728	Year 21
01/07/42 - 30/06/43	\$4,728	\$4,728	Year 22
01/07/43 - 30/06/44	\$4,728	\$4,728	Year 23
01/07/44 - 30/06/45	\$4,728	\$4,728	Year 24
01/07/45 - 30/06/46	\$4,728	\$4,728	Year 25
01/07/46 - 30/06/47	\$4,728	\$4,728	Year 26
01/07/47 - 30/06/48	\$4,728	\$4,728	Year 27
01/07/48 - 30/06/49	\$4,728	\$4,728	Year 28
01/07/49 - 30/06/50	\$4,728	\$4,728	Year 29
01/07/50 - 30/06/51	\$4,728	\$4,728	Year 30
01/07/51 - 30/06/52	\$4,728	\$4,728	Year 31
01/07/52 - 30/06/53	\$4,728	\$4,728	Year 32
01/07/53 - 30/06/54	\$4,728	\$4,728	Year 33
01/07/54 - 30/06/55	\$4,728	\$4,728	Year 34
01/07/55 - 30/06/56	\$4,728	\$4,728	Year 35
01/07/56 - 30/06/57	\$4,728	\$4,728	Year 36
01/07/57 - 30/06/58	\$4,728	\$4,728	Year 37
01/07/58 - 30/06/59	\$855	\$855	Year 38
01/07/59 - 30/06/60	\$0	\$0	Year 39
01/07/60 - 30/06/61	\$0	\$0	Year 40
Total	\$172,258	\$172,258	

Due to the legislation changes in the 2017 budget, deductions in this report are based on capital allowance only and both methods show the same values.

Diminishing Value vs Prime Cost

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



About MCG Quantity Surveyors

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

Appendix 1 – Capital Loss Calculations

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

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

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

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

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

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

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

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

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

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

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

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

Diminishing Value Method - Years 1 to 5

ATO Depreciation Category	Starting Value 01-Apr-22	Effective Life	Depreciation Rate	Year 1 01-Apr-22 30-Jun-22	Year 2 01-Jul-22 30-Jun-23	Year 3 01-Jul-23 30-Jun-24	Year 4 01-Jul-24 30-Jun-25	Year 5 01-Jul-25 30-Jun-26	Written Down Value as at 01-Jul-26
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	2,492	10.0	20.0%	124	474	379	303	242	970
Bathroom Assets - Freestanding Accessories	122	3.0	100.0%	122	0	0	0	0	0
Ceiling Fans	456	5.0	40.0%	86	139	87	54	34	57
Exhaust Fans (inc. Light & Heating)	218	10.0	100.0%	218	0	0	0	0	0
Floor Coverings - Carpet	1,430	8.0	25.0%	89	335	251	283	177	295
Floor Coverings - Floating Timber Floors	4,037	15.0	13.3%	134	520	451	391	339	2,202
Kitchen Assets - Cooktops	894	12.0	16.7%	168	272	170	106	67	111
Kitchen Assets - Dishwashers	1,169	8.0	25.0%	73	274	308	193	120	201
Kitchen Assets - Ovens	1,274	12.0	16.7%	53	204	170	318	199	331
Kitchen Assets - Rangeshoods	533	12.0	16.7%	100	162	102	63	40	66
Light Fittings (Excl. Hard Wired)	1,950	5.0	40.0%	366	594	371	232	145	242
Light Shades, Removable	270	5.0	100.0%	270	0	0	0	0	0
Smoke & Heat Alarms	236	6.0	100.0%	236	0	0	0	0	0
Window Blinds, Internal	1,120	10.0	20.0%	210	341	213	133	83	139
Total - Unit Specific Assets	16,201			2,248	3,316	2,502	2,077	1,446	4,612
Common Area Assets									
Door Closers	39	10.0	100.0%	39	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	482	12.0	16.7%	90	147	92	57	36	60
Fire Control Assets - Fire Alarm Bells	39	12.0	100.0%	39	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	318	25.0	8.0%	60	97	60	38	24	39
Fire Control Assets - Fire Detection Alarms	517	20.0	10.0%	97	157	98	62	38	64
Fire Control Assets - Fire Extinguishers	35	15.0	100.0%	35	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	274	12.0	100.0%	274	0	0	0	0	0
Hot Water Systems	947	12.0	16.7%	178	289	180	113	70	117
Light Shades, Removable	36	5.0	100.0%	36	0	0	0	0	0
MATV Assets	257	10.0	100.0%	257	0	0	0	0	0
Water Pumps - Rainwater Tanks	15	5.0	100.0%	15	0	0	0	0	0
Water Tanks - Polyethylene	64	15.0	100.0%	64	0	0	0	0	0
Total - Common Area Assets	3,022			1,183	690	431	269	168	281
Total Division 40 - Pooled Assets				1,353	2,199	1,682	1,652	1,033	
Total - Plant & Equipment Assets - Division 40	19,223			3,431	4,005	2,933	2,346	1,614	4,893

Diminishing Value Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-26	Effective Life	Depreciation Rate	Year 6 01-Jul-26 30-Jun-27	Year 7 01-Jul-27 30-Jun-28	Year 8 01-Jul-28 30-Jun-29	Year 9 01-Jul-29 30-Jun-30	Year 10 01-Jul-30 30-Jun-31	Written Down Value as at 01-Jul-31
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	970	10.0	20.0%	364	227	142	89	55	92
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	57	5.0	40.0%	21	13	8	5	3	5
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	295	8.0	25.0%	110	69	43	27	17	28
Floor Coverings - Floating Timber Floors	2,202	15.0	13.3%	294	254	221	191	166	1,077
Kitchen Assets - Cooktops	111	12.0	16.7%	42	26	16	10	6	11
Kitchen Assets - Dishwashers	201	8.0	25.0%	75	47	29	18	11	19
Kitchen Assets - Ovens	331	12.0	16.7%	124	78	49	30	19	32
Kitchen Assets - Rangehoods	66	12.0	16.7%	25	15	10	6	4	6
Light Fittings (Excl. Hard Wired)	242	5.0	40.0%	91	57	35	22	14	23
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	139	10.0	20.0%	52	33	20	13	8	13
Total - Unit Specific Assets	4,612			1,198	819	574	412	304	1,306
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	60	12.0	16.7%	22	14	9	5	3	6
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	39	25.0	8.0%	15	9	6	4	2	4
Fire Control Assets - Fire Detection Alarms	64	20.0	10.0%	24	15	9	6	4	6
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	117	12.0	16.7%	44	28	17	11	7	11
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	281			105	66	41	26	16	27
Total Division 40 - Pooled Assets				1,009	631	394	246	154	
Total - Plant & Equipment Assets - Division 40	4,893			1,303	885	615	437	320	1,333

Diminishing Value Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-31	Effective Life	Depreciation Rate	Year 11 01-Jul-31 30-Jun-32	Year 12 01-Jul-32 30-Jun-33	Year 13 01-Jul-33 30-Jun-34	Year 14 01-Jul-34 30-Jun-35	Year 15 01-Jul-35 30-Jun-36	Written Down Value as at 01-Jul-36
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	92	10.0	20.0%	35	22	14	8	5	9
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	5	5.0	40.0%	2	1	1	1	0	1
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	28	8.0	25.0%	11	7	4	3	2	3
Floor Coverings - Floating Timber Floors	1,077	15.0	13.3%	144	350	219	137	85	142
Kitchen Assets - Cooktops	11	12.0	16.7%	4	2	2	1	1	1
Kitchen Assets - Dishwashers	19	8.0	25.0%	7	4	3	2	1	2
Kitchen Assets - Ovens	32	12.0	16.7%	12	7	5	3	2	3
Kitchen Assets - Rangeshoods	6	12.0	16.7%	2	1	1	1	0	1
Light Fittings (Excl. Hard Wired)	23	5.0	40.0%	9	5	3	2	1	2
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	13	10.0	20.0%	5	3	2	1	1	1
Total - Unit Specific Assets	1,306			230	404	252	158	99	164
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	6	12.0	16.7%	2	1	1	1	0	1
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	4	25.0	8.0%	1	1	1	0	0	0
Fire Control Assets - Fire Detection Alarms	6	20.0	10.0%	2	1	1	1	0	1
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	11	12.0	16.7%	4	3	2	1	1	1
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	27			10	6	4	2	2	3
Total Division 40 - Pooled Assets				96	410	256	160	100	
Total - Plant & Equipment Assets - Division 40	1,333			240	410	256	160	100	167

Diminishing Value Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-36	Effective Life	Depreciation Rate	Year 16 01-Jul-36 30-Jun-37	Year 17 01-Jul-37 30-Jun-38	Year 18 01-Jul-38 30-Jun-39	Year 19 01-Jul-39 30-Jun-40	Year 20 01-Jul-40 30-Jun-41	Written Down Value as at 01-Jul-41
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	9	10.0	20.0%	3	2	1	1	1	1
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	1	5.0	40.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	3	8.0	25.0%	1	1	0	0	0	0
Floor Coverings - Floating Timber Floors	142	15.0	13.3%	53	33	21	13	8	14
Kitchen Assets - Cooktops	1	12.0	16.7%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	2	8.0	25.0%	1	0	0	0	0	0
Kitchen Assets - Ovens	3	12.0	16.7%	1	1	0	0	0	0
Kitchen Assets - Rangehoods	1	12.0	16.7%	0	0	0	0	0	0
Light Fittings (Excl. Hard Wired)	2	5.0	40.0%	1	1	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	1	10.0	20.0%	0	0	0	0	0	0
Total - Unit Specific Assets	164			62	39	24	15	9	16
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	1	12.0	16.7%	0	0	0	0	0	0
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	0	25.0	8.0%	0	0	0	0	0	0
Fire Control Assets - Fire Detection Alarms	1	20.0	10.0%	0	0	0	0	0	0
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	1	12.0	16.7%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	3			1	1	0	0	0	0
Total Division 40 - Pooled Assets				63	39	24	15	10	
Total - Plant & Equipment Assets - Division 40	167			63	39	24	15	10	16

Prime Cost Method - Years 1 to 5

ATO Depreciation Category	Starting Value 01-Apr-22	Effective Life	Depreciation Rate	Year 1 01-Apr-22 30-Jun-22	Year 2 01-Jul-22 30-Jun-23	Year 3 01-Jul-23 30-Jun-24	Year 4 01-Jul-24 30-Jun-25	Year 5 01-Jul-25 30-Jun-26	Written Down Value as at 01-Jul-26
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	2,492	10.0	10.0%	61	249	249	249	249	1,434
Bathroom Assets - Freestanding Accessories	122	3.0	100.0%	122	0	0	0	0	0
Ceiling Fans	456	5.0	20.0%	22	91	91	91	91	69
Exhaust Fans (inc. Light & Heating)	218	10.0	100.0%	218	0	0	0	0	0
Floor Coverings - Carpet	1,430	8.0	12.5%	44	179	179	179	179	671
Floor Coverings - Floating Timber Floors	4,037	15.0	6.7%	66	269	269	269	269	2,894
Kitchen Assets - Cooktops	894	12.0	8.3%	18	75	75	75	75	578
Kitchen Assets - Dishwashers	1,169	8.0	12.5%	36	146	146	146	146	548
Kitchen Assets - Ovens	1,274	12.0	8.3%	26	106	106	106	106	823
Kitchen Assets - Rangehoods	533	12.0	8.3%	11	44	44	44	44	344
Light Fittings (Excl. Hard Wired)	1,950	5.0	20.0%	96	390	390	390	390	294
Light Shades, Removable	270	5.0	100.0%	270	0	0	0	0	0
Smoke & Heat Alarms	236	6.0	100.0%	236	0	0	0	0	0
Window Blinds, Internal	1,120	10.0	10.0%	28	112	112	112	112	644
Total - Unit Specific Assets	16,201			1,256	1,661	1,661	1,661	1,661	8,299
Common Area Assets									
Door Closers	39	10.0	100.0%	39	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	482	12.0	8.3%	10	40	40	40	40	311
Fire Control Assets - Fire Alarm Bells	39	12.0	100.0%	39	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	318	25.0	4.0%	3	13	13	13	13	264
Fire Control Assets - Fire Detection Alarms	517	20.0	5.0%	6	26	26	26	26	407
Fire Control Assets - Fire Extinguishers	35	15.0	100.0%	35	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	274	12.0	100.0%	274	0	0	0	0	0
Hot Water Systems	947	12.0	8.3%	19	79	79	79	79	612
Light Shades, Removable	36	5.0	100.0%	36	0	0	0	0	0
MATV Assets	257	10.0	100.0%	257	0	0	0	0	0
Water Pumps - Rainwater Tanks	15	5.0	100.0%	15	0	0	0	0	0
Water Tanks - Polyethylene	64	15.0	100.0%	64	0	0	0	0	0
Total - Common Area Assets	3,022			798	158	158	158	158	1,594
Total - Plant & Equipment Assets - Division 40	19,223			2,053	1,819	1,819	1,819	1,819	9,893

Prime Cost Method - Years 6 to 10

ATO Depreciation Category	Starting Value 01-Jul-26	Effective Life	Depreciation Rate	Year 6 01-Jul-26 30-Jun-27	Year 7 01-Jul-27 30-Jun-28	Year 8 01-Jul-28 30-Jun-29	Year 9 01-Jul-29 30-Jun-30	Year 10 01-Jul-30 30-Jun-31	Written Down Value as at 01-Jul-31
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	1,434	10.0	10.0%	249	249	249	249	249	188
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	69	5.0	20.0%	69	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	671	8.0	12.5%	179	179	179	135	0	0
Floor Coverings - Floating Timber Floors	2,894	15.0	6.7%	269	269	269	269	269	1,548
Kitchen Assets - Cooktops	578	12.0	8.3%	75	75	75	75	75	205
Kitchen Assets - Dishwashers	548	8.0	12.5%	146	146	146	110	0	0
Kitchen Assets - Ovens	823	12.0	8.3%	106	106	106	106	106	292
Kitchen Assets - Rangehoods	344	12.0	8.3%	44	44	44	44	44	122
Light Fittings (Excl. Hard Wired)	294	5.0	20.0%	294	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	644	10.0	10.0%	112	112	112	112	112	84
Total - Unit Specific Assets	8,299			1,543	1,180	1,180	1,100	855	2,440
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	311	12.0	8.3%	40	40	40	40	40	111
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	264	25.0	4.0%	13	13	13	13	13	200
Fire Control Assets - Fire Detection Alarms	407	20.0	5.0%	26	26	26	26	26	278
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	612	12.0	8.3%	79	79	79	79	79	217
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	1,594			158	158	158	158	158	806
Total - Plant & Equipment Assets - Division 40	9,893			1,700	1,338	1,338	1,258	1,013	3,246

Prime Cost Method - Years 11 to 15

ATO Depreciation Category	Starting Value 01-Jul-31	Effective Life	Depreciation Rate	Year 11 01-Jul-31 30-Jun-32	Year 12 01-Jul-32 30-Jun-33	Year 13 01-Jul-33 30-Jun-34	Year 14 01-Jul-34 30-Jun-35	Year 15 01-Jul-35 30-Jun-36	Written Down Value as at 01-Jul-36
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	188	10.0	10.0%	188	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	1,548	15.0	6.7%	269	269	269	269	269	203
Kitchen Assets - Cooktops	205	12.0	8.3%	75	75	56	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	292	12.0	8.3%	106	106	80	0	0	0
Kitchen Assets - Rangehoods	122	12.0	8.3%	44	44	33	0	0	0
Light Fittings (Excl. Hard Wired)	0	5.0	20.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	84	10.0	10.0%	84	0	0	0	0	0
Total - Unit Specific Assets	2,440			766	494	439	269	269	203
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	111	12.0	8.3%	40	40	30	0	0	0
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	200	25.0	4.0%	13	13	13	13	13	137
Fire Control Assets - Fire Detection Alarms	278	20.0	5.0%	26	26	26	26	26	149
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	217	12.0	8.3%	79	79	59	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	806			158	158	128	39	39	285
Total - Plant & Equipment Assets - Division 40	3,246			924	652	567	308	308	488

Prime Cost Method - Years 16 to 20

ATO Depreciation Category	Starting Value 01-Jul-36	Effective Life	Depreciation Rate	Year 16 01-Jul-36 30-Jun-37	Year 17 01-Jul-37 30-Jun-38	Year 18 01-Jul-38 30-Jun-39	Year 19 01-Jul-39 30-Jun-40	Year 20 01-Jul-40 30-Jun-41	Written Down Value as at 01-Jul-41
Plant & Equipment Assets - Division 40									
Unit Specific Assets									
Air Conditioning Assets - Split Systems	0	10.0	10.0%	0	0	0	0	0	0
Bathroom Assets - Freestanding Accessories	0	3.0	100.0%	0	0	0	0	0	0
Ceiling Fans	0	5.0	20.0%	0	0	0	0	0	0
Exhaust Fans (inc. Light & Heating)	0	10.0	100.0%	0	0	0	0	0	0
Floor Coverings - Carpet	0	8.0	12.5%	0	0	0	0	0	0
Floor Coverings - Floating Timber Floors	203	15.0	6.7%	203	0	0	0	0	0
Kitchen Assets - Cooktops	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Dishwashers	0	8.0	12.5%	0	0	0	0	0	0
Kitchen Assets - Ovens	0	12.0	8.3%	0	0	0	0	0	0
Kitchen Assets - Rangehoods	0	12.0	8.3%	0	0	0	0	0	0
Light Fittings (Excl. Hard Wired)	0	5.0	20.0%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
Smoke & Heat Alarms	0	6.0	100.0%	0	0	0	0	0	0
Window Blinds, Internal	0	10.0	10.0%	0	0	0	0	0	0
Total - Unit Specific Assets	203			203	0	0	0	0	0
Common Area Assets									
Door Closers	0	10.0	100.0%	0	0	0	0	0	0
Emergency Warning & Intercommunication Systems (EWIS)	0	12.0	8.3%	0	0	0	0	0	0
Fire Control Assets - Fire Alarm Bells	0	12.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Booster Pumps	137	25.0	4.0%	13	13	13	13	13	73
Fire Control Assets - Fire Detection Alarms	149	20.0	5.0%	26	26	26	26	26	19
Fire Control Assets - Fire Extinguishers	0	15.0	100.0%	0	0	0	0	0	0
Fire Control Assets - Fire Indicator Panels	0	12.0	100.0%	0	0	0	0	0	0
Hot Water Systems	0	12.0	8.3%	0	0	0	0	0	0
Light Shades, Removable	0	5.0	100.0%	0	0	0	0	0	0
MATV Assets	0	10.0	100.0%	0	0	0	0	0	0
Water Pumps - Rainwater Tanks	0	5.0	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	0	15.0	100.0%	0	0	0	0	0	0
Total - Common Area Assets	285			39	39	39	39	39	93
Total - Plant & Equipment Assets - Division 40	488			241	39	39	39	39	93