

- Tax Depreciation Schedules
- Insurance Replacement Valuations
- Sinking Fund Forecasts
- Progress Payment Reporting
- Estimating

ABN: 33 557 420 930

A.I.Q.S. #11091

T.P.B. # 204 628 507

TAX DEPRECIATION SCHEDULE

Investment Property Address:

19 Nutmeg Dr. GRIFFIN

Prepared For:

Jamane Schokman Holdings Pty Ltd

Prepared By:

William Callaghan A.A.I.Q.S.

Date First Offered For Rent

14 May 2015

48 days

Report Dated:

20 January 2021



Tax agent
24628507

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This report explained:

This report has been prepared to provide an independent review of the Tax Depreciation entitlements available to the owner of the investment property, under The Income Tax Assessment Act 1997.

Exclusions from Calculations:

Developer Profits & Overheads	Soft Landscaping
Stamp Duty	Land Price & Associated Costs
Legal Fees	Plant & Article owned by tenant
Conveyancing Costs	Bulk Earthworks & Leveling
Site Clearance	Demolition of Existing Structures

Inclusions for Calculations:

Preliminaries	Contingencies
Builders Margin	Professional Fees
Plant & Articles owned by Landlord	Renovation works (after Sept. 1987)

Valuation Methods Adopted:

The valuations within this report are based on the ATO allowances and in accordance with the Income Tax Assessment Act 1997.

Disclaimer:

This report has been prepared for the exclusive use of the parties named within this report. WRC Quantity Surveying does not accept any contractual, tortious or other form of liability for any consequences that may arise from any other person acting upon or using this valuation.

Where available, the QS has relied upon information provided by the property owner.

Need Clarification?

Get in touch with us info@wrcqs.com.au

I trust that the above information is satisfactory but should you require additional information please do not hesitate to contact me.

Yours faithfully

W.R. Callaghan

William Callaghan

Tax Agent No. 24 628 507

A.A.I.Q.S. #11091



Tax agent
24828507

DIMINISHING VALUE METHOD SUMMARY PAGE USED.

		Tax Refund based on ATO Tax Brackets			
	Tax deductible Amount		Tax Rate		Tax Rate
	see summary page		32.50%		37%
First Year (part)	\$ 3,052.80		\$ 992.16		\$ 1,129.54
First 10 Years	\$ 83,562.12		\$ 27,157.69		\$ 30,917.98
First 20 Years	\$ 153,871.70		\$ 50,008.30		\$ 56,932.53

NOTE: Forecast tax refunds may vary due to tax bracket creep, changes in taxation laws, sale of your investment property and so on.

PRIME COST METHOD SUMMARY PAGE USED.

		Tax Refund based on ATO Tax Brackets			
	Tax deductible Amount		Tax Rate		Tax Rate
	see summary page		32.50%		37%
First Year (part)	\$ 2,853.53		\$ 927.40		\$ 1,055.81
First 10 Years	\$ 83,123.54		\$ 27,015.15		\$ 30,755.71
First 20 Years	\$ 153,873.90		\$ 50,009.02		\$ 56,933.34

NOTE: Forecast tax refunds may vary due to tax bracket creep, changes in taxation laws, sale of your investment property and so on.

Note: these tax rates may not apply to company owned properties

TAX DEPRECIATION SUMMARY REPORT Using Diminishing Value Method

19 Nutmeg Dr. GRIFFIN

This property was first available for rent on: **14 May 2015**

The actual amounts claimable for the first part year & the following 39 years have been
Calculated below for your convenience

ACTUAL AMOUNTS CLAIMABLE

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
	48 days										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	919.9	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	
Depreciables by Diminishing Value	398.5	2,905.7	1,576.7	1,081.9	629.4	429.9	109.0	65.4	39.3	23.6	
Depreciables for Low Value Pool Assets (first year or part thereof)	1,734.4	2,818.4	2,421.4	1,513.4	1,305.8	816.1	804.7	503.0	314.3	196.5	
Total Claimable	3,052.8	12,719.1	10,993.1	9,590.2	8,930.1	8,241.0	7,908.8	7,563.4	7,348.6	7,215.0	

First Year Claim **\$3,053**

Total Deductions in 1st 10 years **\$83,562**

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	
Depreciables by Diminishing Value	14.13	8.48	5.09	3.05	1.83	1.10	0.66	0.40	0.24	0.14	
Depreciables for Low Value Pool Assets (first year or part thereof)	122.79	76.75	47.97	29.98	18.74	11.71	7.32	4.57	2.86	1.79	
Total Claimable	7,131.9	7,080.2	7,048.1	7,028.0	7,015.6	7,007.8	7,003.0	7,000.0	6,998.1	6,996.9	

\$70,310

TAX DEPRECIATION SUMMARY REPORT Using Diminishing Value Method

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	Residual
Financial Year	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0
Depreciables by Diminishing Value	0.09	0.05	0.03	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.00
Depreciables for Low Value Pool Assets (first year or part thereof)	1.12	0.70	0.44	0.27	0.17	0.11	0.07	0.04	0.03	0.02	
Total Claimable	6,996.2	6,995.7	6,995.5	6,995.3	6,995.2	6,995.1	6,995.1	6,995.0	6,995.0	6,995.0	

\$69,953

	31st Year	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year	Residual
Financial Year	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	2,386.7	82.5	82.5	
Depreciables by Diminishing Value	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	0.010	0.006	0.004	0.002	0.002	0.001	0.001	0.000	0.000	0.000	0.00
Total Claimable	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	2,386.7	82.5	82.5	

\$51,517

TAX DEPRECIATION SUMMARY REPORT
Using Prime Cost Method

19 Nutmeg Dr. GRIFFIN

This property was first available for rent on: **14 May 2015**
 The actual amounts claimable for the first part year & the following 39 years have been
 Calculated below for your convenience

ACTUAL AMOUNTS CLAIMABLE

	1st Year (Part)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year	Residual
Financial Year	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
	48 days										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	919.9	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	
Depreciables by Prime Cost	199.27	1,515.26	1,515.26	1,515.26	1,515.26	1,417.94	775.26	753.20	603.90	297.40	
Depreciables for Low Value Pool Assets (first year or part thereof)	1,734.4	2,818.36	1,761.47	1,100.92	688.08	430.05	268.78	167.99	104.99	65.62	
Total Claimable	2,853.5	11,328.6	10,271.7	9,611.2	9,198.3	8,843.0	8,039.0	7,916.2	7,703.9	7,358.0	

First Year Claim **\$2,854**

Total Deductions in 1st 10 years **\$83,124**

	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year	Residual
Financial Year	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	-
Depreciables by Prime Cost	204.12	99.90	99.90	99.90	99.90	88.26	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	41.01	25.63	16.02	10.01	6.26	3.91	2.44	1.53	0.95	0.60	0.99
Total Claimable	7,240.1	7,120.5	7,110.9	7,104.9	7,101.2	7,087.2	6,997.4	6,996.5	6,996.0	6,995.6	

\$70,750

TAX DEPRECIATION SUMMARY REPORT
Using Prime Cost Method

	21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	Residual
Financial Year	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	-
Depreciables by Prime Cost	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	0.37	0.23	0.15	0.09	0.06	0.04	0.02	0.01	0.01	0.01	0.01
Total Claimable	6,995.4	6,995.2	6,995.1	6,995.1	6,995.1	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	

\$69,951

	31st Year	32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year	Residual
Financial Year	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Allowance	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	2,386.7	82.5	82.5	-
Depreciables by Prime Cost	-	-	-	-	-	-	-	-	-	-	-
Depreciables for Low Value Pool Assets (first year or part thereof)	0.003	0.002	0.001	0.001	0.001	0.000	0.000	0.000	0.000	0.000	0.000
Total Claimable	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	2,386.7	82.5	82.5	

\$51,517

Building Allowance (Division 43 Items)

WRC Quantity Surveying

19 Nutmeg Dr. GRIFFIN

Construction Commencement: June 2011

Construction Completion: October 2011

Construction Cost (reduced by original plant & equipment)

Driveway, paving, fencing, retianing walls, etc - October 2011

Security screens, hose reel - July 2014

Capital works carried out after 1st rented date -nil-to-date

Estimated total eligible for building allowance calculation

Claimable Building Allowance @ 2.5%

		1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year
Opening Value	2.50%	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
		48 days								
260,000	6,500	854.8	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0
16,500	413	54.2	412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5
3,300	83	10.8	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5
-	-	-	-	-	-	-	-	-	-	-
279,800										
6,995	6,995	919.9	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0

Construction Commencement: June 2011

Construction Completion: October 2011

Construction Cost (reduced by original plant & equipment)

Driveway, paving, fencing, retianing walls, etc - October 2011

Security screens, hose reel - July 2014

Capital works carried out after 1st rented date -nil-to-date

Claimable Building Allowance @ 2.5%

10th Year	11th Year	12th Year	13th Year	14th Year	15th Year	16th Year	17th Year	18th Year	19th Year	20th Year
2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034
6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0
412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5
82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5
-	-	-	-	-	-	-	-	-	-	-
6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0

Building Allowance (Division 43 Items)

WRC Quantity Surveying

Construction Commencement: June 2011
Construction Completion: October 2011

Construction Cost (reduced by original plant & equipment)
 Driveway, paving, fencing, retianing walls, etc - October 2011
 Security screens, hose reel - July 2014
 Capital works carried out after 1st rented date -nil-to-date

21st Year	22nd Year	23rd Year	24th Year	25th Year	26th Year	27th Year	28th Year	29th Year	30th Year	31st Year
2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045
6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0
412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5	412.5
82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5
-	-	-	-	-	-	-	-	-	-	-
6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0

Claimable Building Allowance @ 2.5%

Construction Commencement: June 2011
Construction Completion: October 2011

Construction Cost (reduced by original plant & equipment)
 Driveway, paving, fencing, retianing walls, etc - October 2011
 Security screens, hose reel - July 2014
 Capital works carried out after 1st rented date -nil-to-date

32nd Year	33rd Year	34th Year	35th Year	36th Year	37th Year	38th Year	39th Year	40th Year
2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054
6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	6,500.0	2,166.7	-	-
412.5	412.5	412.5	412.5	412.5	412.5	137.5	-	-
82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5	82.5
-	-	-	-	-	-	-	-	-
6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	6,995.0	2,386.7	82.5	82.5

Claimable Building Allowance @ 2.5%

T/F to LVP = transferred to low Value Pool

CALCULATION SHEET
Diminishing Value Method (items over \$1,000)
19 Nutmeg Dr. GRIFFIN

Item	Est. Market Value	Rate (%)	48 days 1st Yr	Resid.	2nd Yr	Resid.	3rd Yr	Resid.	4th Yr	Resid.	5th Yr	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.
Financial Year			2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024	
Carpet	3,700	40	194.6	3505.4	1402.1	2103.2	841.3	1261.9	504.8	757.2	302.9	454.3	181.7	272.6	109.0	163.5	65.4	98.1	39.3	58.9	23.6	35.3
Rainwater Tank	1,500	13.32	26.3	1473.7	196.3	1277.4	170.2	1107.3	147.5	959.8	T/F to LVP											
Air Con (split) #1	1,200	20	31.6	1168.4	233.7	934.8	T/F to LVP															
Oven	1,200	28.56	45.1	1154.9	329.8	825.1	T/F to LVP															
Demountable Robes/Doors	3,200	24	101.0	3099.0	743.8	2355.2	565.3	1790.0	429.6	1360.4	326.5	1033.9	248.1	785.8	T/F to LVP							
	10,800		399		2906		1576.7		1081.9		629.4		429.9		109.0		65.4		39.3		23.6	35.3

Item	Residual Balance	Rate (%)	11th Yr	Resid.	12th Yr	Resid.	13th Yr	Resid.	14th Yr	Resid.	15th Yr	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.
Financial Year			2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034	
Carpet	35.33	40	14.13	21.2	8.5	12.7	5.1	7.6	3.1	4.6	1.8	2.7	1.1	1.6	0.7	1.0	0.4	0.6	0.2	0.4	0.1	0.2
	35.3		14.13		8.48		5.09		3.05		1.83		1.10		0.66		0.40		0.24		0.14	0.21

Item	Residual Balance	Rate (%)	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.
Financial Year			2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044	
Carpet	0.21	40	0.09	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	0.21		0.09		0.05		0.03		0.02		0.01		0.01		0.00		0.00		0.00		0.00	0.00

Item	Residual Balance	Rate (%)	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.
Financial Year			2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054	
Not Applicable																						
	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00	0.00

CALCULATION SHEET
Prime Cost Method (items over \$1,000)
19 Nutmeg Dr. GRIFFIN

Item	Est. Market Value	Rate (%)	48 days 1st Yr	Resid.	2nd Yr	Resid.	3rd Yr	Resid.	4th Yr	Resid.	5th Yr	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.	
Financial Year			2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		
Carpet	3,700	20	97.3	3602.7	740.0	2862.7	740.0	2122.7	740.0	1382.7	740.0	642.7	642.7	0.0									
Rainwater Tank	1,500	6.66	13.1	1486.9	99.9	1387.0	99.9	1287.1	99.9	1187.2	99.9	1087.3	99.9	987.4	99.9	887.5	99.9	787.6	99.9	687.7	99.9	587.8	
Air Con (split) #1	1,200	10	15.8	1184.2	120.0	1064.2	120.0	944.2	120.0	824.2	120.0	704.2	120.0	584.2	120.0	464.2	120.0	344.2	120.0	224.2	120.0	104.2	
Oven	1,200	14.28	22.5	1177.5	171.4	1006.1	171.4	834.7	171.4	663.4	171.4	492.0	171.4	320.7	171.4	149.3	149.3	0.0					
Demountable Robes/Doors	3,200	12	50.5	3149.5	384.0	2765.5	384.0	2381.5	384.0	1997.5	384.0	1613.5	384.0	1229.5	384.0	845.5	384.0	461.5	384.0	77.5	77.5	0.0	
	10,800		199.3		1515.3		1515.3		1515.3		1515.3		1417.9		775.3		753.2		603.9		297.4		692.0

Item	Residual Balance	Rate (%)	11th Yr	Resid.	12th Yr	Resid.	13th Yr	Resid.	14th Yr	Resid.	15th Yr	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.
Financial Year			2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034	
Rainwater Tank	587.8	6.66	99.9	487.9	99.9	388.0	99.9	288.1	99.9	188.2	99.9	88.3	88.3	0.0								
Air Con (split) #1	104.2	10	104.2	0.0																		
	692.0		204.1		99.9		99.9		99.9		99.9		88.3		0.0		0		0		0	0

Item	Residual Balance	Rate (%)	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.
Financial Year			2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044	
Not Applicable																						
	0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0		0		0	0

Item	Residual Balance	Rate (%)	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.
Financial Year			2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054	
Not Applicable																						
	0		0.0		0.0		0.0		0.0		0.0		0.0		0.0		0		0		0	0

Claim for 1st year or part thereof
calculated @ 18.75% - Each year
thereafter calculated @ 37.5%

CALCULATION SHEET
Using Prime Cost Value Method
Low Value Pool (items less than \$1,000)
19 Nutmeg Dr. GRIFFIN

Item	Est. Market Value	1st. Yr.	Resid.	2nd. Yr.	Resid.	3rd. Yr.	Resid.	4th. Yr.	Resid.	5th. Yr.	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.
Financial Year		2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024	
H.W.S. Install (excl pipes)	1000	187.5	812.5	304.7	507.8	190.4	317.4	119.0	198.4	74.4	124.0	46.5	77.5	29.1	48.4	18.2	30.3	11.4	18.9	7.1	11.8
Blinds/Venetians (various)	2100	393.8	1706.3	639.8	1066.4	399.9	666.5	249.9	416.6	156.2	260.4	97.6	162.7	61.0	101.7	38.1	63.6	23.8	39.7	14.9	24.8
Light Shades (various)	900	168.8	731.3	274.2	457.0	171.4	285.6	107.1	178.5	66.9	111.6	41.8	69.7	26.2	43.6	16.3	27.2	10.2	17.0	6.4	10.6
Cooktop	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Rangehood	300	56.3	243.8	91.4	152.3	57.1	95.2	35.7	59.5	22.3	37.2	13.9	23.2	8.7	14.5	5.4	9.1	3.4	5.7	2.1	3.5
Smoke Detectors (various)	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Dish Washer	1000	187.5	812.5	304.7	507.8	190.4	317.4	119.0	198.4	74.4	124.0	46.5	77.5	29.1	48.4	18.2	30.3	11.4	18.9	7.1	11.8
Exhaust Fans	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Ceiling Fans (various)	750	140.6	609.4	228.5	380.9	142.8	238.0	89.3	148.8	55.8	93.0	34.9	58.1	21.8	36.3	13.6	22.7	8.5	14.2	5.3	8.9
Garage Door Motor	600	112.5	487.5	182.8	304.7	114.3	190.4	71.4	119.0	44.6	74.4	27.9	46.5	17.4	29.1	10.9	18.2	6.8	11.4	4.3	7.1
General Loose Items	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Remote Controllers	300	56.3	243.8	91.4	152.3	57.1	95.2	35.7	59.5	22.3	37.2	13.9	23.2	8.7	14.5	5.4	9.1	3.4	5.7	2.1	3.5
Bins	500	93.8	406.3	152.3	253.9	95.2	158.7	59.5	99.2	37.2	62.0	23.2	38.7	14.5	24.2	9.1	15.1	5.7	9.5	3.5	5.9
Items transferred from DV or PC Method once WDV <\$1,000																					
N/A																					
Items <\$300 claimable @ 100%																					
nil-to-date	0	0.0	0.0																		
Total	9,250	1734		2818		1761.5		1100.9		688.1		430.0		268.8		168.0		105.0		65.6	109.4

Item	C/F	11th. Yr.	Resid.	12th. Yr.	Resid.	13th. Yr.	Resid.	14th. Yr.	Resid.	15th. Yr.	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.
Financial Year		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034	
H.W.S. Install (excl pipes)	11.8	4.4	7.4	2.8	4.6	1.7	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2	0.1	0.1
Blinds/Venetians (various)	24.8	9.3	15.5	5.8	9.7	3.6	6.1	2.3	3.8	1.4	2.4	0.9	1.5	0.6	0.9	0.3	0.6	0.2	0.4	0.1	0.2
Light Shades (various)	10.6	4.0	6.7	2.5	4.2	1.6	2.6	1.0	1.6	0.6	1.0	0.4	0.6	0.2	0.4	0.1	0.2	0.1	0.2	0.1	0.1
Cooktop	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Rangehood	3.5	1.3	2.2	0.8	1.4	0.5	0.9	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.1	0.0	0.0
Smoke Detectors (various)	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Dish Washer	11.8	4.4	7.4	2.8	4.6	1.7	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2	0.1	0.1
Exhaust Fans	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Ceiling Fans (various)	8.9	3.3	5.5	2.1	3.5	1.3	2.2	0.8	1.4	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1
Garage Door Motor	7.1	2.7	4.4	1.7	2.8	1.0	1.7	0.6	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1
General Loose Items	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Remote Controllers	3.5	1.3	2.2	0.8	1.4	0.5	0.9	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.1	0.0	0.0
Bins	5.9	2.2	3.7	1.4	2.3	0.9	1.4	0.5	0.9	0.3	0.6	0.2	0.4	0.1	0.2	0.1	0.1	0.1	0.1	0.0	0.1
Items transferred from DV or PC Method once WDV <\$1,000																					
N/A																					
Total	109.4	41.0		25.6		16.0		10.0		6.3		3.9		2.4		1.5		1.0		0.60	1.0

Item	C/F	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.	
Financial Year		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		
H.W.S. Install (excl pipes)	0.11	0.04	0.07	0.03	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blinds/Venetians (various)	0.23	0.08	0.14	0.05	0.09	0.03	0.06	0.02	0.03	0.01	0.02	0.01	0.01	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Light Shades (various)	0.10	0.04	0.06	0.02	0.04	0.01	0.02	0.01	0.01	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cooktop	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rangehood	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Smoke Detectors (various)	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dish Washer	0.11	0.04	0.07	0.03	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exhaust Fans	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ceiling Fans (various)	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Garage Door Motor	0.06	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Loose Items	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remote Controllers	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bins	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items transferred from DV or PC Method once WDV <\$1,000																						
N/A																						
Total	1.0	0.37		0.23		0.15		0.09		0.06		0.04		0.02		0.01		0.01		0.01		0.01

Item	C/F	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.	
Financial Year		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		
H.W.S. Install (excl pipes)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blinds/Venetians (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Light Shades (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cooktop	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rangehood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Smoke Detectors (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dish Washer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exhaust Fans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ceiling Fans (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Garage Door Motor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Loose Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remote Controllers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bins	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items transferred from DV or PC Method once WDV <\$1,000																						
N/A																						
Total	0.01	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00

**CALCULATION SHEET
Using Diminishing Value Method
Low Value Pool (items less than \$1,000)
19 Nutmeg Dr. GRIFFIN**

Claim for 1st year or part thereof
calculated @ 18.75% - Each year
thereafter calculated @ 37.5%

Item	Est. Market Value	2014-2015		2015-2016		2016-2017		2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024	
		1st. Yr.	Resid.	2nd. Yr.	Resid.	3rd. Yr.	Resid.	4th. Yr.	Resid.	5th. Yr.	Resid.	6th Yr	Resid.	7th Yr	Resid.	8th Yr	Resid.	9th Yr	Resid.	10th Yr	Resid.
Financial Year																					
H.W.S. Install (excl pipes)	1000	187.5	812.5	304.7	507.8	190.4	317.4	119.0	198.4	74.4	124.0	46.5	77.5	29.1	48.4	18.2	30.3	11.4	18.9	7.1	11.8
Blinds/Venetians (various)	2100	393.8	1706.3	639.8	1066.4	399.9	666.5	249.9	416.6	156.2	260.4	97.6	162.7	61.0	101.7	38.1	63.6	23.8	39.7	14.9	24.8
Light Shades (various)	900	168.8	731.3	274.2	457.0	171.4	285.6	107.1	178.5	66.9	111.6	41.8	69.7	26.2	43.6	16.3	27.2	10.2	17.0	6.4	10.6
Cooktop	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Rangehood	300	56.3	243.8	91.4	152.3	57.1	95.2	35.7	59.5	22.3	37.2	13.9	23.2	8.7	14.5	5.4	9.1	3.4	5.7	2.1	3.5
Smoke Detectors (various)	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Dish Washer	1000	187.5	812.5	304.7	507.8	190.4	317.4	119.0	198.4	74.4	124.0	46.5	77.5	29.1	48.4	18.2	30.3	11.4	18.9	7.1	11.8
Exhaust Fans	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Ceiling Fans (various)	750	140.6	609.4	228.5	380.9	142.8	238.0	89.3	148.8	55.8	93.0	34.9	58.1	21.8	36.3	13.6	22.7	8.5	14.2	5.3	8.9
Garage Door Motor	600	112.5	487.5	182.8	304.7	114.3	190.4	71.4	119.0	44.6	74.4	27.9	46.5	17.4	29.1	10.9	18.2	6.8	11.4	4.3	7.1
General Loose Items	450	84.4	365.6	137.1	228.5	85.7	142.8	53.6	89.3	33.5	55.8	20.9	34.9	13.1	21.8	8.2	13.6	5.1	8.5	3.2	5.3
Remote Controllers	300	56.3	243.8	91.4	152.3	57.1	95.2	35.7	59.5	22.3	37.2	13.9	23.2	8.7	14.5	5.4	9.1	3.4	5.7	2.1	3.5
Bins	500	93.8	406.3	152.3	253.9	95.2	158.7	59.5	99.2	37.2	62.0	23.2	38.7	14.5	24.2	9.1	15.1	5.7	9.5	3.5	5.9
Items transferred from DV or PC Method once WDV <\$1,000																					
Rainwater Tank									959.8	359.9	599.9	224.9	374.9	140.6	234.3	87.9	146.5	54.9	91.5	34.3	57.2
Air Con (split) #1					934.8	350.5	584.2	219.1	365.1	136.9	228.2	85.6	142.6	53.5	89.1	33.4	55.7	20.9	34.8	13.1	21.8
Oven					825.1	309.4	515.7	193.4	322.3	120.9	201.4	75.5	125.9	47.2	78.7	29.5	49.2	18.4	30.7	11.5	19.2
Demountable Robes/Doors													785.8	294.7	491.1	184.2	306.9	115.1	191.8	71.9	119.9
Items <\$300 claimable @ 100%																					
nil-to-date	0	0.0	0.0																		
Total	9,250	1734		2818		2421.4		1513.4		1305.8		816.1		804.7		503.0		314.3		196.5	327.4

Item	C/F	2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034	
		11th. Yr.	Resid.	12th. Yr.	Resid.	13th. Yr.	Resid.	14th. Yr.	Resid.	15th. Yr.	Resid.	16th Yr	Resid.	17th Yr	Resid.	18th Yr	Resid.	19th Yr	Resid.	20th Yr	Resid.
Financial Year																					
H.W.S. Install (excl pipes)	11.8	4.4	7.4	2.8	4.6	1.7	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2	0.1	0.1
Blinds/Venetians (various)	24.8	9.3	15.5	5.8	9.7	3.6	6.1	2.3	3.8	1.4	2.4	0.9	1.5	0.6	0.9	0.3	0.6	0.2	0.4	0.1	0.2
Light Shades (various)	10.6	4.0	6.7	2.5	4.2	1.6	2.6	1.0	1.6	0.6	1.0	0.4	0.6	0.2	0.4	0.1	0.2	0.1	0.2	0.1	0.1
Cooktop	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Rangehood	3.5	1.3	2.2	0.8	1.4	0.5	0.9	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.1	0.0	0.0
Smoke Detectors (various)	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Dish Washer	11.8	4.4	7.4	2.8	4.6	1.7	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2	0.1	0.1
Exhaust Fans	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Ceiling Fans (various)	8.9	3.3	5.5	2.1	3.5	1.3	2.2	0.8	1.4	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1
Garage Door Motor	7.1	2.7	4.4	1.7	2.8	1.0	1.7	0.6	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1
General Loose Items	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.0
Remote Controllers	3.5	1.3	2.2	0.8	1.4	0.5	0.9	0.3	0.5	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	0.0	0.1	0.0	0.0
Bins	5.9	2.2	3.7	1.4	2.3	0.9	1.4	0.5	0.9	0.3	0.6	0.2	0.4	0.1	0.2	0.1	0.1	0.1	0.1	0.0	0.1
Items transferred from DV or PC Method once WDV <\$1,000																					
Rainwater Tank	57.2	21.5	35.8	13.4	22.3	8.4	14.0	5.2	8.7	3.3	5.5	2.0	3.4	1.3	2.1	0.8	1.3	0.5	0.8	0.3	0.5
Air Con (split) #1	21.8	8.2	13.6	5.1	8.5	3.2	5.3	2.0	3.3	1.2	2.1	0.8	1.3	0.5	0.8	0.3	0.5	0.2	0.3	0.1	0.2
Oven	19.2	7.2	12.0	4.5	7.5	2.8	4.7	1.8	2.9	1.1	1.8	0.7	1.1	0.4	0.7	0.3	0.4	0.2	0.3	0.1	0.2
Demountable Robes/Doors	119.9	45.0	74.9	28.1	46.8	17.6	29.3	11.0	18.3	6.9	11.4	4.3	7.1	2.7	4.5	1.7	2.8	1.0	1.7	0.7	1.1
Total	327.4	122.8		76.7		48.0		30.0		18.7		11.7		7.3		4.6		2.9		1.8	3.0

WRC Quantity Surveying

Item	C/F	21st Yr	Resid.	22nd yr	Resid.	23rd Yr	Resid.	24th Yr	Resid.	25th Yr	Resid.	26th Yr	Resid.	27th Yr	Resid.	28th Yr	Resid.	29th Yr	Resid.	30th Yr	Resid.
Financial Year		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044	
H.W.S. Install (excl pipes)	0.11	0.04	0.07	0.03	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blinds/Venetians (various)	0.23	0.08	0.14	0.05	0.09	0.03	0.06	0.02	0.03	0.01	0.02	0.01	0.01	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00
Light Shades (various)	0.10	0.04	0.06	0.02	0.04	0.01	0.02	0.01	0.01	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cooktop	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rangehood	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Smoke Detectors (various)	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dish Washer	0.11	0.04	0.07	0.03	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exhaust Fans	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ceiling Fans (various)	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Garage Door Motor	0.06	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Loose Items	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remote Controllers	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bins	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items transferred from DV or PC Method once WDV <\$1,000																					
Rainwater Tank	0.52	0.20	0.33	0.12	0.20	0.08	0.13	0.05	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00
Air Con (split) #1	0.20	0.07	0.12	0.05	0.08	0.03	0.05	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Oven	0.17	0.07	0.11	0.04	0.07	0.03	0.04	0.02	0.03	0.01	0.02	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Demountable Robes/Doors	1.09	0.41	0.68	0.26	0.43	0.16	0.27	0.10	0.17	0.06	0.10	0.04	0.06	0.02	0.04	0.02	0.03	0.01	0.02	0.01	0.01
Total	3.0	1.12		0.70		0.44		0.27		0.17		0.11		0.07		0.04		0.03		0.02	0.03

Item	C/F	31st Yr	Resid.	32nd Yr	Resid.	33rd Yr	Resid.	34th Yr	Resid.	35th Yr	Resid.	36th Yr	Resid.	37th Yr	Resid.	38th Yr	Resid.	39th Yr	Resid.	40th Yr	Resid.
Financial Year		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054	
H.W.S. Install (excl pipes)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blinds/Venetians (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Light Shades (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cooktop	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rangehood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Smoke Detectors (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dish Washer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exhaust Fans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ceiling Fans (various)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Garage Door Motor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Loose Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remote Controllers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bins	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Items transferred from DV or PC Method once WDV <\$1,000																					
Rainwater Tank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Air Con (split) #1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oven	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demountable Robes/Doors	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.03	0.01		0.01		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00	0.00