

## Summary

# Diminishing Value Calculation & Low Cost/Low Value Pooling

## 1.1 Depreciation of Plant and Equipment

This section lists the 'Plant & Equipment' relevant to this property and their corresponding depreciation claims under the Diminishing Value method. This schedule also shows the total depreciation claim for the items that have been allocated to the low-value pool.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with Income Tax Order 1217 (for items acquired before 1 July 1991), Income Tax Ruling IT 2685 (for items acquired before 1 January 2001), Tax Ruling TR 2000/18 & subsequent addendums (for items acquired from 1 January 2001).

The basic depreciation rates shown in the schedule have been calculated on the basis of the commissioner's effective life estimates outlined in the above rulings (depending on when the item was purchased). The effective life of an asset is divided into 150 to determine the basic Diminishing Value rate for the asset.

## 1.2 Diminishing Value Total - Plant & Equipment and Division 43

Period	Effective Life Plant	Pooled Plant	Division 43	Total (\$)
4-Jun-04 to 30-Jun-04	734	2,498	447	3,679
1-Jul-04 to 30-Jun-05	9,755	4,056	6,040	19,851
1-Jul-05 to 30-Jun-06	7,546	2,534	6,040	16,120
1-Jul-06 to 30-Jun-07	5,917	1,586	6,040	13,543
1-Jul-07 to 30-Jun-08	4,703	989	6,040	11,732
1-Jul-08 to 30-Jun-09	3,643	1,349	6,040	11,032
1-Jul-09 to 30-Jun-10	2,958	842	6,040	9,840
1-Jul-10 to 30-Jun-11	2,429	529	6,040	8,998
1-Jul-11 to 30-Jun-12	2,019	331	6,040	8,390
1-Jul-12 to 30-Jun-13	1,692	205	6,040	7,937

Please refer to Appendix one for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix two and three.

## Diminishing Method (Years 1-5)

394 Sydney Road  
BALGOWLAH, NSW 2093

Tax Grouping	Total Cost 4-Jun-04 (\$)	Basic Rate  (BV)	Depreciation Allowance					TWDV @ 1-Jul-08
			4-Jun-04 30-Jun-04 Year 1 (\$)	1-Jul-04 30-Jun-05 Year 2 (\$)	1-Jul-05 30-Jun-06 Year 3 (\$)	1-Jul-06 30-Jun-07 Year 4 (\$)	1-Jul-07 30-Jun-08 Year 5 (\$)	
<b>1. Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>								
Bathroom Accessories	1,294	37.5%	0	0	0	0	0	161
Blinds	3,234	37.5%	0	0	0	0	0	401
Carpet	19,881	30.0%	441	5,832	4,082	2,858	2,000	4,668
Door Closers	537	37.5%	0	0	0	0	0	66
Exhaust Fans	425	37.5%	0	0	0	0	0	52
Fire Extinguishers	1,318	37.5%	0	0	0	0	0	163
Hand Dryers - Electrical	835	37.5%	0	0	0	0	0	104
Hot Water Systems	2,675	7.5%	15	200	185	171	158	1,946
Light Fittings & Shades	3,956	37.5%	0	0	0	0	0	491
Mechanical Services	27,278	11.3%	227	3,043	2,701	2,397	2,127	16,783
Mirrors	410	37.5%	0	0	0	0	0	51
Signage	425	37.5%	0	0	0	0	0	52
Traffolites Signs	879	37.5%	0	0	0	0	0	109
Vinyl	4,584	15.0%	51	680	578	491	418	2,366
<b>Total - Division 40 (Effective Life Rates)</b>	<b>67,731</b>		<b>734</b>	<b>9,755</b>	<b>7,546</b>	<b>5,917</b>	<b>4,703</b>	<b>27,413</b>
<b>2. Division 40 - Plant &amp; Equipment (Low Cost &amp; Low Value Pool)</b>								
<b>Total Division 40 - Pooled (Refer Page 11)</b>			<b>2,498</b>	<b>4,056</b>	<b>2,534</b>	<b>1,586</b>	<b>989</b>	<b>1,650</b>
<b>3. Division 43 - Capital Works Allowance</b>								
<b>Total Division 43</b>	<b>199,380</b>	<b>2.5%</b>	<b>447</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>174,774</b>
<b>Total Depreciation</b>	<b>267,111</b>		<b>3,679</b>	<b>19,851</b>	<b>16,120</b>	<b>13,543</b>	<b>11,732</b>	<b>202,187</b>

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Should the purchaser not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied.  
Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method  
All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Diminishing Method (Years 6-10)

Tax Grouping	TWDV @ 1-Jul-08 (\$)	Basic Rate (DV)	Depreciation Allowance						TWDV @ 1-Jul-13
			1-Jul-08 30-Jun-09 Year 6 (\$)	1-Jul-09 30-Jun-10 Year 7 (\$)	1-Jul-10 30-Jun-11 Year 8 (\$)	1-Jul-11 30-Jun-12 Year 9 (\$)	1-Jul-12 30-Jun-13 Year 10 (\$)		
<b>1. Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
Bathroom Accessories	161	37.5%	0	0	0	0	0	0	15
Blinds	401	37.5%	0	0	0	0	0	0	38
Carpet	4,668	30.0%	1,400	980	686	481	336	785	
Door Closers	66	37.5%	0	0	0	0	0	6	
Exhaust Fans	52	37.5%	0	0	0	0	0	4	
Fire Extinguishers	163	37.5%	0	0	0	0	0	16	
Hand Dryers - Electrical	104	37.5%	0	0	0	0	0	10	
Hot Water Systems	1,946	7.5%	0	0	0	0	0	186	
Light Fittings & Shades	491	37.5%	0	0	0	0	0	47	
Mechanical Services	16,783	11.3%	1,888	1,676	1,487	1,320	1,171	9,241	
Mirrors	51	37.5%	0	0	0	0	0	4	
Signage	52	37.5%	0	0	0	0	0	4	
Traffalites Signs	109	37.5%	0	0	0	0	0	10	
Vinyl	2,366	15.0%	355	302	256	218	185	1,050	
<b>Total - Division 40 (Effective Life Rates)</b>	<b>27,413</b>		<b>3,643</b>	<b>2,958</b>	<b>2,429</b>	<b>2,019</b>	<b>1,692</b>	<b>11,416</b>	
<b>2. Division 40 - Plant &amp; Equipment (Low Cost &amp; Low Value Pool)</b>									
<b>Total Division 40 - Pooled (Refer Page 11)</b>			<b>1,349</b>	<b>842</b>	<b>529</b>	<b>331</b>	<b>205</b>	<b>340</b>	
<b>3. Division 43 - Capital Works Allowance</b>									
<b>Total Division 43</b>	<b>174,774</b>	<b>2.5%</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>144,575</b>	
<b>Total Depreciation</b>	<b>202,187</b>		<b>11,032</b>	<b>9,840</b>	<b>8,998</b>	<b>8,390</b>	<b>7,937</b>	<b>155,991</b>	

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394 Sydney Road  
BALGOWLAH, NSW 2093

## Pooling Schedule DV (Yr 1-5)

Tax Grouping	WDV @ Pool (\$)	Basic Rate (DV)	Pooled Items Depreciation Allowance					TWDV @ 1-Jul-08
			4-Jun-04 30-Jun-04 Year 1 (\$)	1-Jul-04 30-Jun-05 Year 2 (\$)	1-Jul-05 30-Jun-06 Year 3 (\$)	1-Jul-06 30-Jun-07 Year 4 (\$)	1-Jul-07 30-Jun-08 Year 5 (\$)	
<b>1. Division 40 - Plant &amp; Equipment (Low Cost &amp; Low Value Pool)</b>								
Bathroom Accessories	1,294	37.5%	243	394	246	154	96	161
Blinds	3,234	37.5%	606	986	616	385	240	401
Carpet	0	30.0%	0	0	0	0	0	0
Door Closers	537	37.5%	101	164	102	64	40	66
Exhaust Fans	425	37.5%	80	129	81	51	32	52
Fire Extinguishers	1,318	37.5%	247	402	251	157	98	163
Hand Dryers - Electrical	835	37.5%	157	254	159	99	62	104
Hot Water Systems	0	7.5%	0	0	0	0	0	0
Light Fittings & Shades	3,956	37.5%	742	1,205	753	471	294	491
Mechanical Services	0	11.3%	0	0	0	0	0	0
Mirrors	410	37.5%	77	125	78	49	30	51
Signage	425	37.5%	80	129	81	51	32	52
Traffolites Signs	879	37.5%	165	268	167	105	65	109
Vinyl	0	15.0%	0	0	0	0	0	0
<b>Total - Pooled Items</b>	<b>13,313</b>		<b>2,498</b>	<b>4,056</b>	<b>2,534</b>	<b>1,586</b>	<b>989</b>	<b>1,650</b>

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Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Pooling Schedule DV (Yr 6-10)

394 Sydney Road  
BALGOWLAH, NSW 2093

Tax Grouping	WDV @ Pool (\$)	Basic Rate (DV)	Pooled Items Depreciation Allowance					TWDV @ 1-Jul-13
			1-Jul-08 30-Jun-09 Year 6 (\$)	1-Jul-09 30-Jun-10 Year 7 (\$)	1-Jul-10 30-Jun-11 Year 8 (\$)	1-Jul-11 30-Jun-12 Year 9 (\$)	1-Jul-12 30-Jun-13 Year 10 (\$)	
<b>1. Division 40 - Plant &amp; Equipment (Low Cost &amp; Low Value Pool)</b>								
Bathroom Accessories	161	37.5%	60	38	24	15	9	15
Blinds	401	37.5%	150	94	59	37	23	38
Carpet	0	0.0%	0	0	0	0	0	0
Door Closers	66	37.5%	25	15	10	6	4	6
Exhaust Fans	52	37.5%	20	12	8	5	3	4
Fire Extinguishers	163	37.5%	61	38	24	15	9	16
Hand Dryers - Electrical	104	37.5%	39	24	15	10	6	10
Hot Water Systems	1,946	37.5%	730	456	285	178	111	186
Light Fittings & Shades	491	37.5%	184	115	72	45	28	47
Mechanical Services	0	0.0%	0	0	0	0	0	0
Mirrors	51	37.5%	19	12	8	5	3	4
Signage	52	37.5%	20	12	8	5	3	4
Traffalites Signs	109	37.5%	41	26	16	10	6	10
Vinyl	0	0.0%	0	0	0	0	0	0
<b>Total - Pooled Items</b>	<b>3,596</b>		<b>1,349</b>	<b>842</b>	<b>529</b>	<b>331</b>	<b>205</b>	<b>340</b>

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Items with an opening value or written down value of less than \$1,000 are depreciated under the pooling method

All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

## Summary

# Prime Cost Calculation

**1.1 Depreciation of Plant and Equipment**

This section lists the plant & equipment relevant to this property and their corresponding depreciation claims under the Prime Cost method.

The low-value option has not been applied, as this option is based on the Diminishing Value method. However, the purchaser can choose to depreciate low cost assets and low-value assets as part of a low value pool, even if other assets are being depreciated under the Prime Cost method.

The depreciation of 'Plant & Equipment' in these schedules is in accordance with Income Tax Order 1217 (for items acquired before 1 July 1991), Income Tax Ruling IT 2685 (for items acquired before 1 January 2001), Tax Ruling TR 2000/18 & subsequent addendums (for items acquired from 1 January 2001).

The basic depreciation rates shown in the schedule have been calculated on the basis of the commissioner's effective life estimates outlined in the above rulings (depending on when the item was purchased). The effective life of an asset is divided into 100 to determine the basic Prime Cost rate for the asset.

**1.2 Prime Cost Total - Plant & Equipment and Division 43**

Period	Effective Life Plant	Pooled Plant	Division 43	Total (\$)
4-Jun-04 to 30-Jun-04	547	0	447	994
1-Jul-04 to 30-Jun-05	7,388	0	6,040	13,428
1-Jul-05 to 30-Jun-06	7,388	0	6,040	13,428
1-Jul-06 to 30-Jun-07	7,388	0	6,040	13,428
1-Jul-07 to 30-Jun-08	7,388	0	6,040	13,428
1-Jul-08 to 30-Jun-09	7,095	0	6,040	13,135
1-Jul-09 to 30-Jun-10	3,412	0	6,040	9,452
1-Jul-10 to 30-Jun-11	3,412	0	6,040	9,452
1-Jul-11 to 30-Jun-12	3,412	0	6,040	9,452
1-Jul-12 to 30-Jun-13	3,412	0	6,040	9,452

Please refer to Appendix one for a comparison of the total allowable depreciation of both the Diminishing Value method and the Prime Cost method. This table can be viewed graphically in Appendix two and three.



## Prime Cost Method (Years 1-5)

394 Sydney Road  
BALGOWLAH, NSW 2093

Tax Grouping	Total Cost 4-Jun-04 (\$)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-08
			4-Jun-04 30-Jun-04 Year 1 (\$)	1-Jul-04 30-Jun-05 Year 2 (\$)	1-Jul-05 30-Jun-06 Year 3 (\$)	1-Jul-06 30-Jun-07 Year 4 (\$)	1-Jul-07 30-Jun-08 Year 5 (\$)	
<b>1. Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>								
Bathroom Accessories	1,294	7.5%	7	97	97	97	97	899
Blinds	3,234	5.0%	12	162	162	162	162	2,574
Carpet	19,881	20.0%	294	3,976	3,976	3,976	3,976	3,683
Door Closers	537	5.0%	2	27	27	27	27	427
Exhaust Fans	425	5.0%	2	21	21	21	21	339
Fire Extinguishers	1,318	7.5%	7	99	99	99	99	915
Hand Dryers - Electrical	835	10.0%	6	84	84	84	84	493
Hot Water Systems	2,675	5.0%	10	134	134	134	134	2,129
Light Fittings & Shades	3,956	5.0%	15	198	198	198	198	3,149
Mechanical Services	27,278	7.5%	151	2,046	2,046	2,046	2,046	18,943
Mirrors	410	5.0%	2	21	21	21	21	324
Signage	425	5.0%	2	21	21	21	21	339
Traffolites Signs	879	5.0%	3	44	44	44	44	700
Vinyl	4,584	10.0%	34	458	458	458	458	2,718
<b>Total - Division 40 (Effective Life Rates)</b>	<b>67,731</b>		<b>547</b>	<b>7,388</b>	<b>7,388</b>	<b>7,388</b>	<b>7,388</b>	<b>37,632</b>
<b>2. Division 40 - Plant &amp; Equipment (Low Cost &amp; Low Value Pool)</b>								
<b>Total Division 40 - Pooled (Refer Page 11)</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. Division 43 - Capital Works Allowance</b>								
<b>Total Division 43</b>	<b>199,380</b>	<b>2.5%</b>	<b>447</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>174,774</b>
<b>Total Depreciation</b>	<b>267,111</b>		<b>994</b>	<b>13,428</b>	<b>13,428</b>	<b>13,428</b>	<b>13,428</b>	<b>212,406</b>

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All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

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## Prime Cost Method (Yr 6-10)

Tax Grouping	TWDV @ 1-Jul-08 (\$)	Basic Rate (PC)	Depreciation Allowance						TWDV @ 1-Jul-13
			1-Jul-08 30-Jun-09 Year 6 (\$)	1-Jul-09 30-Jun-10 Year 7 (\$)	1-Jul-10 30-Jun-11 Year 8 (\$)	1-Jul-11 30-Jun-12 Year 9 (\$)	1-Jul-12 30-Jun-13 Year 10 (\$)		
			97	97	97	97	97		
<b>1. Division 40 - Plant &amp; Equipment (Effective Life Rates)</b>									
Bathroom Accessories	899	7.5%	97	97	97	97	97	97	414
Blinds	2,574	5.0%	162	162	162	162	162	162	1,764
Carpet	3,683	20.0%	3,683	0	0	0	0	0	0
Door Closets	427	5.0%	27	27	27	27	27	27	292
Exhaust Fans	339	5.0%	21	21	21	21	21	21	234
Fire Extinguishers	915	7.5%	99	99	99	99	99	99	420
Hand Dryers - Electrical	493	10.0%	84	84	84	84	84	84	73
Hot Water Systems	2,129	5.0%	134	134	134	134	134	134	1,459
Light Fittings & Shades	3,149	5.0%	198	198	198	198	198	198	2,159
Mechanical Services	18,943	7.5%	2,046	2,046	2,046	2,046	2,046	2,046	8,713
Mirrors	324	5.0%	21	21	21	21	21	21	219
Signage	339	5.0%	21	21	21	21	21	21	234
Traffolites Signs	700	5.0%	44	44	44	44	44	44	480
Vinyl	2,718	10.0%	458	458	458	458	458	458	428
<b>Total - Division 40 (Effective Life Rates)</b>	<b>37,632</b>		<b>7,095</b>	<b>3,412</b>	<b>3,412</b>	<b>3,412</b>	<b>3,412</b>	<b>3,412</b>	<b>16,889</b>
<b>2. Division 40 - Plant &amp; Equipment (Low Cost &amp; Low Value Pool)</b>									
<b>Total Division 40 - Pooled (Refer Page 11)</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. Division 43 - Capital Works Allowance</b>									
<b>Total Division 43</b>	<b>174,774</b>	<b>2.5%</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>6,040</b>	<b>144,575</b>
<b>Total Depreciation</b>	<b>212,406</b>		<b>13,135</b>	<b>9,452</b>	<b>9,452</b>	<b>9,452</b>	<b>9,452</b>	<b>9,452</b>	<b>161,464</b>

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## Summary

### Division 43

### Building Write-Off Allowance

**1.1 Special Building Write-Off allowance (Division 43)**

There is available to Mr Thomas Chai & Ms Veronica Cheng a Division 43 Special Building Write-off allowance of 2.5% pa which applies to income producing commercial buildings which commenced additional works from the 16th September 1987 to the present time.

Under current Tax Legislation, the owner of the property is eligible to claim the Division 43 Write Off allowance for a maximum of 40 years after the additional works completion date. The Division 43 allowance applicable to this property is calculated below.

Total Cost for Division 43 application at;

- Additional works completion, June 10, 1997 - \$241,593

Calculation for write off provision, @ 2.5%

PERIOD	DIV 43 (\$)
4-Jun-04 to 30-Jun-04	447
1-Jul-04 to 30-Jun-05	6,040
1-Jul-05 to 30-Jun-06	6,040
1-Jul-06 to 30-Jun-07	6,040
1-Jul-07 to 30-Jun-08	6,040
1-Jul-08 to 30-Jun-09	6,040
1-Jul-09 to 30-Jun-10	6,040
1-Jul-10 to 30-Jun-11	6,040
1-Jul-11 to 30-Jun-12	6,040
1-Jul-12 to 30-Jun-13	6,040

# Appendix One

## 40 Year Projection

## Appendix One - 40 Year Projection

Years 1-21		
Period	Depreciation Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
4-Jun-04 30-Jun-04	3,679	994
1-Jul-04 30-Jun-05	19,851	13,428
1-Jul-05 30-Jun-06	16,120	13,428
1-Jul-06 30-Jun-07	13,543	13,428
1-Jul-07 30-Jun-08	11,732	13,428
1-Jul-08 30-Jun-09	11,032	13,135
1-Jul-09 30-Jun-10	9,840	9,452
1-Jul-10 30-Jun-11	8,998	9,452
1-Jul-11 30-Jun-12	8,390	9,452
1-Jul-12 30-Jun-13	7,937	9,452
1-Jul-13 30-Jun-14	7,662	9,411
1-Jul-14 30-Jun-15	7,562	8,910
1-Jul-15 30-Jun-16	7,232	8,910
1-Jul-16 30-Jun-17	7,000	8,910
1-Jul-17 30-Jun-18	6,829	7,247
1-Jul-18 30-Jun-19	6,701	6,668
1-Jul-19 30-Jun-20	6,604	6,668
1-Jul-20 30-Jun-21	6,525	6,668
1-Jul-21 30-Jun-22	6,461	6,668
1-Jul-22 30-Jun-23	6,408	6,668
1-Jul-23 30-Jun-24	6,363	6,595

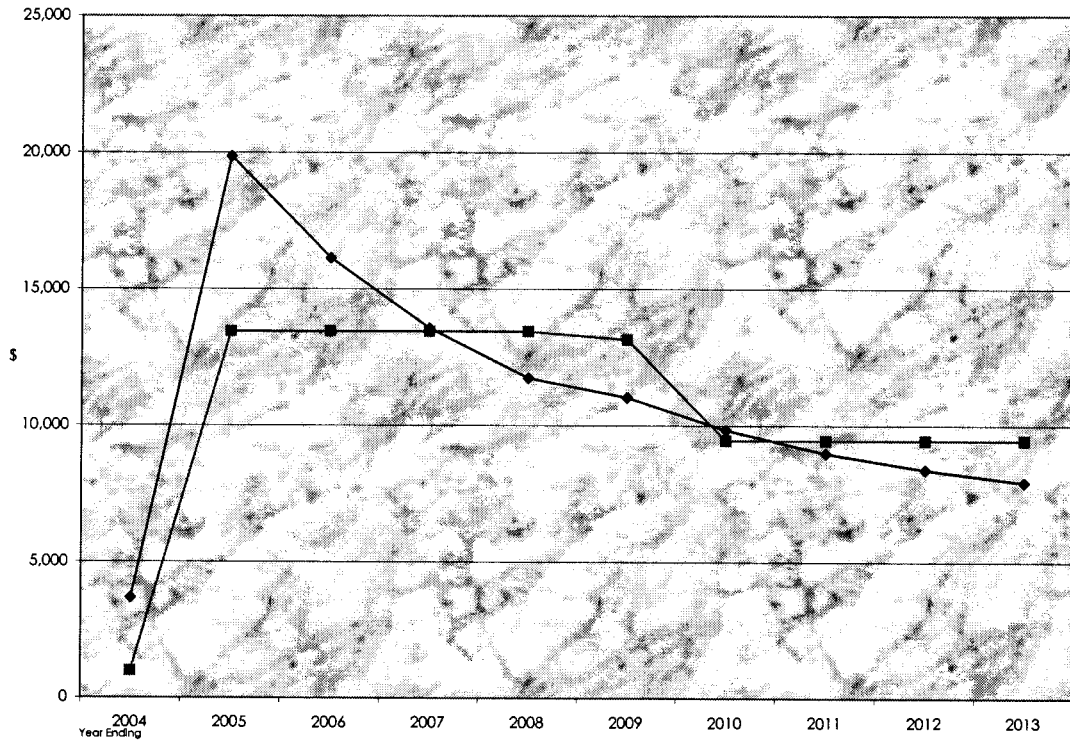
Years 22-41		
Period	Depreciation Allowance	
	Diminishing Value (\$)	Prime Cost (\$)
1-Jul-24 30-Jun-25	6,325	6,046
1-Jul-25 30-Jun-26	6,291	6,040
1-Jul-26 30-Jun-27	6,261	6,040
1-Jul-28 30-Jun-28	6,237	6,040
1-Jul-28 30-Jun-29	6,213	6,040
1-Jul-29 30-Jun-30	6,194	6,040
1-Jul-30 30-Jun-31	6,176	6,040
1-Jul-31 30-Jun-32	6,161	6,040
1-Jul-32 30-Jun-33	6,399	6,040
1-Jul-33 30-Jun-34	6,264	6,040
1-Jul-34 30-Jun-35	6,180	6,040
1-Jul-35 30-Jun-36	6,128	6,040
1-Jul-36 30-Jun-37	5,714	5,659
1-Jul-37 30-Jun-38	34	0
1-Jul-38 30-Jun-39	21	0
1-Jul-39 30-Jun-40	14	0
1-Jul-40 30-Jun-41	8	0
1-Jul-41 30-Jun-42	5	0
1-Jul-42 30-Jun-43	3	0
1-Jul-43 3-Jun-44	0	0
<b>Total</b>	<b>267,092</b>	<b>267,111</b>

## Appendix Two & Three

### Graphical Representation

### Comparative & Cumulative Analysis

### Appendix Two - Comparative Analysis



### Appendix Three - Cumulative Analysis

