

**A TAX DEPRECIATION SCHEDULE
PROFESSIONALLY PREPARED FOR JOB #69838**

This depreciation schedule is applicable only to
3 Mugo Lane AUBIN GROVE WA 6164.

This property was first available to let on 12/03/2014.

Depreciation calculations for the first financial year are based on 110 days.

▶ A CASH FLOW
solution for
property investors

depreciator

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A note from the Head Quantity Surveyor

Dear Cliff Fund Pty Ltd,

To begin... thank you for choosing Depreciator.

I'd like to offer you some tips when reading through your Tax Depreciation Schedule. The tables of most interest to you will be the summaries on pages 8 & 9. These set out the depreciation claimable over 20 years using the Diminishing Value or Prime Cost methods. The calculations pages that make up the bulk of the report list all your assets.

There are 3 areas of depreciation that are taken into account when compiling a complete Tax Depreciation Schedule:

(i) **The Building Allowance.** This is the actual building – walls, doors, windows, plumbing, wiring etc. Buildings constructed after 18th July 1985, can be depreciated, as can renovations carried out after this date.

(ii) **Depreciating Assets.** These can be loosely classed as anything that can be easily removed from the property, such as appliances, furnishings, floor coverings etc. Items worth under \$300 are written-off in the first year.

(iii) **The Low Value Pool.** Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37% each year in subsequent years.

Finally, if you are pleased with the results in this report, the greatest compliment you can pay us is to refer us to your colleagues and friends. And yes, we do have a referral rewards programme.

We look forward to hearing from you when you purchase your next investment, or renovate this one.

Sincerely,



B. Const. Mgt. (Building), Assoc. Dip. Building
Head Quantity Surveyor
Australian Institute of Quantity Surveyors (AIQS) Member

depreciator

We believe strongly in taking the technical jargon out of your report as much as possible, so we have provided a definition of terms to aid in your understanding of the entire process.

However, as with many taxation and finance related documents, there is always a degree of information you need to be familiar with before interpreting any written results. Please read through carefully as there may be some distinctions contained in this page that you were not aware of. Please also consult your qualified advisors for distinctions and how they may relate to your personal position.

- ▶▶ The contents of the report should not be treated as advice in taxation, investment or financial strategy. Nor should the contents be viewed as legal or accounting advice. Please consult with your qualified and registered advisors before acting on the contents of this report in any way.
- ▶▶ You must choose only ONE method of depreciation (prime cost or diminishing value). The two options have been summarised in two separate tables for ease of use. However, technically the difference only applies to the Depreciating Assets. The Building Allowances are always calculated with the Prime Cost Method, and the Low Value Pool is always calculated with the Diminishing Value Method. Please ensure your accountant is aware of this fact and uses each and every Depreciator annual total for your tax returns. If only the 1st year is utilised and your accountant's software package calculates subsequent years, your return may be inaccurate and possibly undervalued. Your accountant will be able to help you decide which method represents the best strategy for you.
- ▶▶ This Depreciation schedule is compiled and calculated in accordance with legislation in effect at the time of delivery. It is based on a professional "interpretation" of the Income Tax Assessment Act of 1997, tax rulings and an understanding of the intent ruled by the Commissioner of Taxation.
- ▶▶ As advised in our booking process, it is your responsibility to advise Depreciator when you know actual costs as you are required by the ATO to use actual costs when they are known. If you would like us to amend any part of this schedule in light of this so that it reflects actual receipted costs, please contact us.
- ▶▶ The values of the individual items contained in this report are "estimations" prepared by a person deemed to be appropriately qualified by the ATO, and as such are recognised under legislation by the ATO to be an accurate and fair value for those assets. Individual items represent estimated values and collectively are indicative of the overall depreciable allowance of your investment property.
- ▶▶ Your depreciation schedule was prepared for the sole purpose of depreciation claims and is not to be used for any other purpose.
- ▶▶ Your report may be deemed inaccurate if your investment property is altered in the future in any way. The rates may differ and depreciation values may be construed as invalid by the Australian Taxation Office. If you alter your property in any way, we will be pleased to re-inspect and provide an updated schedule for a fee. Please notify us when considering alterations to your property as we may provide valuable information affecting the resultant depreciation on your additions or renovations.

▶▶ Official information and Disclaimers

- ▶▶ This report has been prepared on the basis that no other schedule of depreciation has been used for this property or exists as a condition of your purchase documents.
- ▶▶ Construction expenditure is determined on the basis of the actual cost incurred in relation to the construction of a building, structural improvements, extension, etc. Construction expenditure includes preliminary expenses such as architects fees, engineering fees, surveying fees, building fees, costs associated with obtaining the necessary building approvals and the cost of foundation excavations.
- ▶▶ The value of an owner/builder's contribution to capital works (such as labour and expertise) and any notional profit element are not included in construction expenditure.
- ▶▶ Certain types of capital expenditure are specifically excluded from being construction expenditure. These are a) the cost of acquiring land; b) the cost of demolishing existing structures; c) the cost of preparing a construction site before carrying out excavation works; d) the cost of landscaping.
- ▶▶ Your report has been prepared on the assumption that you are not entitled to input tax credits and therefore GST is included in the appropriate items.
- ▶▶ This schedule was compiled from information given to us by you, and from data gathered during an inspection. If we have included items that you or your accountant intend claiming as a repair, or items that have already been claimed, it is your responsibility to delete them from the schedule.
- ▶▶ It is your responsibility to adjust any items that are sold or disposed of that are included in this report.

Depreciating Assets	Formerly known as "Plant and Articles", Depreciating Assets can be defined as items with a limited effective life that are reasonably expected to decline in value. They are also loosely defined as items that are "easily" removed from a property as opposed to being "permanently fixed" or builtin.
Installed Cost	Any fees associated with installing the asset or items into its final position. These costs might include labour or fees etc.
Effective Life	The period an asset can be used to produce income which is determined by the Commissioner of Tax. For the purposes of Prime Cost calculations, the effective life is divided by 100 to provide a percentage rate. The effective life is divided by 200 to acquire the Diminishing Value method percentage rate.
Diminishing Value Method	A method of calculating the Decline in Value that uses an opening adjusted value as the base for the calculation as you would find in the previous date period.
Prime Cost Method	A method of calculating Decline in Value that uses a constant opening cost base that you would find at the beginning of the depreciation period.
Decline in Value	The amount of depreciation between any two date periods.
Adjusted Value	The value of an asset after some period of decline in value. (Previously referred to as written down value or WDV)
Immediate Write-Off	Any Depreciating Asset with a cost to the investor of less than \$300 can be immediately written-off. i.e. depreciated at 100%. This is only available where the item is not part of a set (e.g. there are no identical items present or a table and chair setting) costing more than \$300.
Low Value Pool	Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37% each year in subsequent years. The Diminishing Value Low Value Pool also includes assets that fall below \$1000, which are called Low Value Assets.
Low Cost Asset	A depreciable asset with an installed cost of less than \$1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than \$1000.
Black Hole Expenditure	The portion of a purchase that is not claimable due to the age of a building or type of asset.

Prime Cost Method

The "Prime Cost" method of depreciation can be defined as "depreciating items at a constant rate every year" derived from the initial value of an asset at the time eligible for depreciation.

For example: If a carpet is valued at \$5,000 when the property was first available for lease and the effective life assigned by the Tax Commissioner is 10 years, then you will be entitled to claim \$500 every year for 10 years.

100 ÷ 10 years = 10%

The 10% rate is then applied to the \$5,000 value to result in a \$500 depreciation amount every year for carpet.

Year 1	Year 2	Year 3	Year 4	Year 5
\$500.00	\$500.00	\$500.00	\$500.00	\$500.00

Diminishing Value Method

The "Diminishing Value" method of Depreciation is the most popular with investors as the percentage rate in the beginning phase of Depreciation is greater than the prime cost method for the same period. The percentage rates then scale in line with the total depreciation value of the item for the remaining depreciation period.

For example: The same carpet would have a slightly different percentage rate applied. 200 is divided by the effective life and then the rate is applied to the previous year's adjusted value.

200 ÷ 10 years = 20%

Year 1	Year 2	Year 3	Year 4	Year 5
\$1000.00	\$800.00	\$640.00	\$512.00	\$409.60

▶▶ Diminishing Value Method Summary

NOTES ▶▶ The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Depreciating Assets	1226.73	2415.83	1611.00	1211.16	1049.67	909.72	788.43	151.84	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	996.20	1618.81	1313.50	1141.21	713.24	445.78	278.64	1668.85	1413.14	883.23
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	1570.70	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	3793.63	9246.52	8136.38	7564.25	6974.79	6567.38	6278.95	7032.57	6625.02	6095.11

	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	552.02	345.01	215.62	135.38	86.67	52.67	32.16	20.11	12.61	7.41
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	5763.90	5556.89	5427.50	5347.26	5298.55	5264.55	5244.04	5231.99	5224.49	5219.29

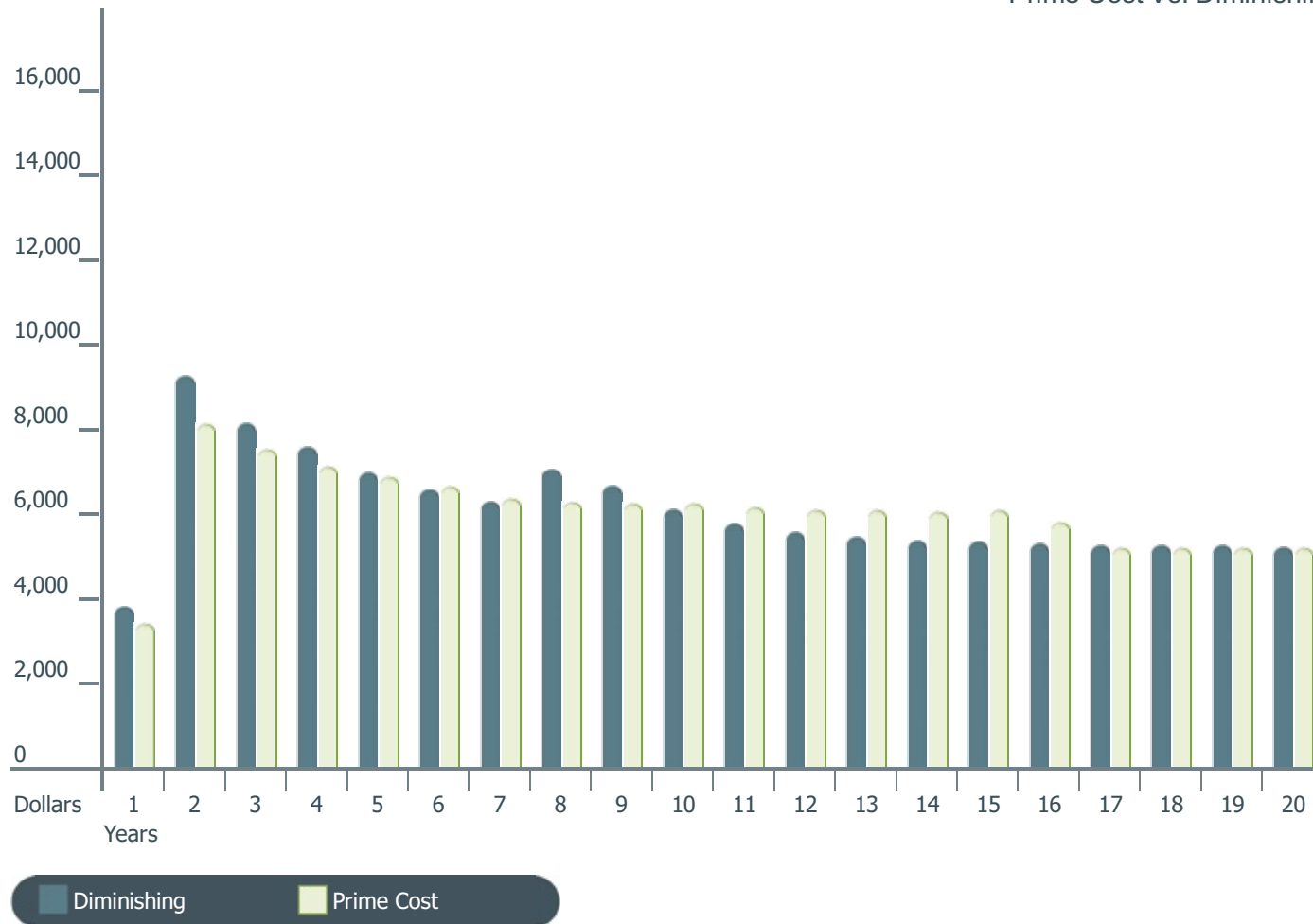
Prime Cost Method Summary

NOTES ►► The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Depreciating Assets	838.86	1287.00	1287.00	1287.00	1287.00	1195.08	982.00	982.00	982.00	982.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	996.20	1618.81	1011.74	632.35	395.20	247.01	154.40	96.48	60.30	37.70
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	1570.70	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	3405.76	8117.69	7510.62	7131.23	6894.08	6653.97	6348.28	6290.36	6254.18	6231.58

	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Depreciating Assets	939.21	840.00	840.00	840.00	840.00	586.85	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	23.56	14.72	9.20	6.36	6.04	2.27	0.66	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88	5211.88
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	6174.65	6066.60	6061.08	6058.24	6057.92	5801.00	5212.54	5211.88	5211.88	5211.88

Prime Cost Vs. Diminishing Value Methods



Years 1-10	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Your Property	\$1570.70	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Years 11-20	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Your Property	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88	\$5211.88
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTES ►► Your property's estimated construction cost in 2009 is \$208475.00 is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 12-03-2014.

Diminishing Value 'Depreciating Assets' Calculator [Years 1-10]

	Cost Element	Rate	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Appliances												
Cooktop	335.00	16.67%	LVA									
Oven	516.00	16.67%	LVA									
Rangehood	545.00	16.67%	LVA									
Electrical Services												
Auto Opening Door Motors	465.00	20.00%	LVA									
Ceiling Fans	192.00	100.00%	192.00									
Security System	1525.00	40.00%	183.84	536.46	LVA							
Fire Services												
Smoke Detectors	59.00	100.00%	59.00									
Floor Coverings												
Floating Vinyl/Timber Floor	9800.00	13.33%	393.79	1254.16	1086.94	942.01	816.41	707.56	613.22	LVA		
Hydraulic Services												
Garden Watering Systems	400.00	40.00%	LVA									
Hot Water Service	802.00	16.67%	LVA									
Hot Water Service - Solar	2800.00	13.33%	112.51	358.33	310.55	269.15	233.26	202.16	175.21	151.84	LVA	
Mechanical Services												
Air Conditioning - Wall Unit	1420.00	20.00%	85.59	266.88	213.51	LVA						
Exhaust Fans	860.00	20.00%	LVA									
Other												
Garden shed (freestanding)	65.00	100.00%	65.00									
Shower Curtain	18.00	100.00%	18.00									
Window Coverings												
Blinds & Venetians	98.00	100.00%	98.00									
Blinds & Venetians	450.00	20.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

▶▶ Diminishing Value 'Depreciating Assets' Calculator [Years 1-10]

	Cost Element	Rate	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Curtains, Drapes	19.00	100.00%	19.00									
Curtains, Drapes	940.00	30.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

»» Diminishing Value 'Depreciating Assets' Calculator [Years 11-20]

	Cost Element	Rate	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Appliances												
Cooktop	335.00	16.67%										
Oven	516.00	16.67%										
Rangehood	545.00	16.67%										
Electrical Services												
Auto Opening Door Motors	465.00	20.00%										
Ceiling Fans	192.00	100.00%										
Security System	1525.00	40.00%										
Fire Services												
Smoke Detectors	59.00	100.00%										
Floor Coverings												
Floating Vinyl/Timber Floor	9800.00	13.33%										
Hydraulic Services												
Garden Watering Systems	400.00	40.00%										
Hot Water Service	802.00	16.67%										
Hot Water Service - Solar	2800.00	13.33%										
Mechanical Services												
Air Conditioning - Wall Unit	1420.00	20.00%										
Exhaust Fans	860.00	20.00%										
Other												
Garden shed (freestanding)	65.00	100.00%										
Shower Curtain	18.00	100.00%										
Window Coverings												
Blinds & Venetians	98.00	100.00%										
Blinds & Venetians	450.00	20.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

▶▶ Diminishing Value 'Depreciating Assets' Calculator [Years 11-20]

	Cost Element	Rate	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Curtains, Drapes	19.00	100.00%										
Curtains, Drapes	940.00	30.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

▶▶ Diminishing Value 'Low Value Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Appliances											
Cooktop	335.00	62.81	102.07	63.80	39.87	24.92	15.57	9.74	6.08	3.80	2.38
Oven	516.00	96.75	157.22	98.26	61.41	38.38	23.99	15.00	9.37	5.86	3.66
Rangehood	545.00	102.19	166.05	103.78	64.87	40.54	25.34	15.84	9.90	6.18	3.87
Electrical Services											
Auto Opening Door Motors	465.00	87.19	141.68	88.55	55.34	34.59	21.62	13.51	8.44	5.28	3.30
Ceiling Fans	192.00										
Security System	1525.00			301.76	188.60	117.88	73.67	46.05	28.78	17.98	11.24
Fire Services											
Smoke Detectors	59.00										
Floor Coverings											
Floating Vinyl/Timber Floor	9800.00								1494.72	934.20	583.87
Hydraulic Services											
Garden Watering Systems	400.00	75.00	121.88	76.17	47.61	29.75	18.60	11.62	7.26	4.54	2.84
Hot Water Service	802.00	150.38	244.36	152.72	95.45	59.66	37.29	23.30	14.57	9.10	5.69
Hot Water Service - Solar	2800.00									370.12	231.33
Mechanical Services											
Air Conditioning - Wall Unit	1420.00				320.26	200.16	125.10	78.19	48.87	30.54	19.09
Exhaust Fans	860.00	161.25	262.03	163.77	102.36	63.97	39.98	24.99	15.62	9.76	6.10
Other											
Garden shed (freestanding)	65.00										
Shower Curtain	18.00										
Window Coverings											
Blinds & Venetians	98.00										
Blinds & Venetians	450.00	84.38	137.11	85.69	53.56	33.47	20.92	13.08	8.17	5.11	3.19

* denotes that the item price was supplied by the client

▶▶ Diminishing Value 'Low Value Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Curtains, Drapes	19.00										
Curtains, Drapes	940.00	176.25	286.41	179.00	111.88	69.92	43.70	27.32	17.07	10.67	6.67

* denotes that the item price was supplied by the client

▶▶ Diminishing Value 'Low Value Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Appliances											
Cooktop	335.00	1.48	0.93	0.58	0.97						
Oven	516.00	2.29	1.43	0.89	0.56	0.93					
Rangehood	545.00	2.42	1.51	0.94	0.59	0.98					
Electrical Services											
Auto Opening Door Motors	465.00	2.06	1.29	0.81	0.50	0.84					
Ceiling Fans	192.00										
Security System	1525.00	7.03	4.39	2.74	1.72	1.07	0.67	0.42	0.70		
Fire Services											
Smoke Detectors	59.00										
Floor Coverings											
Floating Vinyl/Timber Floor	9800.00	364.92	228.08	142.55	89.09	55.68	34.80	21.75	13.59	8.50	5.31
Hydraulic Services											
Garden Watering Systems	400.00	1.77	1.11	0.69	0.43	0.73					
Hot Water Service	802.00	3.56	2.22	1.39	0.87	0.54	0.90				
Hot Water Service - Solar	2800.00	144.58	90.36	56.47	35.30	22.06	13.79	8.62	5.38	3.37	2.10
Mechanical Services											
Air Conditioning - Wall Unit	1420.00	11.93	7.46	4.66	2.91	1.82	1.14	0.71	0.44	0.74	
Exhaust Fans	860.00	3.81	2.39	1.49	0.93	0.58	0.97				
Other											
Garden shed (freestanding)	65.00										
Shower Curtain	18.00										
Window Coverings											
Blinds & Venetians	98.00										
Blinds & Venetians	450.00	2.00	1.24	0.78	0.49	0.81					

* denotes that the item price was supplied by the client

▶▶ Diminishing Value 'Low Value Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Curtains, Drapes	19.00										
Curtains, Drapes	940.00	4.17	2.60	1.63	1.02	0.63	0.40	0.66			

* denotes that the item price was supplied by the client

▶▶ Prime Cost 'Depreciating Assets' Calculator [Years 1-10]

	Cost Element	Rate	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Appliances												
Cooktop	335.00	8.33%	LVA									
Oven	516.00	8.33%	LVA									
Rangehood	545.00	8.33%	LVA									
Electrical Services												
Auto Opening Door Motors	465.00	10.00%	LVA									
Ceiling Fans	192.00	100.00%	192.00									
Security System	1525.00	20.00%	91.92	305.00	305.00	305.00	305.00	213.08				
Fire Services												
Smoke Detectors	59.00	100.00%	59.00									
Floor Coverings												
Floating Vinyl/Timber Floor	9800.00	6.67%	196.89	653.33	653.33	653.33	653.33	653.33	653.33	653.33	653.33	653.33
Hydraulic Services												
Garden Watering Systems	400.00	20.00%	LVA									
Hot Water Service	802.00	8.33%	LVA									
Hot Water Service - Solar	2800.00	6.67%	56.26	186.67	186.67	186.67	186.67	186.67	186.67	186.67	186.67	186.67
Mechanical Services												
Air Conditioning - Wall Unit	1420.00	10.00%	42.79	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00	142.00
Exhaust Fans	860.00	10.00%	LVA									
Other												
Garden shed (freestanding)	65.00	100.00%	65.00									
Shower Curtain	18.00	100.00%	18.00									
Window Coverings												
Blinds & Venetians	98.00	100.00%	98.00									
Blinds & Venetians	450.00	10.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

▶▶ Prime Cost 'Depreciating Assets' Calculator [Years 1-10]

	Cost Element	Rate	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Curtains, Drapes	19.00	100.00%	19.00									
Curtains, Drapes	940.00	15.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

▶▶ Prime Cost 'Depreciating Assets' Calculator [Years 11-20]

	Cost Element	Rate	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Appliances												
Cooktop	335.00	8.33%										
Oven	516.00	8.33%										
Rangehood	545.00	8.33%										
Electrical Services												
Auto Opening Door Motors	465.00	10.00%										
Ceiling Fans	192.00	100.00%										
Security System	1525.00	20.00%										
Fire Services												
Smoke Detectors	59.00	100.00%										
Floor Coverings												
Floating Vinyl/Timber Floor	9800.00	6.67%	653.33	653.33	653.33	653.33	653.33	456.49				
Hydraulic Services												
Garden Watering Systems	400.00	20.00%										
Hot Water Service	802.00	8.33%										
Hot Water Service - Solar	2800.00	6.67%	186.67	186.67	186.67	186.67	186.67	130.36				
Mechanical Services												
Air Conditioning - Wall Unit	1420.00	10.00%	99.21									
Exhaust Fans	860.00	10.00%										
Other												
Garden shed (freestanding)	65.00	100.00%										
Shower Curtain	18.00	100.00%										
Window Coverings												
Blinds & Venetians	98.00	100.00%										
Blinds & Venetians	450.00	10.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool

* denotes that the item price was supplied by the client

▶▶ Prime Cost 'Depreciating Assets' Calculator [Years 11-20]

	Cost Element	Rate	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Curtains, Drapes	19.00	100.00%										
Curtains, Drapes	940.00	15.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

▶▶ Prime Cost 'Low Value Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Appliances											
Cooktop	335.00	62.81	102.07	63.80	39.87	24.92	15.57	9.74	6.08	3.80	2.38
Oven	516.00	96.75	157.22	98.26	61.41	38.38	23.99	15.00	9.37	5.86	3.66
Rangehood	545.00	102.19	166.05	103.78	64.87	40.54	25.34	15.84	9.90	6.18	3.87
Electrical Services											
Auto Opening Door Motors	465.00	87.19	141.68	88.55	55.34	34.59	21.62	13.51	8.44	5.28	3.30
Ceiling Fans	192.00										
Security System	1525.00										
Fire Services											
Smoke Detectors	59.00										
Floor Coverings											
Floating Vinyl/Timber Floor	9800.00										
Hydraulic Services											
Garden Watering Systems	400.00	75.00	121.88	76.17	47.61	29.75	18.60	11.62	7.26	4.54	2.84
Hot Water Service	802.00	150.38	244.36	152.72	95.45	59.66	37.29	23.30	14.57	9.10	5.69
Hot Water Service - Solar	2800.00										
Mechanical Services											
Air Conditioning - Wall Unit	1420.00										
Exhaust Fans	860.00	161.25	262.03	163.77	102.36	63.97	39.98	24.99	15.62	9.76	6.10
Other											
Garden shed (freestanding)	65.00										
Shower Curtain	18.00										
Window Coverings											
Blinds & Venetians	98.00										
Blinds & Venetians	450.00	84.38	137.11	85.69	53.56	33.47	20.92	13.08	8.17	5.11	3.19

* denotes that the item price was supplied by the client

▶▶ Prime Cost 'Low Value Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/14	→ 30/6/15	→ 30/6/16	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23
Curtains, Drapes	19.00										
Curtains, Drapes	940.00	176.25	286.41	179.00	111.88	69.92	43.70	27.32	17.07	10.67	6.67

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▶▶ Prime Cost 'Low Value Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Appliances											
Cooktop	335.00	1.48	0.93	0.58	0.97						
Oven	516.00	2.29	1.43	0.89	0.56	0.93					
Rangehood	545.00	2.42	1.51	0.94	0.59	0.98					
Electrical Services											
Auto Opening Door Motors	465.00	2.06	1.29	0.81	0.50	0.84					
Ceiling Fans	192.00										
Security System	1525.00										
Fire Services											
Smoke Detectors	59.00										
Floor Coverings											
Floating Vinyl/Timber Floor	9800.00										
Hydraulic Services											
Garden Watering Systems	400.00	1.77	1.11	0.69	0.43	0.73					
Hot Water Service	802.00	3.56	2.22	1.39	0.87	0.54	0.90				
Hot Water Service - Solar	2800.00										
Mechanical Services											
Air Conditioning - Wall Unit	1420.00										
Exhaust Fans	860.00	3.81	2.39	1.49	0.93	0.58	0.97				
Other											
Garden shed (freestanding)	65.00										
Shower Curtain	18.00										
Window Coverings											
Blinds & Venetians	98.00										
Blinds & Venetians	450.00	2.00	1.24	0.78	0.49	0.81					

* denotes that the item price was supplied by the client

▶▶ Prime Cost 'Low Value Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.5% each year after

	Cost Element	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33
Curtains, Drapes	19.00										
Curtains, Drapes	940.00	4.17	2.60	1.63	1.02	0.63	0.40	0.66			

* denotes that the item price was supplied by the client