




Capital Allowance & Tax Depreciation Schedule

Maximising the cash return from investment properties

Benroz Superannuation Nominees Pty Ltd
15 Kelmscott Street
OAKLANDS PARK, SA 5046



4 August 2016

Benroz Superannuation Nominees Pty Ltd
26 Shepard Street
HOVE, SA 5048

Dear Sir/Madam,

Thank you for choosing BMT Tax Depreciation to complete your Capital Allowance and Tax Depreciation Schedule.

The document outlines the relevant information, legislation and methodology used in the assessment of the potential depreciation deductions for 15 Kelmscott Street OAKLANDS PARK, SA 5046.

For your convenience we have included an explanation, summary and comparison of the two different methods you can choose to calculate an assets decline in value. This provides you or your Tax Adviser the information necessary to make a more informed decision specific to your circumstances.

We trust our service and the deductions outlined in the following schedules will exceed your expectations. We strive for excellent and would truly appreciate your feedback.

We are committed to the continual professional development of our service and report so we can fortify our relationship as your preferred Tax Depreciation and Capital Allowance Specialist.

For further information on property taxation and relevant property news we invite you to visit our website at www.bmtqs.com.au where you will find an array of free investment tools and resources you can use, order or download at any time.

Should you require any further information or clarification, please do not hesitate to contact one of our Depreciation Specialists or our Chief Executive Officer Mr Bradley Beer at the office.

Once again, thank you for choosing BMT Tax Depreciation and we look forward to working with you in the future.

Yours sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors
AIQS, RICS, AVAA, Tax Agent: 53712009

Maximising Property
Tax Depreciation Deductions

Table of Contents

BMT Capital Allowance and Tax Depreciation Schedule overview.....	4
Methodology.....	5
Summary of capital expenditure.....	8
Division 40 - plant and equipment.....	8
Division 43 - capital works allowance.....	8
Balance of capital expenditure.....	8
Total capital expenditure.....	8
Capital Allowance and Tax Depreciation Schedule summary.....	9
Total deductions - 40 year forecast.....	9
10 year forecast comparison graph.....	10
Division 43 - capital works allowance.....	11
Diminishing value method summary.....	12
Prime cost method summary.....	13
Diminishing value method schedules.....	14
Diminishing value method schedules (years 1 - 5).....	14
Diminishing value method schedules (years 6 - 10).....	15
Diminishing value method schedules (years 11 - 15).....	16
Diminishing value method schedules (years 16 - 20).....	17
Pooling schedules.....	18
Pooling schedules (years 1 - 5).....	18
Pooling schedules (years 6 - 10).....	19
Pooling schedules (years 11 - 15).....	20
Pooling schedules (years 16 - 20).....	21
Prime cost schedules.....	22
Prime cost schedules (years 1 - 5).....	22
Prime cost schedules (years 6 - 10).....	23
Prime cost schedules (years 11 - 15).....	24
Prime cost schedules (years 16 - 20).....	25
Grouped depreciation rates.....	26
Grouped depreciation rates (diminishing value method).....	26
Grouped depreciation rates (prime cost method).....	27
Glossary of terms.....	28

BMT Capital Allowance and Tax Depreciation Schedule overview

Please find following a summary of the information BMT Tax Depreciation have used when preparing this Capital Allowance and Tax Depreciation Schedule. The ownership structure plays a significant part in the methodology that is used and subsequently changes the structure of the report and the calculations used therein. Any changes to the ownership entity or structure will make this report inaccurate.

Report prepared for: Benroz Superannuation Nominees Pty Ltd

Property address: 15 Kelmscott Street OAKLANDS PARK, SA 5046

Ownership interest: 100%

Co-owners must divide the income and expenses for the rental property in line with their 'interest' in the property. The two co-owner structures are:

- Joint tenants - each holds an equal interest in the property, or
- Tenants in common - may hold unequal interests in the property, for example, one may hold a 20% interest and the other an 80% interest

Co-owned depreciating assets, as outlined in section 40-35 of the ITAA 1997, are able to be calculated and deducted based on each owner's interest in the asset, and not the whole asset. For example, joint tenants with an equal 50% share can claim an immediate write-off for items under \$600 as each co-owner's share is less than \$300 each. When an owner's share of an asset valued at less than \$1,000 it can also be added to a low-value pool.

Property type: Residential

Purchase price: \$465,000

Settlement date: 17 December 2015

Construction completion date: 8 June 2007

Schedule start date: 18 December 2015

Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for Benroz Superannuation Nominees Pty Ltd on 15 Kelmscott Street OAKLANDS PARK, SA 5046 has been prepared and calculated in accordance with the legislation applicable on the 2 August 2016.

The Capital Allowance and Tax Depreciation Schedule is based on BMT Tax Depreciation's understanding of the Commissioner of Taxation's assumed intent and the interpretation of the relevant tax rulings and supportive documents:

- The Income Tax Assessment Act 1997, (ITAA) 1936, Part 3, Division 3A, Sections 54, 55, 56, 60, 61 and 62
- The basis of depreciation of an item of plant and equipment includes its purchase price (ITAA Sect 42-65) delivery and installation costs (IT 2197) and the costs associated with bringing the plant into full operation (ITAA97 Sect 8-1)
- Capital allowances in accordance with Division 10D, Sections 124ZF-ZH and Section 1234ZFB and ITAA 1997 Division 40, 42 and 43
- Changes from the Ralph Review of Business Taxation of 21 September 1999
- Legislation by the Australian Taxation Office in Market Valuations for Tax Purposes
- Documentation and procedures defined in the Australian Accounting Standards AASB 116 Property, Plant and Equipment and AASB13 Fair Value Measurement
- Taxation Ruling 2015/2 – Income Tax: Effective Life of Depreciating Assets

It is a requirement to advise BMT Tax Depreciation when any actual costs in whole or part thereof are available prior to the preparation of the Capital Allowance and Tax Depreciation Schedule. Where costs have been provided, they have been used and noted accordingly in this schedule. In the event that costs are not available, BMT Tax Depreciation use the estimating procedures and methodology provided to estimate a fair market value based on cost advice as at the 2 August 2016. Where applicable, all cost estimates are adjusted to that of the historical date in which the actual construction or installation took place.

The construction expenditure has been determined on the basis of the actual cost incurred in relation to the construction of a building.

Construction expenditure calculated includes:

- Preliminary expenses such as architects' fees, engineering fees and the cost of foundation excavations
- Builders or Contractors margin
- Professional fees such as Architects, Engineers and Surveyors
- Contingencies
- All plant and equipment

The construction expenditure calculated excludes:

- Site clearance, earthworks that are permanent, can be economically maintained and are not integral to the installation or construction of a structure
- Demolition of existing structures
- Soft landscaping
- Cost of acquiring land
- Developers profit and overheads

The following additional information has been used in the preparation of the Capital Allowance and Tax Depreciation Schedule:

- Written and verbal information provided by Benroz Superannuation Nominees Pty Ltd
- Verbal information provided by City of Marion
- Site inspection conducted by BMT Tax Depreciation on 1 August 2016
- Purchase price of \$465,000
- Land value of \$181,000

The following assumptions have been made in the preparation of the Capital Allowance and Tax Depreciation Schedule.

- That all items of plant and equipment listed in the schedule are owned by the tax payer
- That you are not entitled to input tax credits and therefore GST is included in the appropriate items within the schedule
- That no schedule of depreciation allowances existed or formed a condition of the purchase documentation
- Qualifying expenditure and depreciation rates have been calculated with the understanding that the property is used for the production of assessable income, excluding short-term traveller's accommodation or non-residential usage
- No additional actual costs in whole or part thereof are available at this time
- The owners are not carrying on a rental property business

Owners are advised to discuss and confirm the above assumptions with their Tax Adviser prior to using this Capital Allowance and Tax Depreciation Schedule.

Disclaimer

This report and the information contained within it has been prepared by BMT Tax Depreciation Pty Ltd , as property depreciation and construction cost consultants and not in any other capacity on the basis of estimated costs and information provided to us by the client. It is intended for use only by the client. The contents of this report are advice on construction costs only. The contents of this report are not legal, accounting or taxation advice. The client must consult with their own legal, accounting or taxation advisers before relying on these schedules. The report and the schedules have been prepared in accordance with legislation in force at the time the asset was acquired and the date this report was produced.

BMT Tax Depreciation Pty Ltd is not responsible for the results of the actions taken on the basis of the information provided in this report or any error in or omission from this report. The construction cost estimate has been prepared for depreciation purposes only. It is not an estimate of replacement cost and is not suitable for any other purpose. Neither the whole nor any part of this report or any reference thereto may be included in any published, circular or statement, nor published in part or in full in any way, without the express prior written approval from BMT Tax Depreciation Pty Ltd.

Experience and qualifications

It is a legislative requirement that you use an appropriately qualified person to prepare a Capital Allowance and Tax Depreciation Schedule under Tax Ruling 97/25. A Quantity Surveyor is one of the few professionals recognised to have appropriate construction costing skills to estimate building costs for the purpose of establishing a cost to claim your capital works and tax depreciation deductions.

Please find following BMT Tax Depreciation's relevant qualifications and associations with governing bodies:

- **AIQS - Australian Institute of Quantity Surveyors**

As a member of the AIQS, a professional standards body, BMT Tax Depreciation upholds its professionalism and standards to the highest level. The institute plays an important role by ensuring that industry standards and information are continuously updated.

- **RICS - Royal Institute of Chartered Surveyors**

BMT Tax Depreciation are proud members of RICS, allowing us access to the latest methodology being used by Surveyors across Australia and the world.

- **AVAA - Auctioneers & Valuers Association of Australia**

BMT Tax Depreciation is also a member of the AVAA. The AVAA works to elevate and maintain the standards of professional knowledge and sound practice relating to accurately valuing a variety of plant and equipment.

- **PIPA- Property Investment Professionals of Australia**

As a member of PIPA, BMT are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

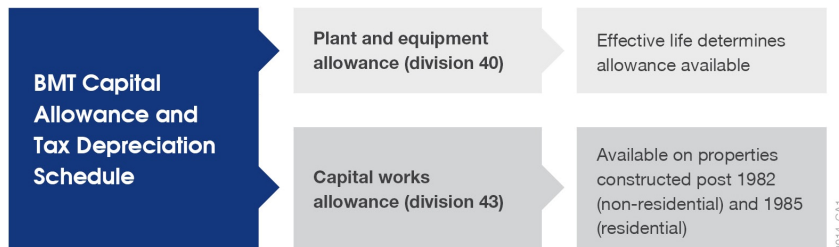
- **Registered Tax Agent**

BMT Tax Depreciation are registered Tax Agents qualified to prepare depreciation schedules for any rental, commercial or investment property under the Tax Agents Services Act 2009. **Our Tax Agents number is 53712009**

Summary of capital expenditure

Purchase price \$465,000

Total expenditure \$465,000



Division 40 - plant and equipment \$25,261

The calculations for plant and equipment assets have been prepared in accordance with the relevant Taxation Ruling in place at the time of preparing this report. This ruling discusses the methodology outlined by the Commissioner of Taxation to determine the effective life of depreciating assets under section 40-100 of the Income Tax Assessment Act 1997 (ITAA 1997).

Division 43 - capital works allowance \$109,259

Division 43, as outlined in the Income Tax Assessment Act 1997 (ITAA 1997), allows a deduction for capital expenditure incurred in the construction of any capital works. The deduction claimed as a capital works allowance depends on the type of construction and the date construction started. See the definition of Division 43 and the table under this heading within the glossary of key terms for further clarification of the qualifying dates for capital works deductions. The deductible amount for division 43 excludes both division 40 above and any non-qualifying balance of capital expenditure.

Balance of capital expenditure \$330,480

This represents all items that do not qualify for capital works deductions or decline in value and any capital works deductions which are already exhausted. Construction expenditure that cannot be claimed (as per Australian Taxation Office guidelines) include:

- land
- expenditure on clearing the land prior to construction
- earthworks that are permanent, and are not integral to the construction
- expenditure on soft landscaping
- demolition

Total capital expenditure \$465,000

Capital Allowance and Tax Depreciation Schedule summary

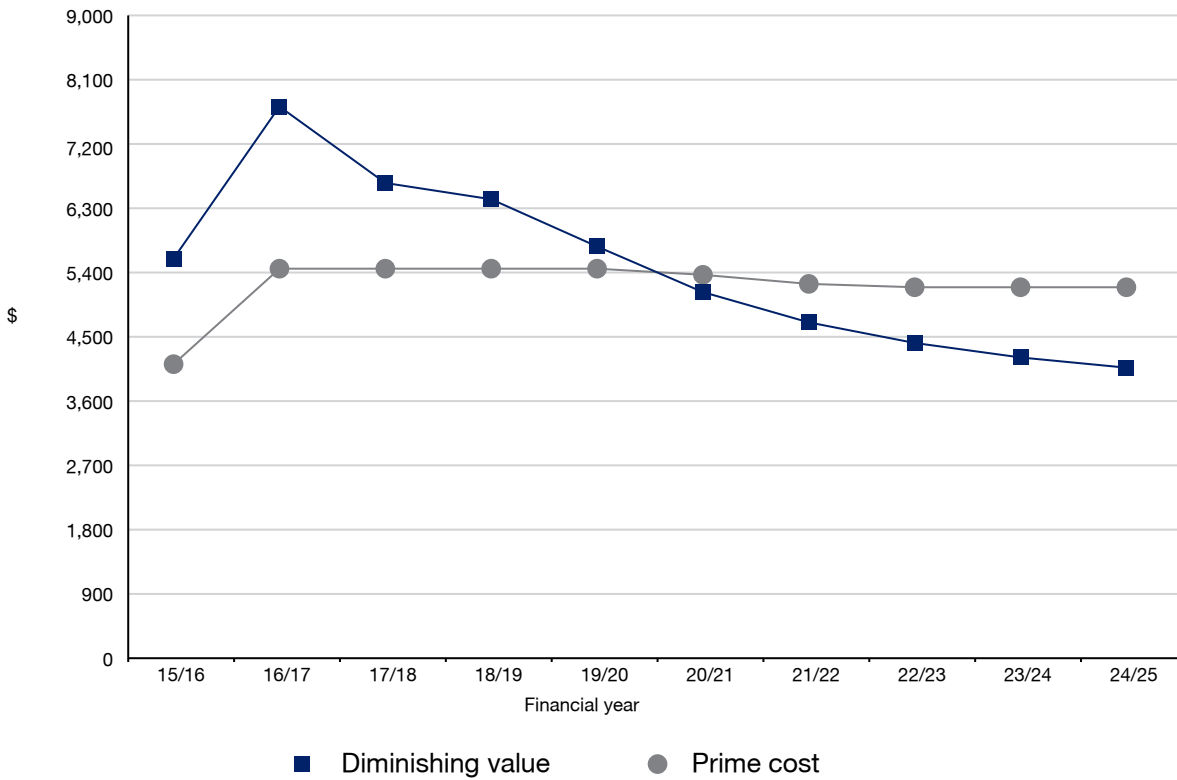
Total deductions - 40 year forecast

The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
18-Dec-15 to 30-Jun-16	5,596	4,117	1-Jul-36 to 30-Jun-37	3,513	3,471
1-Jul-16 to 30-Jun-17	7,724	5,454	1-Jul-37 to 30-Jun-38	3,497	3,471
1-Jul-17 to 30-Jun-18	6,654	5,454	1-Jul-38 to 30-Jun-39	3,487	3,471
1-Jul-18 to 30-Jun-19	6,426	5,454	1-Jul-39 to 30-Jun-40	3,481	3,471
1-Jul-19 to 30-Jun-20	5,765	5,454	1-Jul-40 to 30-Jun-41	3,477	3,471
1-Jul-20 to 30-Jun-21	5,126	5,368	1-Jul-41 to 30-Jun-42	3,475	3,471
1-Jul-21 to 30-Jun-22	4,702	5,241	1-Jul-42 to 30-Jun-43	3,474	3,471
1-Jul-22 to 30-Jun-23	4,414	5,194	1-Jul-43 to 30-Jun-44	3,473	3,471
1-Jul-23 to 30-Jun-24	4,211	5,194	1-Jul-44 to 30-Jun-45	3,472	3,471
1-Jul-24 to 30-Jun-25	4,068	5,194	1-Jul-45 to 30-Jun-46	3,471	3,471
1-Jul-25 to 30-Jun-26	3,964	4,829	1-Jul-46 to 30-Jun-47	3,261	3,261
1-Jul-26 to 30-Jun-27	3,883	4,543	1-Jul-47 to 30-Jun-48	0	0
1-Jul-27 to 30-Jun-28	3,822	4,362	1-Jul-48 to 30-Jun-49	0	0
1-Jul-28 to 30-Jun-29	3,769	4,196	1-Jul-49 to 30-Jun-50	0	0
1-Jul-29 to 30-Jun-30	3,727	4,196	1-Jul-50 to 30-Jun-51	0	0
1-Jul-30 to 30-Jun-31	4,175	3,934	1-Jul-51 to 30-Jun-52	0	0
1-Jul-31 to 30-Jun-32	3,911	3,696	1-Jul-52 to 30-Jun-53	0	0
1-Jul-32 to 30-Jun-33	3,745	3,696	1-Jul-53 to 30-Jun-54	0	0
1-Jul-33 to 30-Jun-34	3,641	3,696	1-Jul-54 to 30-Jun-55	0	0
1-Jul-34 to 30-Jun-35	3,578	3,696	1-Jul-55 to 30-Jun-56	0	0
1-Jul-35 to 30-Jun-36	3,538	3,581	Total	134,520	134,520

10 year forecast comparison graph

This graphical representation of the diminishing value method and prime cost method compares the yearly claims from both methods against each other. It demonstrates the diminishing value method's increased deductions over the first few years and the prime cost method's greater deductions in later years.



Division 43 – capital works allowance

The table below outlines the division 43 building write-off allowance available to be claimed over forty years from the construction completion date. The depreciation calculated has been deemed to be on structural elements only completed after the ATO legislated dates.

Works	Date	Rate	Original cost (\$)
Original Works	8-Jun-07	2.5 %	138,851

Calculation for write-off provision:

Period	Original Division 43 (\$)
18-Dec-15 to 30-Jun-16	1,868
1-Jul-16 to 30-Jun-17	3,471
1-Jul-17 to 30-Jun-18	3,471
1-Jul-18 to 30-Jun-19	3,471
1-Jul-19 to 30-Jun-20	3,471
1-Jul-20 to 30-Jun-21	3,471
1-Jul-21 to 30-Jun-22	3,471
1-Jul-22 to 30-Jun-23	3,471
1-Jul-23 to 30-Jun-24	3,471
1-Jul-24 to 30-Jun-25	3,471

Diminishing value method summary

Date	Effective Life	Pooled Plant	Division 40	Division 43	Total
18-Dec-15 to 30-Jun-16	2,548	1,180	3,728	1,868	5,596
1-Jul-16 to 30-Jun-17	2,337	1,916	4,253	3,471	7,724
1-Jul-17 to 30-Jun-18	1,984	1,199	3,183	3,471	6,654
1-Jul-18 to 30-Jun-19	1,221	1,734	2,955	3,471	6,426
1-Jul-19 to 30-Jun-20	880	1,414	2,294	3,471	5,765
1-Jul-20 to 30-Jun-21	773	882	1,655	3,471	5,126
1-Jul-21 to 30-Jun-22	679	552	1,231	3,471	4,702
1-Jul-22 to 30-Jun-23	597	346	943	3,471	4,414
1-Jul-23 to 30-Jun-24	525	215	740	3,471	4,211
1-Jul-24 to 30-Jun-25	462	135	597	3,471	4,068
1-Jul-25 to 30-Jun-26	406	87	493	3,471	3,964
1-Jul-26 to 30-Jun-27	358	54	412	3,471	3,883
1-Jul-27 to 30-Jun-28	315	36	351	3,471	3,822
1-Jul-28 to 30-Jun-29	277	21	298	3,471	3,769
1-Jul-29 to 30-Jun-30	244	12	256	3,471	3,727
1-Jul-30 to 30-Jun-31	0	704	704	3,471	4,175
1-Jul-31 to 30-Jun-32	0	440	440	3,471	3,911
1-Jul-32 to 30-Jun-33	0	274	274	3,471	3,745
1-Jul-33 to 30-Jun-34	0	170	170	3,471	3,641
1-Jul-34 to 30-Jun-35	0	107	107	3,471	3,578
1-Jul-35 to 30-Jun-36	0	67	67	3,471	3,538
1-Jul-36 to 30-Jun-37	0	42	42	3,471	3,513
1-Jul-37 to 30-Jun-38	0	26	26	3,471	3,497
1-Jul-38 to 30-Jun-39	0	16	16	3,471	3,487
1-Jul-39 to 30-Jun-40	0	10	10	3,471	3,481
1-Jul-40 to 30-Jun-41	0	6	6	3,471	3,477
1-Jul-41 to 30-Jun-42	0	4	4	3,471	3,475
1-Jul-42 to 30-Jun-43	0	3	3	3,471	3,474
1-Jul-43 to 30-Jun-44	0	2	2	3,471	3,473
1-Jul-44 to 30-Jun-45	0	1	1	3,471	3,472
1-Jul-45 to 30-Jun-46	0	0	0	3,471	3,471
1-Jul-46 to 30-Jun-47	0	0	0	3,261	3,261
1-Jul-47 to 30-Jun-48	0	0	0	0	0
1-Jul-48 to 30-Jun-49	0	0	0	0	0
1-Jul-49 to 30-Jun-50	0	0	0	0	0
1-Jul-50 to 30-Jun-51	0	0	0	0	0
1-Jul-51 to 30-Jun-52	0	0	0	0	0
1-Jul-52 to 30-Jun-53	0	0	0	0	0
1-Jul-53 to 30-Jun-54	0	0	0	0	0
1-Jul-54 to 30-Jun-55	0	0	0	0	0
1-Jul-55 to 30-Jun-56	0	0	0	0	0
Total	13,606	11,655	25,261	109,259	134,520

Prime cost method summary

Date	Effective Life Plant	Division 43	Total
18-Dec-15 to 30-Jun-16	2,249	1,868	4,117
1-Jul-16 to 30-Jun-17	1,983	3,471	5,454
1-Jul-17 to 30-Jun-18	1,983	3,471	5,454
1-Jul-18 to 30-Jun-19	1,983	3,471	5,454
1-Jul-19 to 30-Jun-20	1,983	3,471	5,454
1-Jul-20 to 30-Jun-21	1,897	3,471	5,368
1-Jul-21 to 30-Jun-22	1,770	3,471	5,241
1-Jul-22 to 30-Jun-23	1,723	3,471	5,194
1-Jul-23 to 30-Jun-24	1,723	3,471	5,194
1-Jul-24 to 30-Jun-25	1,723	3,471	5,194
1-Jul-25 to 30-Jun-26	1,358	3,471	4,829
1-Jul-26 to 30-Jun-27	1,072	3,471	4,543
1-Jul-27 to 30-Jun-28	891	3,471	4,362
1-Jul-28 to 30-Jun-29	725	3,471	4,196
1-Jul-29 to 30-Jun-30	725	3,471	4,196
1-Jul-30 to 30-Jun-31	463	3,471	3,934
1-Jul-31 to 30-Jun-32	225	3,471	3,696
1-Jul-32 to 30-Jun-33	225	3,471	3,696
1-Jul-33 to 30-Jun-34	225	3,471	3,696
1-Jul-34 to 30-Jun-35	225	3,471	3,696
1-Jul-35 to 30-Jun-36	110	3,471	3,581
1-Jul-36 to 30-Jun-37	0	3,471	3,471
1-Jul-37 to 30-Jun-38	0	3,471	3,471
1-Jul-38 to 30-Jun-39	0	3,471	3,471
1-Jul-39 to 30-Jun-40	0	3,471	3,471
1-Jul-40 to 30-Jun-41	0	3,471	3,471
1-Jul-41 to 30-Jun-42	0	3,471	3,471
1-Jul-42 to 30-Jun-43	0	3,471	3,471
1-Jul-43 to 30-Jun-44	0	3,471	3,471
1-Jul-44 to 30-Jun-45	0	3,471	3,471
1-Jul-45 to 30-Jun-46	0	3,471	3,471
1-Jul-46 to 30-Jun-47	0	3,261	3,261
1-Jul-47 to 30-Jun-48	0	0	0
1-Jul-48 to 30-Jun-49	0	0	0
1-Jul-49 to 30-Jun-50	0	0	0
1-Jul-50 to 30-Jun-51	0	0	0
1-Jul-51 to 30-Jun-52	0	0	0
1-Jul-52 to 30-Jun-53	0	0	0
1-Jul-53 to 30-Jun-54	0	0	0
1-Jul-54 to 30-Jun-55	0	0	0
1-Jul-55 to 30-Jun-56	0	0	0
Total	25,261	109,259	134,520

Diminishing value method schedule (years 1 - 5)

Tax Grouping	Total Cost @ 18-Dec-15 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				18-Dec-15 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	7,056	15	13.3 %	504	874	757	656	569	3,696
Automatic Garage Door - Controls	130	5	100.0 %	130	0	0	0	0	0
Automatic Garage Door - Motors	526	10	37.5 %	0	0	0	0	0	65
Bathroom Accessories - Freestanding	179	5	100.0 %	179	0	0	0	0	0
Blinds	2,225	10	37.5 %	0	0	0	0	0	276
Carpet	1,925	10	20.0 %	206	344	275	220	0	550
Ceiling Fans	414	5	37.5 %	0	0	0	0	0	51
Cooktops	746	12	37.5 %	0	0	0	0	0	92
Curtains	584	6	37.5 %	0	0	0	0	0	72
Dishwashers	1,460	10	20.0 %	156	261	209	0	0	326
Door Closers	162	10	100.0 %	162	0	0	0	0	0
Exhaust Fans	356	10	37.5 %	0	0	0	0	0	44
Garbage Bins	243	10	100.0 %	243	0	0	0	0	0
Garden Sheds Freestanding	450	15	37.5 %	0	0	0	0	0	56
Heat, Light & Exhaust Units	231	10	100.0 %	231	0	0	0	0	0
Hot Water Systems	1,334	12	16.7 %	119	203	169	0	0	329
Light Shades	402	5	37.5 %	0	0	0	0	0	49
Ovens	1,501	12	16.7 %	134	228	190	0	0	371
Rangehoods	588	12	37.5 %	0	0	0	0	0	73
Smoke Alarms	243	6	100.0 %	243	0	0	0	0	0
Solar Powered Generating System	4,506	20	10.0 %	241	427	384	345	311	2,798
Subtotal	25,261			2,548	2,337	1,984	1,221	880	8,848
Total Division 40 - Effective Life Rate	18,970			2,548	2,337	1,984	1,221	880	6,494
Total Division 40 - Pooled (Page 18)	6,291			1,180	1,916	1,199	1,734	1,414	2,354
Total Division 40	25,261			3,728	4,253	3,183	2,955	2,294	8,848
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	109,259			1,868	3,471	3,471	3,471	3,471	93,507
Total Depreciation	134,520			5,596	7,724	6,654	6,426	5,765	102,355

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing value method schedule (years 6 - 10)

Tax Grouping	Total Cost @ 1-Jul-20 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	3,696	15	13.3 %	493	427	370	321	278	1,807
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	65	10	37.5 %	0	0	0	0	0	6
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	276	10	37.5 %	0	0	0	0	0	26
Carpet	550	10	37.5 %	0	0	0	0	0	52
Ceiling Fans	51	5	37.5 %	0	0	0	0	0	4
Cooktops	92	12	37.5 %	0	0	0	0	0	9
Curtains	72	6	37.5 %	0	0	0	0	0	7
Dishwashers	326	10	37.5 %	0	0	0	0	0	31
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	44	10	37.5 %	0	0	0	0	0	4
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	56	15	37.5 %	0	0	0	0	0	6
Heat, Light & Exhaust Units	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	329	12	37.5 %	0	0	0	0	0	32
Light Shades	49	5	37.5 %	0	0	0	0	0	4
Ovens	371	12	37.5 %	0	0	0	0	0	36
Rangehoods	73	12	37.5 %	0	0	0	0	0	7
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Solar Powered Generating System	2,798	20	10.0 %	280	252	227	204	184	1,651
Subtotal	8,848			773	679	597	525	462	3,682
Total Division 40 - Effective Life Rate	6,494			773	679	597	525	462	3,458
Total Division 40 - Pooled (Page 19)	2,354			882	552	346	215	135	224
Total Division 40	8,848			1,655	1,231	943	740	597	3,682
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	93,507			3,471	3,471	3,471	3,471	3,471	76,152
Total Depreciation	102,355			5,126	4,702	4,414	4,211	4,068	79,834

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing value method schedule (years 11 - 15)

Tax Grouping	Total Cost @ 1-Jul-25 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	1,807	15	13.3 %	241	209	181	157	136	883
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	6	10	37.5 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	26	10	37.5 %	0	0	0	0	0	2
Carpet	52	10	37.5 %	0	0	0	0	0	4
Ceiling Fans	4	5	37.5 %	0	0	0	0	0	0
Cooktops	9	12	37.5 %	0	0	0	0	0	0
Curtains	7	6	37.5 %	0	0	0	0	0	0
Dishwashers	31	10	37.5 %	0	0	0	0	0	2
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	4	10	37.5 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	6	15	37.5 %	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	32	12	37.5 %	0	0	0	0	0	2
Light Shades	4	5	37.5 %	0	0	0	0	0	0
Ovens	36	12	37.5 %	0	0	0	0	0	4
Rangehoods	7	12	37.5 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Solar Powered Generating System	1,651	20	10.0 %	165	149	134	120	108	975
Subtotal	3,682			406	358	315	277	244	1,872
Total Division 40 - Effective Life Rate	3,458			406	358	315	277	244	0
Total Division 40 - Pooled (Page 20)	224			87	54	36	21	12	1,872
Total Division 40	3,682			493	412	351	298	256	1,872
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	76,152			3,471	3,471	3,471	3,471	3,471	58,797
Total Depreciation	79,834			3,964	3,883	3,822	3,769	3,727	60,669

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing value method schedule (years 16 - 20)

Tax Grouping	Total Cost @ 1-Jul-30 (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	883	15	37.5 %	0	0	0	0	0	84
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	0	10	37.5 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	2	10	37.5 %	0	0	0	0	0	0
Carpet	4	10	37.5 %	0	0	0	0	0	0
Ceiling Fans	0	5	37.5 %	0	0	0	0	0	0
Cooktops	0	12	37.5 %	0	0	0	0	0	0
Curtains	0	6	37.5 %	0	0	0	0	0	0
Dishwashers	2	10	37.5 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	37.5 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	0	15	37.5 %	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	2	12	37.5 %	0	0	0	0	0	0
Light Shades	0	5	37.5 %	0	0	0	0	0	0
Ovens	4	12	37.5 %	0	0	0	0	0	0
Rangehoods	0	12	37.5 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Solar Powered Generating System	975	20	37.5 %	0	0	0	0	0	93
Subtotal	1,872			0	0	0	0	0	177
Total Division 40 - Effective Life Rate	0			0	0	0	0	0	0
Total Division 40 - Pooled (Page 21)	1,872			704	440	274	170	107	177
Total Division 40	1,872			704	440	274	170	107	177
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	58,797			3,471	3,471	3,471	3,471	3,471	41,442
Total Depreciation	60,669			4,175	3,911	3,745	3,641	3,578	41,619

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing value method pooling schedule (years 1 - 5)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				18-Dec-15 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	*883	15	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	526	10	37.5 %	99	160	100	63	39	65
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	2,225	10	37.5 %	417	678	424	265	165	276
Carpet	*880	10	37.5 %	0	0	0	0	330	550
Ceiling Fans	414	5	37.5 %	78	126	79	49	31	51
Cooktops	746	12	37.5 %	140	227	142	89	56	92
Curtains	584	6	37.5 %	110	178	111	69	44	72
Dishwashers	*834	10	37.5 %	0	0	0	313	195	326
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	356	10	37.5 %	67	108	68	42	27	44
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	450	15	37.5 %	84	137	86	54	33	56
Heat, Light & Exhaust Units	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	*843	12	37.5 %	0	0	0	316	198	329
Light Shades	402	5	37.5 %	75	123	77	48	30	49
Ovens	*949	12	37.5 %	0	0	0	356	222	371
Rangehoods	588	12	37.5 %	110	179	112	70	44	73
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Solar Powered Generating System	*975	20	0.0 %	0	0	0	0	0	0
Subtotal	6,291			1,180	1,916	1,199	1,734	1,414	2,354
Total - Pooled Items	6,291			1,180	1,916	1,199	1,734	1,414	2,354

Items marked by an * are allocated to the low-value pool in later years.

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing value method pooling schedule (years 6 - 10)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	*883	15	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	65	10	37.5 %	24	15	10	6	4	6
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	276	10	37.5 %	104	65	40	25	16	26
Carpet	550	10	37.5 %	206	129	81	50	32	52
Ceiling Fans	51	5	37.5 %	19	12	8	5	3	4
Cooktops	92	12	37.5 %	35	21	14	8	5	9
Curtains	72	6	37.5 %	27	17	11	6	4	7
Dishwashers	326	10	37.5 %	122	77	48	30	18	31
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	44	10	37.5 %	17	10	6	4	3	4
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	56	15	37.5 %	21	13	8	5	3	6
Heat, Light & Exhaust Units	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	329	12	37.5 %	123	77	48	30	19	32
Light Shades	49	5	37.5 %	18	12	7	5	3	4
Ovens	371	12	37.5 %	139	87	54	34	21	36
Rangehoods	73	12	37.5 %	27	17	11	7	4	7
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Solar Powered Generating System	*975	20	0.0 %	0	0	0	0	0	0
Subtotal	2,354			882	552	346	215	135	224
Total - Pooled Items	2,354			882	552	346	215	135	224

Items marked by an * are allocated to the low-value pool in later years.

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing value method pooling schedule (years 11 - 15)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	*883	15	0.0 %	0	0	0	0	0	883
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	6	10	37.5 %	2	2	1	1	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	26	10	37.5 %	10	6	4	2	2	2
Carpet	52	10	37.5 %	20	12	8	5	3	4
Ceiling Fans	4	5	37.5 %	2	1	1	0	0	0
Cooktops	9	12	37.5 %	3	2	2	1	1	0
Curtains	7	6	37.5 %	3	2	1	1	0	0
Dishwashers	31	10	37.5 %	12	7	5	3	2	2
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	4	10	37.5 %	2	1	1	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	6	15	37.5 %	2	2	1	1	0	0
Heat, Light & Exhaust Units	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	32	12	37.5 %	12	8	5	3	2	2
Light Shades	4	5	37.5 %	2	1	1	0	0	0
Ovens	36	12	37.5 %	14	8	5	3	2	4
Rangehoods	7	12	37.5 %	3	2	1	1	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Solar Powered Generating System	*975	20	0.0 %	0	0	0	0	0	975
Subtotal	224			87	54	36	21	12	1,872
Total - Pooled Items	224			87	54	36	21	12	1,872

Items marked by an * are allocated to the low-value pool in later years.

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Diminishing value method pooling schedule (years 16 - 20)

Tax Grouping	Total Cost @ Pooling Start (\$)	Effective Life (Years)	Basic Rate (DV)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
Division 40 - Plant & Equipment (Pooling Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	883	15	37.5 %	331	207	129	81	51	84
Automatic Garage Door - Controls	0	5	0.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	0	10	0.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Blinds	2	10	37.5 %	1	1	0	0	0	0
Carpet	4	10	37.5 %	2	1	1	0	0	0
Ceiling Fans	0	5	0.0 %	0	0	0	0	0	0
Cooktops	0	12	0.0 %	0	0	0	0	0	0
Curtains	0	6	0.0 %	0	0	0	0	0	0
Dishwashers	2	10	37.5 %	1	1	0	0	0	0
Door Closers	0	10	0.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	0	15	0.0 %	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	0.0 %	0	0	0	0	0	0
Hot Water Systems	2	12	37.5 %	1	1	0	0	0	0
Light Shades	0	5	0.0 %	0	0	0	0	0	0
Ovens	4	12	37.5 %	2	1	1	0	0	0
Rangehoods	0	12	0.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Solar Powered Generating System	975	20	37.5 %	366	228	143	89	56	93
Subtotal	1,872			704	440	274	170	107	177
Total - Pooled Items	1,872			704	440	274	170	107	177

Items marked by an * are allocated to the low-value pool in later years.

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Prime cost method schedule (years 1 - 5)

Tax Grouping	Total Cost @ 18-Dec-15 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-20 (\$)
				18-Dec-15 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	7,056	15	6.7 %	252	470	470	470	470	4,924
Automatic Garage Door - Controls	130	5	100.0 %	130	0	0	0	0	0
Automatic Garage Door - Motors	526	10	10.0 %	28	53	53	53	53	286
Bathroom Accessories - Freestanding	179	5	100.0 %	179	0	0	0	0	0
Blinds	2,225	10	10.0 %	119	223	223	223	223	1,214
Carpet	1,925	10	10.0 %	103	193	193	193	193	1,050
Ceiling Fans	414	5	20.0 %	44	83	83	83	83	38
Cooktops	746	12	8.3 %	33	62	62	62	62	465
Curtains	584	6	16.7 %	52	97	97	97	97	144
Dishwashers	1,460	10	10.0 %	78	146	146	146	146	798
Door Closers	162	10	100.0 %	162	0	0	0	0	0
Exhaust Fans	356	10	10.0 %	19	36	36	36	36	193
Garbage Bins	243	10	100.0 %	243	0	0	0	0	0
Garden Sheds Freestanding	450	15	6.7 %	16	30	30	30	30	314
Heat, Light & Exhaust Units	231	10	100.0 %	231	0	0	0	0	0
Hot Water Systems	1,334	12	8.3 %	60	111	111	111	111	830
Light Shades	402	5	20.0 %	43	80	80	80	80	39
Ovens	1,501	12	8.3 %	67	125	125	125	125	934
Rangehoods	588	12	8.3 %	26	49	49	49	49	366
Smoke Alarms	243	6	100.0 %	243	0	0	0	0	0
Solar Powered Generating System	4,506	20	5.0 %	121	225	225	225	225	3,485
Subtotal	25,261			2,249	1,983	1,983	1,983	1,983	15,080
Total Division 40 - Effective Life Rate	25,261			2,249	1,983	1,983	1,983	1,983	15,080
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	109,259			1,868	3,471	3,471	3,471	3,471	93,507
Total Depreciation	134,520			4,117	5,454	5,454	5,454	5,454	108,587

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Prime cost method schedule (years 6 - 10)

Tax Grouping	Total Cost @ 1-Jul-20 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-25 (\$)
				1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	4,924	15	6.7 %	470	470	470	470	470	2,574
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	286	10	10.0 %	53	53	53	53	53	21
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	1,214	10	10.0 %	223	223	223	223	223	99
Carpet	1,050	10	10.0 %	193	193	193	193	193	85
Ceiling Fans	38	5	20.0 %	38	0	0	0	0	0
Cooktops	465	12	8.3 %	62	62	62	62	62	155
Curtains	144	6	16.7 %	97	47	0	0	0	0
Dishwashers	798	10	10.0 %	146	146	146	146	146	68
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	193	10	10.0 %	36	36	36	36	36	13
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	314	15	6.7 %	30	30	30	30	30	164
Heat, Light & Exhaust Units	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	830	12	8.3 %	111	111	111	111	111	275
Light Shades	39	5	20.0 %	39	0	0	0	0	0
Ovens	934	12	8.3 %	125	125	125	125	125	309
Rangehoods	366	12	8.3 %	49	49	49	49	49	121
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Solar Powered Generating System	3,485	20	5.0 %	225	225	225	225	225	2,360
Subtotal	15,080			1,897	1,770	1,723	1,723	1,723	6,244
Total Division 40 - Effective Life Rate	15,080			1,897	1,770	1,723	1,723	1,723	6,244
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	93,507			3,471	3,471	3,471	3,471	3,471	76,152
Total Depreciation	108,587			5,368	5,241	5,194	5,194	5,194	82,396

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Prime cost method schedule (years 11 - 15)

Tax Grouping	Total Cost @ 1-Jul-25 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-30 (\$)
				1-Jul-25 30-Jun-26 Year 11 (\$)	1-Jul-26 30-Jun-27 Year 12 (\$)	1-Jul-27 30-Jun-28 Year 13 (\$)	1-Jul-28 30-Jun-29 Year 14 (\$)	1-Jul-29 30-Jun-30 Year 15 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	2,574	15	6.7 %	470	470	470	470	470	224
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	21	10	10.0 %	21	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	99	10	10.0 %	99	0	0	0	0	0
Carpet	85	10	10.0 %	85	0	0	0	0	0
Ceiling Fans	0	5	20.0 %	0	0	0	0	0	0
Cooktops	155	12	8.3 %	62	62	31	0	0	0
Curtains	0	6	16.7 %	0	0	0	0	0	0
Dishwashers	68	10	10.0 %	68	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	13	10	10.0 %	13	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	164	15	6.7 %	30	30	30	30	30	14
Heat, Light & Exhaust Units	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	275	12	8.3 %	111	111	53	0	0	0
Light Shades	0	5	20.0 %	0	0	0	0	0	0
Ovens	309	12	8.3 %	125	125	59	0	0	0
Rangehoods	121	12	8.3 %	49	49	23	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Solar Powered Generating System	2,360	20	5.0 %	225	225	225	225	225	1,235
Subtotal	6,244			1,358	1,072	891	725	725	1,473
Total Division 40 - Effective Life Rate	6,244			1,358	1,072	891	725	725	1,473
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	76,152			3,471	3,471	3,471	3,471	3,471	58,797
Total Depreciation	82,396			4,829	4,543	4,362	4,196	4,196	60,270

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Prime cost method schedule (years 16 - 20)

Tax Grouping	Total Cost @ 1-Jul-30 (\$)	Effective Life (Years)	Basic Rate (PC)	Depreciation Allowance					TWDV @ 1-Jul-35 (\$)
				1-Jul-30 30-Jun-31 Year 16 (\$)	1-Jul-31 30-Jun-32 Year 17 (\$)	1-Jul-32 30-Jun-33 Year 18 (\$)	1-Jul-33 30-Jun-34 Year 19 (\$)	1-Jul-34 30-Jun-35 Year 20 (\$)	
Division 40 - Plant & Equipment (Effective Life Rates)									
Existing Unit Specific									
Air Conditioning - Packaged Unit	224	15	6.7 %	224	0	0	0	0	0
Automatic Garage Door - Controls	0	5	100.0 %	0	0	0	0	0	0
Automatic Garage Door - Motors	0	10	10.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	100.0 %	0	0	0	0	0	0
Blinds	0	10	10.0 %	0	0	0	0	0	0
Carpet	0	10	10.0 %	0	0	0	0	0	0
Ceiling Fans	0	5	20.0 %	0	0	0	0	0	0
Cooktops	0	12	8.3 %	0	0	0	0	0	0
Curtains	0	6	16.7 %	0	0	0	0	0	0
Dishwashers	0	10	10.0 %	0	0	0	0	0	0
Door Closers	0	10	100.0 %	0	0	0	0	0	0
Exhaust Fans	0	10	10.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Garden Sheds Freestanding	14	15	6.7 %	14	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	100.0 %	0	0	0	0	0	0
Hot Water Systems	0	12	8.3 %	0	0	0	0	0	0
Light Shades	0	5	20.0 %	0	0	0	0	0	0
Ovens	0	12	8.3 %	0	0	0	0	0	0
Rangehoods	0	12	8.3 %	0	0	0	0	0	0
Smoke Alarms	0	6	100.0 %	0	0	0	0	0	0
Solar Powered Generating System	1,235	20	5.0 %	225	225	225	225	225	110
Subtotal	1,473			463	225	225	225	225	110
Total Division 40 - Effective Life Rate	1,473			463	225	225	225	225	110
Division 43 - Capital Works Allowance									
Total Division 43 (Page 11)	58,797			3,471	3,471	3,471	3,471	3,471	41,442
Total Depreciation	60,270			3,934	3,696	3,696	3,696	3,696	41,552

This depreciation schedule is for use only by the client and by no other party or for any other purpose without the express prior written approval of BMT Tax Depreciation Pty Ltd. No responsibility is accepted for any third party that may rely on the whole or any part of the content of this schedule. Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter.

Grouped depreciation rates - diminishing value method

BMT Tax Depreciation has allocated each asset into a group based on their rate of depreciation. The following tables provide a summary of the total deductions available for each depreciation rate for both the diminishing value method and the prime cost method of depreciation. This may assist when entering depreciation into accounting software packages.

Basic rate (%)	Years				
	18-Dec-15 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)
2.5	1,868	3,471	3,471	3,471	3,471
10	241	427	384	345	311
13.33	504	874	757	656	569
16.67	253	431	359	0	0
18.75	1,180	0	0	0	0
20	362	605	484	220	0
37.5	0	1,916	1,199	1,734	1,414
100	1,188	0	0	0	0
Total	5,596	7,724	6,654	6,426	5,765

Basic rate (%)	Years				
	1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)
2.5	3,471	3,471	3,471	3,471	3,471
10	280	252	227	204	184
13.33	493	427	370	321	278
16.67	0	0	0	0	0
18.75	0	0	0	0	0
20	0	0	0	0	0
37.5	882	552	346	215	135
100	0	0	0	0	0
Total	5,126	4,702	4,414	4,211	4,068

Grouped depreciation rates - prime cost method

Basic Rate (%)	Years				
	18-Dec-15 30-Jun-16 Year 1 (\$)	1-Jul-16 30-Jun-17 Year 2 (\$)	1-Jul-17 30-Jun-18 Year 3 (\$)	1-Jul-18 30-Jun-19 Year 4 (\$)	1-Jul-19 30-Jun-20 Year 5 (\$)
2.5	1,868	3,471	3,471	3,471	3,471
5	121	225	225	225	225
6.67	268	500	500	500	500
8.33	186	347	347	347	347
10	347	651	651	651	651
16.67	52	97	97	97	97
20	87	163	163	163	163
100	1,188	0	0	0	0
Total	4,117	5,454	5,454	5,454	5,454

Basic Rate (%)	Years				
	1-Jul-20 30-Jun-21 Year 6 (\$)	1-Jul-21 30-Jun-22 Year 7 (\$)	1-Jul-22 30-Jun-23 Year 8 (\$)	1-Jul-23 30-Jun-24 Year 9 (\$)	1-Jul-24 30-Jun-25 Year 10 (\$)
2.5	3,471	3,471	3,471	3,471	3,471
5	225	225	225	225	225
6.67	500	500	500	500	500
8.33	347	347	347	347	347
10	651	651	651	651	651
16.67	97	47	0	0	0
20	77	0	0	0	0
100	0	0	0	0	0
Total	5,368	5,241	5,194	5,194	5,194

Glossary of Terms

Building first use

Properties generally depreciate for forty years from their construction completion date. When a purchaser becomes the first owner of a brand new investment property, they are entitled to claim depreciation for the full forty years as long as they own the property.

Building price indices

The building price index is a statistical based method of measuring building price movements over time. It is a composite index with weighted factors on an industry-wide basis.

Division 40

Division 40 refers to the plant and equipment assets contained within the property. These assets are deemed to be mechanical or easily removed from the property as opposed to items that are permanently fixed to the structure of the building. These are assets which are also listed as recognised plant and equipment assets by the Australian Taxation Office. Unlike deductions available for division 43, depreciation of plant and equipment is not limited by age. It is the condition and quality of each item as well as the individual effective life of the asset as set by the Australian Taxation Office which contributes to the depreciable amount. Some examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

See the definitions also provided for plant and equipment assets and effective life within this glossary of terms.

Division 43

Division 43 refers to a deduction available for the wear and tear of the building. Also known as a capital works deduction. A deduction can be claimed for the building, structural improvements and fixed assets of a property at a rate of either 2.5% or 4% each year depending on the classification of the property's use and the property's construction commencement date as demonstrated in the following table.

Current Australian Taxation Office legislation states that a property owner is eligible to claim a deduction for the division 43 on income producing properties that commenced construction between the 18th of July 1985 and the present time. The depreciation available for building write-off can only be claimed for a maximum of forty years after the construction completion date. Examples of assets that will qualify for division 43 include walls, roof, tiles, built in robes, cabinets, fixed bathroom fittings and vanities.

Property owners may also be able to claim building write-off for renovations that have been completed to a property, even if these renovations were completed by a previous owner of the property.

Diminishing value method

The diminishing value method is one of two methods used to claim depreciation for plant and equipment assets. Under the diminishing value method the decline in value is calculated using the asset's base value. The base value of an asset is, broadly, its cost plus any costs incurred on the asset since you first held it less the decline in value of the asset up to the end of the prior year.

The formulas for the diminishing value method are:

Diminishing value method				
For depreciating assets you started to hold on or after 10th May 2006				
Base value*	X	Days held ----- 365	X	200% ----- asset's effective life
For depreciating assets you started to hold prior to 10th May 2006				
Base value*	X	Days held ----- 365	X	150% ----- asset's effective life

* For the income year in which an asset is first used or installed ready for use for any purpose, the **base value** is the asset's cost. For a later income year, the base value is the asset's opening adjustable value plus any amounts included in the asset's second element of cost for that year.

This method assumes that the decline in value each year is a constant proportion of the amount not yet written off and produces a progressively smaller decline in value over time.

This method results in a higher rate of depreciation deductions in the first five to ten years of owning the property.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended to the property owner that they consult with an Accountant or a Financial Advisor for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Effective life

Australian Taxation Office legislation provides an effective life for each individual asset claimable as plant and equipment. Depreciation of plant and equipment based on this effective life is determined by the current Australian Taxation Office legislation in place at the time of this schedule being completed. See plant and equipment assets.

See the definitions also provided for division 40 and plant and equipment assets within this glossary of terms.

Immediate write-off

Individual assets which cost \$300 or less can usually be written off as an immediate deduction in the year of their acquisition. This means an investor can claim 100% of the value of an asset in the same financial year as its purchase so long as the asset meets certain criteria as set by the Australian Taxation Office.

To be eligible for the immediate write-off, an asset must be used for the purpose of producing assessable income that was not income from carrying out a business. The asset also cannot be part of a set of assets acquired in the income year that together cost more than \$300. The cost of individual assets that have been acquired after the 1st of July 2001 that are the same asset type (or are considered to be identical or substantially identical in accordance with Australian Taxation Office legislation) must be added together when applying the \$300 threshold. If their combined total cost is more than \$300, they cannot be written off in the year of purchase (unless there are multiple owners and their interest in the asset is less than \$300). Alternatively, you may be able to allocate the asset to a low-value pool.

Life of the property

From the date of construction completion, the Australian Taxation Office has determined that the owner of any property eligible to claim depreciation can do so for forty years. Therefore investors can claim the full forty years on a brand new building, while only the balance of the forty year period from the construction completion date can be claimed for an older property.

Low-value pooling

From 1 July 2000, an optional low-value pooling arrangement for plant was introduced. It applied to certain plant costing less than \$1,000 or having an undeducted cost of less than \$1,000.

Under the UCA, you can allocate low-cost assets and low value assets to a low-value pool.

You work out the decline in value of an asset you hold jointly with others based on the cost of your interest in the asset. This means if you hold an asset jointly and the cost of your interest in the asset or the opening adjustable value of your interest is less than \$1,000, you can allocate your interest in the asset to your low-value pool. Once you choose to create a low-value pool and allocate a low-cost asset to it, you must pool all other low-cost assets you start to hold in that income year and in later income years. However, this rule does not apply to low-value assets. You can decide whether to allocate low-value assets to the pool on an asset-by-asset basis.

Assets which are placed into a low-value pool are able to be claimed by the property owner at a rate of 18.75% in the year of purchase and 37.5% every year thereafter.

Low-cost assets

A low-cost asset is a depreciable asset that has an opening value of less than \$1,000 in the year of acquisition.

Low-value assets

A low-value asset is a depreciable asset that has a written down value of less than \$1,000. That is, the value of the asset may have been greater than \$1,000 in the year of acquisition however the value remaining after a previous year's depreciation deduction is less than \$1,000.

Non-depreciable components

Examples of non-depreciable components include land value, market premiums, rates, taxes, holding costs and assets which have not been deemed to be depreciable according to current Australian Taxation Office legislation, for example soft landscaping.

Not one of a number of identical or substantially identical items

Items are identical if they are the same in all respects. Items are substantially identical if they are the same in most respects even though there may be some minor or incidental differences. Factors to consider include colour, shape, function, texture, composition, brand and design.

The total cost of the asset and any other identical or substantially identical asset that you acquire in the income year must not exceed \$300. Do not take into account assets that you acquired in another income year.

Not part of a set

You need to determine whether items form a set on a case-by-case basis. You can regard items as a set if they are, dependent on each other, marketed as a set, or designed and intended to be used together. It is the cost of a set of assets you acquire in the income year that must not exceed \$300. You cannot avoid the test by buying parts of a set separately.

Plant and equipment items

Depreciation can be claimed for assets recognised as plant and equipment items by current Australian Taxation Office legislation. Each asset is assigned an effective life by the Australian Taxation Office and is depreciated based on this effective life. Some examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

See the definitions also provided for division 40 and effective life within this glossary of terms.

Preliminaries

Construction preliminaries refers to the associated expenses or costs that contractors incur in the completion of a project, for example a site office or heating of a site office, rather than the actual building working materials like the bricks and mortar.

Prime cost method

Under the prime cost method the decline in value is generally calculated as a constant percentage of the asset's cost and reflects a uniform decline in value over time. The formula is:

Prime cost method				
Asset's cost	X	Days held ----- 365	X	100% ----- asset's effective life

* The cost of an asset includes both the amount you pay for it as well as any additional amounts you spend on transporting it and installing it. Cost also includes amounts you spend on improving the asset.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended to the property owner that they consult with an Accountant or a Financial Advisor for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Pro-rata calculations

Pro-rata calculations are used to show a portion of a total quantity. When an investment property is rented part way through a year, depreciation claims are required to be based on a pro-rata calculation of the time that the property (or asset acquired and installed within the property) was income producing.

Split report

Ownership structures influence how depreciation deductions are calculated. Properties with multiple owners can create a complex tax situation. A BMT Tax Depreciation Schedule makes life easier for Accountants by splitting depreciation deductions to ensure the owners' claims are maximised. BMT Tax Depreciation can take into account any number of owners and ownership percentages from 2 owners at 60:40 or even 4 owners at 70:15:10:5.

Uniform Capital Allowance

Under the Uniform Capital Allowance a depreciating asset starts to decline in value when you first use it (or install it ready for use) to produce income. You can deduct an amount equal to the decline in value for an income year of a depreciating asset that you held for any time during the year.

You must decide whether to calculate the decline in value of a depreciating asset using the prime cost or diminishing value method. Please refer to the definitions for prime cost and diminishing value method within this glossary of terms for further information on these methods.

Generally, the effective life of a depreciating asset is how long it can be used by any entity for a taxable purpose, or for the purpose of producing income. The effective life of an asset is based on the wear and tear, assuming that it will be maintained in reasonably good order and condition. BMT Tax

Depreciation always adopt the effective life of particular assets as determined by the Commissioner of Taxation unless advised otherwise.

Disclaimer

BMT Tax Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other person acting upon or using this tax depreciation schedule.

1300 728 726

bmtqs.com.au

Sydney

Level 33, 264 George Street
Sydney NSW 2000
Ph: 02 9241 6477

Brisbane

Level 7, 320 Adelaide Street
Brisbane QLD 4000
Ph: 07 3221 9922

Gold Coast

Suite 30610, Level 6 Southport
Central 3, 9 Lawson St
Southport QLD 4215
Ph: 07 5526 3520

Newcastle

19 Brunker Road
Broadmeadow NSW 2292
Ph: 02 4978 6477

Melbourne

Level 50, 120 Collins Street
Melbourne VIC 3000
Ph: 03 9654 2233

Darwin

Level 1, Paspalis Centrepont
48-50 Smith Street
Darwin, NT 0800
Ph: 08 8941 3115

Perth

Level 28, 140 St Georges
Terrace Perth WA 6000
Ph: 08 9485 2111

Cairns

181 Mulgrave Road
Cairns QLD 4870
Ph: 07 4031 5699

Canberra

Level 6, 39 London Circuit
Canberra ACT 2600
Ph: 02 6257 4800

Adelaide

Level 5, 121 King William Street
Adelaide SA 5000
Ph: 08 8231 1133

Hobart

Hobart Corporate Centre
Level 3, 85 Macquarie Street
Hobart, TAS 7000
Ph: 03 6231 6966

BMT Tax Depreciation
QUANTITY SURVEYORS