

Summary of capital expenditure

Purchase price	\$1,500,000
Expenditure after purchase: (renovations/additional works)	\$9,732
Total expenditure	\$1,509,732



Division 40 - plant and equipment	\$55,231
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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 ITAA 1997.

Division 43 - capital works allowance	\$146,510
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Division 43, as outlined in 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	\$1,307,991
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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 ATO 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	\$1,509,732
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Diminishing value method schedule (years 1 - 5)

Tax grouping	Total cost @ 20-Aug-09 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-14 (\$)
				20-Aug-09 30-Jun-10 Year 1 (\$)	1-Jul-10 30-Jun-11 Year 2 (\$)	1-Jul-11 30-Jun-12 Year 3 (\$)	1-Jul-12 30-Jun-13 Year 4 (\$)	1-Jul-13 30-Jun-14 Year 5 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air-conditioning assets - Packaged air conditioning units	25,153	15	13.3 %	2,894	2,968	2,572	2,229	1,932	12,558
Bathroom Accessories	1,135	1	100.0 %	1,135	0	0	0	0	0
Commercial office building assets - Door control and motor drive system for automatic sliding doors	5,492	15	13.3 %	632	648	562	487	422	2,741
Door Closers	392	10	20.0 %	68	65	52	41	33	133
Fire control and alarm assets - Extinguishers	406	6	33.3 %	117	96	64	43	29	57
Hot Water Installations	1,557	15	13.3 %	179	184	159	138	120	777
Light Fittings & Shades	8,238	20	10.0 %	711	753	677	610	549	4,938
Security System	3,213	5	40.0 %	1,109	842	505	303	182	272
Vinyl	9,645	10	20.0 %	1,665	1,596	1,277	1,021	817	3,269
Subtotal	55,231			8,510	7,152	5,868	4,872	4,084	24,745
Total division 40 - effective life rate	55,231			8,510	7,152	5,868	4,872	4,084	24,745
Total division 40 - pooled (Page 20)	0			0	0	0	0	0	0
Total division 40	55,231			8,510	7,152	5,868	4,872	4,084	24,745
Division 43 - capital works allowance									
Total division 43 (Page 13)	146,510			3,127	3,612	3,612	3,612	3,854	128,693
Total depreciation	201,741			11,637	10,764	9,480	8,484	7,938	153,438

*Low cost assets and low value assets have been allocated to the low value pooling table.

Diminishing value method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-19 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-24 (\$)
				1-Jul-19 30-Jun-20 Year 11 (\$)	1-Jul-20 30-Jun-21 Year 12 (\$)	1-Jul-21 30-Jun-22 Year 13 (\$)	1-Jul-22 30-Jun-23 Year 14 (\$)	1-Jul-23 30-Jun-24 Year 15 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air-conditioning assets - Packaged air conditioning units	6,140	15	13.3 %	819	709	615	533	462	3,002
Bathroom Accessories	0	1	100.0 %	0	0	0	0	0	0
Commercial office building assets - Door control and motor drive system for automatic sliding doors	1,340	15	13.3 %	179	155	134	0*	0	341
Door Closers	16	10	37.5 %	0	0	0	0	0	1
Fire control and alarm assets - Extinguishers	6	6	37.5 %	0	0	0	0	0	0
Hot Water Installations	102	15	37.5 %	0	0	0	0	0	10
Light Fittings & Shades	678	20	37.5 %	0	0	0	0	0	65
Security System	25	5	37.5 %	0	0	0	0	0	2
Vinyl	1,071	10	20.0 %	214	0*	0	0	0	131
Subtotal	9,378			1,212	864	749	533	462	3,552
Total division 40 - effective life rate	8,551			1,212	864	749	533	462	3,002
Total division 40 - pooled (Page 22)	827			309	516	322	529	330	550
Total division 40	9,378			1,521	1,380	1,071	1,062	792	3,552
Division 43 - capital works allowance									
Total division 43 (Page 13)	109,418			3,855	3,855	3,855	3,855	3,855	90,143
Total depreciation	118,796			5,376	5,235	4,926	4,917	4,647	93,695

*Low cost assets and low value assets have been allocated to the low value pooling table.

Written-Down Value As At 30 June 2021
= \$3,552 + \$792 + \$1,062 + \$1,071
= \$6,477