

Tax Depreciation Report

Date **10-Jun-22**
Property Address **15/58 Carr St Coogee NSW**
Client **DDP Superfund**
Accountant **Rachel Green-Luther**

Building Value

ACP QUANTITY SURVEYORS IS A DIVISION OF AUSTRALIAN COST PLANNERS PTY LTD
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10 June 2022

DDP Superfund
PO BOX 438
COOGEE NSW 2034

Dear Danny,

Re: Capital Works Allowances and Depreciation Report
15/58 Carr St Coogee NSW

Further to your recent request, we have prepared a capital works and depreciation report for the above address. In summary we have found deductions to the value of \$285,802 which may be claimed over the remaining property life. Details of our valuation now follow:-

Property Description and Valuation Brief

The subject property is described as a:-

Single Bedroom Apartment with Secure Single Car Basement Parking

Improvements include:- Major Renovations including Bathroom and Kitchen (Circa 2020).
Property was First Available for Lease After 9 May 2017 and Assessed as Ineligible for Division 40 Plant and Equipment Deductions.

Life Time Schedule

We attach a copy of our **life-time schedule** which details your total claim for the remaining life of your property. This summary may be used exclusively by the current owners and their agents of the property. In the event that the ownership of the property changes hands, we request that we be contacted directly for an updated report.

Division 40 - Depreciation (eligible)	\$29,930
Division 43 - Capital Works Allowances	\$255,872
Total Lifetime Claim	\$285,802

Constants Adopted in the Preparation of This Report

Our assessment of deductions applicable to your property has been based on the following constants and taxation regimes:-

Date of Property Inspection	23 May 2022
Date of Original Construction Completion	1 July 1964
Date of Original Construction Commencement (assessed)	1 June 1963
Date of Renovations	As Noted
Date of Purchase	7 July 2017
First Available for Lease	7 July 2017
Start Date of the Report	7 July 2017
First Financial Year of Claim	2018
Days Available in First Financial Year	359
Purchase Price	\$1,215,000
Depreciation Period for Original Construction (years)	53.0
Rate for Division 43 Capital Works (2.5 or 4%)	2.5%
Valuation of Second Hand Plant and Equipment	In accordance with applicable legislation
Effective Life Regime Applicable	Assets Acquired After 1 July 2004
Diminishing Value Regime Applicable	Assets Acquired After 9 May 2006

Valuation Details

The attached schedules represent all depreciable costs associated with the building of the above property, but exclude items not advised or substantiated e.g. artwork, specialist machinery and equipment, etc. Please refer to your Accountant for the incorporation of these additional items into a total depreciable allowance.

Based on the above advice we have prepared an estimate of the depreciation and capital works allowances that may be claimed over the life of your property. Our estimate may be claimed utilising either the **Diminishing Value** or **Prime Cost Method** of claim.

The Diminishing Value Method provides accelerated cashflow during the initial years of claim while the Prime Cost Method provides a better deduction after the initial 4 years of claim.

The relationship between the two methods has been **graphically represented** in this report. Regardless of the method adopted, once you have commenced with one method you must continue with it for the life of the property. If you are in any doubt as to the appropriate method of claim, we recommend that you contact your taxation adviser.

First Year of Claim and Adjustments to Schedules

The first year of claim has been adjusted to reflect your lease start date

Accordingly there is no need to further adjust the first or subsequent years of claim unless you ceased leasing the property either permanently or for a period of personal usage.

First Four Years of Claim

A summary of the first four years of claim have been summarised for both the Diminishing Value and Prime Cost Methods of calculation:-

Year Ending 30 June	Diminishing Value Method	Prime Cost Method
2018	\$2,958	\$2,604
2019	\$5,355	\$3,071
2020	\$6,303	\$5,272
2021	\$10,073	\$9,982
Total First 4 Yrs	\$24,689	\$20,928

Amending Previous Years Tax Returns

In the event that you have not previously claimed depreciation on your property you are entitled to adjust your previous taxation returns for up to 2 years of previous ownership for individual (or small business) taxpayers and for 4 years for other taxpayers. We recommend that you discuss this aspect of your claim with your Taxation Adviser.

Treatment of the Goods and Services Tax

We note that you are only able to claim the value of the GST for assets purchased after 30 June 2000 in the event that you are unable to claim for input tax credits.

Based on the information provided to us, we have treated the GST in the attached schedules as follows: ***GST Included on purchases made after 30 June 2000***

Low Value Pooling

It has been assumed for the purpose of this report that you will elect to depreciate items less than \$1,000.00 in value (per owner) under a “low value pooling” arrangement. We recommend that you discuss this assumption with your taxation adviser.

Low Cost Items

An immediate deduction has been included in the first year of lease for all assets that have a value not exceeding \$300 multiplied by the number of owners. We recommend that you discuss this assumption with your taxation adviser.

Valuation of Division 40 Plant & Equipment (2017/18 Federal Budget)

As applicable, this report implements changes introduced in the 2017/18 Federal Budget with respect to expenses incurred by residential property investors for plant and equipment (Div 40). Specifically, as of 1 July 2017, the National Tax Accountants Association advises:-

Assets Acquired as of 9 May 2017

Plant and equipment forming part of residential investment properties as of 9 May 2017 (including contracts already entered into at 7:30pm on 9 May 2017) will continue to give rise to deductions for depreciation until either the investor no longer owns the asset, or the asset reaches the end of its effective life.

Assets Acquired after 9 May 2017

Investors who purchase new residential plant and equipment for their residential investment property after 9 May 2017 will be able to claim a deduction over the effective life of the asset. However, subsequent owners of a property will be unable to claim deductions for second hand plant and equipment purchased by a previous owner of that property. Acquisitions of existing plant and equipment items will be reflected in the cost base for CGT purposes for subsequent investors.

Deferred Assets

In the instance that the asset was purchased with a ‘second-hand’ residential property after 9 May 2017, the ATO will still allow you to claim the loss in value of these assets but not until you sell the property. To make sure that you are claiming every item allowable, ACP Quantity Surveyors are leading the way by providing clients with ‘Deferred Asset Schedules’ as a standard inclusion as applicable. In this respect we refer you to the attached schedules.

Yours Faithfully,

AUSTRALIAN COST PLANNERS PTY LTD



MICHAEL STURGESS

DIRECTOR

Associate Member of AIQS (Australian Institute of Quantity Surveyors)

Tax Agents Registration No. 26040004 (Michael Sturgess)

Tax Agents Registration No. 20864006 (Australian Cost Planners Pty Ltd)

Member of National Tax & Accountants' Association (Member No. 26827)

Disclaimer

The schedules and values included in this report have been prepared for the sole purpose of preparing taxation claims and are for the use of the current owners and their agents only.

ACP Quantity Surveyors do not accept any form of liability for any consequences, loss or damage that may arise as a result of any other party acting upon or using this report.

ACP Quantity Surveyors are construction cost consultants and as such do not offer general taxation advice. Accordingly this report relates solely to the provision of Quantity Surveying Services in accordance with our registration with the Tax Practitioners Board.

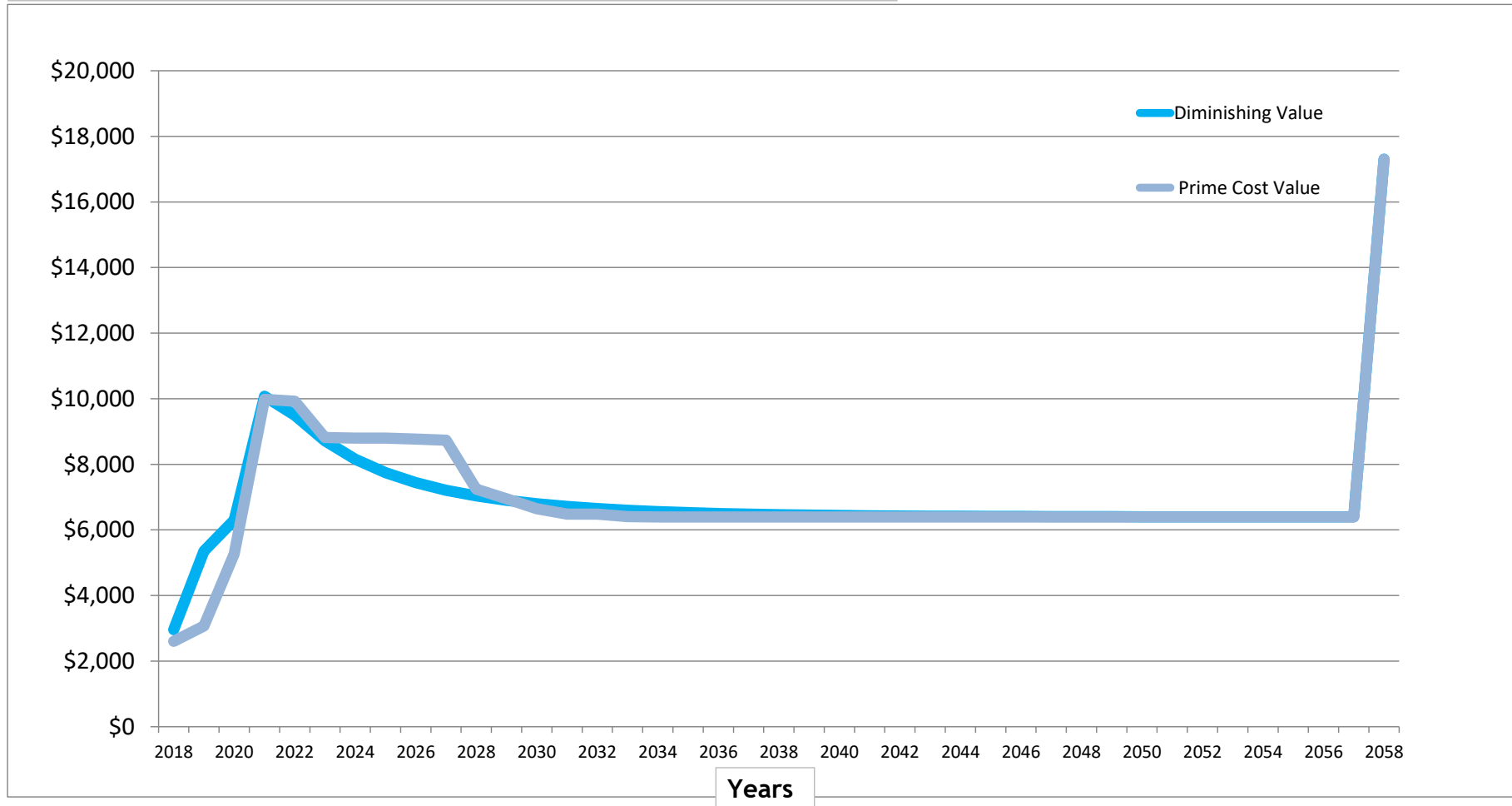
We refer to the terms and conditions noted on our website.

We recommended that the contents of this report be discussed with a tax adviser prior to integrating the information provided in a tax return.

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**Graph Showing - Diminishing Value versus Prime Cost Method
Life Time Claim Schedule (40 Years)
Diminishing Value Schedule
Prime Cost Schedule**

Diminishing Value Vs. Prime Cost Method



LIFE TIME DEPRECIATION SCHEDULE

15/58 Carr St Coogee NSW

Single Bedroom Apartment with Secure Single Car Basement Parking

FINANCIAL YEAR ENDING 30 JUNE	DIMINISHING VALUE METHOD			PRIME COST METHOD		
	DIV. 40	DIV 43	Diminishing Value	DIV. 40	DIV.43	Prime Cost Value
2018	2,958	-0	2,958	2,604	0	2,604
2019	5,355	-0	5,355	3,071	0	3,071
2020	4,412	1,891	6,303	3,380	1,891	5,272
2021	3,676	6,397	10,073	3,585	6,397	9,982
2022	3,099	6,397	9,495	3,525	6,397	9,922
2023	2,319	6,397	8,716	2,419	6,397	8,816
2024	1,758	6,397	8,155	2,401	6,397	8,798
2025	1,348	6,397	7,745	2,401	6,397	8,798
2026	1,043	6,397	7,440	2,374	6,397	8,771
2027	814	6,397	7,211	2,337	6,397	8,734
2028	639	6,397	7,036	848	6,397	7,245
2029	504	6,397	6,901	556	6,397	6,953
2030	400	6,397	6,796	249	6,397	6,646
2031	318	6,397	6,715	85	6,397	6,482
2032	254	6,397	6,650	83	6,397	6,479
2033	203	6,397	6,599	12	6,397	6,408
2034	162	6,397	6,559	0	6,397	6,397
2035	130	6,397	6,527	0	6,397	6,397
2036	105	6,397	6,501	0	6,397	6,397
2037	84	6,397	6,481	0	6,397	6,397
2038	68	6,397	6,464	0	6,397	6,397
2039	54	6,397	6,451	0	6,397	6,397
2040	44	6,397	6,441	0	6,397	6,397
2041	35	6,397	6,432	0	6,397	6,397
2042	29	6,397	6,425	0	6,397	6,397
2043	23	6,397	6,420	0	6,397	6,397
2044	19	6,397	6,415	0	6,397	6,397
2045	15	6,397	6,412	0	6,397	6,397
2046	12	6,397	6,409	0	6,397	6,397
2047	10	6,397	6,407	0	6,397	6,397
2048	8	6,397	6,405	0	6,397	6,397
2049	6	6,397	6,403	0	6,397	6,397
2050	5	6,397	6,402	0	6,397	6,397
2051	4	6,397	6,401	0	6,397	6,397
2052	3	6,397	6,400	0	6,397	6,397
2053	3	6,397	6,400	0	6,397	6,397
2054	2	6,397	6,399	0	6,397	6,397
2055	2	6,397	6,399	0	6,397	6,397
2056	2	6,397	6,398	0	6,397	6,397
2057	1	6,397	6,398	0	6,397	6,397
2058	6	17,299	17,305	0	17,299	17,299
LIFE TIME TOTAL:	29,930	255,872	285,802	29,930	255,872	285,802

SCHEDULE OF DEPRECIATION & CAPITAL WORKS ALLOWANCES

DIMINISHING VALUE METHOD

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TAX DEPRECIATION EXPERTS

Owners Name: DDP Superfund
Number of Owners: 1
Property Address: 15/58 Carr St Coogee NSW

Job Number: 11694
Completion Date of Original Building: 1-Jul-1964
Start Date of Report: 7-Jul-2017

CATEGORY	ITEM	As Calculated	Eligible Deduction	Deferred Deduction (see Deferred Deprec Schedule)	LIFE (yrs)	% FIRST YEAR OF CLAIM	RATE FIRST YEAR (%)	RATE YEARS 2 to 40 (%)	DEPREC. FOR YEAR ENDING 30 JUNE				TOTAL FIRST FOUR YEARS
									2018 YEAR 1	2019 YEAR 2	2020 YEAR 3	2021 YEAR 4	
DIVISION 40 PLANT & EQUIPMENT													
Airconditioning	Split Systems	1,280	0	1,280	10.00	98%	20.00%	20.00%	-	-	-	-	-
Appliances	Cook Tops	422	0	422	12.00	100%	18.75%	37.50%	-	-	-	-	-
Appliances	Dishwashers - (Purchased 02/05/21; \$1199)	1,199	1,199	0	10.00	16%	20.00%	20.00%	-	-	-	39	39
Appliances	Dishwasher; original - (Purchased 20/07/18; \$499)	499	499	0	12.00	100%	18.75%	37.50%	-	94	152	95	341
Appliances	Ovens (under bench type or wall type) - (Purchased 04/06/18; \$880.9)	881	881	0	12.00	100%	18.75%	37.50%	165	268	168	105	706
Appliances	Range Hoods (General) - (Purchased 04/06/18; \$350)	350	350	0	12.00	100%	18.75%	37.50%	66	107	67	42	281
Appliances	Washing Machines - (Purchased 05/08/17; \$4549)	4,549	4,549	0	10.00	90%	20.00%	20.00%	822	745	596	477	2,641
Curtains and Blinds	Blinds, roller - (Purchased 28/01/20; \$2086.36)	2,086	2,086	0	10.00	42%	20.00%	20.00%	-	-	177	382	559
Electrical	Garage Motors (Basement parking; common areas)	98	0	98	10.00	100%	100.00%	0.00%	-	-	-	-	-
Electrical	Surround Sound Systems - (Purchased 20/07/18; \$379)	379	379	0	10.00	100%	18.75%	37.50%	-	71	115	72	259
Electrical	Television Antenna (freestanding) - (Purchased 04/12/17; \$4842)	4,842	4,842	0	5.00	57%	40.00%	40.00%	1,108	1,493	896	538	4,036
Fire Services	Fire/ Smoke Detectors	169	0	169	20.00	100%	100.00%	0.00%	-	-	-	-	-
Fire Services	Fire Indicator Panels	241	0	241	12.00	100%	100.00%	0.00%	-	-	-	-	-
Floor Finishes	Carpets In Common Property	166	0	166	8.00	100%	100.00%	0.00%	-	-	-	-	-
Floor Finishes	Vinyl or Linoleum Flooring - (Purchased 29/05/18; \$7195)	7,195	7,195	0	10.00	9%	20.00%	20.00%	130	1,413	1,130	904	3,578
Lifts	Lifts	3,590	0	3,590	30.00	98%	6.67%	6.67%	-	-	-	-	-
Plumbing	Hot Water Service, electric or gas	918	0	918	12.00	100%	18.75%	37.50%	-	-	-	-	-
Security	Closed Circuit Television	78	0	78	4.00	100%	100.00%	0.00%	-	-	-	-	-
Security	Intercom System; with video screen	495	0	495	10.00	100%	18.75%	37.50%	-	-	-	-	-
Security	Security Doors (Motors & Controls)	600	600	0	5.00	100%	18.75%	37.50%	113	183	114	71	481
Security	Security Swipe Cards	54	0	54	3.00	100%	100.00%	0.00%	-	-	-	-	-
Furniture	See Annexure 'A' for details	7,350	7,350	0					554	981	996	951	3,481
Total DIVISION 40 Depreciation		37,441	29,930	7,511					2,958	5,355	4,412	3,676	16,400
DIVISION 43 CAPITAL WORKS													
	<u>Item</u>	<u>New Value</u>											
	Primary Construction Component 1 July 1964	0	0	0	40	98%	2.50		(0)	(0)	(0)	(0)	(0)
	Major Renovations including Bathroom and Kitchen 15 March 2020	255,872	255,872	255,872	40	30%	2.50		-	-	1,891	6,397	8,288
Total DIVISION 43 Capital Works Allowances		255,872	255,872						0	0	1,891	6,397	8,288
TOTAL LIFETIME CLAIM									2,958	5,355	6,303	10,073	24,689

SCHEDULE OF DEPRECIATION & CAPITAL WORKS ALLOWANCES

PRIME COST METHOD

Owners Name: DDP Superfund
Number of Owners: 1
Property Address: 15/58 Carr St Coogee NSW

Job Number: 11694
Completion Date of Original Building: 1-Jul-1964
Start Date of Report: 7-Jul-2017

CATEGORY	ITEM	As Calculated	Eligible Deduction	Deferred Deduction (see Deferred Deprec Schedule)	LIFE (yrs)	% FIRST YEAR OF CLAIM	RATE (%)	DEPREC. FOR YEAR ENDING 30 JUNE				TOTAL FIRST FOUR YEARS
								2018 YEAR 1	2019 YEAR 2	2020 YEAR 3	2021 YEAR 4	
DIVISION 40 DEPRECIATION												
Airconditioning	Split Systems	1,280	0	1,280	10.00	98%	10.00	-	-	-	-	-
Appliances	Cook Tops	422	0	422	12.00	98%	8.33	-	-	-	-	-
Appliances	Dishwashers - (Purchased 02/05/21; \$1199)	1,199	1,199	0	10.00	98%	10.00	-	-	-	118	118
Appliances	Dishwasher; original - (Purchased 20/07/18; \$499)	499	499	0	12.00	98%	8.33	-	41	42	42	124
Appliances	Ovens (under bench type or wall type) - (Purchased 04/06/18; \$880.9)	881	881	0	12.00	98%	8.33	72	73	73	73	292
Appliances	Range Hoods (General) - (Purchased 04/06/18; \$350)	350	350	0	12.00	98%	8.33	29	29	29	29	116
Appliances	Washing Machines - (Purchased 05/08/17; \$4549)	4,549	4,549	0	10.00	98%	10.00	447	455	455	455	1,812
Curtains and Blinds	Blinds, roller - (Purchased 28/01/20; \$2086.36)	2,086	2,086	0	10.00	98%	10.00	-	-	205	209	414
Electrical	Garage Motors (Basement parking; common areas)	98	0	98	10.00	100%	100.00	-	-	-	-	-
Electrical	Surround Sound Systems - (Purchased 20/07/18; \$379)	379	379	0	10.00	98%	10.00	-	37	38	38	113
Electrical	Television Antenna (freestanding) - (Purchased 04/12/17; \$4842)	4,842	4,842	0	5.00	98%	20.00	952	968	968	968	3,858
Fire Services	Fire/ Smoke Detectors	169	0	169	20.00	100%	100.00	-	-	-	-	-
Fire Services	Fire Indicator Panels	241	0	241	12.00	100%	100.00	-	-	-	-	-
Floor Finishes	Carpets In Common Property	166	0	166	8.00	100%	100.00	-	-	-	-	-
Floor Finishes	Vinyl or Linoleum Flooring - (Purchased 29/05/18; \$7195)	7,195	7,195	0	10.00	98%	10.00	708	720	720	720	2,866
Lifts	Lifts	3,590	0	3,590	30.00	98%	3.33	-	-	-	-	-
Plumbing	Hot Water Service, electric or gas	918	0	918	12.00	98%	8.33	-	-	-	-	-
Security	Closed Circuit Television	78	0	78	4.00	100%	100.00	-	-	-	-	-
Security	Intercom System; with video screen	495	0	495	10.00	98%	10.00	-	-	-	-	-
Security	Security Doors (Motors & Controls) - (Purchased 13/11/17; \$599.98)	600	600	0	5.00	98%	20.00	118	120	120	120	478
Security	Security Swipe Cards	54	0	54	3.00	100%	100.00	-	-	-	-	-
Furniture	See Annexure 'B' for details	7,350	7,350	0				277	628	730	813	2,448
Total DIVISION 40 Depreciation		37,441	29,930	7,511				2,604	3,071	3,380	3,585	12,640
DIVISION 43 CAPITAL WORKS												
	<u>Item</u>	<u>New Value</u>										
	Primary Construction Component											
	1 July 1964	0	0	0	40	98%	2.50	0	(0)	(0)	(0)	(0)
	Major Renovations including Bathroom and Kitchen											
	15 March 2020	255,872	255,872	255,872	40	30%	2.50	-	-	1,891	6,397	8,288
Total DIVISION 43 Capital Works Allowances		255,872	255,872					0	(0)	1,891	6,397	8,288
TOTAL LIFETIME CLAIM		293,313	285,802	7,511				2,604	3,071	5,272	9,982	20,928

ANNEXURE FOR FURNITURE

The following schedules relate to furniture in the property:

Annexure 'A' - Diminishing Value Schedule

Annexure 'B' - Prime Cost Schedule

Annexure A - SCHEDULE OF DEPRECIATION FOR FURNITURE
DIMINISHING VALUE METHOD



Owners Name: DDP Superfund
Number of Owners: 1
Property Address: 15/58 Carr St Coogee NSW

Job Number: 11694
Completion Date of Original Building: 1-Jul-1964
Start Date of Report: 7-Jul-2017

CATEGORY	ITEM	As Calculated	Eligible Deduction	Deferred Deduction (see Deferred Deprec Schedule)	LIFE (yrs)	% FIRST YEAR OF CLAIM	RATE FIRST YEAR (%)	RATE YEARS 2 to 40 (%)	DEPREC. FOR YEAR ENDING 30 JUNE				TOTAL FIRST FOUR YEARS
									2018 YEAR 1	2019 YEAR 2	2020 YEAR 3	2021 YEAR 4	
DIVISION 40 PLANT & EQUIPMENT													
Furniture	Dyson V7 Cord Free Vacuum cleaner - (Purchased 18/09/18; \$489.99)	490	490	0	3.00	100%	18.75%	37.50%	-	92	149	93	334
Furniture	Bed Mattress - (Purchased 23/04/19; \$1100)	1,100	1,100	0	13.33	19%	15.00%	15.00%	-	31	160	136	328
Furniture	Charcoal Rug - (Purchased 01/11/20; \$600)	600	600	0	7.00	100%	18.75%	37.50%	-	-	-	113	113
Furniture	Reclining Chairs - (Purchased 29/01/21; \$318)	318	318	0	5.00	100%	18.75%	37.50%	-	-	-	60	60
Furniture	Television - (Purchased 04/12/17; \$4842)	4,842	4,842	0	10.00	57%	20.00%	20.00%	554	858	686	549	2,647
Total DIVISION 40 Depreciation for Furniture		7,350	7,350	0					554	981	996	951	3,481

Annexure B - SCHEDULE OF DEPRECIATION FOR FURNITURE
PRIME COST METHOD



Owners Name: DDP Superfund
Number of Owners: 1
Property Address: 15/58 Carr St Coogee NSW

Job Number: 11694
Completion Date of Original Building: 1-Jul-1964
Start Date of Report: 7-Jul-2017

CATEGORY	ITEM	As Calculated	Eligible Deduction	Deferred Deduction (see Deferred Deprec Schedule)	LIFE (yrs)	% FIRST YEAR OF CLAIM	RATE (%)	DEPREC. FOR YEAR ENDING 30 JUNE				TOTAL FIRST FOUR YEARS
								2018 YEAR 1	2019 YEAR 2	2020 YEAR 3	2021 YEAR 4	
DIVISION 40 DEPRECIATION												
Furniture	Dyson V7 Cord Free Vacuum cleaner - (Purchased 18/09/18; \$489.99)	490	490	0	3.00	78%	33.33	-	128	163	163	455
Furniture	Bed Mattress - (Purchased 23/04/19; \$1100)	1,100	1,100	0	13.33	19%	7.50	-	16	83	83	181
Furniture	Charcoal Rug - (Purchased 01/11/20; \$600)	600	600	0	7.00	66%	14.29	-	-	-	57	57
Furniture	Reclining Chairs - (Purchased 29/01/21; \$318)	318	318	0	5.00	42%	20.00	-	-	-	27	27
Furniture	Television - (Purchased 04/12/17; \$4842)	4,842	4,842	0	10.00	57%	10.00	277	484	484	484	1,730
Total DIVISION 40 Depreciation for Furniture		7,350	7,350	0				277	628	730	813	2,448

ANNEXURE FOR DEFERRED DEPRECIATION

The following schedules relate to deferred depreciation assets related to the property:

Annexure 'C' - Diminishing Value

Annexure 'D' - Prime Cost

Annexure C - DEFERRED DEPRECIATION SCHEDULE

DIMINISHING VALUE METHOD

Owners Name: DDP Superfund
Number of Owners: 1
Property Address: 15/58 Carr St Coogee NSW

Job Number: 11694
Completion Date of Original Building: 1-Jul-1964
Start Date of Report: 7-Jul-2017

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TAX DEPRECIATION EXPERTS

CATEGORY	ITEM	Deferred Deduction	LIFE	% FIRST YEAR OF CLAIM	RATE FIRST YEAR (%)	RATE YEARS 2 to 20 (%)	CUMULATIVE DEPRECIATED VALUE FOR YEAR ENDING 30 JUNE																									
							2018 YEAR 1	2019 YEAR 2	2020 YEAR 3	2021 YEAR 4	2022 YEAR 5	2023 YEAR 6	2024 YEAR 7	2025 YEAR 8	2026 YEAR 9	2027 YEAR 10	2028 YEAR 11	2029 YEAR 12	2030 YEAR 13	2031 YEAR 14	2032 YEAR 15	2033 YEAR 16	2034 YEAR 17	2035 YEAR 18	2036 YEAR 19	2037 YEAR 20	Residual Yr 20+					
DIVISION 40 PLANT & EQUIPMENT																																
Airconditioning	Split Systems	1,280	10.00	98%	20.00%	20.00%	252	457	622	754	859	943	1,010	1,064	1,107	1,142	1,170	1,192	1,209	1,223	1,235	1,244	1,251	1,257	1,261	1,265	15	1,280				
Appliances	Cook Tops	422	12.00	100%	18.75%	37.50%	79	208	288	338	370	389	402	409	414	417	419	420	421	421	422	422	422	422	422	422	0	422				
Electrical	Garage Motors (Basement parking; common areas)	98	10.00	100%	100.00%	0.00%	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	-	98				
Fire Services	Fire/ Smoke Detectors	169	20.00	100%	100.00%	0.00%	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	-	169			
Fire Services	Fire Indicator Panels	241	12.00	100%	100.00%	0.00%	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	-	241				
Floor Finishes	Carpets in Common Property	166	8.00	100%	100.00%	0.00%	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	-	166			
Lifts	Lifts	3,590	30.00	98%	6.67%	6.67%	235	459	668	863	1,044	1,214	1,373	1,520	1,658	1,787	1,907	2,019	2,124	2,222	2,313	2,398	2,478	2,552	2,621	2,686	904	3,590				
Plumbing	Hot Water Service, electric or gas	918	12.00	100%	18.75%	37.50%	172	452	627	736	804	847	874	890	901	907	911	914	915	916	917	917	918	918	918	918	0	918				
Security	Closed Circuit Television	78	4.00	100%	100.00%	0.00%	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	-	78				
Security	Intercom System; with video screen	495	10.00	100%	18.75%	37.50%	93	244	338	397	434	457	471	480	486	489	491	493	494	494	494	495	495	495	495	495	0	495				
Security	Security Swipe Cards	54	3.00	100%	100.00%	0.00%	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	-	54				
Total DIVISION 40 Depreciation		7,511					1,637	2,626	3,348	3,893	4,317	4,656	4,935	5,170	5,372	5,548	5,704	5,844	5,969	6,083	6,187	6,282	6,369	6,449	6,523	6,592	919	7,511				

Annexure D - DEFERRED DEPRECIATION SCHEDULE

PRIME COST METHOD



Owners Name: DDP Superfund
Number of Owners: 1
Property Address: 15/58 Carr St Coogee NSW

Job Number: 11694
Completion Date of Original Building: 1-Jul-1964
Start Date of Report: 7-Jul-2017

CATEGORY	ITEM	Deferred Deduction	LIFE (yrs)	% FIRST YEAR OF CLAIM	RATE (%)	CUMULATIVE DEPRECIATED VALUE FOR YEAR ENDING 30 JUNE																											
						2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Residual							
						YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	Yr 20+							
DIVISION 40 DEPRECIATION																																	
Airconditioning	Split Systems	1,280	10.00	98%	10.00	126	254	382	510	638	766	894	1,022	1,150	1,278	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	-	1,280	
Appliances	Cook Tops	422	12.00	98%	8.33	35	70	105	140	175	210	246	281	316	351	386	421	422	422	422	422	422	422	422	422	422	422	422	422	422	-	422	
Electrical	Garage Motors (Basement parking; common areas)	98	10.00	100%	100.00	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	-	98	
Fire Services	Fire/ Smoke Detectors	169	20.00	100%	100.00	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	-	169		
Fire Services	Fire Indicator Panels	241	12.00	100%	100.00	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	-	241		
Floor Finishes	Carpets In Common Property	166	8.00	100%	100.00	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	-	166		
Lifts	Lifts	3,590	30.00	98%	3.33	118	237	357	477	596	716	836	955	1,075	1,195	1,314	1,434	1,554	1,673	1,793	1,913	2,032	2,152	2,272	2,391	1,199	3,590						
Plumbing	Hot Water Service, electric or gas	918	12.00	98%	8.33	75	152	228	305	381	458	534	611	687	764	840	917	918	918	918	918	918	918	918	918	918	918	918	-	918			
Security	Closed Circuit Television	78	4.00	100%	100.00	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	-	78			
Security	Intercom System; with video screen	495	10.00	98%	10.00	49	98	148	197	247	296	346	395	445	494	495	495	495	495	495	495	495	495	495	495	495	495	495	-	495			
Security	Security Swipe Cards	54	3.00	100%	100.00	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	-	54			
		7,511				1,208	1,617	2,026	2,435	2,843	3,252	3,661	4,070	4,479	4,888	5,122	5,353	5,475	5,594	5,714	5,834	5,953	6,073	6,193	6,312	1,199	7,511						

Why use ACP Depreciation Services

8 Reasons Why!



Maximum Deductions

Using our TAXBACK1000™ Property Depreciation system we guarantee that over 1000 variables have been correctly calculated as part of our quality assurance process.

Director sign off on all reports.



ATO Compliant

At ACP we can safely say that our reports are of the highest standard – it has taken us years of research and development in consultation with accountants and the ATO to develop a report that maximises your deductions while safeguarding you against the risk of an audit. – in all this time we have not had a single report rejected by the ATO.

We are registered Tax Agents and corporate members of the Australian Institute of Quantity Surveyors (AIQS)



Money Back Guarantee

If your property was built after 1987, we guarantee that you will receive not 2X but a minimum of 3X our fee in deductions in the first full year of claim. In fact, we guarantee it or your money back!



Beat Any Comparable Quote

We will beat any comparable written quote that you send to us.

Remember that our fee is also Tax Deductible.



Up to 20% Cheaper

We're typically 20% cheaper than our competitors and you'll definitely find us 20% better!
Our business model relies upon the quality of our reports and grass roots referrals – we don't rely on paying sales commissions to our referrers to get repeat business and so we can pass these marketing savings onto you.



40 Year LifeTime Report

Our reports are for a 40 year duration (beware other reports can be for as little as 5 years)
'Back claiming' is included – allowing your accountant to amend previous lodgements.
Furniture schedules are available – furniture makes a huge difference!
Common property areas are included as standard for strata properties.
Renovations and improvements undertaken by both current and previous owners are included.
Deferred Asset schedules are included for all second hand plant and equipment first leased after 9 May 2017.
For future ATO verification, we retain a comprehensive backup and photographic log of our report calculations and our site inspection.

Accountants Trust Us

Accountants can see the difference between the standard of Tax depreciation reports -regrettably, not all reports are the same.
At ACP Quantity Surveyors we have been trusted to provide market leading reports since the turn of the century.
Our reports are flexible and easy to update.
By giving your accountant one of our ATO compliant reports you will not only get a great return we will save your accountant time – reducing their fees to you.



Nationwide Service

All Property types –
Commercial and Residential.
Highly trained staff in all states.
Australia wide and Australian Owned!

Increase the cash return on investment property

Claim more at tax time with an ACP Tax Depreciation Schedule



acp. Quantity Surveyors
TAX DEPRECIATION EXPERTS

Quality Assurance Checklist

This report has undergone our internal review process and complies with our Quality Assurance Standards and the Requirements of the ATO

✓ Life Time Schedule of Costs	Attached
✓ Diminishing Value Method of Claim	Attached
✓ Prime Cost Method of Claim	Attached
✓ Graphical Comparison of Diminishing Value to Prime Cost Method	Attached
✓ Low Value Pooling	Included
✓ Electronic Copy of Report	Forwarded
✓ Complimentary Copy sent to Accountant	As Applicable
✓ Detailed Cost Breakdown	Provided
✓ Site Inspection	As Applicable
✓ Report prepared by member of the Australian Institute of Quantity Surveyors and Registered Tax Agent	Yes
✓ Preparation of Deferred Asset Schedules for 2nd Hand Plant and Equipment Purchased After 9 May 2017	As Applicable
✓ Guarantee to provide a First Year Tax Deduction no less than 3 Times the Value of our professional fees (for all properties Built after 1987)	Guaranteed
✓ Up to 20% Cheaper than our Competitors and up to 20% better :)	Guaranteed
✓ Tax Deductible Invoice	Attached



Australian Cost Planners Pty Ltd
Syd/ Melb/ Bris/ Ade/ Perth
E. info@quantitysurveyors.com.au
Tel. 1300 550 311

ABN: 14 092 316 722

Invoice No. 11694

Due Date: 10 June 2022

10 June 2022

DDP Superfund
PO BOX 438
COOGEE NSW 2034

TAX INVOICE

Re: Capital Works Allowances and Depreciation Report
15/58 Carr St Coogee

**PROFESSIONAL FEES FOR QUANTITY SURVEYING
SERVICES RENDERED:**

1. Preparation of Tax depreciation schedules and report

TOTAL FEE (As Quoted):	\$500.00
Add GST:	<u>\$50.00</u>
TOTAL PAYABLE INCLUDING GST:	\$550.00
TOTAL INVOICE (Tax Deductible):	\$550.00
LESS PAID:	<u>-\$550.00</u>
BALANCE DUE:	\$0.00

Account Details

Bendigo Bank
Australian Cost Planners Pty Ltd
BSB No. 633-000
Account No. 1389 29732
Swift Code (for International Payments only) BENDAU3B