

Keep this each year on depreciation schedule until Sale.

Adding to cost base of asset.

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

CATEGORY	ITEM	Deferred Deduction	LIFE (yrs)	% FIRST YEAR OF CLAIM	RATE FIRST YEAR (%)	RATE YEARS 2 to 20 (%)	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 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	
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	
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	-	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	

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.