



All entered into class.

Elizabeth Meiklejohn

LIFE TIME DEPRECIATION SCHEDULE

acp. Quantity Surveyors
TAX DEPRECIATION EXPERTS

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

acp. Quantity Surveyors
TAX DEPRECIATION EXPERTS

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

Green = matched class already
Yellow = now matches class.
Pink = Deferred deduction

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) <i>scrapped in 21FY</i>	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) <i>A-b = \$806</i>	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 <i>see next page</i>	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													
	Item	New Value											
	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 <i>immaterial variance**</i>	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					2,958	5,355	6,303	10,073	24,689

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

Keep this each year until Sale.

Added to cost base of property but can not claim deduction over life of asset.

Second hand goods.

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 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
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
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.