



The Property Depreciation Experts



Washington Brown

THE PROPERTY DEPRECIATION EXPERTS

Sydney | Melbourne | Brisbane | Canberra | Perth | Cairns | Adelaide | Hobart | Darwin



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Office Locations:

Sydney | Melbourne | Brisbane | Canberra
Perth | Cairns | Adelaide | Hobart | Darwin

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28-Jul-21

M. Fuchs
Delivered via Email
FILE NO: 115581

Dear Mathias,

26 Brooks Rd, Bray Park QLD 4500

Thank you for choosing Washington Brown to prepare your Building Depreciation Schedule.

Please find attached our estimate of the costs that relate to the Capital Works Allowance as included within the Purchase Contract between the relevant parties. This certification is in accordance with Division 43 of the Income Tax Assessment Act 1997.

The Capital Works Allowance, (or more commonly known as the Building Allowance), is based upon our estimate of the original construction costs, together with any additional Capital Allowances carried out by others after the original completion of the property.

In accordance with the ITAA 1997, residential property investors can claim an allowance of 2.5% of the original construction cost, per annum, based upon the actual cost of construction.

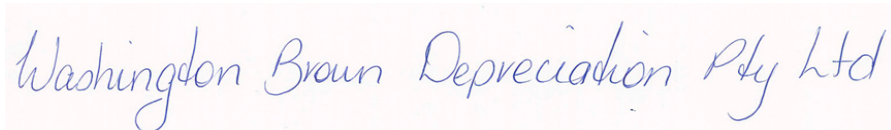
The property needs to have been built after 1987 in order to claim these deductions.

If brand new Plant & Equipment items have been installed by you they will also be included in your report and you will be provided with a choice of claiming these items based upon the Prime Cost Method or the Diminishing Value Method.



Washington Brown Depreciation Pty. Ltd. does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this valuation.

Regards,



Washington Brown Depreciation Pty Ltd

Registered Tax Agent 26956002

Thanks for choosing Washington Brown



Powered by process

Consistency comes down to process. It's not sexy but it's what gets the job done right every time. That's why we've built our offering around TAXMAX500™—our digitally powered quality assurance process that evaluates every single property across over 500 variables.

Constantly updated as ATO policies change, it ensures our more than 20 years of property depreciation expertise is put to work for every one of our clients. It's how we can guarantee maximum depreciation every time—and if you're in our game, that's really sexy.



Global made local

Australians with investment properties overseas usually have much more complex tax structures.

So if that's you, then it makes sense to choose the only property depreciation consultants in Australia with a global network—having worked across 22 countries on five continents and growing.

That gives us the ability to inspect and calculate costs overseas, which means maximum returns on your overseas investments within the Australian taxation system.

And that's a difference that makes those complex structures a lot simpler—and a lot more lucrative.



Award-winning

It's not vanity that makes us call ourselves depreciation consultants instead of quantity surveyors. It's because we truly offer so much more.

That's not hot air either—we're the only multi award-winning Quantity Surveyor in Australia, including the Smart Property Investor Quantity Surveyor of the year 2015.

It's why we're trusted to provide the estimates for industry leaders like RP Data/Core Logic, Meriton Apartments, Finbar International and Knight Frank. So if you're unsure, don't take our word for it, take theirs.



Upside only

It's usually not easy understanding the value in property depreciation schedules—but that's what we've achieved by simply taking risk off the table.

Our unique 'Washington Brown - Return on Investment Screening' process asks the questions that matter up front, ensuring we'll deliver a minimum of twice our fee in deductions within the first 12 months after settlement, or the report is free.

Coupled with the fact our depreciation schedules are for up to 40 years, compared with as little as five from some competitors, and it's clear that with Washington Brown there really is only upside.

Depreciation Schedule Fact Sheet

What is a building depreciation schedule?

A building depreciation schedule is a report supplied by a quantity surveyor that estimates the construction costs of a property, where the costs are unknown, having regard to the Division 43 Capital Works allowance available to you. This report also itemises Plant & Equipment items that are brand new and can be depreciated.

What has the report been based upon?

We have based our assessment upon the information as provided, together with the plans and where applicable a property inspection. This, together with other documentation will form the basis of our estimate of probable construction costs.

What is this report used for?

This building depreciation schedule has been prepared for the sole purpose of depreciation claims in order to identify the relative depreciation claims that can be made and may not be used for any other purpose. This report will become void if you sell this property. Future owners should contact this office to discuss any future claims.

What is a depreciating asset?

Plant and Equipment refers to items within a building, such as ovens, dishwashers, carpets and blinds. The Plant and Equipment allowance comprises of a number of item categories which are claimed at specific percentages over the particular item's effective life.

The calculation of the amount of a deduction allowed with respect to a depreciating asset in part depends upon the cost of that asset. The cost has been determined by the amount you have paid for the depreciating asset.

In accordance with the Treasury Laws Amendment (Housing Tax Integrity) Bill 2017, "previously used" depreciating assets can no longer be depreciated.



What is the Diminishing Value method of Depreciation?

This method depreciates items more quickly up front. This method recognises the fact that most Plant and Equipment items tend to lose a higher portion of their value early on.

What is the Prime Cost method of depreciation?

This method evenly spreads out the depreciation you can claim on Plant and Equipment items.

What is the Building or Capital Works allowance?

This deduction relates to the construction costs of the building itself (concrete and brickwork etc.). This allowance is calculated at either 2.5% or 4% per annum based upon the original construction cost and the date of completion.

What is effective life?

Also known as useful life, effective life is the length of the life of an item of Plant and Equipment in an investment property as deemed by the tax office. Each item can be depreciated over a period of its effective life.

When does the \$300 immediate write off apply?

You can claim immediate deductions (i.e. 100% of the cost price) for items costing \$300 or less.

What is a Low Value Pool Item?

Items which cost more than \$300 but less than \$1000 can be allocated to a low value pool and are depreciated at a 37.5% per year under the Diminishing Value Method.

What are design and professional fees?

These fees include architect fees, engineering costs and any other design fees involved in creating a property.



What are builder's preliminaries?

These costs relate to items such as scaffolding, materials, handling insurances and labour costs.

What are owner inclusions?

This relates to the work or additions that you made to your property after settlement of the property.

What if I co-own my property?

Where depreciating assets are co-owned, the individual's interest (share) in the asset is applicable. Each co-owner therefore must treat their depreciating asset (their interest in the underlying asset) in accordance with their own tax profile.

Why are my claims for the Diminishing Value Method and the Prime Cost Method the same?

This is due to having no eligible plant and equipment items to claim (likely because the assets have been "previously used"). The deductions on plant and equipment are accelerated using the Diminishing Value method.

However, regardless of the depreciation method chosen, the building allowance is calculated at 2.5% per annum, which is why the deductions in both methods are identical when there is no eligible plant and equipment.

Your Property Details

Property Address	26 Brooks Rd, Bray Park QLD 4500
Purchase Price Of Property	\$547,000
Settlement Date	26-Jul-21
Contract Exchange Date	14-Jun-21
Year Of Construction	1991



CERTIFICATE OF DEPRECIATION

We hereby certify that the following costs in our opinion relate to the Plant and Equipment as included within the Purchase Contract between the relevant parties. This certification is in accordance with Division 40 of the Income Tax Assessment Act 1997.

We hereby certify that the following costs in our opinion relate to the Capital Works Allowance as included within the Purchase Contract between the relevant parties. This certification is in accordance with Division 43 of the Income Tax Assessment Act 1997.

The depreciation of the Plant and Equipment in this depreciation schedule has been determined in accordance with the relevant legislation at the time of writing this report.



DEPRECIATION SCHEDULE & CAPITAL WORKS ALLOWANCE

BASED UPON

THE DIMINISHING VALUE METHOD

This method depreciates items at a greater rate in the beginning. This method recognises the fact that most plant and equipment items tend to lose a higher portion of their value to begin with.

CONSTRUCTION SUMMARY - DIMINISHING VALUE METHOD

DEPRECIATION & BUILDING ALLOWANCES BASED ON THE DIMINISHING VALUE METHOD AS OUTLINED IN THE
NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT1999.
AMENDMENTS TO INCOME TAX ASSESSMENT ACT 1997 BY
THIS REPORT HAS BEEN PREPARED HAVING REGARD FOR THE TREASURY LAWS AMENDMENT BILL 2017
(HOUSING TAX INTEGRITY)

PROJECT: 26 Brooks Rd, Bray Park QLD 4500

DATE: 28-Jul-21

CLIENT: Mathias Fuchs

JOB: 115581

DESCRIPTION	CALCULATIONS
PURCHASE PRICE	\$547,000
BUILDING ALLOWANCE - ORIGINAL STRUCTURE	\$97,639
RENOVATION/CAPITAL WORK - PREVIOUS OWNER	\$31,161
RENOVATION/CAPITAL WORK - PURCHASED POST-SETTLEMENT	\$0
TOTAL BUILDING ALLOWANCES	\$128,800
PLANT & EQUIPMENT - PREVIOUSLY USED	NOT APPLICABLE
PLANT AND EQUIPMENT - PURCHASED POST-SETTLEMENT (NOT PREVIOUSLY USED)	\$0
TOTAL PLANT & EQUIPMENT NOT 'PREVIOUSLY USED'	\$0

SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 26 Brooks Rd, Bray Park QLD 4500

DATE: 28-Jul-21

CLIENT: Mathias Fuchs

JOB: 115581

Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (9 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Bathroom/kitchen capital works, including mirror, tapware, showerhead, accessories etc. (Circa 2009)	\$ 1,698	40	2.50%	\$ 1,189
Exterior capital works, including letter box, pergola/concreting/storage shed etc. (Circa 2002)	\$ 7,655	40	2.50%	\$ 4,019
Exterior painting (Circa 2009)	\$ 2,830	40	2.50%	\$ 1,981
Fences (Circa 2009)	\$ 3,153	40	2.50%	\$ 2,207
Garage doors (Circa 2009)	\$ 2,264	40	2.50%	\$ 1,585
Interior painting (Circa 2020)	\$ 4,397	40	2.50%	\$ 4,287
Roofing capital works, including re-pointing, painting, gutters etc. (Circa 2009)	\$ 6,598	40	2.50%	\$ 4,619
Rumpus room capital works, including walling, cladding etc. (Circa 2002)	\$ 1,596	40	2.50%	\$ 838
Security screens (Circa 2009)	\$ 970	40	2.50%	\$ 679

VALUE OF RENOVATION / CAPITAL WORK

\$ 31,161

\$ 21,403

Category : BUILDING ALLOWANCE (34 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
CARPENTRY -				
Carpentry - General	\$ 1,227	40	2.50%	\$ 307
Carpentry - Built in Robe	\$ 482	40	2.50%	\$ 120
Carpentry - Door hardware	\$ 208	40	2.50%	\$ 52
Carpentry - Doors	\$ 690	40	2.50%	\$ 173
Carpentry - Linen/storage cupboards	\$ 241	40	2.50%	\$ 60



CEILING FINISHES	\$ 6,660	40	2.50%	\$ 1,665
CONCRETE WORKS	\$ 18,106	40	2.50%	\$ 4,527
ELECTRICAL SERVICES -				
Electrical Services - General	\$ 2,136	40	2.50%	\$ 534
Electrical Services - Boards	\$ 285	40	2.50%	\$ 71
FLOOR FINISHES -				
Floor Finishes - General	\$ 936	40	2.50%	\$ 234
Floor Finishes - Tiling to wet areas	\$ 476	40	2.50%	\$ 119
GLAZING	\$ 5,225	40	2.50%	\$ 1,306
KITCHEN/BATHROOM FIXTURES -				
Kitchen/Bathroom Fixtures - Bath	\$ 351	40	2.50%	\$ 88
Kitchen/Bathroom Fixtures - Kitchen cupboards and bench top	\$ 5,553	40	2.50%	\$ 1,388
Kitchen/Bathroom Fixtures - Kitchen sink	\$ 164	40	2.50%	\$ 41
Kitchen/Bathroom Fixtures - Laundry tub	\$ 175	40	2.50%	\$ 44
Kitchen/Bathroom Fixtures - Shower screen	\$ 660	40	2.50%	\$ 165
Kitchen/Bathroom Fixtures - Vanity basin	\$ 385	40	2.50%	\$ 96
Kitchen/Bathroom Fixtures - WC suite	\$ 271	40	2.50%	\$ 68
METALWORK -				
Metalwork - General	\$ 919	40	2.50%	\$ 230
PAINTING	\$ 6,035	40	2.50%	\$ 1,509
PLUMBING	\$ 7,766	40	2.50%	\$ 1,942
ROOFING	\$ 10,949	40	2.50%	\$ 2,737
WALL FINISHES -				
Wall Finishes - General	\$ 7,328	40	2.50%	\$ 1,832
Wall Finishes - Kitchen splashback	\$ 560	40	2.50%	\$ 140
Wall Finishes - Tiling to wet areas	\$ 1,323	40	2.50%	\$ 331
WALLING - STRUCTURAL	\$ 17,398	40	2.50%	\$ 4,350
WATERPROOFING	\$ 1,128	40	2.50%	\$ 282

VALUE OF BUILDING ALLOWANCE

\$ 97,639

\$ 24,410

DIMINISHING VALUE - YEAR END SUMMARY				
26 Brooks Rd, Bray Park QLD 4500				
FINANCIAL YEAR END	DEPRECIATION PLANT & EQUIPMENT	LOW VALUE POOL ITEMS	CAPITAL WORKS DEDUCTIONS**	AMOUNT CLAIMABLE
2021 / 2022*	\$0	\$0	\$2,999	\$2,999
2022 / 2023	\$0	\$0	\$3,220	\$3,220
2023 / 2024	\$0	\$0	\$3,220	\$3,220
2024 / 2025	\$0	\$0	\$3,220	\$3,220
2025 / 2026	\$0	\$0	\$3,220	\$3,220
2026 / 2027	\$0	\$0	\$3,220	\$3,220
2027 / 2028	\$0	\$0	\$3,220	\$3,220
2028 / 2029	\$0	\$0	\$3,220	\$3,220
2029 / 2030	\$0	\$0	\$3,220	\$3,220
2030 / 2031	\$0	\$0	\$3,220	\$3,220
2031 / 2032	\$0	\$0	\$946	\$946
2032 / 2033	\$0	\$0	\$779	\$779
2033 / 2034	\$0	\$0	\$779	\$779
2034 / 2035	\$0	\$0	\$779	\$779
2035 / 2036	\$0	\$0	\$779	\$779
2036 / 2037	\$0	\$0	\$779	\$779
2037 / 2038	\$0	\$0	\$779	\$779
2038 / 2039	\$0	\$0	\$779	\$779
2039 / 2040	\$0	\$0	\$779	\$779
2040 / 2041	\$0	\$0	\$779	\$779
2041 / 2042	\$0	\$0	\$779	\$779
2042 / 2043	\$0	\$0	\$564	\$564
2043 / 2044	\$0	\$0	\$548	\$548
2044 / 2045	\$0	\$0	\$548	\$548
2045 / 2046	\$0	\$0	\$548	\$548
2046 / 2047	\$0	\$0	\$548	\$548
2047 / 2048	\$0	\$0	\$548	\$548
2048 / 2049	\$0	\$0	\$548	\$548
2049 / 2050	\$0	\$0	\$140	\$140
2050 / 2051	\$0	\$0	\$110	\$110
2051 / 2052	\$0	\$0	\$110	\$110
2052 / 2053	\$0	\$0	\$110	\$110
2053 / 2054	\$0	\$0	\$110	\$110
2054 / 2055	\$0	\$0	\$110	\$110
2055 / 2056	\$0	\$0	\$110	\$110
2056 / 2057	\$0	\$0	\$110	\$110
2057 / 2058	\$0	\$0	\$110	\$110
2058 / 2059	\$0	\$0	\$110	\$110
2059 / 2060	\$0	\$0	\$110	\$110
2060 / 2061	\$0	\$0	\$8	\$8
2061 / 2062	\$0	\$0	\$0	\$0

*The claimable amounts for this financial year have been pro-rated based on the date the property was first available for income-producing purposes.

**Capital Works Deductions are calculated at the Prime Cost rate of 2.5% per annum, regardless of which depreciation method is chosen for the plant and equipment allowances.



DEPRECIATION SCHEDULE & CAPITAL WORKS ALLOWANCE

BASED UPON

THE PRIME COST METHOD

This method evenly spreads out the depreciation you can claim on Plant and Equipment items.

CONSTRUCTION SUMMARY - PRIME COST METHOD

DEPRECIATION & BUILDING ALLOWANCES BASED ON THE PRIME COST METHOD AS OUTLINED IN THE
NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES) ACT1999.
AMENDMENTS TO INCOME TAX ASSESSMENT ACT 1997 BY
THIS REPORT HAS BEEN PREPARED HAVING REGARD FOR THE TREASURY LAWS AMENDMENT BILL 2017
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DATE: 28-Jul-21

CLIENT: Mathias Fuchs

JOB: 115581

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TOTAL BUILDING ALLOWANCES	\$128,800
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TOTAL PLANT & EQUIPMENT NOT 'PREVIOUSLY USED'	\$0

SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

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VALUE OF BUILDING ALLOWANCE

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PRIME COST - YEAR END SUMMARY 26 Brooks Rd, Bray Park QLD 4500			
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2029 / 2030	\$0	\$3,220	\$3,220
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2031 / 2032	\$0	\$946	\$946
2032 / 2033	\$0	\$779	\$779
2033 / 2034	\$0	\$779	\$779
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2035 / 2036	\$0	\$779	\$779
2036 / 2037	\$0	\$779	\$779
2037 / 2038	\$0	\$779	\$779
2038 / 2039	\$0	\$779	\$779
2039 / 2040	\$0	\$779	\$779
2040 / 2041	\$0	\$779	\$779
2041 / 2042	\$0	\$779	\$779
2042 / 2043	\$0	\$564	\$564
2043 / 2044	\$0	\$548	\$548
2044 / 2045	\$0	\$548	\$548
2045 / 2046	\$0	\$548	\$548
2046 / 2047	\$0	\$548	\$548
2047 / 2048	\$0	\$548	\$548
2048 / 2049	\$0	\$548	\$548
2049 / 2050	\$0	\$140	\$140
2050 / 2051	\$0	\$110	\$110
2051 / 2052	\$0	\$110	\$110
2052 / 2053	\$0	\$110	\$110
2053 / 2054	\$0	\$110	\$110
2054 / 2055	\$0	\$110	\$110
2055 / 2056	\$0	\$110	\$110
2056 / 2057	\$0	\$110	\$110
2057 / 2058	\$0	\$110	\$110
2058 / 2059	\$0	\$110	\$110
2059 / 2060	\$0	\$110	\$110
2060 / 2061	\$0	\$8	\$8
2061 / 2062	\$0	\$0	\$0

*The claimable amounts for this financial year have been pro-rated based on the date the property was first available for income-producing purposes.

