



BMT Tax Depreciation  
QUANTITY SURVEYORS

# Capital Allowance and Tax Depreciation Schedule

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Maximising the cash return from investment properties

Martin Pell  
25 Lancaster Street  
BLACKTOWN NSW 2148

11 May 2024

Martin Pell

Dear Martin,

Thank you for selecting BMT Tax Depreciation to complete your Capital Allowance and Tax Depreciation Schedule.

This document outlines the relevant information, legislation and methodology used in the assessment of the potential capital works deductions for 25 Lancaster Street, BLACKTOWN NSW 2148.

For your convenience we have included an explanation and summary of the calculations used in this schedule.

We trust our service and the deductions outlined in the following schedules will exceed your expectations. BMT strive for excellence and appreciate any feedback you may have.

Our commitment to the continuous development of our service ensures you receive the maximum depreciation deductions you're entitled to.

We invite you to register for our online portal MyBMT. MyBMT allows you to view and update your schedule, access and download existing schedules, upload property files including photos and receipts, add members of your investment team and share your schedule with your Accountant or Tax Adviser all in one convenient location. For more information and to register visit [www.mybmt.bmtqs.com.au](http://www.mybmt.bmtqs.com.au).

To learn more about property depreciation visit [www.bmtqs.com.au](http://www.bmtqs.com.au). We have a range of free tools and resources to assist you on your property investing journey.

Should you require any further information or clarification, please contact one of our depreciation experts or our Chief Executive Officer, Mr Bradley Beer.

Once again, thank you for choosing BMT Tax Depreciation and we look forward to working with you in the future.

Yours sincerely,



BMT Tax Depreciation Pty Ltd  
Quantity Surveyors  
AIQS, RICS, AVAA, Tax Agent: 53712009

Maximising Property  
Tax Depreciation Deductions

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# BMT Capital Allowance and Tax Depreciation Schedule overview

The following is a summary of the information used by BMT Tax Depreciation when preparing this Capital Allowance and Tax Depreciation Schedule. The ownership details and structure play a significant part in the methodology that is used and subsequently changes the results of the schedule and the calculations used within it. Any changes to the ownership entity or structure may make this report inaccurate. To update your details please contact the expert team at BMT Tax Depreciation on 1300 728 726 or log in to MyBMT at [www.mybmt.bmtqs.com.au](http://www.mybmt.bmtqs.com.au).

**Schedule prepared for:** Martin Pell  
**Property address:** 25 Lancaster Street, BLACKTOWN NSW 2148  
**Ownership interest:** 100%

Co-owners must divide the income and expenses for the rental property in line with their 'interest' in the property. The two co-owner structures are:

- Joint tenants - each holds an equal interest in the property, or
- Tenants in common - may hold unequal interests in the property, for example, one may hold a 20% interest and the other an 80% interest

Co-owned depreciating assets, as outlined in section 40-35 of the Income Tax Assessment Act 1997 (ITAA 1997), are able to be calculated and deducted based on each owner's interest in the asset, and not the whole asset. For example, joint tenants with an equal 50% share can claim an immediate write-off for items costing \$600 or less as each co-owner's share is no more than \$300 each. When an owner's share of an asset is valued at less than \$1,000, it can be added to a low-value pool assuming there is no immediate write-off.

**Property type:** Residential  
**Purchase price:** \$275,000  
**Settlement date:** 20 October 2006  
**Schedule start date:** 20 October 2006  
**Date available to provide income:** 20 October 2006

# Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for Martin Pell on 25 Lancaster Street, BLACKTOWN NSW 2148 has been prepared and calculated in accordance with the legislation applicable on 11 May 2024.

The Capital Allowance and Tax Depreciation Schedule is based on BMT Tax Depreciation's understanding of the Commissioner of Taxation's assumed intent and the interpretation of the relevant tax rulings and supportive documents:

- The Income Tax Assessment Act 1997, (ITAA) 1936, Part 3, Division 3A, Sections 54, 55, 56, 60, 61 and 62
- The basis of depreciation of an item of plant and equipment includes its purchase price (ITAA Sect 42-65) delivery and installation costs (IT 2197) and the costs associated with bringing the plant into full operation (ITAA97 Sect 8-1)
- Capital allowances in accordance with Division 10D, Sections 124ZF-ZH and Section 1234ZFB and ITAA 1997 Division 40 and 43
- Changes from the Ralph Review of Business Taxation of 21 September 1999
- Legislation by the Australian Taxation Office in Market Valuations for Tax Purposes
- Documentation and procedures defined in the Australian Accounting Standards AASB 116 Property, Plant and Equipment and AASB13 Fair Value Measurement
- Taxation Ruling 2022/1 – Income Tax: Effective Life of Depreciating Assets

It is a requirement to advise BMT Tax Depreciation when any actual costs in whole or part thereof are available prior to the preparation of the Capital Allowance and Tax Depreciation Schedule. Where costs have been provided, they have been used and noted accordingly in this schedule. In the event that costs are not available, BMT Tax Depreciation use estimating procedures and methodology provided to estimate a fair market value based on cost advice as at the 11 May 2024. Where applicable, all cost estimates are adjusted to that of the historical date in which the actual construction or installation took place.

The construction expenditure has been determined on the basis of the actual cost incurred in relation to the construction of a building.

Construction expenditure calculated includes:

- Preliminary expenses such as professional Architect, Engineer and Surveyor's fees and the cost of foundation excavations
- Builder's or Contractor's margin
- Contingencies
- All plant and equipment

The construction expenditure calculated excludes:

- Site clearance, earthworks that are permanent, can be economically maintained and are not integral to the installation or construction of a structure
- Demolition of existing structures
- Soft landscaping
- Cost of acquiring land
- Developer's profit and overheads

The following additional information has been used in the preparation of the Capital Allowance and Tax Depreciation Schedule:

- Written and verbal information provided by Martin Pell
- Verbal information provided by Blacktown City Council
- Site inspection conducted by BMT Tax Depreciation on 1 May 2024
- Purchase price of \$275,000

The following assumptions have been made in the preparation of the Capital Allowance and Tax Depreciation Schedule.

- That all items of plant and equipment listed in the schedule are owned by the tax payer
- That you are not entitled to input tax credits and therefore GST is included in the appropriate items within the schedule
- That no schedule of depreciation allowances existed or formed a condition of the purchase documentation
- Qualifying expenditure and depreciation rates have been calculated with the understanding that the property is used for the production of assessable income, excluding short-term traveller's accommodation or non-residential usage
- No additional actual costs in whole or part thereof are available at this time
- The owners are not carrying on a rental property business

Owners are advised to discuss and confirm the above assumptions with their Tax Adviser prior to using this Capital Allowance and Tax Depreciation Schedule.

## Disclaimer

The contents of this page and the totality of this document are subject to this disclaimer. The information contained within this document has been prepared by BMT Tax Depreciation Pty Ltd on the basis of estimated costs and information provided to BMT Tax Depreciation Pty Ltd. This document is intended for use by the client only. No information in this document may be interpreted as legal, accounting or taxation advice. Individuals should consult with their legal, accounting or taxation advisers before relying on any part of this document. This document is prepared in accordance with legislation in force at the time the asset was acquired and the date this document was produced.

Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75% in the year of acquisition and 37.5% each year thereafter. The cumulative capital loss total row of figures displays the amount of division 40 deductions that have not been able to be claimed during ownership up until the end of the financial year.

BMT Tax Depreciation Pty Ltd is not responsible for the result of any actions taken on the basis of the information provided in this document or any error in or omission from this document. BMT Tax Depreciation Pty Ltd does not accept any liability, in any form, for any consequences, loss, or damage as a result of any person acting upon or relying upon the information contained in this document. This document has been prepared for depreciation purposes only and it is not suitable for any other purpose. Neither the whole nor any part of this document may be provided to any party without the express prior written approval of BMT Tax Depreciation Pty Ltd.



## Experience and qualifications

Quantity Surveyors are recognised by the Commissioner of Taxation to have appropriate construction costing skills to estimate building costs for the purpose of determining your capital works and tax depreciation deductions (see Tax Ruling 97/25).

Please find below BMT Tax Depreciation's relevant qualifications and associations with governing bodies:

- **AIQS - Australian Institute of Quantity Surveyors**

As a member of the AIQS, a professional standards body, BMT Tax Depreciation upholds its professionalism and standards to the highest level. The institute plays an important role by ensuring that industry standards and information are continuously updated.

- **RICS - Royal Institute of Chartered Surveyors**

BMT Tax Depreciation are proud members of RICS, allowing us access to the latest methodology used by Surveyors across Australia and the world.

- **AVAA - Auctioneers & Valuers Association of Australia**

BMT Tax Depreciation is also a member of the AVAA. The AVAA works to elevate and maintain the standards of professional knowledge and sound practice relating to accurately valuing a variety of plant and equipment.

- **PIPA - Property Investment Professionals of Australia**

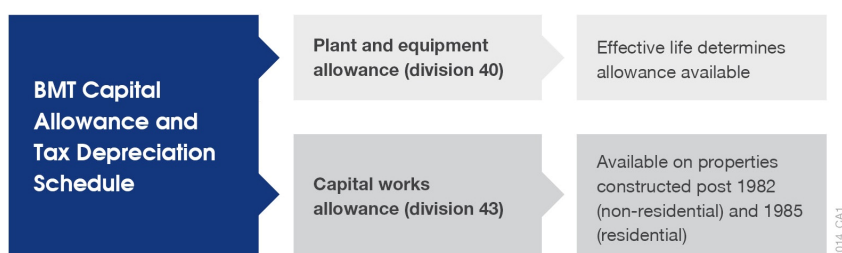
As a member of PIPA, BMT Tax Depreciation are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

- **Registered Tax Agent**

BMT Tax Depreciation are registered Tax Agents qualified to prepare depreciation schedules for any rental, commercial or investment property under the Tax Agents Services Act 2009. **Our Tax Agents number is 53712009.**

# Summary of capital expenditure

Purchase price	\$275,000
Expenditure after purchase: (renovations/additional works)	\$72,805
<b>Total expenditure</b>	<b>\$347,805</b>



<b>Division 40 - plant and equipment</b>	<b>\$13,266</b>
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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 of the Income Tax Assessment Act 1997 (ITAA 1997).

<b>Division 43 - capital works allowance</b>	<b>\$60,462</b>
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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.

<b>Balance of capital expenditure</b>	<b>\$274,077</b>
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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 Australian Taxation Office (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

<b>Total capital expenditure</b>	<b>\$347,805</b>
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# Capital Allowance and Tax Depreciation Schedule summary

## Total deductions - 40 year forecast

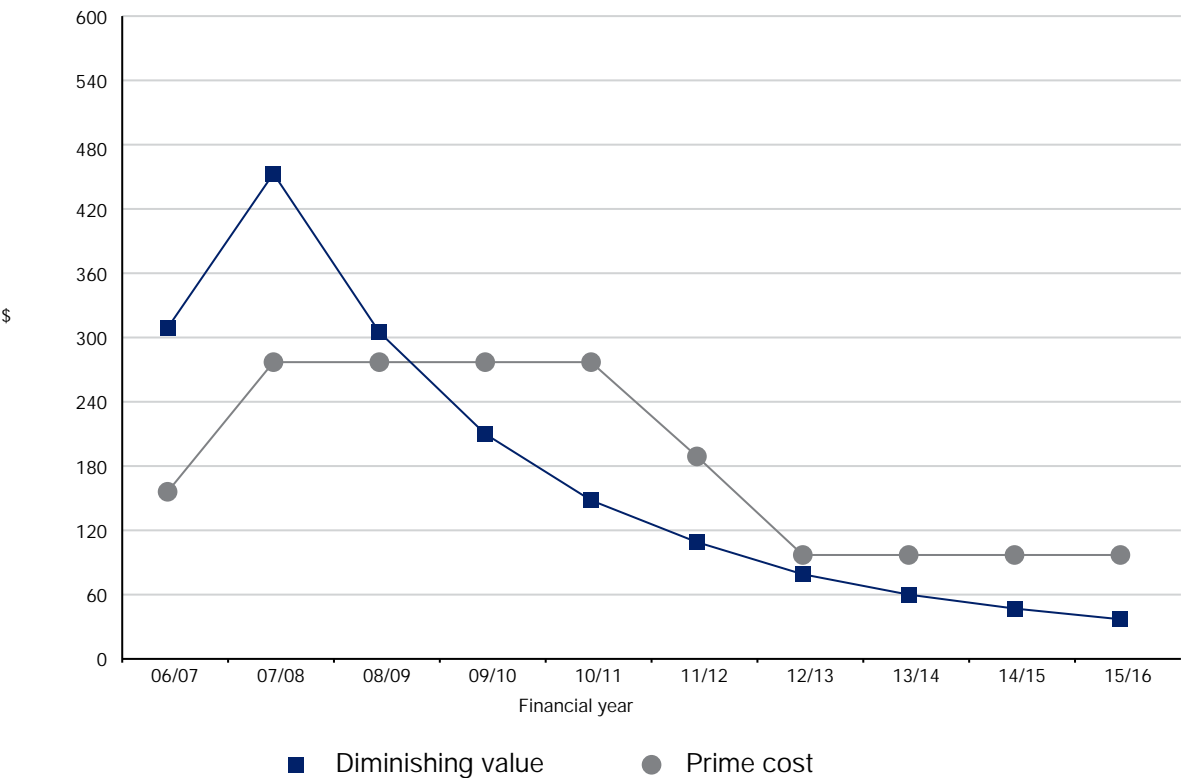
The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
20-Oct-06 to 30-Jun-07	309	156	1-Jul-27 to 30-Jun-28	2,063	2,512
1-Jul-07 to 30-Jun-08	453	277	1-Jul-28 to 30-Jun-29	1,857	2,448
1-Jul-08 to 30-Jun-09	305	277	1-Jul-29 to 30-Jun-30	1,727	2,046
1-Jul-09 to 30-Jun-10	210	277	1-Jul-30 to 30-Jun-31	1,646	1,935
1-Jul-10 to 30-Jun-11	148	277	1-Jul-31 to 30-Jun-32	1,596	1,815
1-Jul-11 to 30-Jun-12	109	189	1-Jul-32 to 30-Jun-33	1,564	1,712
1-Jul-12 to 30-Jun-13	79	97	1-Jul-33 to 30-Jun-34	1,547	1,513
1-Jul-13 to 30-Jun-14	60	97	1-Jul-34 to 30-Jun-35	1,533	1,513
1-Jul-14 to 30-Jun-15	47	97	1-Jul-35 to 30-Jun-36	1,525	1,513
1-Jul-15 to 30-Jun-16	37	97	1-Jul-36 to 30-Jun-37	1,519	1,513
1-Jul-16 to 30-Jun-17	29	35	1-Jul-37 to 30-Jun-38	1,517	1,513
1-Jul-17 to 30-Jun-18	24	5	1-Jul-38 to 30-Jun-39	1,516	1,513
1-Jul-18 to 30-Jun-19	31	16	1-Jul-39 to 30-Jun-40	1,515	1,513
1-Jul-19 to 30-Jun-20	2,189	1,586	1-Jul-40 to 30-Jun-41	1,515	1,513
1-Jul-20 to 30-Jun-21	2,699	2,147	1-Jul-41 to 30-Jun-42	1,513	1,513
1-Jul-21 to 30-Jun-22	3,233	2,365	1-Jul-42 to 30-Jun-43	1,511	1,511
1-Jul-22 to 30-Jun-23	3,235	2,739	1-Jul-43 to 30-Jun-44	1,508	1,508
1-Jul-23 to 30-Jun-24	2,859	2,649	1-Jul-44 to 30-Jun-45	1,508	1,508
1-Jul-24 to 30-Jun-25	2,476	2,649	1-Jul-45 to 30-Jun-46	1,508	1,508
1-Jul-25 to 30-Jun-26	2,212	2,597	1-Jul-46 to 30-Jun-47	1,508	1,508
1-Jul-26 to 30-Jun-27	2,393	2,576	<b>Total</b>	<b>54,833</b>	<b>54,833</b>

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10 year forecast comparison graph

The below graphical representation of the diminishing value method and prime cost method compares the yearly claims from both methods. The graph demonstrates the diminishing value method's increased deductions over the initial years and the prime cost method's greater deductions in later years.



### Division 43 – capital works allowance

The table below outlines the division 43 building write-off allowance available to be claimed for additional works completed to this property. The depreciation calculated has been deemed to be on structural elements only completed after the legislated dates.

Works	Date	Rate	Original cost (\$)
Additional works	1-Jan-07	2.5%	180
Additional works	23-Mar-19	2.5%	254
Additional works	29-Apr-19	2.5%	2,112
Additional works	22-Jul-19	2.5%	748
Additional works	31-Jul-19	2.5%	2,992
Additional works	2-Aug-19	2.5%	8,283
Additional works	15-Aug-19	2.5%	218
Additional works	23-Aug-19	2.5%	108
Additional works	24-Aug-19	2.5%	316
Additional works	27-Aug-19	2.5%	3,000
Additional works	28-Aug-19	2.5%	300
Additional works	29-Aug-19	2.5%	997
Additional works	31-Aug-19	2.5%	112
Additional works	1-Sep-19	2.5%	566
Additional works	5-Sep-19	2.5%	3,000
Additional works	7-Sep-19	2.5%	200
Additional works	9-Sep-19	2.5%	4,950
Additional works	12-Sep-19	2.5%	1,015
Additional works	14-Sep-19	2.5%	360
Additional works	21-Sep-19	2.5%	559
Additional works	27-Sep-19	2.5%	99
Additional works	28-Sep-19	2.5%	95
Additional works	24-Oct-19	2.5%	9,108
Additional works	21-Nov-19	2.5%	3,740
Additional works	26-Nov-19	2.5%	762
Additional works	10-Dec-19	2.5%	4,792
Additional works	11-Dec-19	2.5%	2,200
Additional works	9-Jan-20	2.5%	687
Additional works	16-Feb-20	2.5%	84
Additional works	1-Oct-20	2.5%	535
Additional works	5-Oct-20	2.5%	337
Additional works	6-Oct-20	2.5%	317
Additional works	17-Oct-20	2.5%	159
Additional works	26-Oct-20	2.5%	312
Additional works	16-Nov-20	2.5%	223
Additional works	23-Nov-20	2.5%	553
Additional works	30-Nov-20	2.5%	340

Works	Date	Rate	Original cost (\$)
Additional works	5-Dec-20	2.5%	44
Additional works	8-Aug-22	2.5%	4,539
Additional works	8-Sep-22	2.5%	1,266

Calculation for write-off provision:

Period	Original division 43 (\$)
1-Jan-07 to 30-Jun-07	2
1-Jul-07 to 30-Jun-08	5
1-Jul-08 to 30-Jun-09	5
1-Jul-09 to 30-Jun-10	5
1-Jul-10 to 30-Jun-11	5
1-Jul-11 to 30-Jun-12	5
1-Jul-12 to 30-Jun-13	5
1-Jul-13 to 30-Jun-14	5
1-Jul-14 to 30-Jun-15	5
1-Jul-15 to 30-Jun-16	5

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## Diminishing value method summary

Date	Division 40 plant	Division 40 pooled plant	Total division 40	Total division 43	Total
20-Oct-06 to 30-Jun-07	307	0	307	2	309
1-Jul-07 to 30-Jun-08	448	0	448	5	453
1-Jul-08 to 30-Jun-09	300	0	300	5	305
1-Jul-09 to 30-Jun-10	205	0	205	5	210
1-Jul-10 to 30-Jun-11	143	0	143	5	148
1-Jul-11 to 30-Jun-12	104	0	104	5	109
1-Jul-12 to 30-Jun-13	74	0	74	5	79
1-Jul-13 to 30-Jun-14	55	0	55	5	60
1-Jul-14 to 30-Jun-15	42	0	42	5	47
1-Jul-15 to 30-Jun-16	32	0	32	5	37
1-Jul-16 to 30-Jun-17	24	0	24	5	29
1-Jul-17 to 30-Jun-18	19	0	19	5	24
1-Jul-18 to 30-Jun-19	15	0	15	16	31
1-Jul-19 to 30-Jun-20	1,193	0	1,193	996	2,189
1-Jul-20 to 30-Jun-21	1,355	0	1,355	1,344	2,699
1-Jul-21 to 30-Jun-22	960	905	1,865	1,368	3,233
1-Jul-22 to 30-Jun-23	957	782	1,739	1,496	3,235
1-Jul-23 to 30-Jun-24	636	710	1,346	1,513	2,859
1-Jul-24 to 30-Jun-25	518	445	963	1,513	2,476
1-Jul-25 to 30-Jun-26	423	276	699	1,513	2,212
1-Jul-26 to 30-Jun-27	0	880	880	1,513	2,393
1-Jul-27 to 30-Jun-28	0	550	550	1,513	2,063
1-Jul-28 to 30-Jun-29	0	344	344	1,513	1,857
1-Jul-29 to 30-Jun-30	0	214	214	1,513	1,727
1-Jul-30 to 30-Jun-31	0	133	133	1,513	1,646
1-Jul-31 to 30-Jun-32	0	83	83	1,513	1,596
1-Jul-32 to 30-Jun-33	0	51	51	1,513	1,564
1-Jul-33 to 30-Jun-34	0	34	34	1,513	1,547
1-Jul-34 to 30-Jun-35	0	20	20	1,513	1,533
1-Jul-35 to 30-Jun-36	0	12	12	1,513	1,525
1-Jul-36 to 30-Jun-37	0	6	6	1,513	1,519
1-Jul-37 to 30-Jun-38	0	4	4	1,513	1,517
1-Jul-38 to 30-Jun-39	0	3	3	1,513	1,516
1-Jul-39 to 30-Jun-40	0	2	2	1,513	1,515
1-Jul-40 to 30-Jun-41	0	2	2	1,513	1,515
1-Jul-41 to 30-Jun-42	0	0	0	1,513	1,513
1-Jul-42 to 30-Jun-43	0	0	0	1,511	1,511
1-Jul-43 to 30-Jun-44	0	0	0	1,508	1,508
1-Jul-44 to 30-Jun-45	0	0	0	1,508	1,508
1-Jul-45 to 30-Jun-46	0	0	0	1,508	1,508
1-Jul-46 to 30-Jun-47	0	0	0	1,508	1,508
<b>Total</b>	<b>7,810</b>	<b>5,456</b>	<b>13,266</b>	<b>41,567</b>	<b>54,833</b>

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Prime cost method summary

Date	Division 40	Division 43	Total
20-Oct-06 to 30-Jun-07	154	2	156
1-Jul-07 to 30-Jun-08	272	5	277
1-Jul-08 to 30-Jun-09	272	5	277
1-Jul-09 to 30-Jun-10	272	5	277
1-Jul-10 to 30-Jun-11	272	5	277
1-Jul-11 to 30-Jun-12	184	5	189
1-Jul-12 to 30-Jun-13	92	5	97
1-Jul-13 to 30-Jun-14	92	5	97
1-Jul-14 to 30-Jun-15	92	5	97
1-Jul-15 to 30-Jun-16	92	5	97
1-Jul-16 to 30-Jun-17	30	5	35
1-Jul-17 to 30-Jun-18	0	5	5
1-Jul-18 to 30-Jun-19	0	16	16
1-Jul-19 to 30-Jun-20	590	996	1,586
1-Jul-20 to 30-Jun-21	803	1,344	2,147
1-Jul-21 to 30-Jun-22	997	1,368	2,365
1-Jul-22 to 30-Jun-23	1,243	1,496	2,739
1-Jul-23 to 30-Jun-24	1,136	1,513	2,649
1-Jul-24 to 30-Jun-25	1,136	1,513	2,649
1-Jul-25 to 30-Jun-26	1,084	1,513	2,597
1-Jul-26 to 30-Jun-27	1,063	1,513	2,576
1-Jul-27 to 30-Jun-28	999	1,513	2,512
1-Jul-28 to 30-Jun-29	935	1,513	2,448
1-Jul-29 to 30-Jun-30	533	1,513	2,046
1-Jul-30 to 30-Jun-31	422	1,513	1,935
1-Jul-31 to 30-Jun-32	302	1,513	1,815
1-Jul-32 to 30-Jun-33	199	1,513	1,712
1-Jul-33 to 30-Jun-34	0	1,513	1,513
1-Jul-34 to 30-Jun-35	0	1,513	1,513
1-Jul-35 to 30-Jun-36	0	1,513	1,513
1-Jul-36 to 30-Jun-37	0	1,513	1,513
1-Jul-37 to 30-Jun-38	0	1,513	1,513
1-Jul-38 to 30-Jun-39	0	1,513	1,513
1-Jul-39 to 30-Jun-40	0	1,513	1,513
1-Jul-40 to 30-Jun-41	0	1,513	1,513
1-Jul-41 to 30-Jun-42	0	1,513	1,513
1-Jul-42 to 30-Jun-43	0	1,511	1,511
1-Jul-43 to 30-Jun-44	0	1,508	1,508
1-Jul-44 to 30-Jun-45	0	1,508	1,508
1-Jul-45 to 30-Jun-46	0	1,508	1,508
1-Jul-46 to 30-Jun-47	0	1,508	1,508
<b>Total</b>	<b>13,266</b>	<b>41,567</b>	<b>54,833</b>

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**Diminishing value method schedule (years 1 - 5)**

Tax grouping	Total cost @ 20-Oct-06 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-11 (\$)
				20-Oct-06 30-Jun-07 Year 1 (\$)	1-Jul-07 30-Jun-08 Year 2 (\$)	1-Jul-08 30-Jun-09 Year 3 (\$)	1-Jul-09 30-Jun-10 Year 4 (\$)	1-Jul-10 30-Jun-11 Year 5 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	340	10	20.0%	47	59	47	37	30	120
Carpet	264	10	20.0%	37	45	36	29	23	94
Exhaust Fans	182	10	20.0%	25	31	25	20	16	65
Garbage Bins	137	10	20.0%	19	24	19	15	12	48
Subtotal	923			128	159	127	101	81	327
Additional unit specific									
Ceiling Fans (01-Jan-07)	901	5	40.0%	179	289	173	104	62	94
Bathroom Accessories - Freestanding (24-Aug-19)	86	3	66.7%	0	0	0	0	0	86
Cooktops (05-Sep-19)	452	12	16.7%	0	0	0	0	0	452
Ovens (05-Sep-19)	617	12	16.7%	0	0	0	0	0	617
Air Conditioner - Split Systems (09-Sep-19)	4,180	10	20.0%	0	0	0	0	0	4,180
Rangehoods (24-Sep-19)	782	12	16.7%	0	0	0	0	0	782
Washing Machines (24-Sep-19)	204	8	25.0%	0	0	0	0	0	204
Curtains (28-Oct-19)	90	6	33.3%	0	0	0	0	0	90
Blinds (29-Oct-19)	950	10	20.0%	0	0	0	0	0	950
Smoke Alarms (23-Dec-19)	132	6	33.3%	0	0	0	0	0	132
Light Fittings and Shades (25-Jul-20)	122	5	40.0%	0	0	0	0	0	122
Gardening watering installations (26-Oct-20)	58	5	40.0%	0	0	0	0	0	58
Hot Water Systems (07-Jun-21)	2,423	12	16.7%	0	0	0	0	0	2,423
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	0	0	0	0	176
Automatic Garage Door - Motors (08-Sep-22)	658	10	37.5%	0	0	0	0	0	658
Ceiling Fans (31-Jan-23)	512	5	37.5%	0	0	0	0	0	512
Subtotal	12,343			179	289	173	104	62	11,536
Total division 40 - plant	13,266			307	448	300	205	143	11,863
Total division 40 - pooled plant (Page 25)	0			0	0	0	0	0	0
Total divsion 40	13,266			307	448	300	205	143	11,863
Division 43 - capital works allowance									
Total division 43 (Page 13)	60,462			2	5	5	5	5	60,440
Total depreciation	73,728			309	453	305	210	148	72,303

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

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**Diminishing value method schedule (years 6 - 10)**

Tax grouping	Total cost @ 1-Jul-11 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-16 (\$)
				1-Jul-11 30-Jun-12 Year 6 (\$)	1-Jul-12 30-Jun-13 Year 7 (\$)	1-Jul-13 30-Jun-14 Year 8 (\$)	1-Jul-14 30-Jun-15 Year 9 (\$)	1-Jul-15 30-Jun-16 Year 10 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	120	10	20.0%	24	19	15	12	10	40
Carpet	94	10	20.0%	19	15	12	10	8	30
Exhaust Fans	65	10	20.0%	13	10	8	7	5	22
Garbage Bins	48	10	20.0%	10	8	6	5	4	15
Subtotal	327			66	52	41	34	27	107
Additional unit specific									
Ceiling Fans (01-Jan-07)	94	5	40.0%	38	22	14	8	5	7
Bathroom Accessories - Freestanding (24-Aug-19)	86	3	66.7%	0	0	0	0	0	86
Cooktops (05-Sep-19)	452	12	16.7%	0	0	0	0	0	452
Ovens (05-Sep-19)	617	12	16.7%	0	0	0	0	0	617
Air Conditioner - Split Systems (09-Sep-19)	4,180	10	20.0%	0	0	0	0	0	4,180
Rangehoods (24-Sep-19)	782	12	16.7%	0	0	0	0	0	782
Washing Machines (24-Sep-19)	204	8	25.0%	0	0	0	0	0	204
Curtains (28-Oct-19)	90	6	33.3%	0	0	0	0	0	90
Blinds (29-Oct-19)	950	10	20.0%	0	0	0	0	0	950
Smoke Alarms (23-Dec-19)	132	6	33.3%	0	0	0	0	0	132
Light Fittings and Shades (25-Jul-20)	122	5	40.0%	0	0	0	0	0	122
Gardening watering installations (26-Oct-20)	58	5	40.0%	0	0	0	0	0	58
Hot Water Systems (07-Jun-21)	2,423	12	16.7%	0	0	0	0	0	2,423
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	0	0	0	0	176
Automatic Garage Door - Motors (08-Sep-22)	658	10	37.5%	0	0	0	0	0	658
Ceiling Fans (31-Jan-23)	512	5	37.5%	0	0	0	0	0	512
Subtotal	11,536			38	22	14	8	5	11,449
Total division 40 - plant	11,863			104	74	55	42	32	11,556
Total division 40 - pooled plant (Page 26)	0			0	0	0	0	0	0
Total division 40	11,863			104	74	55	42	32	11,556
Division 43 - capital works allowance									
Total division 43 (Page 13)	60,440			5	5	5	5	5	60,415
Total depreciation	72,303			109	79	60	47	37	71,971

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**Diminishing value method schedule (years 11 - 15)**

Tax grouping	Total cost @ 1-Jul-16 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-21 (\$)
				1-Jul-16 30-Jun-17 Year 11 (\$)	1-Jul-17 30-Jun-18 Year 12 (\$)	1-Jul-18 30-Jun-19 Year 13 (\$)	1-Jul-19 30-Jun-20 Year 14 (\$)	1-Jul-20 30-Jun-21 Year 15 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	40	10	20.0%	8	6	5	4	3	14
Carpet	30	10	20.0%	6	5	4	3	2	10
Exhaust Fans	22	10	20.0%	4	4	3	2	2	7
Garbage Bins	15	10	20.0%	3	2	2	2	1	5
Subtotal	107			21	17	14	11	8	36
Additional unit specific									
Ceiling Fans (01-Jan-07)	7	5	40.0%	3	2	1	1	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	86	3	66.7%	0	0	0	49	25	12
Cooktops (05-Sep-19)	452	12	16.7%	0	0	0	62	65	325
Ovens (05-Sep-19)	617	12	16.7%	0	0	0	84	89	444
Air Conditioner - Split Systems (09-Sep-19)	4,180	10	20.0%	0	0	0	676	701	2,803
Rangehoods (24-Sep-19)	782	12	16.7%	0	0	0	100	114	568
Washing Machines (24-Sep-19)	204	8	25.0%	0	0	0	39	41	124
Curtains (28-Oct-19)	90	6	33.3%	0	0	0	20	23	47
Blinds (29-Oct-19)	950	10	20.0%	0	0	0	128	164	658
Smoke Alarms (23-Dec-19)	132	6	33.3%	0	0	0	23	36	73
Light Fittings and Shades (25-Jul-20)	122	5	40.0%	0	0	0	0	46	76
Gardening watering installations (26-Oct-20)	58	5	40.0%	0	0	0	0	16	42
Hot Water Systems (07-Jun-21)	2,423	12	16.7%	0	0	0	0	27	2,396
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	0	0	0	0	176
Automatic Garage Door - Motors (08-Sep-22)	658	10	37.5%	0	0	0	0	0	658
Ceiling Fans (31-Jan-23)	512	5	37.5%	0	0	0	0	0	512
Subtotal	11,449			3	2	1	1,182	1,347	8,914
Total division 40 - plant	11,556			24	19	15	1,193	1,355	6,545
Total division 40 - pooled plant (Page 27)	0			0	0	0	0	0	2,405
Total division 40	11,556			24	19	15	1,193	1,355	8,950
Division 43 - capital works allowance									
Total division 43 (Page 13)	60,415			5	5	16	996	1,344	58,049
Total depreciation	71,971			29	24	31	2,189	2,699	66,999

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

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**Diminishing value method schedule (years 16 - 20)**

Tax grouping	Total cost @ 1-Jul-21 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-26 (\$)
				1-Jul-21 30-Jun-22 Year 16 (\$)	1-Jul-22 30-Jun-23 Year 17 (\$)	1-Jul-23 30-Jun-24 Year 18 (\$)	1-Jul-24 30-Jun-25 Year 19 (\$)	1-Jul-25 30-Jun-26 Year 20 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	14	10	37.5%	0*	0	0	0	0	1
Carpet	10	10	37.5%	0*	0	0	0	0	0
Exhaust Fans	7	10	37.5%	0*	0	0	0	0	0
Garbage Bins	5	10	37.5%	0*	0	0	0	0	0
Subtotal	36			0	0	0	0	0	1
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	40.0%	0*	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	12	3	37.5%	0*	0	0	0	0	0
Cooktops (05-Sep-19)	325	12	37.5%	0*	0	0	0	0	31
Ovens (05-Sep-19)	444	12	37.5%	0*	0	0	0	0	42
Air Conditioner - Split Systems (09-Sep-19)	2,803	10	20.0%	561	448	359	287	230	918
Rangehoods (24-Sep-19)	568	12	37.5%	0*	0	0	0	0	54
Washing Machines (24-Sep-19)	124	8	37.5%	0*	0	0	0	0	12
Curtains (28-Oct-19)	47	6	37.5%	0*	0	0	0	0	4
Blinds (29-Oct-19)	658	10	37.5%	0*	0	0	0	0	63
Smoke Alarms (23-Dec-19)	73	6	37.5%	0*	0	0	0	0	7
Light Fittings and Shades (25-Jul-20)	76	5	37.5%	0*	0	0	0	0	7
Gardening watering installations (26-Oct-20)	42	5	37.5%	0*	0	0	0	0	4
Hot Water Systems (07-Jun-21)	2,396	12	16.7%	399	333	277	231	193	963
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	176	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	658	10	37.5%	0	0*	0	0	0	131
Ceiling Fans (31-Jan-23)	512	5	37.5%	0	0*	0	0	0	101
Subtotal	8,914			960	957	636	518	423	2,337
Total division 40 - plant	6,545			960	957	636	518	423	0
Total division 40 - pooled plant (Page 28)	2,405			905	782	710	445	276	2,338
Total division 40	8,950			1,865	1,739	1,346	963	699	2,338
Division 43 - capital works allowance									
Total division 43 (Page 13)	58,049			1,368	1,496	1,513	1,513	1,513	50,646
Total depreciation	66,999			3,233	3,235	2,859	2,476	2,212	52,984

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**Diminishing value method schedule (years 21 - 25)**

Tax grouping	Total cost @ 1-Jul-26 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 21 (\$)	1-Jul-27 30-Jun-28 Year 22 (\$)	1-Jul-28 30-Jun-29 Year 23 (\$)	1-Jul-29 30-Jun-30 Year 24 (\$)	1-Jul-30 30-Jun-31 Year 25 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	1	10	37.5%	0	0	0	0	0	0
Carpet	0	10	20.0%	0	0	0	0	0	0
Exhaust Fans	0	10	20.0%	0	0	0	0	0	0
Garbage Bins	0	10	20.0%	0	0	0	0	0	0
Subtotal	1			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	40.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	66.7%	0	0	0	0	0	0
Cooktops (05-Sep-19)	31	12	37.5%	0	0	0	0	0	2
Ovens (05-Sep-19)	42	12	37.5%	0	0	0	0	0	4
Air Conditioner - Split Systems (09-Sep-19)	918	10	37.5%	0*	0	0	0	0	87
Rangehoods (24-Sep-19)	54	12	37.5%	0	0	0	0	0	5
Washing Machines (24-Sep-19)	12	8	37.5%	0	0	0	0	0	0
Curtains (28-Oct-19)	4	6	37.5%	0	0	0	0	0	0
Blinds (29-Oct-19)	63	10	37.5%	0	0	0	0	0	6
Smoke Alarms (23-Dec-19)	7	6	37.5%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	7	5	37.5%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	4	5	37.5%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	963	12	37.5%	0*	0	0	0	0	92
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	131	10	37.5%	0	0	0	0	0	12
Ceiling Fans (31-Jan-23)	101	5	37.5%	0	0	0	0	0	9
Subtotal	2,337			0	0	0	0	0	217
Total division 40 - plant	0			0	0	0	0	0	0
Total division 40 - pooled plant (Page 29)	2,338			880	550	344	214	133	217
Total division 40	2,338			880	550	344	214	133	217
Division 43 - capital works allowance									
Total division 43 (Page 13)	50,646			1,513	1,513	1,513	1,513	1,513	43,081
Total depreciation	52,984			2,393	2,063	1,857	1,727	1,646	43,298

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**Diminishing value method schedule (years 26 - 30)**

Tax grouping	Total cost @ 1-Jul-31 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-36 (\$)
				1-Jul-31 30-Jun-32 Year 26 (\$)	1-Jul-32 30-Jun-33 Year 27 (\$)	1-Jul-33 30-Jun-34 Year 28 (\$)	1-Jul-34 30-Jun-35 Year 29 (\$)	1-Jul-35 30-Jun-36 Year 30 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	20.0%	0	0	0	0	0	0
Carpet	0	10	20.0%	0	0	0	0	0	0
Exhaust Fans	0	10	20.0%	0	0	0	0	0	0
Garbage Bins	0	10	20.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	40.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	66.7%	0	0	0	0	0	0
Cooktops (05-Sep-19)	2	12	37.5%	0	0	0	0	0	0
Ovens (05-Sep-19)	4	12	37.5%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	87	10	37.5%	0	0	0	0	0	8
Rangehoods (24-Sep-19)	5	12	37.5%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	25.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	33.3%	0	0	0	0	0	0
Blinds (29-Oct-19)	6	10	37.5%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	33.3%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	40.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	40.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	92	12	37.5%	0	0	0	0	0	9
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	12	10	37.5%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	9	5	37.5%	0	0	0	0	0	0
Subtotal	217			0	0	0	0	0	17
Total division 40 - plant	0			0	0	0	0	0	0
Total division 40 - pooled plant (Page 30)	217			83	51	34	20	12	17
Total division 40	217			83	51	34	20	12	17
Division 43 - capital works allowance									
Total division 43 (Page 13)	43,081			1,513	1,513	1,513	1,513	1,513	35,516
Total depreciation	43,298			1,596	1,564	1,547	1,533	1,525	35,533

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

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**Diminishing value method schedule (years 31 - 35)**

Tax grouping	Total cost @ 1-Jul-36 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-41 (\$)
				1-Jul-36 30-Jun-37 Year 31 (\$)	1-Jul-37 30-Jun-38 Year 32 (\$)	1-Jul-38 30-Jun-39 Year 33 (\$)	1-Jul-39 30-Jun-40 Year 34 (\$)	1-Jul-40 30-Jun-41 Year 35 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	20.0%	0	0	0	0	0	0
Carpet	0	10	20.0%	0	0	0	0	0	0
Exhaust Fans	0	10	20.0%	0	0	0	0	0	0
Garbage Bins	0	10	20.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	40.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	66.7%	0	0	0	0	0	0
Cooktops (05-Sep-19)	0	12	16.7%	0	0	0	0	0	0
Ovens (05-Sep-19)	0	12	16.7%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	8	10	37.5%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	0	12	16.7%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	25.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	33.3%	0	0	0	0	0	0
Blinds (29-Oct-19)	0	10	20.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	33.3%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	40.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	40.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	9	12	37.5%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	0	10	37.5%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	0	5	37.5%	0	0	0	0	0	0
Subtotal	17			0	0	0	0	0	0
Total division 40 - plant	0			0	0	0	0	0	0
Total division 40 - pooled plant (Page 31)	17			6	4	3	2	2	0
Total division 40	17			6	4	3	2	2	0
Division 43 - capital works allowance									
Total division 43 (Page 13)	35,516			1,513	1,513	1,513	1,513	1,513	27,951
Total depreciation	35,533			1,519	1,517	1,516	1,515	1,515	27,951

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

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**Diminishing value method schedule (years 36 - 40)**

Tax grouping	Total cost @ 1-Jul-41 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-46 (\$)
				1-Jul-41 30-Jun-42 Year 36 (\$)	1-Jul-42 30-Jun-43 Year 37 (\$)	1-Jul-43 30-Jun-44 Year 38 (\$)	1-Jul-44 30-Jun-45 Year 39 (\$)	1-Jul-45 30-Jun-46 Year 40 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	20.0%	0	0	0	0	0	0
Carpet	0	10	20.0%	0	0	0	0	0	0
Exhaust Fans	0	10	20.0%	0	0	0	0	0	0
Garbage Bins	0	10	20.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	40.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	66.7%	0	0	0	0	0	0
Cooktops (05-Sep-19)	0	12	16.7%	0	0	0	0	0	0
Ovens (05-Sep-19)	0	12	16.7%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	0	10	20.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	0	12	16.7%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	25.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	33.3%	0	0	0	0	0	0
Blinds (29-Oct-19)	0	10	20.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	33.3%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	40.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	40.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	0	12	16.7%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	0	10	37.5%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	0	5	37.5%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total division 40 - plant	0			0	0	0	0	0	0
Total division 40 - pooled plant (Page 32)	0			0	0	0	0	0	0
Total division 40	0			0	0	0	0	0	0
Division 43 - capital works allowance									
Total division 43 (Page 13)	27,951			1,513	1,511	1,508	1,508	1,508	20,403
Total depreciation	27,951			1,513	1,511	1,508	1,508	1,508	20,403

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

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 8



**Diminishing value method pooling schedule (years 1 - 5)**

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-11 (\$)
				20-Oct-06 30-Jun-07 Year 1 (\$)	1-Jul-07 30-Jun-08 Year 2 (\$)	1-Jul-08 30-Jun-09 Year 3 (\$)	1-Jul-09 30-Jun-10 Year 4 (\$)	1-Jul-10 30-Jun-11 Year 5 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	*14	10	0.0%	0	0	0	0	0	0
Carpet	*10	10	0.0%	0	0	0	0	0	0
Exhaust Fans	*7	10	0.0%	0	0	0	0	0	0
Garbage Bins	*5	10	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	*12	3	0.0%	0	0	0	0	0	0
Cooktops (05-Sep-19)	*325	12	0.0%	0	0	0	0	0	0
Ovens (05-Sep-19)	*444	12	0.0%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	*918	10	0.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	*568	12	0.0%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	*124	8	0.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	*47	6	0.0%	0	0	0	0	0	0
Blinds (29-Oct-19)	*658	10	0.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	*73	6	0.0%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	*76	5	0.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	*42	5	0.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	*963	12	0.0%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	*658	10	0.0%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	*512	5	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - pooled items	0			0	0	0	0	0	0

Items marked by an \* are allocated to the low-value pool in later years.

**Diminishing value method pooling schedule (years 6 - 10)**

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-16 (\$)
				1-Jul-11 30-Jun-12 Year 6 (\$)	1-Jul-12 30-Jun-13 Year 7 (\$)	1-Jul-13 30-Jun-14 Year 8 (\$)	1-Jul-14 30-Jun-15 Year 9 (\$)	1-Jul-15 30-Jun-16 Year 10 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	*14	10	0.0%	0	0	0	0	0	0
Carpet	*10	10	0.0%	0	0	0	0	0	0
Exhaust Fans	*7	10	0.0%	0	0	0	0	0	0
Garbage Bins	*5	10	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	*12	3	0.0%	0	0	0	0	0	0
Cooktops (05-Sep-19)	*325	12	0.0%	0	0	0	0	0	0
Ovens (05-Sep-19)	*444	12	0.0%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	*918	10	0.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	*568	12	0.0%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	*124	8	0.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	*47	6	0.0%	0	0	0	0	0	0
Blinds (29-Oct-19)	*658	10	0.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	*73	6	0.0%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	*76	5	0.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	*42	5	0.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	*963	12	0.0%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	*658	10	0.0%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	*512	5	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - pooled items	0			0	0	0	0	0	0

Items marked by an \* are allocated to the low-value pool in later years.

**Diminishing value method pooling schedule (years 11 - 15)**

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-21 (\$)
				1-Jul-16 30-Jun-17 Year 11 (\$)	1-Jul-17 30-Jun-18 Year 12 (\$)	1-Jul-18 30-Jun-19 Year 13 (\$)	1-Jul-19 30-Jun-20 Year 14 (\$)	1-Jul-20 30-Jun-21 Year 15 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	*14	10	0.0%	0	0	0	0	0	14
Carpet	*10	10	0.0%	0	0	0	0	0	10
Exhaust Fans	*7	10	0.0%	0	0	0	0	0	7
Garbage Bins	*5	10	0.0%	0	0	0	0	0	5
Subtotal	0			0	0	0	0	0	36
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	*12	3	0.0%	0	0	0	0	0	12
Cooktops (05-Sep-19)	*325	12	0.0%	0	0	0	0	0	325
Ovens (05-Sep-19)	*444	12	0.0%	0	0	0	0	0	444
Air Conditioner - Split Systems (09-Sep-19)	*918	10	0.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	*568	12	0.0%	0	0	0	0	0	568
Washing Machines (24-Sep-19)	*124	8	0.0%	0	0	0	0	0	124
Curtains (28-Oct-19)	*47	6	0.0%	0	0	0	0	0	47
Blinds (29-Oct-19)	*658	10	0.0%	0	0	0	0	0	658
Smoke Alarms (23-Dec-19)	*73	6	0.0%	0	0	0	0	0	73
Light Fittings and Shades (25-Jul-20)	*76	5	0.0%	0	0	0	0	0	76
Gardening watering installations (26-Oct-20)	*42	5	0.0%	0	0	0	0	0	42
Hot Water Systems (07-Jun-21)	*963	12	0.0%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	*658	10	0.0%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	*512	5	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	2,369
Total - pooled items	0			0	0	0	0	0	2,405

Items marked by an \* are allocated to the low-value pool in later years.

**Diminishing value method pooling schedule (years 16 - 20)**

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-26 (\$)
				1-Jul-21 30-Jun-22 Year 16 (\$)	1-Jul-22 30-Jun-23 Year 17 (\$)	1-Jul-23 30-Jun-24 Year 18 (\$)	1-Jul-24 30-Jun-25 Year 19 (\$)	1-Jul-25 30-Jun-26 Year 20 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	14	10	37.5%	5	3	2	2	1	1
Carpet	10	10	37.5%	4	2	2	1	1	0
Exhaust Fans	7	10	37.5%	3	2	1	1	0	0
Garbage Bins	5	10	37.5%	2	1	1	1	0	0
Subtotal	36			14	8	6	5	2	1
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	12	3	37.5%	5	3	2	1	1	0
Cooktops (05-Sep-19)	325	12	37.5%	122	76	48	30	18	31
Ovens (05-Sep-19)	444	12	37.5%	167	104	65	41	25	42
Air Conditioner - Split Systems (09-Sep-19)	*918	10	0.0%	0	0	0	0	0	918
Rangehoods (24-Sep-19)	568	12	37.5%	213	133	83	52	33	54
Washing Machines (24-Sep-19)	124	8	37.5%	47	29	18	11	7	12
Curtains (28-Oct-19)	47	6	37.5%	18	11	7	4	3	4
Blinds (29-Oct-19)	658	10	37.5%	247	154	96	60	38	63
Smoke Alarms (23-Dec-19)	73	6	37.5%	27	17	11	7	4	7
Light Fittings and Shades (25-Jul-20)	76	5	37.5%	29	18	11	7	4	7
Gardening watering installations (26-Oct-20)	42	5	37.5%	16	10	6	4	2	4
Hot Water Systems (07-Jun-21)	*963	12	0.0%	0	0	0	0	0	963
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	*658	10	37.5%	0	123	201	125	78	131
Ceiling Fans (31-Jan-23)	*512	5	37.5%	0	96	156	98	61	101
Subtotal	2,369			891	774	704	440	274	2,337
Total - pooled items	2,405			905	782	710	445	276	2,338

Items marked by an \* are allocated to the low-value pool in later years.

**Diminishing value method pooling schedule (years 21 - 25)**

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 21 (\$)	1-Jul-27 30-Jun-28 Year 22 (\$)	1-Jul-28 30-Jun-29 Year 23 (\$)	1-Jul-29 30-Jun-30 Year 24 (\$)	1-Jul-30 30-Jun-31 Year 25 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	1	10	37.5%	1	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Subtotal	1			1	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	0.0%	0	0	0	0	0	0
Cooktops (05-Sep-19)	31	12	37.5%	12	7	5	3	2	2
Ovens (05-Sep-19)	42	12	37.5%	16	10	6	4	2	4
Air Conditioner - Split Systems (09-Sep-19)	918	10	37.5%	344	215	135	84	53	87
Rangehoods (24-Sep-19)	54	12	37.5%	20	13	8	5	3	5
Washing Machines (24-Sep-19)	12	8	37.5%	5	3	2	1	1	0
Curtains (28-Oct-19)	4	6	37.5%	2	1	1	0	0	0
Blinds (29-Oct-19)	63	10	37.5%	24	15	9	6	3	6
Smoke Alarms (23-Dec-19)	7	6	37.5%	3	2	1	1	0	0
Light Fittings and Shades (25-Jul-20)	7	5	37.5%	3	2	1	1	0	0
Gardening watering installations (26-Oct-20)	4	5	37.5%	2	1	1	0	0	0
Hot Water Systems (07-Jun-21)	963	12	37.5%	361	226	141	88	55	92
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	131	10	37.5%	49	31	19	12	8	12
Ceiling Fans (31-Jan-23)	101	5	37.5%	38	24	15	9	6	9
Subtotal	2,337			879	550	344	214	133	217
Total - pooled items	2,338			880	550	344	214	133	217

Items marked by an \* are allocated to the low-value pool in later years.

**Diminishing value method pooling schedule (years 26 - 30)**

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-36 (\$)
				1-Jul-31 30-Jun-32 Year 26 (\$)	1-Jul-32 30-Jun-33 Year 27 (\$)	1-Jul-33 30-Jun-34 Year 28 (\$)	1-Jul-34 30-Jun-35 Year 29 (\$)	1-Jul-35 30-Jun-36 Year 30 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	0.0%	0	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	0.0%	0	0	0	0	0	0
Cooktops (05-Sep-19)	2	12	37.5%	1	1	0	0	0	0
Ovens (05-Sep-19)	4	12	37.5%	2	1	1	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	87	10	37.5%	33	20	13	8	5	8
Rangehoods (24-Sep-19)	5	12	37.5%	2	1	1	1	0	0
Washing Machines (24-Sep-19)	0	8	0.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	0.0%	0	0	0	0	0	0
Blinds (29-Oct-19)	6	10	37.5%	2	2	1	1	0	0
Smoke Alarms (23-Dec-19)	0	6	0.0%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	0.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	0.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	92	12	37.5%	35	21	14	8	5	9
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	12	10	37.5%	5	3	2	1	1	0
Ceiling Fans (31-Jan-23)	9	5	37.5%	3	2	2	1	1	0
Subtotal	217			83	51	34	20	12	17
Total - pooled items	217			83	51	34	20	12	17

Items marked by an \* are allocated to the low-value pool in later years.

## Diminishing value method pooling schedule (years 31 - 35)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-41 (\$)
				1-Jul-36 30-Jun-37 Year 31 (\$)	1-Jul-37 30-Jun-38 Year 32 (\$)	1-Jul-38 30-Jun-39 Year 33 (\$)	1-Jul-39 30-Jun-40 Year 34 (\$)	1-Jul-40 30-Jun-41 Year 35 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	0.0%	0	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	0.0%	0	0	0	0	0	0
Cooktops (05-Sep-19)	0	12	0.0%	0	0	0	0	0	0
Ovens (05-Sep-19)	0	12	0.0%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	8	10	37.5%	3	2	1	1	1	0
Rangehoods (24-Sep-19)	0	12	0.0%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	0.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	0.0%	0	0	0	0	0	0
Blinds (29-Oct-19)	0	10	0.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	0.0%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	0.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	0.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	9	12	37.5%	3	2	2	1	1	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	0	10	0.0%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	0	5	0.0%	0	0	0	0	0	0
Subtotal	17			6	4	3	2	2	0
Total - pooled items	17			6	4	3	2	2	0

Items marked by an \* are allocated to the low-value pool in later years.

**Diminishing value method pooling schedule (years 36 - 40)**

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-46 (\$)
				1-Jul-41 30-Jun-42 Year 36 (\$)	1-Jul-42 30-Jun-43 Year 37 (\$)	1-Jul-43 30-Jun-44 Year 38 (\$)	1-Jul-44 30-Jun-45 Year 39 (\$)	1-Jul-45 30-Jun-46 Year 40 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	0.0%	0	0	0	0	0	0
Carpet	0	10	0.0%	0	0	0	0	0	0
Exhaust Fans	0	10	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	0.0%	0	0	0	0	0	0
Cooktops (05-Sep-19)	0	12	0.0%	0	0	0	0	0	0
Ovens (05-Sep-19)	0	12	0.0%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	0	10	0.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	0	12	0.0%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	0.0%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	0.0%	0	0	0	0	0	0
Blinds (29-Oct-19)	0	10	0.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	0.0%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	0.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	0.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	0	12	0.0%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	0.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	0	10	0.0%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	0	5	0.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - pooled items	0			0	0	0	0	0	0

Items marked by an \* are allocated to the low-value pool in later years.



**Prime cost method schedule (years 1 - 5)**

Tax grouping	Total cost @ 20-Oct-06 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-11 (\$)
				20-Oct-06 30-Jun-07 Year 1 (\$)	1-Jul-07 30-Jun-08 Year 2 (\$)	1-Jul-08 30-Jun-09 Year 3 (\$)	1-Jul-09 30-Jun-10 Year 4 (\$)	1-Jul-10 30-Jun-11 Year 5 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	340	10	10.0%	24	34	34	34	34	180
Carpet	264	10	10.0%	18	26	26	26	26	142
Exhaust Fans	182	10	10.0%	13	18	18	18	18	97
Garbage Bins	137	10	10.0%	10	14	14	14	14	71
Subtotal	923			65	92	92	92	92	490
Additional unit specific									
Ceiling Fans (01-Jan-07)	901	5	20.0%	89	180	180	180	180	92
Bathroom Accessories - Freestanding (24-Aug-19)	86	3	33.3%	0	0	0	0	0	86
Cooktops (05-Sep-19)	452	12	8.3%	0	0	0	0	0	452
Ovens (05-Sep-19)	617	12	8.3%	0	0	0	0	0	617
Air Conditioner - Split Systems (09-Sep-19)	4,180	10	10.0%	0	0	0	0	0	4,180
Rangehoods (24-Sep-19)	782	12	8.3%	0	0	0	0	0	782
Washing Machines (24-Sep-19)	204	8	12.5%	0	0	0	0	0	204
Curtains (28-Oct-19)	90	6	16.7%	0	0	0	0	0	90
Blinds (29-Oct-19)	950	10	10.0%	0	0	0	0	0	950
Smoke Alarms (23-Dec-19)	132	6	16.7%	0	0	0	0	0	132
Light Fittings and Shades (25-Jul-20)	122	5	20.0%	0	0	0	0	0	122
Gardening watering installations (26-Oct-20)	58	5	20.0%	0	0	0	0	0	58
Hot Water Systems (07-Jun-21)	2,423	12	8.3%	0	0	0	0	0	2,423
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	0	0	0	0	176
Automatic Garage Door - Motors (08-Sep-22)	658	10	10.0%	0	0	0	0	0	658
Ceiling Fans (31-Jan-23)	512	5	20.0%	0	0	0	0	0	512
Subtotal	12,343			89	180	180	180	180	11,534
Total division 40 - plant	13,266			154	272	272	272	272	12,024
Division 43 - capital works allowance									
Total division 43 (Page 13)	60,462			2	5	5	5	5	60,440
Total depreciation	73,728			156	277	277	277	277	72,464

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**Prime cost method schedule (years 6 - 10)**

Tax grouping	Total cost @ 1-Jul-11 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-16 (\$)
				1-Jul-11 30-Jun-12 Year 6 (\$)	1-Jul-12 30-Jun-13 Year 7 (\$)	1-Jul-13 30-Jun-14 Year 8 (\$)	1-Jul-14 30-Jun-15 Year 9 (\$)	1-Jul-15 30-Jun-16 Year 10 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	180	10	10.0%	34	34	34	34	34	10
Carpet	142	10	10.0%	26	26	26	26	26	12
Exhaust Fans	97	10	10.0%	18	18	18	18	18	7
Garbage Bins	71	10	10.0%	14	14	14	14	14	1
Subtotal	490			92	92	92	92	92	30
Additional unit specific									
Ceiling Fans (01-Jan-07)	92	5	20.0%	92	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	86	3	33.3%	0	0	0	0	0	86
Cooktops (05-Sep-19)	452	12	8.3%	0	0	0	0	0	452
Ovens (05-Sep-19)	617	12	8.3%	0	0	0	0	0	617
Air Conditioner - Split Systems (09-Sep-19)	4,180	10	10.0%	0	0	0	0	0	4,180
Rangehoods (24-Sep-19)	782	12	8.3%	0	0	0	0	0	782
Washing Machines (24-Sep-19)	204	8	12.5%	0	0	0	0	0	204
Curtains (28-Oct-19)	90	6	16.7%	0	0	0	0	0	90
Blinds (29-Oct-19)	950	10	10.0%	0	0	0	0	0	950
Smoke Alarms (23-Dec-19)	132	6	16.7%	0	0	0	0	0	132
Light Fittings and Shades (25-Jul-20)	122	5	20.0%	0	0	0	0	0	122
Gardening watering installations (26-Oct-20)	58	5	20.0%	0	0	0	0	0	58
Hot Water Systems (07-Jun-21)	2,423	12	8.3%	0	0	0	0	0	2,423
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	0	0	0	0	176
Automatic Garage Door - Motors (08-Sep-22)	658	10	10.0%	0	0	0	0	0	658
Ceiling Fans (31-Jan-23)	512	5	20.0%	0	0	0	0	0	512
Subtotal	11,534			92	0	0	0	0	11,442
Total division 40 - plant	12,024			184	92	92	92	92	11,472
Division 43 - capital works allowance									
Total division 43 (Page 13)	60,440			5	5	5	5	5	60,415
Total depreciation	72,464			189	97	97	97	97	71,887

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## Prime cost method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-16 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-21 (\$)
				1-Jul-16 30-Jun-17 Year 11 (\$)	1-Jul-17 30-Jun-18 Year 12 (\$)	1-Jul-18 30-Jun-19 Year 13 (\$)	1-Jul-19 30-Jun-20 Year 14 (\$)	1-Jul-20 30-Jun-21 Year 15 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	10	10	10.0%	10	0	0	0	0	0
Carpet	12	10	10.0%	12	0	0	0	0	0
Exhaust Fans	7	10	10.0%	7	0	0	0	0	0
Garbage Bins	1	10	10.0%	1	0	0	0	0	0
Subtotal	30			30	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	20.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	86	3	33.3%	0	0	0	24	29	33
Cooktops (05-Sep-19)	452	12	8.3%	0	0	0	31	38	383
Ovens (05-Sep-19)	617	12	8.3%	0	0	0	42	51	524
Air Conditioner - Split Systems (09-Sep-19)	4,180	10	10.0%	0	0	0	338	418	3,424
Rangehoods (24-Sep-19)	782	12	8.3%	0	0	0	50	65	667
Washing Machines (24-Sep-19)	204	8	12.5%	0	0	0	20	26	158
Curtains (28-Oct-19)	90	6	16.7%	0	0	0	10	15	65
Blinds (29-Oct-19)	950	10	10.0%	0	0	0	64	95	791
Smoke Alarms (23-Dec-19)	132	6	16.7%	0	0	0	11	22	99
Light Fittings and Shades (25-Jul-20)	122	5	20.0%	0	0	0	0	23	99
Gardening watering installations (26-Oct-20)	58	5	20.0%	0	0	0	0	8	50
Hot Water Systems (07-Jun-21)	2,423	12	8.3%	0	0	0	0	13	2,410
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	0	0	0	0	176
Automatic Garage Door - Motors (08-Sep-22)	658	10	10.0%	0	0	0	0	0	658
Ceiling Fans (31-Jan-23)	512	5	20.0%	0	0	0	0	0	512
Subtotal	11,442			0	0	0	590	803	10,049
Total division 40 - plant	11,472			30	0	0	590	803	10,049
Division 43 - capital works allowance									
Total division 43 (Page 13)	60,415			5	5	16	996	1,344	58,049
Total depreciation	71,887			35	5	16	1,586	2,147	68,098

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**Prime cost method schedule (years 16 - 20)**

Tax grouping	Total cost @ 1-Jul-21 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-26 (\$)
				1-Jul-21 30-Jun-22 Year 16 (\$)	1-Jul-22 30-Jun-23 Year 17 (\$)	1-Jul-23 30-Jun-24 Year 18 (\$)	1-Jul-24 30-Jun-25 Year 19 (\$)	1-Jul-25 30-Jun-26 Year 20 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	10.0%	0	0	0	0	0	0
Carpet	0	10	10.0%	0	0	0	0	0	0
Exhaust Fans	0	10	10.0%	0	0	0	0	0	0
Garbage Bins	0	10	10.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	20.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	33	3	33.3%	29	4	0	0	0	0
Cooktops (05-Sep-19)	383	12	8.3%	38	38	38	38	38	193
Ovens (05-Sep-19)	524	12	8.3%	51	51	51	51	51	269
Air Conditioner - Split Systems (09-Sep-19)	3,424	10	10.0%	418	418	418	418	418	1,334
Rangehoods (24-Sep-19)	667	12	8.3%	65	65	65	65	65	342
Washing Machines (24-Sep-19)	158	8	12.5%	26	26	26	26	26	28
Curtains (28-Oct-19)	65	6	16.7%	15	15	15	15	5	0
Blinds (29-Oct-19)	791	10	10.0%	95	95	95	95	95	316
Smoke Alarms (23-Dec-19)	99	6	16.7%	22	22	22	22	11	0
Light Fittings and Shades (25-Jul-20)	99	5	20.0%	24	24	24	24	3	0
Gardening watering installations (26-Oct-20)	50	5	20.0%	12	12	12	12	2	0
Hot Water Systems (07-Jun-21)	2,410	12	8.3%	202	202	202	202	202	1,400
Automatic Garage Door - Controls (08-Sep-22)	176	5	100.0%	0	176	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	658	10	10.0%	0	53	66	66	66	407
Ceiling Fans (31-Jan-23)	512	5	20.0%	0	42	102	102	102	164
Subtotal	10,049			997	1,243	1,136	1,136	1,084	4,453
Total division 40 - plant	10,049			997	1,243	1,136	1,136	1,084	4,453
Division 43 - capital works allowance									
Total division 43 (Page 13)	58,049			1,368	1,496	1,513	1,513	1,513	50,646
Total depreciation	68,098			2,365	2,739	2,649	2,649	2,597	55,099

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**Prime cost method schedule (years 21 - 25)**

Tax grouping	Total cost @ 1-Jul-26 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 21 (\$)	1-Jul-27 30-Jun-28 Year 22 (\$)	1-Jul-28 30-Jun-29 Year 23 (\$)	1-Jul-29 30-Jun-30 Year 24 (\$)	1-Jul-30 30-Jun-31 Year 25 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	10.0%	0	0	0	0	0	0
Carpet	0	10	10.0%	0	0	0	0	0	0
Exhaust Fans	0	10	10.0%	0	0	0	0	0	0
Garbage Bins	0	10	10.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	20.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	33.3%	0	0	0	0	0	0
Cooktops (05-Sep-19)	193	12	8.3%	38	38	38	38	38	3
Ovens (05-Sep-19)	269	12	8.3%	51	51	51	51	51	14
Air Conditioner - Split Systems (09-Sep-19)	1,334	10	10.0%	418	418	418	80	0	0
Rangehoods (24-Sep-19)	342	12	8.3%	65	65	65	65	65	17
Washing Machines (24-Sep-19)	28	8	12.5%	26	2	0	0	0	0
Curtains (28-Oct-19)	0	6	16.7%	0	0	0	0	0	0
Blinds (29-Oct-19)	316	10	10.0%	95	95	95	31	0	0
Smoke Alarms (23-Dec-19)	0	6	16.7%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	20.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	20.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	1,400	12	8.3%	202	202	202	202	202	390
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	407	10	10.0%	66	66	66	66	66	77
Ceiling Fans (31-Jan-23)	164	5	20.0%	102	62	0	0	0	0
Subtotal	4,453			1,063	999	935	533	422	501
Total division 40 - plant	4,453			1,063	999	935	533	422	501
Division 43 - capital works allowance									
Total division 43 (Page 13)	50,646			1,513	1,513	1,513	1,513	1,513	43,081
Total depreciation	55,099			2,576	2,512	2,448	2,046	1,935	43,582

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**Prime cost method schedule (years 26 - 30)**

Tax grouping	Total cost @ 1-Jul-31 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-36 (\$)
				1-Jul-31 30-Jun-32 Year 26 (\$)	1-Jul-32 30-Jun-33 Year 27 (\$)	1-Jul-33 30-Jun-34 Year 28 (\$)	1-Jul-34 30-Jun-35 Year 29 (\$)	1-Jul-35 30-Jun-36 Year 30 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	10.0%	0	0	0	0	0	0
Carpet	0	10	10.0%	0	0	0	0	0	0
Exhaust Fans	0	10	10.0%	0	0	0	0	0	0
Garbage Bins	0	10	10.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	20.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	33.3%	0	0	0	0	0	0
Cooktops (05-Sep-19)	3	12	8.3%	3	0	0	0	0	0
Ovens (05-Sep-19)	14	12	8.3%	14	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	0	10	10.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	17	12	8.3%	17	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	12.5%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	16.7%	0	0	0	0	0	0
Blinds (29-Oct-19)	0	10	10.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	16.7%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	20.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	20.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	390	12	8.3%	202	188	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	77	10	10.0%	66	11	0	0	0	0
Ceiling Fans (31-Jan-23)	0	5	20.0%	0	0	0	0	0	0
Subtotal	501			302	199	0	0	0	0
Total division 40 - plant	501			302	199	0	0	0	0
Division 43 - capital works allowance									
Total division 43 (Page 13)	43,081			1,513	1,513	1,513	1,513	1,513	35,516
Total depreciation	43,582			1,815	1,712	1,513	1,513	1,513	35,516

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**Prime cost method schedule (years 31 - 35)**

Tax grouping	Total cost @ 1-Jul-36 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-41 (\$)
				1-Jul-36 30-Jun-37 Year 31 (\$)	1-Jul-37 30-Jun-38 Year 32 (\$)	1-Jul-38 30-Jun-39 Year 33 (\$)	1-Jul-39 30-Jun-40 Year 34 (\$)	1-Jul-40 30-Jun-41 Year 35 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	10.0%	0	0	0	0	0	0
Carpet	0	10	10.0%	0	0	0	0	0	0
Exhaust Fans	0	10	10.0%	0	0	0	0	0	0
Garbage Bins	0	10	10.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	20.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	33.3%	0	0	0	0	0	0
Cooktops (05-Sep-19)	0	12	8.3%	0	0	0	0	0	0
Ovens (05-Sep-19)	0	12	8.3%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	0	10	10.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	0	12	8.3%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	12.5%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	16.7%	0	0	0	0	0	0
Blinds (29-Oct-19)	0	10	10.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	16.7%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	20.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	20.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	0	12	8.3%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	0	10	10.0%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	0	5	20.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total division 40 - plant	0			0	0	0	0	0	0
Division 43 - capital works allowance									
Total division 43 (Page 13)	35,516			1,513	1,513	1,513	1,513	1,513	27,951
Total depreciation	35,516			1,513	1,513	1,513	1,513	1,513	27,951

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**Prime cost method schedule (years 36 - 40)**

Tax grouping	Total cost @ 1-Jul-41 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-46 (\$)
				1-Jul-41 30-Jun-42 Year 36 (\$)	1-Jul-42 30-Jun-43 Year 37 (\$)	1-Jul-43 30-Jun-44 Year 38 (\$)	1-Jul-44 30-Jun-45 Year 39 (\$)	1-Jul-45 30-Jun-46 Year 40 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	10.0%	0	0	0	0	0	0
Carpet	0	10	10.0%	0	0	0	0	0	0
Exhaust Fans	0	10	10.0%	0	0	0	0	0	0
Garbage Bins	0	10	10.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Additional unit specific									
Ceiling Fans (01-Jan-07)	0	5	20.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding (24-Aug-19)	0	3	33.3%	0	0	0	0	0	0
Cooktops (05-Sep-19)	0	12	8.3%	0	0	0	0	0	0
Ovens (05-Sep-19)	0	12	8.3%	0	0	0	0	0	0
Air Conditioner - Split Systems (09-Sep-19)	0	10	10.0%	0	0	0	0	0	0
Rangehoods (24-Sep-19)	0	12	8.3%	0	0	0	0	0	0
Washing Machines (24-Sep-19)	0	8	12.5%	0	0	0	0	0	0
Curtains (28-Oct-19)	0	6	16.7%	0	0	0	0	0	0
Blinds (29-Oct-19)	0	10	10.0%	0	0	0	0	0	0
Smoke Alarms (23-Dec-19)	0	6	16.7%	0	0	0	0	0	0
Light Fittings and Shades (25-Jul-20)	0	5	20.0%	0	0	0	0	0	0
Gardening watering installations (26-Oct-20)	0	5	20.0%	0	0	0	0	0	0
Hot Water Systems (07-Jun-21)	0	12	8.3%	0	0	0	0	0	0
Automatic Garage Door - Controls (08-Sep-22)	0	5	100.0%	0	0	0	0	0	0
Automatic Garage Door - Motors (08-Sep-22)	0	10	10.0%	0	0	0	0	0	0
Ceiling Fans (31-Jan-23)	0	5	20.0%	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total division 40 - plant	0			0	0	0	0	0	0
Division 43 - capital works allowance									
Total division 43 (Page 13)	27,951			1,513	1,511	1,508	1,508	1,508	20,403
Total depreciation	27,951			1,513	1,511	1,508	1,508	1,508	20,403

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## Grouped depreciation rates - diminishing value method

BMT Tax Depreciation has allocated each asset into a group based on their rate of depreciation. The following tables provide a summary of the total deductions available for each depreciation rate for both the diminishing value method and the prime cost method of depreciation. This may assist when entering depreciation into accounting software packages.

Basic rate (%)	Years				
	1-Jul-21 30-Jun-22 Year 16 (\$)	1-Jul-22 30-Jun-23 Year 17 (\$)	1-Jul-23 30-Jun-24 Year 18 (\$)	1-Jul-24 30-Jun-25 Year 19 (\$)	1-Jul-25 30-Jun-26 Year 20 (\$)
2.5	1,368	1,496	1,513	1,513	1,513
16.67	399	333	277	231	193
18.75	0	219	0	0	0
20	561	448	359	287	230
37.5	905	563	710	445	276
100	0	176	0	0	0
<b>Total</b>	<b>3,233</b>	<b>3,235</b>	<b>2,859</b>	<b>2,476</b>	<b>2,212</b>

Basic rate (%)	Years				
	1-Jul-26 30-Jun-27 Year 21 (\$)	1-Jul-27 30-Jun-28 Year 22 (\$)	1-Jul-28 30-Jun-29 Year 23 (\$)	1-Jul-29 30-Jun-30 Year 24 (\$)	1-Jul-30 30-Jun-31 Year 25 (\$)
2.5	1,513	1,513	1,513	1,513	1,513
16.67	0	0	0	0	0
18.75	0	0	0	0	0
20	0	0	0	0	0
37.5	880	550	344	214	133
100	0	0	0	0	0
<b>Total</b>	<b>2,393</b>	<b>2,063</b>	<b>1,857</b>	<b>1,727</b>	<b>1,646</b>

Grouped depreciation rates - prime cost method

Basic rate (%)	Years				
	1-Jul-21 30-Jun-22 Year 16 (\$)	1-Jul-22 30-Jun-23 Year 17 (\$)	1-Jul-23 30-Jun-24 Year 18 (\$)	1-Jul-24 30-Jun-25 Year 19 (\$)	1-Jul-25 30-Jun-26 Year 20 (\$)
2.5	1,368	1,496	1,513	1,513	1,513
8.33	356	356	356	356	356
10	513	566	579	579	579
12.5	26	26	26	26	26
16.67	37	37	37	37	16
20	36	78	138	138	107
33.33	29	4	0	0	0
100	0	176	0	0	0
<b>Total</b>	<b>2,365</b>	<b>2,739</b>	<b>2,649</b>	<b>2,649</b>	<b>2,597</b>

Basic rate (%)	Years				
	1-Jul-26 30-Jun-27 Year 21 (\$)	1-Jul-27 30-Jun-28 Year 22 (\$)	1-Jul-28 30-Jun-29 Year 23 (\$)	1-Jul-29 30-Jun-30 Year 24 (\$)	1-Jul-30 30-Jun-31 Year 25 (\$)
2.5	1,513	1,513	1,513	1,513	1,513
8.33	356	356	356	356	356
10	579	579	579	177	66
12.5	26	2	0	0	0
16.67	0	0	0	0	0
20	102	62	0	0	0
33.33	0	0	0	0	0
100	0	0	0	0	0
<b>Total</b>	<b>2,576</b>	<b>2,512</b>	<b>2,448</b>	<b>2,046</b>	<b>1,935</b>

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 8

## Glossary of terms

### **Building first use**

Refers to a new property which has not been previously used. Capital works deductions can be claimed for forty years from the construction completion date. When a purchaser becomes the first owner of a brand new investment property, they are entitled to claim both the capital works deduction and depreciation of plant and equipment assets as long as they own the property and it is being used to produce income for a taxable purpose.

### **Building cost index**

The building cost index is a statistical based method of measuring building price movements over time. It is a composite index with weighted factors on an industry-wide basis.

### **Division 40 - plant and equipment**

Division 40 refers to the plant and equipment assets contained within the property. These assets are deemed to be mechanical or easily removed from the property as opposed to items that are permanently fixed to the structure of the building. These are assets which are also listed as recognised plant and equipment assets by the ATO. Unlike deductions available for division 43, depreciation of plant and equipment is not limited by its age. It is the condition and quality of each item as well as the individual effective life of the asset as set by the ATO which contributes to the depreciable amount. Examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

For an easy way to search for all depreciable plant and equipment assets in residential properties download our app BMT Resi Rates. Alternatively, to search for plant and equipment assets in other property types download our app BMT Rate Finder. Both of these apps are available free of charge in the App Store™ and Google Play™.

### **Division 43**

Division 43 refers to a deduction available for the structural element of a building and assets that are fixed to the building. This is commonly referred to as a capital works deduction. A deduction can be claimed for the building, structural improvements and fixed assets of a property at a rate of either 2.5% or 4% each year depending on the classification of the property's use and the property's construction commencement date.

Current ATO legislation states that a property owner is eligible to claim a deduction for the division 43 on income producing properties that commenced construction after the 15th of September 1987 and the present time. The capital works deduction can only be claimed for a maximum of forty years after the construction completion date. Examples of assets that will qualify for division 43 include walls, roof, tiles, built in robes, cabinets, fixed bathroom fittings and vanities.

Property owners may also be able to claim building write-off for renovations that have been completed to a property, even if these renovations were completed by a previous owner of the property.

## Diminishing value method

The diminishing value method is one of two methods used to claim depreciation for plant and equipment assets. Under the diminishing value method the decline in value is calculated using the asset's base value. The base value of an asset is, broadly, its cost plus any costs incurred on the asset since you first held it less the decline in value of the asset up to the end of the prior year.

The formulas for the diminishing value method are:

Diminishing value method				
For depreciating assets you started to hold on or after 10th May 2006				
Base value*	X	Days held ----- 365	X	200% ----- asset's effective life
For depreciating assets you started to hold prior to 10th May 2006				
Base value*	X	Days held ----- 365	X	150% ----- asset's effective life

\* For the income year in which an asset is first used or installed ready for use for any purpose, the **base value** is the asset's cost. For a later income year, the base value is the asset's opening adjustable value plus any amounts included in the asset's second element of cost for that year.

This method assumes that the decline in value each year is a constant proportion of the amount not yet written off and produces a progressively smaller decline in value over time.

This method results in a higher rate of depreciation deductions in the first five to ten years of owning the property.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended that the property owner consult with an Accountant or a Financial Adviser for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

## Effective life

The effective life of depreciable assets is set by the Tax Commissioner and is used to show how long an asset is likely to last and be effective. Legislation in place at the time this schedule is completed provides an effective life for each individual asset claimable as plant and equipment. The value of depreciation is determined based upon this effective life.

## Immediate write-off

Individual assets which cost \$300 or less can usually be written off as an immediate deduction in the year of their acquisition. This means an investor can claim 100% of the value of an asset in the same financial year as its purchase so long as the asset meets certain criteria as set by the ATO.

To be eligible for the immediate write-off, an asset must be used for the purpose of producing assessable income that was not income from carrying out a business. The asset also cannot be part of a set of assets acquired in the income year that together cost more than \$300. The cost of individual assets that have been acquired after the 1 July 2001 that are the same asset type (or are considered to be identical or substantially identical in accordance with ATO legislation) must be added together when applying the \$300 threshold. If their combined total cost is more than \$300, they cannot be written off in the year of purchase (unless there are multiple owners and their interest in the asset is less than \$300). Alternatively, you may be able to allocate the asset to a low-value pool.

### **Low-value pooling**

From 1 July 2000, an optional low-value pooling arrangement for plant was introduced. This applied to certain plant and equipment costing less than \$1,000 or having an undeducted cost of less than \$1,000.

Under Uniform Capital Allowance (UCA) rules, you can allocate low-cost assets and low value assets to a low-value pool.

You work out the decline in value of an asset you hold jointly with others based on the cost of your interest in the asset. This means if you hold an asset jointly and the cost of your interest in the asset or the opening adjustable value of your interest is less than \$1,000, you can allocate your interest in the asset to your low-value pool. Once you choose to create a low-value pool and allocate a low-cost asset to it, you must pool all other low-cost assets you start to hold in that income year and in later income years. However, this rule does not apply to low-value assets. You can decide whether to allocate low-value assets to the pool on an asset-by-asset basis.

Assets which are placed into a low-value pool are able to be claimed by the property owner at an accelerated rate of 18.75% in the year of purchase and 37.5% every year thereafter.

### **Low-cost assets**

A low-cost asset is a depreciable asset that has an opening value of less than \$1,000 in the year of acquisition.

### **Low-value assets**

A low-value asset is a depreciable asset that has a written down value of less than \$1,000. That is, the value of the asset may have been greater than \$1,000 in the year of acquisition however the value remaining after a previous year's depreciation deduction is less than \$1,000.

### **Non-depreciable components**

Examples of non-depreciable components include land value, market premiums, rates, taxes, holding costs and assets which have not been deemed to be depreciable according to current legislation, for example soft landscaping.

## Preliminaries

Construction preliminaries refers to the associated expenses or costs that contractors incur in the completion of a project, for example a site office or temporary fencing, rather than the actual materials and fees used during construction such as bricks and mortar and labour costs.

## Prime cost method

The prime cost method is one of two methods used to claim depreciation for plant and equipment. Under the prime cost method the decline in value is generally calculated as a constant percentage of the asset's cost and reflects a uniform decline in value over time. The formula is:

Prime cost method				
Asset's cost	X	Days held ----- 365	X	100% ----- asset's effective life

\* The cost of an asset includes both the amount you pay for it as well as any additional amounts you spend on transporting it and installing it. Cost also includes amounts you spend on improving the asset.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended that the property owner consult with an Accountant or a Financial Adviser for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

## Pro-rata calculations

Pro-rata calculations are used to show a portion of a total quantity. When an investment property is rented partway through a year, capital works deductions and plant and equipment depreciation deductions are required to be based on a pro-rata calculation of the time that the property (or asset acquired and installed within the property) was income producing.

## Substantial renovations

Substantial renovations of a building is defined under Section 195-1 of the GST Act as renovations in which all, or substantially all, of a building is removed or replaced. However, the renovations need not involve removal or replacement of foundations, external walls, interior supporting walls, floors, roof or staircases.

## Split schedule

Ownership structures influence how depreciation deductions are calculated. Properties with multiple owners can create a complex tax situation. A BMT Tax Depreciation Schedule makes the process easier for Accountants by splitting depreciation deductions to ensure the owners' claims are maximised. BMT Tax Depreciation can take into account any number of owners and ownership percentages from two owners at 60:40 or even four owners at 70:15:10:5.

## Disclaimer

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