



Property Depreciation Schedule

Typical 2 BR High Rise Unit Canberra

Prepared for

Fred & Julie Smith

9 October 2020

www.writeitoff.com.au

WRITE IT OFF

property depreciation specialists

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Dear Fred & Julie

Thank you for choosing 'Write It Off' to prepare your property depreciation schedule for your investment property at Canberra. Attached is the completed report.

Write It Off Pty Ltd operate across Australia and are equipped to provide you with a complete property depreciation schedule through staff qualified as Quantity Surveyors and experienced in the building trade. We are not qualified to give professional advice on matters relating to taxation claims and returns. We are, however, qualified to advise on values of plant and equipment and building costs*. For specialised advice regarding your particular claim for depreciation, we suggest you consult a registered tax agent.

This depreciation report and the enclosed taxation depreciation schedules are for the use only of the party to whom it is addressed and for no other purpose without the written consent of 'Write It Off'. No responsibility is accepted for any third party who may use or rely on the whole or any part of the contents of this report.

If you own further residential investment properties and would like to discuss the potential for a claim please contact us.

We thank you once more for choosing 'Write It Off' and look forward to working with you again when you next invest.

Yours sincerely,



Steve Wynn
Director
Tax Agent 25157909

Paul McArd BSc (Hons)
LLM MAIQS MCI Arb AIAMA
Quantity Surveyor

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Introduction

The following property depreciation schedule for the property at 111 Mary St BACKWATER was prepared following instructions from the owner(s).

This assessment is based on the Income Tax Assessment Act (ITAA) 1997. The following allowances have been evaluated:

- ❑ Capital works deductions on existing structure and structural improvements in accordance with Division 43 of the ITAA 1997
- ❑ Capital allowances for expenditure on plant in accordance with Division 40 of the ITAA 1997.

Please note the following important information regarding the preparation and use of information contained in this report:

- As the owner of an income-producing asset you can write off certain kinds of capital expenditure as deductions. Depending on the kind of expenditure, you can do this either immediately, or over a period of years. This deduction is called a capital allowance.
- This report is based on legislation in effect at the time the asset was acquired and the date this report was produced. The report is based on interpretation of the ITAA 1997, tax cases and tax rulings and our understanding of the intentions of the Commissioner of Taxation.
- This report quantifies the capital allowances available to the taxpayer from the date the property was first available for rent and for the following 40 financial years. Information provided in this report will allow the taxpayer to complete the ATO requirements for claiming depreciation on property in terms of the annual adjustments to the low value pool.
- Under Division 40 of the ITAA 1997, a taxpayer has to choose between the Diminishing Value method and the Prime Cost method of calculating the decline in value of an item of plant. This report provides schedules for both options and incorporates a Low Value pool.
- It is not possible to change between the Diminishing Value and Prime Cost methods once one method has been elected.
- This schedule assumes that the owner of the property is not a small business taxpayer.

Property Ownership – Jointly Held Assets

When more than one individual holds a depreciating asset, **each holder is entitled to a deduction for the decline in value of the asset based on their interest in the asset** and not the cost of the asset itself.

Thus, if, after apportionment of cost, an individual's interest in an asset is less than \$1000, the asset may be allocated to a low value pool. Similarly, if that interest is valued at less than \$300, there may be an entitlement for an immediate deduction for that individual's interest.

The following depreciation schedules have been adjusted to reflect Teodora Gava as the owner/s of this property. The depreciation amounts reflect the total depreciation for all owners of the property taking into account the above individual thresholds. The calculations assume the property is held as 'Joint Tenants' and the depreciation totals need to be divided by the **number of owners (2) to reflect their individual portion** of depreciation.

Tenants in Common

In the case of tenants in common, individual spreadsheets have been supplied to reflect the owner's apportionment of ownership.

Fundamentals

The property at BACKWATER was inspected and a detailed analysis was completed. This analysis included identification, measurement and establishment of use of plant and structure.

This report is based on the information available to Write It Off at the time of preparation and has been prepared on the understanding that the taxpayer owns all items of plant listed in the schedules. In the case that depreciable items listed in this schedule are disposed of or should additional items be added, please contact Write It Off.

The preparation of these schedules has been based on the following:

- Date of Settlement: 1 December 2020
- Date the property was available for rent: 1 December 2020

As your property was available for rent from 26-Oct-15, depreciation values for the first financial year calculations will be based on a year consisting of 248 days.

If there is a difference between the dates you purchased the property and first made it available for rent then the assets are treated as follows:

- Assets are valued at the date you first purchased the property. ie: **Base Value**
- Decline in the value of the asset is calculated to determine the **Opening Value** which is the date in which you first make the property available for rent.

In the case of Diminishing Value Method, provisions in the tax laws are utilised to slow the decline in value until the asset is available for rent. Then, the assets that are eligible are always transferred to the LVP.

Common Property

Common Property is defined in ATO ID 2003/229 as 'that part of a strata plan not comprised in any owner's lot and includes both fixed and moveable property and facilities intended for common use. The common property may include depreciating assets and buildings and other structures'.

The enclosed depreciation schedule incorporates any depreciable amount attributable to construction of common property within the figure represented as Construction Cost.

Division 40 – Plant & Equipment

These schedules have been prepared on the advice that there were no specific values ascribed to items of plant. Where costs of specific items of plant are available these values have been utilized.

Effective Lives

The effective life of a depreciating asset is the length of time it can be used for the purpose of producing assessable income. This calculation of effective life takes into regard the following:

- ❑ wear and tear reasonably expected from the circumstances of use
- ❑ reasonable levels of maintenance
- ❑ the period within which it is likely to be scrapped, sold for no more than scrap value or abandoned.

It is appropriate that a taxpayer's estimate of effective life accurately reflects the age and condition of the plant when acquired. As such, a number of items of plant listed in the attached schedules have been attributed effective lives following the guidelines of Section 40-110 of the ITAA 1997. These calculations of effective life are based either on the items of plant being 'used' prior to being utilized in an income producing capacity or the rigorous use of the item in that capacity.

In the case that an item of plant is purchased new for installation and use at the subject property, we adopt the Taxation Commissioner's determination of effective life for that asset.

The effective life of plant acquired after 21 September 1999 will be able to be calculated afresh in a later income year if circumstances have arisen that make an earlier estimate no longer accurate.

Immediate Deductions

Broadly speaking, an immediate deduction is available for assets that cost \$300 or less. Entitlement to this deduction is based on a number of criteria, including but not limited to:

- ⊗ The asset must be used mainly for the purpose of producing assessable income
- ⊗ The asset is not part of a set of assets you start to hold in the income year that costs more than \$300.

Low Value Pooling

The ITAA 1997 states that articles of plant and equipment that were acquired after 1 July 2000 with a cost or value of less than \$1000 can be depreciated using a low value pool. Each asset within the pool attracts a rate of decline in value of 18.75% for the first year (or part thereof) and 37.5% for each subsequent year. This pool utilizes only the Diminishing Value method of calculating the decline in value.

Diminishing Value Percentage

The Federal Budget handed down by the Australian Federal Government on 10 May 2006 made the following change to legislation affecting depreciation:

For all eligible assets acquired on or after 10 May 2006 the Diminishing Value Rate of calculating the decline in value of an asset is increase from 150 percent to 200 percent of the Prime Cost Rate.

The attached Write It Off Depreciation Schedule will reflect this legislation for all eligible assets.

Changes to the treatment of P & E under Housing Tax Integrity Bill 2017

Announced in the May 2017 federal budget and passed through parliament on 15 November 2017 are changes to the treatment of how certain Plant & Equipment is eligible for depreciation. Second hand properties contracted to be purchased after 9 May 2017 or used as a principal place of residence prior to 1 July 2017 may not qualify for depreciation of all Plant & Equipment and restrictions now apply. If your property falls under this new tax depreciation change then your report will contain 2 separate schedules:

1. Your Depreciation Schedule containing all eligible assets available for depreciation over the life of the assets to be used as an expense against your rental property.
2. An additional Capital Loss Schedule identifying the depreciation claim you would have been entitled to under the old rules. This will highlight the decline in value of assets that fall under this 15 November 2017 law. The additional schedule will assist you in calculating potential Capital Gains Tax under a future CGT event.

Division 43 – Capital Works

A capital allowance deduction for the cost of construction of an income-producing asset may be available under Division 43 of the ITAA. Eligibility for this deduction relies on the date the footings were laid, the type of construction and date of any improvements to the structure as follows:

Construction Type	Construction Footings Date	Capital Works Deduction Rate (% p.a.)
Residential Accommodation	18 July 1985 – 15 September 1987	4%
	16 September 1987 – Current	2.5%
Structural Improvements	27 February 1992 – Current	2.5%
Non- Residential Buildings		
- Industrial	27 February 1992 – Current	4%
- Non-Industrial	16 September 1987 – Current	2.5%
	22 August 1984 – 15 September 1987	4%
	20 July 1982 – 21 August 1984	2.5%

The allowances are calculated from the historical cost of construction using estimates of the historical construction cost as set out in Taxation Ruling 97/25.

The following data provides the basis of the calculation of the building depreciation.

Construction Type	Completion Date	Div 43 Eligibility	Construction Value	Capital Works Deduction Rate (% p.a.)
Original Construction	1 December 2020	Y	\$411,355	2.5%

Taxation legislation is subject to amendment and re-interpretation. We recommend that you obtain the opinion of your Accountant or Tax Agent on those aspects of the report that deal with definition of depreciable items and the rates used in calculating their decline in value.

PROPERTY DEPRECIATION SCHEDULE

Prime Cost Method

Depreciation Schedule for:
Example Depreciation - 2 B/R High Rise City Unit

PRIME COST METHOD

Depreciable Items	Purchase/ Market Value \$	Purchase/ Market Value Date	Purchase Market/Value Based on % o'ship	Opening Value as at OWDV 01-Jul-20	Opening Value as at Rent Date 1-Dec-20	Effective Life (years)	Prime Cost Rate	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	
Plant & Articles																	
Assets (General)																	
Air Conditioner / Heater <small>(Note Ducted Systems exclude Ductwork)</small>																	
- Ducted R/C	7208	01-Dec-20	7208	0	7208	20	5.00%	209	360	360	360	360	360	360	360	360	360
Door Closers	413	01-Dec-20	413	0	413	10	100.00%	413	-	-	-	-	-	-	-	-	-
Door Stops	124	01-Dec-20	124	0	124	10	100.00%	124	-	-	-	-	-	-	-	-	-
Exhaust Fans	2064	01-Dec-20	2064	0	2064	10	10.00%	120	206	206	206	206	206	206	206	206	206
Fire Alarms	227	01-Dec-20	227	0	227	6	100.00%	227	-	-	-	-	-	-	-	-	-
General lighting units / fittings	120	01-Dec-20	120	0	120	5	100.00%	120	-	-	-	-	-	-	-	-	-
Hot water services																	
- Common Property	1276	01-Dec-20	1276	0	1276	12	8.33%	62	106	106	106	106	106	106	106	106	106
Unit Intercom System	1031	01-Dec-20	1031	0	1031	10	10.00%	60	103	103	103	103	103	103	103	103	103
NBN Box	720	01-Dec-20	720	0	720	10	10.00%	42	72	72	72	72	72	72	72	72	72
Flooring																	
Carpet	2965	01-Dec-20	2965	0	2965	12	8.33%	172	297	297	297	297	297	297	297	297	297
Floating Timber	3598	01-Dec-20	3598	0	3598	12	8.33%	139	240	240	240	240	240	240	240	240	240
Kitchen Assets																	
Dishwasher	1649	01-Dec-20	1649	0	1649	10	8.33%	96	165	165	165	165	165	165	165	165	165
Cooktop	2598	01-Dec-20	2598	0	2598	12	8.33%	96	216	216	216	216	216	216	216	216	216
Oven	1992	01-Dec-20	1992	0	1992	12	8.33%	96	166	166	166	166	166	166	166	166	166
Range hood	498	01-Dec-20	498	0	498	12	100.00%	498	-	-	-	-	-	-	-	-	-
Refrigerator	1599	01-Dec-20	1599	0	1599	12	8.33%	77	133	133	133	133	133	133	133	133	133

Example Depreciation Report.
 Not to be used for taxation purposes

Depreciation Schedule for:
Example Depreciation - 2 B/R High Rise City Unit

PRIME COST METHOD

Depreciable Items	Purchase/ Market Value \$	Purchase/ Market Value Date	Purchase Market/Value Based on % o'ship	Opening Value as at OWDV 01-Jul-20	Opening Value as at Rent Date 1-Dec-20	Effective Life (years)	Prime Cost Rate	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029
Capital Works																
Construction Cost	411,355	01-Dec-20	411,355	0	411,355	40	2.50%	5,973	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284
Sub total	411,355				411,355			5,973	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284
Total	462,776				462,776			12,327	13,862	13,862	13,862	13,862	13,862	13,862	13,797	13,750

Depreciable Items	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045
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Capital Works																
Construction Cost	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284
Sub total	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284

Total	13,750	12,706	11,952	11,591	11,330	11,330	11,191	11,090	11,090	11,090	11,090	10,698	10,414	10,414	10,414	10,414
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DEPRECIATION SUMMARY

Investment **Example Depreciation - 2 B/R High Rise City Unit**
 Property
 Address:

DEPRECIATION METHOD: PRIME COST

	Financial Year	Plant & Articles	Low Value Pool	Capital Works	Total
1	2021	\$6,354	\$0	\$5,973	\$12,327
2	2022	\$3,579	\$0	\$10,284	\$13,862
3	2023	\$3,579	\$0	\$10,284	\$13,862
4	2024	\$3,579	\$0	\$10,284	\$13,862
5	2025	\$3,579	\$0	\$10,284	\$13,862
6	2026	\$3,579	\$0	\$10,284	\$13,862
7	2027	\$3,513	\$0	\$10,284	\$13,797
8	2028	\$3,466	\$0	\$10,284	\$13,750
9	2029	\$3,466	\$0	\$10,284	\$13,750
10	2030	\$3,466	\$0	\$10,284	\$13,750
11	2031	\$2,422	\$0	\$10,284	\$12,706
12	2032	\$1,668	\$0	\$10,284	\$11,952
13	2033	\$1,307	\$0	\$10,284	\$11,591
14	2034	\$1,046	\$0	\$10,284	\$11,330
15	2035	\$1,046	\$0	\$10,284	\$11,330
16	2036	\$907	\$0	\$10,284	\$11,191
17	2037	\$806	\$0	\$10,284	\$11,090
18	2038	\$806	\$0	\$10,284	\$11,090
19	2039	\$806	\$0	\$10,284	\$11,090
20	2040	\$806	\$0	\$10,284	\$11,090
21	2041	\$414	\$0	\$10,284	\$10,698
22	2042	\$130	\$0	\$10,284	\$10,414
23	2043	\$130	\$0	\$10,284	\$10,414
24	2044	\$130	\$0	\$10,284	\$10,414
25	2045	\$130	\$0	\$10,284	\$10,414
26	2046	\$130	\$0	\$10,284	\$10,414
27	2047	\$130	\$0	\$10,284	\$10,414
28	2048	\$130	\$0	\$10,284	\$10,414
29	2049	\$130	\$0	\$10,284	\$10,414
30	2050	\$130	\$0	\$10,284	\$10,414
31	2051	\$55	\$0	\$10,284	\$10,338
32	2052	\$0	\$0	\$10,284	\$10,284
33	2053	\$0	\$0	\$10,284	\$10,284
34	2054	\$0	\$0	\$10,284	\$10,284
35	2055	\$0	\$0	\$10,284	\$10,284
36	2056	\$0	\$0	\$10,284	\$10,284
37	2057	\$0	\$0	\$10,284	\$10,284
38	2058	\$0	\$0	\$10,284	\$10,284
39	2059	\$0	\$0	\$10,284	\$10,284
40	2060	\$0	\$0	\$10,284	\$10,284
	Residual	\$0	\$0	\$4,311	\$4,311

PROPERTY DEPRECIATION SCHEDULE
Diminishing Value Method

Depreciation Schedule for:
Example Depreciation - 2 B/R High Rise City Unit

DIMINISHING VALUE METHOD

Depreciable Items	Purchase/ Market Value \$	Purchase/ Market Value Date	Purchase Market/Value Based on % o'ship	Opening Value as at OWDV 01-Jul-20	Opening Value as at Rent Date 1-Dec-20	Effective Life (years)	Dim Cost Rate	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	
Plant & Articles																	
Assets (General)																	
Air Conditioner / Heater <small>(Note Ducted Systems exclude Ductwork)</small>																	
- Ducted R/C	7208	01-Dec-20	7208	0	7208	20	10.00%	419	679	611	550	495	445	401	361	325	
Door Closers	413	01-Dec-20	413	0	413	10	100.00%	413	-	-	-	-	-	-	-	-	
Door Stops	124	01-Dec-20	124	0	124	10	100.00%	124	-	-	-	-	-	-	-	-	
Exhaust Fans	2064	01-Dec-20	2064	0	2064	10	20.00%	240	LVP	-	-	-	-	-	-	-	
Fire Alarms	227	01-Dec-20	227	0	227	6	100.00%	227	-	-	-	-	-	-	-	-	
General lighting units / fittings	120	01-Dec-20	120	0	120	5	100.00%	120	-	-	-	-	-	-	-	-	
Hot water services																	
- Common Property	1276	01-Dec-20	1276	0	1276	12	18.75%	LVP	-	-	-	-	-	-	-	-	
Unit Intercom System	1031	01-Dec-20	1031	0	1031	10	18.75%	LVP	-	-	-	-	-	-	-	-	
NBN Box	720	01-Dec-20	720	0	720	10	18.75%	LVP	-	-	-	-	-	-	-	-	
Flooring																	
Carpet	2965	01-Dec-20	2965	0	2965	10	10.00%	344	524	419	LVP	-	-	-	-	-	
Floating Timber	3598	01-Dec-20	3598	0	3598	10	10.00%	279	443	384	332	288	LVP	-	-	-	
Kitchen Assets																	
Dishwasher	1649	01-Dec-20	1649	0	1649	10	10.00%	-	-	-	-	-	-	-	-	-	
Cooktop	2598	01-Dec-20	2598	0	2598	12	10.00%	-	391	LVP	-	-	-	-	-	-	
Oven	1992	01-Dec-20	1992	0	1992	12	18.75%	-	-	-	-	-	-	-	-	-	
Range hood	498	01-Dec-20	498	0	498	12	100.00%	498	-	-	-	-	-	-	-	-	
Refrigerator	1599	01-Dec-20	1599	0	1599	12	18.75%	LVP	-	-	-	-	-	-	-	-	

Example Depreciation Report.
 Not to be used for taxation purposes

Depreciation Schedule for:
Example Depreciation - 2 B/R High Rise City Unit

DIMINISHING VALUE METHOD

Depreciable Items	Purchase/ Market Value \$	Purchase/ Market Value Date	Purchase Market/Value Based on % o'ship	Opening Value as at OWDV 01-Jul-20	Opening Value as at Rent Date 1-Dec-20	Effective Life (years)	Dim Cost Rate	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029
- Stair Pressurisation System	268	01-Dec-20	268	0	268	20	100.00%	268	-	-	-	-	-	-	-	-
- Sprinklers	4582	01-Dec-20	4582	0	4582	20	10.00%	266	432	388	350	315	283	255	229	206
Flooring																
- Carpet	987	01-Dec-20	987	0	987	10	18.75%	LVP	-	-	-	-	-	-	-	-
General lighting units / fittings	233	01-Dec-20	233	0	233	5	100.00%	233	-	-	-	-	-	-	-	-
Gym Assets																
- Cardiovascular	62	01-Dec-20	62	0	62	5	100.00%	62	-	-	-	-	-	-	-	-
- Resistance	20	01-Dec-20	20	0	20	10	100.00%	20	-	-	-	-	-	-	-	-
MATV System	533	01-Dec-20	533	0	533	10	100.00%	533	-	-	-	-	-	-	-	-
Proximity Card Reader	293	01-Dec-20	293	0	293	7	100.00%	293	-	-	-	-	-	-	-	-
Sauna Heaters	29	01-Dec-20	29	0	29	15	100.00%	29	-	-	-	-	-	-	-	-
Sub total	51,420			-	51,420			6,865	3,692	2,815	2,073	1,800	919	833	756	686
Low Value Pool Depreciation																
Low Value Pool (First Year)								2,759	-	-	-	-	-	-	-	-
Low Value Pool (Other Years)								-	5,168	3,963	3,106	1,941	2,663	1,665	1,040	650
Sub total								2,759	5,168	3,963	3,106	1,941	2,663	1,665	1,040	650
Low Value Pool Balances before LVP rates applied																
First Year								14,716	-	-	-	-	-	-	-	-
Other Years								-	13,780	10,568	8,282	5,177	7,102	4,439	2,774	1,734

Depreciation Schedule for:
Example Depreciation - 2 B/R High Rise City Unit

DIMINISHING VALUE METHOD

Depreciable Items	Purchase/ Market Value \$	Purchase/ Market Value Date	Purchase Market/Value Based on % o'ship	Opening Value as at OWDV 01-Jul-20	Opening Value as at Rent Date 1-Dec-20	Effective Life (years)	Dim Cost Rate	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029
Capital Works																
Construction Cost	411,355	01-Dec-20	411,355	0	411,355	40	2.50%	5,973	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284
Sub total	411,355				411,355			5,973	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284
Total	462,776				462,776			15,598	19,144	17,062	15,463	14,025	13,866	12,781	12,080	11,620

Depreciable Items	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045
- Stair Pressurisation System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Sprinklers	LVP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flooring																
- Carpet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General lighting units / fittings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gym Assets																
- Cardiovascular	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Resistance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MATV System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proximity Card Reader	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sauna Heaters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub total	436	398	237	213	-	-	-	-	-	-	-	-	-	-	-	-

Low Value Pool Depreciation																
Low Value Pool (First Year)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low Value Pool (Other Years)	1,103	689	1,137	711	1,163	727	454	284	178	111	69	43	27	17	11	7
Sub total	1,103	689	1,137	711	1,163	727	454	284	178	111	69	43	27	17	11	7

Low Value Pool Balances before																
First Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Years	2,942	1,838	3,033	1,896	3,102	1,939	1,212	757	473	296	185	116	72	45	28	18

Depreciable Items	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045
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Capital Works																
Construction Cost	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284
Sub total	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284	10,284

Total	11,823	11,371	11,658	11,208	11,447	11,011	10,738	10,568	10,461	10,395	10,353	10,327	10,311	10,301	10,294	10,290
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DEPRECIATION SUMMARY

Investment **Example Depreciation - 2 B/R High Rise City Unit**
 Property
 Address:

DEPRECIATION METHOD: DIMINISHING VALUE

Financial Year	Plant & Articles	Low Value Pool	Capital Works	Total
1 2021	\$6,865	\$2,759	\$5,973	\$15,598
2 2022	\$3,692	\$5,168	\$10,284	\$19,144
3 2023	\$2,815	\$3,963	\$10,284	\$17,062
4 2024	\$2,073	\$3,106	\$10,284	\$15,463
5 2025	\$1,800	\$1,941	\$10,284	\$14,025
6 2026	\$919	\$2,663	\$10,284	\$13,866
7 2027	\$833	\$1,665	\$10,284	\$12,781
8 2028	\$756	\$1,040	\$10,284	\$12,080
9 2029	\$686	\$650	\$10,284	\$11,620
10 2030	\$436	\$1,103	\$10,284	\$11,823
11 2031	\$398	\$689	\$10,284	\$11,371
12 2032	\$237	\$1,137	\$10,284	\$11,658
13 2033	\$213	\$711	\$10,284	\$11,208
14 2034	\$0	\$1,163	\$10,284	\$11,447
15 2035	\$0	\$727	\$10,284	\$11,011
16 2036	\$0	\$454	\$10,284	\$10,738
17 2037	\$0	\$284	\$10,284	\$10,568
18 2038	\$0	\$178	\$10,284	\$10,461
19 2039	\$0	\$111	\$10,284	\$10,395
20 2040	\$0	\$69	\$10,284	\$10,353
21 2041	\$0	\$43	\$10,284	\$10,327
22 2042	\$0	\$27	\$10,284	\$10,311
23 2043	\$0	\$17	\$10,284	\$10,301
24 2044	\$0	\$11	\$10,284	\$10,294
25 2045	\$0	\$7	\$10,284	\$10,290
26 2046	\$0	\$4	\$10,284	\$10,288
27 2047	\$0	\$3	\$10,284	\$10,286
28 2048	\$0	\$2	\$10,284	\$10,285
29 2049	\$0	\$1	\$10,284	\$10,285
30 2050	\$0	\$1	\$10,284	\$10,285
31 2051	\$0	\$0	\$10,284	\$10,284
32 2052	\$0	\$0	\$10,284	\$10,284
33 2053	\$0	\$0	\$10,284	\$10,284
34 2054	\$0	\$0	\$10,284	\$10,284
35 2055	\$0	\$0	\$10,284	\$10,284
36 2056	\$0	\$0	\$10,284	\$10,284
37 2057	\$0	\$0	\$10,284	\$10,284
38 2058	\$0	\$0	\$10,284	\$10,284
39 2059	\$0	\$0	\$10,284	\$10,284
40 2060	\$0	\$0	\$10,284	\$10,284
Residual	\$0	\$0	\$4,311	\$4,311