

A blurred background image showing three business professionals in a meeting. In the foreground, there is a laptop, a pen, and several documents with charts and graphs. A red and yellow geometric shape is overlaid at the bottom left of the image.

# The Property Depreciation Experts

## Sample Depreciation Report - Renovated Property Built Prior to 1987



**Washington Brown**

THE PROPERTY DEPRECIATION EXPERTS



09-Dec-22

J. Smith  
Delivered via E-mail  
FILE NO:127462-PRE

Dear John,

**123 Sample Street, Sydney NSW**

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

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

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

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

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

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



The year-end summary pages of this Schedule contain essential information that summarises the amount you can claim annually.

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

Regards,

*Washington Brown Depreciation Pty Ltd*

**Washington Brown Depreciation Pty Ltd**

Registered Tax Agent 26956002

# Thanks for choosing Washington Brown



## Powered by process

Consistency comes down to process. It's not sexy but it's what gets the job done right every time. That's why we've built our offering around TAXMAX500™—our digitally powered quality assurance process that evaluates every single property across over 500 variables. Constantly updated as ATO policies change, it ensures our more than 20 years of property depreciation expertise is put to work for every one of our clients. It's how we can guarantee maximum depreciation every time—and if you're in our game, that's really sexy.



## Global made local

Australians with investment properties overseas usually have much more complex tax structures. So if that's you, then it makes sense to choose the only property depreciation consultants in Australia with a global network—having worked across 22 countries on five continents and growing. That gives us the ability to inspect and calculate costs overseas, which means maximum returns on your overseas investments within the Australian taxation system. And that's a difference that makes those complex structures a lot simpler—and a lot more lucrative.



## Award-winning

It's not vanity that makes us call ourselves depreciation consultants instead of quantity surveyors. It's because we truly offer so much more. That's not hot air either—we're the only multi award-winning Quantity Surveyor in Australia, including the Smart Property Investor Quantity Surveyor of the year 2015. It's why we're trusted to provide the estimates for industry leaders like RP Data/Core Logic, Meriton Apartments, Finbar International and Knight Frank. So if you're unsure, don't take our word for it, take theirs.



## Upside only

It's usually not easy understanding the value in property depreciation schedules—but that's what we've achieved by simply taking risk off the table. Our unique 'Washington Brown - Return on Investment Screening' process asks the questions that matter up front, ensuring we'll deliver a minimum of twice our fee in deductions within the first 12 months after settlement, or the report is free. Coupled with the fact our depreciation schedules are for up to 40 years, compared with as little as five from some competitors, and it's clear that with Washington Brown there really is only upside.



## Depreciation Schedule Fact Sheet



### WHAT IS A BUILDING DEPRECIATION SCHEDULE?

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



### WHAT HAS THE REPORT BEEN BASED UPON?

We have based our assessment upon the information provided, together with data obtained through additional resources and further research. Sources include Washington Brown's extensive property database, third-party property databases, government portals, aerial and satellite imagery, historical photography, and, where necessary, a property inspection. An analysis of this information forms the basis of our estimate of the probable construction costs.



### WHAT IS THIS REPORT USED FOR?

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



### WHAT IS A DEPRECIATING ASSET?

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

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

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



## WHAT IS THE DIMINISHING VALUE METHOD OF DEPRECIATION?

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



## WHAT IS THE PRIME COST METHOD OF DEPRECIATION?

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



## WHAT IS THE BUILDING OR CAPITAL WORKS ALLOWANCE?

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



## WHAT IS EFFECTIVE LIFE?

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



## WHEN DOES THE \$300 IMMEDIATE WRITE OFF APPLY?

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



## WHAT IS A LOW VALUE POOL ITEM?

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



## WHAT ARE DESIGN AND PROFESSIONAL FEES?

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



## WHAT ARE BUILDER'S PRELIMINARIES?

These costs relate to items such as scaffolding, overheads, handling fees, insurances and other costs.



## WHAT ARE OWNER INCLUSIONS?

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



## WHAT IF I CO-OWN MY PROPERTY?

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



## ARE THERE EXCEPTIONS TO THE LAW THAT LIMITS DEDUCTIONS ON "PREVIOUSLY USED" PLANT AND EQUIPMENT ASSETS?

Yes, common exceptions include the following:

- Commercial properties
- Properties purchased by a corporate tax entity
  - Note: This does not include self-managed superannuation funds or most trusts

If you believe you are eligible for an exception, please discuss this with your accountant and contact our office.



## WHY ARE MY CLAIMS FOR THE DIMINISHING VALUE METHOD AND THE PRIME COST METHOD THE SAME?

This is due to having no eligible Plant and Equipment items to claim (likely because the assets have been "previously used").

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



## WHAT IF I ONLY RENT OUT A PORTION OF MY PROPERTY?

Unless stated elsewhere in this report, this depreciation schedule shows the deductions for the entire property. If only a portion of the property is available for rent, the deductions should be pro-rated accordingly.

If in the future, the entire property is made available for rent, the portion of Plant & Equipment assets that have been used for private use will not be eligible for deductions.



## CERTIFICATE OF DEPRECIATION

We hereby certify that the following costs in our opinion relate to the Plant and Equipment as included within the Purchase Contract between the relevant parties.

**This certification is in accordance with Division 40  
of the Income Tax Assessment Act 1997.**

We hereby certify that the following costs in our opinion relate to the Capital Works Allowance as included within the Purchase Contract between the relevant parties.

**This certification is in accordance with Division 43  
of the Income Tax Assessment Act 1997.**

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



## PART 1

# YOUR DEPRECIATION CLAIM

The following section of this depreciation schedule presents:

1. An outline of your property details
2. A summary of **Total Construction Costs** and your eligible **Building Allowance**
3. A breakdown of identified **Plant & Equipment** assets, including their values and effective lives
4. Your yearly deductions based on both the **Diminishing Value** and **Prime Cost** methods.



## Your Property Details


<b>Property Address</b>	123 Sample Street, Sydney NSW
<b>Purchase Price Of Property</b>	\$850,000
<b>Settlement Date</b>	01-Jan-22
<b>Contract Exchange Date</b>	15-Nov-21
<b>Year Of Construction</b>	Prior to July 18, 1985



## DEPRECIATION SCHEDULE & CAPITAL WORKS ALLOWANCE BASED UPON

### THE DIMINISHING VALUE METHOD

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





## CONSTRUCTION SUMMARY - DIMINISHING VALUE METHOD

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

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

DESCRIPTION	CALCULATIONS
<b>PURCHASE PRICE</b>	<b>\$850,000</b>
BUILDING ALLOWANCE - ORIGINAL STRUCTURE	N/A
RENOVATION/CAPITAL WORK - PREVIOUS OWNER	\$155,898
RENOVATION/CAPITAL WORK - PURCHASED POST-SETTLEMENT	\$0
<b>TOTAL BUILDING ALLOWANCES</b>	<b>\$155,898</b>
PLANT & EQUIPMENT - PREVIOUSLY USED	NOT APPLICABLE
PLANT AND EQUIPMENT - PURCHASED POST-SETTLEMENT (NOT PREVIOUSLY USED)	\$1,526
<b>TOTAL PLANT &amp; EQUIPMENT NOT 'PREVIOUSLY USED'</b>	<b>\$1,526</b>

**SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD**

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (1 item)**

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Window blinds, internal (01/04/22)	\$ 912	<= \$300**	100%	\$ 912

<b>VALUE OF PLANT ITEMS</b>	<b>\$ 912</b>			<b>\$ 912</b>
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**Category : LOW VALUE POOL ITEMS (1 item)**

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Window blinds, internal - <\$1000 (01/04/22)	\$ 614	Low Pool*	18.75%	\$ 614

<b>VALUE OF LOW POOL ITEMS</b>	<b>\$ 614</b>			<b>\$ 614</b>
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\* Indicates items allocated to Low Pool Category. These items must be calculated using Diminishing Value Method. Low Pool items are depreciated at

18.75% in the year of acquisition. In the following year the opening tax value of the pool is written down using the Diminishing Value rate of 37.5% p.a.

**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**


Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$ 41,945	40	2.50%	\$ 40,896
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$ 23,135	40	2.50%	\$ 22,556
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$ 8,515	40	2.50%	\$ 8,302
Painting (Circa 2020)	\$ 9,329	40	2.50%	\$ 9,095
Pergola and decking (Circa 2020)	\$ 19,997	40	2.50%	\$ 19,497
Rear extension (Circa 2005)	\$ 52,978	40	2.50%	\$ 31,787

<b>VALUE OF RENOVATION / CAPITAL WORK</b>	<b>\$ 155,898</b>			<b>\$ 132,134</b>
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DIMINISHING VALUE - YEAR END SUMMARY				
123 Sample Street, Sydney NSW				
FINANCIAL YEAR END	DEPRECIATION PLANT & EQUIPMENT	LOW VALUE POOL ITEMS	CAPITAL WORKS DEDUCTIONS**	AMOUNT CLAIMABLE
2021 / 2022*	\$912	\$115	\$1,933	\$2,960
2022 / 2023	\$0	\$187	\$3,897	\$4,085
2023 / 2024	\$0	\$117	\$3,897	\$4,014
2024 / 2025	\$0	\$73	\$3,897	\$3,971
2025 / 2026	\$0	\$46	\$3,897	\$3,943
2026 / 2027	\$0	\$29	\$3,897	\$3,926
2027 / 2028	\$0	\$18	\$3,897	\$3,915
2028 / 2029	\$0	\$11	\$3,897	\$3,909
2029 / 2030	\$0	\$7	\$3,897	\$3,904
2030 / 2031	\$0	\$4	\$3,897	\$3,902
2031 / 2032	\$0	\$3	\$3,897	\$3,900
2032 / 2033	\$0	\$2	\$3,897	\$3,899
2033 / 2034	\$0	\$1	\$3,897	\$3,899
2034 / 2035	\$0	\$1	\$3,897	\$3,898
2035 / 2036	\$0	\$0	\$3,897	\$3,898
2036 / 2037	\$0	\$0	\$3,897	\$3,898
2037 / 2038	\$0	\$0	\$3,897	\$3,898
2038 / 2039	\$0	\$0	\$3,897	\$3,898
2039 / 2040	\$0	\$0	\$3,897	\$3,898
2040 / 2041	\$0	\$0	\$3,897	\$3,897
2041 / 2042	\$0	\$0	\$3,897	\$3,897
2042 / 2043	\$0	\$0	\$3,897	\$3,897
2043 / 2044	\$0	\$0	\$3,897	\$3,897
2044 / 2045	\$0	\$0	\$3,897	\$3,897
2045 / 2046	\$0	\$0	\$3,241	\$3,241
2046 / 2047	\$0	\$0	\$2,573	\$2,573
2047 / 2048	\$0	\$0	\$2,573	\$2,573
2048 / 2049	\$0	\$0	\$2,573	\$2,573
2049 / 2050	\$0	\$0	\$2,573	\$2,573
2050 / 2051	\$0	\$0	\$2,573	\$2,573
2051 / 2052	\$0	\$0	\$2,573	\$2,573
2052 / 2053	\$0	\$0	\$2,573	\$2,573
2053 / 2054	\$0	\$0	\$2,573	\$2,573
2054 / 2055	\$0	\$0	\$2,573	\$2,573
2055 / 2056	\$0	\$0	\$2,573	\$2,573
2056 / 2057	\$0	\$0	\$2,573	\$2,573
2057 / 2058	\$0	\$0	\$2,573	\$2,573
2058 / 2059	\$0	\$0	\$2,573	\$2,573
2059 / 2060	\$0	\$0	\$2,573	\$2,573
2060 / 2061	\$0	\$0	\$1,297	\$1,297
2061 / 2062	\$0	\$0	\$0	\$0

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

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



**DEPRECIATION  
SCHEDULE & CAPITAL  
WORKS ALLOWANCE  
BASED UPON**

**THE PRIME  
COST METHOD**

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



## CONSTRUCTION SUMMARY - PRIME COST METHOD

DEPRECIATION & BUILDING ALLOWANCES BASED ON THE PRIME COST METHOD AS OUTLINED IN THE

NEW BUSINESS TAX SYSTEM (CAPITAL ALLOWANCES ) ACT1999.

AMENDMENTS TO INCOME TAX ASSESSMENT ACT 1997 BY

THIS REPORT HAS BEEN PREPARED HAVING REGARD FOR THE TREASURY LAWS AMENDMENT BILL 2017

(HOUSING TAX INTEGRITY)

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

DESCRIPTION	CALCULATIONS
<b>PURCHASE PRICE</b>	<b>\$850,000</b>
BUILDING ALLOWANCE - ORIGINAL STRUCTURE	N/A
RENOVATION/CAPITAL WORK - PREVIOUS OWNER	\$155,898
RENOVATION/CAPITAL WORK - PURCHASED POST-SETTLEMENT	\$0
<b>TOTAL BUILDING ALLOWANCES</b>	<b>\$155,898</b>
PLANT & EQUIPMENT - PREVIOUSLY USED	NOT APPLICABLE
PLANT AND EQUIPMENT - PURCHASED POST-SETTLEMENT (NOT PREVIOUSLY USED)	\$1,526
<b>TOTAL PLANT &amp; EQUIPMENT NOT 'PREVIOUSLY USED'</b>	<b>\$1,526</b>





## SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

### Category : ASSETS GENERALLY (2 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Window blinds, internal (01/04/22)	\$ 912	10	10%	\$ 912
Window blinds, internal - <\$1000 (01/04/22)	\$ 614	10	10%	\$ 614

**VALUE OF PLANT ITEMS**

**\$ 1,526**

**\$ 1,526**

### Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$ 41,945	40	2.50%	\$ 40,896
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$ 23,135	40	2.50%	\$ 22,556
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$ 8,515	40	2.50%	\$ 8,302
Painting (Circa 2020)	\$ 9,329	40	2.50%	\$ 9,095
Pergola and decking (Circa 2020)	\$ 19,997	40	2.50%	\$ 19,497
Rear extension (Circa 2005)	\$ 52,978	40	2.50%	\$ 31,787

**VALUE OF RENOVATION / CAPITAL WORK**

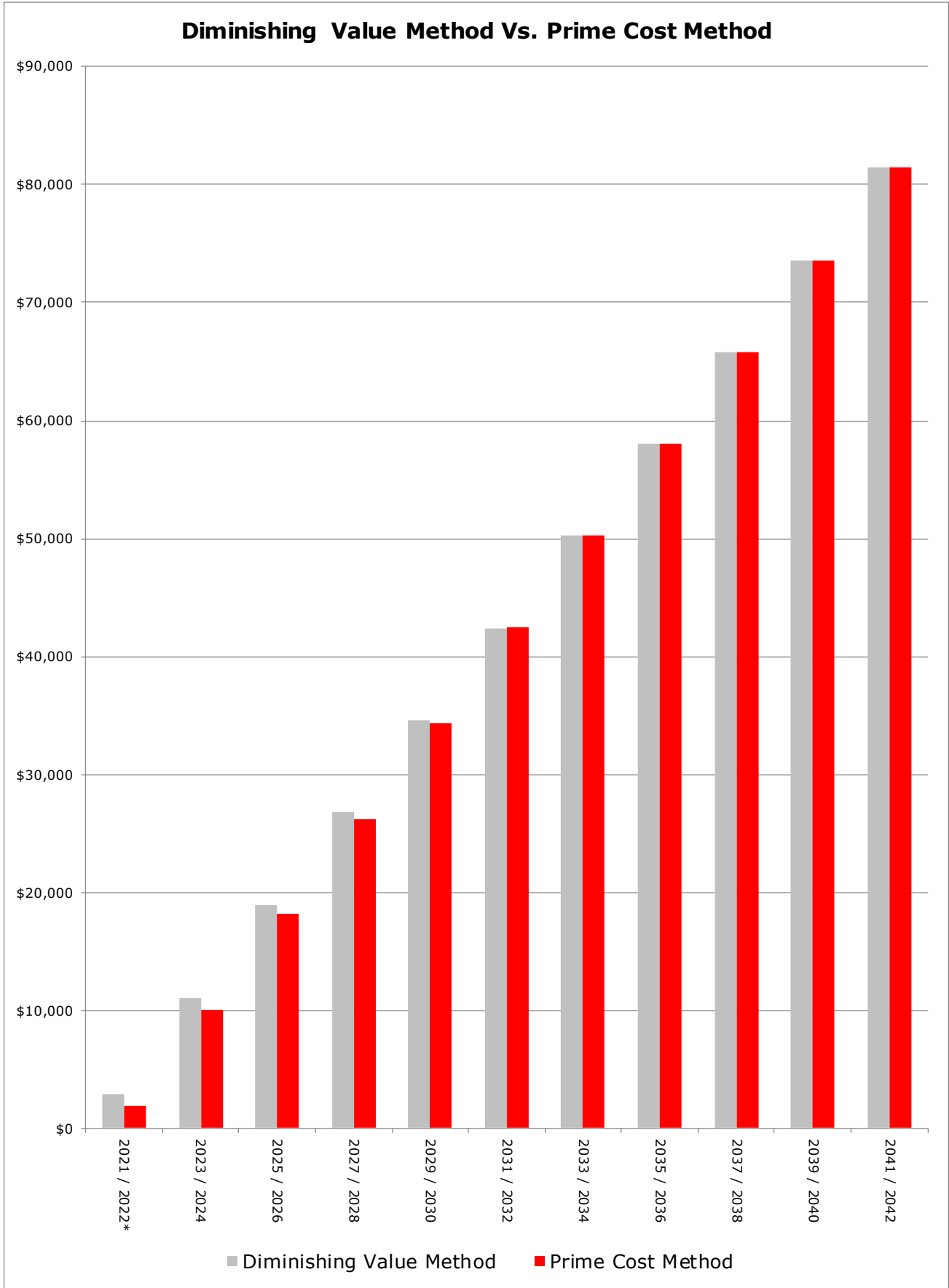
**\$ 155,898**

**\$ 132,134**



PRIME COST - YEAR END SUMMARY			
123 Sample Street, Sydney NSW			
FINANCIAL YEAR	DEPRECIATION	CAPITAL WORKS	AMOUNT CLAIMABLE
END	PLANT & EQUIPMENT	DEDUCTIONS	
2021 / 2022*	\$38	\$1,933	\$1,971
2022 / 2023	\$153	\$3,897	\$4,050
2023 / 2024	\$153	\$3,897	\$4,050
2024 / 2025	\$153	\$3,897	\$4,050
2025 / 2026	\$153	\$3,897	\$4,050
2026 / 2027	\$153	\$3,897	\$4,050
2027 / 2028	\$153	\$3,897	\$4,050
2028 / 2029	\$153	\$3,897	\$4,050
2029 / 2030	\$153	\$3,897	\$4,050
2030 / 2031	\$153	\$3,897	\$4,050
2031 / 2032	\$115	\$3,897	\$4,012
2032 / 2033	\$0	\$3,897	\$3,897
2033 / 2034	\$0	\$3,897	\$3,897
2034 / 2035	\$0	\$3,897	\$3,897
2035 / 2036	\$0	\$3,897	\$3,897
2036 / 2037	\$0	\$3,897	\$3,897
2037 / 2038	\$0	\$3,897	\$3,897
2038 / 2039	\$0	\$3,897	\$3,897
2039 / 2040	\$0	\$3,897	\$3,897
2040 / 2041	\$0	\$3,897	\$3,897
2041 / 2042	\$0	\$3,897	\$3,897
2042 / 2043	\$0	\$3,897	\$3,897
2043 / 2044	\$0	\$3,897	\$3,897
2044 / 2045	\$0	\$3,897	\$3,897
2045 / 2046	\$0	\$3,241	\$3,241
2046 / 2047	\$0	\$2,573	\$2,573
2047 / 2048	\$0	\$2,573	\$2,573
2048 / 2049	\$0	\$2,573	\$2,573
2049 / 2050	\$0	\$2,573	\$2,573
2050 / 2051	\$0	\$2,573	\$2,573
2051 / 2052	\$0	\$2,573	\$2,573
2052 / 2053	\$0	\$2,573	\$2,573
2053 / 2054	\$0	\$2,573	\$2,573
2054 / 2055	\$0	\$2,573	\$2,573
2055 / 2056	\$0	\$2,573	\$2,573
2056 / 2057	\$0	\$2,573	\$2,573
2057 / 2058	\$0	\$2,573	\$2,573
2058 / 2059	\$0	\$2,573	\$2,573
2059 / 2060	\$0	\$2,573	\$2,573
2060 / 2061	\$0	\$1,297	\$1,297
2061 / 2062	\$0	\$0	\$0

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



A woman with dark hair in a bun and glasses is smiling and looking at a document. A man with a beard and a striped shirt is also smiling and looking at the same document. They appear to be in a professional setting, possibly a meeting or a collaborative work environment. The background is a plain, light-colored wall.

## PART 2

### DETAILED BREAKDOWN BY FINANCIAL YEAR

The following pages break down the **deductions available** on each asset **every financial year**, for up to the next 40 years.

This breakdown is presented for both the Diminishing Value and Prime Cost methods.



# Diminishing Value Method

A detailed breakdown from Year 1 to Year 40

SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (1 item)**

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Window blinds, internal (01/04/22)	\$ 912	<= \$300**	100%	\$912

<b>VALUE OF PLANT ITEMS</b>	<b>\$ 912</b>			<b>\$912</b>
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**Category : LOW VALUE POOL ITEMS (1 item)**

Depreciable Item	Cost	Effective Life (DV)	Diminishing Value	Opening WDV
Window blinds, internal - <\$1000 (01/04/22)	\$ 614	Low Pool*	18.75%	\$614

<b>VALUE OF LOW POOL ITEMS</b>	<b>\$ 614</b>			<b>\$614</b>
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\* Indicates items allocated to Low Pool Category. These items must be calculated using Diminishing Value Method. Low Pool items are depreciated at

18.75% in the year of acquisition. In the following year the opening tax value of the pool is written down using the Diminishing Value rate of 37.5% p.a.

**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$ 41,945	40	2.50%	\$40,896
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$ 23,135	40	2.50%	\$22,556
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$ 8,515	40	2.50%	\$8,302
Painting (Circa 2020)	\$ 9,329	40	2.50%	\$9,095
Pergola and decking (Circa 2020)	\$ 19,997	40	2.50%	\$19,497
Rear extension (Circa 2005)	\$ 52,978	40	2.50%	\$31,787

<b>VALUE OF RENOVATION / CAPITAL WORK</b>	<b>\$ 155,898</b>			<b>\$132,134</b>
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SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (1 item)**

Depreciable Item	YEAR 1 (2021/2022)	YEAR 2 (2022/2023)	YEAR 3 (2023/2024)	YEAR 4 (2024/2025)	YEAR 5 (2025/2026)	YEAR 6 (2026/2027)	YEAR 7 (2027/2028)	YEAR 8 (2028/2029)	YEAR 9 (2029/2030)	YEAR 10 (2030/2031)
Window blinds, internal (01/04/22)	\$912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

VALUE OF PLANT ITEMS	\$912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Category : LOW VALUE POOL ITEMS (1 item)**

Depreciable Item	YEAR 1 (2021/2022)	YEAR 2 (2022/2023)	YEAR 3 (2023/2024)	YEAR 4 (2024/2025)	YEAR 5 (2025/2026)	YEAR 6 (2026/2027)	YEAR 7 (2027/2028)	YEAR 8 (2028/2029)	YEAR 9 (2029/2030)	YEAR 10 (2030/2031)
Window blinds, internal - <\$1000 (01/04/22)	\$115	\$187	\$117	\$73	\$46	\$29	\$18	\$11	\$7	\$4

VALUE OF LOW POOL ITEMS	\$115	\$187	\$117	\$73	\$46	\$29	\$18	\$11	\$7	\$4
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\* Indicates items allocated to Low Pool Category. These items must be calculated using Diminishing Value Method. Low Pool items are depreciated at

18.75% in the year of acquisition. In the following year the opening tax value of the pool is written down using the Diminishing Value rate of 37.5% p.a.

**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 1 (2021/2022)	YEAR 2 (2022/2023)	YEAR 3 (2023/2024)	YEAR 4 (2024/2025)	YEAR 5 (2025/2026)	YEAR 6 (2026/2027)	YEAR 7 (2027/2028)	YEAR 8 (2028/2029)	YEAR 9 (2029/2030)	YEAR 10 (2030/2031)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$520	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$287	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$106	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213
Painting (Circa 2020)	\$116	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233
Pergola and decking (Circa 2020)	\$248	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Rear extension (Circa 2005)	\$657	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324

VALUE OF RENOVATION / CAPITAL WORK	\$1,933	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897
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SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (1 item)**

Depreciable Item	YEAR 11 (2031/2032)	YEAR 12 (2032/2033)	YEAR 13 (2033/2034)	YEAR 14 (2034/2035)	YEAR 15 (2035/2036)	YEAR 16 (2036/2037)	YEAR 17 (2037/2038)	YEAR 18 (2038/2039)	YEAR 19 (2039/2040)	YEAR 20 (2040/2041)
Window blinds, internal (01/04/22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<b>VALUE OF PLANT ITEMS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Category : LOW VALUE POOL ITEMS (1 item)**

Depreciable Item	YEAR 11 (2031/2032)	YEAR 12 (2032/2033)	YEAR 13 (2033/2034)	YEAR 14 (2034/2035)	YEAR 15 (2035/2036)	YEAR 16 (2036/2037)	YEAR 17 (2037/2038)	YEAR 18 (2038/2039)	YEAR 19 (2039/2040)	YEAR 20 (2040/2041)
Window blinds, internal - <\$1000 (01/04/22)	\$3	\$2	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0

<b>VALUE OF LOW POOL ITEMS</b>	\$3	\$2	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0
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\* Indicates items allocated to Low Pool Category. These items must be calculated using Diminishing Value Method. Low Pool items are depreciated at

18.75% in the year of acquisition. In the following year the opening tax value of the pool is written down using the Diminishing Value rate of 37.5% p.a.

**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 11 (2031/2032)	YEAR 12 (2032/2033)	YEAR 13 (2033/2034)	YEAR 14 (2034/2035)	YEAR 15 (2035/2036)	YEAR 16 (2036/2037)	YEAR 17 (2037/2038)	YEAR 18 (2038/2039)	YEAR 19 (2039/2040)	YEAR 20 (2040/2041)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213
Painting (Circa 2020)	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233
Pergola and decking (Circa 2020)	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Rear extension (Circa 2005)	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324

<b>VALUE OF RENOVATION / CAPITAL WORK</b>	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897
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SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (1 item)**

Depreciable Item	YEAR 21 (2041/2042)	YEAR 22 (2042/2043)	YEAR 23 (2043/2044)	YEAR 24 (2044/2045)	YEAR 25 (2045/2046)	YEAR 26 (2046/2047)	YEAR 27 (2047/2048)	YEAR 28 (2048/2049)	YEAR 29 (2049/2050)	YEAR 30 (2050/2051)
Window blinds, internal (01/04/22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

VALUE OF PLANT ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Category : LOW VALUE POOL ITEMS (1 item)**

Depreciable Item	YEAR 21 (2041/2042)	YEAR 22 (2042/2043)	YEAR 23 (2043/2044)	YEAR 24 (2044/2045)	YEAR 25 (2045/2046)	YEAR 26 (2046/2047)	YEAR 27 (2047/2048)	YEAR 28 (2048/2049)	YEAR 29 (2049/2050)	YEAR 30 (2050/2051)
Window blinds, internal - <\$1000 (01/04/22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

VALUE OF LOW POOL ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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\* Indicates items allocated to Low Pool Category. These items must be calculated using Diminishing Value Method. Low Pool items are depreciated at

18.75% in the year of acquisition. In the following year the opening tax value of the pool is written down using the Diminishing Value rate of 37.5% p.a.

**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 21 (2041/2042)	YEAR 22 (2042/2043)	YEAR 23 (2043/2044)	YEAR 24 (2044/2045)	YEAR 25 (2045/2046)	YEAR 26 (2046/2047)	YEAR 27 (2047/2048)	YEAR 28 (2048/2049)	YEAR 29 (2049/2050)	YEAR 30 (2050/2051)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213
Painting (Circa 2020)	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233
Pergola and decking (Circa 2020)	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Rear extension (Circa 2005)	\$1,324	\$1,324	\$1,324	\$1,324	\$668	\$0	\$0	\$0	\$0	\$0

VALUE OF RENOVATION / CAPITAL WORK	\$3,897	\$3,897	\$3,897	\$3,897	\$3,241	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573
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SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE DIMINISHING VALUE METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (1 item)**

Depreciable Item	YEAR 31 (2051/2052)	YEAR 32 (2052/2053)	YEAR 33 (2053/2054)	YEAR 34 (2054/2055)	YEAR 35 (2055/2056)	YEAR 36 (2056/2057)	YEAR 37 (2057/2058)	YEAR 38 (2058/2059)	YEAR 39 (2059/2060)	YEAR 40 (2060/2061)
Window blinds, internal (01/04/22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

VALUE OF PLANT ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Category : LOW VALUE POOL ITEMS (1 item)**

Depreciable Item	YEAR 31 (2051/2052)	YEAR 32 (2052/2053)	YEAR 33 (2053/2054)	YEAR 34 (2054/2055)	YEAR 35 (2055/2056)	YEAR 36 (2056/2057)	YEAR 37 (2057/2058)	YEAR 38 (2058/2059)	YEAR 39 (2059/2060)	YEAR 40 (2060/2061)
Window blinds, internal - <\$1000 (01/04/22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

VALUE OF LOW POOL ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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\* Indicates items allocated to Low Pool Category. These items must be calculated using Diminishing Value Method. Low Pool items are depreciated at

18.75% in the year of acquisition. In the following year the opening tax value of the pool is written down using the Diminishing Value rate of 37.5% p.a.

**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 31 (2051/2052)	YEAR 32 (2052/2053)	YEAR 33 (2053/2054)	YEAR 34 (2054/2055)	YEAR 35 (2055/2056)	YEAR 36 (2056/2057)	YEAR 37 (2057/2058)	YEAR 38 (2058/2059)	YEAR 39 (2059/2060)	YEAR 40 (2060/2061)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$529
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$292
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$107
Painting (Circa 2020)	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$118
Pergola and decking (Circa 2020)	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$252
Rear extension (Circa 2005)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

VALUE OF RENOVATION / CAPITAL WORK	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$1,297
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# Prime Cost Method

A detailed breakdown from Year 1 to Year 40

SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (2 items)**

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Window blinds, internal (01/04/22)	\$ 912	10	10%	\$912
Window blinds, internal - <\$1000 (01/04/22)	\$ 614	10	10%	\$614

**VALUE OF PLANT ITEMS**

\$ 1,526

\$1,526

**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	Cost	Effective Life (PC)	Prime Cost	Opening WDV
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$ 41,945	40	2.50%	\$40,896
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$ 23,135	40	2.50%	\$22,556
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$ 8,515	40	2.50%	\$8,302
Painting (Circa 2020)	\$ 9,329	40	2.50%	\$9,095
Pergola and decking (Circa 2020)	\$ 19,997	40	2.50%	\$19,497
Rear extension (Circa 2005)	\$ 52,978	40	2.50%	\$31,787

**VALUE OF RENOVATION / CAPITAL WORK**

\$ 155,898

\$132,134

SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (2 items)**

Depreciable Item	YEAR 1 (2021/2022)	YEAR 2 (2022/2023)	YEAR 3 (2023/2024)	YEAR 4 (2024/2025)	YEAR 5 (2025/2026)	YEAR 6 (2026/2027)	YEAR 7 (2027/2028)	YEAR 8 (2028/2029)	YEAR 9 (2029/2030)	YEAR 10 (2030/2031)
Window blinds, internal (01/04/22)	\$23	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91
Window blinds, internal - <\$1000 (01/04/22)	\$15	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61

<b>VALUE OF PLANT ITEMS</b>	<b>\$38</b>	<b>\$153</b>	<b>\$153</b>	<b>\$153</b>	<b>\$153</b>	<b>\$153</b>	<b>\$153</b>	<b>\$153</b>	<b>\$153</b>	<b>\$153</b>
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**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 1 (2021/2022)	YEAR 2 (2022/2023)	YEAR 3 (2023/2024)	YEAR 4 (2024/2025)	YEAR 5 (2025/2026)	YEAR 6 (2026/2027)	YEAR 7 (2027/2028)	YEAR 8 (2028/2029)	YEAR 9 (2029/2030)	YEAR 10 (2030/2031)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$520	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$287	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$106	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213
Painting (Circa 2020)	\$116	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233
Pergola and decking (Circa 2020)	\$248	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Rear extension (Circa 2005)	\$657	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324

<b>VALUE OF RENOVATION / CAPITAL WORK</b>	<b>\$1,933</b>	<b>\$3,897</b>	<b>\$3,897</b>	<b>\$3,897</b>	<b>\$3,897</b>	<b>\$3,897</b>	<b>\$3,897</b>	<b>\$3,897</b>	<b>\$3,897</b>	<b>\$3,897</b>
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SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (2 items)**

Depreciable Item	YEAR 11 (2031/2032)	YEAR 12 (2032/2033)	YEAR 13 (2033/2034)	YEAR 14 (2034/2035)	YEAR 15 (2035/2036)	YEAR 16 (2036/2037)	YEAR 17 (2037/2038)	YEAR 18 (2038/2039)	YEAR 19 (2039/2040)	YEAR 20 (2040/2041)
Window blinds, internal (01/04/22)	\$68									
Window blinds, internal - <\$1000 (01/04/22)	\$46									

VALUE OF PLANT ITEMS	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 11 (2031/2032)	YEAR 12 (2032/2033)	YEAR 13 (2033/2034)	YEAR 14 (2034/2035)	YEAR 15 (2035/2036)	YEAR 16 (2036/2037)	YEAR 17 (2037/2038)	YEAR 18 (2038/2039)	YEAR 19 (2039/2040)	YEAR 20 (2040/2041)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213
Painting (Circa 2020)	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233
Pergola and decking (Circa 2020)	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Rear extension (Circa 2005)	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324

VALUE OF RENOVATION / CAPITAL WORK	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897	\$3,897
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SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (2 items)**

Depreciable Item	YEAR 21 (2041/2042)	YEAR 22 (2042/2043)	YEAR 23 (2043/2044)	YEAR 24 (2044/2045)	YEAR 25 (2045/2046)	YEAR 26 (2046/2047)	YEAR 27 (2047/2048)	YEAR 28 (2048/2049)	YEAR 29 (2049/2050)	YEAR 30 (2050/2051)
Window blinds, internal (01/04/22)										
Window blinds, internal - <\$1000 (01/04/22)										

VALUE OF PLANT ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 21 (2041/2042)	YEAR 22 (2042/2043)	YEAR 23 (2043/2044)	YEAR 24 (2044/2045)	YEAR 25 (2045/2046)	YEAR 26 (2046/2047)	YEAR 27 (2047/2048)	YEAR 28 (2048/2049)	YEAR 29 (2049/2050)	YEAR 30 (2050/2051)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213
Painting (Circa 2020)	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233
Pergola and decking (Circa 2020)	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Rear extension (Circa 2005)	\$1,324	\$1,324	\$1,324	\$1,324	\$668	\$0	\$0	\$0	\$0	\$0

VALUE OF RENOVATION / CAPITAL WORK	\$3,897	\$3,897	\$3,897	\$3,897	\$3,241	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573
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SCHEDULE OF DEPRECIABLE ITEMS BASED UPON THE PRIME COST METHOD

PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

**Category : ASSETS GENERALLY (2 items)**

Depreciable Item	YEAR 31 (2051/2052)	YEAR 32 (2052/2053)	YEAR 33 (2053/2054)	YEAR 34 (2054/2055)	YEAR 35 (2055/2056)	YEAR 36 (2056/2057)	YEAR 37 (2057/2058)	YEAR 38 (2058/2059)	YEAR 39 (2059/2060)	YEAR 40 (2060/2061)
Window blinds, internal (01/04/22)										
Window blinds, internal - <\$1000 (01/04/22)										

VALUE OF PLANT ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Category : RENOVATION / CAPITAL WORK - PREVIOUS OWNER (6 items)**

Depreciable Item	YEAR 31 (2051/2052)	YEAR 32 (2052/2053)	YEAR 33 (2053/2054)	YEAR 34 (2054/2055)	YEAR 35 (2055/2056)	YEAR 36 (2056/2057)	YEAR 37 (2057/2058)	YEAR 38 (2058/2059)	YEAR 39 (2059/2060)	YEAR 40 (2060/2061)
Bathrooms, including tiling, bath, accessories, shower screens, vanity basins, WC suites, tapware, etc. (Circa 2020)	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$1,049	\$529
Kitchen, including cupboards, benchtops, sink, tapware, splashback, etc. (Circa 2020)	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$578	\$292
Laundry, including tiling, cupboards, tub, tapware, etc. (Circa 2020)	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$107
Painting (Circa 2020)	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$118
Pergola and decking (Circa 2020)	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$252
Rear extension (Circa 2005)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

VALUE OF RENOVATION / CAPITAL WORK	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$1,297
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## PART 3

# PREVIOUSLY USED PLANT & EQUIPMENT

This section provides a breakdown of the **previously used** Plant & Equipment assets within your property.

Under ATO legislation, these assets are **no longer eligible** for depreciation deductions.

The breakdown may include assets **existing** when you purchased the property, brand-new assets that have since been used for **personal use**, and/or assets that were **purchased second-hand**.

## PREVIOUSLY USED PLANT & EQUIPMENT ASSETS GUIDE

Enclosed is our valuation of the plant and equipment assets (P&E) included in your property's purchase price.

Additionally, the written-down values of P&E purchased separately (Owner Inclusions) but used in your private residence are included in this report.

This report is applicable due to one of the following situations:

1. You have purchased a second-hand residential property at or after 7:30 pm on 9 May 2017, which contains "previously used" depreciating assets.

Under the *Income Tax Assessment Act 1997 (Cth)*, you are not eligible to claim depreciation on these assets.

**OR**

2. You purchased your residential property brand new or before 7:30 pm on 9 May 2017; however, the property was used for personal use after the 2016/2017 Financial Year.

Per new Government legislation announced on 9 May 2017, the existing depreciating assets are considered "previously used." As such, you are not eligible to claim depreciation on these assets.

Although you cannot claim depreciation on the pre-existing P&E when you purchase a second-hand property, if you dispose of an asset before selling the property, you may be able to claim the written-down value as a capital loss. Please note that the value claimed as a capital loss must also be deducted from the property's cost base.

**In summary:** You can no longer claim depreciation on P&E in a residential property unless those items are brand new. The changes only relate to residential property. Commercial, industrial, retail and other non-residential properties are exempt.

Washington Brown Depreciation Pty. Ltd. does not accept any contractual, tortious, or other forms of liability for any consequences, loss, or damage that may arise from any other person acting upon or using this valuation.



## CERTIFICATE OF ASSET VALUATION

We hereby certify that the following costs in our opinion relate to the Plant and Equipment assets as included within the Purchase Contract between the relevant parties.

**This document has been prepared in accordance with Income Tax Assessment 1997 (Cth) (as amended by the Treasury Laws Amendment (Housing Tax Integrity) 2017 (Cth)).**



## PLANT AND EQUIPMENT OVERVIEW

VALUE OF PLANT AND EQUIPMENT ITEMS AS INCLUDED  
OR INSTALLED WITHIN THE PROPERTY.

THIS DOCUMENT IS IN ACCORDANCE WITH THE   
INCOME TAX ASSESSMENT ACT 1997 (CTH)  
(AS AMENDED BY THE TREASURY LAWS AMENDMENT -

HOUSING TAX INTEGRITY ACT 2017 (CTH))

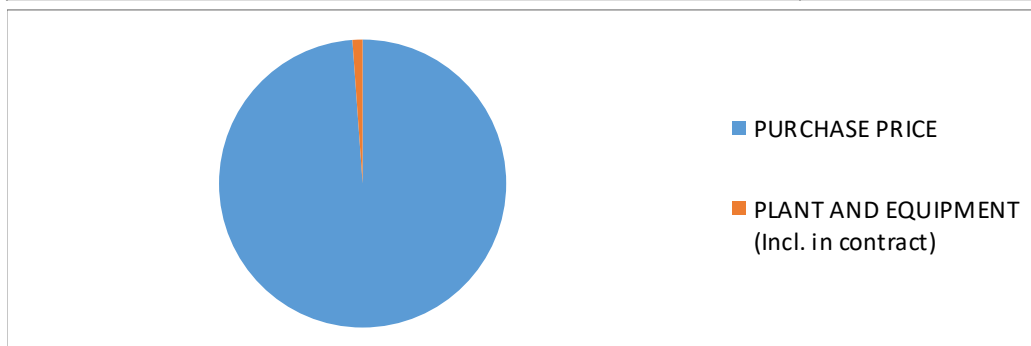
PROJECT: 123 Sample Street, Sydney NSW

DATE: 9-Dec-22

CLIENT: John Smith

JOB: 127462-PRE

DESCRIPTION	VALUE
PURCHASE PRICE	\$850,000
BUILDING COST ADD PLANT AND EQUIPMENT (INCL. IN CONTRACT)	NOT APPLICABLE  \$9,780
<b>VALUE OF PLANT AND EQUIPMENT ITEMS</b>	<b>\$9,780</b>





SCHEDULE OF PLANT & EQUIPMENT	
PROJECT: 123 Sample Street, Sydney NSW	DATE: 9-Dec-22
CLIENT: John Smith	JOB: 127462-PRE

### Category : ASSETS GENERALLY (3 items)

Plant & Equipment Item	Effective Life (DV)	Diminishing Value	Opening WDV
Floor coverings - Carpet	8	25%	\$ 1,426
Hot water systems (excluding piping)	12	16.67%	\$ 1,402
Lights - Fittings (excluding hardwired)	5	40%	\$ 1,134

### Category : BATHROOM ASSETS (1 item)

Plant & Equipment Item	Effective Life (DV)	Diminishing Value	Opening WDV
Exhaust fans (including light-heating)	10	20%	\$ 436

### Category : KITCHEN ASSETS (4 items)

Plant & Equipment Item	Effective Life (DV)	Diminishing Value	Opening WDV
Cook top	12	16.67%	\$ 817
Dishwasher	8	25%	\$ 1,136
Oven	12	16.67%	\$ 1,502
Range hood	12	16.67%	\$ 749

### Category : LAUNDRY ASSETS (1 item)

Plant & Equipment Item	Effective Life (DV)	Diminishing Value	Opening WDV
Exhaust fans	10	20%	\$ 218



**Category : OUTDOOR ASSETS (2 items)**

Plant & Equipment Item	Effective Life (DV)	Diminishing Value	Opening WDV
Automatic garage doors - Controls	5	40%	\$ 146
Automatic garage doors - Motors	10	20%	\$ 814

<b>VALUE OF PLANT ITEMS</b>			<b>\$ 9,780</b>
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