

Tax Depreciation Schedule

Prepared for John Citizen



35 Sample Street, Sampletown VIC 3000

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Residential Property Deduction Schedule

Prepared For John Citizen

Property 35 Sample Street, Sampletown
VIC, 3000

Residential Property Deduction Summary

Residential Property Deduction Summary

Settlement Date	08-Nov-16
Purchase Price	\$825,000.00
Total Expenditure	\$825,000.00
Total Allowances	\$350,375.53

Important Notes:

- 1 Pre 85 Construction:** This property does not qualify for building allowance as it was constructed prior to 18th July 1985, although in some cases renovations, additions or refurbishments may qualify.
- 2 Pre-Purchase Renovations:** This property contains pre-purchase renovations which were completed after property was constructed. These are listed under the capital works section of the schedule.

Our Guarantee: The above property has been inspected and analysed under ATO guidelines, and all depreciable assets identified, providing you, the investor with the maximum legitimate benefits achievable under current legislation as at the date of inspection.

No doubt you will be delighted by the schedule, so please tell your friends. Thank you for using our services.

Residential Property Deduction Schedule

Prepared For John Citizen
Property 35 Sample Street, Sampletown
VIC, 3000

Important Notes

This schedule details the property depreciation deductions that are eligible for John Citizen on the property 35 Sample Street available from 08-Nov-16 based on legislation in effect on the 30/10/2010.

The calculations used to generate this schedule are derived from formulas provided by the Australian Taxation Office (ATO) and have been prepared by persons deemed suitably qualified by the ATO.

The property's construction cost is based on the actual cost incurred in relation to the construction of the building, structural improvements and extensions. Where the new owner is unable to determine precisely the construction expenditure associated with the building, an estimate of construction works has been adopted as per ATO guidelines on Capital Works deductions.

All plant listed in this schedule was identified during an on-site inspection and has been valued as an apportionment of the total capital expenditure analysed. This schedule has been prepared based on the understanding that the exclusive ownership of all items of plant is to 35 Sample Street. If this is not the case, it is the purchaser's responsibility to remove them from this schedule.

The depreciation rates used in this schedule are taken from those recommended in legislation at the time the property was acquired.

The ATO does not consider land and landscaping as a depreciable asset and therefore does not qualify for depreciation and cannot be claimed.

Both the Diminishing Value and Prime Cost Depreciation methods have been offered in this schedule. It is the purchaser's responsibility to discuss each with their financial advisor in order to select the most appropriate methods.

If you hold an asset jointly with others and the cost of your interest in the asset is \$300 or less, you can claim the immediate deduction even though the depreciating asset in which you have an interest costs more than \$300. As per ATO's Guide to Depreciating Assets 2015.

Immediate Write Off Assets with a cost to the investor equal to or less than \$300 can be written off in the year of purchase at 100%. This is only available if the asset or item is not part of a set.

Low Value Pooling Assets with a cost of less than \$1,000 can be written off at a rate of 18.75% in the first year, irrelevant of the days owned, and 37.5% in the subsequent years. Low Value Pooling is only applicable to the Diminishing Value method of depreciation.

This schedule was prepared for the exclusive use of John Citizen for the sole purpose of claiming Property Tax Allowances for the property 35 Sample Street and is not to be used for any other purpose or to be reproduced without the express written permission of Bell Building Services Pty Ltd.

Residential Property Deduction Schedule

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Property 35 Sample Street, Sampletown
VIC, 3000

Summary of Capital Expenditure

Division 40 - Decline in Value Deductions on Plant.

The plant listed in this schedule complies with the current list of depreciable assets made available by the Commissioner of Taxation which qualify under Division 40 of the Income Tax Assessment Act 1997.

The depreciation rates used are in accordance with legislation current at the date this schedule was produced.

\$26,795.00

Division 43 - Capital Works Deductions on Building and Infrastructure

Capital works deductions are derived from Division 43 of the Income Tax Assessment Act 1997 deductions for Capital Works. The qualifying expenditure is based on the historical cost of the construction of the asset at the time of construction.

If you can claim capital works deductions, the construction expenditure on which those deductions are based cannot be taken into account in working out any other types of deductions you claim, such as deductions for decline in value of depreciating assets.

\$323,580.53

Balance of Capital Expenditure

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.

\$474,624.47

Construction expenditure that cannot be claimed (as per 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 landscaping

Total Expenditure

\$825,000.00

Residential Property Deduction Schedule

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Property 35 Sample Street, Sampletown
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Summary of Property Deductions (DVM)

Fiscal Years		Diminishing Value Method				
Ownership Year	Tax Year	Decline in Value Deductions on Plant			Capital Work Deductions	Total Annual Deductions
		Immediate Deductions	Low Value Pooling	Diminishing Value	Building and Infrastructure	
Year 1	08/11/2016-2017	\$1,510.00	\$445.31	\$2,388.55	\$5,886.27	\$10,230.13
Year 2	2017-2018	\$0.00	\$723.63	\$3,295.14	\$9,142.50	\$13,161.28
Year 3	2018-2019	\$0.00	\$452.27	\$2,726.57	\$9,142.50	\$12,321.34
Year 4	2019-2020	\$0.00	\$282.67	\$2,261.18	\$9,142.50	\$11,686.35
Year 5	2020-2021	\$0.00	\$176.67	\$1,879.63	\$9,142.50	\$11,198.80
Year 6	2021-2022	\$0.00	\$110.42	\$1,566.27	\$9,142.50	\$10,819.18
Year 7	2022-2023	\$0.00	\$69.01	\$1,308.43	\$9,142.50	\$10,519.94
Year 8	2023-2024	\$0.00	\$43.13	\$1,095.87	\$9,142.50	\$10,281.50
Year 9	2024-2025	\$0.00	\$26.96	\$920.28	\$9,142.50	\$10,089.73
Year 10	2025-2026	\$0.00	\$16.85	\$774.91	\$9,142.50	\$9,934.26
Year 11	2026-2027	\$0.00	\$10.53	\$654.29	\$9,142.50	\$9,807.32
Year 12	2027-2028	\$0.00	\$6.58	\$553.98	\$9,142.50	\$9,703.07
Year 13	2028-2029	\$0.00	\$4.11	\$470.36	\$9,142.50	\$9,616.97
Year 14	2029-2030	\$0.00	\$2.57	\$400.47	\$9,142.50	\$9,545.54
Year 15	2030-2031	\$0.00	\$1.61	\$341.91	\$9,142.50	\$9,486.01
Year 16	2031-2032	\$0.00	\$1.00	\$292.71	\$9,142.50	\$9,436.21
Year 17	2032-2033	\$0.00	\$0.63	\$251.27	\$9,142.50	\$9,394.39
Year 18	2033-2034	\$0.00	\$0.39	\$216.26	\$9,142.50	\$9,359.16
Year 19	2034-2035	\$0.00	\$0.25	\$186.62	\$9,142.50	\$9,329.36
Year 20	2035-2036	\$0.00	\$0.15	\$161.44	\$9,142.50	\$9,304.09
Year 21	2036-2037	\$0.00	\$0.10	\$140.00	\$9,142.50	\$9,282.59
Year 22	2037-2038	\$0.00	\$0.06	\$121.69	\$9,142.50	\$9,264.25
Year 23	2038-2039	\$0.00	\$0.04	\$106.01	\$9,142.50	\$9,248.54
Year 24	2039-2040	\$0.00	\$0.02	\$92.55	\$9,142.50	\$9,235.07
Year 25	2040-2041	\$0.00	\$0.01	\$80.96	\$9,142.50	\$9,223.47
Year 26	2041-2042	\$0.00	\$0.01	\$70.96	\$9,142.50	\$9,213.47
Year 27	2042-2043	\$0.00	\$0.01	\$62.31	\$9,142.50	\$9,204.81
Year 28	2043-2044	\$0.00	\$0.00	\$54.81	\$9,142.50	\$9,197.31
Year 29	2044-2045	\$0.00	\$0.00	\$48.29	\$9,142.50	\$9,190.79
Year 30	2045-2046	\$0.00	\$0.00	\$42.61	\$9,142.50	\$9,185.11
Year 31	2046-2047	\$0.00	\$0.00	\$37.65	\$9,142.50	\$9,180.15
Year 32	2047-2048	\$0.00	\$0.00	\$33.31	\$9,142.50	\$9,175.81
Year 33	2048-2049	\$0.00	\$0.00	\$29.51	\$9,142.50	\$9,172.01
Year 34	2049-2050	\$0.00	\$0.00	\$26.17	\$9,142.50	\$9,168.67
Year 35	2050-2051	\$0.00	\$0.00	\$23.24	\$9,142.50	\$9,165.74
Year 36	2051-2052	\$0.00	\$0.00	\$20.65	\$3,347.50	\$3,368.15
Year 37	2052-2053	\$0.00	\$0.00	\$18.37	\$2,207.50	\$2,225.87
Year 38	2053-2054	\$0.00	\$0.00	\$16.35	\$1,294.26	\$1,310.62
Year 39	2054-2055	\$0.00	\$0.00	\$14.57	\$0.00	\$14.57
Year 40	2055-2056	\$0.00	\$0.00	\$123.88	\$0.00	\$123.88
Total Deductions (life of property)		\$1,510.00	\$2,375.00	\$22,910.00	\$323,580.53	\$350,375.53

Residential Property Deduction Schedule

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Property 35 Sample Street, Sampletown
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Diminishing Value Depreciation (Immediate Deduction Assets)

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions for 235 Day(s)	Adjustable Value (WDV) 30/06/2017
Diminishing Value Depreciation as per ATO's, current tax ruling, effective life of depreciating assets.				
Immediate Deduction Assets Immediate deduction for assets costing \$300 or less, if not part of a set or group.				
Entry & Security Systems				
Automatic Garage Doors Controls	\$130.00	100.00%	\$130.00	\$0.00
Motors	\$520.00	100.00%	\$520.00	\$0.00
Door Closer (Surface)	\$140.00	100.00%	\$140.00	\$0.00
Fans				
Exhaust Fan Kitchen / Bathroom	\$360.00	100.00%	\$360.00	\$0.00
Fire Control				
Smoke Alarm	\$360.00	100.00%	\$360.00	\$0.00
Total	\$1,510.00		\$1,510.00	\$0.00

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Diminishing Value Depreciation (Low Value Pool Assets)

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions for 235 Day(s)	Adjustable Value (WDV) 30/06/2017
Diminishing Value Depreciation as per ATO's, current tax ruling, effective life of depreciating assets.				
Low Value Pool Assets Assets costing \$1,000 or less depreciate at 18.75% in the first fiscal year (irrespective of days held) and at 37.5% for each subsequent year.				
Fans				
IXL Light / Fan Combination	\$340.00	18.75%	\$63.75	\$276.25
Kitchen and Laundry				
Cooktop	\$890.00	18.75%	\$166.88	\$723.13
Rangehood	\$745.00	18.75%	\$139.69	\$605.31
Misc. Assets				
Water Pumps Bore / Fountain / Sump	\$400.00	18.75%	\$75.00	\$325.00
Total	\$2,375.00		\$445.31	\$1,929.69

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Property & Investment Services
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Diminishing Value Depreciation

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions for 235 Day(s)	Adjustable Value (WDV) 30/06/2017
Diminishing Value Depreciation as per ATO's, current tax ruling, effective life of depreciating assets.				
Airconditioning and Heating				
Air Conditioning Mini Split System (Up to 20kw)	\$3,160.00	20.00%	\$406.90	\$2,753.10
Heating Ducted m2	\$3,400.00	10.00%	\$218.90	\$3,181.10
Bathroom				
Hot Water Unit (Gas)	\$2,120.00	16.67%	\$227.53	\$1,892.47
External Assets				
Garden Shed Freestanding	\$1,600.00	13.34%	\$137.42	\$1,462.58
Rainwater Tanks Polyethylene	\$3,200.00	10.00%	\$206.03	\$2,993.97
Kitchen and Laundry				
Oven	\$1,050.00	16.67%	\$112.69	\$937.31
Windows & Floor Coverings				
Blinds	\$2,660.00	20.00%	\$342.52	\$2,317.48
Carpet Floor Covering m2	\$5,720.00	20.00%	\$736.55	\$4,983.45
Total	\$22,910.00		\$2,388.55	\$20,521.45
Grand Total	\$26,795.00		\$4,160.74	\$22,634.26

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VIC, 3000



Summary of Property Deductions (PC)

Fiscal Years		Prime Cost Value Method			
Ownership Year	Tax Year	Decline in Value Deductions on Plant		Capital Work Deductions	Total Annual Deductions
		Immediate Deductions	Prime Cost	Building and Infrastructure	
Year 1	08/11/2016-2017	\$1,510.00	\$1,325.20	\$5,886.27	\$8,721.47
Year 2	2017-2018	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 3	2018-2019	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 4	2019-2020	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 5	2020-2021	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 6	2021-2022	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 7	2022-2023	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 8	2023-2024	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 9	2024-2025	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 10	2025-2026	\$0.00	\$2,058.30	\$9,142.50	\$11,200.80
Year 11	2026-2027	\$0.00	\$1,293.42	\$9,142.50	\$10,435.92
Year 12	2027-2028	\$0.00	\$870.30	\$9,142.50	\$10,012.80
Year 13	2028-2029	\$0.00	\$593.23	\$9,142.50	\$9,735.73
Year 14	2029-2030	\$0.00	\$436.72	\$9,142.50	\$9,579.22
Year 15	2030-2031	\$0.00	\$436.72	\$9,142.50	\$9,579.22
Year 16	2031-2032	\$0.00	\$367.21	\$9,142.50	\$9,509.71
Year 17	2032-2033	\$0.00	\$330.00	\$9,142.50	\$9,472.50
Year 18	2033-2034	\$0.00	\$330.00	\$9,142.50	\$9,472.50
Year 19	2034-2035	\$0.00	\$330.00	\$9,142.50	\$9,472.50
Year 20	2035-2036	\$0.00	\$330.00	\$9,142.50	\$9,472.50
Year 21	2036-2037	\$0.00	\$117.53	\$9,142.50	\$9,260.03
Year 22	2037-2038	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 23	2038-2039	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 24	2039-2040	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 25	2040-2041	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 26	2041-2042	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 27	2042-2043	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 28	2043-2044	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 29	2044-2045	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 30	2045-2046	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 31	2046-2047	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 32	2047-2048	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 33	2048-2049	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 34	2049-2050	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 35	2050-2051	\$0.00	\$0.00	\$9,142.50	\$9,142.50
Year 36	2051-2052	\$0.00	\$0.00	\$3,347.50	\$3,347.50
Year 37	2052-2053	\$0.00	\$0.00	\$2,207.50	\$2,207.50
Year 38	2053-2054	\$0.00	\$0.00	\$1,294.26	\$1,294.26
Year 39	2054-2055	\$0.00	\$0.00	\$0.00	\$0.00
Year 40	2055-2056	\$0.00	\$0.00	\$0.00	\$0.00
Total Deductions (life of property)		\$1,510.00	\$25,285.00	\$323,580.53	\$350,375.53

Residential Property Deduction Schedule

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Prime Cost Depreciation (Immediate Deduction Assets)

Depreciable Assets	Base Value	Diminishing Value Rate	Decline in Value Deductions for 235 Day(s)	Adjustable Value (WDV) 30/06/2017
Prime Cost Depreciation as per ATO's, current tax ruling, effective life of depreciating assets.				
Immediate Deduction Assets Immediate deduction for assets costing \$300 or less, if not part of a set or group.				
Entry & Security Systems				
Automatic Garage Doors Controls	\$130.00	100.00%	\$130.00	\$0.00
Motors	\$520.00	100.00%	\$520.00	\$0.00
Door Closer (Surface)	\$140.00	100.00%	\$140.00	\$0.00
Fans				
Exhaust Fan Kitchen / Bathroom	\$360.00	100.00%	\$360.00	\$0.00
Fire Control				
Smoke Alarm	\$360.00	100.00%	\$360.00	\$0.00
Total	\$1,510.00		\$1,510.00	\$0.00

Residential Property Deduction Schedule

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Prime Cost Depreciation

Depreciable Assets	Base Value	Prime Cost Rate	Decline in Value Deductions for 235 Day(s)	Adjustable Value (WDV) 30/06/2017
Prime Cost Depreciation as per ATO's, current tax ruling, effective life of depreciating assets.				
Airconditioning and Heating				
Air Conditioning Mini Split System (Up to 20kw)	\$3,160.00	10.00%	\$203.45	\$2,956.55
Heating Ducted m2	\$3,400.00	5.00%	\$109.45	\$3,290.55
Bathroom				
Hot Water Unit (Gas)	\$2,120.00	8.33%	\$113.70	\$2,006.30
External Assets				
Garden Shed Freestanding	\$1,600.00	6.67%	\$68.71	\$1,531.29
Rainwater Tanks Polyethylene	\$3,200.00	5.00%	\$103.01	\$3,096.99
Fans				
IXL Light / Fan Combination	\$340.00	10.00%	\$21.89	\$318.11
Kitchen and Laundry				
Cooktop	\$890.00	8.33%	\$47.73	\$842.27
Oven	\$1,050.00	8.33%	\$56.31	\$993.69
Rangehood	\$745.00	8.33%	\$39.96	\$705.04
Misc. Assets				
Water Pumps Bore / Fountain / Sump	\$400.00	8.33%	\$21.45	\$378.55
Windows & Floor Coverings				
Blinds	\$2,660.00	10.00%	\$171.26	\$2,488.74
Carpet Floor Covering m2	\$5,720.00	10.00%	\$368.27	\$5,351.73
Total	\$25,285.00		\$1,325.20	\$23,959.80
Grand Total	\$26,795.00		\$2,835.20	\$23,959.80

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Capital Works Deductions

Capital Works Deductions (Building)

Construction Date Start	Construction Date Completion	Historic Construction Cost	Deduction Rate	Annual Deduction	Opening Value 08-11-2016	Total Capital Deductions for 235 Day(s)	Adjustable Value (WDV) 30/06/2017
01-Sep-11	01-Sep-11	\$277,400.00	2.5%	\$6,935.00	\$241,395.00	\$4,465.00	\$236,930.00
Total		\$277,400.00		\$6,935.00	\$241,395.00	\$4,465.00	\$236,930.00

Capital Works Deductions (Structural Improvements)

Construction Date Start	Construction Date Completion	Historic Construction Cost	Deduction Rate	Annual Deduction	Opening Value 08-11-2016	Total Capital Deductions for 235 Day(s)	Adjustable Value (WDV) 30/06/2017
01-Feb-14	01-Feb-14	\$88,300.00	2.5%	\$2,207.50	\$82,185.53	\$1,421.27	\$80,764.26
Total		\$88,300.00		\$2,207.50	\$82,185.53	\$1,421.27	\$80,764.26

Grand Total		\$365,700.00		\$9,142.50	\$323,580.53	\$5,886.27	\$317,694.26
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Depreciation Graph over Years

