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TAX DEPRECIATION & CAPITAL ALLOWANCE SCHEDULE

SAMPLE REPORT

CITY STATE 1234

SJB
QUANTITY
SURVEYORS

SJB QUANTITY SURVEYORS
& TAX DEPRECIATION
CONSULTANTS PTY LTD

1300 488 375

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DATAE

CLIENT NAME
INSPECTION ADDRESS
SUBURB, STATE, POST CODE

RE: Tax Depreciation & Capital Allowance Schedule
INSPECTION ADDRESS

Please find attached our Tax Depreciation & Capital Allowance Schedule for your investment property as mentioned above.

The schedule has been prepared by SJB Quantity Surveyors for client name and not in any other capacity.

The contents should be treated as advice on construction costs and the like, and not as legal, accounting or taxation advice. SJB Quantity Surveyors recommend that you consult with your advisors before relying on the information provided herein.

Whilst preparing this document, SJB Quantity Surveyors have applied their interpretations of the Tax Commissioner's current intentions.

If this property changes ownership, then the contents of this report will no longer be valid and the new owner should contact our office to maximize their depreciation claim.

SJB Quantity Surveyors are registered tax agents as required by the Tax Agent Services Act 2009 and our tax agent number is 16347000.

Should you have any queries or require clarification on any aspect of the schedule, please do not hesitate to contact the undersigned.

Yours Sincerely,

Director

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SJB QUANTITY SURVEYORS & TAX DEPRECIATION CONSULTANTS PTY LTD

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1.0 PROPERTY INFORMATION

A) Date of Purchase Settlement	15 November
B) 2003 Start Date of Depreciation Schedule	01
C) Number of Depreciation Days in Year 1	122 Days
D) Purchase Price	\$ N/A
E) Assessed Value of Capital Works	\$ 195,224
F) Value of Capital Improvements	\$ 95,800
G) Unit Entitlement	0
H) First Year Depreciation – Diminishing Value Method	\$ 3,492
I) First Year Depreciation – Prime Cost Method	\$ 2,801

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40 YEAR METHOD COMPARISON

STREET ADDRESS, SUBURB STATE POST CODE

YEARS 1 - 20				YEARS 21 - 40			
YEAR NO.	FINANCIAL YEAR	DIMINISHING VALUE METHOD	PRIME COST METHOD	YEAR NO.	FINANCIAL YEAR	DIMINISHING VALUE METHOD	PRIME COST METHOD
1	2018/19	\$ 3,492	\$ 2,801	21	2038/39	\$ 7,349	\$ 7,276
2	2019/20	\$ 9,730	\$ 8,379	22	2039/40	\$ 7,338	\$ 7,276
3	2020/21	\$ 9,189	\$ 8,379	23	2040/41	\$ 7,328	\$ 7,276
4	2021/22	\$ 8,793	\$ 8,379	24	2041/42	\$ 7,320	\$ 7,276
5	2022/23	\$ 8,497	\$ 8,379	25	2042/43	\$ 7,314	\$ 7,276
6	2023/24	\$ 8,270	\$ 8,379	26	2043/44	\$ 7,308	\$ 7,276
7	2024/25	\$ 8,092	\$ 8,379	27	2044/45	\$ 2,422	\$ 2,395
8	2025/26	\$ 7,952	\$ 8,379	28	2045/46	\$ 2,418	\$ 2,395
9	2026/27	\$ 7,839	\$ 8,379	29	2046/47	\$ 2,415	\$ 2,395
10	2027/28	\$ 7,747	\$ 8,379	30	2047/48	\$ 2,412	\$ 2,395
11	2028/29	\$ 7,671	\$ 8,354	31	2048/49	\$ 2,409	\$ 2,395
12	2029/30	\$ 7,608	\$ 8,305	32	2049/50	\$ 2,407	\$ 2,395
13	2030/31	\$ 7,556	\$ 8,249	33	2050/51	\$ 2,405	\$ 2,395
14	2031/32	\$ 7,512	\$ 8,138	34	2051/52	\$ 2,404	\$ 2,395
15	2032/33	\$ 7,475	\$ 7,276	35	2052/53	\$ 2,402	\$ 2,395
16	2033/34	\$ 7,445	\$ 7,276	36	2053/54	\$ 2,401	\$ 2,395
17	2034/35	\$ 7,419	\$ 7,276	37	2054/55	\$ 2,400	\$ 2,395
18	2035/36	\$ 7,397	\$ 7,276	38	2055/56	\$ 2,399	\$ 2,395
19	2036/37	\$ 7,378	\$ 7,276	39	2056/57	\$ 2,399	\$ 2,395
20	2037/38	\$ 7,362	\$ 7,276	40	2057/58	\$ 2,398	\$ 2,395

DIMINISHING VALUE METHOD
SUMMARY YEARS 1 - 20

STREET ADDRESS, SUBURB STATE POST CODE

YEAR NO.	FINANCIAL YEAR	PLANT & EQUIPMENT	LOW VALUE POOLED ITEMS	CAPITAL ALLOWANCES	CAPITAL IMPROVEMENTS	TOTAL DEPRECIATION
1	2018/19	\$ 603	\$ 457	\$ 1,631	\$ 801	\$ 3,492
2	2019/20	\$ 1,711	\$ 743	\$ 4,881	\$ 2,395	\$ 9,730
3	2020/21	\$ 1,449	\$ 464	\$ 4,881	\$ 2,395	\$ 9,189
4	2021/22	\$ 1,227	\$ 290	\$ 4,881	\$ 2,395	\$ 8,793
5	2022/23	\$ 1,040	\$ 181	\$ 4,881	\$ 2,395	\$ 8,497
6	2023/24	\$ 881	\$ 113	\$ 4,881	\$ 2,395	\$ 8,270
7	2024/25	\$ 746	\$ 71	\$ 4,881	\$ 2,395	\$ 8,092
8	2025/26	\$ 632	\$ 44	\$ 4,881	\$ 2,395	\$ 7,952
9	2026/27	\$ 535	\$ 28	\$ 4,881	\$ 2,395	\$ 7,839
10	2027/28	\$ 454	\$ 17	\$ 4,881	\$ 2,395	\$ 7,747
11	2028/29	\$ 384	\$ 11	\$ 4,881	\$ 2,395	\$ 7,671
12	2029/30	\$ 326	\$ 7	\$ 4,881	\$ 2,395	\$ 7,608
13	2030/31	\$ 276	\$ 4	\$ 4,881	\$ 2,395	\$ 7,556
14	2031/32	\$ 234	\$ 3	\$ 4,881	\$ 2,395	\$ 7,512
15	2032/33	\$ 198	\$ 2	\$ 4,881	\$ 2,395	\$ 7,475
16	2033/34	\$ 168	\$ 1	\$ 4,881	\$ 2,395	\$ 7,445
17	2034/35	\$ 142	\$ 1	\$ 4,881	\$ 2,395	\$ 7,419
18	2035/36	\$ 121	\$ 0	\$ 4,881	\$ 2,395	\$ 7,397
19	2036/37	\$ 102	\$ 0	\$ 4,881	\$ 2,395	\$ 7,378
20	2037/38	\$ 87	\$ 0	\$ 4,881	\$ 2,395	\$ 7,362

TAX DEPRECIATION SCHEDULE
DIMINISHING VALUE METHOD
SUMMARY YEARS 21 - 40

STREET ADDRESS, SUBURB STATE POST COD

YEAR NO.	FINANCIAL YEAR	PLANT & EQUIPMENT	LOW VALUE POOLED ITEMS	CAPITAL ALLOWANCES	CAPITAL IMPROVEMENTS	TOTAL DEPRECIATION
21	2038/39	\$ 73	\$ 0	\$ 4,881	\$ 2,395	\$ 7,349
22	2039/40	\$ 62	\$ 0	\$ 4,881	\$ 2,395	\$ 7,338
23	2040/41	\$ 53	\$ 0	\$ 4,881	\$ 2,395	\$ 7,328
24	2041/42	\$ 45	\$ 0	\$ 4,881	\$ 2,395	\$ 7,320
25	2042/43	\$ 38	\$ 0	\$ 4,881	\$ 2,395	\$ 7,314
26	2043/44	\$ 32	\$ 0	\$ 4,881	\$ 2,395	\$ 7,308
27	2044/45	\$ 27	\$ 0	\$ -	\$ 2,395	\$ 2,422
28	2045/46	\$ 23	\$ 0	\$ -	\$ 2,395	\$ 2,418
29	2046/47	\$ 20	\$ 0	\$ -	\$ 2,395	\$ 2,415
30	2047/48	\$ 17	\$ 0	\$ -	\$ 2,395	\$ 2,412
31	2048/49	\$ 14	\$ 0	\$ -	\$ 2,395	\$ 2,409
32	2049/50	\$ 12	\$ 0	\$ -	\$ 2,395	\$ 2,407
33	2050/51	\$ 10	\$ 0	\$ -	\$ 2,395	\$ 2,405
34	2051/52	\$ 9	\$ 0	\$ -	\$ 2,395	\$ 2,404
35	2052/53	\$ 7	\$ 0	\$ -	\$ 2,395	\$ 2,402
36	2053/54	\$ 6	\$ 0	\$ -	\$ 2,395	\$ 2,401
37	2054/55	\$ 5	\$ 0	\$ -	\$ 2,395	\$ 2,400
38	2055/56	\$ 4	\$ 0	\$ -	\$ 2,395	\$ 2,399
39	2056/57	\$ 4	\$ 0	\$ -	\$ 2,395	\$ 2,399
40	2057/58	\$ 3	\$ 0	\$ -	\$ 2,395	\$ 2,398

TAX DEPRECIATION SCHEDULE - DIMINISHING VALUE METHOD

DEPRECIABLE ITEMS	Value \$	Effective Life (Years)	Dim Value Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<u>PLANT and EQUIPMENT</u>													
Kitchen Assets													
Refrigerators	1,999	12	16.67%	111	315	262	218	182	152	126	105	88	73
Laundry Assets													
Washing Machines	739	10	20.00%	LVP	-	-	-	-	-	-	-	-	-
Furniture and Fittings													
Furniture - Freestanding (LVP)	1,700	13.33	15.00%	LVP	-	-	-	-	-	-	-	-	-
Furniture - Freestanding	9,800	13.33	15.00%	491	1,397	1,187	1,009	858	729	620	527	448	380
Sub Total - Plant and Equipment	11,799			603	1,711	1,449	1,227	1,040	881	746	632	535	454
<u>LOW VALUE POOLED ITEMS</u>													
Low Value Pool - First Year	2,439		18.75%	457									
Low Value Pool - Subsequent Years			37.50%		743	464	290	181	113	71	44	28	17
Sub Total - Low Value Pooled Items	2,439			457	743	464	290	181	113	71	44	28	17
<u>CAPITAL ALLOWANCES</u>													
Balance of Construction Costs	195,224	40	2.50%	1,631	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881
<u>CAPITAL IMPROVEMENTS</u>													
Capital Improvements	95,800	40	2.50%	801	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395

TAX DEPRECIATION SCHEDULE - DIMINISHING VALUE METHOD

DEPRECIABLE ITEMS	Value \$	Effective Life (Years)	Dim Value Rate	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<u>PLANT and EQUIPMENT</u>													
Kitchen Assets													
Refrigerators	1,999	12	16.67%	61	51	42	35	29	25	20	17	14	12
Laundry Assets													
Washing Machines	739	10	20.00%	-	-	-	-	-	-	-	-	-	-
Furniture and Fittings													
Furniture - Freestanding (LVP)	1,700	13.33	15.00%	-	-	-	-	-	-	-	-	-	-
Furniture - Freestanding	9,800	13.33	15.00%	323	275	234	199	169	143	122	104	88	75
Sub Total - Plant and Equipment	11,799			384	326	276	234	198	168	142	121	102	87
<u>LOW VALUE POOLED ITEMS</u>													
Low Value Pool - First Year	2,439		18.75%										
Low Value Pool - Subsequent Years			37.50%	11	7	4	3	2	1	1	0	0	0
Sub Total - Low Value Pooled Items	2,439			11	7	4	3	2	1	1	0	0	0
<u>CAPITAL ALLOWANCES</u>													
Balance of Construction Costs	195,224	40	2.50%	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881
<u>CAPITAL IMPROVEMENTS</u>													
Capital Improvements	95,800	40	2.50%	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395

TAX DEPRECIATION SCHEDULE
PRIME COST METHOD
SUMMARY YEARS 1 - 20

2STREET ADDRESS, SUBURB STATE POST CODE

YEAR NO.	FINANCIAL YEAR	PLANT & EQUIPMENT	CAPITAL ALLOWANCES	CAPITAL IMPROVEMENTS	TOTAL DEPRECIATION
1	2018/19	\$ 369	\$ 1,631	\$ 801	\$ 2,801
2	2019/20	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
3	2020/21	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
4	2021/22	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
5	2022/23	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
6	2023/24	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
7	2024/25	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
8	2025/26	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
9	2026/27	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
10	2027/28	\$ 1,103	\$ 4,881	\$ 2,395	\$ 8,379
11	2028/29	\$ 1,078	\$ 4,881	\$ 2,395	\$ 8,354
12	2029/30	\$ 1,029	\$ 4,881	\$ 2,395	\$ 8,305
13	2030/31	\$ 974	\$ 4,881	\$ 2,395	\$ 8,249
14	2031/32	\$ 863	\$ 4,881	\$ 2,395	\$ 8,138
15	2032/33	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
16	2033/34	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
17	2034/35	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
18	2035/36	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
19	2036/37	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
20	2037/38	\$ -	\$ 4,881	\$ 2,395	\$ 7,276

TAX DEPRECIATION SCHEDULE
PRIME COST METHOD
SUMMARY YEARS 21 - 40

2STREET ADDRESS, SUBURB STATE POST CODE

YEAR NO.	FINANCIAL YEAR	PLANT & EQUIPMENT	CAPITAL ALLOWANCES	CAPITAL IMPROVEMENTS	TOTAL DEPRECIATION
21	2038/39	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
22	2039/40	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
23	2040/41	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
24	2041/42	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
25	2042/43	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
26	2043/44	\$ -	\$ 4,881	\$ 2,395	\$ 7,276
27	2044/45	\$ -	\$ -	\$ 2,395	\$ 2,395
28	2045/46	\$ -	\$ -	\$ 2,395	\$ 2,395
29	2046/47	\$ -	\$ -	\$ 2,395	\$ 2,395
30	2047/48	\$ -	\$ -	\$ 2,395	\$ 2,395
31	2048/49	\$ -	\$ -	\$ 2,395	\$ 2,395
32	2049/50	\$ -	\$ -	\$ 2,395	\$ 2,395
33	2050/51	\$ -	\$ -	\$ 2,395	\$ 2,395
34	2051/52	\$ -	\$ -	\$ 2,395	\$ 2,395
35	2052/53	\$ -	\$ -	\$ 2,395	\$ 2,395
36	2053/54	\$ -	\$ -	\$ 2,395	\$ 2,395
37	2054/55	\$ -	\$ -	\$ 2,395	\$ 2,395
38	2055/56	\$ -	\$ -	\$ 2,395	\$ 2,395
39	2056/57	\$ -	\$ -	\$ 2,395	\$ 2,395
40	2057/58	\$ -	\$ -	\$ 2,395	\$ 2,395

TAX DEPRECIATION SCHEDULE - PRIME COST METHOD

DEPRECIABLE ITEMS	Value \$	Effective Life (Years)	Dim Value Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<u>PLANT and EQUIPMENT</u>													
Kitchen Assets													
Refrigerators	1,999	12	8.33%	56	167	167	167	167	167	167	167	167	167
Laundry Assets													
Washing Machines	739	10	10.00%	25	74	74	74	74	74	74	74	74	74
Furniture and Fittings													
Furniture - Freestanding (LVP)	1,700	13.33	7.50%	43	128	128	128	128	128	128	128	128	128
Furniture - Freestanding	9,800	13.33	7.50%	246	735	735	735	735	735	735	735	735	735
Sub Total - Plant and Equipment	14,238			369	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103
<u>CAPITAL ALLOWANCES</u>													
Balance of Construction Costs	195,224	40	2.50%	1,631	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881
<u>CAPITAL IMPROVEMENTS</u>													
Capital Improvements	95,800	40	2.50%	801	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395

TAX DEPRECIATION SCHEDULE - PRIME COST METHOD

DEPRECIABLE ITEMS	Value \$	Effective Life (Years)	Dim Value Rate	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<u>PLANT and EQUIPMENT</u>													
Kitchen Assets													
Refrigerators	1,999	12	8.33%	167	167	111	-	-	-	-	-	-	-
Laundry Assets													
Washing Machines	739	10	10.00%	49	-	-	-	-	-	-	-	-	-
Furniture and Fittings													
Furniture - Freestanding (LVP)	1,700	13.33	7.50%	128	128	128	128	-	-	-	-	-	-
Furniture - Freestanding	9,800	13.33	7.50%	735	735	735	735	-	-	-	-	-	-
Sub Total - Plant and Equipment	14,238			1,078	1,029	974	863	-	-	-	-	-	-
<u>CAPITAL ALLOWANCES</u>													
Balance of Construction Costs	195,224	40	2.50%	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881	4,881
<u>CAPITAL IMPROVEMENTS</u>													
Capital Improvements	95,800	40	2.50%	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395	2,395

7.0 GENERAL NOTES AND DISCLAIMERS

- This report has been based on the Diminishing Value method of depreciation for plant equipment.
- We have assumed that the property owner is entitled to claim the available allowances and that there are no pre-existing depreciation schedules for this property.
- Investors who enter into contract to purchase residential investment property after 9 2017 will not be entitled to claim depreciation on plant and equipment items.
- Investors who purchase plant and equipment for their residential investment after 9 May 2017 will be able to claim a deduction over the effective life of the asset.
- The owner is advised to discuss and confirm the assumptions of this report with their adviser before using this tax depreciation information.
- Land costs, improvements and other non-depreciable building costs, such as have not been included in this report.
- This report is based on the understanding that the property is used specifically for production of assessable income.
- Individual assets with a value of less than \$300 have been depreciated in full in the year.
- Low-cost assets and low-value assets (i.e. an asset with a value less than \$1,000 but than \$300) have been depreciated as part of a low value pool. As part of the low value low-cost assets are depreciated at the rate of 18.75% in the first year and at the rate 37.5% thereafter.
- This depreciation schedule has been prepared for the sole purpose of claims under Income Tax Assessment Act and is for use only by the party directed.
- SJB Quantity Surveyors & Tax Depreciation Consultants Pty Ltd accept no responsibility any third party that may rely on the whole or any part of this report.
- SJB Quantity Surveyors & Tax Depreciation Consultants Pty Ltd does not accept contractual, tortious or any other form of liability for any consequences, loss or which may arise as a result of any person acting upon or using this report.

SJB QUANTITY SURVEYORS & TAX DEPRECIATION CONSULTANTS PTY LTD