

PRIME COST RATE CALCULATION METHOD

Property: 8 Sample Road Melbourne

Rental Date: June 12, 2020

Client: Sample Reporr

File No: 20/0367

Assessment Date: June 22, 2020

Construction cost as at March 2020, 4 bedroom residential investment property

DEPRECIATION SCHEDULE -

Item No.	DESCRIPTION INCLUDING ADJUSTMENTS TO INITIAL PURCHASE DATE	COMPONENT COST AT RENTAL Tax Year 2019/20 \$	RATES POST 1/07/2019 %	DEPRECIATION IN NOMINATED YEAR AFTER INITIAL CONSTRUCTION										DECLINE IN VALUE REMAINING
				Tax Year 2019/20 \$	Tax Year 2020/21 \$	Tax Year 2021/22 \$	Tax Year 2022/23 \$	Tax Year 2023/24 \$	Tax Year 2024/25 \$	Tax Year 2025/26 \$	Tax Year 2026/27 \$	Tax Year 2027/28 \$	Tax Year 2028/29 \$	
1.0	Fixtures & Fittings													
1.1	Carpet	5,396	12.50%	35	675	675	675	675	675	675	675	636	0	0
1.2	Oven, hotplates, rangehood	7,999	8.33%	35	666	666	666	666	666	666	666	666	666	1,970
1.3	Dishwasher	1,599	12.50%	10	200	200	200	200	200	200	200	189	0	0
1.4	Hot water service	1,697	8.33%	7	141	141	141	141	141	141	141	141	141	421
1.5	Ducted heating	5,120	5.00%	13	256	256	256	256	256	256	256	256	256	2,803
1.6	Low value items under \$300	1,560	100.00%	1,560	0	0	0	0	0	0	0	0	0	0
TOTAL PRIME COST DEPRECIATION ITEMS		23,371		1,661	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,889	1,064	5,194

Please note: Calculations for 2019/20 Taxation Year have been calculated from the date of rental

DIMINISHING VALUE RATE CALCULATION METHOD

Property:

Rental Date: June 12, 2020

Client:

File No: 20/0367

Assessment Date: June 22, 2020

Construction cost as at March 2020, 4 bedroom residential investment property

DEPRECIATION SCHEDULE -

Item No.	DESCRIPTION INCLUDING ADJUSTMENTS TO INITIAL PURCHASE DATE	COMPONENT COST AT RENTAL Tax Year 2019/20 \$	RATES POST 10/05/2006 %	DEPRECIATION IN NOMINATED YEAR AFTER INITIAL CONSTRUCTION										DECLINE IN VALUE REMAINING
				Tax Year 2019/20 \$	Tax Year 2020/21 \$	Tax Year 2021/22 \$	Tax Year 2022/23 \$	Tax Year 2023/24 \$	Tax Year 2024/25 \$	Tax Year 2025/26 \$	Tax Year 2026/27 \$	Tax Year 2027/28 \$	Tax Year 2028/29 \$	
1.0	Fixtures & Fittings													
1.1	Carpet	5,396	25.00%	70	1,331	999	749	562	421	316	237	178	133	400
1.2	Oven, hotplates, rangehood	7,999	16.67%	69	1,322	1,102	918	765	637	531	443	369	307	1,536
1.3	Dishwasher	1,599	25.00%	21	395	296	222	166	125	94	70	53	39	118
1.4	Hot water service	1,697	16.67%	15	280	234	195	162	135	113	94	78	65	326
1.5	Ducted heating	5,120	10.00%	27	509	458	413	371	334	301	271	244	219	1,973
1.6	Low value items under \$300	1,560	100.00%	1,560	0	0	0	0	0	0	0	0	0	0
TOTAL DIMINISHING VALUE DEPRECIATION ITEMS		23,371		1,762	3,838	3,088	2,496	2,027	1,653	1,354	1,114	921	765	4,354

Please note: Calculations for 2019/20 Taxation Year have been calculated from the date of rental

CAPITAL BUILDING WRITE OFF CALCULATION

Property:

Rental Date: June 12, 2020

Client:

File No: 20/0367

Assessment Date: June 22, 2020

Construction cost as at March 2020, 4 bedroom residential investment property

DEPRECIATION SCHEDULE -

Item No.	DESCRIPTION INCLUDING ADJUSTMENTS TO INITIAL PURCHASE DATE	COMPONENT COST AT RENTAL Tax Year 2019/20 \$	RATES POST 16/09/1987 %	DEPRECIATION IN NOMINATED YEAR AFTER INITIAL CONSTRUCTION										DECLINE IN VALUE REMAINING
				Tax Year 2019/20 \$	Tax Year 2020/21 \$	Tax Year 2021/22 \$	Tax Year 2022/23 \$	Tax Year 2023/24 \$	Tax Year 2024/25 \$	Tax Year 2025/26 \$	Tax Year 2026/27 \$	Tax Year 2027/28 \$	Tax Year 2028/29 \$	
2.0 Residual Capital														
2.1	Expenditure - Building Write Off	227,549	2.50%	296	5,689	5,689	5,689	5,689	5,689	5,689	5,689	5,689	5,689	176,052
2.2	Expenditure - Building Write Off - Kitchen Joinery	16,275	2.50%	21	407	407	407	407	407	407	407	407	407	12,591
3.0 Non Building Expenditure	(Demolition, Landscaping)	950	0.00%	0	0	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL BUILDING WRITE OFF		244,774		317	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	188,643

Please note: Calculations for 2019/20 Taxation Year have been calculated from the date of rental

LOW VALUE ASSET POOL CALCULATION

Property:

Rental Date: June 12, 2020

Client:

File No: 20/0367

Assessment Date: June 22, 2020

Construction cost as at March 2020, 4 bedroom residential investment property

DEPRECIATION SCHEDULE -

Item No.	DESCRIPTION INCLUDING ADJUSTMENTS TO INITIAL PURCHASE DATE	COMPONENT COST AT RENTAL Tax Year 2019/20 \$	RATES POST 1/07/2001 %	DEPRECIATION IN NOMINATED YEAR AFTER INITIAL CONSTRUCTION										DECLINE IN VALUE REMAINING
				Tax Year 2019/20 \$	Tax Year 2020/21 \$	Tax Year 2021/22 \$	Tax Year 2022/23 \$	Tax Year 2023/24 \$	Tax Year 2024/25 \$	Tax Year 2025/26 \$	Tax Year 2026/27 \$	Tax Year 2027/28 \$	Tax Year 2028/29 \$	
4.0 Low Value Asset Pool														
4.1	Antenna installation	499	37.50%	94	152	95	59	37	23	14	9	6	4	6
4.2	Smoke detectors	590	37.50%	111	180	112	70	44	27	17	11	7	4	7
4.3	Light fittings	770	37.50%	144	235	147	92	57	36	22	14	9	5	9
Please note Low Value Pool Items Are depreciated at 18.75% in the first year of ownership then at 37.5% for each items effective life.														
TOTAL LOW VALUE ASSET POOL ITEMS		1,859		349	566	354	221	138	86	54	34	21	13	22

Please note: Calculations for 2019/20 Taxation Year have been calculated from the date of rental

SUMMARY - CAPITAL BUILDING WRITE OFF AND DEPRECIATION ITEMS

Property:

Report Date:

June 25, 2020

Client:

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PRIME COST METHOD	DEPRECIATION IN NOMINATED YEAR AFTER INITIAL CONSTRUCTION										DECLINE IN VALUE REMAINING
	Tax Year 2019/20	Tax Year 2020/21	Tax Year 2021/22	Tax Year 2022/23	Tax Year 2023/24	Tax Year 2024/25	Tax Year 2025/26	Tax Year 2026/27	Tax Year 2027/28	Tax Year 2028/29	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
TOTAL OF DEPRECIATION PLANT ITEMS	1,661	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,889	1,064	5,194
TOTAL LOW VALUE ASSET POOL ITEMS	349	566	354	221	138	86	54	34	21	13	22
TOTAL OF CAPITAL BUILDING WRITE OFF ITEMS	317	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	188,643
TOTAL AMOUNT CLAIMABLE EACH YEAR	2,327	8,600	8,388	8,255	8,172	8,120	8,088	8,067	8,005	7,172	193,859

Please note: Calculations for 2019/20 Taxation Year have been calculated from the date of rental

DIMINISHING VALUE METHOD	DEPRECIATION IN NOMINATED YEAR AFTER INITIAL CONSTRUCTION										DECLINE IN VALUE REMAINING
	Tax Year 2019/20	Tax Year 2020/21	Tax Year 2021/22	Tax Year 2022/23	Tax Year 2023/24	Tax Year 2024/25	Tax Year 2025/26	Tax Year 2026/27	Tax Year 2027/28	Tax Year 2028/29	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
TOTAL OF DEPRECIATION PLANT ITEMS	1,762	3,838	3,088	2,496	2,027	1,653	1,354	1,114	921	765	4,354
TOTAL LOW VALUE ASSET POOL ITEMS	349	566	354	221	138	86	54	34	21	13	22
TOTAL OF CAPITAL BUILDING WRITE OFF ITEMS	317	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	188,643
TOTAL AMOUNT CLAIMABLE EACH YEAR	2,428	10,500	9,538	8,813	8,260	7,835	7,504	7,244	7,038	6,873	193,019

Please note: Calculations for 2019/20 Taxation Year have been calculated from the date of rental