Thrifty.tax

Tax Depreciation Schedule

18 March, 2022

Reference: #TT-1234

Property Information

Address

3/771 Victoria Road Ryde NSW 2112

Property Type	Construction Year	Purchase Price
Apartment	2021	Not disclosed

Settlement Date	Report Start Date
1/07/2021	1/07/2021

Ownership

Bob Ross

Claimable Depreciation Overview

Total Depreciation		Total Capital Works		Total Plant + Equipment
$355,847	=	$293,283	+	$62,564

Year 1	Year 2	Year 3
$17,911	$16,108	$15,134

Table of Contents

Diminishing value schedule	3
Prime cost schedule	4
Breakdown of items by diminishing value method	5
Breakdown of items by prime cost method	14
Capital works breakdown	21
Tax depreciation report guide	22

DIMINISHING VALUE METHOD

Year No.	Financial Year Period			DIV 40 Plant & equipment	DIV 43 Capital Works	Total Depreciation
1	1/07/21	-	30/06/22	$10,579	$7,332	**$17,911**
2	1/07/22	-	30/06/23	$8,776	$7,332	**$16,108**
3	1/07/23	-	30/06/24	$7,802	$7,332	**$15,134**
4	1/07/24	-	30/06/25	$5,877	$7,332	**$13,209**
5	1/07/25	-	30/06/26	$4,703	$7,332	**$12,035**
6	1/07/26	-	30/06/27	$3,732	$7,332	**$11,064**
7	1/07/27	-	30/06/28	$3,125	$7,332	**$10,457**
8	1/07/28	-	30/06/29	$2,391	$7,332	**$9,723**
9	1/07/29	-	30/06/30	$1,888	$7,332	**$9,220**
10	1/07/30	-	30/06/31	$1,531	$7,332	**$8,863**
11	1/07/31	-	30/06/32	$1,275	$7,332	**$8,607**
12	1/07/32	-	30/06/33	$1,325	$7,332	**$8,657**
13	1/07/33	-	30/06/34	$1,055	$7,332	**$8,387**
14	1/07/34	-	30/06/35	$865	$7,332	**$8,197**
15	1/07/35	-	30/06/36	$728	$7,332	**$8,060**
16	1/07/36	-	30/06/37	$623	$7,332	**$7,955**
17	1/07/37	-	30/06/38	$543	$7,332	**$7,875**
18	1/07/38	-	30/06/39	$478	$7,332	**$7,810**
19	1/07/39	-	30/06/40	$659	$7,332	**$7,991**
20	1/07/40	-	30/06/41	$499	$7,332	**$7,831**
21	1/07/41	-	30/06/42	$394	$7,332	**$7,726**
22	1/07/42	-	30/06/43	$322	$7,332	**$7,654**
23	1/07/43	-	30/06/44	$272	$7,332	**$7,604**
24	1/07/44	-	30/06/45	$238	$7,332	**$7,570**
25	1/07/45	-	30/06/46	$210	$7,332	**$7,542**
26	1/07/46	-	30/06/47	$191	$7,332	**$7,523**
27	1/07/47	-	30/06/48	$172	$7,332	**$7,504**
28	1/07/48	-	30/06/49	$158	$7,332	**$7,490**
29	1/07/49	-	30/06/50	$146	$7,332	**$7,478**
30	1/07/50	-	30/06/51	$135	$7,332	**$7,467**
31	1/07/51	-	30/06/52	$127	$7,332	**$7,459**
32	1/07/52	-	30/06/53	$117	$7,332	**$7,449**
33	1/07/53	-	30/06/54	$109	$7,332	**$7,441**
34	1/07/54	-	30/06/55	$101	$7,332	**$7,433**
35	1/07/55	-	30/06/56	$95	$7,332	**$7,427**
36	1/07/56	-	30/06/57	$88	$7,332	**$7,420**
37	1/07/57	-	30/06/58	$82	$7,332	**$7,414**
38	1/07/58	-	30/06/59	$77	$7,332	**$7,409**
39	1/07/59	-	30/06/60	$72	$7,332	**$7,404**
40	1/07/60	-	30/06/61	$67	$7,332	**$7,399**
41	1/07/61	-	30/06/62	$937	$3	**$940**
Total				$62,564	$355,847	**$418,411**

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE

Year No.	Financial Year Period			DIV 40 Plant & equipment	DIV 43 Capital Works	Total Depreciation
1	1/07/21	-	30/06/22	$5,334	$7,332	**$12,666**
2	1/07/22	-	30/06/23	$5,334	$7,332	**$12,666**
3	1/07/23	-	30/06/24	$5,334	$7,332	**$12,666**
4	1/07/24	-	30/06/25	$5,034	$7,332	**$12,366**
5	1/07/25	-	30/06/26	$4,977	$7,332	**$12,309**
6	1/07/26	-	30/06/27	$4,078	$7,332	**$11,410**
7	1/07/27	-	30/06/28	$3,944	$7,332	**$11,276**
8	1/07/28	-	30/06/29	$3,653	$7,332	**$10,985**
9	1/07/29	-	30/06/30	$3,137	$7,332	**$10,469**
10	1/07/30	-	30/06/31	$3,124	$7,332	**$10,456**
11	1/07/31	-	30/06/32	$2,378	$7,332	**$9,710**
12	1/07/32	-	30/06/33	$2,367	$7,332	**$9,699**
13	1/07/33	-	30/06/34	$1,821	$7,332	**$9,153**
14	1/07/34	-	30/06/35	$1,781	$7,332	**$9,113**
15	1/07/35	-	30/06/36	$1,775	$7,332	**$9,107**
16	1/07/36	-	30/06/37	$613	$7,332	**$7,945**
17	1/07/37	-	30/06/38	$601	$7,332	**$7,933**
18	1/07/38	-	30/06/39	$601	$7,332	**$7,933**
19	1/07/39	-	30/06/40	$601	$7,332	**$7,933**
20	1/07/40	-	30/06/41	$601	$7,332	**$7,933**
21	1/07/41	-	30/06/42	$601	$7,332	**$7,933**
22	1/07/42	-	30/06/43	$601	$7,332	**$7,933**
23	1/07/43	-	30/06/44	$601	$7,332	**$7,933**
24	1/07/44	-	30/06/45	$601	$7,332	**$7,933**
25	1/07/45	-	30/06/46	$601	$7,332	**$7,933**
26	1/07/46	-	30/06/47	$493	$7,332	**$7,825**
27	1/07/47	-	30/06/48	$493	$7,332	**$7,825**
28	1/07/48	-	30/06/49	$493	$7,332	**$7,825**
29	1/07/49	-	30/06/50	$493	$7,332	**$7,825**
30	1/07/50	-	30/06/51	$493	$7,332	**$7,825**
31	1/07/51	-	30/06/52	$6	$7,332	**$7,338**
32	1/07/52	-	30/06/53	$0	$7,332	**$7,332**
33	1/07/53	-	30/06/54	$0	$7,332	**$7,332**
34	1/07/54	-	30/06/55	$0	$7,332	**$7,332**
35	1/07/55	-	30/06/56	$0	$7,332	**$7,332**
36	1/07/56	-	30/06/57	$0	$7,332	**$7,332**
37	1/07/57	-	30/06/58	$0	$7,332	**$7,332**
38	1/07/58	-	30/06/59	$0	$7,332	**$7,332**
39	1/07/59	-	30/06/60	$0	$7,332	**$7,332**
40	1/07/60	-	30/06/61	$0	$7,332	**$7,332**
41	1/07/61	-	30/06/62	$0	$3	**$3**
Total				$62,564	$355,847	**$418,411**

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	1 (pro-rated) 1 Jul 2021 - 30 Jun 2022		2 1 Jul 2022 - 30 Jun 2023		3 1 Jul 2023 - 30 Jun 2024		4 1 Jul 2024 - 30 Jun 2025		5 1 Jul 2025 - 30 Jun 2026	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	13.33%	$1,667	13.33%	$1,444	13.33%	$1,252	13.33%	$1,085	13.33%	$940
Bathroom accessories	$900	3	18.75%	$169	37.50%	$274	37.50%	$171	37.50%	$107	37.50%	$67
Blinds	$1,320	10	20%	$264	20%	$211	37.50%	$317	37.50%	$198	37.50%	$124
Clothes dryer (type A)	$900	7	18.75%	$169	37.50%	$274	37.50%	$171	37.50%	$107	37.50%	$67
Cooktop (type A)	$1,400	12	16.67%	$233	16.67%	$195	37.50%	$365	37.50%	$228	37.50%	$142
Dishwasher (type A)	$1,100	8	25%	$275	37.50%	$309	37.50%	$194	37.50%	$121	37.50%	$75
Door closers	$200	5	100%	$200								
Carpet flooring	$2,470	8	25%	$618	25%	$463	25%	$347	25%	$261	37.50%	$293
Timber flooring	$4,785	15	13.33%	$638	13.33%	$553	13.33%	$479	13.33%	$415	13.33%	$360
Hot water system	$2,200	12	16.67%	$367	16.67%	$306	16.67%	$255	16.67%	$212	16.67%	$177
Mechanical ventilation	$1,200	10	20%	$240	37.50%	$360	37.50%	$225	37.50%	$141	37.50%	$88
Microwave oven (type A)	$600	8	18.75%	$113	37.50%	$183	37.50%	$114	37.50%	$71	37.50%	$45
Oven (type A)	$1,800	12	16.67%	$300	16.67%	$250	16.67%	$208	16.67%	$174	37.50%	$326
Rangehood (type A)	$1,300	12	16.67%	$217	16.67%	$181	37.50%	$338	37.50%	$212	37.50%	$132
Smoke alarm	$750	6	18.75%	$141	37.50%	$228	37.50%	$143	37.50%	$89	37.50%	$56
Storage shelves and racks	$500	13	18.75%	$94	37.50%	$152	37.50%	$95	37.50%	$60	37.50%	$37
Light Shades	$3,675	5	40%	$1,470	40%	$882	40%	$529	37.50%	$298	37.50%	$186
Client-Owned Items Subtotal	**$37,600**		**$7,175**		**$6,265**		**$5,203**		**$3,779**		**$3,115**	
Strata-Titled Items												
Audio visual system	$1,260	10	20%	$252	20%	$202	37.50%	$302	37.50%	$189	37.50%	$118
Barbecue	$157	10	100%	$157								
CCTV (Cameras)	$225	4	100%	$225								
Fire booster pump	$1,575	25	8%	$126	8%	$116	8%	$107	8%	$98	8%	$90
Fire reels and extinguishers	$337	15	18.75%	$63	37.50%	$103	37.50%	$64	37.50%	$40	37.50%	$25
Garage electric (single motor)	$63	10	100%	$63								
Gym equipment (cardiovascular)	$360	5	18.75%	$68	37.50%	$110	37.50%	$68	37.50%	$43	37.50%	$27
Intercom system (building)	$1,350	10	20%	$270	20%	$216	37.50%	$324	37.50%	$203	37.50%	$126
Lifts	$14,796	30	6.67%	$986	6.67%	$921	6.67%	$859	6.67%	$802	6.67%	$749
Light fittings	$205	5	100%	$205								
Lights (emergency)	$6	5	100%	$6								
MATV system	$675	10	18.75%	$127	37.50%	$206	37.50%	$128	37.50%	$80	37.50%	$50
Mechanical ventilation (basement)	$1,575	10	20%	$315	20%	$252	20%	$202	37.50%	$302	37.50%	$189
Outdoor furniture	$45	5	100%	$45								
Pool (pumps)	$54	12	100%	$54								
Pool (cleaning equipment)	$18	7	100%	$18								
Stair pressurisation system	$1,125	25	8%	$90	8%	$83	37.50%	$357	37.50%	$223	37.50%	$140
Waste management equipment	$1,125	7	28.57%	$321	37.50%	$302	37.50%	$188	37.50%	$118	37.50%	$74
Garage electric (remote)	$13	5	100%	$13								
Strata-Titled Items Subtotal	**$24,964**		**$3,404**		**$2,511**		**$2,599**		**$2,098**		**$1,588**	
Low Value Pools Subtotal			$1,930		$2,501		$3,564		$2,830		$2,387	
Effective Life Subtotal			$8,649		$6,275		$4,238		$3,047		$2,316	
Division 40 Total	**$62,564**		**$10,579**		**$8,776**		**$7,802**		**$5,877**		**$4,703**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	6 1 Jul 2026 - 30 Jun 2027		7 1 Jul 2027 - 30 Jun 2028		8 1 Jul 2028 - 30 Jun 2029		9 1 Jul 2029 - 30 Jun 2030		10 1 Jul 2030 - 30 Jun 2031	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	13.33%	$815	13.33%	$706	13.33%	$612	13.33%	$531	13.33%	$460
Bathroom accessories	$900	3	37.50%	$42	37.50%	$26	37.50%	$17	37.50%	$10	37.50%	$6
Blinds	$1,320	10	37.50%	$77	37.50%	$48	37.50%	$30	37.50%	$19	37.50%	$12
Clothes dryer (type A)	$900	7	37.50%	$42	37.50%	$26	37.50%	$17	37.50%	$10	37.50%	$6
Cooktop (type A)	$1,400	12	37.50%	$89	37.50%	$56	37.50%	$35	37.50%	$21	37.50%	$14
Dishwasher (type A)	$1,100	8	37.50%	$47	37.50%	$30	37.50%	$18	37.50%	$12	37.50%	$7
Door closers	$200	5										
Carpet flooring	$2,470	8	37.50%	$183	37.50%	$114	37.50%	$72	37.50%	$45	37.50%	$28
Timber flooring	$4,785	15	13.33%	$312	13.33%	$270	13.33%	$234	13.33%	$203	13.33%	$176
Hot water system	$2,200	12	37.50%	$331	37.50%	$207	37.50%	$129	37.50%	$81	37.50%	$51
Mechanical ventilation	$1,200	10	37.50%	$55	37.50%	$34	37.50%	$21	37.50%	$14	37.50%	$8
Microwave oven (type A)	$600	8	37.50%	$28	37.50%	$17	37.50%	$11	37.50%	$7	37.50%	$4
Oven (type A)	$1,800	12	37.50%	$203	37.50%	$127	37.50%	$80	37.50%	$50	37.50%	$31
Rangehood (type A)	$1,300	12	37.50%	$83	37.50%	$51	37.50%	$32	37.50%	$20	37.50%	$13
Smoke alarm	$750	6	37.50%	$35	37.50%	$22	37.50%	$14	37.50%	$8	37.50%	$5
Storage shelves and racks	$500	13	37.50%	$23	37.50%	$15	37.50%	$9	37.50%	$6	37.50%	$3
Light Shades	$3,675	5	37.50%	$116	37.50%	$73	37.50%	$45	37.50%	$29	37.50%	$18
Client-Owned Items Subtotal	**$37,600**		**$2,481**		**$1,822**		**$1,376**		**$1,066**		**$842**	
Strata-Titled Items												
Audio visual system	$1,260	10	37.50%	$74	37.50%	$46	37.50%	$29	37.50%	$18	37.50%	$11
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	8%	$83	37.50%	$358	37.50%	$224	37.50%	$140	37.50%	$87
Fire reels and extinguishers	$337	15	37.50%	$16	37.50%	$10	37.50%	$6	37.50%	$4	37.50%	$2
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5	37.50%	$17	37.50%	$10	37.50%	$6	37.50%	$4	37.50%	$3
Intercom system (building)	$1,350	10	37.50%	$79	37.50%	$50	37.50%	$31	37.50%	$19	37.50%	$12
Lifts	$14,796	30	6.67%	$699	6.67%	$652	6.67%	$609	6.67%	$568	6.67%	$530
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10	37.50%	$32	37.50%	$20	37.50%	$12	37.50%	$8	37.50%	$5
Mechanical ventilation (basement)	$1,575	10	37.50%	$118	37.50%	$74	37.50%	$46	37.50%	$29	37.50%	$18
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25	37.50%	$87	37.50%	$54	37.50%	$34	37.50%	$21	37.50%	$14
Waste management equipment	$1,125	7	37.50%	$46	37.50%	$29	37.50%	$18	37.50%	$11	37.50%	$7
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$1,251**		**$1,303**		**$1,015**		**$822**		**$689**	
Low Value Pools Subtotal			$1,823		$1,497		$936		$586		$365	
Effective Life Subtotal			$1,909		$1,628		$1,455		$1,302		$1,166	
Division 40 Total	**$62,564**		**$3,732**		**$3,125**		**$2,391**		**$1,888**		**$1,531**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	11 1 Jul 2031 - 30 Jun 2032		12 1 Jul 2032 - 30 Jun 2033		13 1 Jul 2033 - 30 Jun 2034		14 1 Jul 2034 - 30 Jun 2035		15 1 Jul 2035 - 30 Jun 2036	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	13.33%	$398	13.33%	$345	13.33%	$299	13.33%	$259	13.33%	$225
Bathroom accessories	$900	3	37.50%	$4	37.50%	$3	37.50%	$2	37.50%	$1	100%	$1
Blinds	$1,320	10	37.50%	$8	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$1
Clothes dryer (type A)	$900	7	37.50%	$4	37.50%	$3	37.50%	$2	37.50%	$1	100%	$1
Cooktop (type A)	$1,400	12	37.50%	$8	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$2
Dishwasher (type A)	$1,100	8	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$1	100%	$1
Door closers	$200	5										
Carpet flooring	$2,470	8	37.50%	$17	37.50%	$11	37.50%	$7	37.50%	$4	37.50%	$3
Timber flooring	$4,785	15	13.33%	$153	37.50%	$372	37.50%	$233	37.50%	$145	37.50%	$91
Hot water system	$2,200	12	37.50%	$32	37.50%	$20	37.50%	$12	37.50%	$8	37.50%	$5
Mechanical ventilation	$1,200	10	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$2	37.50%	$1
Microwave oven (type A)	$600	8	37.50%	$3	37.50%	$2	37.50%	$1	100%	$1		
Oven (type A)	$1,800	12	37.50%	$19	37.50%	$12	37.50%	$8	37.50%	$5	37.50%	$3
Rangehood (type A)	$1,300	12	37.50%	$8	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$1
Smoke alarm	$750	6	37.50%	$3	37.50%	$2	37.50%	$2	37.50%	$1	100%	$1
Storage shelves and racks	$500	13	37.50%	$2	37.50%	$2	37.50%	$1	100%	$1		
Light Shades	$3,675	5	37.50%	$11	37.50%	$7	37.50%	$4	37.50%	$3	37.50%	$2
Client-Owned Items Subtotal	**$37,600**		**$680**		**$800**		**$584**		**$438**		**$338**	
Strata-Titled Items												
Audio visual system	$1,260	10	37.50%	$7	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$1
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	37.50%	$55	37.50%	$34	37.50%	$21	37.50%	$14	37.50%	$8
Fire reels and extinguishers	$337	15	37.50%	$2	37.50%	$1	100%	$1				
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5	37.50%	$2	37.50%	$1	100%	$1				
Intercom system (building)	$1,350	10	37.50%	$8	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$1
Lifts	$14,796	30	6.67%	$495	6.67%	$462	6.67%	$431	6.67%	$402	6.67%	$375
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10	37.50%	$3	37.50%	$2	37.50%	$1	100%	$1		
Mechanical ventilation (basement)	$1,575	10	37.50%	$11	37.50%	$7	37.50%	$5	37.50%	$3	37.50%	$2
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25	37.50%	$8	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$2
Waste management equipment	$1,125	7	37.50%	$4	37.50%	$3	37.50%	$2	37.50%	$1	100%	$1
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$595**		**$525**		**$471**		**$427**		**$390**	
Low Value Pools Subtotal			$229		$518		$325		$204		$128	
Effective Life Subtotal			$1,046		$807		$730		$661		$600	
Division 40 Total	**$62,564**		**$1,275**		**$1,325**		**$1,055**		**$865**		**$728**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	16 1 Jul 2036 - 30 Jun 2037		17 1 Jul 2037 - 30 Jun 2038		18 1 Jul 2038 - 30 Jun 2039		19 1 Jul 2039 - 30 Jun 2040		20 1 Jul 2040 - 30 Jun 2041	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	13.33%	$195	13.33%	$169	13.33%	$146	37.50%	$357	37.50%	$223
Bathroom accessories	$900	3										
Blinds	$1,320	10	100%	$1								
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12	37.50%	$1	100%	$1						
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8	37.50%	$2	37.50%	$1	100%	$1				
Timber flooring	$4,785	15	37.50%	$57	37.50%	$35	37.50%	$22	37.50%	$14	37.50%	$9
Hot water system	$2,200	12	37.50%	$3	37.50%	$2	37.50%	$1	100%	$1		
Mechanical ventilation	$1,200	10	100%	$1								
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12	37.50%	$2	37.50%	$1	100%	$1				
Rangehood (type A)	$1,300	12	37.50%	$1	100%	$1						
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5	37.50%	$1	100%	$1						
Client-Owned Items Subtotal	**$37,600**		**$264**		**$211**		**$171**		**$372**		**$232**	
Strata-Titled Items												
Audio visual system	$1,260	10	100%	$1								
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$2	37.50%	$1
Fire reels and extinguishers	$337	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10	100%	$1								
Lifts	$14,796	30	6.67%	$350	6.67%	$327	6.67%	$305	6.67%	$285	6.67%	$266
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10	37.50%	$1	100%	$1						
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25	37.50%	$1	100%	$1						
Waste management equipment	$1,125	7										
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$359**		**$332**		**$307**		**$287**		**$267**	
Low Value Pools Subtotal			$78		$47		$27		$374		$233	
Effective Life Subtotal			$545		$496		$451		$285		$266	
Division 40 Total	**$62,564**		**$623**		**$543**		**$478**		**$659**		**$499**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	21 1 Jul 2041 - 30 Jun 2042		22 1 Jul 2042 - 30 Jun 2043		23 1 Jul 2043 - 30 Jun 2044		24 1 Jul 2044 - 30 Jun 2045		25 1 Jul 2045 - 30 Jun 2046	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	37.50%	$140	37.50%	$87	37.50%	$54	37.50%	$34	37.50%	$21
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15	37.50%	$5	37.50%	$3	37.50%	$2	37.50%	$2	37.50%	$1
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Client-Owned Items Subtotal	**$37,600**		**$145**		**$90**		**$56**		**$36**		**$22**	
Strata-Titled Items												
Audio visual system	$1,260	10										
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	100%	$1								
Fire reels and extinguishers	$337	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	6.67%	$248	6.67%	$232	6.67%	$216	6.67%	$202	6.67%	$188
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25										
Waste management equipment	$1,125	7										
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$249**		**$232**		**$216**		**$202**		**$188**	
Low Value Pools Subtotal			$146		$90		$56		$36		$22	
Effective Life Subtotal			$248		$232		$216		$202		$188	
Division 40 Total	**$62,564**		**$394**		**$322**		**$272**		**$238**		**$210**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	26 1 Jul 2046 - 30 Jun 2047		27 1 Jul 2047 - 30 Jun 2048		28 1 Jul 2048 - 30 Jun 2049		29 1 Jul 2049 - 30 Jun 2050		30 1 Jul 2050 - 30 Jun 2051	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	37.50%	$14	37.50%	$8	37.50%	$5	37.50%	$3	37.50%	$2
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15	100%	$1								
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Client-Owned Items Subtotal	**$37,600**		**$15**		**$8**		**$5**		**$3**		**$2**	
Strata-Titled Items												
Audio visual system	$1,260	10										
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25										
Fire reels and extinguishers	$337	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	6.67%	$176	6.67%	$164	6.67%	$153	6.67%	$143	6.67%	$133
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25										
Waste management equipment	$1,125	7										
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$176**		**$164**		**$153**		**$143**		**$133**	
Low Value Pools Subtotal			$15		$8		$5		$3		$2	
Effective Life Subtotal			$176		$164		$153		$143		$133	
Division 40 Total	**$62,564**		**$191**		**$172**		**$158**		**$146**		**$135**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	31 1 Jul 2051 - 30 Jun 2052		32 1 Jul 2052 - 30 Jun 2053		33 1 Jul 2053 - 30 Jun 2054		34 1 Jul 2054 - 30 Jun 2055		35 1 Jul 2055 - 30 Jun 2056	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	37.50%	$2	37.50%	$1	100%	$1				
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15										
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Client-Owned Items Subtotal	**$37,600**		**$2**		**$1**		**$1**		**$0**		**$0**	
Strata-Titled Items												
Audio visual system	$1,260	10										
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25										
Fire reels and extinguishers	$337	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	6.67%	$125	6.67%	$116	6.67%	$108	6.67%	$101	6.67%	$95
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25										
Waste management equipment	$1,125	7										
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$125**		**$116**		**$108**		**$101**		**$95**	
Low Value Pools Subtotal			$2		$1		$1		$0		$0	
Effective Life Subtotal			$125		$116		$108		$101		$95	
Division 40 Total	**$62,564**		**$127**		**$117**		**$109**		**$101**		**$95**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No.	36		37		38		39		40	
		Year Period	1 Jul 2056 - 30 Jun 2057		1 Jul 2057 - 30 Jun 2058		1 Jul 2058 - 30 Jun 2059		1 Jul 2059 - 30 Jun 2060		1 Jul 2060 - 30 Jun 2061	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15										
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15										
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Client-Owned Items Subtotal	**$37,600**		**$0**		**$0**		**$0**		**$0**		**$0**	
Strata-Titled Items												
Audio visual system	$1,260	10										
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25										
Fire reels and extinguishers	$337	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	6.67%	$88	6.67%	$82	6.67%	$77	6.67%	$72	6.67%	$67
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25										
Waste management equipment	$1,125	7										
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$88**		**$82**		**$77**		**$72**		**$67**	
Low Value Pools Subtotal			$0		$0		$0		$0		$0	
Effective Life Subtotal			$88		$82		$77		$72		$67	
Division 40 Total	**$62,564**		**$88**		**$82**		**$77**		**$72**		**$67**	

Thrifty.tax DEPRECIATION

DIMINISHING VALUE SCHEDULE: DIVISION 40 BREAKDOWN		Year No.	41		42		43		44		45	
		Year Period	1 Jul 2061 - 30 Jun 2062		1 Jul 2062 - 30 Jun 2063		1 Jul 2063 - 30 Jun 2064		1 Jul 2064 - 30 Jun 2065		1 Jul 2065 - 30 Jun 2066	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15										
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15										
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Client-Owned Items Subtotal	**$37,600**		**$0**		**$0**		**$0**		**$0**		**$0**	
Strata-Titled Items												
Audio visual system	$1,260	10										
Barbecue	$157	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25										
Fire reels and extinguishers	$337	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	100%	$937								
Light fittings	$205	5										
Lights (emergency)	$6	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25										
Waste management equipment	$1,125	7										
Garage electric (remote)	$13	5										
Strata-Titled Items Subtotal	**$24,964**		**$937**		**$0**		**$0**		**$0**		**$0**	
Low Value Pools Subtotal			$937		$0		$0		$0		$0	
Effective Life Subtotal			$0		$0		$0		$0		$0	
Division 40 Total	**$62,564**		**$937**		**$0**		**$0**		**$0**		**$0**	

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	1 (pro-rated) 1 Jul 2021 - 30 Jun 2022		2 1 Jul 2022 - 30 Jun 2023		3 1 Jul 2023 - 30 Jun 2024		4 1 Jul 2024 - 30 Jun 2025		5 1 Jul 2025 - 30 Jun 2026	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	6.67%	$833	6.67%	$833	6.67%	$833	6.67%	$833	6.67%	$833
Bathroom accessories	$900	3	33.33%	$300	33.33%	$300	33.33%	$300				
Blinds	$1,320	10	10%	$132	10%	$132	10%	$132	10%	$132	10%	$132
Clothes dryer (type A)	$900	7	14.29%	$129	14.29%	$129	14.29%	$129	14.29%	$129	14.29%	$129
Cooktop (type A)	$1,400	12	8.33%	$117	8.33%	$117	8.33%	$117	8.33%	$117	8.33%	$117
Dishwasher (type A)	$1,100	8	12.50%	$138	12.50%	$138	12.50%	$138	12.50%	$138	12.50%	$138
Door closers	$200	5	20%	$40	20%	$40	20%	$40	20%	$40	20%	$40
Carpet flooring	$2,470	8	12.50%	$309	12.50%	$309	12.50%	$309	12.50%	$309	12.50%	$309
Timber flooring	$4,785	15	6.67%	$319	6.67%	$319	6.67%	$319	6.67%	$319	6.67%	$319
Hot water system	$2,200	12	8.33%	$183	8.33%	$183	8.33%	$183	8.33%	$183	8.33%	$183
Mechanical ventilation	$1,200	10	10%	$120	10%	$120	10%	$120	10%	$120	10%	$120
Microwave oven (type A)	$600	8	12.50%	$75	12.50%	$75	12.50%	$75	12.50%	$75	12.50%	$75
Oven (type A)	$1,800	12	8.33%	$150	8.33%	$150	8.33%	$150	8.33%	$150	8.33%	$150
Rangehood (type A)	$1,300	12	8.33%	$108	8.33%	$108	8.33%	$108	8.33%	$108	8.33%	$108
Smoke alarm	$750	6	16.67%	$125	16.67%	$125	16.67%	$125	16.67%	$125	16.67%	$125
Storage shelves and racks	$500	13	7.69%	$38	7.69%	$38	7.69%	$38	7.69%	$38	7.69%	$38
Light Shades	$3,675	5	20%	$735	20%	$735	20%	$735	20%	$735	20%	$735
Subtotal Client-owned Items	**$37,600**		**$3,851**		**$3,851**		**$3,851**		**$3,551**		**$3,551**	
Strata-titled items												
Audio visual system	$1,260	10	10%	$126	10%	$126	10%	$126	10%	$126	10%	$126
Barbecue	$158	10	10%	$16	10%	$16	10%	$16	10%	$16	10%	$16
CCTV (Cameras)	$225	4	25%	$56	25%	$56	25%	$56	25.00%	$56	25.00%	$1
Fire booster pump	$1,575	25	4%	$63	4%	$63	4%	$63	4%	$63	4%	$63
Fire reels and extinguishers	$338	15	7%	$22	7%	$22	7%	$22	7%	$22	7%	$22
Garage electric (single motor)	$63	10	10%	$6	10%	$6	10%	$6	10%	$6	10%	$6
Gym equipment (cardiovascular)	$360	5	20%	$72	20%	$72	20%	$72	20.00%	$72	20.00%	$72
Intercom system (building)	$1,350	10	10%	$135	10%	$135	10%	$135	10%	$135	10%	$135
Lifts	$14,796	30	3%	$493	3%	$493	3%	$493	3%	$493	3%	$493
Light fittings	$205	5	20%	$41	20%	$41	20%	$41	20.00%	$41	20.00%	$41
Lights (emergency)	$7	5	20%	$1	20%	$1	20%	$1	20%	$1	20.00%	$1
MATV system	$675	10	10%	$68	10%	$68	10%	$68	10%	$68	10%	$68
Mechanical ventilation (basement)	$1,575	10	10%	$158	10%	$158	10%	$158	10%	$158	10%	$158
Outdoor furniture	$45	5	20%	$9	20%	$9	20%	$9	20.00%	$9	20.00%	$9
Pool (pumps)	$54	12	8%	$5	8%	$5	8%	$5	8%	$5	8%	$5
Pool (cleaning equipment)	$18	7	14%	$3	14%	$3	14%	$3	14%	$3	14.29%	$3
Stair pressurisation system	$1,125	25	4%	$45	4%	$45	4%	$45	4%	$45	4%	$45
Waste management equipment	$1,125	7	14%	$161	14%	$161	14%	$161	14%	$161	14%	$161
Garage electric (remote)	$14	5	20%	$3	20%	$3	20%	$3	20.00%	$3	20.00%	$1
Subtotal Strata-titled items	**$24,966**		**$1,483**		**$1,483**		**$1,483**		**$1,483**		**$1,426**	
Division 40 Total	**$62,566**		**$5,334**		**$5,334**		**$5,334**		**$5,034**		**$4,977**	

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	6 1 Jul 2026 - 30 Jun 2027		7 1 Jul 2027 - 30 Jun 2028		8 1 Jul 2028 - 30 Jun 2029		9 1 Jul 2029 - 30 Jun 2030		10 1 Jul 2030 - 30 Jun 2031	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	6.67%	$833	6.67%	$833	6.67%	$833	6.67%	$833	6.67%	$833
Bathroom accessories	$900	3										
Blinds	$1,320	10	10%	$132	10%	$132	10%	$132	10%	$132	10%	$132
Clothes dryer (type A)	$900	7	14.29%	$129	14.29%	$126						
Cooktop (type A)	$1,400	12	8.33%	$117	8.33%	$117	8.33%	$117	8.33%	$117	8.33%	$117
Dishwasher (type A)	$1,100	8	12.50%	$138	12.50%	$138	12.50%	$134				
Door closers	$200	5										
Carpet flooring	$2,470	8	12.50%	$309	12.50%	$309	12.50%	$307				
Timber flooring	$4,785	15	6.67%	$319	6.67%	$319	6.67%	$319	6.67%	$319	6.67%	$319
Hot water system	$2,200	12	8.33%	$183	8.33%	$183	8.33%	$183	8.33%	$183	8.33%	$183
Mechanical ventilation	$1,200	10	10%	$120	10%	$120	10%	$120	10%	$120	10%	$120
Microwave oven (type A)	$600	8	12.50%	$75	12.50%	$75	12.50%	$75				
Oven (type A)	$1,800	12	8.33%	$150	8.33%	$150	8.33%	$150	8.33%	$150	8.33%	$150
Rangehood (type A)	$1,300	12	8.33%	$108	8.33%	$108	8.33%	$108	8.33%	$108	8.33%	$108
Smoke alarm	$750	6	16.67%	$125								
Storage shelves and racks	$500	13	7.69%	$38	7.69%	$38	7.69%	$38	7.69%	$38	7.69%	$38
Light Shades	$3,675	5										
Subtotal Client-owned Items	**$37,600**		**$2,776**		**$2,648**		**$2,516**		**$2,000**		**$2,000**	
Strata-titled items												
Audio visual system	$1,260	10	10%	$126	10%	$126	10%	$126	10.00%	$126	10.00%	$126
Barbecue	$158	10	10%	$16	10%	$16	10%	$16	10.00%	$16	10.00%	$13
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	4%	$63	4%	$63	4%	$63	4%	$63	4%	$63
Fire reels and extinguishers	$338	15	7%	$22	7%	$22	7%	$22	7%	$22	7%	$22
Garage electric (single motor)	$63	10	10%	$6	10%	$6	10%	$6	10%	$6	10.00%	$6
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10	10%	$135	10%	$135	10%	$135	10.00%	$135	10.00%	$135
Lifts	$14,796	30	3%	$493	3%	$493	3%	$493	3%	$493	3%	$493
Light fittings	$205	5										
Lights (emergency)	$7	5	20.00%	$1								
MATV system	$675	10	10%	$68	10%	$68	10%	$68	10.00%	$68	10.00%	$63
Mechanical ventilation (basement)	$1,575	10	10%	$158	10%	$158	10%	$158	10.00%	$158	10.00%	$153
Outdoor furniture	$45	5										
Pool (pumps)	$54	12	8%	$5	8%	$5	8%	$5	8%	$5	8.33%	$5
Pool (cleaning equipment)	$18	7	14.29%	$3								
Stair pressurisation system	$1,125	25	4%	$45	4%	$45	4%	$45	4%	$45	4%	$45
Waste management equipment	$1,125	7	14.29%	$161	14.29%	$159						
Garage electric (remote)	$14	5										
Subtotal Strata-titled items	**$24,966**		**$1,302**		**$1,296**		**$1,137**		**$1,137**		**$1,124**	
Division 40 Total	**$62,566**		**$4,078**		**$3,944**		**$3,653**		**$3,137**		**$3,124**	

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	11 1 Jul 2031 - 30 Jun 2032		12 1 Jul 2032 - 30 Jun 2033		13 1 Jul 2033 - 30 Jun 2034		14 1 Jul 2034 - 30 Jun 2035		15 1 Jul 2035 - 30 Jun 2036	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	6.67%	$833	6.67%	$833	6.67%	$833	6.67%	$833	6.67%	$833
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12	8.33%	$117	8.33%	$113						
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15	6.67%	$319	6.67%	$319	6.67%	$319	6.67%	$319	6.67%	$319
Hot water system	$2,200	12	8.33%	$183	8.33%	$183	8.33%	$4				
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12	8.33%	$150	8.33%	$150						
Rangehood (type A)	$1,300	12	8.33%	$108	8.33%	$108	8.33%	$4				
Smoke alarm	$750	6										
Storage shelves and racks	$500	13	7.69%	$38	7.69%	$38	7.69%	$38	7.69%	$6		
Light Shades	$3,675	5										
Subtotal Client-owned Items	**$37,600**		**$1,748**		**$1,744**		**$1,198**		**$1,158**		**$1,152**	
Strata-titled items												
Audio visual system	$1,260	10										
Barbecue	$158	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	4%	$63	4%	$63	4%	$63	4%	$63	4%	$63
Fire reels and extinguishers	$338	15	7%	$22	7%	$22	7%	$22	7%	$22	6.67%	$22
Garage electric (single motor)	$63	10	10.00%	$3								
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	3%	$493	3%	$493	3%	$493	3%	$493	3%	$493
Light fittings	$205	5										
Lights (emergency)	$7	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12	8.33%	$4								
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25	4%	$45	4%	$45	4%	$45	4%	$45	4%	$45
Waste management equipment	$1,125	7										
Garage electric (remote)	$14	5										
Subtotal Strata-titled items	**$24,966**		**$630**		**$623**		**$623**		**$623**		**$623**	
Division 40 Total	**$62,566**		**$2,378**		**$2,367**		**$1,821**		**$1,781**		**$1,775**	

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	16 1 Jul 2036 - 30 Jun 2037		17 1 Jul 2037 - 30 Jun 2038		18 1 Jul 2038 - 30 Jun 2039		19 1 Jul 2039 - 30 Jun 2040		20 1 Jul 2040 - 30 Jun 2041	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15	6.67%	$5								
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15										
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Subtotal Client-owned Items	**$37,600**		**$5**		**$0**		**$0**		**$0**		**$0**	
Strata-titled items												
Audio visual system	$1,260	10										
Barbecue	$158	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	4%	$63	4%	$63	4%	$63	4%	$63	4%	$63
Fire reels and extinguishers	$338	15	6.67%	$7								
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	3%	$493	3%	$493	3%	$493	3%	$493	3%	$493
Light fittings	$205	5										
Lights (emergency)	$7	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25	4%	$45	4%	$45	4%	$45	4%	$45	4%	$45
Waste management equipment	$1,125	7										
Garage electric (remote)	$14	5										
Subtotal Strata-titled items	**$24,966**		**$608**		**$601**		**$601**		**$601**		**$601**	
Division 40 Total	**$62,566**		**$613**		**$601**		**$601**		**$601**		**$601**	

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	21 1 Jul 2041 - 30 Jun 2042		22 1 Jul 2042 - 30 Jun 2043		23 1 Jul 2043 - 30 Jun 2044		24 1 Jul 2044 - 30 Jun 2045		25 1 Jul 2045 - 30 Jun 2046	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15										
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15										
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Subtotal Client-owned Items	**$37,600**		**$0**		**$0**		**$0**		**$0**		**$0**	
Strata-titled items												
Audio visual system	$1,260	10										
Barbecue	$158	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25	4%	$63	4%	$63	4%	$63	4.00%	$63	4.00%	$63
Fire reels and extinguishers	$338	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	3%	$493	3%	$493	3%	$493	3%	$493	3%	$493
Light fittings	$205	5										
Lights (emergency)	$7	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25	4%	$45	4%	$45	4%	$45	4.00%	$45	4.00%	$45
Waste management equipment	$1,125	7										
Garage electric (remote)	$14	5										
Subtotal Strata-titled items	**$24,966**		**$601**		**$601**		**$601**		**$601**		**$601**	
Division 40 Total	**$62,566**		**$601**		**$601**		**$601**		**$601**		**$601**	

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	26 1 Jul 2046 - 30 Jun 2047		27 1 Jul 2047 - 30 Jun 2048		28 1 Jul 2048 - 30 Jun 2049		29 1 Jul 2049 - 30 Jun 2050		30 1 Jul 2050 - 30 Jun 2051	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15										
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15										
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Subtotal Client-owned Items	**$37,600**		**$0**		**$0**		**$0**		**$0**		**$0**	
Strata-titled items												
Audio visual system	$1,260	10										
Barbecue	$158	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25										
Fire reels and extinguishers	$338	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	3%	$493	3%	$493	3%	$493	3%	$493	3.33%	$493
Light fittings	$205	5										
Lights (emergency)	$7	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25										
Waste management equipment	$1,125	7										
Garage electric (remote)	$14	5										
Subtotal Strata-titled items	**$24,966**		**$493**		**$493**		**$493**		**$493**		**$493**	
Division 40 Total	**$62,566**		**$493**		**$493**		**$493**		**$493**		**$493**	

Thrifty.tax DEPRECIATION

PRIME COST SCHEDULE: DIVISION 40 BREAKDOWN		Year No. Year Period	31 1 Jul 2051 - 30 Jun 2052		32 1 Jul 2052 - 30 Jun 2053		33 1 Jul 2053 - 30 Jun 2054		34 1 Jul 2054 - 30 Jun 2055		35 1 Jul 2055 - 30 Jun 2056	
Client-owned items	Cost	Effective Life	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount	Depr. Rate	Depr. Amount
Packaged air conditioner	$12,500	15										
Bathroom accessories	$900	3										
Blinds	$1,320	10										
Clothes dryer (type A)	$900	7										
Cooktop (type A)	$1,400	12										
Dishwasher (type A)	$1,100	8										
Door closers	$200	5										
Carpet flooring	$2,470	8										
Timber flooring	$4,785	15										
Hot water system	$2,200	12										
Mechanical ventilation	$1,200	10										
Microwave oven (type A)	$600	8										
Oven (type A)	$1,800	12										
Rangehood (type A)	$1,300	12										
Smoke alarm	$750	6										
Storage shelves and racks	$500	13										
Light Shades	$3,675	5										
Subtotal Client-owned Items	**$37,600**		**$0**		**$0**		**$0**		**$0**		**$0**	
Strata-titled items												
Audio visual system	$1,260	10										
Barbecue	$158	10										
CCTV (Cameras)	$225	4										
Fire booster pump	$1,575	25										
Fire reels and extinguishers	$338	15										
Garage electric (single motor)	$63	10										
Gym equipment (cardiovascular)	$360	5										
Intercom system (building)	$1,350	10										
Lifts	$14,796	30	3.33%	$6								
Light fittings	$205	5										
Lights (emergency)	$7	5										
MATV system	$675	10										
Mechanical ventilation (basement)	$1,575	10										
Outdoor furniture	$45	5										
Pool (pumps)	$54	12										
Pool (cleaning equipment)	$18	7										
Stair pressurisation system	$1,125	25										
Waste management equipment	$1,125	7										
Garage electric (remote)	$14	5										
Subtotal Strata-titled items	**$24,966**		**$6**		**$0**		**$0**		**$0**		**$0**	
Division 40 Total	**$62,566**		**$6**		**$0**		**$0**		**$0**		**$0**	

Thrifty.tax DEPRECIATION

DIVISION 43 (CAPITAL WORKS) BREAKDOWN

Year No.	Financial Year Period		Initial Capital Works	Additional Renovations	Total Div 43 Depreciation
1	1/07/2021	30/06/2022	$7,332	$0	$7,332
2	1/07/2022	30/06/2023	$7,332	$0	$7,332
3	1/07/2023	30/06/2024	$7,332	$0	$7,332
4	1/07/2024	30/06/2025	$7,332	$0	$7,332
5	1/07/2025	30/06/2026	$7,332	$0	$7,332
6	1/07/2026	30/06/2027	$7,332	$0	$7,332
7	1/07/2027	30/06/2028	$7,332	$0	$7,332
8	1/07/2028	30/06/2029	$7,332	$0	$7,332
9	1/07/2029	30/06/2030	$7,332	$0	$7,332
10	1/07/2030	30/06/2031	$7,332	$0	$7,332
11	1/07/2031	30/06/2032	$7,332	$0	$7,332
12	1/07/2032	30/06/2033	$7,332	$0	$7,332
13	1/07/2033	30/06/2034	$7,332	$0	$7,332
14	1/07/2034	30/06/2035	$7,332	$0	$7,332
15	1/07/2035	30/06/2036	$7,332	$0	$7,332
16	1/07/2036	30/06/2037	$7,332	$0	$7,332
17	1/07/2037	30/06/2038	$7,332	$0	$7,332
18	1/07/2038	30/06/2039	$7,332	$0	$7,332
19	1/07/2039	30/06/2040	$7,332	$0	$7,332
20	1/07/2040	30/06/2041	$7,332	$0	$7,332
21	1/07/2041	30/06/2042	$7,332	$0	$7,332
22	1/07/2042	30/06/2043	$7,332	$0	$7,332
23	1/07/2043	30/06/2044	$7,332	$0	$7,332
24	1/07/2044	30/06/2045	$7,332	$0	$7,332
25	1/07/2045	30/06/2046	$7,332	$0	$7,332
26	1/07/2046	30/06/2047	$7,332	$0	$7,332
27	1/07/2047	30/06/2048	$7,332	$0	$7,332
28	1/07/2048	30/06/2049	$7,332	$0	$7,332
29	1/07/2049	30/06/2050	$7,332	$0	$7,332
30	1/07/2050	30/06/2051	$7,332	$0	$7,332
31	1/07/2051	30/06/2052	$7,332	$0	$7,332
32	1/07/2052	30/06/2053	$7,332	$0	$7,332
33	1/07/2053	30/06/2054	$7,332	$0	$7,332
34	1/07/2054	30/06/2055	$7,332	$0	$7,332
35	1/07/2055	30/06/2056	$7,332	$0	$7,332
36	1/07/2056	30/06/2057	$7,332	$0	$7,332
37	1/07/2057	30/06/2058	$7,332	$0	$7,332
38	1/07/2058	30/06/2059	$7,332	$0	$7,332
39	1/07/2059	30/06/2060	$7,332	$0	$7,332
40	1/07/2060	30/06/2061	$7,332	$0	$7,332
41	1/07/2061	30/06/2062	$3	$0	$3
42	1/07/2062	30/06/2063	$0	$0	$0
43	1/07/2063	30/06/2064	$0	$0	$0
44	1/07/2064	30/06/2065	$0	$0	$0
Total			**$293,283**	**$0**	**$293,283**

Costs + Renovations (If applicable)	
Original Build Date	1/07/2021
Initial Capital Works	$293,283
Schedule Start	1/07/2021
Schedule Start Cost	$293,283

Thrifty.tax DEPRECIATION

Tax depreciation report guide

Your report will either include one of the following:

(A) Diminishing Value & Prime Cost Schedules

Where division 40 is claimable, Thrifty tax reports include both methods available for depreciation:

- Diminishing Value
- Prime Cost

You can use either method of depreciation. However, you cannot switch methods once you have begun claiming depreciation; you must stick to your chosen method.

The 'total depreciation' column contains the total amount of depreciation you can claim for each financial year you used the property for investment purposes.

Division 40 Breakdown of Items

The diminishing value and prime cost schedule breakdowns expand each item to display how much it depreciates each year along with the residual value. Low value pools can be found in this section at the bottom of the page.

(B) Capital Works Schedule

Where division 40 is not claimable, Thrifty Tax includes a capital works schedule. For most residential properties, the depreciation rate is 2.5% per annum over 40 years, starting from the build date. This schedule will also include any capital works improvements depreciating at the same rate of 2.5% per annum over 40 years, starting from the renovation date.

Capital Loss Schedule

The capital loss schedule includes all the items in your property that are no longer eligible to be claimed for depreciation. They can, however, be claimed as a capital loss if you scrap them. If your report includes a capital loss schedule, those items are still depreciating, so each column represents an items residual value for that year. If you scrap a particular item (e.g. replace a cook-top) with a brand new item, the residual value of the original item in that year can be claimed in full as a capital loss. This may be used to offset a capital gain. However, we strongly recommend contacting your tax agent for advice on claiming capital losses.

Division 40 - Plant & Equipment

Division 40 refers to the plant and equipment items made up of fixtures and fittings, usually known to be easily removable assets. Each item has an effective life (measured in years) set out by the ATO. You can find the list of items along with their effective life from the ATO website in a document called 'Taxation Ruling'; the current version is called 'TR 2021/3 - Income tax: effective life of depreciating assets'.

Division 43 - Capital Works

Division 43 refers to the depreciation of the structure of the building, usually objects that are irremovable. Capital Works may also be known as 'building write-off' or 'capital works'. Residential properties built after the 15th September 1987 are eligible to claim capital works deductions at a rate of 2.5% per annum over 40 years.

Immediate Write-off

Plant & equipment items with a starting value of $300 or less qualify for an immediate full deduction.

Low Value Pool

Plant & equipment items with a value of $1,000 or less in any financial year will enter the low value pool where the tax deduction rate becomes either 18.75% (for the first year) or 37.5% (subsequent years). The low value pool values can be found at the bottom of the division 40 breakdown of items pages where applicable.

Frequently Asked Questions (F.A.Q)

What is tax depreciation?

Tax depreciation is made up of two elements, capital works (division 43) and plant & equipment (division 40). A tax depreciation schedule captures the values of wear and tear of a building over a certain period of time which an investor can use to claim tax deductions as apart of their tax returns. The ATO classifies this wear and tear as an expense to investors which they are entitled to claim as a tax deduction.

Why is my division 40 depreciation total showing "not eligible" to claim?

Due to tax depreciation legislation changes in 2017, residential investors are no longer eligible to claim second-hand equipment for property rented after July 2017. In other words, if you live in your investment property before renting it out, you won't be able to claim depreciation for division 40 (plant & equipment).

Which schedule (diminishing value or prime cost) do I use?

The diminishing value method is the most popular method used in depreciation, however, we strongly recommend contacting your tax agent for advice on which method of depreciation to choose.

Do I need to purchase a schedule every year?

No, a Thrifty Tax depreciation schedule can be used for the lifetime of the property while you use it for investment purposes.

I have completed renovations on my property since receiving my schedule, do I need to purchase another?

You won't need to purchase a complete new schedule. There may be a small fee required to amend your report. Please contact us as admin@thrifty.tax to organise an amendment.

Have more questions?

Please refer to our full frequently asked questions list on our website at thrifty.tax/faq