

Special Building Write-Off Schedule

PROFESSIONALLY PREPARED FOR JOB #93964

Client Name: Sample Example

This Special Building Write-off schedule is applicable only to
4 Sample Street NOWRA NSW 2541.

This property was exchanged on 01/11/2020 and was first available to let on
01/12/2020.

Depreciation calculations for the first financial year are based on 211 days.

WE HAVE BEEN ADVISED THAT:

Post 87 no asset test

This Depreciation Schedule was prepared in accordance with the changes to
depreciation announced in the May 2017 Budget. At the time of preparation, there
were some details yet to be confirmed by the ATO. When you use this schedule,
you need to implement any changes applicable to you.

**This is a second hand property with contracts
exchanged after 9th May 2017. Assets cannot be
claimed annually unless you purchased the assets
yourself and have receipts. Upon sale of the
property you may be able to claim back assets in
the CGT calculation.**

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A note from the Head Quantity Surveyor

Dear Sample,

To begin... thank you for choosing Depreciator.

I'd like to offer you some tips when reading through your Special Building Write-Off Schedule.

The 'Special Building Write-Off' is sometimes called the Capital Works deduction or Building Allowance. It relates to the building itself, and not the Assets or contents. Buildings and structural additions constructed after September 15, 1987 can be claimed at 2.5% per annum.

The building itself consists of walls, doors, windows, plumbing, kitchen and bathroom fitout, fences, driveways etc. On page 11 you will find the original post September 87 construction cost and that of eligible renovations. The claim per year for the Building Allowance is detailed on the table on this page.

You would understand that because you purchased your property after 7.30pm on May 9, 2017, you are NOT able to claim depreciation on the existing Assets: appliances, carpet, air con etc in the property when you bought it. You have elected to not include these Assets in this document. You are able to claim depreciation on any Assets you purchase and add to the property. We are able to amend your Schedule if you tell us what these additions are.

Pages 8 and 9 are the summary pages for the Diminishing Value and Prime Cost methods (99% of investors use Diminishing Value). If you have not purchased any new Assets for your property, the only figure on these pages relate to the Special Building Write-Off. If you have purchased new Assets for the property and given us their value, there will be figures in the summary pages for the Assets. Similarly, if you have purchase Assets for the property, they will be listed from page 12 onwards.

If you are pleased with our service, the greatest compliment you can pay us is to 'like' us on FaceBook and refer us to your colleagues and friends. And yes, we do have a referral rewards programme – it's on the front page of our website.

We look forward to hearing from you when you purchase your next investment property, or renovate this one.

Sincerely,
The team at Depreciator
Registered Tax Agent #: 26741008
Staff are members of the Australian Institute of Quantity Surveyors (AIQS)

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We believe strongly in taking the technical jargon out of your report as much as possible, so we have provided a definition of terms to aid in your understanding of the entire process. However, as with many taxation and finance related documents, there is always a degree of information you need to be familiar with before interpreting any written results. Please read through carefully as there may be some distinctions contained in this page that you were not aware of. Please also consult your qualified advisors for distinctions and how they may relate to your personal position.

- ▶▶ The contents of the depreciation schedule should not be treated as advice in taxation, investment or financial strategy. Nor should the contents be viewed as legal or accounting advice. Please consult with your qualified and registered advisors before acting on the contents of this report in any way.
- ▶▶ You must choose only ONE method of depreciation (prime cost or diminishing value). The two options have been summarised in two separate tables for ease of use. However, technically the difference only applies to the Depreciating Assets. The Building Allowances are always calculated with the Prime Cost Method, and the Low Value Pool is always calculated with the Diminishing Value Method. Please ensure your accountant is aware of this fact and uses each and every Depreciator annual total for your tax returns. If only the 1st year is utilised and your accountant's software package calculates subsequent years, your return may be inaccurate and possibly undervalued. Your accountant will be able to help you decide which method represents the best strategy for you.
- ▶▶ This Depreciation schedule is compiled and calculated in accordance with legislation in effect at the time of delivery. It is based on a professional "interpretation" of the Income Tax Assessment Act of 1997, tax rulings and an understanding of the intent ruled by the Commissioner of Taxation.
- ▶▶ As advised in our booking process, it is your responsibility to advise Depreciator when you know actual costs as we are required by the ATO to use actual costs when they are known. If you would like us to amend any part of this schedule in light of this so that it reflects actual receipted costs, please contact us.
- ▶▶ The values of the individual items contained in this depreciation schedule are "estimations" prepared by a person deemed to be appropriately qualified by the ATO, and as such are recognised under legislation by the ATO to be an accurate and fair value for those assets. Individual items represent estimated values and collectively are indicative of the overall depreciable allowance of your investment property.
- ▶▶ Your depreciation schedule was prepared for the sole purpose of depreciation claims and is not to be used for any other purpose.
- ▶▶ Your depreciation schedule may need to be updated if your investment property is altered in the future in any way. If you alter your property in any way, we will be pleased to re-inspect and provide an updated schedule for a fee. Alternatively, we could update your depreciation schedule using actual costs provided by you. Please notify us when considering alterations to your property as we may provide valuable information affecting the resultant depreciation on your additions or renovations.

▶▶ Official information and Disclaimers

- ▶▶ This depreciation schedule has been prepared on the basis that no other schedule of depreciation has been used for this property or exists as a condition of your purchase documents.
- ▶▶ Construction expenditure is determined on the basis of the actual cost incurred in relation to the construction of a building, structural improvements, extension, etc. Construction expenditure includes preliminary expenses such as architects' fees, engineering fees, surveying fees, building fees, costs associated with obtaining the necessary building approvals and the cost of foundation excavations.
- ▶▶ The value of an owner/builder's contribution to capital works (such as labour and expertise) and any notional profit element are not included in construction expenditure.
- ▶▶ Certain types of capital expenditure are specifically excluded from being construction expenditure. These are a) the cost of acquiring land; b) the cost of demolishing existing structures; c) the cost of preparing a construction site before carrying out excavation works; d) the cost of landscaping.
- ▶▶ Your report has been prepared on the assumption that you are not entitled to input tax credits and therefore GST is included in the appropriate items.
- ▶▶ This schedule was compiled from information given to us by you and/or from data gathered during an inspection. If we have included items that you or your accountant intend claiming as a repair, or items that have already been claimed, it is your responsibility to delete them from the schedule. It is your responsibility to adjust any items that are sold or disposed of that are included in this depreciation schedule.

Depreciating Assets	Sometimes known as "Plant and Equipment", Depreciating Assets can be defined as items with a limited effective life that are reasonably expected to decline in value. They are also loosely defined as items that are "easily" removed from a property as opposed to being "permanently fixed" or built-in.
Installed Cost	Any fees associated with installing the asset or items into its final position. These costs might include labour or fees etc.
Effective Life	The period an asset can be used to produce income which is determined by the Commissioner of Tax. For the purposes of Prime Cost calculations, the effective life is divided by 100 to provide a percentage rate. The effective life is divided by 200 to acquire the Diminishing Value method percentage rate.
Diminishing Value Method	A method of calculating the Decline in Value that uses an opening adjusted value as the base for the calculation as you would find in the previous date period.
Prime Cost Method	A method of calculating Decline in Value that uses a constant opening cost base that you would find at the beginning of the depreciation period.
Decline in Value	The amount of depreciation between any two date periods.
Adjusted Value	The value of an asset after some period of decline in value. (Previously referred to as written down value or WDV)
Immediate Write-Off	Any Depreciating Asset with a cost to the investor of less than \$300 can be immediately written-off. i.e. depreciated at 100%. This is only available where the item is not part of a set (e.g. there are no identical items present or a table and chair setting) costing more than \$300.
Low Value Pool	Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37% each year in subsequent years. The Diminishing Value Low Value Pool also includes assets that fall below \$1000, which are called Low Value Assets.
Low Cost Asset	A depreciable asset with an installed cost of less than \$1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than \$1000.
Black Hole Expenditure	The portion of a purchase that is not claimable due to the age of a building or type of asset.

Prime Cost Method

The "Prime Cost" method of depreciation can be defined as "depreciating items at a constant rate every year" derived from the initial value of an asset at the time eligible for depreciation.

For example: If a carpet is valued at \$5,000 when the property was first available for lease and the effective life assigned by the Tax Commissioner is 10 years, then you will be entitled to claim \$500 every year for 10 years.

$100 \div 10 \text{ years} = 10\%$

The 10% rate is then applied to the \$5,000 value to result in a \$500 depreciation amount every year for carpet.

Year 1	Year 2	Year 3	Year 4	Year 5
\$500.00	\$500.00	\$500.00	\$500.00	\$500.00

Diminishing Value Method

The "Diminishing Value" method of Depreciation is the most popular with investors as the percentage rate in the beginning phase of Depreciation is greater than the prime cost method for the same period. The percentage rates then scale in line with the total depreciation value of the item for the remaining depreciation period.

For example: The same carpet would have a slightly different percentage rate applied. 200 is divided by the effective life and then the rate is applied to the previous year's adjusted value.

$200 \div 10 \text{ years} = 20\%$

Year 1	Year 2	Year 3	Year 4	Year 5
\$1000.00	\$800.00	\$640.00	\$512.00	\$409.60

▶▶ Diminishing Value Method Summary

NOTES ▶▶ The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Div 40	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	1734.25	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Common Area	<i>433.56</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>
Total Div 43	<i>2167.81</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>
Total Depreciation	2167.81	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00

	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Div 40	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Common Area	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>
Total Div 43	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>	<i>3750.00</i>
Total Depreciation	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00

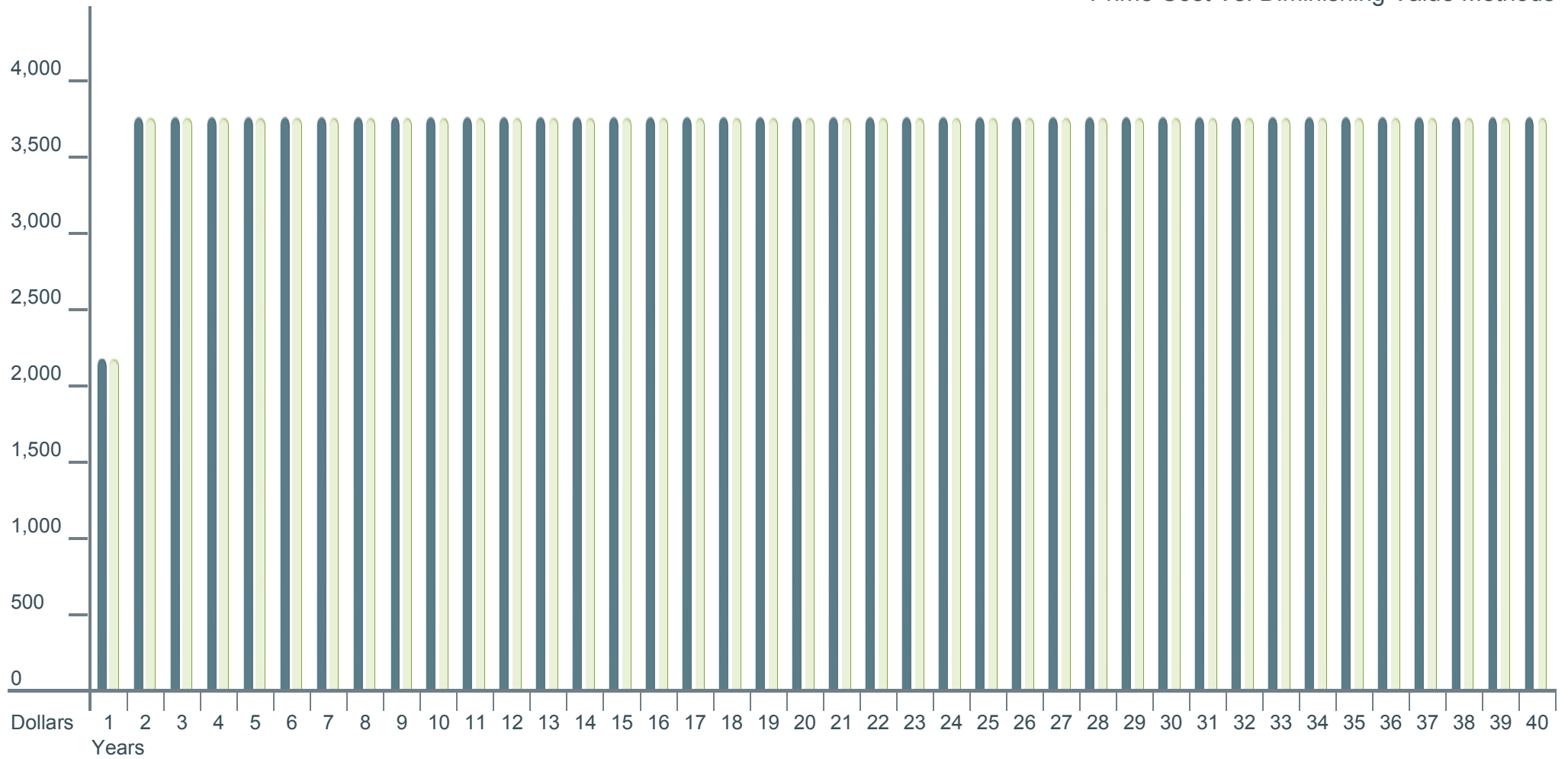
As of 09/05/17 no depreciation is available for used assets. If you installed new assets these will be listed. For details refer to page 3.

NOTES ▶▶ The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	1734.25	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Common Area	<i>433.56</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>
Total Depreciation	2167.81	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00

	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Common Area	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>	<i>750.00</i>
Total Depreciation	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00	3750.00

Prime Cost Vs. Diminishing Value Methods



Diminishing
 Prime Cost

If your property contained no new assets diminishing value & prime cost will be the same as there are no depreciable assets. Refer page 3.

Years 1-10	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30
Your Property	\$1734.25	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00
Common areas	\$433.56	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00

Years 11-20	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40
Your Property	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00
Common areas	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00

Years 21-30	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50
Your Property	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00
Common areas	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00

Years 31-40	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60
Your Property	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00	\$3000.00
Common areas	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00

- NOTES ▶▶ Your property's estimated construction cost in 2020 is \$120000.00 is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 01-12-2020.
- ▶▶ Your property's common area construction cost is \$30000.00 and is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 01-12-2020.
- ▶▶ If the cost above shows \$0 that is because the depreciation allowance on the building has expired and / or the renovation or additional items refers to assets, not structural works.