EZY DEPRECIATION
TAX DEPRECIATION SCHEDULES

2 October 2026

Alex Sample & Sam Sample

ACQUISITION OF 12 EXAMPLE STREET, SAMPLETON VIC 3000
BY ALEX SAMPLE & SAM SAMPLE

Thank you for choosing Ezy Depreciation to prepare a tax depreciation schedule for this property. Your schedule has been prepared from the documents and information you provided, valued against our cost database of historic construction and asset costs. It works out, under Divisions 40 and 43 of the Income Tax Assessment Act 1997, the deductions for each item of plant and for the building and other capital works identified from them.

Each owner's own figures are in section 1.1, on page 4; section 1.0, on page 3, shows the whole property.

For more information on depreciation and our service, please visit ezydepreciation.com.

If you have any questions about this report, please do not hesitate to contact us.

Yours faithfully,
EZY DEPRECIATION

SAMPLE

SCHEDULE OF PROPERTY TAX ALLOWANCES

FOR THE

ACQUISITION OF

12 EXAMPLE STREET, SAMPLETON VIC 3000

BY

ALEX SAMPLE & SAM SAMPLE

ACQUIRED:

30 September 2025

SETTLED:

23 July 2026

Our ref: EZY-SAMPLE

SAMPLE

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ACQUISITION OF 12 EXAMPLE STREET, SAMPLETON VIC 3000
BY ALEX SAMPLE & SAM SAMPLE

1.0 SUMMARY OF ENTITLEMENTS

	SUMMARY OF CLAIM BY USING DIMINISHING VALUE METHOD					SUMMARY OF CLAIM BY USING PRIME COST METHOD		
	Plant	Low-value pool	Capital works	Yearly total		Plant	Capital works	Yearly total
Income year	$	$	$	$		$	$	$
24/7/2026 - 2027	2,519 +	1,212 +	8,365 =	12,096	or	1,978 +	8,365 =	10,343
2027 - 2028	2,110 +	1,969 +	8,953 =	13,032	or	1,980 +	8,953 =	10,933
2028 - 2029	1,569 +	1,553 +	8,928 =	12,050	or	1,975 +	8,928 =	10,903
2029 - 2030	889 +	1,664 +	8,928 =	11,481	or	1,975 +	8,928 =	10,903
2030 - 2031	608 +	1,413 +	8,928 =	10,949	or	1,974 +	8,928 =	10,902
2031 - 2032	505 +	883 +	8,952 =	10,340	or	1,842 +	8,952 =	10,794
2032 - 2033	418 +	552 +	8,928 =	9,898	or	1,828 +	8,928 =	10,756
2033 - 2034	168 +	680 +	8,928 =	9,776	or	1,827 +	8,928 =	10,755
2034 - 2035	146 +	425 +	8,928 =	9,499	or	1,439 +	8,928 =	10,367
2035 - 2036	0 +	622 +	8,952 =	9,574	or	1,418 +	8,952 =	10,370
2036 - 2037	0 +	388 +	8,928 =	9,316	or	740 +	8,928 =	9,668
2037 - 2038	0 +	243 +	8,928 =	9,171	or	701 +	8,928 =	9,629
2038 - 2039	0 +	152 +	8,928 =	9,080	or	386 +	8,928 =	9,314
2039 - 2040	0 +	95 +	8,953 =	9,048	or	369 +	8,953 =	9,322
2040 - 2041	0 +	59 +	8,928 =	8,987	or	369 +	8,928 =	9,297
2041 - 2042	0 +	37 +	8,927 =	8,964	or	42 +	8,927 =	8,969
2042 - 2043	0 +	23 +	8,928 =	8,951	or	24 +	8,928 =	8,952
2043 - 2044	0 +	15 +	8,953 =	8,968	or	24 +	8,953 =	8,977
2044 - 2045	0 +	9 +	8,928 =	8,937	or	25 +	8,928 =	8,953
2045 - 2046	0 +	5 +	8,928 =	8,933	or	24 +	8,928 =	8,952
2046 - 2047	0 +	4 +	8,928 =	8,932	or	1 +	8,928 =	8,929
2047 - 2048	0 +	2 +	8,952 =	8,954	or	0 +	8,952 =	8,952
2048 - 2049	0 +	2 +	8,928 =	8,930	or	0 +	8,928 =	8,928
2049 - 2050	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2050 - 2051	0 +	1 +	8,928 =	8,929	or	0 +	8,928 =	8,928
2051 - 2052	0 +	0 +	8,952 =	8,952	or	0 +	8,952 =	8,952
2052 - 2053	0 +	1 +	8,928 =	8,929	or	0 +	8,928 =	8,928
2053 - 2054	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2054 - 2055	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2055 - 2056	0 +	0 +	8,953 =	8,953	or	0 +	8,953 =	8,953
2056 - 2057	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2057 - 2058	0 +	0 +	8,927 =	8,927	or	0 +	8,927 =	8,927
2058 - 2059	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2059 - 2060	0 +	0 +	8,953 =	8,953	or	0 +	8,953 =	8,953
2060 - 2061	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2061 - 2062	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2062 - 2063	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2063 - 2064	0 +	0 +	8,952 =	8,952	or	0 +	8,952 =	8,952
2064 - 2065	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2065 - 2066	0 +	0 +	8,928 =	8,928	or	0 +	8,928 =	8,928
2066 - 2067	0 +	0 +	318 =	318	or	0 +	318 =	318
Total	**$8,932**	**$12,009**	**$357,118**	**$378,059**		**$20,941**	**$357,118**	**$378,059**

The first income year runs from 24 July 2026, 342 days. The method for an item is chosen in the first return that claims it and cannot be changed after (s 40-130); capital works are the same under both.
The property is co-owned: no owner claims these figures or a percentage of them; each owner's own schedule is in section 1.1.
An item on diminishing value joins the low-value pool in the year its written-down value falls under $1,000, so the pool's column rises in that year as the plant's falls.

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1.1 EACH OWNER'S SHARE OF THE ENTITLEMENTS

The property is owned by Alex Sample (50%) and Sam Sample (50%). Each owner's interest in an asset is treated as the asset itself (s 40-35, ITAA 1997), so each owner's schedule is worked on their share of every cost, and the $300 immediate deduction and the $1,000 low-value pool tests are met by that share: an item costing up to $600 is written off in the owner's first year, and one costing less than $2,000 goes into the pool. That is how the Commissioner's Rental properties guide applies the thresholds to co-owners. In the early years an owner's figures are therefore more than their share of section 1.0; over the life of the schedule they add to the same total.

Income year	Alex Sample Dim. value	Prime cost	Sam Sample Dim. value	Prime cost
24/7/2026 - 2027	6,731	5,836	6,731	5,836
2027 - 2028	6,790	5,406	6,790	5,406
2028 - 2029	6,016	5,390	6,016	5,390
2029 - 2030	5,523	5,391	5,523	5,391
2030 - 2031	5,588	5,391	5,588	5,391
2031 - 2032	5,178	5,345	5,178	5,345
2032 - 2033	4,903	5,327	4,903	5,327
2033 - 2034	4,739	5,326	4,739	5,326
2034 - 2035	4,635	5,132	4,635	5,132
2035 - 2036	4,583	5,134	4,583	5,134
2036 - 2037	4,531	4,800	4,531	4,800
2037 - 2038	4,506	4,782	4,506	4,782
2038 - 2039	4,490	4,644	4,490	4,644
2039 - 2040	4,493	4,649	4,493	4,649
2040 - 2041	4,474	4,636	4,474	4,636
2041 - 2042	4,470	4,472	4,470	4,472
2042 - 2043	4,468	4,464	4,468	4,464
2043 - 2044	4,479	4,476	4,479	4,476
2044 - 2045	4,465	4,464	4,465	4,464
2045 - 2046	4,465	4,464	4,465	4,464
2046 - 2047	4,465	4,464	4,465	4,464
2047 - 2048	4,477	4,477	4,477	4,477
2048 - 2049	4,465	4,464	4,465	4,464
2049 - 2050	4,463	4,463	4,463	4,463
2050 - 2051	4,464	4,464	4,464	4,464
2051 - 2052	4,477	4,477	4,477	4,477
2052 - 2053	4,464	4,464	4,464	4,464
2053 - 2054	4,464	4,464	4,464	4,464
2054 - 2055	4,464	4,464	4,464	4,464
2055 - 2056	4,476	4,476	4,476	4,476
2056 - 2057	4,464	4,464	4,464	4,464
2057 - 2058	4,464	4,464	4,464	4,464
2058 - 2059	4,464	4,464	4,464	4,464
2059 - 2060	4,476	4,476	4,476	4,476
2060 - 2061	4,464	4,464	4,464	4,464
2061 - 2062	4,464	4,464	4,464	4,464
2062 - 2063	4,464	4,464	4,464	4,464
2063 - 2064	4,476	4,476	4,476	4,476
2064 - 2065	4,464	4,464	4,464	4,464
2065 - 2066	4,464	4,464	4,464	4,464
2066 - 2067	159	159	159	159
Total	**189,029**	**189,029**	**189,029**	**189,029**

Each figure is the year's total of the owner's own schedule, rounded to the dollar. The item schedules in this report show the whole property's costs; an owner's share of a cost is that figure at their percentage.

SAMPLE

2.0 BASIS OF PREPARATION AND DISCLAIMER

This schedule has been prepared by Ezy Depreciation as a desktop assessment from the documents, photographs and answers provided by or on behalf of the owner named in this report. The property was not inspected. Where a document states a cost, that cost has been used; where it does not, values have been estimated from the Ezy Depreciation cost database of historic construction and asset costs (some of them its own estimates, not observed prices), the factors a quantity surveyor applies for state, dwelling type, construction and finish, and, where the database did not cover an item, market prices found when the report was first assessed, carried back to the year that applies.

All plant and capital works deductions in this report have been calculated in accordance with our interpretation of Divisions 40 and 43 of the Income Tax Assessment Act 1997 and the effective lives the Commissioner determined in the Income Tax Assessment (Effective Life of Depreciating Assets) Determination 2025, the determination in force at the time s 40-95(2) of that Act sets for each item. Costs include GST where it was paid on them.

This report shows the low-value pool in its diminishing value columns. An item that cost less than $1,000 is a low-cost asset whichever method is used, so an owner using prime cost may pool it too (s 40-425(1) and (2)); an item already depreciated under prime cost never becomes a low-value asset (s 40-425(5)). The pool is one pool for the taxpayer across all their assets, of which this report's pool column is this property's part, and once a low-cost item is pooled every later low-cost item must be pooled too (s 40-430).

Changes after this report: if an item of plant is scrapped or replaced, what is left of its value is deductible in that year as a balancing adjustment (s 40-285; a pooled item's termination value reduces the pool, s 40-445; for plant this report lists as not deductible under s 40-27, s 40-291 reduces that adjustment in proportion to the decline in value s 40-27 kept from being deducted, and CGT event K7 may give a capital gain or loss, worked out under s 104-240 from the item's cost and termination value, s 104-235); capital works that are destroyed give a balancing deduction (s 43-250); new capital works (a kitchen, a deck, a fence) are deductible at 2.5% a year from their completion and should be added to this schedule; a repair is deductible in full in the year it is paid for (s 25-10).

This report has been prepared on the understanding that no schedule of depreciation allowances forms part of the contract of sale, and that the items of plant listed in this report are owned by the name or names specified in this report. It also takes it that the owner did not acquire the plant from an associate who has deducted or can deduct an amount for it under Division 40, and that no one who used it before the owner held it (the vendor or a tenant, or an associate of theirs) uses it while the owner holds it: if either is so, s 40-95(4) to (6) of the Income Tax Assessment Act 1997 require the effective life the former holder was using (under the prime cost method, the part of it yet to elapse) in place of the Commissioner's, unless the former holder used none or it is not known and cannot readily be found out. A reviewer can set an item's effective life.

This report is for the exclusive use of the name or names specified in it, for the sole purpose of claiming property tax allowances for the property specified in it. It is not to be used for any other purpose or reproduced without the express permission of Ezy Depreciation. Estimated values are indicative: where an estimate is material to a claim, have it confirmed by a qualified quantity surveyor. Where the documents and information provided leave a fact open, the figures rest on what a quantity surveyor would reasonably assume from them.

Ezy Depreciation accepts no liability for events arising from any other person acting upon or using this schedule. Taxation advice should be obtained from a registered tax agent.

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3.0 CAPITAL EXPENDITURE ANALYSED

.01 This report has been calculated on the total capital expenditure, made up as follows:

Purchase price (advised):	$614,371
TOTAL CAPITAL EXPENDITURE ANALYSED:	**$614,371**

.02 All figures in this report may be claimed from the day deductions start: the day after settlement. 24-Jul-26

No days on which the property was not available for rent are given on the form. The figures assume the property is rented or genuinely available for rent for the whole of each income year, and that each item is used, or installed ready for use, only to produce rent on every day from the day deductions start, or from the day it was bought if later. Reduce them in proportion for any period the property is not available for rent, for any use of it or of an item for another purpose, private use included (s 40-25(2), s 43-210), for any days an item is neither used nor installed ready for use for any purpose (days held, ss 40-70 to 40-75), and for the year the property is sold. An item used, or installed ready for use, in an income year while the property is one of the owner's residences, or for a purpose that is not a taxable purpose in a way that is not occasional, may not be deductible at all for that year or any later one, where it was acquired from 7.30 pm on 9 May 2017, other than under a contract entered into before then, or nothing could be deducted for it for 2016-17 (s 40-27(2)(d); Act No. 126, 2017, Sch 2 item 13).

SAMPLE

4.0 RECONCILIATION OF CAPITAL EXPENDITURE

The purchase price, the total capital expenditure analysed, can be broken up as follows:

.01 **PLANT** **$20,941**

The plant listed in this report has been transcribed from the documents provided.

Effective lives are those determined by the Commissioner of Taxation for residential rental property assets in the Income Tax Assessment (Effective Life of Depreciating Assets) Determination 2025, the determination in force at the time s 40-95(2) of the Income Tax Assessment Act 1997 sets for each item. Where a document provided prints a different life for an item the Commissioner has determined a life for, the Commissioner's life in force has been used.

.02 **CAPITAL WORKS ALLOWANCES** **$357,118**

Capital works allowances are based on the undeducted value of the historical construction cost, excluding plant and ineligible items.

The construction costs are those the documents provided give (a building contract, a developer's schedule or an earlier depreciation schedule).

.03 **INELIGIBLE ITEMS** **$236,312**

This figure comprises everything that is not depreciable: the land, landscaping, and any capital works that do not qualify. If the property is part of a complex, the ineligible common-area items are included in this figure.

Land is not a depreciating asset (s 40-30), and land and soft landscaping are not construction expenditure (s 43-70), so neither is deductible. Hard landscaping such as paving, retaining walls and fences is a structural improvement and is in the capital works above where it is known.

TOTAL: **$614,371**

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DIVISION 40 ALLOWANCES

DEPRECIABLE PLANT

USING

DIMINISHING VALUE METHOD

ACQUISITION OF 12 EXAMPLE STREET, SAMPLETON VIC 3000
BY ALEX SAMPLE & SAM SAMPLE

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 23-Jul-26	Diminishing Value Rate	Depreciation Over First 342 Days	Opening W.D.V. 1-Jul-27
	$	%	$	$

Diminishing Value

Items using the effective lives determined by the Commissioner of Taxation in the Income Tax Assessment (Effective Life of Depreciating Assets) Determination 2025. An item joins the low-value pool in the income year its written-down value falls under $1,000, and is deducted at the pool's rate from then (section 1.0 shows it in the pool's column from that year). The property is co-owned: the $300 and $1,000 tests are met by each owner's share of a cost, so an item's treatment in an owner's own schedule (section 1.1) can differ from this whole-property schedule.

Assets generally

Air-conditioning:				
* Mini split system (up to 20 kW)	4,199.00	20.00	786.88	3,412.12
Floor coverings (removable without damage):				
* Carpet	2,309.00	25.00	540.88	1,768.12
* Floating timber floor	3,411.00	13.33	426.14	2,984.86
Heaters	1,749.00	13.33	218.51	1,530.49
Hot water installation:				
* Electric	1,458.00	16.67	227.69	1,230.31

Kitchen assets

Ovens	1,225.00	16.67	191.30	1,033.70
TOTAL $	**14,351.00**		**$ 2,391.39**	**11,959.61**

Low Value Pooling Items

Items costing less than $1,000 each, depreciated at 18.75% in the first income year (whatever the number of days owned) and at 37.5% of the pool's balance in each following year. The property is co-owned: the $300 and $1,000 tests are met by each owner's share of a cost, so an item's treatment in an owner's own schedule (section 1.1) can differ from this whole-property schedule.

Assets generally

Ventilation fans	485.00	18.75	90.94	394.06
Window blinds, internal (6)	2,566.00	18.75	481.13	2,084.88

Kitchen assets

Cooktop	816.00	18.75	153.00	663.00
Dishwashers	997.00	18.75	186.94	810.06
Range hoods	490.00	18.75	91.88	398.13

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ACQUISITION OF 12 EXAMPLE STREET, SAMPLETON VIC 3000
BY ALEX SAMPLE & SAM SAMPLE

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 23-Jul-26	Diminishing Value Rate	Depreciation Over First 342 Days	Opening W.D.V. 1-Jul-27
	$	%	$	$
Outdoor assets				
Automatic garage doors:				
* Controls	93.40	18.75	17.51	75.89
* Motors	373.60	18.75	70.05	303.55
Garden watering systems:				
* Control panel	320.50	18.75	60.09	260.41
* Pumps	192.30	18.75	36.06	156.24
* Timing device	128.20	18.75	24.04	104.16
TOTAL $	**6,462.00**		**$ 1,211.63**	**5,250.38**

Immediate Write Off Items

Items costing $300 or less, written off in full in the first income year of ownership, taking into account the set rule and the grouping of like items. The property is co-owned: the $300 and $1,000 tests are met by each owner's share of a cost, so an item's treatment in an owner's own schedule (section 1.1) can differ from this whole-property schedule.

Fire control assets				
Alarms:				
* Smoke	128.00	100.00	128.00	Nil
TOTAL $	**128.00**		**$ 128.00**	

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DIVISION 40 ALLOWANCES

DEPRECIABLE PLANT

USING

PRIME COST METHOD

ACQUISITION OF 12 EXAMPLE STREET, SAMPLETON VIC 3000
BY ALEX SAMPLE & SAM SAMPLE

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 23-Jul-26	Prime Cost Rate	Depreciation Over First 342 Days	Opening W.D.V. 1-Jul-27
	$	%	$	$
Prime Cost				
Items using the effective lives determined by the Commissioner of Taxation in the Income Tax Assessment (Effective Life of Depreciating Assets) Determination 2025. The property is co-owned: the $300 and $1,000 tests are met by each owner's share of a cost, so an item's treatment in an owner's own schedule (section 1.1) can differ from this whole-property schedule.				
Assets generally				
Air-conditioning:				
* Mini split system (up to 20 kW)	4,199.00	10.00	393.44	3,805.56
Floor coverings (removable without damage):				
* Carpet	2,309.00	12.50	270.44	2,038.56
* Floating timber floor	3,411.00	6.67	213.07	3,197.93
Heaters	1,749.00	6.67	109.25	1,639.75
Ventilation fans	485.00	5.00	22.72	462.28
Window blinds, internal (6)	2,566.00	10.00	240.43	2,325.57
Hot water installation:				
* Electric	1,458.00	8.33	113.84	1,344.16
Kitchen assets				
Ovens	1,225.00	8.33	95.65	1,129.35
Cooktop	816.00	8.33	63.72	752.28
Dishwashers	997.00	12.50	116.77	880.23
Range hoods	490.00	8.33	38.26	451.74
Outdoor assets				
Automatic garage doors:				
* Controls	93.40	20.00	17.50	75.90
* Motors	373.60	10.00	35.01	338.59
Garden watering systems:				
* Control panel	320.50	20.00	60.06	260.44
* Pumps	192.30	20.00	36.04	156.26
* Timing device	128.20	20.00	24.02	104.18
TOTAL $	**20,813.00**		**$ 1,850.23**	**18,962.77**

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ACQUISITION OF 12 EXAMPLE STREET, SAMPLETON VIC 3000
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Capital Expenditure Incurred Upon Plant and Articles	Total Cost 23-Jul-26	Prime Cost Rate	Depreciation Over First 342 Days	Opening W.D.V. 1-Jul-27
	$	%	$	$

Immediate Write Off Items

Items costing $300 or less, written off in full in the first income year of ownership, taking into account the set rule and the grouping of like items. The property is co-owned: the $300 and $1,000 tests are met by each owner's share of a cost, so an item's treatment in an owner's own schedule (section 1.1) can differ from this whole-property schedule.

Fire control assets

Alarms:				
* Smoke	128.00	100.00	128.00	Nil
TOTAL	**$ 128.00**		**$ 128.00**	

SAMPLE

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DIVISION 43 ALLOWANCES

CAPITAL WORKS ALLOWANCES

ACQUISITION OF 12 EXAMPLE STREET, SAMPLETON VIC 3000
BY ALEX SAMPLE & SAM SAMPLE

Capital Expenditure Incurred on Qualifying Building Allowance

	Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 24-Jul-26	Total Capital Allowance for 342 Days	Opening W.D.V. 1-Jul-27
	Start - Completion	**$**	**%**	**$**	**$**	**$**	**$**
1.)	30/9/25 - 23/7/26 Dwelling: original construction	354,808	2.50	8,870	354,808	8,311	346,497
	sub-total	**354,808**		**8,870**	**354,808**	**8,311**	**346,497**

Capital Expenditure Incurred on Qualifying Structural Improvements

	Start & Finish Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 24-Jul-26	Total Capital Allowance for 342 Days	Opening W.D.V. 1-Jul-27
	Start - Completion	**$**	**%**	**$**	**$**	**$**	**$**
1.)	30/9/25 - 23/7/26 Driveway, paths and fencing	2,310	2.50	58	2,310	54	2,256
	sub-total	**2,310**		**58**	**2,310**	**54**	**2,256**
	TOTAL	**$ 357,118**		**8,928**	**357,118**	**8,365**	**348,753**

Annual Claim is cost × rate, the claim for 365 days. An income year claims cost × rate × days used ÷ 365 (s 43-210 and s 43-215): a year that includes 29 February, used throughout, claims 366/365 of the annual claim, a part year its days' share, and the last year what is left of the residual value.

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