

Depreciation and Building Write-off Checklist

The following checklist prepared by the NTAA can be used as a guide for claiming depreciation for residential rental property assets.

The checklist represents the ATO's current views on which assets can be depreciated under Division 40 and which assets may be eligible for the building write-off under Division 43. It also provides the effective life of those assets which may be depreciated.

The following is an explanation of the key terms used in the checklist:

- ◆ **Fixed** – means annexed or attached by any means (e.g., screws, nails, bolts, glue, adhesive, grout, cement, etc.) but not merely for temporary stability.
- ◆ **Freestanding** – means items designed to be portable or movable (e.g., furniture). Any attachment to the building is only for the item's temporary stability.
- ◆ **Other than freestanding** – means items fixed to the premises that are not designed to be portable or movable. The test is not whether the item is removable, even if the attachment is slight, but whether the inherent design and function of the item is such that it is intended to remain in place for a substantial period of time.
- ◆ **Division 43** – indicates that a building write-off deduction may be available (generally at the rate of 2.5%).

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Indoor Areas				
Bathroom Assets				
Bathroom accessories (freestanding) – soap holders, toilet brushes, shower caddies, etc.	✓		5	1/7/2004
Bathroom accessories (fixed) – towel rails, toilet roll holders, soap holders, etc.		✓		
Bathroom fixtures – baths, wash basins and vanity units, tap ware, toilets, bidets, etc.		✓		
Exhaust fans (including heater/fan/light units)	✓		10	1/7/2004
Heated towel rails (electric)	✓		10	1/7/2004
Mirrors:				
Fixed (e.g., glued/screwed to walls)		✓		
Freestanding (e.g., hung on hooks)	✓		15	1/7/2004
Shower fit out:				

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Curtains (<i>excluding</i> curtain rods and screens)	✓		2	1/7/2004
Doors, rods, screens and trays		✓		
Spa baths:				
Pumps only	✓		20	1/7/2004
Spa		✓		
Tiles		✓		
Bedroom Assets				
Linen	✓		5	1/7/2004
Furniture (freestanding)	✓		13½	1/1/2001
Kitchen Assets				
Cook tops	✓		12	1/7/2004
Crockery and cutlery	✓		5	1/7/2004
Dishwashers	✓		10	1/7/2004
Freezers	✓		12	1/7/2004
Garbage disposal units	✓		10	1/7/2004
Hot plates	✓		12	1/7/2004
Kitchen fit out – (including cupboards, bench tops, sinks, tapware, tiles)		✓		
Microwave ovens	✓		10	1/7/2004
Ovens and stoves	✓		12	1/7/2004
Range hoods	✓		12	1/7/2004
Refrigerators	✓		12	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Water filters:				
Electrically operated units	✓		15	1/7/2004
Other plumbed-in units		✓		
Laundry Assets				
Clothes chutes		✓		
Clothes dryers	✓		10	1/7/2004
Irons	✓		5	1/7/2004
Ironing boards:				
Freestanding	✓		7	1/7/2004
Other than freestanding (e.g., built-in)		✓		
Laundry fit out – tubs, tap ware, tiles, etc.		✓		
Washing machines	✓		10	1/7/2004
Lounge/Family/Living Room Assets				
Digital video display (DVD) players	✓		5	1/7/2004
Furniture (freestanding)	✓		13½	1/1/2001
Radios	✓		10	1/1/2001
Stereo systems (incorporating amplifiers, cassette players, compact disc players, radios and speakers)	✓		7	1/7/2004
Surround sound systems (incorporating audio, video receivers and speakers)	✓		10	1/7/2004
Television sets	✓		10	1/7/2004
Video cassette recorder (VCR) systems	✓		5	1/7/2004
General Indoor Assets				

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Air-conditioning assets (excluding pipes, duct work and vents):				
Air handlings units	✓		20	1/7/2003
Cooling towers	✓		15	1/7/2003
Condensing sets	✓		15	1/7/2003
Chillers:				
◆ Absorption	✓		25	1/7/2003
◆ Centrifugal	✓		20	1/7/2003
◆ Volumetrics (including reciprocating, rotary, screw, scroll):				
– Air-cooled	✓		15	1/7/2003
– Water-cooled	✓		20	1/7/2003
Damper motors (including variable air volume box controller)	✓		10	1/7/2003
Fan coil units (connected to a condensing set)	✓		15	1/7/2003
Mini split system up to 20 KW (including ceiling, floor and high wall split system)	✓		10	1/7/2003
Packaged air conditioning units	✓		15	1/7/2003
Pumps	✓		20	1/7/2003
Room units	✓		10	1/7/2003
Pipes, ductwork and vents		✓		
Alarms – refer to 'Fire control assets' and 'Security and monitoring assets'				
Blinds – refer to 'Window furnishings and fittings'				
Bookcases:				

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Freestanding or easily re-positioned				
– Timber	✓		15	1/7/2005
– Metal	✓		20	1/7/2005
Other than freestanding		✓		
Cabinets:				
Freestanding				
– Timber/Laminated	✓		15	1/7/2005
– Metal	✓		20	1/7/2005
Other than freestanding		✓		
Ceiling fans	✓		5	1/7/2004
Clocks (electric)	✓		10	1/7/2004
Door closers (e.g., automatic hydraulic closers)	✓		10	1/7/2004
Door handles		✓		
Door locks and latches:				
Electronic code pads	✓		5	1/7/2004
Other		✓		
Door stops:				
Portable/loose units (freestanding)	✓		10	1/7/2004
Attached/fixed to building		✓		
Electrical assets (includes distribution boards, switchboards, switches, power points, safety switches, wiring, conduits, etc.)		✓		
Escalators (machinery and moving parts)	✓		20	1/1/2003

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Evaporative coolers:				
Fixed (excluding ducting and vents)	✓		20	1/7/2005
Portable	✓		10	1/7/2005
Ducting and vents		✓		
Facade – fixed		✓		
Fire control assets:				
Alarms – heat and smoke alarms	✓		6	1/7/2004
Detection and alarm systems:				
♦ Alarm bells	✓		12	1/7/2004
♦ Cabling and reticulation		✓		
♦ Detectors (including addressable manual call points, heat, multi type and smoke detectors)	✓		20	1/7/2004
♦ Fire indicator panels	✓		12	1/7/2004
♦ Manual call points (non-addressable)		✓		
Doors – fire and separation doors		✓		
Emergency warning intercommunication systems (EWIS):				
♦ Master emergency control panels	✓		12	1/7/2004
♦ Speakers	✓		12	1/7/2004
♦ Strobe lights	✓		12	1/7/2004
♦ Warden intercom phones	✓		12	1/7/2004
Exit/emergency lights		✓		
Fire extinguishers	✓		15	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Fire sprinkler systems:				
◆ Excluding pumps		✓		
Pumps (including diesel and electric)	✓		25	1/7/2004
Fire hose cabinets		✓		
Fire hose/reels:				
◆ Hoses and nozzles	✓		10	1/7/2004
◆ Reels		✓		
Hydrant boosters (excluding pumps)		✓		
Hydrants		✓		
Stair pressurisation assets:				
◆ AC variable speed drives	✓		10	1/7/2004
◆ Pressurisation and extraction fans	✓		25	1/7/2004
◆ Sensors	✓		10	1/7/2004
Water piping		✓		
Water tanks		✓		
Floor coverings (fixed) – including tiles, cork, parquetry, linoleum and vinyl		✓		
Floor coverings (removable without damage):				
Carpet	✓		10	1/1/2001
Floating timber	✓		15	1/7/2004
Linoleum	✓		10	1/1/2001
Vinyl	✓		10	1/1/2001
Furniture (freestanding)	✓		13½	1/1/2001

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Garbage bins (not owned by council)	✓		10	1/7/2004
Garbage chutes		✓		
Garbage compacting systems (excludes chutes)	✓		6½	1/1/2001
Generators	✓		20	1/1/2001
Grease traps		✓		
Gym assets:				
Cardiovascular	✓		5	1/7/2004
Resistance	✓		10	1/7/2004
Hand dryers, electrical	✓		10	1/1/2001
Hand rails		✓		
Heaters (fixed):				
Ducts, pipes, vents and wiring		✓		
Electric heaters	✓		15	1/7/2004
Fire places (including wood heaters)		✓		
Gas heaters:				
♦ ducted central heating units	✓		20	1/7/2004
♦ other	✓		15	1/7/2004
Heaters (freestanding)	✓		15	1/7/2004
Hooks (for robes)		✓		
Hot water systems (<i>excluding</i> piping):				
Electric and gas	✓		12	1/7/2004
Solar	✓		15	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Hot water system piping		✓		
Insulation		✓		
Intercom system assets	✓		10	1/7/2004
Lifts (including hydraulic and traction lifts)	✓		30	1/1/2003
Lift wells		✓		
Lights and light fittings:				
Light fittings (hardwired)		✓		
Light fittings (non-hardwired)	✓		5	1/7/2004
Freestanding	✓		5	1/7/2004
Removable shades	✓		5	1/7/2004
Linen	✓		5	1/7/2004
Master antenna television (MATV) assets:				
Amplifiers	✓		10	1/7/2004
Modulators	✓		10	1/7/2004
Power sources	✓		10	1/7/2004
Master antenna television (MATV) assets (excluding amplifiers, modulators and power sources)		✓		
Mirrors:				
Fixed (e.g., glued/screwed to walls)		✓		
Freestanding (e.g., hung on hooks)	✓		15	1/7/2004
Ramps (e.g., wheelchair ramps)		✓		
Rugs	✓		7	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Safes – fixed		✓		
Sanitary fixtures – fixed (including soap dispensers)		✓		
Satellite dishes		✓		
Screens		✓		
Security and monitoring assets:				
Access control systems:				
♦ code pads	✓		5	1/7/2004
♦ door controllers	✓		5	1/7/2004
♦ proximity readers	✓		7	1/7/2004
♦ swipe card readers	✓		3	1/7/2004
Closed circuit television systems:				
♦ cameras	✓		4	1/7/2004
♦ monitors	✓		4	1/7/2004
♦ recorders:				
– digital	✓		4	1/7/2004
– time lapse	✓		2	1/7/2004
Switching units (including multiplexes)	✓		5	1/7/2004
Security alarm systems:				
♦ code pads	✓		5	1/7/2004
♦ control panels	✓		5	1/7/2004
♦ detectors (including passive infrared, photo sensors and vibration)	✓		5	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
◆ noise makers (e.g., bells and sirens)	✓		5	1/7/2004
◆ global system for mobiles (GSM) units	✓		5	1/7/2004
Security doors/screens – metal or mesh		✓		
Shelving (other than freestanding)		✓		
Shutters		✓		
Signs (fixed) – e.g., street numbers		✓		
Skylights		✓		
Solar powered generating system assets	✓		20	1/7/2004
Telecommunications assets:				
Telephone handsets	✓		10	1/7/2004
Cordless phones	✓		4	1/7/2004
Telephone installation		✓		
Distribution frames		✓		
PABX computerised systems	✓		10	1/7/2004
Television antennas:				
Fixed		✓		
Freestanding (including portable)	✓		5	1/7/2004
Vacuum cleaners:				
Ducted units:				
◆ motors	✓		10	1/7/2004
◆ wands	✓		10	1/7/2004
◆ hoses	✓		10	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
♦ ducting, pipes and vents		✓		
Portable	✓		10	1/1/2001
Ventilation assets:				
Fans	✓		20	1/7/2004
Other (e.g., vents, ducting and whirly birds)		✓		
Water pumps	✓		20	1/1/2001
Water tanks		✓		
Window furnishings and fittings:				
Awnings (fixed to structure or part of the building) – metal, fabric, roller or other		✓		
Fixed brackets, tracks and pelmets		✓		
Internal blinds (e.g., venetian, roman, roller and vertical blinds)	✓		10	1/7/2004
Curtains	✓		6	1/7/2004
Insect screens		✓		
Window louvres		✓		
Window shutters (manual)		✓		
Window shutters (automatic):				
♦ motors	✓		10	1/7/2004
♦ controls	✓		10	1/7/2004
♦ excluding motors and controls		✓		
Outdoor Areas				
Barbecues:				

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Freestanding (e.g., portable)	✓		5	1/7/2004
Fixed (e.g., built-in)		✓		
◆ sliding trays and cookers	✓		10	1/7/2004
Boat sheds		✓		
Bollards – fixed		✓		
Car parks (sealed)		✓		
Carports		✓		
Clotheslines (including foldaway designs)		✓		
Driveways (sealed)		✓		
Fences		✓		
Floor carpet (including artificial grass and matting)	✓		5	1/7/2004
Furniture – outdoor (freestanding)	✓		5	1/7/2004
Furniture – outdoor (other than freestanding)		✓		
Garage doors:				
Manually operated		✓		
Automatic/motorised:				
◆ door only		✓		
◆ motors	✓		10	1/7/2004
◆ controls	✓		5	1/7/2004
Garden awnings/shade structures (fixed)		✓		
Garden lights:				
Fixed		✓		

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Solar	✓		8	1/7/2004
Garden sheds:				
Freestanding (e.g., portable)	✓		15	1/7/2004
Other than freestanding		✓		
Garden watering installations (systems):				
Control panels	✓		5	1/7/2004
Pumps	✓		5	1/7/2004
Timing devices	✓		5	1/7/2004
<i>Excluding</i> control panels, pumps, timing devices		✓		
Gates:				
Electrically operated				
♦ motors	✓		10	1/7/2004
♦ controls	✓		5	1/7/2004
Other		✓		
Gutters and downpipes		✓		
Jetties (including boat sheds and pontoons)		✓		
Landscaping	No	No		
Letter boxes – in wall/fence or free standing		✓		
Operable pergola louvres:				
Manual		✓		
Electrically operated				
♦ controls	✓		15	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
◆ motors	✓		15	1/7/2004
◆ pergola structure		✓		
Paths		✓		
Pipes/pipelines		✓		
Retaining walls		✓		
Saunas (excluding heating assets)		✓		
Sauna heating assets	✓		15	1/7/2004
Screens – fixed (including glass screens)		✓		
Septic Tanks		✓		
Sewerage treatment assets		✓		
Controls and motors	✓		8	1/7/2004
Spas:				
Freestanding spa units (including pumps, filters, heaters, controls and blowers)	✓		17	1/7/2004
Other than freestanding (i.e., fixed):				
◆ spa (including lights)		✓		
◆ heaters (electric or gas)	✓		15	1/7/2004
◆ chlorinators	✓		12	1/7/2004
◆ filtration (including pumps)	✓		12	1/7/2004
Swimming pool assets:				
Swimming pool, pool fencing, pool lights		✓		
Pool furniture (freestanding)	✓		5	1/7/2004
Cleaning equipment	✓		7	1/7/2004

Description	Depreciable (Div. 40)	Building Write-off (Div. 43)	Effective Life	
			Years	Date of Effect
Chlorinators	✓		12	1/7/2004
Filtration (including pumps)	✓		12	1/7/2004
Heaters:				
◆ electric	✓		15	1/7/2004
◆ gas	✓		15	1/7/2004
◆ solar	✓		20	1/7/2004
Tennis courts (including fences, lights, posts and surfaces)		✓		
Tennis court assets:				
Nets	✓		5	1/7/2004
Umpire chairs	✓		15	1/7/2004
Court rollers	✓		3	1/7/2004
Court cleaners	✓		3	1/7/2004
Drag brooms	✓		3	1/7/2004