

TABLE 3

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
Assets, general:			
air conditioning assets	see table 5 on page 36	see table 5 on page 36	
cable trays			✓
ceiling fans	own estimate	5	
clocks, electric	13 ¹ / ₃	10	
cupboards, other than freestanding			✓
DVD players	own estimate	5	
door closers	own estimate	10	
door locks and latches (excluding electronic code pads)			✓
door stops, fixed			✓
door stops, freestanding	own estimate	10	
electrical assets (including conduits, distribution boards, power points, safety switches, switchboards, switches and wiring)			✓
escalators (machinery and moving parts)	see table 4 on page 35	see table 4 on page 35	
evaporative coolers	see table 6 on page 37	see table 6 on page 37	
facade, fixed			✓
floor coverings, fixed (including cork, linoleum, parquetry, tiles and vinyl)			✓
floor coverings (removable without damage):			
carpet	10	10	
floating timber	own estimate	15	
linoleum	10	10	
vinyl	10	10	
furniture, freestanding	13 ¹ / ₃	13 ¹ / ₃	
garbage bins	6 ² / ₃	10	
garbage chutes			✓
garbage compacting systems (excluding chutes)	6 ² / ₃	6 ² / ₃	
generators	20	20	
grease traps			✓
gym assets:			
cardiovascular	own estimate	5	
resistance	own estimate	10	
hand dryers, electrical	10	10	
hand rails			✓
heaters:			
fixed:			
ducts, pipes, vents and wiring			✓
electric	10	15	
fire places (including wood heaters)			✓

TABLE 3 continued

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
gas:			
ducted central heating unit	own estimate	20	
other	own estimate	15	
freestanding	10	15	
hooks, robe			✓
hot-water systems (excluding piping):			
electric	20	12	
gas	20	12	
solar	20	15	
hot-water system piping			✓
insulation			✓
intercom system assets	own estimate	10	
lift wells			✓
lifts (including hydraulic and traction lifts)	see table 4 on page 35	see table 4 on page 35	
lights:			
fittings (excluding hardwired)	20	5	
fittings, hardwired			✓
freestanding	own estimate	5	
shades, removable	own estimate	5	
linen	own estimate	5	
master antenna television (MATV) assets:			
amplifiers	own estimate	10	
modulators	own estimate	10	
power sources	own estimate	10	
master antenna television (MATV) assets (excluding amplifiers, modulators and power sources)			✓
mirrors, fixed			✓
mirrors, freestanding	own estimate	15	
radios	10	10	
ramps			✓
rugs	own estimate	7	
safes, fixed			✓
sanitary fixtures, fixed (including soap dispensers)			✓
satellite dishes			✓
screens			✓
shelving, other than freestanding			✓
shutters			✓
signs, fixed			✓
skylights			✓
solar-powered generating system assets	own estimate	20	
stereo systems (incorporating amplifiers, cassette players, compact disc players, radios and speakers)	own estimate	7	

TABLE 3 continued

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
surround sound systems (incorporating audio-video receivers and speakers)	own estimate	10	
telecommunications assets:			
cordless phones	own estimate	4	
distribution frames			✓
PABX computerised assets	20	10	
telephone hand sets	own estimate	10	
television antennas, fixed			✓
television antennas, freestanding	own estimate	5	
television sets	10	10	
vacuum cleaners:			
ducted:			
hoses	own estimate	10	
motors	own estimate	10	
wands	own estimate	10	
portable	10	10	
vacuum cleaners, ducted (excluding hoses, motors and wands)			✓
ventilation ducting and vents			✓
ventilation fans	own estimate	20	
video cassette recorder systems (VCR)	own estimate	5	
water pumps	20	20	
water tanks			✓
window awnings, insect screens, louvres, pelmets and tracks			✓
window blinds, internal	20	10	
window curtains	6 ² / ₃	6	
window shutters, automatic:			
controls	own estimate	10	
motors	own estimate	10	
window shutters, automatic (excluding controls and motors)			✓
Bathroom assets:			
accessories, fixed (including mirrors, rails, soap holders and toilet roll holders)			✓
accessories, freestanding (including shower caddies, soap holders, toilet brushes)	own estimate	5	
exhaust fans (including light/heating)	own estimate	10	
fixtures (including baths, bidets, tapware, toilets, vanity units and wash basins)			✓
heated towel rails, electric	own estimate	10	
shower assets (including doors, rods, screens and trays)			✓
shower curtains (excluding curtain rods and screens)	own estimate	2	
spa baths (excluding pumps)			✓
spa bath pumps	20	20	

TABLE 3 continued

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
Bedroom assets:			
wardrobes, other than freestanding (incorporating doors, fixed fittings and mirrors)			✓
Fire control assets:			
alarms:			
heat	20	6	
smoke	20	6	
detection and alarm systems:			
alarm bells	20	12	
cabling and reticulation			✓
detectors (including addressable manual call points, heat, multi-type and smoke)	own estimate	20	
fire indicator panels	20	12	
manual call points (non-addressable)			✓
doors, fire and separation			✓
emergency warning and intercommunication systems (EWIS):			
master emergency control panels	20	12	
speakers	20	12	
strobe lights	20	12	
warden intercom phone	20	12	
extinguishers	13 ¹ / ₃	15	
hose cabinet and reels (excluding hoses and nozzles)			✓
hoses and nozzles	20	10	
hydrant boosters (excluding pumps)			✓
hydrants			✓
lights, exit and emergency			✓
pumps (including diesel and electric)	20	25	
sprinkler systems (excluding pumps)			✓
stair pressurisation assets:			
AC variable speed drives	own estimate	10	
pressurisation and extraction fans	own estimate	25	
sensors	own estimate	10	
water piping			✓
water tanks			✓
Kitchen assets:			
cook tops	own estimate	12	
crockery	own estimate	5	
cutlery	own estimate	5	
dishwashers	own estimate	10	
fixtures (including bench tops, cupboards, sinks, tapware and tiles)			✓
freezers	13 ¹ / ₃	12	

TABLE 3 continued

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
garbage disposal units	6 ² / ₃	10	
microwave ovens	6 ² / ₃	10	
ovens	own estimate	12	
range hoods	own estimate	12	
refrigerators	13 ¹ / ₃	12	
stoves	20	12	
water filters, electrical	own estimate	15	
water filters, fixed (attached to plumbing)			✓
Laundry assets:			
clothes dryers	own estimate	10	
fixtures (including tapware, tiles and tubs)			✓
ironing boards, freestanding	own estimate	7	
ironing boards, other than freestanding			✓
irons	own estimate	5	
washing machines	6 ² / ₃	10	
Outdoor assets:			
automatic garage doors:			
controls	own estimate	5	
motors	own estimate	10	
automatic garage doors (excluding controls and motors)			✓
barbecues:			
fixed:			✓
sliding trays and cookers	own estimate	10	
freestanding	own estimate	5	
boat sheds			✓
bollards, fixed			✓
car parks, sealed			✓
carports			✓
clotheslines			✓
driveways, sealed			✓
fencing			✓
floor carpet (including artificial grass and matting)	own estimate	5	
furniture, freestanding	13 ¹ / ₃	5	
furniture, other than freestanding			✓
garage doors (excluding motors and controls)			✓
garden awnings and shade structures, fixed			✓
gardening watering installations:			
control panels	own estimate	5	
pumps	20	5	
timing devices	own estimate	5	
gardening watering installations (excluding control panels, pumps and timing devices)			✓

TABLE 3 continued

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
garden lights, fixed			✓
garden lights, solar	own estimate	8	
garden sheds, freestanding	own estimate	15	
garden sheds, other than freestanding			✓
gates, electrical:			
controls	own estimate	5	
motors	own estimate	10	
gates (excluding electrical controls and motors)			✓
jetties (including boat sheds and pontoons)			✓
letterboxes			✓
operable pergola louvres:			
controls	own estimate	15	
motors	own estimate	15	
operable pergola louvres (excluding controls and motors)			✓
paths			✓
retaining walls			✓
saunas (excluding heating assets)			✓
sauna heating assets	13 1/3	15	
screens, fixed (including glass screens)			✓
septic tanks			✓
sewage treatment assets:			
controls	own estimate	8	
motors	own estimate	8	
sewage treatment assets (excluding controls and motors)			✓
spas:			
fixed:			✓
chlorinators	13 1/3	12	
filtration (including pumps)	13 1/3	12	
heaters (electric or gas)	13 1/3	15	
freestanding (incorporating blowers, controls, filters, heaters and pumps)	20	17	
swimming pool assets:			
chlorinators	13 1/3	12	
cleaning	13 1/3	7	
filtration (including pumps)	13 1/3	12	
heaters:			
electric	13 1/3	15	
gas	13 1/3	15	
solar	13 1/3	20	
swimming pools			✓
tennis court assets:			
cleaners	own estimate	3	

TABLE 3 continued

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
drag brooms	own estimate	3	
nets	own estimate	5	
rollers	own estimate	3	
umpire chairs	own estimate	15	
tennis court assets, fixed (including fences, lights, posts and surfaces)			✓
Security and monitoring assets:			
access control systems:			
code pads	own estimate	5	
door controllers	own estimate	5	
readers:			
proximity	own estimate	7	
swipe card	own estimate	3	
closed circuit television systems:			
cameras	6 ² / ₃	4	
monitors	6 ² / ₃	4	
recorders:			
digital	own estimate	4	
time lapse	own estimate	2	
switching units (including multiplexes)	own estimate	5	
doors and screens			✓
security systems:			
code pads	6 ² / ₃	5	
control panels	6 ² / ₃	5	
detectors (including glass, passive infrared, and vibration)	6 ² / ₃	5	
global system for mobiles (GSM) units	6 ² / ₃	5	
noise makers (including bells and sirens)	6 ² / ₃	5	

TABLE 4

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 January 2003	Assets acquired from 1 January 2003	
escalators (machinery and moving parts)	16 ² / ₃	20	
lifts:			
electric	16 ² / ₃	30	
hydraulic	20	30	

TABLE 5

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2003	Assets acquired from 1 July 2003	
Air conditioning:			
air conditioning assets (excluding ducting, pipes and vents):	See air conditioning plant below		
air handling units		20	
chillers:			
absorption		25	
centrifugal		20	
volumetrics (including reciprocating, rotary, screw, scroll):			
air-cooled		15	
water-cooled		20	
condensing sets		15	
cooling towers		15	
damper motors (including variable air volume box controller)		10	
fan coil units (connected to condensing set)		15	
mini split systems up to 20kW (including ceiling, floor and high wall split system)		10	
packaged air conditioning units		15	
pumps		20	
room units		10	
air conditioning ducts, pipes and vents			✓
air conditioning plant:		See air conditioning assets (excluding ducting, pipes and vents) above	
central type (including ducting and vents)	13 ¹ / ₃		
structural alterations and additions associated with the installation of this plant which forms an integral part of it	100		
room units	10		
solar-energy powered	13 ¹ / ₃		

TABLE 6

ASSET	DECLINE IN VALUE DEDUCTION Effective life (years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2005	Assets acquired from 1 July 2005	
evaporative coolers:			
fixed (excluding ducting and vents)	own estimate	20	
portable	own estimate	10	
ducting and vents			✓

MORE INFORMATION

INTERNET

- For general tax information and up-to-date and comprehensive information about deductions, visit www.ato.gov.au

PUBLICATIONS

Publications referred to in this guide are:

- *Concessions for small business entities* (NAT 71874)
- *Deductions for prepaid expenses 2010* (NAT 4170)
- *General value shifting regime: who it affects*
- *Guide to capital gains tax 2010* (NAT 4151)
- *Guide to depreciating assets 2010* (NAT 1996)
- *Introduction to pay as you go income tax instalments* (NAT 4637)
- *Law Administration Practice Statement (General Administration) PS LA 2006/1 (GA) – Calculating the cost base and reduced cost base of a CGT asset if a taxpayer does not have sufficient information to determine the amount of construction expenditure on the asset for the purpose of working out their entitlement to a deduction under Division 43 of the Income Tax Assessment Act 1997*
- *PAYG income tax withholding variation (ITWW) application* (NAT 2036)
- *Private ruling application form (non-tax professionals)* (NAT 13742)
- *Taxation Determination TD 2007/2 – Income tax: should a taxpayer who has incurred a tax loss or made a net capital loss for an income year retain records relevant to the ascertainment of that loss only for the record retention period prescribed under income tax law?*
- *Taxation Determination TD 2006/31 – Income tax: is a government rebate received by a rental property owner an assessable recoupment under subsection 20-20(3) of the Income Tax Assessment Act 1997, where the owner is not carrying on a property rental business and receives the rebate for the purchase of a depreciating asset (for example, an energy saving appliance) for use in the rental property*
- *Taxation Determination TD 2005/47 – Income tax: what do the words ‘can deduct’ mean in the context of those provisions in Division 110 of the Income Tax Assessment Act 1997 which reduce the cost base or reduced cost base of a CGT asset by amounts you ‘have deducted or can deduct’, and is there a fixed point in time when this must be determined?*
- *Taxation Determination TD 1999/42 – Income tax: do the principles set out in Taxation Ruling TR 98/22 apply to line of credit facilities?*
- *Taxation Ruling TR 2009/4 – Income tax: effective life of depreciating assets (applicable from 1 July 2009)*
- *Taxation Ruling TR 2008/4 – Income tax: effective life of depreciating assets (applicable from 1 July 2008)*
- *Taxation Ruling TR 2007/3 – Income tax: effective life of depreciating assets (applicable from 1 July 2007)*
- *Taxation Ruling TR 2006/15 – Income tax: effective life of depreciating assets (applicable from 1 January 2007) (which replaced Taxation Ruling TR 2006/5 – Income tax: effective life of depreciating assets and TR 2000/18 – Income tax: effective life of depreciating assets)*
- *Taxation Ruling TR 2004/16 – Income tax: plant in residential rental properties*
- *Taxation Ruling TR 2004/4 – Income tax: deductions for interest incurred prior to the commencement of, or following the cessation of, relevant income earning activities*
- *Taxation Ruling TR 2000/2 – Income tax: deductibility of interest on moneys drawn down under line of credit facilities and redraw facilities*
- *Taxation Ruling TR 98/22 – Income tax: the taxation consequences for taxpayers entering into certain linked or split loan facilities*
- *Taxation Ruling TR 97/25 – Income tax: property development: deduction for capital expenditure on construction of income producing capital works, including buildings and structural improvements*
- *Taxation Ruling TR 97/23 – Income tax: deductions for repairs*
- *Taxation Ruling TR 97/11 – Income tax: am I carrying on a business of primary production?*
- *Taxation Ruling TR 95/25 – Income tax: deductions for interest under section subsection 51(1) of the Income Tax Assessment Act 1936 following FC of T v. Roberts; FC of T v. Smith*
- *Taxation Ruling TR 94/11 – Income tax: general investment allowance – what is a unit of property?*
- *Taxation Ruling TR 94/8 – Income tax: whether business is carried on in partnership (including ‘husband and wife’ partnerships)*
- *Taxation Ruling TR 93/32 – Income tax: rental property – division of net income or loss between co-owners*
- *Taxation Ruling TR 93/7 – Income tax: whether penalty interest payments are deductible*
- *Taxation Ruling IT 2423 – Withholding tax: whether rental income constitutes proceeds of business – permanent establishment – deduction for interest*
- *Taxation Ruling IT 2316 – Income tax: distribution of partnership profits and losses*
- *Taxation Ruling IT 2167 – Income tax: rental properties – non-economic rental, holiday home, share of residence, etc. cases, family trust cases*
- *TaxPack 2010* (NAT 0976)
- *TaxPack 2010 supplement* (NAT 2677)
- *Thin capitalisation guide* (NAT 4461)
- *Thin capitalisation schedule 2010* (NAT 6458)
- *Withholding declaration – upwards variation form* (NAT 5367).

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- **Superannuation** **13 10 20**

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Translating and Interpreting Service **13 14 50**

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