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TAX DEPRECIATION ESTIMATES

NO 1 COMO PRIVATE RESIDENCES MALVERN

Property Address:	1 Como Street, Malvern, Victoria, 3144
Applicant:	Landis Property
Reference Number:	QS20180276LD
Date of Assessment:	10 July 2018

Indicative Tax Benefits

TYPICAL 2 BEDROOM UNIT DESIGN – 1 Como Street, Malvern, Victoria, 3144

The following figures show indicative amounts of depreciation, including a building and structural improvements allowance and a plant & equipment allowance using either the diminishing value method or prime cost method. These assessments have been made based upon information provided by Landis Property including specifications, inclusions, cost summaries and architectural drawings. The applicable building component and structural improvements have been included in the Capital Works Allowance Division 43 for the purpose of this report.

The Diminishing Value Method

Year	Capital Works Allowance Division 43	Plant and Equipment Division 40	Total
2020/21	\$8,794	\$5,552	\$14,346
2021/22	\$8,794	\$4,818	\$13,612
2022/23	\$8,794	\$4,338	\$13,132
2023/24	\$8,794	\$3,692	\$12,486
2024/25	\$8,794	\$2,945	\$11,739
2025/26	\$8,794	\$2,388	\$11,182
2026/27	\$8,794	\$1,963	\$10,757
2027/28	\$8,794	\$1,807	\$10,601
2028/29	\$8,794	\$1,449	\$10,243
2029/30	\$8,794	\$1,182	\$9,976
Yr 11 onwards	\$263,825	\$7,217	\$271,042
Total	\$351,765	\$37,351	\$389,116

The Prime Cost Method

Year	Capital Works Allowance Division 43	Plant and Equipment Division 40	Total
2020/21	\$8,794	\$4,548	\$13,342
2021/22	\$8,794	\$4,548	\$13,342
2022/23	\$8,794	\$4,548	\$13,342
2023/24	\$8,794	\$4,548	\$13,342
2024/25	\$8,794	\$4,520	\$13,314
2025/26	\$8,794	\$4,508	\$13,302
2026/27	\$8,794	\$3,692	\$12,486
2027/28	\$8,794	\$2,060	\$10,854
2028/29	\$8,794	\$1,161	\$9,955
2029/30	\$8,794	\$712	\$9,506
Yr 11 onwards	\$263,825	\$2,506	\$266,331
Total	\$351,765	\$37,351	\$389,116

The above figures are indicative only and are NOT permissible for taxation purposes. The figures are of a general nature only and have been completed in accordance with the Income Assessment Act 1997 and subsequent amendments.

Caseco Quantity Surveyors does not accept any tortuous or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.

Caseco Quantity Surveyors can provide a full depreciation and capital allowances schedule at settlement to assist you in maximising the return from your investment property.

To find out more:

Phone: 1300 782 715

Website: www.caseco.com.au

Indicative Tax Benefits

TYPICAL 3 BEDROOM UNIT DESIGN - 1 Como Street, Malvern, Victoria, 3144

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The Diminishing Value Method

Year	Capital Works Allowance Division 43	Plant and Equipment Division 40	Total
2020/21	\$14,635	\$8,358	\$22,993
2021/22	\$14,635	\$7,222	\$21,857
2022/23	\$14,635	\$6,253	\$20,888
2023/24	\$14,635	\$5,411	\$20,046
2024/25	\$14,635	\$4,638	\$19,273
2025/26	\$14,635	\$3,804	\$18,439
2026/27	\$14,635	\$3,160	\$17,795
2027/28	\$14,635	\$2,826	\$17,461
2028/29	\$14,635	\$2,324	\$16,959
2029/30	\$14,635	\$1,937	\$16,572
Yr 11 onwards	\$439,051	\$12,564	\$451,615
Total	\$584,401	\$58,497	\$643,898

The Prime Cost Method

Year	Capital Works Allowance Division 43	Plant and Equipment Division 40	Total
2020/21	\$14,635	\$7,332	\$21,967
2021/22	\$14,635	\$7,332	\$21,967
2022/23	\$14,635	\$7,332	\$21,967
2023/24	\$14,635	\$7,332	\$21,967
2024/25	\$14,635	\$7,284	\$21,919
2025/26	\$14,635	\$7,264	\$21,899
2026/27	\$14,635	\$5,620	\$20,255
2027/28	\$14,635	\$2,331	\$16,966
2028/29	\$14,635	\$1,432	\$16,067
2029/30	\$14,635	\$982	\$15,617
Yr 11 onwards	\$439,051	\$4,256	\$443,307
Total	\$584,401	\$58,497	\$643,898

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