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# **TAX DEPRECIATION ESTIMATES**

## **GLASS WORKS RESIDENCES RICHMOND**

Property Address:	69 Type Street, Richmond, Victoria, 3121
Applicant:	Landis Property
Reference Number:	QS20180277LD
Date of Assessment:	10 July 2018

## Indicative Tax Benefits

### TYPICAL 2 BEDROOM UNIT DESIGN – 69 Type Street, Richmond, Victoria, 3121

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	\$10,450	\$7,905	\$18,355
2021/22	\$10,450	\$6,993	\$17,443
2022/23	\$10,450	\$6,019	\$16,469
2023/24	\$10,450	\$5,363	\$15,813
2024/25	\$10,450	\$4,334	\$14,784
2025/26	\$10,450	\$3,552	\$14,002
2026/27	\$10,450	\$2,944	\$13,394
2027/28	\$10,450	\$2,636	\$13,086
2028/29	\$10,450	\$2,153	\$12,603
2029/30	\$10,450	\$1,781	\$12,231
Yr 11 onwards	\$313,489	\$10,268	\$323,757
<b>Total</b>	<b>\$417,989</b>	<b>\$53,948</b>	<b>\$471,937</b>

#### *The Prime Cost Method*

Year	Capital Works Allowance Division 43	Plant and Equipment Division 40	Total
2020/21	\$10,450	\$7,422	\$17,872
2021/22	\$10,450	\$7,422	\$17,872
2022/23	\$10,450	\$7,422	\$17,872
2023/24	\$10,450	\$7,422	\$17,872
2024/25	\$10,450	\$7,422	\$17,872
2025/26	\$10,450	\$7,408	\$17,858
2026/27	\$10,450	\$5,610	\$16,060
2027/28	\$10,450	\$2,013	\$12,463
2028/29	\$10,450	\$994	\$11,444
2029/30	\$10,450	\$484	\$10,934
Yr 11 onwards	\$313,489	\$329	\$313,818
<b>Total</b>	<b>\$417,989</b>	<b>\$53,948</b>	<b>\$471,937</b>

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](http://www.caseco.com.au)

## Indicative Tax Benefits

### TYPICAL 3 BEDROOM UNIT DESIGN - 69 Type Street, Richmond, Victoria, 3121

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	\$16,810	\$9,630	\$26,440
2021/22	\$16,810	\$8,326	\$25,136
2022/23	\$16,810	\$7,197	\$24,007
2023/24	\$16,810	\$6,393	\$23,203
2024/25	\$16,810	\$5,227	\$22,037
2025/26	\$16,810	\$4,497	\$21,307
2026/27	\$16,810	\$3,681	\$20,491
2027/28	\$16,810	\$3,224	\$20,034
2028/29	\$16,810	\$2,630	\$19,440
2029/30	\$16,810	\$2,174	\$18,984
Yr 11 onwards	\$504,314	\$12,588	\$516,902
<b>Total</b>	<b>\$672,414</b>	<b>\$65,567</b>	<b>\$737,981</b>

#### *The Prime Cost Method*

Year	Capital Works Allowance Division 43	Plant and Equipment Division 40	Total
2020/21	\$16,810	\$8,997	\$25,807
2021/22	\$16,810	\$8,997	\$25,807
2022/23	\$16,810	\$8,997	\$25,807
2023/24	\$16,810	\$8,997	\$25,807
2024/25	\$16,810	\$8,997	\$25,807
2025/26	\$16,810	\$8,974	\$25,784
2026/27	\$16,810	\$6,745	\$23,555
2027/28	\$16,810	\$2,287	\$19,097
2028/29	\$16,810	\$1,268	\$18,078
2029/30	\$16,810	\$758	\$17,568
Yr 11 onwards	\$504,314	\$550	\$504,864
<b>Total</b>	<b>\$672,414</b>	<b>\$65,567</b>	<b>\$737,981</b>

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