



**ABN 48 931 367 519**  
**Unit 6, 17 King Road**  
**Hornsby**  
**NSW 2077**

7 March 2017  
File No 206702012.1016

C/o Eric Francis  
Visionary Investments Group  
Level 32, 85 Castlereagh Street  
Sydney NSW 2000

Dear Eric,

**Unit 1016 - Lot 189, 88 Archer Street Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

We are delighted to present to you our schedule of Capital Allowances in relation to your recent acquisition.

Your depreciation schedule should be treated as a live document. Should any refurbishment or alterations occur within the building, substantial tax advantages may be available by correctly adjusting and updating the depreciation schedule.

Should you have any queries on the schedule provided or any of our other services please do not hesitate to contact Tony Allen on 0488 115 558 or David Liddelow on 0403 648 001.

Yours sincerely

A handwritten signature in black ink, appearing to read "Tony Allen".

Tony Allen  
Director

# Quantum Property Consultants Pty Ltd



## Schedule of Capital Allowances

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For

Soon Bong Pty Ltd

Unit 1016 - Lot 189, 88 Archer Street Chatswood  
NSW, Soon Bong Pty Ltd - Tax Payer

## Contents

1	Executive Summary .....	1
2	Introduction.....	2
3	Basis of Schedules .....	3
4	Buildings (Division 43) .....	3
5	For the Accountant.....	4
6	For the Owner .....	5
7	Summary of Assessed Values .....	6
8	Plant & Equipment .....	7
8.1	Diminishing Value Schedule .....	7
8.2	Prime Cost Schedule .....	11
8.3	Low Value Pool .....	15
9	Buildings .....	17
9.1	Division 43 Building Allowances .....	17
10	Summary .....	18
11	25 Year Return Forecast – Diminishing Value .....	19
12	25 Year Return Forecast – Prime Cost.....	20
13	Disclaimer .....	21

## 1 Executive Summary

The enclosed depreciation schedule outlines the assessed allowances available to the owner of Unit 1016 - Lot 189, 88 Archer Street Chatswood NSW, Soon Bong Pty Ltd - Tax Payer.

The method applied in calculating allowances for plant and equipment is based on a reasonable apportionment of the purchase price under Income Tax Assessment Act (ITAA) 1997 Section 40-195.

Buildings have been assessed on the basis of their historical construction costs as outlined in Division 43 ITAA 1997.

Depreciation rates applied are those applicable as at the time of contracts being exchanged.

<b>Total Value of Depreciation</b>	<b>\$361,497</b>
<b>Total Cash Return – 30% Tax Rate</b>	<b>\$108,449</b>
<b>Total First Year Claim (189 days)</b>	<b>\$23,338</b>

The schedule has been prepared based on information provided. Should any information become available which may impact on the values reported then the results of this schedule should be recalculated.

### Recommendations

Your depreciation schedule should be treated as a live document. Should any refurbishment or alterations occur within the building, substantial tax advantages maybe available by correctly adjusting and updating the depreciation schedule.

## 2 Introduction

Firstly congratulations on your purchase and for choosing Quantum Property Consulting to prepare your depreciation schedule. Quantum Property Consulting provides their clients with quality, cost effectiveness and the highest value returns available.

This schedule has been prepared under instruction from C/o Eric Francis of Visionary Investments Group. The enclosed schedule identifies the capital allowances available to the tax paying entity.

The schedule outlines the various components of the Income Tax Assessment Act 1997 (ITAA) that forms the capital allowances regime:

- Plant & Equipment (Depreciating assets – Division 40)
- Low Cost Assets (Low Value Pool – Items less than \$1,000)
- Buildings (Capital Works Deductions – Division 43)
- Black Hole Expenditure (Non-eligible expenditure)

### Sign off

Prepared by	Tax agent registration number	Date Issued
Tony Allen	56267005	7 March 2017

### **3 Basis of Schedules**

Depreciation values contained within this schedule are based on the following.

#### **Depreciating Assets (Division 40)**

1. Valuation of depreciating assets has been based on a reasonable attribution of all capital expenditure as outlined in ITAA 1997 Section 40-195.
2. Costs have been apportioned under the following elements of the property:
  - a. Depreciating assets
  - b. Land
  - c. Buildings
3. The first years depreciation has been calculated based on the remaining number of days in the tax year from the date of settlement.
4. The contents of this schedule may assist in the calculation of capital gains tax for future disposal of the asset.
5. Effective lives of assets used within the schedule include the effective lives as determined by TR2016/1. Some assets have been self-assessed in line with Section 40-105.
6. Assets with a value of less than \$1,000 have been separated into the low value pool and:
  - a. Depreciated using the Diminishing Value method.
  - b. Year 1 depreciation rate is 18.75%
  - c. All subsequent years depreciation rates are 37.5%
7. The schedule has been based on the assumption that there are no restrictive references to depreciation contained within the contract of sale.
8. The schedule has been based on the assumption that the owner is not a small business taxpayer.

#### **4 Buildings (Division 43)**

1. Allowances included for buildings are based on the historical construction costs and are not based on an apportionment of purchase price.
2. Construction costs are derived from either:
  - a. Construction costs provided
  - b. Costs derived by estimation carried out by a Quantity Surveyor as allowed within TR97/25.
  - c. Or a combination of the above.
3. Depreciation for buildings is based on the Prime Cost method and the rate at which this can depreciate will vary depending on the date that construction work commenced.
4. Where separate construction periods have been identified, these have been listed in chronological order of the works taking place.

## 5 For the Accountant

The notes provided below are to assist the accountant reviewing the depreciation schedule.

The following information has been provided to enable us to prepare the depreciation schedule.

Purchase price (Net GST)	\$ 767,000
Land value	\$ 213,029
Stamp duty	\$ 30,005
Date of exchange	15 November 2014
Date of settlement	23 December 2016

The taxpaying entity has been advised as Soon Bong Pty Ltd

All costs are reconciled separately in the summary of assessed values (page 6).

For the purposes of preparing this schedule:

- a. The property was inspected on 9 February 2017
- b. The depreciation schedule has been prepared by Tony Allen tax agent registration number 56267005. Quantum Property Consultants Pty Ltd tax agent registration number 24918002

Assets included in the schedule have been deemed to be owned by the taxpayer.

Values ascribed have been calculated on the basis of a reasonable apportionment of purchase price in relation to depreciating allowances under ITAA 1997 Section 40-195.

The schedule has been based on the assumption that there are no restrictive references to depreciation contained within the contract of sale.

This depreciation schedule is provided for the sole use of the taxpayer and may not be used by any third party. Reliance by any other party on this schedule will negate any obligations upon Quantum Property Consulting Pty Ltd.



## 6 For the Owner

The notes provided below are to assist the property owner in understanding the contents of the depreciation schedule.

A physical site inspection has been completed of the property.

The schedule provides the owner with Diminishing Value and Prime Cost methods of depreciation in relation to the claiming of plant and equipment. The taxpayer is required to choose which method they wish to use. Once a method has been adopted the owner must continue to use this method in relation to the items claimed in this schedule. Below is a summary of how the various elements of depreciation are treated:

- Plant & Equipment – Choice between either Diminishing Value or Prime Cost methods
- Low Cost Asset – Diminishing Value only
- Buildings – Prime Cost only
- Black Hole Expenditure – Not claimable.

Plant and equipment descriptions are as those contained within the most recent tax ruling that outlines the effective life of an asset. Should an asset listing be required please do not hesitate to contact us.

These schedules have been compiled by a registered Tax agent as required under the Tax Agent Services Act 2009.

Quantum Property Consultants recommend that clients consult with their tax advisors before relying on the information provided. Should you have any questions relating to the information contained within the schedule please do not hesitate to contact us.

### Last but not least

There are not many tax allowances that can deliver the benefits that depreciation can. Effective management of your assets can bring significant one off tax opportunities if managed correctly. The following events should trigger an update of your depreciation schedules:

- Refurbishments
- Landlord owned fit out (Tenant contributions)
- Repairs & Maintenance
- Any other changes/alterations to the asset.

With tax depreciation timing is everything; feel free to call us should you have any queries.

**Tony Allen or David Liddelow**  
**0488 115 558 / 0403 648 001**



## 7 Summary of Assessed Values

### Values analysed

Description	\$
Purchase Price	767,000
Stamp Duty	30,005
Other Costs	0
<b>Total</b>	<b>797,005</b>

### Reconciliation

Description	\$
Division 40	110,140
Low Value pool	41,436
Division 43	209,921
Land Value apportionment	221,363
Other Non-eligible value	214,146
<b>Total</b>	<b>797,005</b>

Non eligible costs typically include the following:

- Landscaping costs
- Any non-eligible structures
- Division 43 values that have lapsed.
- Apportionment of acquisition costs to Division 43 items

## 8 Plant & Equipment

### 8.1 Diminishing Value Schedule

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

Plant & Equipment (Depreciating Assets)	Opening Value 23-Dec-16	Diminishing Value Rate	Depreciation For First 189 Days	Closing Value 30-Jun-17
	\$	%	\$	\$
Mechanical Services (Excluding Ducting, Pipes & Vents)				
<b>Air-conditioning</b>				
1. Chillers (WC), Air handling units, pumps	18,192	10.00	942	17,250
2. Cooling towers, condensing sets, chillers (AC), packaged units, controls	5,821	13.34	402	5,419
3. Dampers, VAV's, humidifiers, mini split systems, room units	1,092	20.00	113	979
4. Package units (Air conditioning)	149	13.34	10	139
<b>Ventilation plant</b>				
1. Ventilation fans	451	10.00	23	428
Electrical Services				
<b>Electrical machinery &amp; equipment</b>				
1. Distribution gear	13,775	10.00	713	13,062
Transportation Equipment				
<b>Lifts &amp; elevators</b>				
1. Electric & hydraulic	13,779	6.66	475	13,304
Fire Control Installations				
<b>Fire control &amp; alarm systems</b>				
1. Detection, aspirated smoke detectors	1,833	16.66	158	1,675
2. Detection, fire indicator panel	82	16.66	7	75
3. Emergency warning & intercommunication system (EWIS)	2,475	16.66	213	2,262
4. Hoses & nozzles	303	20.00	31	272
Carried forward	<b>57,952</b>		<b>3,089</b>	<b>54,863</b>

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

<b>Plant &amp; Equipment (Depreciating Assets)</b>	<b>Opening Value 23-Dec-16</b>	<b>Diminishing Value Rate</b>	<b>Depreciation For First 189 Days</b>	<b>Closing Value 30-Jun-17</b>
	\$	%	\$	\$
Brought forward	57,952		3,089	54,863
<b>Security Installations</b>				
<b>Security &amp; monitoring assets</b>				
1. Access control systems, code pad, door controllers, detectors & noise makers	3,930	40.00	814	3,116
2. CCTV cameras & monitors	848	50.00	220	628
3. CCTV digital recorder	311	50.00	80	231
4. CCTV switching units	19	40.00	4	15
<b>Car Park Assets</b>				
<b>Vehicle control equipment</b>				
1. Boom gates	56	20.00	6	50
2. Automatic payment machine & stations (including RFID card readers, ticket dispensing machines, ticket readers etc.)	870	20.00	173	697
<b>Fit Out</b>				
<b>Furniture &amp; fittings</b>				
1. Furniture	11,537	15.00	896	10,641
<b>Fittings</b>				
<b>Kitchen equipment</b>				
1. Dishwashers	1,268	25.00	164	1,104
2. Exhaust & range hoods	507	40.00	105	402
3. Microwave ovens	887	40.00	184	703
4. Ovens	1,521	20.00	158	1,363
5. Stoves	1,268	20.00	131	1,137
<b>Laundry plant</b>				
1. Washing machines	3,043	20.00	315	2,728
Carried forward	<u>84,017</u>		<u>6,340</u>	<u>77,677</u>

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

<b>Plant &amp; Equipment (Depreciating Assets)</b>	<b>Opening Value 23-Dec-16</b>	<b>Diminishing Value Rate</b>	<b>Depreciation For First 189 Days</b>	<b>Closing Value 30-Jun-17</b>
	\$	%	\$	\$
Brought forward	84,017		6,340	77,677
Finishes				
<b>Carpets</b>				
1. Artificial grass & matting	51	40.00	10	41
Miscellaneous				
<b>Materials handling plant &amp; equipment</b>				
1. Lift booms & scissor lifts	56	13.34	4	52
<b>Sewerage &amp; trade effluent plant</b>				
	167	10.00	9	158
<b>Sensor equipment</b>				
1. Urinal auto flush system	22	15.00	2	20
Hotel Accommodation				
<b>Carpets</b>				
	6,573	28.58	973	5,600
<b>Curtains &amp; drapes</b>				
	5,073	33.34	876	4,197
<b>Garage doors, gates, electric</b>				
1. Controls & motors	37	40.00	8	29
<b>Guestroom assets</b>				
1. Towels	203	100.00	105	98
2. Bedding	1,582	99.99	819	763
3. Beds	7,014	28.58	1,038	5,976
<b>Kitchen assets</b>				
1. Bar refrigerators	3,043	20.00	315	2,728
2. Cooking utensils	692	99.99	358	334
3. Crockery & cutlery	849	50.00	220	629
4. Glassware	256	99.99	133	123
Carried forward	109,635		11,209	98,426

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

<b>Plant &amp; Equipment (Depreciating Assets)</b>	<b>Opening Value 23-Dec-16</b>	<b>Diminishing Value Rate</b>	<b>Depreciation For First 189 Days</b>	<b>Closing Value 30-Jun-17</b>
	\$	%	\$	\$
Brought forward	109,635		11,209	98,426
Hot water systems	505	20.00	52	453
<b>Total</b>	<u><b>110,140</b></u>		<u><b>11,261</b></u>	<u><b>98,879</b></u>

## 8.2 Prime Cost Schedule

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

Plant & Equipment (Depreciating Assets)	Opening Value 23-Dec-16 \$	Prime Cost Rate %	Depreciation For First 189 Days \$	Closing Value 30-Jun-17 \$
Mechanical Services (Excluding Ducting, Pipes & Vents)				
<b>Air-conditioning</b>				
1. Chillers (WC), Air handling units, pumps	18,192	5.00	471	17,721
2. Cooling towers, condensing sets, chillers (AC), packaged units, controls	5,821	6.67	201	5,620
3. Dampers, VAV's, humidifiers, mini split systems, room units	1,092	10.00	57	1,035
4. Package units (Air conditioning)	149	6.67	5	144
<b>Ventilation plant</b>				
1. Ventilation fans	451	5.00	12	439
Electrical Services				
<b>Electrical machinery &amp; equipment</b>				
1. Distribution gear	13,775	5.00	357	13,418
Transportation Equipment				
<b>Lifts &amp; elevators</b>				
1. Electric & hydraulic	13,779	3.33	238	13,541
Fire Control Installations				
<b>Fire control &amp; alarm systems</b>				
1. Detection, aspirated smoke detectors	1,833	8.33	79	1,754
2. Detection, fire indicator panel	82	8.33	4	78
3. Emergency warning & intercommunication system (EWIS)	2,475	8.33	107	2,368
4. Hoses & nozzles	303	10.00	16	287
Carried forward	57,952		1,545	56,407

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

<b>Plant &amp; Equipment (Depreciating Assets)</b>	<b>Opening Value 23-Dec-16</b>	<b>Prime Cost Rate</b>	<b>Depreciation For First 189 Days</b>	<b>Closing Value 30-Jun-17</b>
	\$	%	\$	\$
Brought forward	57,952		1,545	56,407
<b>Security Installations</b>				
<b>Security &amp; monitoring assets</b>				
1. Access control systems, code pad, door controllers, detectors & noise makers	3,930	20.00	407	3,523
2. CCTV cameras & monitors	848	25.00	110	738
3. CCTV digital recorder	311	25.00	40	271
4. CCTV switching units	19	20.00	2	17
<b>Car Park Assets</b>				
<b>Vehicle control equipment</b>				
1. Boom gates	56	10.00	3	53
2. Automatic payment machine & stations (including RFID card readers, ticket dispensing machines, ticket readers etc.)	870	10.00	87	783
<b>Fit Out</b>				
<b>Furniture &amp; fittings</b>				
1. Furniture	11,537	7.50	448	11,089
<b>Fittings</b>				
<b>Kitchen equipment</b>				
1. Dishwashers	1,268	12.50	82	1,186
2. Exhaust & range hoods	507	20.00	53	454
3. Microwave ovens	887	20.00	92	795
4. Ovens	1,521	10.00	79	1,442
5. Stoves	1,268	10.00	66	1,202
<b>Laundry plant</b>				
1. Washing machines	3,043	10.00	158	2,885
Carried forward	<b>84,017</b>		<b>3,170</b>	<b>80,847</b>



**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

<b>Plant &amp; Equipment (Depreciating Assets)</b>	<b>Opening Value 23-Dec-16</b>	<b>Prime Cost Rate</b>	<b>Depreciation For First 189 Days</b>	<b>Closing Value 30-Jun-17</b>
	\$	%	\$	\$
Brought forward	<b>84,017</b>		<b>3,170</b>	<b>80,847</b>
Finishes				
<b>Carpets</b>				
1. Artificial grass & matting	51	20.00	5	46
Miscellaneous				
<b>Materials handling plant &amp; equipment</b>				
1. Lift booms & scissor lifts	56	6.67	2	54
<b>Sewerage &amp; trade effluent plant</b>				
	167	5.00	4	163
<b>Sensor equipment</b>				
1. Urinal auto flush system	22	7.50	1	21
Hotel Accommodation				
<b>Carpets</b>				
	6,573	14.29	486	6,087
<b>Curtains &amp; drapes</b>				
	5,073	16.67	438	4,635
<b>Garage doors, gates, electric</b>				
1. Controls & motors	37	20.00	4	33
<b>Guestroom assets</b>				
1. Towels	203	100.00	105	98
2. Bedding	1,582	50.00	410	1,172
3. Beds	7,014	14.29	519	6,495
<b>Kitchen assets</b>				
1. Bar refrigerators	3,043	10.00	158	2,885
2. Cooking utensils	692	50.00	179	513
3. Crockery & cutlery	849	25.00	110	739
4. Glassware	256	50.00	66	190
Carried forward	<b>109,635</b>		<b>5,657</b>	<b>103,978</b>

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

Plant & Equipment (Depreciating Assets)	Opening Value 23-Dec-16	Prime Cost Rate	Depreciation For First 189 Days	Closing Value 30-Jun-17
	\$	%	\$	\$
Brought forward	109,635		5,657	103,978
Hot water systems	505	10.00	26	479
<b>Total</b>	<b><u>110,140</u></b>		<b><u>5,683</u></b>	<b><u>104,457</u></b>

### 8.3 Low Value Pool

**Unit 1016 - Lot 189  
88 Archer Street  
Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

<b>Plant &amp; Equipment (Depreciating Assets)</b>	<b>Opening Value 23-Dec-16</b>	<b>Diminishing Value Rate</b>	<b>Depreciation For First 189 Days</b>	<b>Closing Value 30-Jun-17</b>
	\$	%	\$	\$
<b>Mechanical Services (Excluding Ducting, Pipes &amp; Vents)</b>				
<b>Ventilation plant</b>				
1. Ventilation fans	507	18.75	95	412
<b>Electrical Services</b>				
<b>Electrical machinery &amp; equipment</b>				
1. Lighting fittings & freestanding lights	7,617	18.75	1,428	6,189
2. Motors	179	18.75	34	145
<b>Hydraulic Services</b>				
<b>Pumps</b>				
	102	18.75	19	83
<b>Fire Control Installations</b>				
<b>Fire control &amp; alarm systems</b>				
1. Fire crowd control equipment	239	18.75	45	194
2. Fire extinguishers	189	18.75	35	154
<b>Car Park Assets</b>				
<b>Vehicle control equipment</b>				
1. Non-electronic	156	18.75	29	127
<b>Fit Out</b>				
<b>Furniture &amp; fittings</b>				
1. Furniture	3,015	18.75	565	2,450
2. Trade & information signs	653	18.75	122	531
Carried forward	<b>12,657</b>		<b>2,373</b>	<b>10,284</b>

**Unit 1016 - Lot 189**  
**88 Archer Street**  
**Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**

<b>Plant &amp; Equipment (Depreciating Assets)</b>	<b>Opening Value 23-Dec-16</b>	<b>Diminishing Value Rate</b>	<b>Depreciation For First 189 Days</b>	<b>Closing Value 30-Jun-17</b>
	\$	%	\$	\$
Brought forward	12,657		2,373	10,284
Miscellaneous				
<b>Telephone installations</b>				
1. Telephone system	376	18.75	71	305
Hotel Accommodation				
<b>Audio visual assets</b>	6,144	18.75	1,152	4,992
<b>Door closers</b>	602	18.75	113	489
<b>Electrical machinery &amp; equipment</b>				
1. Lighting units, removable shades	1,448	18.75	271	1,177
<b>Furniture, freestanding</b>				
1. Generally (including guestrooms)	19,141	18.75	3,589	15,552
<b>Guestroom assets</b>				
1. Hair dryers	79	18.75	15	64
2. Clocks & clock radios	254	18.75	48	206
<b>Laundry assets in guestroom</b>				
1. Irons & ironing boards	177	18.75	33	144
<b>Safes, portable</b>	342	18.75	64	278
Pubs, Taverns & Bars, Cafes & Restaurants, Clubs				
<b>Food preparation &amp; service assets</b>				
1. Benchtop appliances	216	18.75	40	176
<b>Total</b>	<b>41,436</b>		<b>7,769</b>	<b>33,667</b>

## 9 Buildings

### 9.1 Division 43 Building Allowances

Unit 1016 - Lot 189  
88 Archer Street  
Chatswood NSW, Soon Bong Pty Ltd - Tax Payer

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**Deductions for Capital Works Relating to Buildings in Accordance With Division 43 of The ITAA 1997**

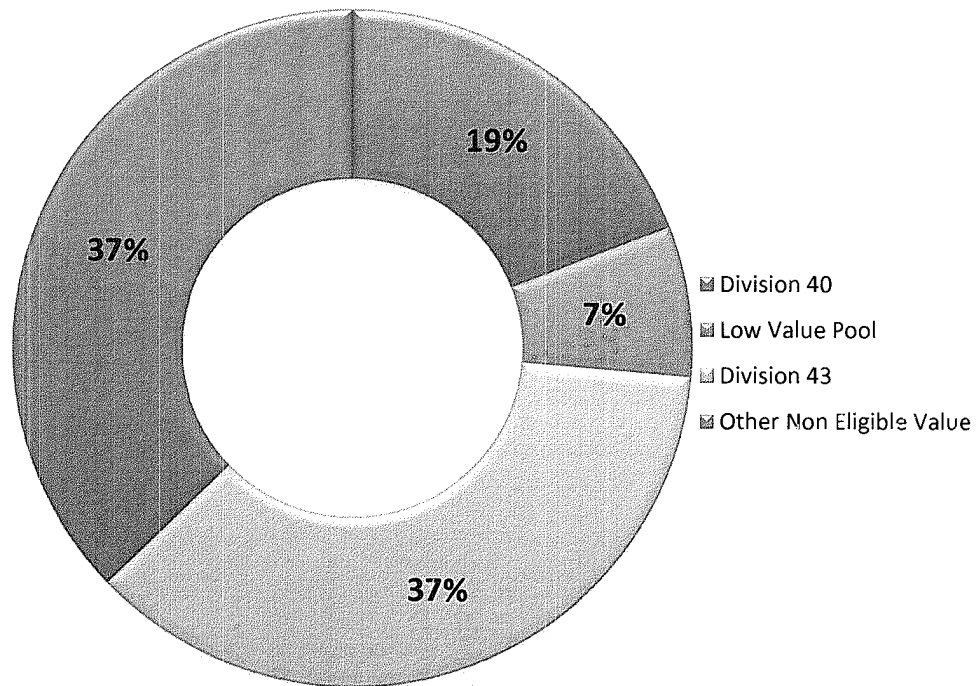
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Construction periods		Total historical construction cost	Depreciation rate	Annual allowances	Remaining depreciable value	First years allowances - No days 189	Closing value as at 30 Jun 17	
Start date	Completion date							
1.	4 Aug 14	23 Sep 16	\$	%	\$	\$	\$	
			212,035	4	8,481	209,921	4,392	205,529
<b>Total</b>					\$ 8,481	\$ 209,921	\$ 4,392	\$ 205,529

## 10 Summary

### Summary of depreciation benefits (Diminishing Value)

Type of allowance	Total Value \$	Year 1 Allowances \$
Division 40 Plant & Equipment (Depreciating assets)	110,140	11,177
Division 40 Low Value Pool (assets less than \$1,000)	41,436	7,769
Division 43 Capital Works Deductions	209,921	4,392
<b>Totals</b>	<b>\$ 361,497</b>	<b>\$ 23,338</b>



## 11 25 Year Return Forecast – Diminishing Value

**Unit 1016 - Lot 189**  
**88 Archer Street Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**  
 Detailed Below are the Yearly Depreciation Deductions

**Diminishing Value Method**

Year	Division 40 Allowances \$	Low Value Pool \$	Division 43 Deductions \$	Totals \$
1 - 2017 (189 days only)	11,177	7,769	4,392	23,338
2 - 2018	17,858	12,625	8,481	38,964
3 - 2019	12,759	7,891	8,481	29,131
4 - 2020	10,070	4,932	8,481	23,483
5 - 2021	8,104	3,082	8,481	19,668
6 - 2022	6,632	1,926	8,481	17,040
7 - 2023	5,505	1,204	8,481	15,191
8 - 2024	4,625	753	8,481	13,859
9 - 2025	3,925	470	8,481	12,877
10 - 2026	3,360	294	8,481	12,135
11 - 2027	2,897	184	8,481	11,562
12 - 2028	2,514	115	8,481	11,110
13 - 2029	2,194	72	8,481	10,747
14 - 2030	1,923	45	8,481	10,449
15 - 2031	1,692	28	8,481	10,202
16 - 2032	1,495	18	8,481	9,994
17 - 2033	1,325	11	8,481	9,817
18 - 2034	1,177	7	8,481	9,665
19 - 2035	1,048	4	8,481	9,534
20 - 2036	936	3	8,481	9,420
21 - 2037	837	2	8,481	9,320
22 - 2038	751	1	8,481	9,233
23 - 2039	674	1	8,481	9,156
24 - 2040	606	0	8,481	9,088
25 - 2041	546	0	8,481	9,027
26+	5,510	0	1,975	7,486
<b>Totals</b>	<b>110,140</b>	<b>41,436</b>	<b>209,921</b>	<b>361,497</b>

You need to decide which method of depreciation you wish to adopt. Please refer to "For the Owner" section of the report for more information.



## 12 25 Year Return Forecast – Prime Cost

**Unit 1016 - Lot 189**  
**88 Archer Street Chatswood NSW, Soon Bong Pty Ltd - Tax Payer**  
 Detailed Below are the Yearly Depreciation Deductions

**Prime Cost Method**

Year	Division 40 Allowances \$	Low Value Pool \$	Division 43 Deductions \$	Totals \$
1 - 2017 (189 days only)	5,641	7,769	4,392	17,802
2 - 2018	10,790	12,625	8,481	31,896
3 - 2019	10,037	7,891	8,481	26,409
4 - 2020	9,427	4,932	8,481	22,840
5 - 2021	9,167	3,082	8,481	20,730
6 - 2022	8,362	1,926	8,481	18,770
7 - 2023	7,400	1,204	8,481	17,085
8 - 2024	5,983	753	8,481	15,217
9 - 2025	4,969	470	8,481	13,921
10 - 2026	4,893	294	8,481	13,668
11 - 2027	4,287	184	8,481	12,952
12 - 2028	3,723	115	8,481	12,319
13 - 2029	3,535	72	8,481	12,088
14 - 2030	3,197	45	8,481	11,723
15 - 2031	2,490	28	8,481	10,999
16 - 2032	2,279	18	8,481	10,778
17 - 2033	2,088	11	8,481	10,580
18 - 2034	2,088	7	8,481	10,576
19 - 2035	2,088	4	8,481	10,574
20 - 2036	2,088	3	8,481	10,572
21 - 2037	1,244	2	8,481	9,728
22 - 2038	459	1	8,481	8,941
23 - 2039	459	1	8,481	8,941
24 - 2040	459	0	8,481	8,941
25 - 2041	459	0	8,481	8,940
26 +	2,529	0	1,975	4,505
<b>Totals</b>	<b>110,140</b>	<b>41,436</b>	<b>209,921</b>	<b>361,497</b>

You need to decide which method of depreciation you wish to adopt. Please refer to "For the Owner" section of the report for more information.

### **13 Disclaimer**

These schedules have been prepared for the sole purpose of claiming tax allowances and are confidential to the addressees of these schedules and their advisors. They are not to be used for any other purpose.

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