

Your Property Tax Depreciation Estimate



**Helping you maximise
your return on your
investment**

duotax
QUANTITY SURVEYORS

CIVIC
HEART

SOUTH PERTH

Dear Investor,

Congratulations on purchasing your brand new investment property at
Civic Heart.

Duo Tax Quantity Surveyors can certify the building cost (capital works allowance) of your residential premises construction cost to be valued between \$230,000 to \$840,000 depending on the size of your unit.

Under Division 43 and Division 40 of the Income Tax Assessment Act 1997, you are eligible to claim depreciation the above over a specific period set out by the Australian Tax Office.

We have based on assessment upon information that has been gathered and provided to us including drawings and specifications to provide an indicative construction cost to you as accurate as possible.

Should you wish to receive a detailed quantity surveyors report that will itemise the plant and equipment as well as the capital works deductions per financial year, we can have this arranged. It will allow you to maximise your tax deduction claims with the Australian Tax Office.

The fee to receive the Quantity Surveyor's Tax Depreciation Schedule is \$350 including GST which is also 100% tax deductible. To receive this, please contact our office using the reference 2924 - Civic Heart on 1300 185 498.

Regards,



Tuan Duong
Principal & Founder

Duo Tax Quantity Surveyors

Members of the Australian Institute of Quantity Surveyors & Registered (Quantity Surveying) Tax Agents

1 Bedroom Apartment (High-Rise)

3 Mends Street South Perth WA 6151



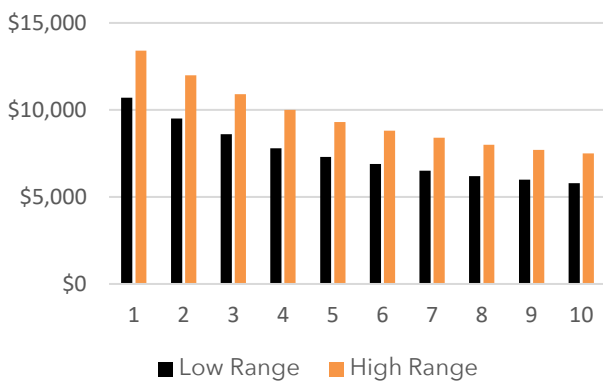
Low Range

Year	Capital Works	Plant & Equipment	Total
1	\$5,300	\$5,400	\$10,700
2	\$5,300	\$4,200	\$9,500
3	\$5,300	\$3,300	\$8,600
4	\$5,300	\$2,500	\$7,800
5	\$5,300	\$2,000	\$7,300
6	\$5,300	\$1,600	\$6,900
7	\$5,300	\$1,200	\$6,500
8	\$5,300	\$900	\$6,200
9	\$5,300	\$700	\$6,000
10	\$5,300	\$500	\$5,800
11+	\$158,300	\$2,900	\$161,200
Total	\$211,300	\$25,200	\$236,500

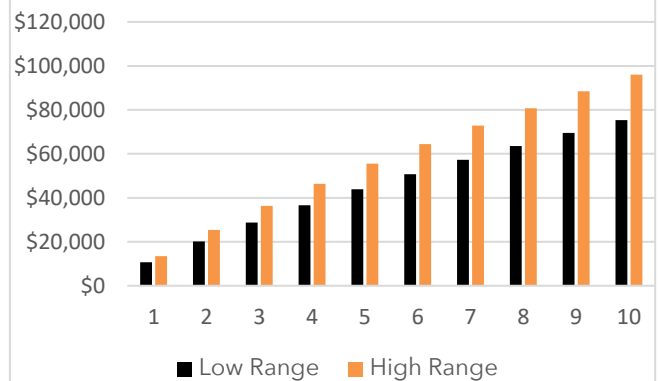
High Range

Year	Capital Works	Plant & Equipment	Total
1	\$6,700	\$6,700	\$13,400
2	\$6,700	\$5,300	\$12,000
3	\$6,700	\$4,200	\$10,900
4	\$6,700	\$3,300	\$10,000
5	\$6,700	\$2,600	\$9,300
6	\$6,700	\$2,100	\$8,800
7	\$6,700	\$1,700	\$8,400
8	\$6,700	\$1,300	\$8,000
9	\$6,700	\$1,000	\$7,700
10	\$6,700	\$800	\$7,500
11+	\$201,000	\$3,000	\$204,000
Total	\$268,000	\$32,000	\$300,000

Year by Year Comparison



Cumulative Comparison



Please note this is an ESTIMATE ONLY. It cannot be submitted to the ATO as it does not meet the ATO's criteria for final settlement and construction cost for each individual purchase. This estimate shows the first 10 years, the full schedule will contain 40 years of depreciation. For a tailored report that would be accepted by the Australian Taxation Office please contact Duo Tax to arrange your report.

2 Bedroom Apartment (High-Rise)

3 Mends Street South Perth WA 6151



UNIT PLAN ABOVE IS TYPICAL. REFER TO OVERALL PLANS FOR LOCATION, ORIENTATION, VARIATIONS & BALCONY DESIGN.



OPACURE GLASS BALUSTRADE TO 5TH FLOOR APT. PT 231 ONLY. FULL HEIGHT GLAZING TO THIS PART OF BALCONY. LINE OF BALCONY TO 5TH FLOOR APT. PT 231 ONLY.

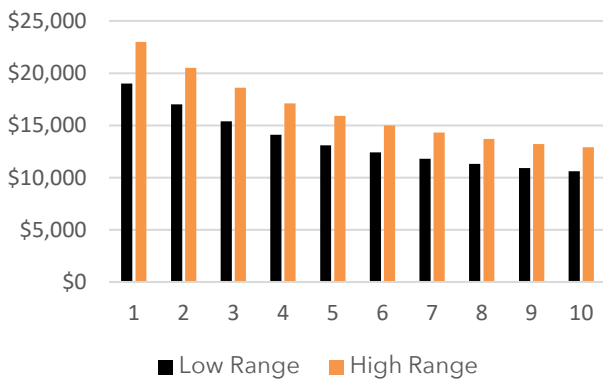
Low Range

Year	Capital Works	Plant & Equipment	Total
1	\$9,700	\$9,300	\$19,000
2	\$9,700	\$7,300	\$17,000
3	\$9,700	\$5,700	\$15,400
4	\$9,700	\$4,400	\$14,100
5	\$9,700	\$3,400	\$13,100
6	\$9,700	\$2,700	\$12,400
7	\$9,700	\$2,100	\$11,800
8	\$9,700	\$1,600	\$11,300
9	\$9,700	\$1,200	\$10,900
10	\$9,700	\$900	\$10,600
11+	\$292,900	\$8,000	\$300,900
Total	\$389,900	\$46,600	\$436,500

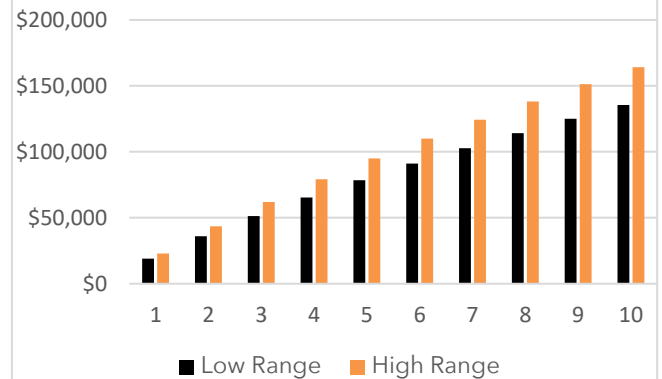
High Range

Year	Capital Works	Plant & Equipment	Total
1	\$11,700	\$11,300	\$23,000
2	\$11,700	\$8,800	\$20,500
3	\$11,700	\$6,900	\$18,600
4	\$11,700	\$5,400	\$17,100
5	\$11,700	\$4,200	\$15,900
6	\$11,700	\$3,300	\$15,000
7	\$11,700	\$2,600	\$14,300
8	\$11,700	\$2,000	\$13,700
9	\$11,700	\$1,500	\$13,200
10	\$11,700	\$1,200	\$12,900
11+	\$350,900	\$8,700	\$359,600
Total	\$467,900	\$55,900	\$523,800

Year by Year Comparison



Cumulative Comparison



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3 Bedroom Apartment (High-Rise)

3 Mends Street South Perth WA 6151

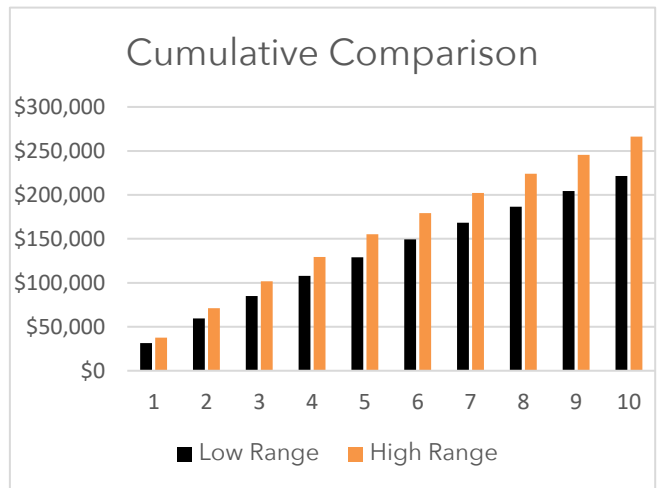
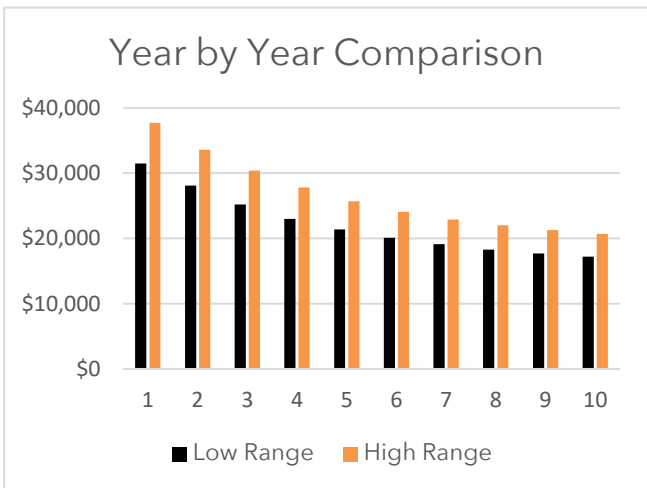


Low Range

Year	Capital Works	Plant & Equipment	Total
1	\$15,500	\$16,000	\$31,500
2	\$15,500	\$12,600	\$28,100
3	\$15,500	\$9,700	\$25,200
4	\$15,500	\$7,500	\$23,000
5	\$15,500	\$5,900	\$21,400
6	\$15,500	\$4,600	\$20,100
7	\$15,500	\$3,600	\$19,100
8	\$15,500	\$2,800	\$18,300
9	\$15,500	\$2,200	\$17,700
10	\$15,500	\$1,700	\$17,200
11+	\$465,200	\$7,500	\$472,700
Total	\$620,200	\$74,100	\$694,300

High Range

Year	Capital Works	Plant & Equipment	Total
1	\$18,600	\$19,100	\$37,700
2	\$18,600	\$15,000	\$33,600
3	\$18,600	\$11,800	\$30,400
4	\$18,600	\$9,200	\$27,800
5	\$18,600	\$7,100	\$25,700
6	\$18,600	\$5,500	\$24,100
7	\$18,600	\$4,300	\$22,900
8	\$18,600	\$3,400	\$22,000
9	\$18,600	\$2,700	\$21,300
10	\$18,600	\$2,100	\$20,700
11+	\$559,100	\$8,800	\$567,900
Total	\$745,100	\$89,000	\$834,100



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TAX DEPRECIATION SCHEDULE APPLICATION FORM

1 Investment Property Details

Reference: **2924**

Property Address:

Purchase Date:

Purchase Price: \$

Settlement Date:

2 Property Owner Details

(enter SMSF, Business, Company name if applicable)

Owner 1 Name:

Owner 2 Name:

Email:

Contact Number:

3 Accountant's Details

Company:

Name:

Email:

Contact Number:

The reduced report fee for investors is \$350 incl GST. Our fee is 100% tax deductible.

Please complete and return to info@duotax.com.au