

PROPERTY ID: 3949471

KEILOR EAST, VIC

PRELIMINARY

TAX DEPRECIATION SCHEDULE - CAPITAL ALLOWANCES ONLY (Excluding Depreciating Assets)

House

(based on 2.5% capital allowance)

PURCHASE PRICE ANALYSIS

PURCHASE PRICE (P.P)	LAND VALUE PER UNIT (L.V)	CAPITAL ALLOWANCE	STRUCTURAL IMPROVEMENTS
\$820,000	\$480,000	\$275,818	\$7,805

DEPRECIATION ALLOWANCE

CAPITAL ALLOWANCES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
1. CAPITAL ALLOWANCE (2.5%)	\$6,895	\$6,895	\$6,895	\$6,895	\$6,895	\$6,895	\$6,895	\$6,895	\$6,895	\$6,895
2. STRUCT. IMPROVEMENTS. (2.5%)	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195
TOTAL DEPRECIATION	\$7,091	\$7,091	\$7,091	\$7,091	\$7,091	\$7,091	\$7,091	\$7,091	\$7,091	\$7,091

DISCLAIMER

The Treasury Laws Amendment (Housing Tax Integrity) Act 2017 does not permit the claiming of depreciating assets unless the entity and property/assets meet certain criteria outlined in the Act.

As instructed by DHA, this schedule has been prepared as an indication of the approximate Capital Allowance that may be claimable under section 43 only for the purpose of tax depreciation. Turner & Townsend Pty Ltd does not accept any contractual, tortious or other form of liability for any consequential loss or damage which may arise as a result of:

- any person using this schedule to claim actual tax allowances. This schedule is preliminary and therefore only indicative;
- any errors or changes in information supplied to Turner & Townsend Pty Ltd from any third party and used in preparation of this schedule.

THIS FORM SHALL NOT BE USED FOR TAX RETURNS