

**Quayside Serviced Apartments  
Analysis of Estimated Depreciation  
Studio Apartment**

Assumptions: Purchase price of studio apartment, including GST \$229,000.00  
 Construction Costs est \$155,115  
 Furniture & Fittings est \$9,431  
 Prime Cost Rate 7.50%  
 Diminishing Value Rate 11.25%

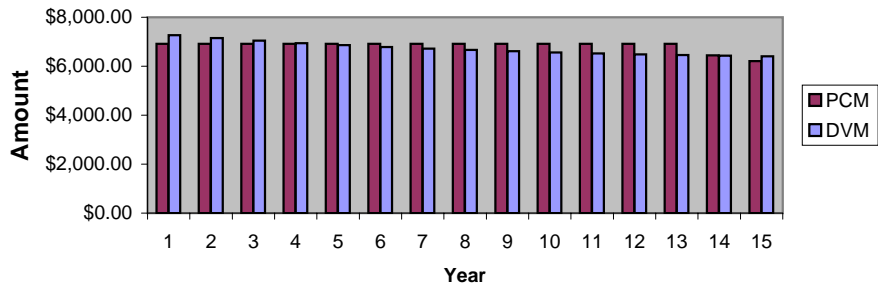
Year	Prime Cost Method			
	Div 40 Allowances Plant	Div 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	\$707.33	\$6,204.60	\$6,911.93	\$6,911.93
2	\$707.33	\$6,204.60	\$6,911.93	\$13,823.86
3	\$707.33	\$6,204.60	\$6,911.93	\$20,735.79
4	\$707.33	\$6,204.60	\$6,911.93	\$27,647.72
5	\$707.33	\$6,204.60	\$6,911.93	\$34,559.65
6	\$707.33	\$6,204.60	\$6,911.93	\$41,471.58
7	\$707.33	\$6,204.60	\$6,911.93	\$48,383.51
8	\$707.33	\$6,204.60	\$6,911.93	\$55,295.44
9	\$707.33	\$6,204.60	\$6,911.93	\$62,207.37
10	\$707.33	\$6,204.60	\$6,911.93	\$69,119.30
11	\$707.33	\$6,204.60	\$6,911.93	\$76,031.23
12	\$707.33	\$6,204.60	\$6,911.93	\$82,943.16
13	\$707.33	\$6,204.60	\$6,911.93	\$89,855.09
14	\$235.71	\$6,204.60	\$6,440.31	\$96,295.40
15	\$0.00	\$6,204.60	\$6,204.60	\$102,500.00

Year	Diminishing Value Method			
	Div 40 Allowances Plant	Div 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	\$1,060.99	\$6,204.60	\$7,265.59	\$7,265.59
2	\$941.63	\$6,204.60	\$7,146.23	\$14,411.82
3	\$835.69	\$6,204.60	\$7,040.29	\$21,452.11
4	\$741.68	\$6,204.60	\$6,946.28	\$28,398.39
5	\$658.24	\$6,204.60	\$6,862.84	\$35,261.23
6	\$584.19	\$6,204.60	\$6,788.79	\$42,050.02
7	\$518.47	\$6,204.60	\$6,723.07	\$48,773.09
8	\$460.14	\$6,204.60	\$6,664.74	\$55,437.83
9	\$408.37	\$6,204.60	\$6,612.97	\$62,050.80
10	\$362.43	\$6,204.60	\$6,567.03	\$68,617.83
11	\$321.66	\$6,204.60	\$6,526.26	\$75,144.09
12	\$285.47	\$6,204.60	\$6,490.07	\$81,634.16
13	\$253.35	\$6,204.60	\$6,457.95	\$88,092.11
14	\$224.85	\$6,204.60	\$6,429.45	\$94,521.56
15	\$199.56	\$6,204.60	\$6,404.16	\$100,925.72

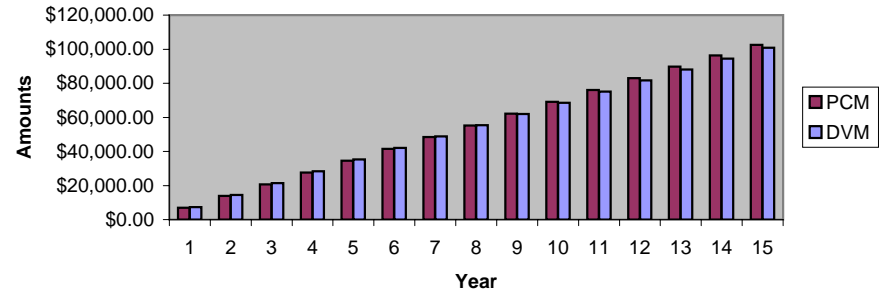
Div 40 and 43 claim years 16 to 25 \$0.00 \$62,046.00 \$62,046.00 \$164,546.00

Div 40 and 43 claim years 16 to 25 \$1,574.28 \$62,046.00 \$63,620.28 \$164,546.00

**Annual Depreciation Entitlements**



**Cumulative Depreciation Entitlements**



**Quayside Serviced Apartments  
Analysis of Estimated Depreciation  
One Bedroom Apartment**

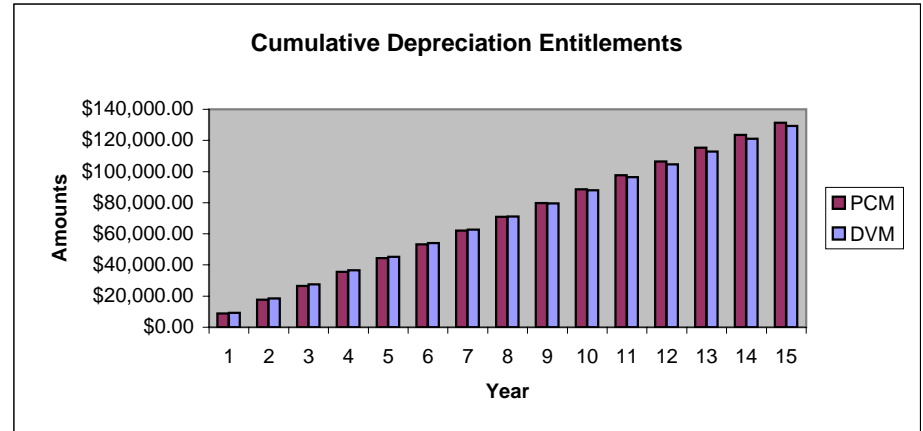
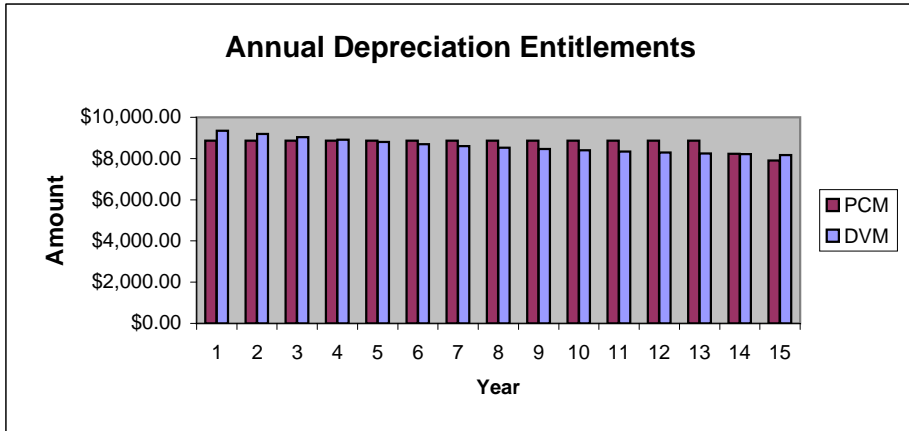
Assumptions: Purchase price of one bedroom apartment, including GST \$359,000.00  
 Construction Costs est \$197,488  
 Furniture & Fittings est \$12,923  
 Prime Cost Rate 7.50%  
 Diminishing Value Rate 11.25%

Year	Prime Cost Method			
	Div 40 Allowances Plant	Div 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	\$969.23	\$7,899.52	\$8,868.75	\$8,868.75
2	\$969.23	\$7,899.52	\$8,868.75	\$17,737.50
3	\$969.23	\$7,899.52	\$8,868.75	\$26,606.25
4	\$969.23	\$7,899.52	\$8,868.75	\$35,475.00
5	\$969.23	\$7,899.52	\$8,868.75	\$44,343.75
6	\$969.23	\$7,899.52	\$8,868.75	\$53,212.50
7	\$969.23	\$7,899.52	\$8,868.75	\$62,081.25
8	\$969.23	\$7,899.52	\$8,868.75	\$70,950.00
9	\$969.23	\$7,899.52	\$8,868.75	\$79,818.75
10	\$969.23	\$7,899.52	\$8,868.75	\$88,687.50
11	\$969.23	\$7,899.52	\$8,868.75	\$97,556.25
12	\$969.23	\$7,899.52	\$8,868.75	\$106,425.00
13	\$969.23	\$7,899.52	\$8,868.75	\$115,293.75
14	\$323.01	\$7,899.52	\$8,222.53	\$123,516.28
15	\$0.00	\$7,899.52	\$7,899.52	\$131,415.80

Year	Diminishing Value Method			
	Div 40 Allowances Plant	Div 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	\$1,453.84	\$7,899.52	\$9,353.36	\$9,353.36
2	\$1,290.28	\$7,899.52	\$9,189.80	\$18,543.16
3	\$1,145.12	\$7,899.52	\$9,044.64	\$27,587.80
4	\$1,016.30	\$7,899.52	\$8,915.82	\$36,503.62
5	\$901.96	\$7,899.52	\$8,801.48	\$45,305.10
6	\$800.49	\$7,899.52	\$8,700.01	\$54,005.11
7	\$710.44	\$7,899.52	\$8,609.96	\$62,615.07
8	\$630.51	\$7,899.52	\$8,530.03	\$71,145.10
9	\$559.58	\$7,899.52	\$8,459.10	\$79,604.20
10	\$496.63	\$7,899.52	\$8,396.15	\$88,000.35
11	\$440.76	\$7,899.52	\$8,340.28	\$96,340.63
12	\$391.17	\$7,899.52	\$8,290.69	\$104,631.32
13	\$347.17	\$7,899.52	\$8,246.69	\$112,878.01
14	\$308.11	\$7,899.52	\$8,207.63	\$121,085.64
15	\$273.45	\$7,899.52	\$8,172.97	\$129,258.61

Div 40 and 43 claim years 16 to 25 \$0.00 \$78,995.20 \$78,995.20 \$210,411.00

Div 40 and 43 claim years 16 to 25 \$2,157.19 \$78,995.20 \$81,152.39 \$210,411.00



**Quayside Serviced Apartments  
Analysis of Estimated Depreciation  
Two Bedroom Apartment**

Assumptions: Purchase price of two bedroom apartment, including GST \$409,000.00  
 Construction Costs est \$224,728  
 Furniture & Fittings est \$17,255

Prime Cost Rate 7.50%

Diminishing Value Rate 11.25%

Year	Prime Cost Method			
	Div 40 Allowances Plant	Div 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	\$1,294.13	\$8,989.12	\$10,283.25	\$10,283.25
2	\$1,294.13	\$8,989.12	\$10,283.25	\$20,566.50
3	\$1,294.13	\$8,989.12	\$10,283.25	\$30,849.75
4	\$1,294.13	\$8,989.12	\$10,283.25	\$41,133.00
5	\$1,294.13	\$8,989.12	\$10,283.25	\$51,416.25
6	\$1,294.13	\$8,989.12	\$10,283.25	\$61,699.50
7	\$1,294.13	\$8,989.12	\$10,283.25	\$71,982.75
8	\$1,294.13	\$8,989.12	\$10,283.25	\$82,266.00
9	\$1,294.13	\$8,989.12	\$10,283.25	\$92,549.25
10	\$1,294.13	\$8,989.12	\$10,283.25	\$102,832.50
11	\$1,294.13	\$8,989.12	\$10,283.25	\$113,115.75
12	\$1,294.13	\$8,989.12	\$10,283.25	\$123,399.00
13	\$1,294.13	\$8,989.12	\$10,283.25	\$133,682.25
14	\$431.31	\$8,989.12	\$9,420.43	\$143,102.68
15	\$0.00	\$8,989.12	\$8,989.12	\$152,091.80

Year	Diminishing Value Method			
	Div 40 Allowances Plant	Div 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	\$1,941.19	\$8,989.12	\$10,930.31	\$10,930.31
2	\$1,722.80	\$8,989.12	\$10,711.92	\$21,642.23
3	\$1,528.99	\$8,989.12	\$10,518.11	\$32,160.34
4	\$1,356.98	\$8,989.12	\$10,346.10	\$42,506.44
5	\$1,204.32	\$8,989.12	\$10,193.44	\$52,699.88
6	\$1,068.83	\$8,989.12	\$10,057.95	\$62,757.83
7	\$948.59	\$8,989.12	\$9,937.71	\$72,695.54
8	\$841.87	\$8,989.12	\$9,830.99	\$82,526.53
9	\$747.16	\$8,989.12	\$9,736.28	\$92,262.81
10	\$663.11	\$8,989.12	\$9,652.23	\$101,915.04
11	\$588.51	\$8,989.12	\$9,577.63	\$111,492.67
12	\$522.30	\$8,989.12	\$9,511.42	\$121,004.09
13	\$463.54	\$8,989.12	\$9,452.66	\$130,456.75
14	\$411.39	\$8,989.12	\$9,400.51	\$139,857.26
15	\$365.11	\$8,989.12	\$9,354.23	\$149,211.49

Div 40 and 43 claim- years 16 to 25 \$0.00 \$89,891.20 \$89,891.20 \$241,983.00

\$2,880.31 \$89,891.20 \$92,771.51 \$241,983.00

