



Tax Depreciation Report

83 Hansen Street,
Altona North VIC 3025

Houng Pham
83 Hansen Street
ATLONA NORTH , VIC 3025

Issue Schedule	
Issue Date:	Issued by:
23 October 2019	Mark Kilroy Bsc (Hons) MRICS

Houng Pham
83 Hansen Street
ATLONA NORTH , VIC 3025

October 2019
Job No: RES3025002

Tax Depreciation Report – 83 Hansen Street, Altona North VIC 3025

We thank you for choosing Koste Pty Ltd to prepare the attached Tax Depreciation report and schedule for the above property.

This report has been prepared to provide an independent review of Tax Depreciation entitlements available on the subject property, under The Income Tax Assessment Act 1997.

Koste Pty Ltd are a registered tax agent (24836767) who comply with the Tax Agent Services Act 2009. The attached schedule is based on an apportionment of the total expenditure, together with the Tax Commissioners current intentions in preparing this document.

As you continue to grow your portfolio, we would be pleased to provide you with free estimates of tax depreciation allowances on purchases. We can also provide updates for \$100+GST on any revised depreciation reports which may include new capital works and write-offs on disposed assets over the coming years.

The majority of our custom is based on repeat customers and from word of mouth. Testimonials are important to our business especially on social media including Google+, LinkedIn and Facebook. If you are pleased with our service and have some time to write a short testimonial on either social media or via an email, this would be greatly appreciated.

If you or your accountant require any further clarification on the contents of this report, please do not hesitate in contacting a member of our team on 1300 669 400 where they would be more than happy to assist.

Yours Sincerely

Koste Pty Ltd

Koste Pty Ltd
Tax Depreciation Quantity Surveyors



TABLE OF CONTENTS

1. Property Information	2
2. Report Details	3
3. Capital Allowances	4
4. Capital Works	6
5. Summary of Entitlements – Diminishing Value Method	7
6. Summary of Entitlements – Prime Cost Method	8
7. Comparison Graphs	9
8. Capital Expenditure Analysed	10
9. Reconciliation of Capital Expenditure	10
10. Diminishing Value Depreciation Schedule	11
11. Prime Cost Depreciation Schedule	12
12. Division 43 Capital Works Schedule	13
13. Definition of Terms	14
14. Contact Details	15
15. Disclaimer	16

1. Property Information

Date of Report

23 October 2019

Purchaser

Houng Pham

Property Address

83 Hansen Street, Altona North VIC 3025

Real Property Description

LOT 1 PS617410

Property Type

Residential House

Date of Construction

30 June 1989

Property Photo



2. Report Details

2.1 Introduction

Koste Pty Ltd has prepared an independent Tax Depreciation Schedule for the purchase of the subject property under the Income Tax Act 1997.

We have evaluated and reported the allowances based on the following:

Division 40 (Capital Allowances)

Referred to as Depreciating Assets, identified as assets which can be removed with ease including; Appliances, Furnishings and the like. Koste will identify and provide an analysis using both Diminishing Value and Prime Cost methods of depreciation. All items which have a value less than \$300 will be written off in the first year.

Division 40 (Capital Allowances) - Low Value Pool

Low Cost Assets are depreciating assets which have a cost of between \$300 and \$1,000 at your purchase date. These assets are depreciated at 18.75% in the first year, and 37.5% in each subsequent year.

Division 43 (Capital Works)

Capital works often referred to as Building Allowances entitles the tax payer to a deduction on assessable income producing buildings and other capital works. The opening value of these assets will be calculated on the date of installation; typical assets may include Windows, Doors and Walls.

3. Capital Allowances

3.1 Entitlement

Capital Allowances Division 40 of the Income Tax Act 1997 allows the taxpayer to a deduction of the decline in value of a depreciating asset used for income producing purpose over its effective life. A depreciating asset will deteriorate over the life and will therefore decline in value.

3.2 Qualifying Expenditure Calculation

On a property acquisition, Capital Allowances (Plant and Equipment) are based on a reasonable apportionment of the purchase price relating to qualifying plant under the Income Tax Assessment Act (ITAA) 1977 Section 40 – 195.

3.3 Effective Life

The Commissioner of Taxation provides regular tax rulings which determine the period an asset can be used to produce income. Included within this report is as new effective life rates.

3.4 Immediate Write-Off Assets

A depreciating asset which costs less than \$300 can be immediately written off under Division 40 of ITAA. Please note that this is only applicable to residential property investments.

3.5 Low Value Pool

Assets which have a starting value of between \$300 and \$1000 have been included within the Low Value Pool. These assets are depreciated at 18.75% in the first year and 37.5% for all subsequent years on a diminishing basis.

An asset that has a written down value under \$1000 in following years will be allocated to the low value pool and depreciated at 37.5% using diminishing value method. This method does not apply to assets that were depreciated using the prime cost method in any previous years.

3.6 Method of Depreciation

We provide you with a choice to calculate the decline in value for depreciating assets. Your choice on whether to use Diminishing Value or Prime Cost method of depreciation should be discussed with your accountant. Once a depreciation method is chosen for an asset this cannot be changed.

Diminishing Value Method					Prime Cost Method				
Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.					Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.				
Benefits					Benefits				
<ul style="list-style-type: none"> • Cash-flow during initial years of asset ownership • Ability to use Low Value Pool for assets less than \$1000 (Note: unable to write off these assets) 					<ul style="list-style-type: none"> • Write off assets when they are demolished or disposed. 				
Calculation Example					Calculation Example				
Under Diminishing Value method, the effective life is dividing by 200.					Under Prime Cost method, the effective life is dividing by 100.				
200 / 10 Years = 20% (Adjusted Value)					100 / 10 Years = 10% (Straight Line)				
If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.					If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.				
Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
\$2,000	\$1,600	\$1,280	\$1,024	\$819.20	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

4. Capital Works

4.1 Entitlement

Capital Works Division 43 of the Income Tax Act 1997 allows the taxpayer to a deduction of the decline in value of a depreciating asset used for income producing purpose over its effective life.

4.2 Method of Depreciation

Capital Works allowances under Division 43 are based on the historical construction costs and are not based on an apportionment of the purchase price. Where construction costs are not available, a qualified Quantity Surveyor will establish costs in accordance with the Tax Ruling TR97/25.

Capital Works are depreciated by Prime Cost method only, which may vary dependant on the date the construction works commenced and the property usage. Where a property has been updated over the years, capital works expenditure may be allocated in different periods. Clients must make any construction periods clear wherever possible to ensure your claim is maximised.

4.3 Method of Depreciation

Structural improvements such as fencing, paths and other hard landscaping can also be written off at 2.5% per annum if construction started after 27 February 1992.

5. Summary of Entitlements – Diminishing Value Method

Year	Financial Year	Effective Life	Pooled Plant	Total Div 40	Division 43	Totals
1	9 April 08 to 30 June 08	1,405	0	1,405	993	2,398
2	1 July 08 to 30 June 09	5,968	0	5,968	4,433	10,401
3	1 July 09 to 30 June 10	4,682	0	4,682	4,433	9,115
4	1 July 10 to 30 June 11	3,715	0	3,715	4,433	8,148
5	1 July 11 to 30 June 12	2,977	0	2,977	4,433	7,410
6	1 July 12 to 30 June 13	2,403	0	2,403	4,433	6,836
7	1 July 13 to 30 June 14	1,952	0	1,952	4,433	6,385
8	1 July 14 to 30 June 15	1,593	0	1,593	4,433	6,026
9	1 July 15 to 30 June 16	1,305	0	1,305	4,433	5,738
10	1 July 16 to 30 June 17	362	1,430	1,793	4,433	6,226
11	1 July 17 to 30 June 18	0	1,205	1,205	4,433	5,638
12	1 July 18 to 30 June 19	0	1,267	1,267	4,433	5,700
13	1 July 19 to 30 June 20	0	792	792	4,433	5,225
14	1 July 20 to 30 June 21	0	495	495	4,433	4,928
15	1 July 21 to 30 June 22	0	309	309	4,433	4,742
16	1 July 22 to 30 June 23	0	193	193	4,433	4,626
17	1 July 23 to 30 June 24	0	121	121	4,433	4,554
18	1 July 24 to 30 June 25	0	76	76	4,433	4,509
19	1 July 25 to 30 June 26	0	47	47	4,433	4,480
20	1 July 26 to 30 June 27	0	30	30	4,433	4,463
21	1 July 27 to 30 June 28	0	18	18	4,433	4,451
22	1 July 28 to 30 June 29	0	12	12	4,375	4,387
23	1 July 29 to 30 June 30	0	7	7	562	569
24	1 July 30 to 30 June 31	0	5	5	562	567
25	1 July 31 to 30 June 32	0	3	3	562	565
26	1 July 32 to 30 June 33	0	2	2	562	564
27	1 July 33 to 30 June 34	0	1	1	562	563
28	1 July 34 to 30 June 35	0	1	1	562	563
29	1 July 35 to 30 June 36	0	0	0	562	562
30	1 July 36 to 30 June 37	0	0	0	562	562
31	1 July 37 to 30 June 38	0	0	0	562	562
32	1 July 38 to 30 June 39	0	0	0	562	562
33	1 July 39 to 30 June 40	0	0	0	562	562
34	1 July 40 to 30 June 41	0	0	0	562	562
35	1 July 41 to 30 June 42	0	0	0	562	562
36	1 July 42 to 30 June 43	0	0	0	562	562
37	1 July 43 to 30 June 44	0	0	0	562	562
38	1 July 44 to 30 June 45	0	0	0	562	562
39	1 July 45 to 30 June 46	0	0	0	562	562
40	2046+	0	0	0	665	665
Totals		26,362	6,015	32,377	104,247	136,624

The diminishing value method involves multiplying the remaining amount (or also known as the written down value) of the item by the depreciation rate each year. Hence the term diminishing value method as it diminishes in value each year never quite reaching zero.

Example

	DV Rate	Opening Value	Year 1	WDV	Year 2
Carpet	20%	\$1,000	\$200	\$800	\$160

6. Summary of Entitlements – Prime Cost Method

Year	Financial Year	Effective Life	Pooled Plant	Total Div 40	Division 43	Totals
1	9 April 08 to 30 June 08	703	0	703	993	1,696
2	1 July 08 to 30 June 09	3,134	0	3,134	4,433	7,567
3	1 July 09 to 30 June 10	3,134	0	3,134	4,433	7,567
4	1 July 10 to 30 June 11	3,134	0	3,134	4,433	7,567
5	1 July 11 to 30 June 12	3,134	0	3,134	4,433	7,567
6	1 July 12 to 30 June 13	3,016	0	3,016	4,433	7,449
7	1 July 13 to 30 June 14	2,609	0	2,609	4,433	7,042
8	1 July 14 to 30 June 15	2,596	0	2,596	4,433	7,029
9	1 July 15 to 30 June 16	2,580	0	2,580	4,433	7,013
10	1 July 16 to 30 June 17	2,580	0	2,580	4,433	7,013
11	1 July 17 to 30 June 18	2,259	0	2,259	4,433	6,692
12	1 July 18 to 30 June 19	1,094	0	1,094	4,433	5,527
13	1 July 19 to 30 June 20	1,002	0	1,002	4,433	5,435
14	1 July 20 to 30 June 21	665	0	665	4,433	5,098
15	1 July 21 to 30 June 22	356	0	356	4,433	4,789
16	1 July 22 to 30 June 23	252	0	252	4,433	4,685
17	1 July 23 to 30 June 24	27	0	27	4,433	4,460
18	1 July 24 to 30 June 25	27	0	27	4,433	4,460
19	1 July 25 to 30 June 26	27	0	27	4,433	4,460
20	1 July 26 to 30 June 27	27	0	27	4,433	4,460
21	1 July 27 to 30 June 28	21	0	21	4,433	4,454
22	1 July 28 to 30 June 29	0	0	0	4,375	4,375
23	1 July 29 to 30 June 30	0	0	0	562	562
24	1 July 30 to 30 June 31	0	0	0	562	562
25	1 July 31 to 30 June 32	0	0	0	562	562
26	1 July 32 to 30 June 33	0	0	0	562	562
27	1 July 33 to 30 June 34	0	0	0	562	562
28	1 July 34 to 30 June 35	0	0	0	562	562
29	1 July 35 to 30 June 36	0	0	0	562	562
30	1 July 36 to 30 June 37	0	0	0	562	562
31	1 July 37 to 30 June 38	0	0	0	562	562
32	1 July 38 to 30 June 39	0	0	0	562	562
33	1 July 39 to 30 June 40	0	0	0	562	562
34	1 July 40 to 30 June 41	0	0	0	562	562
35	1 July 41 to 30 June 42	0	0	0	562	562
36	1 July 42 to 30 June 43	0	0	0	562	562
37	1 July 43 to 30 June 44	0	0	0	562	562
38	1 July 44 to 30 June 45	0	0	0	562	562
39	1 July 45 to 30 June 46	0	0	0	562	562
40	2046+	0	0	0	665	665
Totals		32,377	0	32,377	104,247	136,624

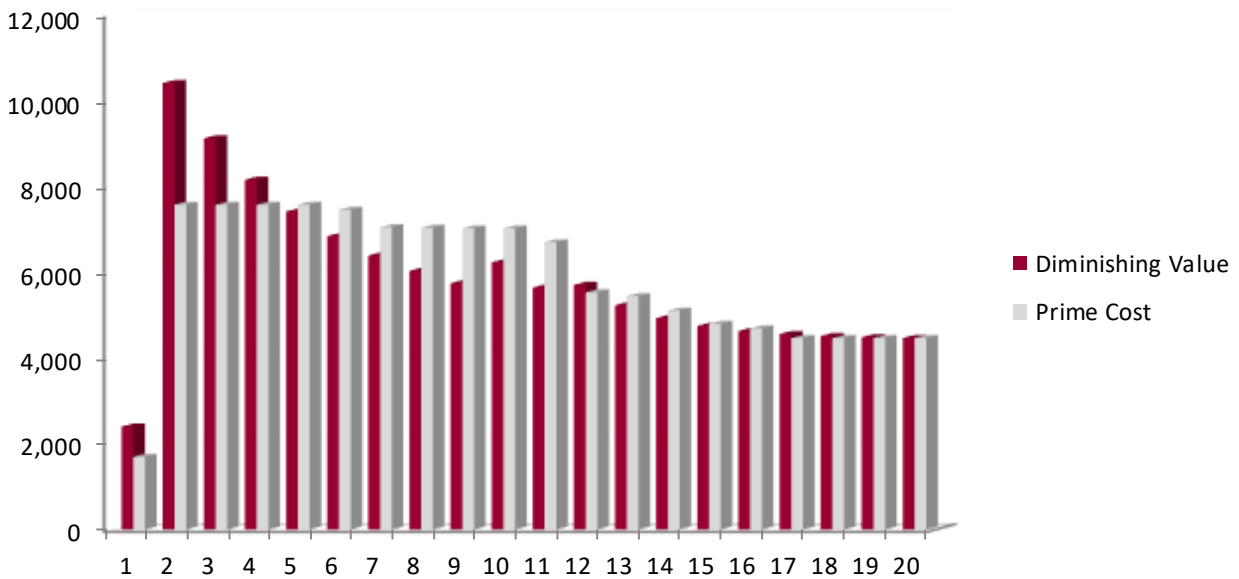
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

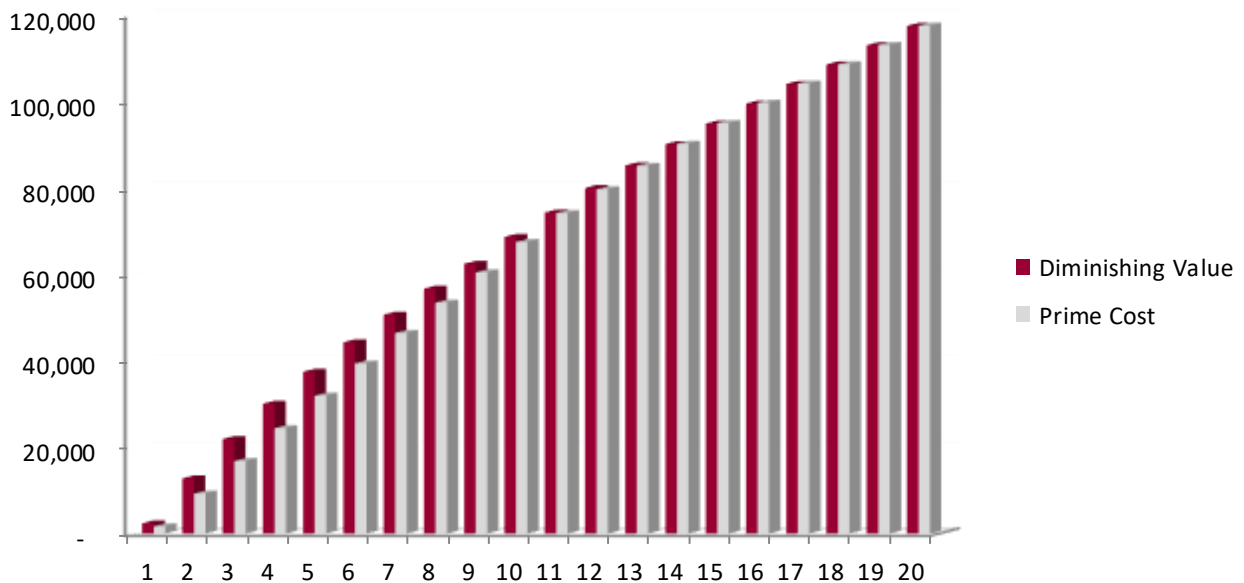
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

7. Comparison Graphs

20 YEAR COMPARISON GRAPH



20 YEAR CUMULATIVE GRAPH



Advantages of using diminishing value method over prime cost method, as can be seen in the 20 year comparison graph, diminishing value method has higher deductions in the first few years. Prime cost method has lower deductions over the first few years, but around the 5-6 year mark starts to give higher deductions and in later years. However cumulatively they equal out at about the 10 year mark. It comes down to whether you want the higher deductions in the first few years or the more evenly spread out deductions approach.

8. Capital Expenditure Analysed

Purchase Details

Contract Date	24 November 2007
Settlement Date	9 April 2008

Expenditure Analysed

Purchase Price	\$430,000
Stamp Duty	\$20,870
Legals	\$1,200
Post Expenditure	\$22,440
Total Expenditure Analysed	\$474,510

Historical Construction Details

Construction Start Date	1 January 1989
Construction Completion Date	30 June 1989
Historical Construction Cost (Estimated)*	\$176,866

9. Reconciliation of Capital Expenditure

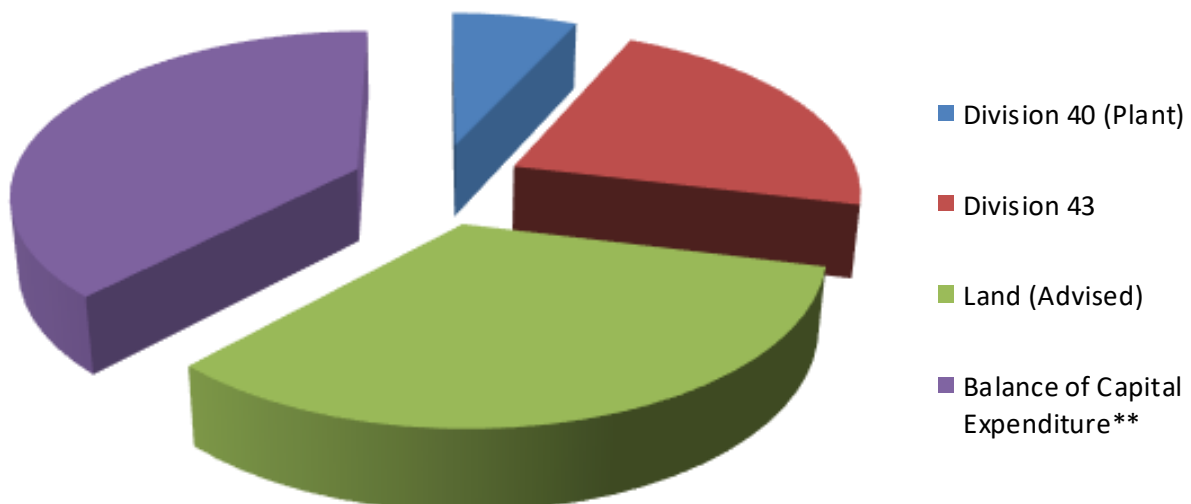
Apportionment of cost relating to:

Division 40 (Plant)	\$32,377
Division 43	\$104,247
Land (Advised)	\$157,805
Balance of Capital Expenditure**	\$180,081
Total Expenditure Analysed	\$474,510

Notes

* The historical construction has been calculated and the eligible qualifying expenditure for the purposes of calculating the Division 43 deductions capital works has been taken from this total by excluding the plant (Division 40) and any non eligible expenditure items

** Balance of capital expenditure comprises the apportionment of all capital works which are ineligible for depreciation or capital allowances



10. Diminishing Value Depreciation Schedule

Assets Generally	Diminishing	Install Date	Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Division 40 - Plant and Equipment	Value Rate												
Air-conditioning assets (excl. ducting, pipes & vents)													
Evaporative cooler	20.00%	9-Apr-08	4,293	192	820	656	525	420	336	269	215	172	258
Bathroom assets													
Exhaust fans (including light/heating)	20.00%	9-Apr-08	613	27	117	94	75	60	48	38	31	25	37
Blinds Residential													
	20.00%	9-Apr-08	3,238	145	619	495	396	317	253	203	162	130	195
Door closers													
	20.00%	9-Apr-08	221	10	42	34	27	22	17	14	11	9	13
Fire control assets													
Detection & alarm systems, detectors	10.00%	9-Apr-08	540	12	53	47	43	38	35	31	28	25	85
Floor coverings (removable without damage)													
Carpets	20.00%	9-Apr-08	3,071	138	587	469	376	300	240	192	154	123	185
Furniture													
	15.00%	9-Apr-08	4,698	158	681	579	492	418	356	302	257	218	186
Garbage disposal													
Garbage bins	30.00%	9-Apr-08	196	13	55	38	27	19	13	9	6	5	4
Heating units													
Electronic	13.33%	9-Apr-08	4,293	128	555	481	417	362	313	272	235	204	177
Gas, steam & liquid fuel	20.00%	9-Apr-08	3,435	154	656	525	420	336	269	215	172	138	206
Hot water systems (excluding piping)													
Gas or electric	16.67%	9-Apr-08	2,208	82	354	295	246	205	171	142	119	99	185
Kitchen assets													
Cooktops	16.67%	9-Apr-08	1,043	39	167	139	116	97	81	67	56	47	88
Ovens	16.67%	9-Apr-08	1,349	50	216	180	150	125	104	87	73	60	113
Rangehoods	16.67%	9-Apr-08	552	21	89	74	62	51	43	36	30	25	46
Lights													
Shades, removable	40.00%	9-Apr-08	2,625	235	956	574	344	206	124	74	45	27	15
Pooled Plant Total													
Effective Life Plant Total				1,405	5,968	4,682	3,715	2,977	2,403	1,952	1,593	1,305	1,430
Total Division 40			32,377	1,405	5,968	4,682	3,715	2,977	2,403	1,952	1,593	1,305	1,793
Division 43 - Capital Works Allowance													
	Rate	Opening Value		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Building Works - Completed 1989	2.50%	09-Apr-08	78,292	827	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691
Building Works - Completed 2007	2.50%	09-Apr-08	13,758	78	349	349	349	349	349	349	349	349	349
Structural Improvements - Completed 1989	2.50%	09-Apr-08	3,808	40	180	180	180	180	180	180	180	180	180
Structural Improvements - Completed 2007	2.50%	09-Apr-08	8,389	48	213	213	213	213	213	213	213	213	213
Total Division 43			104,247	993	4,433	4,433	4,433	4,433	4,433	4,433	4,433	4,433	4,433
Total Depreciation			136,624	2,398	10,401	9,115	8,148	7,410	6,836	6,385	6,026	5,738	6,226

11. Prime Cost Depreciation Schedule

Assets Generally	Prime Cost												
Division 40 - Plant and Equipment	Rate	Install Date	Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Air-conditioning assets (excl. ducting, pipes & vents)													
Evaporative cooler	10.00%	09-Apr-08	4,293	96	429	429	429	429	429	429	429	429	429
Bathroom assets													
Exhaust fans (including light/heating)	10.00%	09-Apr-08	613	14	61	61	61	61	61	61	61	61	61
Blinds Residential													
	10.00%	09-Apr-08	3,238	73	324	324	324	324	324	324	324	324	324
Door closers													
	10.00%	09-Apr-08	221	5	22	22	22	22	22	22	22	22	22
Fire control assets													
Detection & alarm systems, detectors	5.00%	09-Apr-08	540	6	27	27	27	27	27	27	27	27	27
Floor coverings (removable without damage)													
Carpets	10.00%	09-Apr-08	3,071	69	307	307	307	307	307	307	307	307	307
Furniture													
	7.50%	09-Apr-08	4,698	79	352	352	352	352	352	352	352	352	352
Garbage disposal													
Garbage bins	15.00%	09-Apr-08	196	7	29	29	29	29	29	29	16		
Heating units													
Electronic	6.67%	09-Apr-08	4,293	64	286	286	286	286	286	286	286	286	286
Gas, steam & liquid fuel	10.00%	09-Apr-08	3,435	77	343	343	343	343	343	343	343	343	343
Hot water systems (excluding piping)													
Gas or electric	8.33%	09-Apr-08	2,208	41	184	184	184	184	184	184	184	184	184
Kitchen assets													
Cooktops	8.33%	09-Apr-08	1,043	19	87	87	87	87	87	87	87	87	87
Ovens	8.33%	09-Apr-08	1,349	25	112	112	112	112	112	112	112	112	112
Rangehoods	8.33%	09-Apr-08	552	10	46	46	46	46	46	46	46	46	46
Lights													
Shades, removable	20.00%	09-Apr-08	2,625	118	525	525	525	525	407				
Pooled Plant Total													
Effective Life Plant Total				703	3,134	3,134	3,134	3,134	3,016	2,609	2,596	2,580	2,580
Total Division 40			32,377	703	3,134	3,134	3,134	3,134	3,016	2,609	2,596	2,580	2,580
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 1989				827	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691	3,691
Building Works - Completed 2007				78	349	349	349	349	349	349	349	349	349
Structural Improvements - Completed 1989				40	180	180	180	180	180	180	180	180	180
Structural Improvements - Completed 2007				48	213	213	213	213	213	213	213	213	213
Total Division 43			104,247	993	4,433	4,433	4,433	4,433	4,433	4,433	4,433	4,433	4,433
Total Depreciation			136,624	1,696	7,567	7,567	7,567	7,567	7,449	7,042	7,029	7,013	7,013

12. Division 43 Capital Works Schedule

The table below outlines the amount of Division 43 building write-off available for this property. The building write-off is claimed over forty years from the construction date of the works completed and is the remaining value after plant and equipment has been taken out.

Qualifying Building Allowance

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Building Works - Completed 1989	1 Jan 89 to 30 Jun 89	147,644	2.50%	3,691	78,292
Building Works - Completed 2007	10 Sep 07 to 1 Oct 07	13,940	2.50%	349	13,758
Sub-total		161,584		4,040	92,050

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 1989	1 Jan 89 to 30 Jun 89	7,181	2.50%	180	3,808
Structural Improvements - Completed 2007	10 Sep 07 to 1 Oct 07	8,500	2.50%	213	8,389
Sub-total		15,681		393	12,197
Totals		177,265		4,433	104,247

The table below demonstrates the various property types and the depreciation rates for Capital expenditure deductions. Eligibility is based on the date of construction commencement.

	Today - 27 Feb 92	26 Feb 92 - 16 Sept 87	15 Sept 87 - 18 Jul 85	17 Jul 85 - 22 Aug 84	21 Aug 84 - 20 Jul 82	19 Jul 82 - 21 Aug 79
Traveller Accommodation	4%	2.5%	4%	4%	2.5%	2.5%
Non Residential	2.5%	2.5%	4%	4%	2.5%	N/A
Manufacturing	4%	2.5%	4%	4%	2.5%	N/A
Residential	2.5%	2.5%	4%	N/A	N/A	N/A
Structural Improvement	2.5%	N/A	N/A	N/A	N/A	N/A

13. Definition of Terms

Adjusted Value	This is the value of an asset after a period of decline often referred to as the written down value or WDV.
Balancing Adjustment	The balancing adjustment amount is the difference between the termination value and the adjustable value of a depreciating asset at the time of a balancing adjustment event.
Decline in Value	Deductions for the cost of a depreciating asset are based on the decline in value between any two dates. This report includes both methods of the decline in value of a depreciating asset; the prime cost method and diminishing value method.
Depreciating Assets	Assets with limited effective life that are reasonably expected to decline in value.
Diminishing Value Method	This is the method of calculating the decline in value which uses the opening adjusted value as the basis for the calculation.
Effective Life	The effective life of a depreciating asset is how long it can be used by any entity for a taxable income producing purpose.
Immediate WriteOff	A depreciating asset which costs less than \$300 can be immediately written off at 100% of the total cost. This is only available where the asset is not part of a set e.g. table and chairs.
Installed Costs	This is the total cost of installing the asset inclusive of fees and labour etc.
Low Value Pool	Low cost assets which have a value between \$300 and \$1000. These assets are depreciated at 18.75% in the first year and 37.5% in each subsequent years.
Low Cost Asset	A depreciable asset with an installed cost of less than \$1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than \$1000.
Non Eligible	This may include a proportion of the purchase price that is not claimable due to the age of the building or asset type.
Prime Cost Method	This is a method of calculating depreciation using a constant opening cost base often referred to as the "Straight Line" method.

14. Contact Details

COMPANY DETAILS	
Company Name	Koste Pty Ltd
Postal Address	Suite 1, L12/133 Mary Street, Brisbane, Qld 4000
Office Number	1300 669 400
Office Email	info@koste.com.au

15. Disclaimer

This report has been prepared for the exclusive use of the parties named within this report, Koste Pty Ltd does not accept any contractual, tortious or other form of liability for any consequences that may arise from any other person acting upon or using this valuation.