



## Tax Depreciation Report

81 Killara Boulevard,  
Logan Reserve QLD 4133

Trisha Wamelink  
22/2-4 Garden Terrace  
NEWMARKET, QLD 4133

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

Trisha Wamelink  
22/2-4 Garden Terrace  
NEWMARKET, QLD 4133

October 2019  
Job No: RES4133014

### **Tax Depreciation Report – 81 Killara Boulevard, Logan Reserve QLD 4133**

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



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## 1. Property Information

### Date of Report

31 October 2019

### Purchaser

Trisha Wamelink

### Property Address

81 Killara Boulevard, Logan Reserve QLD 4133

### Real Property Description

L473 SP291499

### Property Type

Residential House

### Date of Construction

10 October 2019

## 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"> <li>• Cash-flow during initial years of asset ownership</li> <li>• Ability to use Low Value Pool for assets less than \$1000 (Note: unable to write off these assets)</li> </ul>					<ul style="list-style-type: none"> <li>• Write off assets when they are demolished or disposed.</li> </ul>				
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.				
<b>200 / 10 Years = 20% (Adjusted Value)</b>					<b>100 / 10 Years = 10% (Straight Line)</b>				
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	10 October 19 to 30 June 20	2,856	2,931	5,787	3,247	9,034
2	1 July 20 to 30 June 21	2,866	4,763	7,629	4,501	12,130
3	1 July 21 to 30 June 22	2,030	3,651	5,681	4,501	10,182
4	1 July 22 to 30 June 23	1,114	3,308	4,422	4,501	8,923
5	1 July 23 to 30 June 24	891	2,067	2,959	4,501	7,460
6	1 July 24 to 30 June 25	713	1,292	2,005	4,501	6,506
7	1 July 25 to 30 June 26	371	1,182	1,553	4,501	6,054
8	1 July 26 to 30 June 27	297	739	1,035	4,501	5,536
9	1 July 27 to 30 June 28	237	462	699	4,501	5,200
10	1 July 28 to 30 June 29	0	644	644	4,501	5,145
11	1 July 29 to 30 June 30	0	403	403	4,501	4,904
12	1 July 30 to 30 June 31	0	252	252	4,501	4,753
13	1 July 31 to 30 June 32	0	157	157	4,501	4,658
14	1 July 32 to 30 June 33	0	98	98	4,501	4,599
15	1 July 33 to 30 June 34	0	61	61	4,501	4,562
16	1 July 34 to 30 June 35	0	38	38	4,501	4,539
17	1 July 35 to 30 June 36	0	24	24	4,501	4,525
18	1 July 36 to 30 June 37	0	15	15	4,501	4,516
19	1 July 37 to 30 June 38	0	9	9	4,501	4,510
20	1 July 38 to 30 June 39	0	6	6	4,501	4,507
21	1 July 39 to 30 June 40	0	4	4	4,501	4,505
22	1 July 40 to 30 June 41	0	2	2	4,501	4,503
23	1 July 41 to 30 June 42	0	1	1	4,501	4,502
24	1 July 42 to 30 June 43	0	1	1	4,501	4,502
25	1 July 43 to 30 June 44	0	1	1	4,501	4,502
26	1 July 44 to 30 June 45	0	0	0	4,501	4,501
27	1 July 45 to 30 June 46	0	0	0	4,501	4,501
28	1 July 46 to 30 June 47	0	0	0	4,501	4,501
29	1 July 47 to 30 June 48	0	0	0	4,501	4,501
30	1 July 48 to 30 June 49	0	0	0	4,501	4,501
31	1 July 49 to 30 June 50	0	0	0	4,501	4,501
32	1 July 50 to 30 June 51	0	0	0	4,501	4,501
33	1 July 51 to 30 June 52	0	0	0	4,501	4,501
34	1 July 52 to 30 June 53	0	0	0	4,501	4,501
35	1 July 53 to 30 June 54	0	0	0	4,501	4,501
36	1 July 54 to 30 June 55	0	0	0	4,501	4,501
37	1 July 55 to 30 June 56	0	0	0	4,501	4,501
38	1 July 56 to 30 June 57	0	0	0	4,501	4,501
39	1 July 57 to 30 June 58	0	0	0	4,501	4,501
40	2058+	0	0	0	5,743	5,743
<b>Totals</b>		<b>11,375</b>	<b>22,114</b>	<b>33,489</b>	<b>180,028</b>	<b>213,517</b>

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	10 October 19 to 30 June 20	1,655	2,931	4,586	3,247	7,833
2	1 July 20 to 30 June 21	1,664	4,763	6,427	4,501	10,928
3	1 July 21 to 30 June 22	1,664	2,977	4,641	4,501	9,142
4	1 July 22 to 30 June 23	1,664	1,861	3,525	4,501	8,026
5	1 July 23 to 30 June 24	1,664	1,163	2,827	4,501	7,328
6	1 July 24 to 30 June 25	1,664	727	2,391	4,501	6,892
7	1 July 25 to 30 June 26	1,664	454	2,118	4,501	6,619
8	1 July 26 to 30 June 27	1,664	284	1,948	4,501	6,449
9	1 July 27 to 30 June 28	1,664	177	1,841	4,501	6,342
10	1 July 28 to 30 June 29	1,664	111	1,775	4,501	6,276
11	1 July 29 to 30 June 30	698	69	767	4,501	5,268
12	1 July 30 to 30 June 31	317	43	360	4,501	4,861
13	1 July 31 to 30 June 32	153	27	180	4,501	4,681
14	1 July 32 to 30 June 33	56	17	73	4,501	4,574
15	1 July 33 to 30 June 34	0	11	11	4,501	4,512
16	1 July 34 to 30 June 35	0	7	7	4,501	4,508
17	1 July 35 to 30 June 36	0	4	4	4,501	4,505
18	1 July 36 to 30 June 37	0	3	3	4,501	4,504
19	1 July 37 to 30 June 38	0	2	2	4,501	4,503
20	1 July 38 to 30 June 39	0	1	1	4,501	4,502
21	1 July 39 to 30 June 40	0	1	1	4,501	4,502
22	1 July 40 to 30 June 41	0	0	0	4,501	4,501
23	1 July 41 to 30 June 42	0	0	0	4,501	4,501
24	1 July 42 to 30 June 43	0	0	0	4,501	4,501
25	1 July 43 to 30 June 44	0	0	0	4,501	4,501
26	1 July 44 to 30 June 45	0	0	0	4,501	4,501
27	1 July 45 to 30 June 46	0	0	0	4,501	4,501
28	1 July 46 to 30 June 47	0	0	0	4,501	4,501
29	1 July 47 to 30 June 48	0	0	0	4,501	4,501
30	1 July 48 to 30 June 49	0	0	0	4,501	4,501
31	1 July 49 to 30 June 50	0	0	0	4,501	4,501
32	1 July 50 to 30 June 51	0	0	0	4,501	4,501
33	1 July 51 to 30 June 52	0	0	0	4,501	4,501
34	1 July 52 to 30 June 53	0	0	0	4,501	4,501
35	1 July 53 to 30 June 54	0	0	0	4,501	4,501
36	1 July 54 to 30 June 55	0	0	0	4,501	4,501
37	1 July 55 to 30 June 56	0	0	0	4,501	4,501
38	1 July 56 to 30 June 57	0	0	0	4,501	4,501
39	1 July 57 to 30 June 58	0	0	0	4,501	4,501
40	2058+	0	0	0	5,743	5,743
<b>Totals</b>		<b>17,855</b>	<b>15,634</b>	<b>33,489</b>	<b>180,028</b>	<b>213,517</b>

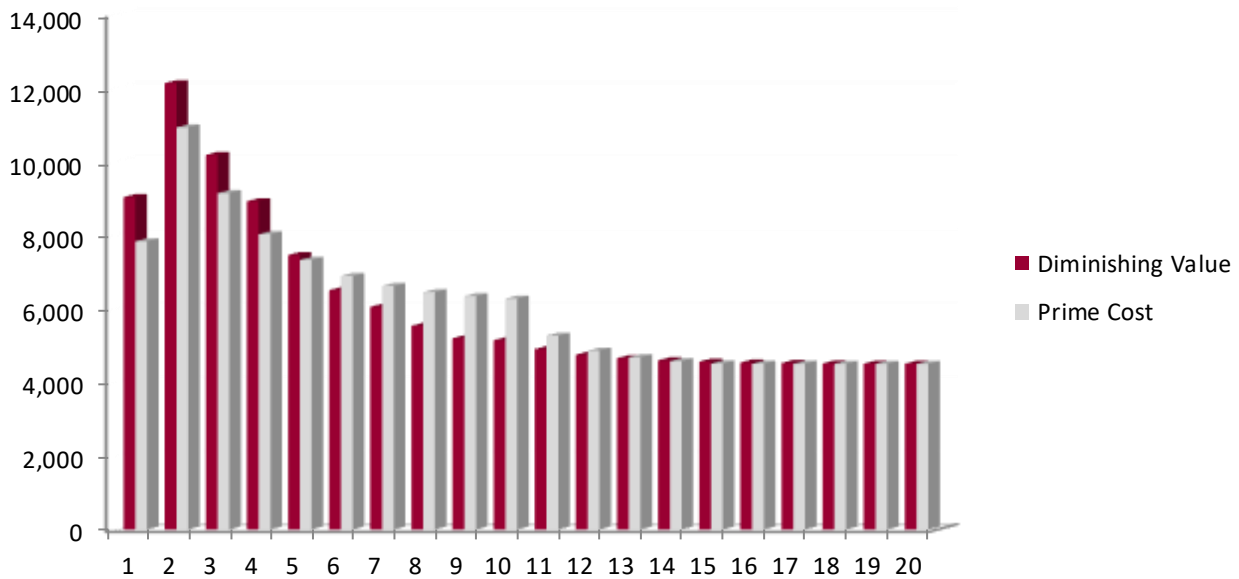
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

### Example

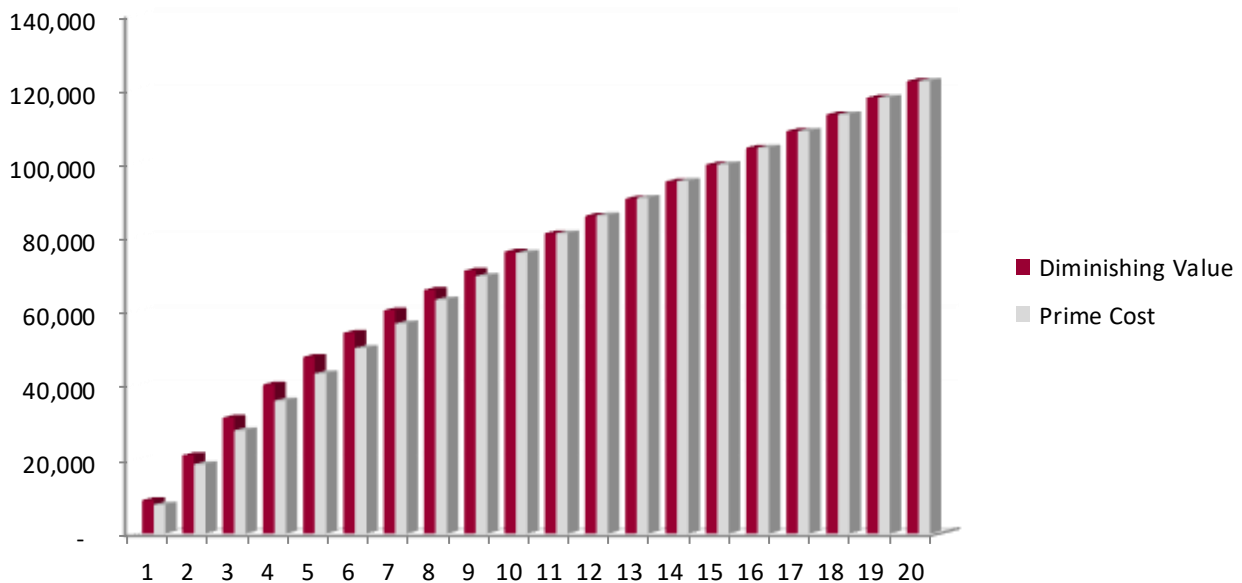
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

## 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	23 April 2018
Settlement Date	10 October 2019

### Expenditure Analysed

Purchase Price	\$398,945
Stamp Duty	\$12,388
<b>Total Expenditure Analysed</b>	<b>\$411,333</b>

### Historical Construction Details

Construction Start Date	23 April 2018
Construction Completion Date	10 October 2019
Historical Construction Cost (Estimated)*	\$213,591

## 9. Reconciliation of Capital Expenditure

### Apportionment of cost relating to:

Division 40 (Plant)	\$33,489
Division 43	\$180,028
Land (Advised)	\$167,546
Balance of Capital Expenditure**	\$30,270
<b>Total Expenditure Analysed</b>	<b>\$411,333</b>

### 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 Value 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
<b>Division 40 - Plant and Equipment</b>													
<b>Air-conditioning assets (excl. ducting, pipes &amp; vents)</b>													
Mini split system upto 20KW	20.00%	10-Oct-19	6,609	953	1,131	905	724	579	463	371	297	237	356
<b>Bathroom assets</b>													
Exhaust fans (including light/heating)	18.75%	10-Oct-19	688	129	210	131	82	51	32	20	13	8	5
<b>Blinds Residential</b>	18.75%	10-Oct-19	3,482	653	1,061	663	414	259	162	101	63	40	25
<b>Ceiling Fans</b>	18.75%	10-Oct-19	1,721	323	524	328	205	128	80	50	31	20	12
<b>Fire control assets</b>													
Detection & alarm systems, detectors	18.75%	10-Oct-19	1,818	341	554	346	216	135	85	53	33	21	13
<b>Floor coverings ( removable without damage)</b>													
Carpets	20.00%	10-Oct-19	3,562	514	610	488	390	312	250	375	234	146	91
<b>Furniture</b>	15.00%	10-Oct-19	1,239	134	166	352	220	138	86	54	34	21	13
<b>Furniture</b>	18.75%	10-Oct-19	4,138	776	1,261	788	492	308	192	120	75	47	29
<b>Garage doors, automatic</b>													
Motors	20.00%	10-Oct-19	1,652	238	283	226	339	212	133	83	52	32	20
<b>Kitchen assets</b>													
Cooktops	16.67%	10-Oct-19	1,170	141	172	322	201	126	79	49	31	19	12
Dishwashers	20.00%	10-Oct-19	1,652	238	283	226	339	212	133	83	52	32	20
Ovens	16.67%	10-Oct-19	1,515	182	222	185	347	217	136	85	53	33	21
Rangehoods	18.75%	10-Oct-19	620	116	189	118	74	46	29	18	11	7	4
<b>Lights</b>													
Shades, removable	18.75%	10-Oct-19	3,167	594	965	603	377	236	147	92	58	36	22
<b>\$300 items</b>	100.00%	10-Oct-19	454	454									
<b>Pooled Plant Total</b>				2,931	4,763	3,651	3,308	2,067	1,292	1,182	739	462	644
<b>Effective Life Plant Total</b>				2,856	2,866	2,030	1,114	891	713	371	297	237	
<b>Total Division 40</b>			33,489	5,787	7,629	5,681	4,422	2,959	2,005	1,553	1,035	699	644
<b>Division 43 - Capital Works Allowance</b>													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
<b>Building Works - Completed 2019</b>	2.50%	10-Oct-19	169,665	3,060	4,242	4,242	4,242	4,242	4,242	4,242	4,242	4,242	4,242
<b>Structural Improvements - Completed 2019</b>	2.50%	10-Oct-19	10,363	187	259	259	259	259	259	259	259	259	259
<b>Total Division 43</b>			180,028	3,247	4,501	4,501	4,501	4,501	4,501	4,501	4,501	4,501	4,501
<b>Total Depreciation</b>			213,517	9,034	12,130	10,182	8,923	7,460	6,506	6,054	5,536	5,200	5,145

## 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
<b>Air-conditioning assets (excl. ducting, pipes &amp; vents)</b>													
Mini split system upto 20KW	10.00%	10-Oct-19	6,609	477	661	661	661	661	661	661	661	661	661
<b>Bathroom assets</b>													
Exhaust fans (including light/heating)	18.75%	10-Oct-19	688	129	210	131	82	51	32	20	13	8	5
<b>Blinds Residential</b>	18.75%	10-Oct-19	3,482	653	1,061	663	414	259	162	101	63	40	25
<b>Ceiling Fans</b>	18.75%	10-Oct-19	1,721	323	524	328	205	128	80	50	31	20	12
<b>Fire control assets</b>													
Detection & alarm systems, detectors	18.75%	10-Oct-19	1,818	341	554	346	216	135	85	53	33	21	13
<b>Floor coverings ( removable without damage)</b>													
Carpets	10.00%	10-Oct-19	3,562	257	356	356	356	356	356	356	356	356	356
<b>Furniture</b>	7.50%	10-Oct-19	1,239	67	93	93	93	93	93	93	93	93	93
<b>Furniture</b>	18.75%	10-Oct-19	4,138	776	1,261	788	492	308	192	120	75	47	29
<b>Garage doors, automatic</b>													
Motors	10.00%	10-Oct-19	1,652	119	165	165	165	165	165	165	165	165	165
<b>Kitchen assets</b>													
Cooktops	8.33%	10-Oct-19	1,170	70	98	98	98	98	98	98	98	98	98
Dishwashers	10.00%	10-Oct-19	1,652	119	165	165	165	165	165	165	165	165	165
Ovens	8.33%	10-Oct-19	1,515	91	126	126	126	126	126	126	126	126	126
Rangehoods	18.75%	10-Oct-19	620	116	189	118	74	46	29	18	11	7	4
<b>Lights</b>													
Shades, removable	18.75%	10-Oct-19	3,167	594	965	603	377	236	147	92	58	36	22
<b>\$300 items</b>	100.00%	10-Oct-19	454	454									
<b>Pooled Plant Total</b>				2,931	4,763	2,977	1,861	1,163	727	454	284	177	111
<b>Effective Life Plant Total</b>				1,655	1,664	1,664	1,664	1,664	1,664	1,664	1,664	1,664	1,664
<b>Total Division 40</b>			33,489	4,586	6,427	4,641	3,525	2,827	2,391	2,118	1,948	1,841	1,775
<b>Division 43 - Capital Works Allowance</b>													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
<b>Building Works - Completed 2019</b>	2.50%	10-Oct-19	169,665	3,060	4,242	4,242	4,242	4,242	4,242	4,242	4,242	4,242	4,242
<b>Structural Improvements - Completed 2019</b>	2.50%	10-Oct-19	10,363	187	259	259	259	259	259	259	259	259	259
<b>Total Division 43</b>			180,028	3,247	4,501	4,501	4,501	4,501	4,501	4,501	4,501	4,501	4,501
<b>Total Depreciation</b>			213,517	7,833	10,928	9,142	8,026	7,328	6,892	6,619	6,449	6,342	6,276

## 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 2019	23 Apr 18 to 10 Oct 19	169,665	2.50%	4,242	169,665
<b>Sub-total</b>		<b>169,665</b>		<b>4,242</b>	<b>169,665</b>

### Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2019	23 Apr 18 to 10 Oct 19	10,363	2.50%	259	10,363
<b>Sub-total</b>		<b>10,363</b>		<b>259</b>	<b>10,363</b>
<b>Totals</b>		<b>180,028</b>		<b>4,501</b>	<b>180,028</b>

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

<b>Adjusted Value</b>	This is the value of an asset after a period of decline often referred to as the written down value or WDV.
<b>Balancing Adjustment</b>	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.
<b>Decline in Value</b>	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.
<b>Depreciating Assets</b>	Assets with limited effective life that are reasonably expected to decline in value.
<b>Diminishing Value Method</b>	This is the method of calculating the decline in value which uses the opening adjusted value as the basis for the calculation.
<b>Effective Life</b>	The effective life of a depreciating asset is how long it can be used by any entity for a taxable income producing purpose.
<b>Immediate WriteOff</b>	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.
<b>Installed Costs</b>	This is the total cost of installing the asset inclusive of fees and labour etc.
<b>Low Value Pool</b>	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.
<b>Low Cost Asset</b>	A depreciable asset with an installed cost of less than \$1000.
<b>Low Value Asset</b>	A depreciable asset that has an adjusted value of less than \$1000.
<b>Non Eligible</b>	This may include a proportion of the purchase price that is not claimable due to the age of the building or asset type.
<b>Prime Cost Method</b>	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	
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## **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.