



Tax Depreciation Report

Lot 104 Rhea De Wit Drive,
Ripley, QLD 4306

JAVIERA MARCELA SKI and ADAM THOMAS SKI
20 Wilma Avenue
MULGRAVE, VIC 3170

Issue Schedule	
Issue Date:	Issued by:
20 November 2019	Mark Kilroy Bsc (Hons) MRICS

JAVIERA MARCELA SKI and ADAM THOMAS SKI
20 Wilma Avenue
MULGRAVE, VIC 3170

November 2019
Job No: RES4306027

Tax Depreciation Report – Lot 104 Rhea De Wit Drive, Ripley, QLD 4306

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	13
12. Division 43 Capital Works Schedule	15
13. Definition of Terms	16
14. Contact Details	17
15. Disclaimer	18

1. Property Information

Date of Report

20 November 2019

Purchaser

Adam & Javiera Ski

Property Address

Lot 104 Rhea De Wit Drive, Ripley, QLD 4306

Real Property Description

104 SP300893

Property Type

Residential House

Date of Construction

1 January 2020

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	1 January 20 to 30 June 20	2,887	2,784	5,671	2,144	7,815
2	1 July 20 to 30 June 21	4,499	4,524	9,023	4,336	13,359
3	1 July 21 to 30 June 22	3,198	3,841	7,040	4,336	11,376
4	1 July 22 to 30 June 23	2,082	3,382	5,464	4,336	9,800
5	1 July 23 to 30 June 24	1,726	2,114	3,839	4,336	8,175
6	1 July 24 to 30 June 25	1,439	1,321	2,760	4,336	7,096
7	1 July 25 to 30 June 26	995	1,142	2,137	4,336	6,473
8	1 July 26 to 30 June 27	858	714	1,572	4,336	5,908
9	1 July 27 to 30 June 28	743	446	1,189	4,336	5,525
10	1 July 28 to 30 June 29	453	637	1,091	4,336	5,427
11	1 July 29 to 30 June 30	408	398	806	4,336	5,142
12	1 July 30 to 30 June 31	367	249	616	4,336	4,952
13	1 July 31 to 30 June 32	330	156	486	4,336	4,822
14	1 July 32 to 30 June 33	297	97	395	4,336	4,731
15	1 July 33 to 30 June 34	268	61	328	4,336	4,664
16	1 July 34 to 30 June 35	241	38	279	4,336	4,615
17	1 July 35 to 30 June 36	217	24	240	4,336	4,576
18	1 July 36 to 30 June 37	195	15	210	4,336	4,546
19	1 July 37 to 30 June 38	176	9	185	4,336	4,521
20	1 July 38 to 30 June 39	158	6	164	4,336	4,500
21	1 July 39 to 30 June 40	142	4	146	4,336	4,482
22	1 July 40 to 30 June 41	128	2	130	4,336	4,466
23	1 July 41 to 30 June 42	115	1	117	4,336	4,453
24	1 July 42 to 30 June 43	104	1	105	4,336	4,441
25	1 July 43 to 30 June 44	0	350	350	4,336	4,686
26	1 July 44 to 30 June 45	0	219	219	4,336	4,555
27	1 July 45 to 30 June 46	0	137	137	4,336	4,473
28	1 July 46 to 30 June 47	0	86	86	4,336	4,422
29	1 July 47 to 30 June 48	0	53	53	4,336	4,389
30	1 July 48 to 30 June 49	0	33	33	4,336	4,369
31	1 July 49 to 30 June 50	0	21	21	4,336	4,357
32	1 July 50 to 30 June 51	0	13	13	4,336	4,349
33	1 July 51 to 30 June 52	0	8	8	4,336	4,344
34	1 July 52 to 30 June 53	0	5	5	4,336	4,341
35	1 July 53 to 30 June 54	0	3	3	4,336	4,339
36	1 July 54 to 30 June 55	0	2	2	4,336	4,338
37	1 July 55 to 30 June 56	0	1	1	4,336	4,337
38	1 July 56 to 30 June 57	0	1	1	4,336	4,337
39	1 July 57 to 30 June 58	0	0	0	4,336	4,336
40	2058+	0	1	1	6,529	6,530
Totals		22,025	22,900	44,925	173,441	218,366

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	1 January 20 to 30 June 20	1,661	2,784	4,445	2,144	6,589
2	1 July 20 to 30 June 21	2,479	4,524	7,003	4,336	11,339
3	1 July 21 to 30 June 22	2,479	2,827	5,306	4,336	9,642
4	1 July 22 to 30 June 23	2,479	1,767	4,246	4,336	8,582
5	1 July 23 to 30 June 24	2,479	1,104	3,583	4,336	7,919
6	1 July 24 to 30 June 25	2,479	690	3,169	4,336	7,505
7	1 July 25 to 30 June 26	2,479	431	2,910	4,336	7,246
8	1 July 26 to 30 June 27	2,479	270	2,749	4,336	7,085
9	1 July 27 to 30 June 28	2,133	169	2,301	4,336	6,637
10	1 July 28 to 30 June 29	1,775	105	1,880	4,336	6,216
11	1 July 29 to 30 June 30	1,317	66	1,383	4,336	5,719
12	1 July 30 to 30 June 31	857	41	898	4,336	5,234
13	1 July 31 to 30 June 32	754	26	780	4,336	5,116
14	1 July 32 to 30 June 33	629	16	645	4,336	4,981
15	1 July 33 to 30 June 34	554	10	564	4,336	4,900
16	1 July 34 to 30 June 35	554	6	560	4,336	4,896
17	1 July 35 to 30 June 36	554	4	558	4,336	4,894
18	1 July 36 to 30 June 37	554	2	556	4,336	4,892
19	1 July 37 to 30 June 38	554	2	556	4,336	4,892
20	1 July 38 to 30 June 39	554	1	555	4,336	4,891
21	1 July 39 to 30 June 40	275	1	275	4,336	4,611
22	1 July 40 to 30 June 41	0	0	0	4,336	4,336
23	1 July 41 to 30 June 42	0	0	0	4,336	4,336
24	1 July 42 to 30 June 43	0	0	0	4,336	4,336
25	1 July 43 to 30 June 44	0	0	0	4,336	4,336
26	1 July 44 to 30 June 45	0	0	0	4,336	4,336
27	1 July 45 to 30 June 46	0	0	0	4,336	4,336
28	1 July 46 to 30 June 47	0	0	0	4,336	4,336
29	1 July 47 to 30 June 48	0	0	0	4,336	4,336
30	1 July 48 to 30 June 49	0	0	0	4,336	4,336
31	1 July 49 to 30 June 50	0	0	0	4,336	4,336
32	1 July 50 to 30 June 51	0	0	0	4,336	4,336
33	1 July 51 to 30 June 52	0	0	0	4,336	4,336
34	1 July 52 to 30 June 53	0	0	0	4,336	4,336
35	1 July 53 to 30 June 54	0	0	0	4,336	4,336
36	1 July 54 to 30 June 55	0	0	0	4,336	4,336
37	1 July 55 to 30 June 56	0	0	0	4,336	4,336
38	1 July 56 to 30 June 57	0	0	0	4,336	4,336
39	1 July 57 to 30 June 58	0	0	0	4,336	4,336
40	2058+	0	0	0	6,529	6,529
Totals		30,077	14,848	44,925	173,441	218,366

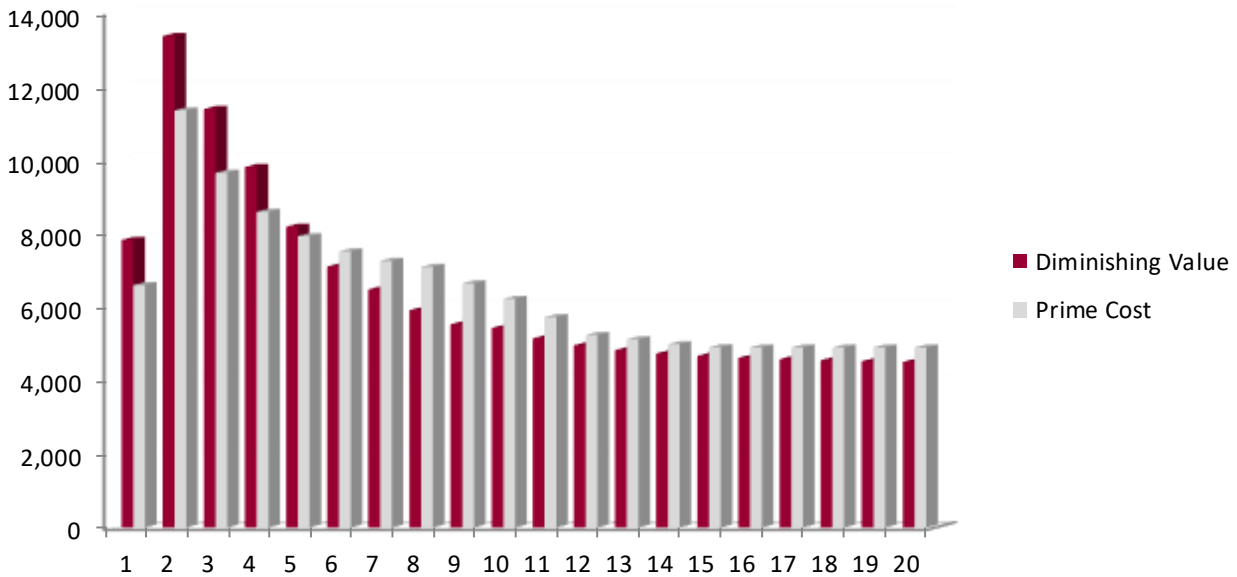
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

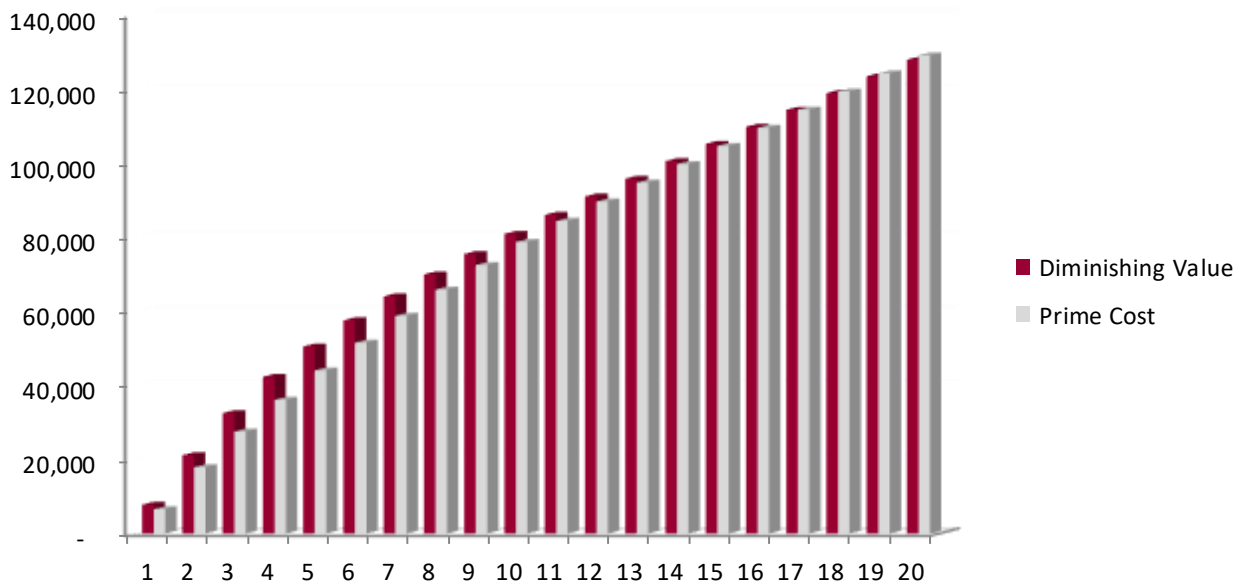
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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

Construction Details

Contract Date	5 July 2019
Handover Date	1 January 2020

Expenditure Analysed

Construction Cost	\$222,980
Total Expenditure Analysed	\$222,980

Historical Construction Details

Construction Start Date	5 July 2019
Construction Completion Date	1 January 2020
Historical Construction Cost (Estimated)*	\$222,980

9. Reconciliation of Capital Expenditure

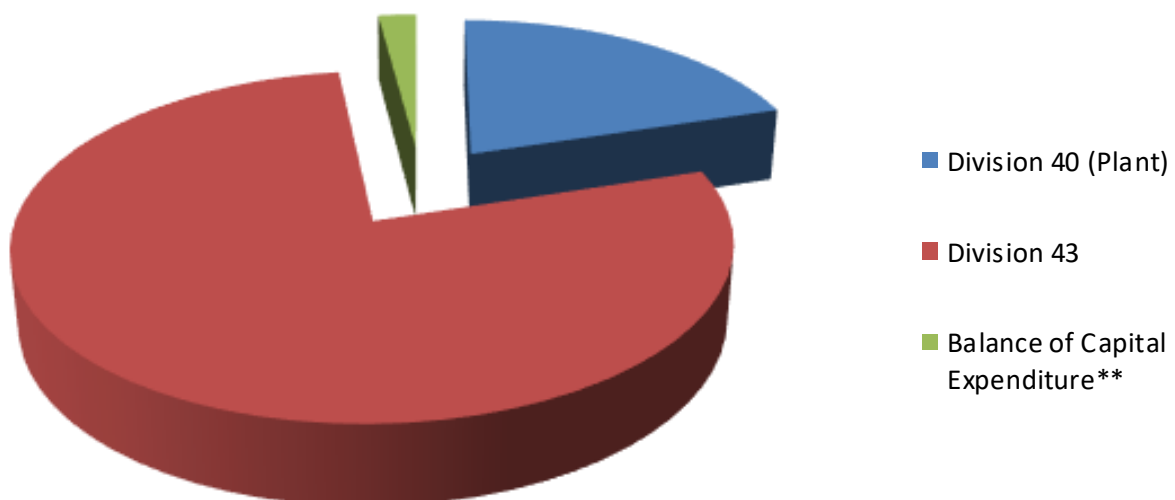
Apportionment of cost relating to:

Division 40 (Plant)	\$44,925
Division 43	\$173,441
Balance of Capital Expenditure**	\$4,614
Total Expenditure Analysed	\$222,980

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 Division 40 - Plant and Equipment	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
Air-conditioning assets (excl. ducting, pipes & vents)													
Mini split system upto 20KW	20.00%	1-Jan-20	6,328	626	1,140	912	730	584	467	374	299	239	359
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	1-Jan-20	659	124	201	126	78	49	31	19	12	7	5
Blinds Residential													
Blinds Residential	20.00%	1-Jan-20	1,266	125	228	342	214	134	84	52	33	20	13
Blinds Residential	18.75%	1-Jan-20	2,765	518	842	526	329	206	129	80	50	31	20
Ceiling Fans													
Ceiling Fans	18.75%	1-Jan-20	1,648	309	502	314	196	123	77	48	30	19	12
Computer systems													
General	18.75%	1-Jan-20	461	87	141	88	55	34	21	13	8	5	3
Door closers													
Door closers	18.75%	1-Jan-20	475	89	145	90	56	35	22	14	9	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	1-Jan-20	1,740	326	530	331	207	129	81	51	32	20	12
Floor coverings (removable without damage)													
Carpets	25.00%	1-Jan-20	4,052	501	888	666	499	374	281	316	197	123	77
Furniture													
Furniture	15.00%	1-Jan-20	1,187	88	165	350	219	137	85	53	33	21	13
Furniture	18.75%	1-Jan-20	3,830	718	1,167	729	456	285	178	111	70	43	27
Garage doors, automatic													
Motors	20.00%	1-Jan-20	1,582	156	285	228	342	214	134	84	52	33	20
Kitchen assets													
Cooktops	16.67%	1-Jan-20	1,121	92	171	321	201	126	78	49	31	19	12
Dishwashers	25.00%	1-Jan-20	1,582	196	347	260	292	183	114	71	45	28	17
Ovens	16.67%	1-Jan-20	1,450	120	222	185	347	217	135	85	53	33	21
Rangehoods	18.75%	1-Jan-20	593	111	181	113	71	44	28	17	11	7	4
Lights													
Shades, removable	18.75%	1-Jan-20	2,676	502	815	510	319	199	124	78	49	30	19
Solar power generating system assets													
Solar power generating system assets	10.00%	1-Jan-20	11,075	548	1,053	947	853	767	691	622	559	503	453
\$300 items													
\$300 items	100.00%	1-Jan-20	435	435									
Pooled Plant Total				2,784	4,524	3,841	3,382	2,114	1,321	1,142	714	446	637
Effective Life Plant Total				2,887	4,499	3,198	2,082	1,726	1,439	995	858	743	453
Total Division 40			44,925	5,671	9,023	7,040	5,464	3,839	2,760	2,137	1,572	1,189	1,091

Diminishing Value Depreciation Schedule (cont.)

Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2020	2.50%	01-Jan-20	161,364	1,995	4,034	4,034	4,034	4,034	4,034	4,034	4,034	4,034	4,034
Structural Improvements - Completed 2020	2.50%	01-Jan-20	12,077	149	302	302	302	302	302	302	302	302	302
Total Division 43			173,441	2,144	4,336	4,336	4,336	4,336	4,336	4,336	4,336	4,336	4,336
Total Depreciation			218,366	7,815	13,359	11,376	9,800	8,175	7,096	6,473	5,908	5,525	5,427

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)													
Mini split system upto 20KW	10.00%	01-Jan-20	6,328	313	633	633	633	633	633	633	633	633	633
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	01-Jan-20	659	124	201	126	78	49	31	19	12	7	5
Blinds Residential	10.00%	01-Jan-20	1,266	63	127	127	127	127	127	127	127	127	127
Blinds Residential	18.75%	01-Jan-20	2,765	518	842	526	329	206	129	80	50	31	20
Ceiling Fans	18.75%	01-Jan-20	1,648	309	502	314	196	123	77	48	30	19	12
Computer systems													
General	18.75%	01-Jan-20	461	87	141	88	55	34	21	13	8	5	3
Door closers	18.75%	01-Jan-20	475	89	145	90	56	35	22	14	9	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	01-Jan-20	1,740	326	530	331	207	129	81	51	32	20	12
Floor coverings (removable without damage)													
Carpets	12.50%	01-Jan-20	4,052	250	506	506	506	506	506	506	506	259	
Furniture	7.50%	01-Jan-20	1,187	44	89	89	89	89	89	89	89	89	89
Furniture	18.75%	01-Jan-20	3,830	718	1,167	729	456	285	178	111	70	43	27
Garage doors, automatic													
Motors	10.00%	01-Jan-20	1,582	78	158	158	158	158	158	158	158	158	158
Kitchen assets													
Cooktops	8.33%	01-Jan-20	1,121	46	93	93	93	93	93	93	93	93	93
Dishwashers	12.50%	01-Jan-20	1,582	98	198	198	198	198	198	198	198	98	
Ovens	8.33%	01-Jan-20	1,450	60	121	121	121	121	121	121	121	121	121
Rangehoods	18.75%	01-Jan-20	593	111	181	113	71	44	28	17	11	7	4
Lights													
Shades, removable	18.75%	01-Jan-20	2,676	502	815	510	319	199	124	78	49	30	19
Solar power generating system assets	5.00%	01-Jan-20	11,075	274	554	554	554	554	554	554	554	554	554
\$300 items	100.00%	01-Jan-20	435	435									
Pooled Plant Total				2,784	4,524	2,827	1,767	1,104	690	431	270	169	105
Effective Life Plant Total				1,661	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,133	1,775
Total Division 40			44,925	4,445	7,003	5,306	4,246	3,583	3,169	2,910	2,749	2,301	1,880

Prime Cost Depreciation Schedule (cont.)

Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2020	2.50%	01-Jan-20	161,364	1,995	4,034	4,034	4,034	4,034	4,034	4,034	4,034	4,034	4,034
Structural Improvements - Completed 2020	2.50%	01-Jan-20	12,077	149	302	302	302	302	302	302	302	302	302
Total Division 43			173,441	2,144	4,336	4,336	4,336	4,336	4,336	4,336	4,336	4,336	4,336
Total Depreciation			218,366	6,589	11,339	9,642	8,582	7,919	7,505	7,246	7,085	6,637	6,216

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 2020	5 Jul 19 to 1 Jan 20	161,364	2.50%	4,034	161,364
Sub-total		161,364		4,034	161,364

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2020	5 Jul 19 to 1 Jan 20	12,077	2.50%	302	12,077
Sub-total		12,077		302	12,077
Totals		173,441		4,336	173,441

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
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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.