



Tax Depreciation Report

9/14-16 Toral Drive,
Buderim QLD 4556

David Hickling
79 Edwin St
HEIDELBERG HEIGHTS

Issue Schedule	
Issue Date:	Issued by:
09 December 2019	Mark Kilroy Bsc (Hons) MRICS

David Hickling
79 Edwin St
HEIDELBERG HEIGHTS

December 2019
Job No: RES4556005

Tax Depreciation Report – 9/14-16 Toral Drive, Buderim QLD 4556

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

9 December 2019

Purchaser

David Hickling

Property Address

9/14-16 Toral Drive, Buderim QLD 4556

Property Type

Residential Townhouse

Date of Construction

4 August 2017

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								
<p>Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.</p>	<p>Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.</p>								
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								
<p>Under Diminishing Value method, the effective life is dividing by 200.</p> <p>200 / 10 Years = 20% (Adjusted Value)</p> <p>If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.</p>	<p>Under Prime Cost method, the effective life is dividing by 100.</p> <p>100 / 10 Years = 10% (Straight Line)</p> <p>If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.</p>								
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	29 August 17 to 30 June 18	5,270	2,148	7,418	4,856	12,274
2	1 July 18 to 30 June 19	3,824	4,184	8,008	5,811	13,819
3	1 July 19 to 30 June 20	2,500	3,268	5,768	5,811	11,579
4	1 July 20 to 30 June 21	1,626	2,776	4,402	5,811	10,213
5	1 July 21 to 30 June 22	1,176	2,049	3,225	5,811	9,036
6	1 July 22 to 30 June 23	948	1,281	2,229	5,811	8,040
7	1 July 23 to 30 June 24	606	1,158	1,764	5,811	7,575
8	1 July 24 to 30 June 25	321	1,032	1,353	5,811	7,164
9	1 July 25 to 30 June 26	256	645	901	5,811	6,712
10	1 July 26 to 30 June 27	205	403	608	5,811	6,419
11	1 July 27 to 30 June 28	0	560	560	5,811	6,371
12	1 July 28 to 30 June 29	0	350	350	5,811	6,161
13	1 July 29 to 30 June 30	0	219	219	5,811	6,030
14	1 July 30 to 30 June 31	0	137	137	5,811	5,948
15	1 July 31 to 30 June 32	0	85	85	5,811	5,896
16	1 July 32 to 30 June 33	0	53	53	5,811	5,864
17	1 July 33 to 30 June 34	0	33	33	5,811	5,844
18	1 July 34 to 30 June 35	0	21	21	5,811	5,832
19	1 July 35 to 30 June 36	0	13	13	5,811	5,824
20	1 July 36 to 30 June 37	0	8	8	5,811	5,819
21	1 July 37 to 30 June 38	0	5	5	5,811	5,816
22	1 July 38 to 30 June 39	0	3	3	5,811	5,814
23	1 July 39 to 30 June 40	0	2	2	5,811	5,813
24	1 July 40 to 30 June 41	0	1	1	5,811	5,812
25	1 July 41 to 30 June 42	0	1	1	5,811	5,812
26	1 July 42 to 30 June 43	0	0	0	5,811	5,811
27	1 July 43 to 30 June 44	0	0	0	5,811	5,811
28	1 July 44 to 30 June 45	0	0	0	5,811	5,811
29	1 July 45 to 30 June 46	0	0	0	5,811	5,811
30	1 July 46 to 30 June 47	0	0	0	5,811	5,811
31	1 July 47 to 30 June 48	0	0	0	5,811	5,811
32	1 July 48 to 30 June 49	0	0	0	5,811	5,811
33	1 July 49 to 30 June 50	0	0	0	5,811	5,811
34	1 July 50 to 30 June 51	0	0	0	5,811	5,811
35	1 July 51 to 30 June 52	0	0	0	5,811	5,811
36	1 July 52 to 30 June 53	0	0	0	5,811	5,811
37	1 July 53 to 30 June 54	0	0	0	5,811	5,811
38	1 July 54 to 30 June 55	0	0	0	5,811	5,811
39	1 July 55 to 30 June 56	0	0	0	5,811	5,811
40	2056+	0	0	0	6,365	6,365
Totals		16,732	20,436	37,169	232,039	269,208

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	29 August 17 to 30 June 18	3,111	2,148	5,259	4,856	10,115
2	1 July 18 to 30 June 19	2,583	3,491	6,074	5,811	11,885
3	1 July 19 to 30 June 20	2,583	2,182	4,765	5,811	10,576
4	1 July 20 to 30 June 21	2,583	1,364	3,947	5,811	9,758
5	1 July 21 to 30 June 22	2,583	852	3,435	5,811	9,246
6	1 July 22 to 30 June 23	2,246	533	2,778	5,811	8,589
7	1 July 23 to 30 June 24	2,178	333	2,511	5,811	8,322
8	1 July 24 to 30 June 25	2,178	208	2,386	5,811	8,197
9	1 July 25 to 30 June 26	2,178	130	2,308	5,811	8,119
10	1 July 26 to 30 June 27	2,178	81	2,259	5,811	8,070
11	1 July 27 to 30 June 28	744	51	795	5,811	6,606
12	1 July 28 to 30 June 29	477	32	509	5,811	6,320
13	1 July 29 to 30 June 30	89	20	109	5,811	5,920
14	1 July 30 to 30 June 31	0	12	12	5,811	5,823
15	1 July 31 to 30 June 32	0	8	8	5,811	5,819
16	1 July 32 to 30 June 33	0	5	5	5,811	5,816
17	1 July 33 to 30 June 34	0	3	3	5,811	5,814
18	1 July 34 to 30 June 35	0	2	2	5,811	5,813
19	1 July 35 to 30 June 36	0	1	1	5,811	5,812
20	1 July 36 to 30 June 37	0	1	1	5,811	5,812
21	1 July 37 to 30 June 38	0	0	0	5,811	5,811
22	1 July 38 to 30 June 39	0	0	0	5,811	5,811
23	1 July 39 to 30 June 40	0	0	0	5,811	5,811
24	1 July 40 to 30 June 41	0	0	0	5,811	5,811
25	1 July 41 to 30 June 42	0	0	0	5,811	5,811
26	1 July 42 to 30 June 43	0	0	0	5,811	5,811
27	1 July 43 to 30 June 44	0	0	0	5,811	5,811
28	1 July 44 to 30 June 45	0	0	0	5,811	5,811
29	1 July 45 to 30 June 46	0	0	0	5,811	5,811
30	1 July 46 to 30 June 47	0	0	0	5,811	5,811
31	1 July 47 to 30 June 48	0	0	0	5,811	5,811
32	1 July 48 to 30 June 49	0	0	0	5,811	5,811
33	1 July 49 to 30 June 50	0	0	0	5,811	5,811
34	1 July 50 to 30 June 51	0	0	0	5,811	5,811
35	1 July 51 to 30 June 52	0	0	0	5,811	5,811
36	1 July 52 to 30 June 53	0	0	0	5,811	5,811
37	1 July 53 to 30 June 54	0	0	0	5,811	5,811
38	1 July 54 to 30 June 55	0	0	0	5,811	5,811
39	1 July 55 to 30 June 56	0	0	0	5,811	5,811
40	2056+	0	0	0	6,365	6,365
Totals		25,711	11,458	37,169	232,039	269,208

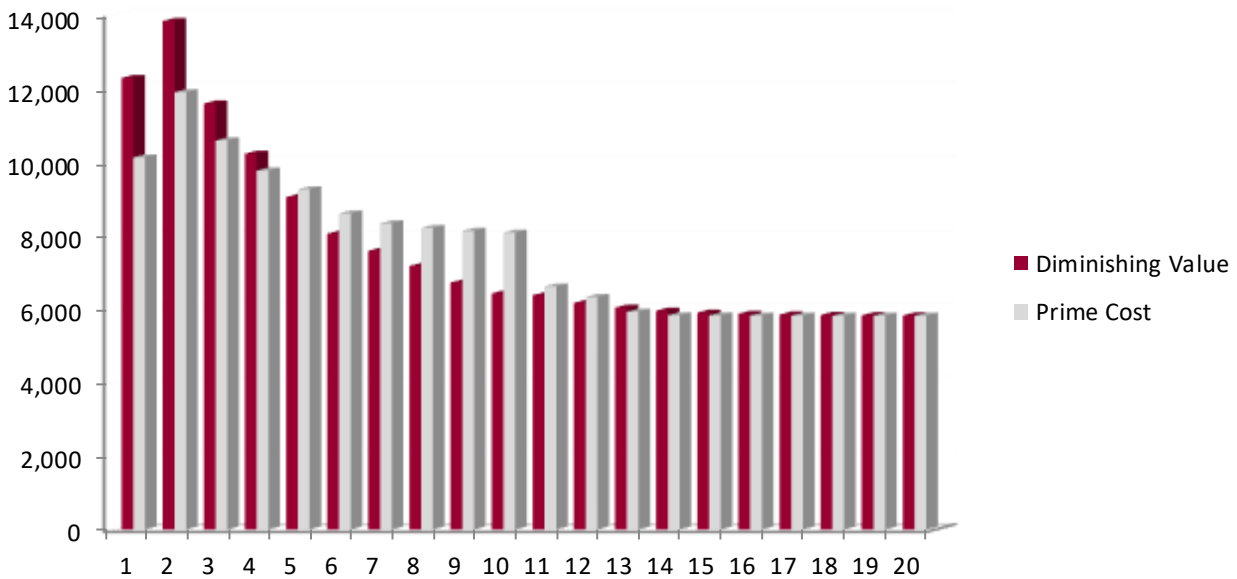
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

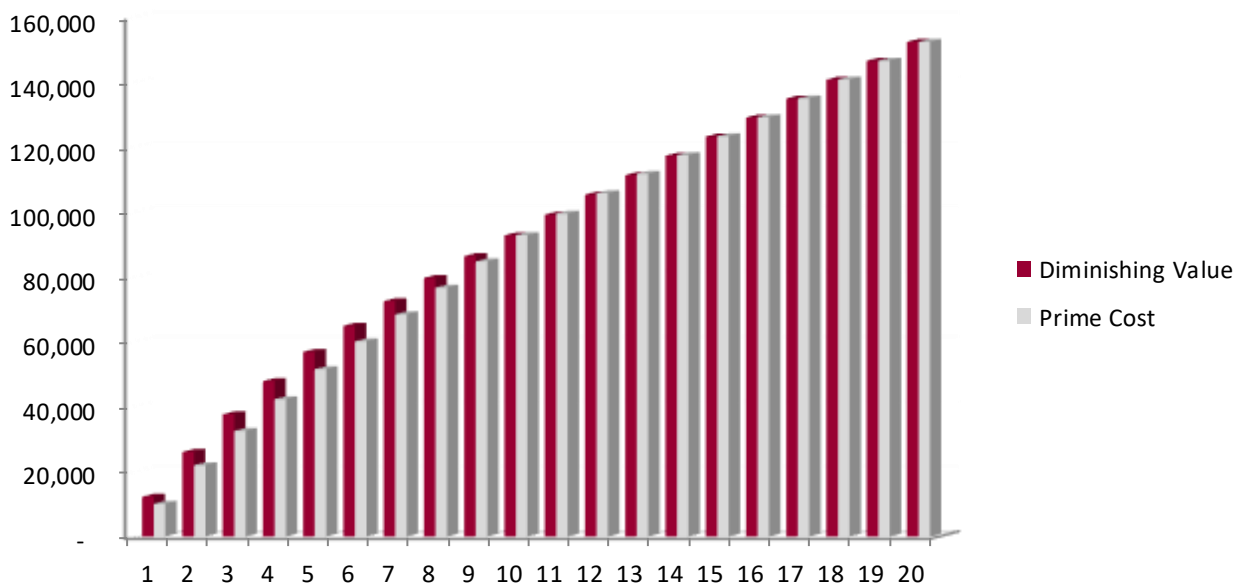
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	22 August 2016
Settlement Date	29 August 2017

Expenditure Analysed

Purchase Price	\$430,000
Stamp Duty	\$12,600
Legals	\$3,606
Total Expenditure Analysed	\$446,206

Historical Construction Details

Construction Start Date	7 December 2016
Construction Completion Date	4 August 2017
Historical Construction Cost (Estimated)*	\$265,138

9. Reconciliation of Capital Expenditure

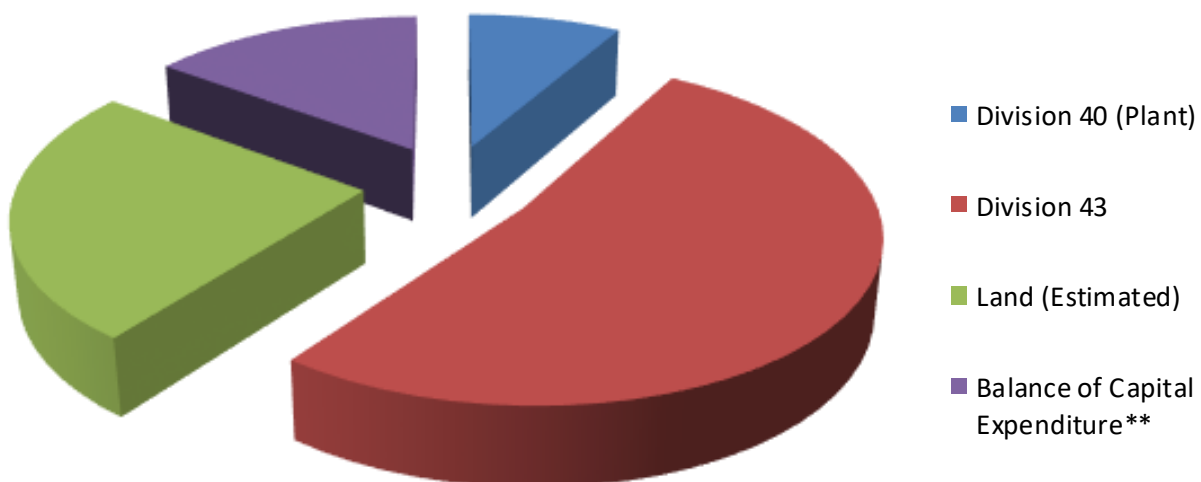
Apportionment of cost relating to:

Division 40 (Plant)	\$37,169
Division 43	\$232,039
Land (Estimated)	\$110,650
Balance of Capital Expenditure**	\$66,348
Total Expenditure Analysed	\$446,206

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)													
Mini split system upto 20KW	20.00%	29-Aug-17	7,341	1,227	1,223	978	783	626	501	401	321	256	205
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	29-Aug-17	765	143	233	146	91	57	36	22	14	9	5
Blinds Residential													
Blinds Residential	20.00%	29-Aug-17	1,071	179	334	209	131	82	51	32	20	12	8
Blinds Residential	18.75%	29-Aug-17	2,164	406	659	412	258	161	101	63	39	25	15
Ceiling Fans													
Ceiling Fans	18.75%	29-Aug-17	2,065	387	629	393	246	154	96	60	37	23	15
Fire control assets													
Detection & alarm systems, detectors	18.75%	29-Aug-17	1,009	189	308	192	120	75	47	29	18	11	7
Floor coverings (removable without damage)													
Carpets	20.00%	29-Aug-17	3,768	630	628	502	402	321	257	206	308	193	120
Furniture													
Furniture	18.75%	29-Aug-17	4,767	894	1,452	908	567	355	222	139	87	54	34
Garage doors, automatic													
Motors	20.00%	29-Aug-17	1,835	307	306	245	367	229	143	90	56	35	22
Hot water systems (excluding piping)													
Gas or electric	16.67%	29-Aug-17	2,753	383	395	329	274	229	190	357	223	139	87
Kitchen assets													
Cooktops	16.67%	29-Aug-17	1,300	181	186	350	219	137	85	53	33	21	13
Dishwashers	20.00%	29-Aug-17	1,835	307	306	245	367	229	143	90	56	35	22
Ovens	16.67%	29-Aug-17	1,682	234	241	201	168	314	196	123	77	48	30
Rangehoods	18.75%	29-Aug-17	688	129	210	131	82	51	32	20	12	8	5
Laundry assets													
Washing machines	20.00%	29-Aug-17	1,147	192	358	224	140	87	55	34	21	13	8
Lights													
Fittings (excluding hardwired)	40.00%	29-Aug-17	2,026	677	540	304	190	119	74	46	29	18	11
\$300 items													
\$300 items	100.00%	29-Aug-17	953	953									
Pooled Plant Total				2,148	4,184	3,268	2,776	2,049	1,281	1,158	1,032	645	403
Effective Life Plant Total				5,270	3,824	2,500	1,626	1,176	948	606	321	256	205
Total Division 40			37,169	7,418	8,008	5,768	4,402	3,225	2,229	1,764	1,353	901	608
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2017		2.50%	29-Aug-17	217,442	4,550	5,445	5,445	5,445	5,445	5,445	5,445	5,445	5,445
Structural Improvements - Completed 2017		2.50%	29-Aug-17	14,597	306	366	366	366	366	366	366	366	366
Total Division 43			232,039	4,856	5,811	5,811	5,811	5,811	5,811	5,811	5,811	5,811	5,811
Total Depreciation			269,208	12,274	13,819	11,579	10,213	9,036	8,040	7,575	7,164	6,712	6,419

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%	29-Aug-17	7,341	613	734	734	734	734	734	734	734	734	734
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	29-Aug-17	765	143	233	146	91	57	36	22	14	9	5
Blinds Residential	10.00%	29-Aug-17	1,071	89	107	107	107	107	107	107	107	107	107
Blinds Residential	18.75%	29-Aug-17	2,164	406	659	412	258	161	101	63	39	25	15
Ceiling Fans	18.75%	29-Aug-17	2,065	387	629	393	246	154	96	60	37	23	15
Fire control assets													
Detection & alarm systems, detectors	18.75%	29-Aug-17	1,009	189	308	192	120	75	47	29	18	11	7
Floor coverings (removable without damage)													
Carpets	10.00%	29-Aug-17	3,768	315	377	377	377	377	377	377	377	377	377
Furniture	18.75%	29-Aug-17	4,767	894	1,452	908	567	355	222	139	87	54	34
Garage doors, automatic													
Motors	10.00%	29-Aug-17	1,835	153	184	184	184	184	184	184	184	184	184
Hot water systems (excluding piping)													
Gas or electric	8.33%	29-Aug-17	2,753	192	229	229	229	229	229	229	229	229	229
Kitchen assets													
Cooktops	8.33%	29-Aug-17	1,300	91	108	108	108	108	108	108	108	108	108
Dishwashers	10.00%	29-Aug-17	1,835	153	184	184	184	184	184	184	184	184	184
Ovens	8.33%	29-Aug-17	1,682	117	140	140	140	140	140	140	140	140	140
Rangehoods	18.75%	29-Aug-17	688	129	210	131	82	51	32	20	12	8	5
Laundry assets													
Washing machines	10.00%	29-Aug-17	1,147	96	115	115	115	115	115	115	115	115	115
Lights													
Fittings (excluding hardwired)	20.00%	29-Aug-17	2,026	339	405	405	405	405	68				
\$300 items	100.00%	29-Aug-17	953	953									
Pooled Plant Total				2,148	3,491	2,182	1,364	852	533	333	208	130	81
Effective Life Plant Total				3,111	2,583	2,583	2,583	2,583	2,246	2,178	2,178	2,178	2,178
Total Division 40			37,169	5,259	6,074	4,765	3,947	3,435	2,778	2,511	2,386	2,308	2,259
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2017	2.50%	29-Aug-17	217,442	4,550	5,445	5,445	5,445	5,445	5,445	5,445	5,445	5,445	5,445
Structural Improvements - Completed 2017	2.50%	29-Aug-17	14,597	306	366	366	366	366	366	366	366	366	366
Total Division 43			232,039	4,856	5,811	5,811	5,811	5,811	5,811	5,811	5,811	5,811	5,811
Total Depreciation			269,208	10,115	11,885	10,576	9,758	9,246	8,589	8,322	8,197	8,119	8,070

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 2017	7 Dec 16 to 4 Aug 17	217,815	2.50%	5,445	217,442
Sub-total		217,815		5,445	217,442

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2017	7 Dec 16 to 4 Aug 17	14,622	2.50%	366	14,597
Sub-total		14,622		366	14,597
Totals		232,438		5,811	232,039

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.