



Tax Depreciation Report

A&B / 4 Niels Crescent,
Park Ridge, QLD 4125

James William Coleman
25D Park Road
BAULKHAM HILLS, NSW 2153

Issue Schedule	
Issue Date:	Issued by:
21 January 2020	Mark Kilroy Bsc (Hons) MRICS

James William Coleman
25D Park Road
BAULKHAM HILLS, NSW 2153

January 2020
Job No: RES4125033

Tax Depreciation Report – A&B / 4 Niels Crescent, Park Ridge, QLD 4125

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

21 January 2020

Purchaser

James William Coleman

Property Address

A&B / 4 Niels Crescent, Park Ridge, QLD 4125

Real Property Description

L138 SP300579

Property Type

Residential House

Date of Construction

1 November 2018

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	1 November 18 to 30 June 19	4,284	3,917	8,201	4,142	12,343
2	1 July 19 to 30 June 20	5,201	6,564	11,764	6,273	18,037
3	1 July 20 to 30 June 21	4,210	4,102	8,312	6,273	14,585
4	1 July 21 to 30 June 22	3,233	2,893	6,126	6,273	12,399
5	1 July 22 to 30 June 23	2,620	1,808	4,428	6,273	10,701
6	1 July 23 to 30 June 24	1,964	1,491	3,455	6,273	9,728
7	1 July 24 to 30 June 25	1,409	1,269	2,679	6,273	8,952
8	1 July 25 to 30 June 26	812	1,468	2,280	6,273	8,553
9	1 July 26 to 30 June 27	657	918	1,575	6,273	7,848
10	1 July 27 to 30 June 28	369	942	1,310	6,273	7,583
11	1 July 28 to 30 June 29	295	589	884	6,273	7,157
12	1 July 29 to 30 June 30	236	368	604	6,273	6,877
13	1 July 30 to 30 June 31	0	584	584	6,273	6,857
14	1 July 31 to 30 June 32	0	365	365	6,273	6,638
15	1 July 32 to 30 June 33	0	228	228	6,273	6,501
16	1 July 33 to 30 June 34	0	143	143	6,273	6,416
17	1 July 34 to 30 June 35	0	89	89	6,273	6,362
18	1 July 35 to 30 June 36	0	56	56	6,273	6,329
19	1 July 36 to 30 June 37	0	35	35	6,273	6,308
20	1 July 37 to 30 June 38	0	22	22	6,273	6,295
21	1 July 38 to 30 June 39	0	14	14	6,273	6,287
22	1 July 39 to 30 June 40	0	8	8	6,273	6,281
23	1 July 40 to 30 June 41	0	5	5	6,273	6,278
24	1 July 41 to 30 June 42	0	3	3	6,273	6,276
25	1 July 42 to 30 June 43	0	2	2	6,273	6,275
26	1 July 43 to 30 June 44	0	1	1	6,273	6,274
27	1 July 44 to 30 June 45	0	1	1	6,273	6,274
28	1 July 45 to 30 June 46	0	1	1	6,273	6,274
29	1 July 46 to 30 June 47	0	0	0	6,273	6,273
30	1 July 47 to 30 June 48	0	0	0	6,273	6,273
31	1 July 48 to 30 June 49	0	0	0	6,273	6,273
32	1 July 49 to 30 June 50	0	0	0	6,273	6,273
33	1 July 50 to 30 June 51	0	0	0	6,273	6,273
34	1 July 51 to 30 June 52	0	0	0	6,273	6,273
35	1 July 52 to 30 June 53	0	0	0	6,273	6,273
36	1 July 53 to 30 June 54	0	0	0	6,273	6,273
37	1 July 54 to 30 June 55	0	0	0	6,273	6,273
38	1 July 55 to 30 June 56	0	0	0	6,273	6,273
39	1 July 56 to 30 June 57	0	0	0	6,273	6,273
40	2057+	0	0	0	8,376	8,376
Totals		25,289	27,886	53,175	250,892	304,067

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 November 18 to 30 June 19	2,254	3,917	6,171	4,142	10,313
2	1 July 19 to 30 June 20	3,075	6,365	9,440	6,273	15,713
3	1 July 20 to 30 June 21	3,075	3,978	7,053	6,273	13,326
4	1 July 21 to 30 June 22	3,075	2,486	5,561	6,273	11,834
5	1 July 22 to 30 June 23	3,075	1,554	4,629	6,273	10,902
6	1 July 23 to 30 June 24	3,075	971	4,046	6,273	10,319
7	1 July 24 to 30 June 25	3,075	607	3,682	6,273	9,955
8	1 July 25 to 30 June 26	2,976	379	3,355	6,273	9,628
9	1 July 26 to 30 June 27	2,976	237	3,213	6,273	9,486
10	1 July 27 to 30 June 28	2,976	148	3,124	6,273	9,397
11	1 July 28 to 30 June 29	1,558	93	1,650	6,273	7,923
12	1 July 29 to 30 June 30	825	58	883	6,273	7,156
13	1 July 30 to 30 June 31	269	36	305	6,273	6,578
14	1 July 31 to 30 June 32	0	23	23	6,273	6,296
15	1 July 32 to 30 June 33	0	14	14	6,273	6,287
16	1 July 33 to 30 June 34	0	9	9	6,273	6,282
17	1 July 34 to 30 June 35	0	6	6	6,273	6,279
18	1 July 35 to 30 June 36	0	3	3	6,273	6,276
19	1 July 36 to 30 June 37	0	2	2	6,273	6,275
20	1 July 37 to 30 June 38	0	1	1	6,273	6,274
21	1 July 38 to 30 June 39	0	1	1	6,273	6,274
22	1 July 39 to 30 June 40	0	1	1	6,273	6,274
23	1 July 40 to 30 June 41	0	0	0	6,273	6,273
24	1 July 41 to 30 June 42	0	0	0	6,273	6,273
25	1 July 42 to 30 June 43	0	0	0	6,273	6,273
26	1 July 43 to 30 June 44	0	0	0	6,273	6,273
27	1 July 44 to 30 June 45	0	0	0	6,273	6,273
28	1 July 45 to 30 June 46	0	0	0	6,273	6,273
29	1 July 46 to 30 June 47	0	0	0	6,273	6,273
30	1 July 47 to 30 June 48	0	0	0	6,273	6,273
31	1 July 48 to 30 June 49	0	0	0	6,273	6,273
32	1 July 49 to 30 June 50	0	0	0	6,273	6,273
33	1 July 50 to 30 June 51	0	0	0	6,273	6,273
34	1 July 51 to 30 June 52	0	0	0	6,273	6,273
35	1 July 52 to 30 June 53	0	0	0	6,273	6,273
36	1 July 53 to 30 June 54	0	0	0	6,273	6,273
37	1 July 54 to 30 June 55	0	0	0	6,273	6,273
38	1 July 55 to 30 June 56	0	0	0	6,273	6,273
39	1 July 56 to 30 June 57	0	0	0	6,273	6,273
40	2057+	0	0	0	8,376	8,376
Totals		32,284	20,891	53,175	250,892	304,067

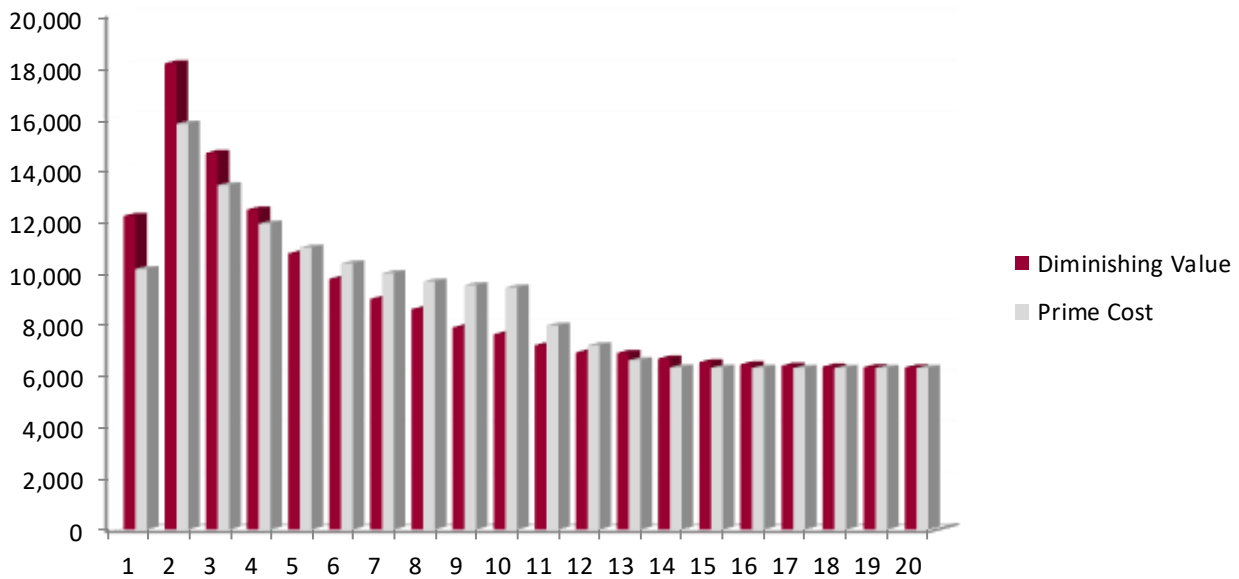
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

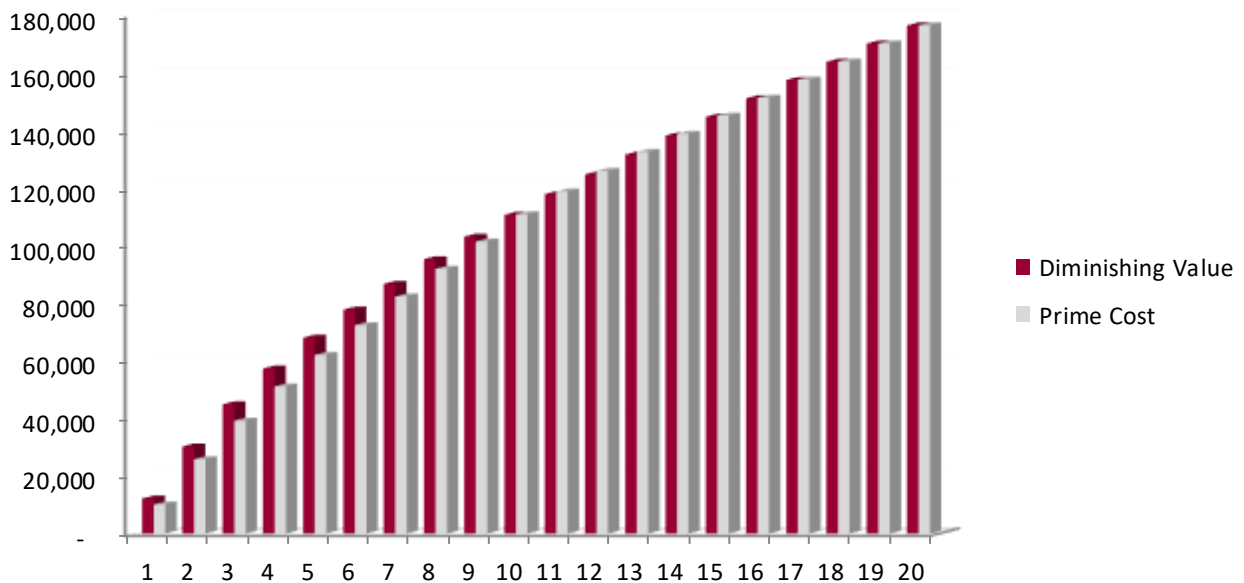
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	12 April 2018
Handover Date	1 November 2018

Expenditure Analysed

Construction Cost	\$310,000
Total Expenditure Analysed	\$310,000

Historical Construction Details

Construction Start Date	12 April 2018
Construction Completion Date	1 November 2018
Historical Construction Cost (Estimated)*	\$310,000

9. Reconciliation of Capital Expenditure

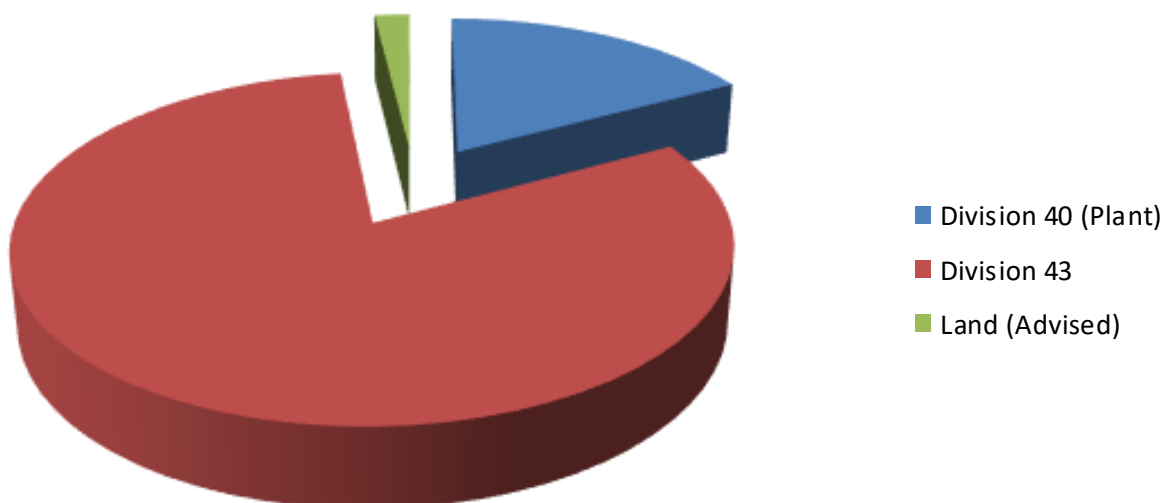
Apportionment of cost relating to:

Division 40 (Plant)	\$53,175
Division 43	\$250,892
Balance of Capital Expenditure**	\$5,933
Total Expenditure Analysed	\$310,000

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-Nov-18	12,657	1,671	2,197	1,758	1,406	1,125	900	720	576	461	369
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	1-Nov-18	989	185	301	188	118	74	46	29	18	11	7
Blinds Residential	18.75%	1-Nov-18	3,449	647	1,051	657	410	257	160	100	63	39	24
Ceiling Fans	18.75%	1-Nov-18	2,966	556	904	565	353	221	138	86	54	34	21
Fire control assets													
Detection & alarm systems, detectors	18.75%	1-Nov-18	2,030	381	619	387	242	151	94	59	37	23	14
Floor coverings (removable without damage)													
Carpets	20.00%	1-Nov-18	4,109	543	713	571	457	365	292	234	351	219	137
Furniture	18.75%	1-Nov-18	6,342	1,189	1,932	1,208	755	472	295	184	115	72	45
Garage doors, automatic													
Motors	20.00%	1-Nov-18	1,582	209	275	220	330	206	129	80	50	31	20
Garbage disposal													
Garbage bins	18.75%	1-Nov-18	422	79	129	80	50	31	20	12	8	5	3
Hot water systems (excluding piping)													
Gas or electric	16.67%	1-Nov-18	4,746	522	704	587	489	407	340	283	236	196	368
Kitchen assets													
Cooktops	16.67%	1-Nov-18	2,241	247	332	277	231	192	361	225	141	88	55
Dishwashers	20.00%	1-Nov-18	3,164	418	549	439	352	281	225	337	211	132	82
Ovens	16.67%	1-Nov-18	2,900	319	430	359	299	249	207	173	324	203	127
Rangehoods	18.75%	1-Nov-18	1,187	222	362	226	141	88	55	34	22	13	8
Lights													
Shades, removable	18.75%	1-Nov-18	3,507	658	1,069	668	417	261	163	102	64	40	25
Security systems & equipment													
Electronic	30.00%	1-Nov-18	659	131	198	124	77	48	30	19	12	7	5
\$300 items	100.00%	1-Nov-18	224	224									
Pooled Plant Total				3,917	6,564	4,102	2,893	1,808	1,491	1,269	1,468	918	942
Effective Life Plant Total				4,284	5,201	4,210	3,233	2,620	1,964	1,409	812	657	369
Total Division 40			53,175	8,201	11,764	8,312	6,126	4,428	3,455	2,679	2,280	1,575	1,310

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 2018	2.50%	01-Nov-18	236,390	3,902	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910
Structural Improvements - Completed 2018	2.50%	01-Nov-18	14,502	240	363	363	363	363	363	363	363	363	363
Total Division 43			250,892	4,142	6,273	6,273	6,273	6,273	6,273	6,273	6,273	6,273	6,273
Total Depreciation			304,067	12,343	18,037	14,585	12,399	10,701	9,728	8,952	8,553	7,848	7,583

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-Nov-18	12,657	836	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	01-Nov-18	989	185	301	188	118	74	46	29	18	11	7
Blinds Residential	18.75%	01-Nov-18	3,449	647	1,051	657	410	257	160	100	63	39	24
Ceiling Fans	18.75%	01-Nov-18	2,966	556	904	565	353	221	138	86	54	34	21
Fire control assets													
Detection & alarm systems, detectors	18.75%	01-Nov-18	2,030	381	619	387	242	151	94	59	37	23	14
Floor coverings (removable without damage)													
Carpets	10.00%	01-Nov-18	4,109	271	411	411	411	411	411	411	411	411	411
Furniture	18.75%	01-Nov-18	6,342	1,189	1,932	1,208	755	472	295	184	115	72	45
Garage doors, automatic													
Motors	10.00%	01-Nov-18	1,582	104	158	158	158	158	158	158	158	158	158
Garbage disposal													
Garbage bins	18.75%	01-Nov-18	422	79	129	80	50	31	20	12	8	5	3
Hot water systems (excluding piping)													
Gas or electric	8.33%	01-Nov-18	4,746	261	396	396	396	396	396	396	396	396	396
Kitchen assets													
Cooktops	8.33%	01-Nov-18	2,241	123	187	187	187	187	187	187	187	187	187
Dishwashers	10.00%	01-Nov-18	3,164	209	316	316	316	316	316	316	316	316	316
Ovens	8.33%	01-Nov-18	2,900	160	242	242	242	242	242	242	242	242	242
Rangehoods	18.75%	01-Nov-18	1,187	222	362	226	141	88	55	34	22	13	8
Lights													
Shades, removable	18.75%	01-Nov-18	3,507	658	1,069	668	417	261	163	102	64	40	25
Security systems & equipment													
Electronic	15.00%	01-Nov-18	659	65	99	99	99	99	99	99	99	99	99
\$300 items	100.00%	01-Nov-18	224	224									
Pooled Plant Total				3,917	6,365	3,978	2,486	1,554	971	607	379	237	148
Effective Life Plant Total				2,254	3,075	3,075	3,075	3,075	3,075	3,075	2,976	2,976	2,976
Total Division 40			53,175	6,171	9,440	7,053	5,561	4,629	4,046	3,682	3,355	3,213	3,124

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 2018	2.50%	01-Nov-18	236,390	3,902	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910	5,910
Structural Improvements - Completed 2018	2.50%	01-Nov-18	14,502	240	363	363	363	363	363	363	363	363	363
Total Division 43			250,892	4,142	6,273	6,273	6,273	6,273	6,273	6,273	6,273	6,273	6,273
Total Depreciation			304,067	10,313	15,713	13,326	11,834	10,902	10,319	9,955	9,628	9,486	9,397

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 2018	12 Apr 18 to 1 Nov 18	236,390	2.50%	5,910	236,390
Sub-total		236,390		5,910	236,390

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2018	12 Apr 18 to 1 Nov 18	14,502	2.50%	363	14,502
Sub-total		14,502		363	14,502
Totals		250,892		6,273	250,892

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	
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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.