



Tax Depreciation Report

130 Westminster Blvd,
Doolandella, QLD 4077

Wayne and Dania Bryant
32 Illidge Road
VICTORIA POINT, QLD 4165

Issue Schedule	
Issue Date:	Issued by:
04 February 2020	Mark Kilroy Bsc (Hons) MRICS

Wayne and Dania Bryant
32 Illidge Road
VICTORIA POINT, QLD 4165

February 2020
Job No: RES4077092

Tax Depreciation Report – 130 Westminster Blvd, Doolandella, QLD 4077

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

4 February 2020

Purchaser

Wayne and Dania Bryant

Property Address

130 Westminster Blvd, Doolandella, QLD 4077

Real Property Description

L26 SP301008

Property Type

Residential House

Date of Construction

7 February 2020

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								
<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	7 February 20 to 30 June 20	1,776	3,126	4,902	1,837	6,739
2	1 July 20 to 30 June 21	3,050	5,439	8,489	4,670	13,159
3	1 July 21 to 30 June 22	2,151	3,767	5,918	4,670	10,588
4	1 July 22 to 30 June 23	1,387	2,999	4,386	4,670	9,056
5	1 July 23 to 30 June 24	1,092	1,874	2,966	4,670	7,636
6	1 July 24 to 30 June 25	716	1,498	2,214	4,670	6,884
7	1 July 25 to 30 June 26	350	1,249	1,599	4,670	6,269
8	1 July 26 to 30 June 27	280	781	1,061	4,670	5,731
9	1 July 27 to 30 June 28	224	488	712	4,670	5,382
10	1 July 28 to 30 June 29	0	641	641	4,670	5,311
11	1 July 29 to 30 June 30	0	401	401	4,670	5,071
12	1 July 30 to 30 June 31	0	250	250	4,670	4,920
13	1 July 31 to 30 June 32	0	157	157	4,670	4,827
14	1 July 32 to 30 June 33	0	98	98	4,670	4,768
15	1 July 33 to 30 June 34	0	61	61	4,670	4,731
16	1 July 34 to 30 June 35	0	38	38	4,670	4,708
17	1 July 35 to 30 June 36	0	24	24	4,670	4,694
18	1 July 36 to 30 June 37	0	15	15	4,670	4,685
19	1 July 37 to 30 June 38	0	9	9	4,670	4,679
20	1 July 38 to 30 June 39	0	6	6	4,670	4,676
21	1 July 39 to 30 June 40	0	4	4	4,670	4,674
22	1 July 40 to 30 June 41	0	2	2	4,670	4,672
23	1 July 41 to 30 June 42	0	1	1	4,670	4,671
24	1 July 42 to 30 June 43	0	1	1	4,670	4,671
25	1 July 43 to 30 June 44	0	1	1	4,670	4,671
26	1 July 44 to 30 June 45	0	0	0	4,670	4,670
27	1 July 45 to 30 June 46	0	0	0	4,670	4,670
28	1 July 46 to 30 June 47	0	0	0	4,670	4,670
29	1 July 47 to 30 June 48	0	0	0	4,670	4,670
30	1 July 48 to 30 June 49	0	0	0	4,670	4,670
31	1 July 49 to 30 June 50	0	0	0	4,670	4,670
32	1 July 50 to 30 June 51	0	0	0	4,670	4,670
33	1 July 51 to 30 June 52	0	0	0	4,670	4,670
34	1 July 52 to 30 June 53	0	0	0	4,670	4,670
35	1 July 53 to 30 June 54	0	0	0	4,670	4,670
36	1 July 54 to 30 June 55	0	0	0	4,670	4,670
37	1 July 55 to 30 June 56	0	0	0	4,670	4,670
38	1 July 56 to 30 June 57	0	0	0	4,670	4,670
39	1 July 57 to 30 June 58	0	0	0	4,670	4,670
40	2058+	0	0	0	7,510	7,510
Totals		11,028	22,930	33,958	186,807	220,765

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	7 February 20 to 30 June 20	1,087	3,126	4,213	1,837	6,050
2	1 July 20 to 30 June 21	1,751	5,079	6,830	4,670	11,500
3	1 July 21 to 30 June 22	1,751	3,174	4,925	4,670	9,595
4	1 July 22 to 30 June 23	1,751	1,984	3,735	4,670	8,405
5	1 July 23 to 30 June 24	1,751	1,240	2,991	4,670	7,661
6	1 July 24 to 30 June 25	1,751	775	2,526	4,670	7,196
7	1 July 25 to 30 June 26	1,751	484	2,235	4,670	6,905
8	1 July 26 to 30 June 27	1,751	303	2,054	4,670	6,724
9	1 July 27 to 30 June 28	1,493	189	1,682	4,670	6,352
10	1 July 28 to 30 June 29	1,083	118	1,201	4,670	5,871
11	1 July 29 to 30 June 30	798	74	872	4,670	5,542
12	1 July 30 to 30 June 31	358	46	404	4,670	5,074
13	1 July 31 to 30 June 32	211	29	240	4,670	4,910
14	1 July 32 to 30 June 33	0	18	18	4,670	4,688
15	1 July 33 to 30 June 34	0	11	11	4,670	4,681
16	1 July 34 to 30 June 35	0	7	7	4,670	4,677
17	1 July 35 to 30 June 36	0	4	4	4,670	4,674
18	1 July 36 to 30 June 37	0	3	3	4,670	4,673
19	1 July 37 to 30 June 38	0	2	2	4,670	4,672
20	1 July 38 to 30 June 39	0	1	1	4,670	4,671
21	1 July 39 to 30 June 40	0	1	1	4,670	4,671
22	1 July 40 to 30 June 41	0	0	0	4,670	4,670
23	1 July 41 to 30 June 42	0	0	0	4,670	4,670
24	1 July 42 to 30 June 43	0	0	0	4,670	4,670
25	1 July 43 to 30 June 44	0	0	0	4,670	4,670
26	1 July 44 to 30 June 45	0	0	0	4,670	4,670
27	1 July 45 to 30 June 46	0	0	0	4,670	4,670
28	1 July 46 to 30 June 47	0	0	0	4,670	4,670
29	1 July 47 to 30 June 48	0	0	0	4,670	4,670
30	1 July 48 to 30 June 49	0	0	0	4,670	4,670
31	1 July 49 to 30 June 50	0	0	0	4,670	4,670
32	1 July 50 to 30 June 51	0	0	0	4,670	4,670
33	1 July 51 to 30 June 52	0	0	0	4,670	4,670
34	1 July 52 to 30 June 53	0	0	0	4,670	4,670
35	1 July 53 to 30 June 54	0	0	0	4,670	4,670
36	1 July 54 to 30 June 55	0	0	0	4,670	4,670
37	1 July 55 to 30 June 56	0	0	0	4,670	4,670
38	1 July 56 to 30 June 57	0	0	0	4,670	4,670
39	1 July 57 to 30 June 58	0	0	0	4,670	4,670
40	2058+	0	0	0	7,510	7,510
Totals		17,288	16,670	33,958	186,807	220,765

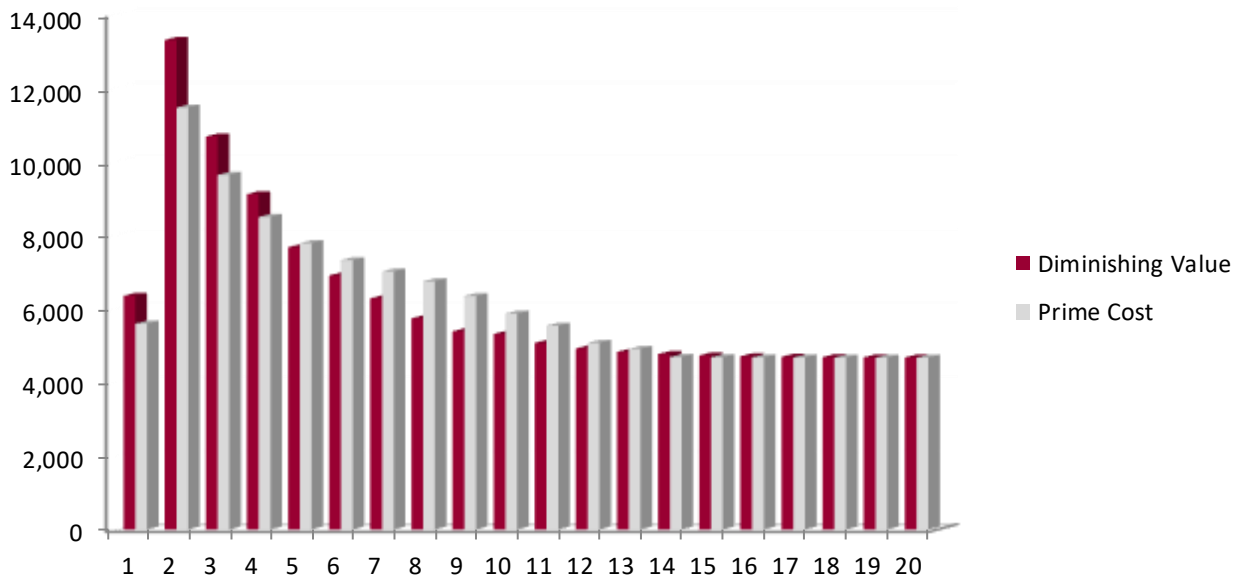
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

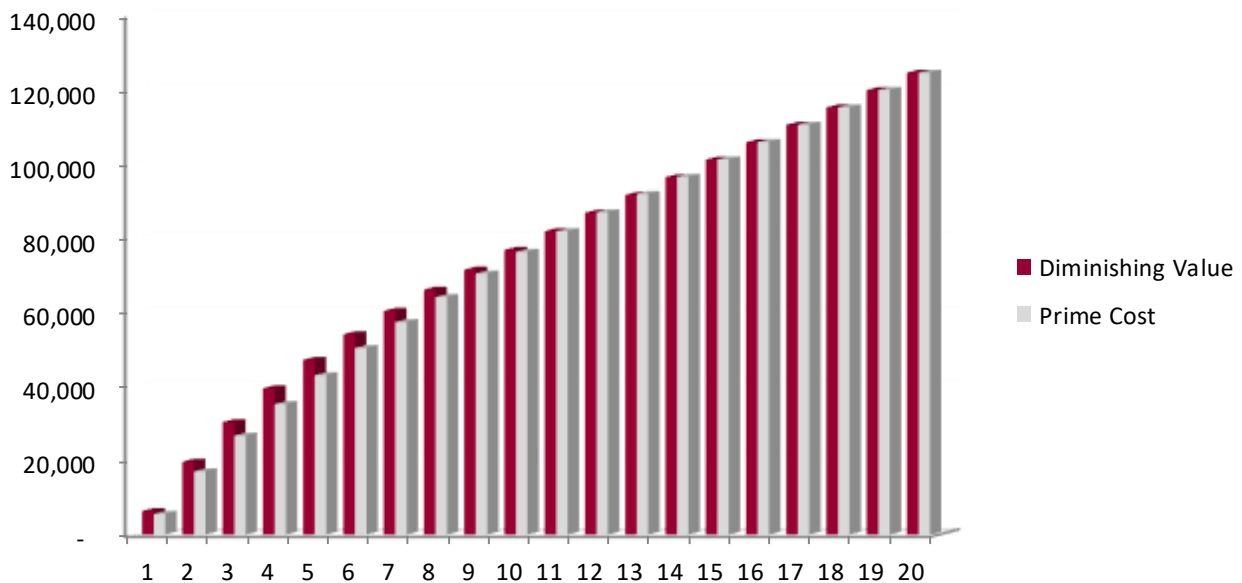
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	11 August 2019
Handover Date	7 February 2020

Expenditure Analysed

Construction Cost	\$224,995
Total Expenditure Analysed	\$224,995

Historical Construction Details

Construction Start Date	11 August 2019
Construction Completion Date	7 February 2020
Historical Construction Cost (Estimated)*	\$224,995

9. Reconciliation of Capital Expenditure

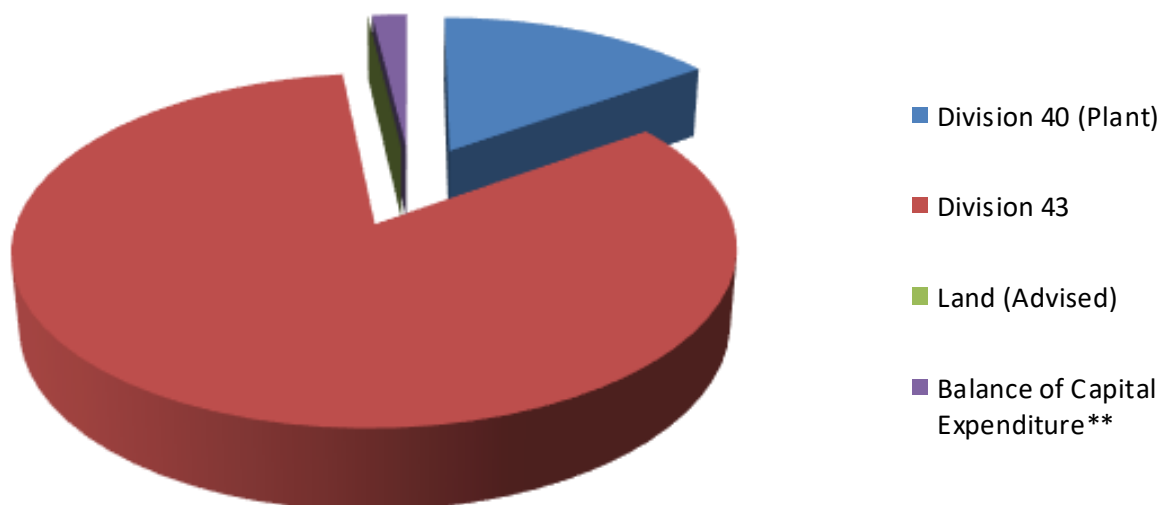
Apportionment of cost relating to:

Division 40 (Plant)	\$33,958
Division 43	\$186,807
Balance of Capital Expenditure**	\$4,230
Total Expenditure Analysed	\$224,995

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%	7-Feb-20	5,800	456	1,069	855	684	547	438	350	280	224	336
Audio visual equipment													
Amplifying & music equipment	18.75%	7-Feb-20	302	57	92	58	36	22	14	9	5	3	2
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	7-Feb-20	1,208	227	368	230	144	90	56	35	22	14	9
Blinds Residential													
	18.75%	7-Feb-20	4,701	881	1,432	895	559	350	219	137	85	53	33
Ceiling Fans													
	18.75%	7-Feb-20	1,813	340	552	345	216	135	84	53	33	21	13
Fire control assets													
Detection & alarm systems, detectors	18.75%	7-Feb-20	1,329	249	405	253	158	99	62	39	24	15	9
Floor coverings (removable without damage)													
Carpets	25.00%	7-Feb-20	3,899	384	879	659	494	371	278	313	196	122	76
Furniture													
	18.75%	7-Feb-20	4,266	800	1,300	812	508	317	198	124	77	48	30
Garage doors, automatic													
Motors	20.00%	7-Feb-20	1,450	114	267	214	321	200	125	78	49	31	19
Hot water systems (excluding piping)													
Gas or electric	16.67%	7-Feb-20	1,933	127	301	251	209	174	327	204	128	80	50
Kitchen assets													
Cooktops	16.67%	7-Feb-20	1,027	67	360	225	141	88	55	34	21	13	8
Dishwashers	25.00%	7-Feb-20	1,450	143	327	368	230	144	90	56	35	22	14
Ovens	16.67%	7-Feb-20	1,329	87	207	173	323	202	126	79	49	31	19
Rangehoods	18.75%	7-Feb-20	544	102	166	104	65	40	25	16	10	6	4
Lights													
Shades, removable	18.75%	7-Feb-20	1,964	368	598	374	234	146	91	57	36	22	14
Security systems & equipment													
Electronic	18.75%	7-Feb-20	544	102	166	104	65	40	25	16	10	6	4
\$300 items													
	100.00%	7-Feb-20	399	399									
Pooled Plant Total				3,126	5,439	3,767	2,999	1,874	1,498	1,249	781	488	641
Effective Life Plant Total				1,776	3,050	2,151	1,387	1,092	716	350	280	224	
Total Division 40			33,958	4,902	8,489	5,918	4,386	2,966	2,214	1,599	1,061	712	641

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%	07-Feb-20	178,711	1,758	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468
Structural Improvements - Completed 2020	2.50%	07-Feb-20	8,096	79	202	202	202	202	202	202	202	202	202
Total Division 43			186,807	1,837	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670
Total Depreciation			220,765	6,739	13,159	10,588	9,056	7,636	6,884	6,269	5,731	5,382	5,311

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%	07-Feb-20	5,800	228	580	580	580	580	580	580	580	580	580
Audio visual equipment													
Amplifying & music equipment	18.75%	07-Feb-20	302	57	92	58	36	22	14	9	5	3	2
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	07-Feb-20	1,208	227	368	230	144	90	56	35	22	14	9
Blinds Residential													
	18.75%	07-Feb-20	4,701	881	1,432	895	559	350	219	137	85	53	33
Ceiling Fans													
	18.75%	07-Feb-20	1,813	340	552	345	216	135	84	53	33	21	13
Fire control assets													
Detection & alarm systems, detectors	18.75%	07-Feb-20	1,329	249	405	253	158	99	62	39	24	15	9
Floor coverings (removable without damage)													
Carpets	12.50%	07-Feb-20	3,899	192	487	487	487	487	487	487	487	298	
Furniture													
	18.75%	07-Feb-20	4,266	800	1,300	812	508	317	198	124	77	48	30
Garage doors, automatic													
Motors	10.00%	07-Feb-20	1,450	57	145	145	145	145	145	145	145	145	145
Hot water systems (excluding piping)													
Gas or electric	8.33%	07-Feb-20	1,933	63	161	161	161	161	161	161	161	161	161
Kitchen assets													
Cooktops	8.33%	07-Feb-20	1,027	34	86	86	86	86	86	86	86	86	86
Dishwashers	12.50%	07-Feb-20	1,450	71	181	181	181	181	181	181	181	112	
Ovens	8.33%	07-Feb-20	1,329	44	111	111	111	111	111	111	111	111	111
Rangehoods	18.75%	07-Feb-20	544	102	166	104	65	40	25	16	10	6	4
Lights													
Shades, removable	18.75%	07-Feb-20	1,964	368	598	374	234	146	91	57	36	22	14
Security systems & equipment													
Electronic	18.75%	07-Feb-20	544	102	166	104	65	40	25	16	10	6	4
\$300 items													
	100.00%	07-Feb-20	399	399									
Pooled Plant Total				3,126	5,079	3,174	1,984	1,240	775	484	303	189	118
Effective Life Plant Total				1,087	1,751	1,751	1,751	1,751	1,751	1,751	1,751	1,493	1,083
Total Division 40			33,958	4,213	6,830	4,925	3,735	2,991	2,526	2,235	2,054	1,682	1,201

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%	07-Feb-20	178,711	1,758	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468
Structural Improvements - Completed 2020	2.50%	07-Feb-20	8,096	79	202	202	202	202	202	202	202	202	202
Total Division 43			186,807	1,837	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670
Total Depreciation			220,765	6,050	11,500	9,595	8,405	7,661	7,196	6,905	6,724	6,352	5,871

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	11 Aug 19 to 7 Feb 20	178,711	2.50%	4,468	178,711
Sub-total		178,711		4,468	178,711

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2020	11 Aug 19 to 7 Feb 20	8,096	2.50%	202	8,096
Sub-total		8,096		202	8,096
Totals		186,808		4,670	186,807

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.