



Tax Depreciation Report

74 Quarter Circuit,
Springvale, VIC 3171

Sai Chung Joe Lai
Room105, 1F BLK B
15 Tung Ming St
KWUN TONG, KLN Hong Kong

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

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15 Tung Ming St
KWUN TONG, KLN Hong Kong

February 2020
Job No: RES3171011

Tax Depreciation Report – 74 Quarter Circuit, Springvale, VIC 3171

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

14 February 2020

Purchaser

Sai Chung Joe Lai

Property Address

74 Quarter Circuit, Springvale, VIC 3171

Real Property Description

LOT 83 PS737965

Property Type

Residential Townhouse

Date of Construction

19 September 2018

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				
Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.				
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) 				
Calculation Example				
Under Diminishing Value method, the effective life is dividing by 200.				
200 / 10 Years = 20% (Adjusted Value)				
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
\$2,000	\$1,600	\$1,280	\$1,024	\$819.20

Prime Cost Method				
Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.				
Benefits				
<ul style="list-style-type: none"> • Write off assets when they are demolished or disposed. 				
Calculation Example				
Under Prime Cost method, the effective life is dividing by 100.				
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.				
Year 1	Year 2	Year 3	Year 4	Year 5
\$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	3 October 18 to 30 June 19	5,268	2,619	7,887	5,392	13,279
2	1 July 19 to 30 June 20	6,019	4,344	10,363	7,289	17,652
3	1 July 20 to 30 June 21	5,034	2,715	7,749	7,289	15,038
4	1 July 21 to 30 June 22	4,220	1,697	5,917	7,289	13,206
5	1 July 22 to 30 June 23	3,405	1,377	4,782	7,289	12,071
6	1 July 23 to 30 June 24	2,389	1,818	4,206	7,289	11,495
7	1 July 24 to 30 June 25	2,034	1,136	3,170	7,289	10,459
8	1 July 25 to 30 June 26	1,736	710	2,446	7,289	9,735
9	1 July 26 to 30 June 27	1,485	444	1,929	7,289	9,218
10	1 July 27 to 30 June 28	789	1,267	2,055	7,289	9,344
11	1 July 28 to 30 June 29	700	792	1,492	7,289	8,781
12	1 July 29 to 30 June 30	622	495	1,117	7,289	8,406
13	1 July 30 to 30 June 31	553	309	862	7,289	8,151
14	1 July 31 to 30 June 32	492	193	685	7,289	7,974
15	1 July 32 to 30 June 33	437	121	558	7,289	7,847
16	1 July 33 to 30 June 34	270	410	680	7,289	7,969
17	1 July 34 to 30 June 35	243	257	499	7,289	7,788
18	1 July 35 to 30 June 36	218	160	379	7,289	7,668
19	1 July 36 to 30 June 37	197	100	297	7,289	7,586
20	1 July 37 to 30 June 38	177	63	240	7,289	7,529
21	1 July 38 to 30 June 39	159	39	198	7,289	7,487
22	1 July 39 to 30 June 40	143	24	168	7,289	7,457
23	1 July 40 to 30 June 41	129	15	144	7,289	7,433
24	1 July 41 to 30 June 42	116	10	126	7,289	7,415
25	1 July 42 to 30 June 43	105	6	110	7,289	7,399
26	1 July 43 to 30 June 44	0	356	356	7,289	7,645
27	1 July 44 to 30 June 45	0	223	223	7,289	7,512
28	1 July 45 to 30 June 46	0	139	139	7,289	7,428
29	1 July 46 to 30 June 47	0	87	87	7,289	7,376
30	1 July 47 to 30 June 48	0	54	54	7,289	7,343
31	1 July 48 to 30 June 49	0	34	34	7,289	7,323
32	1 July 49 to 30 June 50	0	21	21	7,289	7,310
33	1 July 50 to 30 June 51	0	13	13	7,289	7,302
34	1 July 51 to 30 June 52	0	8	8	7,289	7,297
35	1 July 52 to 30 June 53	0	5	5	7,289	7,294
36	1 July 53 to 30 June 54	0	3	3	7,289	7,292
37	1 July 54 to 30 June 55	0	2	2	7,289	7,291
38	1 July 55 to 30 June 56	0	1	1	7,289	7,290
39	1 July 56 to 30 June 57	0	1	1	7,289	7,290
40	2057+	0	1	1	8,868	8,869
Totals		36,939	22,073	59,011	291,242	350,253

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	3 October 18 to 30 June 19	2,683	2,619	5,302	5,392	10,694
2	1 July 19 to 30 June 20	3,497	4,256	7,753	7,289	15,042
3	1 July 20 to 30 June 21	3,497	2,660	6,157	7,289	13,446
4	1 July 21 to 30 June 22	3,497	1,663	5,160	7,289	12,449
5	1 July 22 to 30 June 23	3,497	1,039	4,536	7,289	11,825
6	1 July 23 to 30 June 24	3,446	649	4,095	7,289	11,384
7	1 July 24 to 30 June 25	3,430	406	3,836	7,289	11,125
8	1 July 25 to 30 June 26	3,430	254	3,684	7,289	10,973
9	1 July 26 to 30 June 27	3,430	159	3,589	7,289	10,878
10	1 July 27 to 30 June 28	3,430	99	3,529	7,289	10,818
11	1 July 28 to 30 June 29	2,154	62	2,216	7,289	9,505
12	1 July 29 to 30 June 30	1,711	39	1,750	7,289	9,039
13	1 July 30 to 30 June 31	1,467	24	1,492	7,289	8,781
14	1 July 31 to 30 June 32	1,277	15	1,293	7,289	8,582
15	1 July 32 to 30 June 33	1,127	9	1,136	7,289	8,425
16	1 July 33 to 30 June 34	761	6	767	7,289	8,056
17	1 July 34 to 30 June 35	637	4	641	7,289	7,930
18	1 July 35 to 30 June 36	637	2	639	7,289	7,928
19	1 July 36 to 30 June 37	637	1	638	7,289	7,927
20	1 July 37 to 30 June 38	637	1	638	7,289	7,927
21	1 July 38 to 30 June 39	159	1	160	7,289	7,449
22	1 July 39 to 30 June 40	0	0	0	7,289	7,289
23	1 July 40 to 30 June 41	0	0	0	7,289	7,289
24	1 July 41 to 30 June 42	0	0	0	7,289	7,289
25	1 July 42 to 30 June 43	0	0	0	7,289	7,289
26	1 July 43 to 30 June 44	0	0	0	7,289	7,289
27	1 July 44 to 30 June 45	0	0	0	7,289	7,289
28	1 July 45 to 30 June 46	0	0	0	7,289	7,289
29	1 July 46 to 30 June 47	0	0	0	7,289	7,289
30	1 July 47 to 30 June 48	0	0	0	7,289	7,289
31	1 July 48 to 30 June 49	0	0	0	7,289	7,289
32	1 July 49 to 30 June 50	0	0	0	7,289	7,289
33	1 July 50 to 30 June 51	0	0	0	7,289	7,289
34	1 July 51 to 30 June 52	0	0	0	7,289	7,289
35	1 July 52 to 30 June 53	0	0	0	7,289	7,289
36	1 July 53 to 30 June 54	0	0	0	7,289	7,289
37	1 July 54 to 30 June 55	0	0	0	7,289	7,289
38	1 July 55 to 30 June 56	0	0	0	7,289	7,289
39	1 July 56 to 30 June 57	0	0	0	7,289	7,289
40	2057+	0	0	0	8,868	8,868
Totals		45,042	13,969	59,011	291,242	350,253

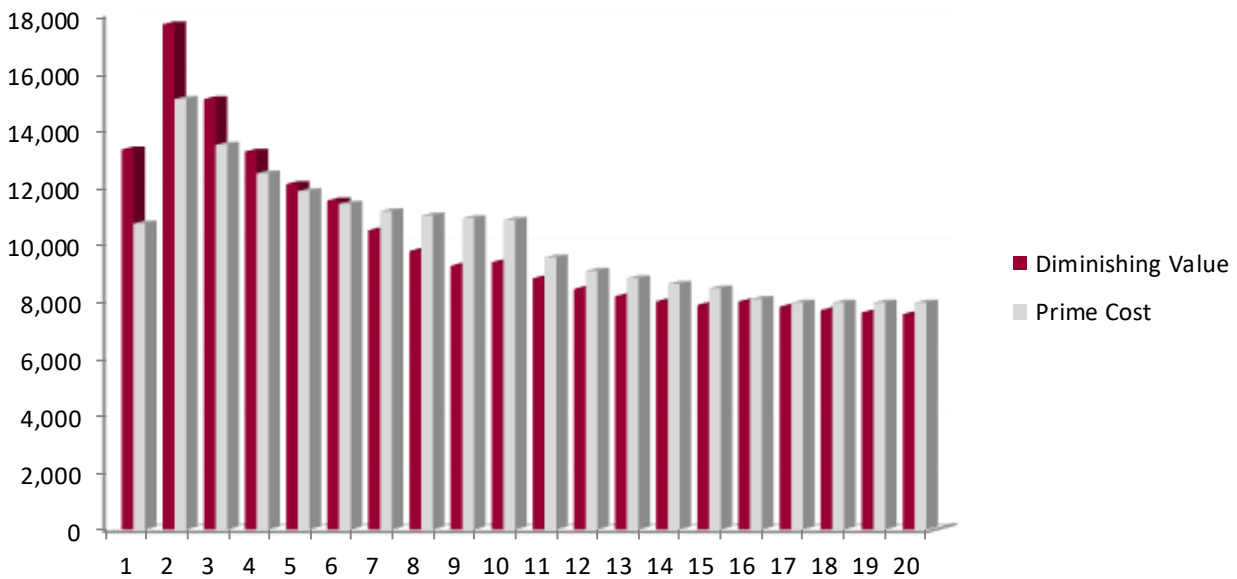
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

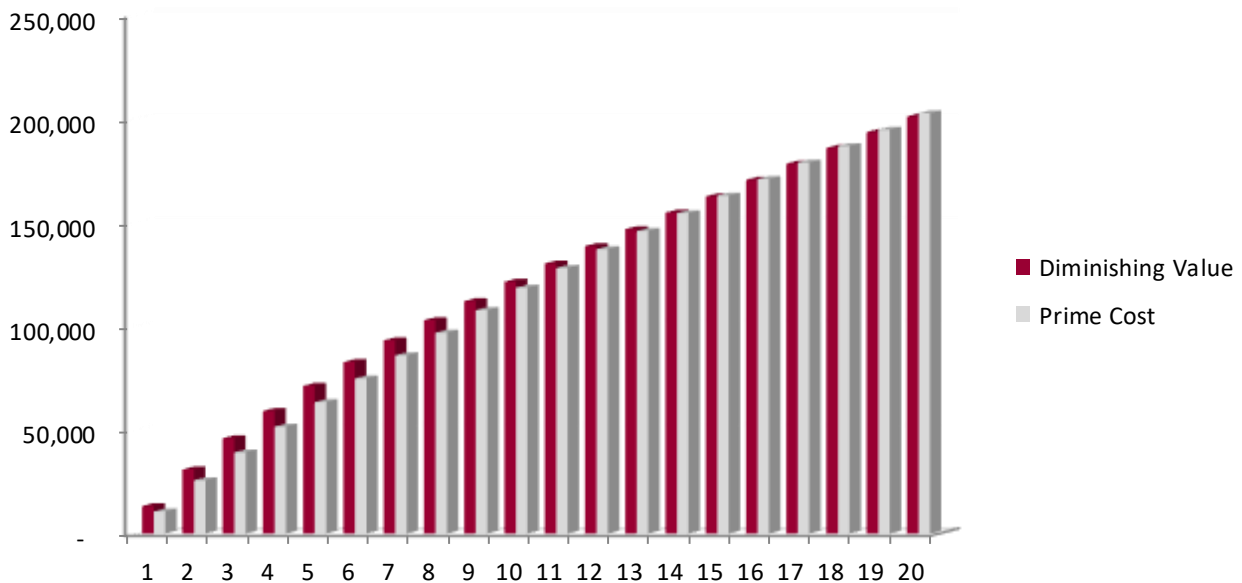
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

7. Comparison Graphs

20 YEAR COMPARISON GRAPH



20 YEAR CUMULATIVE GRAPH



Advantages of using diminishing value method over prime cost method, as can be seen in the 20 year comparison graph, diminishing value method has higher deductions in the first few years. Prime cost method has lower deductions over the first few years, but around the 5-6 year mark starts to give higher deductions and in later years. However cumulatively they equal out at about the 10 year mark. It comes down to whether you want the higher deductions in the first few years or the more evenly spread out deductions approach.

8. Capital Expenditure Analysed

Purchase Details

Contract Date	23 January 2017
Settlement Date	3 October 2018

Expenditure Analysed

Purchase Price	\$682,000
Stamp Duty	\$35,990
Total Expenditure Analysed	\$717,990

Historical Construction Details

Construction Start Date	23 December 2017
Construction Completion Date	19 September 2018
Historical Construction Cost (Estimated)*	\$332,178

9. Reconciliation of Capital Expenditure

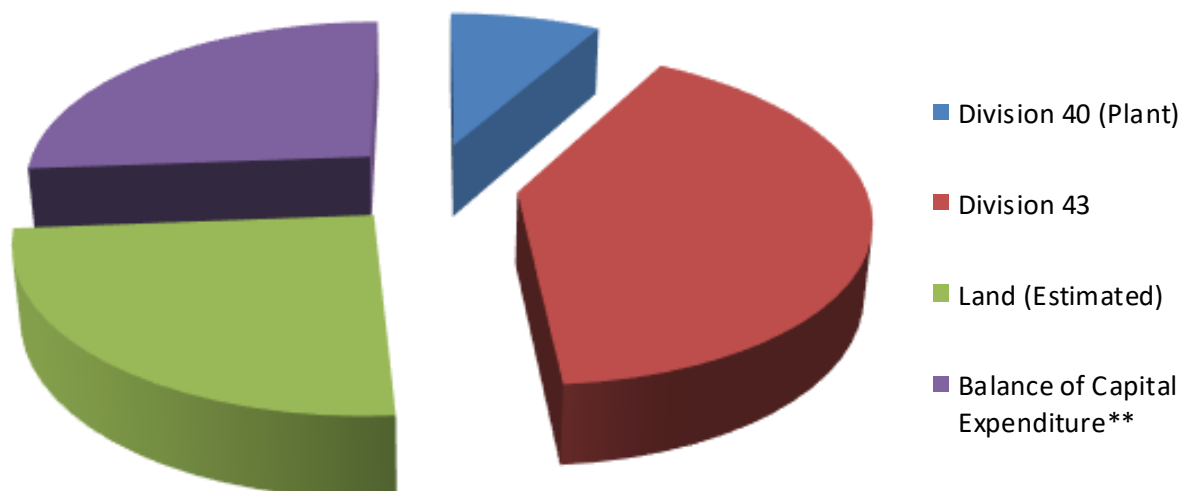
Apportionment of cost relating to:

Division 40 (Plant)	\$59,011
Division 43	\$291,242
Land (Estimated)	\$179,498
Balance of Capital Expenditure**	\$188,239
Total Expenditure Analysed	\$717,990

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%	3-Oct-18	5,877	869	1,001	801	641	513	410	328	263	210	315
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	3-Oct-18	1,469	275	448	280	175	109	68	43	27	17	10
Fire control assets													
Detection & alarm systems, detectors	18.75%	3-Oct-18	862	162	263	164	103	64	40	25	16	10	6
Floor coverings (removable without damage)													
Carpets	20.00%	3-Oct-18	6,607	978	1,126	901	721	576	461	369	295	236	354
Furniture													
Furniture	15.00%	3-Oct-18	3,526	391	470	400	340	289	245	209	177	151	320
Furniture	18.75%	3-Oct-18	4,827	905	1,471	919	574	359	224	140	88	55	34
Garage doors, automatic													
Controls	40.00%	3-Oct-18	333	99	88	55	34	21	13	8	5	3	2
Motors	20.00%	3-Oct-18	2,351	348	401	320	256	205	308	192	120	75	47
Garbage disposal													
Garbage bins	18.75%	3-Oct-18	313	59	95	60	37	23	15	9	6	4	2
Heating units													
Gas ducted central heating	10.00%	3-Oct-18	12,733	942	1,179	1,061	955	860	774	696	627	564	508
Hot water systems (excluding piping)													
Solar	13.33%	3-Oct-18	7,346	725	883	765	663	575	498	432	374	324	281
Kitchen assets													
Cooktops	16.67%	3-Oct-18	1,665	205	243	203	169	317	198	124	77	48	30
Dishwashers	20.00%	3-Oct-18	2,351	348	401	320	256	205	308	192	120	75	47
Ovens	16.67%	3-Oct-18	2,155	266	315	262	219	182	342	214	133	83	52
Rangehoods	18.75%	3-Oct-18	882	165	269	168	105	66	41	26	16	10	6
Lights													
Shades, removable	18.75%	3-Oct-18	4,637	869	1,413	883	552	345	216	135	84	53	33
Pumps													
	18.75%	3-Oct-18	979	184	298	187	117	73	46	28	18	11	7
\$300 items													
	100.00%	3-Oct-18	98	98									
Pooled Plant Total				2,619	4,344	2,715	1,697	1,377	1,818	1,136	710	444	1,267
Effective Life Plant Total				5,268	6,019	5,034	4,220	3,405	2,389	2,034	1,736	1,485	789
Total Division 40			59,011	7,887	10,363	7,749	5,917	4,782	4,206	3,170	2,446	1,929	2,055

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%	03-Oct-18	281,111	5,204	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035
Structural Improvements - Completed 2018	2.50%	03-Oct-18	10,131	188	254	254	254	254	254	254	254	254	254
Total Division 43			291,242	5,392	7,289	7,289	7,289	7,289	7,289	7,289	7,289	7,289	7,289
Total Depreciation			350,253	13,279	17,652	15,038	13,206	12,071	11,495	10,459	9,735	9,218	9,344

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%	03-Oct-18	5,877	435	588	588	588	588	588	588	588	588	588
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	03-Oct-18	1,469	275	448	280	175	109	68	43	27	17	10
Fire control assets													
Detection & alarm systems, detectors	18.75%	03-Oct-18	862	162	263	164	103	64	40	25	16	10	6
Floor coverings (removable without damage)													
Carpets	10.00%	03-Oct-18	6,607	489	661	661	661	661	661	661	661	661	661
Furniture													
Furniture	7.50%	03-Oct-18	3,526	196	265	265	265	265	265	265	265	265	265
Furniture	18.75%	03-Oct-18	4,827	905	1,471	919	574	359	224	140	88	55	34
Garage doors, automatic													
Controls	20.00%	03-Oct-18	333	49	67	67	67	67	16				
Motors	10.00%	03-Oct-18	2,351	174	235	235	235	235	235	235	235	235	235
Garbage disposal													
Garbage bins	18.75%	03-Oct-18	313	59	95	60	37	23	15	9	6	4	2
Heating units													
Gas ducted central heating	5.00%	03-Oct-18	12,733	471	637	637	637	637	637	637	637	637	637
Hot water systems (excluding piping)													
Solar	6.67%	03-Oct-18	7,346	362	490	490	490	490	490	490	490	490	490
Kitchen assets													
Cooktops	8.33%	03-Oct-18	1,665	103	139	139	139	139	139	139	139	139	139
Dishwashers	10.00%	03-Oct-18	2,351	174	235	235	235	235	235	235	235	235	235
Ovens	8.33%	03-Oct-18	2,155	133	180	180	180	180	180	180	180	180	180
Rangehoods	18.75%	03-Oct-18	882	165	269	168	105	66	41	26	16	10	6
Lights													
Shades, removable	18.75%	03-Oct-18	4,637	869	1,413	883	552	345	216	135	84	53	33
Pumps													
	18.75%	03-Oct-18	979	184	298	187	117	73	46	28	18	11	7
\$300 items													
	100.00%	03-Oct-18	98	98									
Pooled Plant Total				2,619	4,256	2,660	1,663	1,039	649	406	254	159	99
Effective Life Plant Total				2,683	3,497	3,497	3,497	3,497	3,446	3,430	3,430	3,430	3,430
Total Division 40			59,011	5,302	7,753	6,157	5,160	4,536	4,095	3,836	3,684	3,589	3,529

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%	03-Oct-18	281,111	5,204	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035
Structural Improvements - Completed 2018	2.50%	03-Oct-18	10,131	188	254	254	254	254	254	254	254	254	254
Total Division 43			291,242	5,392	7,289	7,289	7,289	7,289	7,289	7,289	7,289	7,289	7,289
Total Depreciation			350,253	10,694	15,042	13,446	12,449	11,825	11,384	11,125	10,973	10,878	10,818

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	23 Dec 17 to 19 Sep 18	281,381	2.50%	7,035	281,111
Sub-total		281,381		7,035	281,111

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2018	23 Dec 17 to 19 Sep 18	10,141	2.50%	254	10,131
Sub-total		10,141		254	10,131
Totals		291,522		7,289	291,242

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.