



Tax Depreciation Report

131-141 Esplanade,
Cairns City, QLD 4870

GAG Lake Street No 2
2/10-14 Waterloo Street
SURREY HILLS, NSW 2010

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

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2/10-14 Waterloo Street
SURREY HILLS, NSW 2010

February 2020
Job No: COM4870003

Tax Depreciation Report – 131-141 Esplanade, Cairns City, QLD 4870

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.

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

24 February 2020

Purchaser

GAG Lake Street No 2

Property Address

131-141 Esplanade, Cairns City, QLD 4870

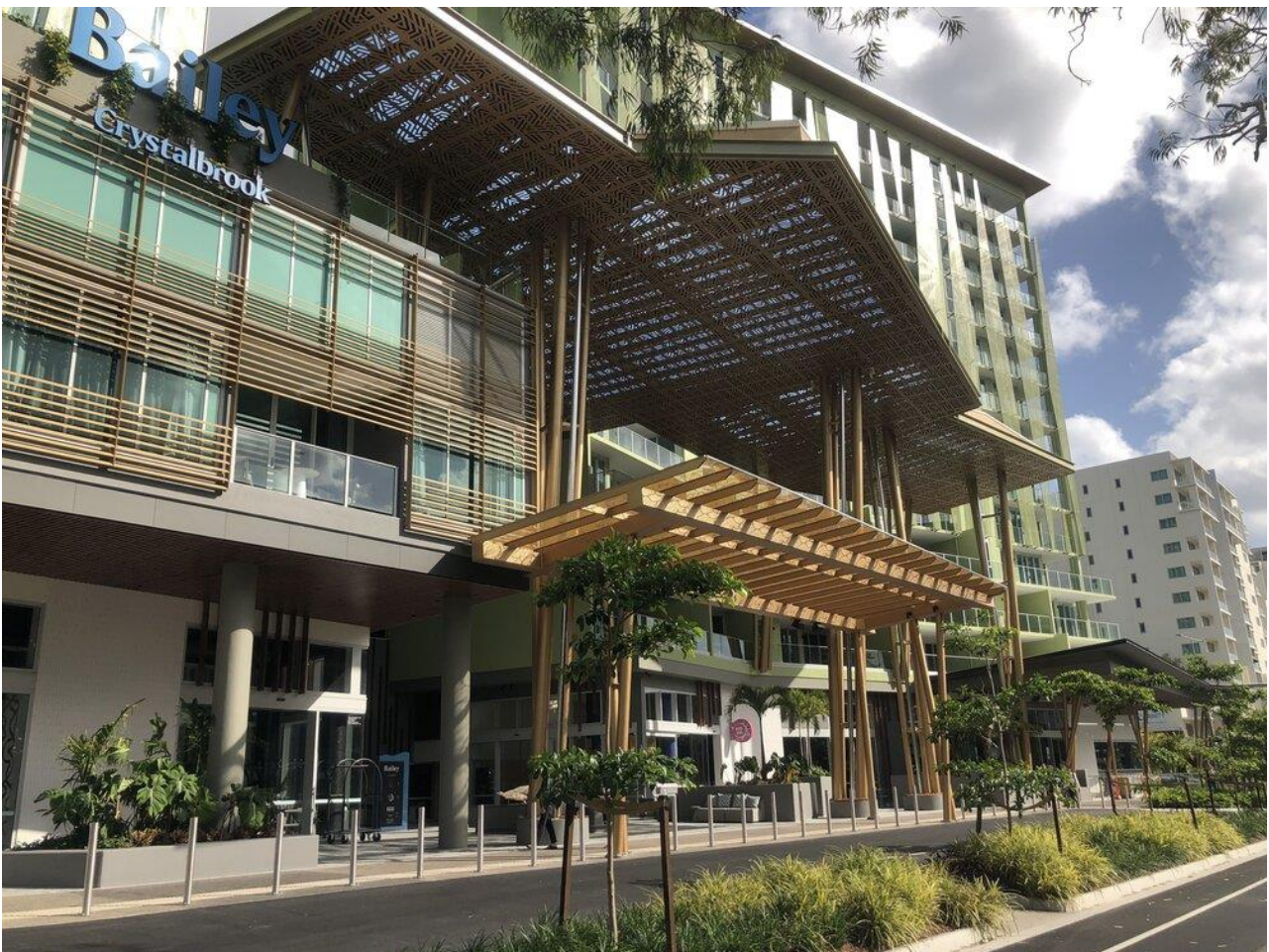
Property Type

Commercial - Hotel

Date of Construction

1 November 2019

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				
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	1 November 19 to 30 June 20	3,896,036	689,556	4,585,592	1,875,566	6,461,158
2	1 July 20 to 30 June 21	3,785,540	1,120,896	4,906,437	2,836,600	7,743,037
3	1 July 21 to 30 June 22	2,753,148	700,560	3,453,708	2,836,600	6,290,308
4	1 July 22 to 30 June 23	2,056,050	438,362	2,494,412	2,836,600	5,331,012
5	1 July 23 to 30 June 24	1,572,339	274,907	1,847,247	2,836,600	4,683,847
6	1 July 24 to 30 June 25	1,226,647	174,416	1,401,063	2,836,600	4,237,663
7	1 July 25 to 30 June 26	978,331	109,567	1,087,897	2,836,600	3,924,497
8	1 July 26 to 30 June 27	794,086	68,727	862,813	2,836,600	3,699,413
9	1 July 27 to 30 June 28	654,018	43,916	697,933	2,836,600	3,534,533
10	1 July 28 to 30 June 29	546,759	27,776	574,535	2,836,600	3,411,135
11	1 July 29 to 30 June 30	462,607	17,922	480,529	2,836,600	3,317,129
12	1 July 30 to 30 June 31	395,161	12,088	407,249	2,836,600	3,243,849
13	1 July 31 to 30 June 32	340,610	8,774	349,384	2,836,600	3,185,984
14	1 July 32 to 30 June 33	296,459	6,170	302,629	2,836,600	3,139,229
15	1 July 33 to 30 June 34	259,488	4,723	264,211	2,836,600	3,100,811
16	1 July 34 to 30 June 35	228,059	4,377	232,436	2,836,600	3,069,036
17	1 July 35 to 30 June 36	201,922	3,385	205,307	2,836,600	3,041,907
18	1 July 36 to 30 June 37	179,233	3,465	182,698	2,836,600	3,019,298
19	1 July 37 to 30 June 38	160,139	2,778	162,917	2,836,600	2,999,517
20	1 July 38 to 30 June 39	143,898	1,736	145,635	2,836,600	2,982,235
21	1 July 39 to 30 June 40	129,417	1,359	130,776	2,836,600	2,967,376
22	1 July 40 to 30 June 41	116,309	1,789	118,098	2,836,600	2,954,698
23	1 July 41 to 30 June 42	104,948	1,853	106,800	2,836,600	2,943,400
24	1 July 42 to 30 June 43	94,456	2,876	97,332	2,836,600	2,933,932
25	1 July 43 to 30 June 44	85,529	2,792	88,321	2,836,600	2,924,921
26	1 July 44 to 30 June 45	77,906	1,745	79,651	961,036	1,040,687
27	1 July 45 to 30 June 46	70,809	1,435	72,244	0	72,244
28	1 July 46 to 30 June 47	64,289	1,610	65,899	0	65,899
29	1 July 47 to 30 June 48	58,807	1,006	59,813	0	59,813
30	1 July 48 to 30 June 49	53,466	1,312	54,778	0	54,778
31	1 July 49 to 30 June 50	48,887	1,185	50,072	0	50,072
32	1 July 50 to 30 June 51	44,850	740	45,590	0	45,590
33	1 July 51 to 30 June 52	40,971	1,201	42,172	0	42,172
34	1 July 52 to 30 June 53	37,555	1,104	38,659	0	38,659
35	1 July 53 to 30 June 54	34,510	690	35,200	0	35,200
36	1 July 54 to 30 June 55	31,728	431	32,159	0	32,159
37	1 July 55 to 30 June 56	29,184	270	29,453	0	29,453
38	1 July 56 to 30 June 57	26,856	168	27,025	0	27,025
39	1 July 57 to 30 June 58	24,726	105	24,831	0	24,831
40	2058+	303,921	175	304,096	0	304,096
Totals		22,409,654	3,737,948	26,147,603	70,915,002	97,062,605

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 19 to 30 June 20	2,042,636	689,556	2,732,192	1,875,566	4,607,758
2	1 July 20 to 30 June 21	2,565,084	1,120,528	3,685,612	2,836,600	6,522,212
3	1 July 21 to 30 June 22	2,411,530	700,330	3,111,860	2,836,600	5,948,460
4	1 July 22 to 30 June 23	2,294,208	437,706	2,731,914	2,836,600	5,568,514
5	1 July 23 to 30 June 24	2,263,990	273,566	2,537,556	2,836,600	5,374,156
6	1 July 24 to 30 June 25	1,837,793	170,979	2,008,772	2,836,600	4,845,372
7	1 July 25 to 30 June 26	1,476,226	106,862	1,583,088	2,836,600	4,419,688
8	1 July 26 to 30 June 27	1,074,045	66,789	1,140,833	2,836,600	3,977,433
9	1 July 27 to 30 June 28	776,037	41,743	817,780	2,836,600	3,654,380
10	1 July 28 to 30 June 29	709,190	26,089	735,279	2,836,600	3,571,879
11	1 July 29 to 30 June 30	525,299	16,306	541,604	2,836,600	3,378,204
12	1 July 30 to 30 June 31	431,078	10,191	441,269	2,836,600	3,277,869
13	1 July 31 to 30 June 32	427,954	6,369	434,324	2,836,600	3,270,924
14	1 July 32 to 30 June 33	426,346	3,981	430,327	2,836,600	3,266,927
15	1 July 33 to 30 June 34	426,346	2,488	428,834	2,836,600	3,265,434
16	1 July 34 to 30 June 35	377,577	1,555	379,132	2,836,600	3,215,732
17	1 July 35 to 30 June 36	352,580	972	353,552	2,836,600	3,190,152
18	1 July 36 to 30 June 37	268,895	607	269,502	2,836,600	3,106,102
19	1 July 37 to 30 June 38	268,442	380	268,822	2,836,600	3,105,422
20	1 July 38 to 30 June 39	268,442	237	268,679	2,836,600	3,105,279
21	1 July 39 to 30 June 40	168,761	148	168,909	2,836,600	3,005,509
22	1 July 40 to 30 June 41	117,712	93	117,805	2,836,600	2,954,405
23	1 July 41 to 30 June 42	117,712	58	117,770	2,836,600	2,954,370
24	1 July 42 to 30 June 43	117,712	36	117,748	2,836,600	2,954,348
25	1 July 43 to 30 June 44	117,712	23	117,735	2,836,600	2,954,335
26	1 July 44 to 30 June 45	114,836	14	114,850	961,036	1,075,886
27	1 July 45 to 30 June 46	113,353	9	113,362	0	113,362
28	1 July 46 to 30 June 47	113,353	6	113,359	0	113,359
29	1 July 47 to 30 June 48	113,353	3	113,356	0	113,356
30	1 July 48 to 30 June 49	113,353	2	113,355	0	113,355
31	1 July 49 to 30 June 50	38,417	1	38,419	0	38,419
32	1 July 50 to 30 June 51	0	1	1	0	1
33	1 July 51 to 30 June 52	0	1	1	0	1
34	1 July 52 to 30 June 53	0	0	0	0	0
35	1 July 53 to 30 June 54	0	0	0	0	0
36	1 July 54 to 30 June 55	0	0	0	0	0
37	1 July 55 to 30 June 56	0	0	0	0	0
38	1 July 56 to 30 June 57	0	0	0	0	0
39	1 July 57 to 30 June 58	0	0	0	0	0
40	2058+	0	0	0	0	0
Totals		22,469,973	3,677,630	26,147,603	70,915,002	97,062,605

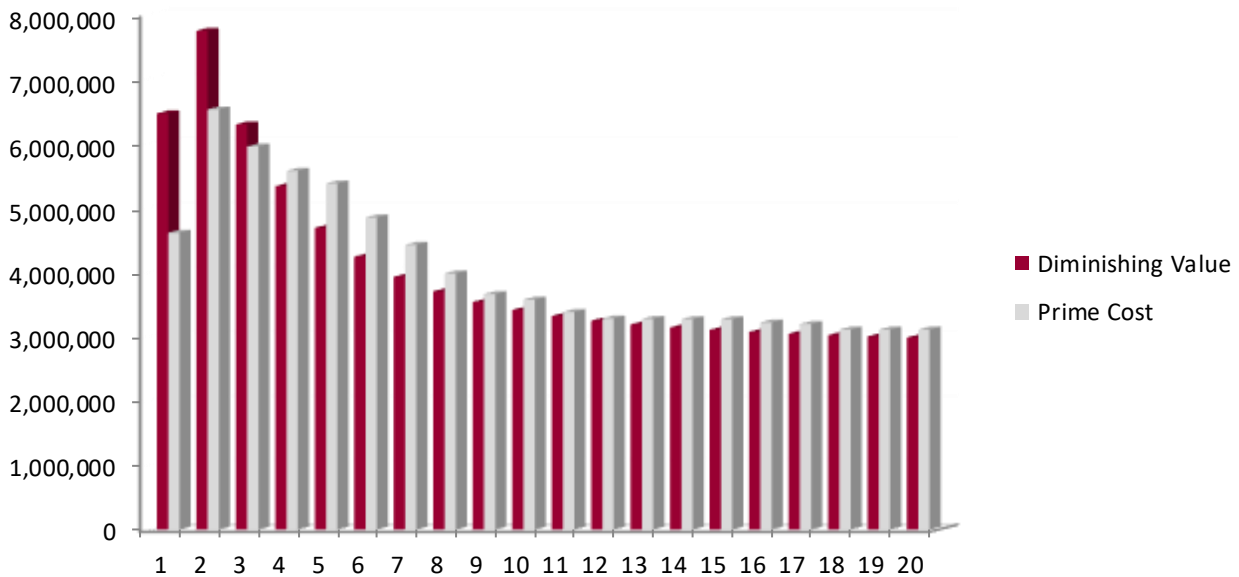
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

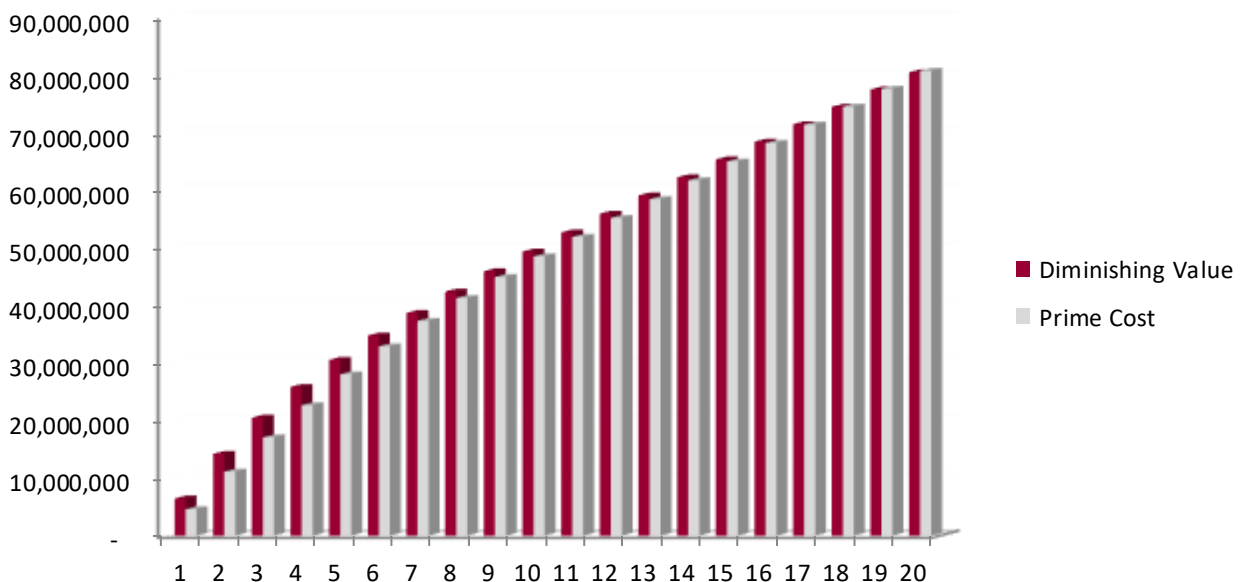
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	30 November 2016
Handover Date	1 November 2019

Expenditure Analysed

Construction Cost	\$97,550,746
Total Expenditure Analysed	\$97,550,746

Historical Construction Details

Construction Start Date	30 November 2016
Construction Completion Date	1 November 2019
Historical Construction Cost (Estimated)*	\$97,550,746

9. Reconciliation of Capital Expenditure

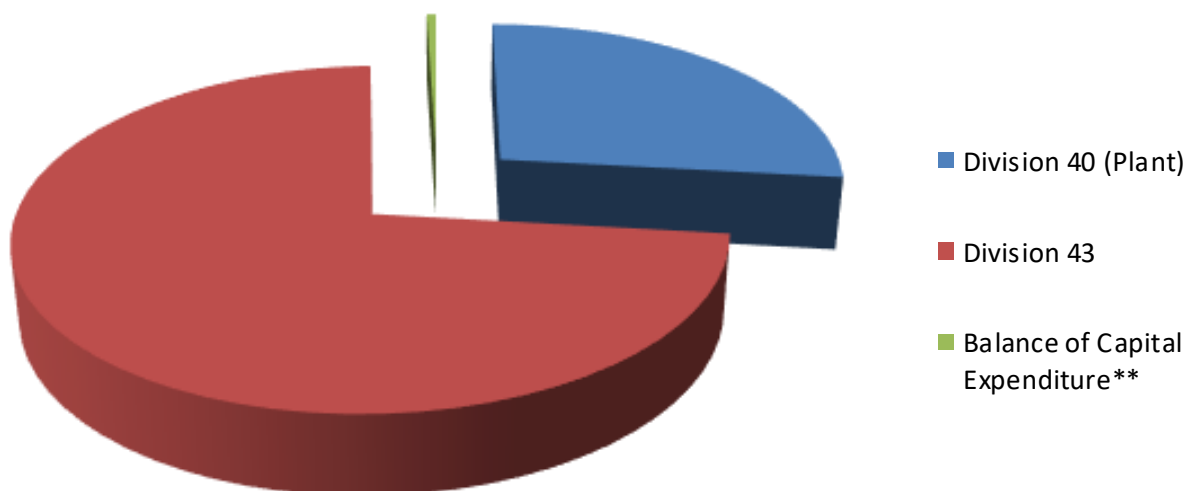
Apportionment of cost relating to:

Division 40 (Plant)	\$26,147,603
Division 43	\$70,915,002
Balance of Capital Expenditure**	\$488,141
Total Expenditure Analysed	\$97,550,746

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 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
TABLE A													
ACCOMMODATION AND FOOD SERVICES													
Accommodation													
Assets generally:													
Air conditioning assets chillers centrifugal	10.00%	1-Nov-19	780,854	51,630	72,922	65,630	59,067	53,160	47,844	43,060	38,754	34,879	31,391
Air conditioning assets fan coil units	13.33%	1-Nov-19	1,002,333	88,366	121,862	105,614	91,532	79,328	68,751	59,584	51,639	44,754	38,787
Air conditioning assets pumps	10.00%	1-Nov-19	27,888	1,844	2,604	2,344	2,110	1,899	1,709	1,538	1,384	1,246	1,121
Ceiling fans	40.00%	1-Nov-19	40,564	10,728	11,934	7,161	4,296	2,578	1,547	928	557	313	196
Door closers	18.75%	1-Nov-19	16,902	3,169	5,150	3,219	2,012	1,257	786	491	307	192	120
Door closers	20.00%	1-Nov-19	133,928	17,711	23,244	18,595	14,876	11,901	9,521	7,616	6,093	4,875	3,900
Distribution boards	12.00%	1-Nov-19	287,327	22,798	31,744	27,934	24,582	21,632	19,036	16,752	14,742	12,973	11,416
Floor coverings carpets	28.58%	1-Nov-19	538,732	101,805	124,874	89,185	63,696	45,492	32,490	23,204	16,573	11,836	8,453
Floor coverings vinyl	20.00%	1-Nov-19	356,577	47,154	61,885	49,508	39,606	31,685	25,348	20,278	16,223	12,978	10,383
Generators	10.00%	1-Nov-19	676,064	44,702	63,136	56,823	51,140	46,026	41,424	37,281	33,553	30,198	27,178
Gym assets cardiovascular	40.00%	1-Nov-19	19,261	5,094	5,667	3,400	2,040	1,224	734	441	248	155	97
Gym assets resistance	20.00%	1-Nov-19	7,274	962	1,262	1,010	808	646	517	414	331	265	212
Hand dryers, electrical	20.00%	1-Nov-19	25,285	3,344	4,388	3,511	2,808	2,247	1,797	1,438	1,150	920	736
Lifts	6.67%	1-Nov-19	3,400,604	149,899	216,714	202,266	188,782	176,196	164,450	153,486	143,254	133,704	124,790
Lights fittings	40.00%	1-Nov-19	687,395	181,803	202,237	121,342	72,805	43,683	26,210	15,726	9,436	5,661	3,397
Lights fittings	18.75%	1-Nov-19	1,670,853	313,285	509,088	318,180	198,862	124,289	77,681	48,550	30,344	18,965	11,853
Lights freestanding	18.75%	1-Nov-19	80,688	15,129	24,585	15,365	9,603	6,002	3,751	2,345	1,465	916	572
Master antenna television assets amplifiers	20.00%	1-Nov-19	148,058	19,579	25,696	20,557	16,445	13,156	10,525	8,420	6,736	5,389	4,311
Solar power generating system assets	10.00%	1-Nov-19	111,551	7,376	10,417	9,376	8,438	7,594	6,835	6,151	5,536	4,983	4,484
Telecommunications assets telephone hand sets	18.75%	1-Nov-19	52,814	9,903	16,092	10,057	6,286	3,929	2,455	1,535	959	599	375
Television sets	20.00%	1-Nov-19	528,493	69,888	91,721	73,377	58,701	46,961	37,569	30,055	24,044	19,235	15,388
Ventilation fans	10.00%	1-Nov-19	239,327	15,824	22,350	20,115	18,104	16,293	14,664	13,198	11,878	10,690	9,621
Water pumps	10.00%	1-Nov-19	9,735	644	909	818	736	663	597	537	483	435	391
Window blinds, internal	20.00%	1-Nov-19	24,338	3,219	4,224	3,379	2,703	2,163	1,730	1,384	1,107	886	709
Window curtains	33.33%	1-Nov-19	499,882	110,174	129,903	86,602	57,734	38,490	25,660	17,107	11,404	7,603	5,069
Audio visual entertainment assets including those used in conference and function rooms	40.00%	1-Nov-19	237,704	62,868	69,934	41,961	25,176	15,106	9,063	5,438	3,263	1,958	1,175
Door control and motor drive system for automatic sliding doors and revolving doors	20.00%	1-Nov-19	17,578	2,324	3,051	2,441	1,952	1,562	1,250	1,000	800	640	512
Fire control assets:													
Detection and alarm systems alarm bells	18.75%	1-Nov-19	58,682	11,003	17,880	11,175	6,984	4,365	2,728	1,705	1,066	666	416
Detection and alarm systems detectors	18.75%	1-Nov-19	76,287	14,304	23,244	14,527	9,080	5,675	3,547	2,217	1,385	866	541
Detection and alarm systems fire indicator panels	16.67%	1-Nov-19	56,789	6,258	8,422	7,018	5,849	4,874	4,061	3,385	2,820	2,350	1,959
Emergency warning and intercommunication systems speakers	18.75%	1-Nov-19	124,700	23,381	37,995	23,747	14,842	9,276	5,798	3,623	2,265	1,415	885
Extinguishers	13.33%	1-Nov-19	26,502	2,336	3,222	2,792	2,420	2,097	1,818	1,575	1,365	1,183	1,026
Pumps	8.00%	1-Nov-19	94,649	5,007	7,171	6,598	6,070	5,584	5,138	4,727	4,348	4,001	3,680
Stair pressurisation assets AC variable speed drives	20.00%	1-Nov-19	135,213	17,881	23,466	18,773	15,019	12,015	9,612	7,689	6,152	4,921	3,937
Carried forward			12,194,832	1,441,392	1,978,992	1,444,398	1,085,166	839,048	666,644	542,878	451,665	382,649	329,080

Diminishing Value Depreciation Schedule (cont.)

Assets Generally	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
Division 40 - Plant and Equipment													
Brought forward			12,194,832	1,441,392	1,978,992	1,444,398	1,085,166	839,048	666,644	542,878	451,665	382,649	329,080
Furniture, freestanding:													
Generally	28.57%	1-Nov-19	1,391,320	262,841	322,423	230,302	164,501	117,501	83,929	59,949	42,821	30,586	21,847
Generally	18.75%	1-Nov-19	894,399	167,700	272,512	170,320	106,450	66,531	41,582	25,989	16,243	10,152	6,345
Outdoor	40.00%	1-Nov-19	199,993	52,894	58,840	35,304	21,182	12,709	7,626	4,575	2,745	1,647	988
Outdoor	18.75%	1-Nov-19	41,875	7,852	12,759	7,974	4,984	3,115	1,947	1,217	760	475	297
Garage doors, electric:													
Controls and motors	40.00%	1-Nov-19	7,707	2,038	2,267	1,360	816	490	276	172	108	67	42
Guestroom assets:													
Bathroom assets accessories, freestanding	100.00%	1-Nov-19	146,706	146,706									
Bathroom assets exhaust fans	20.00%	1-Nov-19	80,857	10,693	14,033	11,226	8,981	7,185	5,748	4,598	3,679	2,943	2,354
Bathroom assets hair dryers	18.75%	1-Nov-19	76,287	14,304	23,244	14,527	9,080	5,675	3,547	2,217	1,385	866	541
Bedding	100.00%	1-Nov-19	286,077	286,077									
Bed mattresses	28.57%	1-Nov-19	821,553	155,204	190,386	135,990	97,136	69,383	49,559	35,399	25,285	18,061	12,901
Beds generally	28.57%	1-Nov-19	293,412	55,430	67,995	48,568	34,691	24,779	17,700	12,643	9,030	6,450	4,607
Beds foldout and rollaway beds	66.67%	1-Nov-19	50,367	22,202	18,777	6,259	2,086	695	130	81	51	32	20
Bed spreads, blankets and quilts	40.00%	1-Nov-19	88,024	23,281	25,897	15,538	9,323	5,594	3,356	2,014	1,208	725	435
Cabinetry	12.00%	1-Nov-19	1,114,965	88,466	123,180	108,398	95,391	83,944	73,870	65,006	57,205	50,341	44,300
Cabinetry	18.75%	1-Nov-19	61,617	11,553	18,774	11,734	7,334	4,583	2,865	1,790	1,119	699	437
Kitchen assets bar refrigerators	18.75%	1-Nov-19	161,377	30,258	49,169	30,731	19,207	12,004	7,503	4,689	2,931	1,832	1,145
Kitchen assets cooking utensils	100.00%	1-Nov-19	158,442	158,442									
Kitchen assets crockery and cutlery	50.00%	1-Nov-19	19,895	6,577	6,659	3,329	1,665	832	312	195	122	76	48
Kitchen assets glassware	100.00%	1-Nov-19	19,952	19,952									
Laundry assets in guestrooms irons and ironing boards	66.67%	1-Nov-19	101,227	44,621	37,737	12,579	4,193	1,398	262	164	102	64	40
Laundry assets in guestrooms washing machines	28.57%	1-Nov-19	4,732	894	1,097	783	560	400	375	234	146	91	57
Window blinds and curtains	33.33%	1-Nov-19	743,799	163,934	193,288	128,859	85,906	57,271	38,180	25,454	16,969	11,313	7,542
Hot water systems	20.00%	1-Nov-19	90,119	11,917	15,640	12,512	10,010	8,008	6,406	5,125	4,100	3,280	2,624
Housekeeping assets	100.00%	1-Nov-19	23,865	23,865									
Laundry assets used by hotel/motel operators:													
Dryers	20.00%	1-Nov-19	3,380	447	587	469	375	300	240	360	225	141	88
Security and monitoring assets:													
Access control systems readers proximity	28.57%	1-Nov-19	249,400	47,115	57,796	41,283	29,488	21,063	15,045	10,746	7,676	5,483	3,916
Access control systems readers swipe card	66.67%	1-Nov-19	11,155	4,917	4,159	1,386	260	162	102	63	40	25	15
Closed circuit television systems cameras	50.00%	1-Nov-19	25,014	8,270	8,372	4,186	2,093	1,047	523	196	123	77	48
Closed circuit television systems cameras	18.75%	1-Nov-19	44,417	8,328	13,533	8,458	5,286	3,304	2,065	1,291	807	504	315
Closed circuit television systems monitors	50.00%	1-Nov-19	6,761	2,235	2,263	1,131	566	212	133	83	52	32	20
Closed circuit television systems switching units	40.00%	1-Nov-19	6,085	1,609	1,790	1,074	644	363	227	142	89	55	35
Carried forward			19,419,614	3,282,015	3,522,169	2,488,681	1,807,374	1,347,596	1,030,151	807,272	646,687	528,667	440,088

Diminishing Value Depreciation Schedule (cont.)

Assets Generally	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
Division 40 - Plant and Equipment													
Brought forward			19,419,614	3,282,015	3,522,169	2,488,681	1,807,374	1,347,596	1,030,151	807,272	646,687	528,667	440,088
Swimming pools and spas:													
Chlorinators	25.00%	1-Nov-19	6,761	1,118	1,411	1,058	794	595	446	335	251	282	177
Cleaning assets	28.57%	1-Nov-19	4,056	766	940	671	480	343	321	201	125	78	49
Filtration assets	25.00%	1-Nov-19	16,902	2,794	3,527	2,645	1,984	1,488	1,116	837	628	471	353
Heaters	20.00%	1-Nov-19	12,906	1,707	2,240	1,792	1,434	1,147	917	734	587	470	376
Trolleys	20.00%	1-Nov-19	17,023	2,251	2,954	2,364	1,891	1,513	1,210	968	774	620	496
Cafes, restaurants, takeaway food services, pubs, taverns, bars and clubs													
Beer dispensing system assets	13.33%	1-Nov-19	67,606	5,960	8,219	7,124	6,174	5,351	4,637	4,019	3,483	3,019	2,616
Coffee making machines	40.00%	1-Nov-19	9,194	2,432	2,705	1,623	974	584	329	205	128	80	50
Dance floor assets, freestanding	40.00%	1-Nov-19	70,919	18,757	20,865	12,519	7,511	4,507	2,704	1,622	973	584	329
Dishwasher machines	25.00%	1-Nov-19	66,254	10,952	13,826	10,369	7,777	5,833	4,375	3,281	2,461	1,845	1,384
Drink blenders	66.67%	1-Nov-19	10,817	4,768	4,033	1,344	252	158	98	62	38	24	15
Drink dispensing machines	20.00%	1-Nov-19	35,155	4,649	6,101	4,881	3,905	3,124	2,499	1,999	1,599	1,280	1,024
Food preparation and service assets:													
Bench top appliances - small portable type	66.67%	1-Nov-19	1,758	775	369	230	144	90	56	35	22	14	9
Cooking appliances, large commercial type	20.00%	1-Nov-19	165,176	21,843	28,667	22,933	18,347	14,677	11,742	9,393	7,515	6,012	4,809
Crockery, cutlery and glassware	100.00%	1-Nov-19	176,028	176,028									
Hot food display assets	20.00%	1-Nov-19	43,674	5,775	7,580	6,064	4,851	3,881	3,105	2,484	1,987	1,590	1,272
Preparation benches, freestanding	10.00%	1-Nov-19	717,778	47,460	67,032	60,329	54,296	48,866	43,980	39,582	35,623	32,061	28,855
Furniture, freestanding, for customer use:													
In drinking areas of pubs, bars, clubs	40.00%	1-Nov-19	6,423	1,699	1,890	1,134	680	408	230	143	90	56	35
In dining areas	25.00%	1-Nov-19	1,462,341	241,726	305,154	228,865	171,649	128,737	96,553	72,414	54,311	40,733	30,550
In dining areas	18.75%	1-Nov-19	87,158	16,342	26,556	16,598	10,373	6,483	4,052	2,533	1,583	989	618
Glass washer machines	40.00%	1-Nov-19	10,209	2,700	3,003	1,802	1,081	649	365	228	143	89	56
Kitchen exhaust fans	40.00%	1-Nov-19	152,791	40,410	44,952	26,971	16,183	9,710	5,826	3,495	2,097	1,258	755
Refrigeration assets:													
Generally	20.00%	1-Nov-19	557,101	73,671	96,686	77,349	61,879	49,503	39,603	31,682	25,346	20,277	16,221
Ice making machines	25.00%	1-Nov-19	26,367	4,358	5,502	4,127	3,095	2,321	1,741	1,306	979	734	551
TABLE B													
Computers and computer equipment:													
Desktop computers (including personal computers)	50.00%	1-Nov-19	11,358	3,755	3,801	1,901	950	356	223	139	87	54	34
Mobile/portable computers (including laptops, tablets)	18.75%	1-Nov-19	186,927	35,049	56,954	35,596	22,248	13,905	8,691	5,432	3,395	2,122	1,326
Network equipment	40.00%	1-Nov-19	1,598,892	422,876	470,406	282,244	169,346	101,608	60,965	36,579	21,947	13,168	7,901
Carried forward			24,941,188	4,432,635	4,707,541	3,301,214	2,375,670	1,753,431	1,325,933	1,026,980	812,860	656,577	539,947

Diminishing Value Depreciation Schedule (cont.)

Assets Generally	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
Division 40 - Plant and Equipment													
Brought forward			24,941,188	4,432,635	4,707,541	3,301,214	2,375,670	1,753,431	1,325,933	1,026,980	812,860	656,577	539,947
Office furniture, freestanding:													
Bookcases - Timber	13.33%	1-Nov-19	10,054	886	1,222	1,059	918	796	690	598	518	449	389
Cabinets - Metal	18.75%	1-Nov-19	7,437	1,394	2,266	1,416	885	553	346	216	135	84	53
Chairs	20.00%	1-Nov-19	14,603	1,931	2,534	2,028	1,622	1,298	1,038	830	664	531	425
Desks	10.00%	1-Nov-19	10,952	724	1,023	921	828	746	671	604	544	489	440
Mobile storage units (compactus type)	8.00%	1-Nov-19	14,333	758	1,086	999	919	846	778	716	658	606	557
Reception assets (including lobby chairs, desks, lounges, sofas and tables)	20.00%	1-Nov-19	368,286	48,702	63,917	51,133	40,907	32,725	26,180	20,944	16,755	13,404	10,723
Tables - Boardroom	10.00%	1-Nov-19	10,817	715	1,010	909	818	736	663	597	537	483	435
Tables - General	20.00%	1-Nov-19	16,090	2,128	2,793	2,234	1,787	1,430	1,144	915	732	586	469
Workstations (including desks and partitions)	10.00%	1-Nov-19	27,381	1,810	2,557	2,301	2,071	1,864	1,678	1,510	1,359	1,223	1,101
Office machines and equipment:													
Projectors (including lenses)	40.00%	1-Nov-19	47,325	12,516	13,923	8,354	5,012	3,007	1,804	1,083	650	365	228
Partitions (demountable)	10.00%	1-Nov-19	233,219	15,420	21,780	19,602	17,642	15,877	14,290	12,861	11,575	10,417	9,375
Point of sale assets:													
Generally (including barcode scanners, cash drawers, dedicated computers, electronic funds transfer point of sale (EFTPOS) machines, keyboards, monitors, printers and terminals)	33.33%	1-Nov-19	80,452	17,732	20,907	13,938	9,292	6,195	4,130	2,753	1,835	1,224	816
Signage	28.57%	1-Nov-19	161,241	30,461	37,366	26,690	19,064	13,617	9,727	6,948	4,963	3,545	2,532
Signage	18.75%	1-Nov-19	35,209	6,602	10,728	6,705	4,191	2,619	1,637	1,023	639	400	250
Switchboards	10.00%	1-Nov-19	169,016	11,175	15,784	14,206	12,785	11,507	10,356	9,320	8,388	7,549	6,795
Pooled Plant Total				689,556	1,120,896	700,560	438,362	274,907	174,416	109,567	68,727	43,916	27,776
Effective Life Plant Total				3,896,036	3,785,540	2,753,148	2,056,050	1,572,339	1,226,647	978,331	794,086	654,018	546,759
Total Division 40			26,147,603	4,585,592	4,906,437	3,453,708	2,494,412	1,847,247	1,401,063	1,087,897	862,813	697,933	574,535
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Building Works - Completed 2019	4.00%	01-Nov-19	70,915,002	1,875,566	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600
Total Division 43			70,915,002	1,875,566	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600
Total Depreciation			97,062,605	6,461,158	7,743,037	6,290,308	5,331,012	4,683,847	4,237,663	3,924,497	3,699,413	3,534,533	3,411,135

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	
TABLE A														
ACCOMMODATION AND FOOD SERVICES														
Accommodation														
Assets generally:														
Air conditioning assets chillers centrifugal	5.00%	01-Nov-19	780,854	25,815	39,043	39,043	39,043	39,043	39,043	39,043	39,043	39,043	39,043	
Air conditioning assets fan coil units	6.67%	01-Nov-19	1,002,333	44,183	66,822	66,822	66,822	66,822	66,822	66,822	66,822	66,822	66,822	
Air conditioning assets pumps	5.00%	01-Nov-19	27,888	922	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	
Ceiling fans	20.00%	01-Nov-19	40,564	5,364	8,113	8,113	8,113	8,113	2,748					
Door closers	18.75%	01-Nov-19	16,902	3,169	5,150	3,219	2,012	1,257	786	491	307	192	120	
Door closers	10.00%	01-Nov-19	133,928	8,855	13,393	13,393	13,393	13,393	13,393	13,393	13,393	13,393	13,393	
Distribution boards	6.00%	01-Nov-19	287,327	11,399	17,240	17,240	17,240	17,240	17,240	17,240	17,240	17,240	17,240	
Floor coverings carpets	14.29%	01-Nov-19	538,732	50,903	76,985	76,985	76,985	76,985	76,985	76,985	25,919			
Floor coverings vinyl	10.00%	01-Nov-19	356,577	23,577	35,658	35,658	35,658	35,658	35,658	35,658	35,658	35,658	35,658	
Generators	5.00%	01-Nov-19	676,064	22,351	33,803	33,803	33,803	33,803	33,803	33,803	33,803	33,803	33,803	
Gym assets cardiovascular	20.00%	01-Nov-19	19,261	2,547	3,852	3,852	3,852	3,852	1,306					
Gym assets resistance	10.00%	01-Nov-19	7,274	481	727	727	727	727	727	727	727	727	727	
Hand dryers, electrical	10.00%	01-Nov-19	25,285	1,672	2,528	2,528	2,528	2,528	2,528	2,528	2,528	2,528	2,528	
Lifts	3.33%	01-Nov-19	3,400,604	74,950	113,353	113,353	113,353	113,353	113,353	113,353	113,353	113,353	113,353	
Lights fittings	20.00%	01-Nov-19	687,395	90,901	137,479	137,479	137,479	137,479	46,578					
Lights fittings	18.75%	01-Nov-19	1,670,853	313,285	509,088	318,180	198,862	124,289	77,681	48,550	30,344	18,965	11,853	
Lights freestanding	18.75%	01-Nov-19	80,688	15,129	24,585	15,365	9,603	6,002	3,751	2,345	1,465	916	572	
Master antenna television assets amplifiers	10.00%	01-Nov-19	148,058	9,790	14,806	14,806	14,806	14,806	14,806	14,806	14,806	14,806	14,806	
Solar power generating system assets	5.00%	01-Nov-19	111,551	3,688	5,578	5,578	5,578	5,578	5,578	5,578	5,578	5,578	5,578	
Telecommunications assets telephone hand sets	18.75%	01-Nov-19	52,814	9,903	16,092	10,057	6,286	3,929	2,455	1,535	959	599	375	
Television sets	10.00%	01-Nov-19	528,493	34,944	52,849	52,849	52,849	52,849	52,849	52,849	52,849	52,849	52,849	
Ventilation fans	5.00%	01-Nov-19	239,327	7,912	11,966	11,966	11,966	11,966	11,966	11,966	11,966	11,966	11,966	
Water pumps	5.00%	01-Nov-19	9,735	322	487	487	487	487	487	487	487	487	487	
Window blinds, internal	10.00%	01-Nov-19	24,338	1,609	2,434	2,434	2,434	2,434	2,434	2,434	2,434	2,434	2,434	
Window curtains	16.67%	01-Nov-19	499,882	55,087	83,314	83,314	83,314	83,314	83,314	28,225				
Audio visual entertainment assets including those used in conference and function rooms	20.00%	01-Nov-19	237,704	31,434	47,541	47,541	47,541	47,541	16,106					
Door control and motor drive system for automatic sliding doors and revolving doors	10.00%	01-Nov-19	17,578	1,162	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	
Fire control assets:														
Detection and alarm systems alarm bells	18.75%	01-Nov-19	58,682	11,003	17,880	11,175	6,984	4,365	2,728	1,705	1,066	666	416	
Detection and alarm systems detectors	18.75%	01-Nov-19	76,287	14,304	23,244	14,527	9,080	5,675	3,547	2,217	1,385	866	541	
Detection and alarm systems fire indicator panels	8.33%	01-Nov-19	56,789	3,129	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	4,732	
Emergency warning and intercommunication systems speakers	18.75%	01-Nov-19	124,700	23,381	37,995	23,747	14,842	9,276	5,798	3,623	2,265	1,415	885	
Extinguishers	6.67%	01-Nov-19	26,502	1,168	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	
Pumps	4.00%	01-Nov-19	94,649	2,503	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	
Stair pressurisation assets AC variable speed drives	10.00%	01-Nov-19	135,213	8,940	13,521	13,521	13,521	13,521	13,521	13,521	13,521	13,521	13,521	
Carried forward			12,194,832	915,783	1,428,961	1,191,199	1,042,598	949,722	761,427	603,321	501,356	461,265	452,407	

Prime Cost Depreciation Schedule (cont.)

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
Brought forward				12,194,832	915,783	1,428,961	1,191,199	1,042,598	949,722	761,427	603,321	501,356	461,265	452,407
Furniture, freestanding:														
Generally	14.29%	01-Nov-19	1,391,320	131,421	198,760	198,760	198,760	198,760	198,760	198,760	198,760	67,340		
Generally	18.75%	01-Nov-19	894,399	167,700	272,512	170,320	106,450	66,531	41,582	25,989	16,243	10,152	6,345	
Outdoor	20.00%	01-Nov-19	199,993	26,447	39,999	39,999	39,999	39,999	39,999	13,550				
Outdoor	18.75%	01-Nov-19	41,875	7,852	12,759	7,974	4,984	3,115	1,947	1,217	760	475	297	
Garage doors, electric:														
Controls and motors	20.00%	01-Nov-19	7,707	1,019	1,541	1,541	1,541	1,541	1,541	524				
Guestroom assets:														
Bathroom assets accessories, freestanding	100.00%	01-Nov-19	146,706	146,706										
Bathroom assets exhaust fans	10.00%	01-Nov-19	80,857	5,346	8,086	8,086	8,086	8,086	8,086	8,086	8,086	8,086	8,086	8,086
Bathroom assets hair dryers	18.75%	01-Nov-19	76,287	14,304	23,244	14,527	9,080	5,675	3,547	2,217	1,385	866	541	
Bedding	50.00%	01-Nov-19	286,077	94,577	143,038	48,461								
Bed mattresses	14.29%	01-Nov-19	821,553	77,602	117,365	117,365	117,365	117,365	117,365	117,365	117,365	39,762		
Beds generally	14.29%	01-Nov-19	293,412	27,715	41,916	41,916	41,916	41,916	41,916	41,916	41,916	14,201		
Beds foldout and rollaway beds	33.33%	01-Nov-19	50,367	11,101	16,789	16,789	5,688							
Bed spreads, blankets and quilts	20.00%	01-Nov-19	88,024	11,640	17,605	17,605	17,605	17,605	5,963					
Cabinetry	6.00%	01-Nov-19	1,114,965	44,233	66,898	66,898	66,898	66,898	66,898	66,898	66,898	66,898	66,898	66,898
Cabinetry	18.75%	01-Nov-19	61,617	11,553	18,774	11,734	7,334	4,583	2,865	1,790	1,119	699	437	
Kitchen assets bar refrigerators	18.75%	01-Nov-19	161,377	30,258	49,169	30,731	19,207	12,004	7,503	4,689	2,931	1,832	1,145	
Kitchen assets cooking utensils	50.00%	01-Nov-19	158,442	52,381	79,221	26,840								
Kitchen assets crockery and cutlery	25.00%	01-Nov-19	19,895	3,289	4,974	4,974	4,974	1,685						
Kitchen assets glassware	50.00%	01-Nov-19	19,952	6,596	9,976	3,380								
Laundry assets in guestrooms irons and ironing boards	33.33%	01-Nov-19	101,227	22,311	33,742	33,742	11,433							
Laundry assets in guestrooms washing machines	14.29%	01-Nov-19	4,732	447	676	676	676	676	676	676	229			
Window blinds and curtains	16.67%	01-Nov-19	743,799	81,967	123,967	123,967	123,967	123,967	123,967	123,967	41,997			
Hot water systems	10.00%	01-Nov-19	90,119	5,959	9,012	9,012	9,012	9,012	9,012	9,012	9,012	9,012	9,012	9,012
Housekeeping assets	100.00%	01-Nov-19	23,865	23,865										
Laundry assets used by hotel/motel operators:														
Dryers	10.00%	01-Nov-19	3,380	224	338	338	338	338	338	338	338	338	338	338
Security and monitoring assets:														
Access control systems readers proximity	14.29%	01-Nov-19	249,400	23,558	35,629	35,629	35,629	35,629	35,629	35,629	35,629	12,068		
Access control systems readers swipe card	33.33%	01-Nov-19	11,155	2,459	3,718	3,718	1,260							
Closed circuit television systems cameras	25.00%	01-Nov-19	25,014	4,135	6,254	6,254	2,117							
Closed circuit television systems cameras	18.75%	01-Nov-19	44,417	8,328	13,533	8,458	5,286	3,304	2,065	1,291	807	504	315	
Closed circuit television systems monitors	25.00%	01-Nov-19	6,761	1,118	1,690	1,690	1,690	573						
Closed circuit television systems switching units	20.00%	01-Nov-19	6,085	805	1,217	1,217	1,217	1,217	412					
Carried forward				19,419,614	1,962,696	2,781,364	2,243,801	1,889,246	1,712,319	1,444,032	1,161,191	742,535	560,127	545,821

Prime Cost Depreciation Schedule (cont.)

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	
Brought forward			19,419,614	1,962,696	2,781,364	2,243,801	1,889,246	1,712,319	1,444,032	1,161,191	742,535	560,127	545,821	
Swimming pools and spas:														
Chlorinators	12.50%	01-Nov-19	6,761	559	845	845	845	845	845	845	845	287		
Cleaning assets	14.29%	01-Nov-19	4,056	383	579	579	579	579	579	579	199			
Filtration assets	12.50%	01-Nov-19	16,902	1,397	2,113	2,113	2,113	2,113	2,113	2,113	2,113	714		
Heaters	10.00%	01-Nov-19	12,906	853	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	
Trolleys	10.00%	01-Nov-19	17,023	1,126	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	1,702	
Cafes, restaurants, takeaway food services, pubs, taverns, bars and clubs														
Beer dispensing system assets	6.67%	01-Nov-19	67,606	2,980	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	
Coffee making machines	20.00%	01-Nov-19	9,194	1,216	1,839	1,839	1,839	1,839	623					
Dance floor assets, freestanding	20.00%	01-Nov-19	70,919	9,378	14,184	14,184	14,184	14,184	4,805					
Dishwasher machines	12.50%	01-Nov-19	66,254	5,476	8,282	8,282	8,282	8,282	8,282	8,282	8,282	2,804		
Drink blenders	33.33%	01-Nov-19	10,817	2,384	3,606	3,606	1,221							
Drink dispensing machines	10.00%	01-Nov-19	35,155	2,324	3,516	3,516	3,516	3,516	3,516	3,516	3,516	3,516	3,516	
Food preparation and service assets:														
Bench top appliances - small portable type	33.33%	01-Nov-19	1,758	387	586	586	198							
Cooking appliances, large commercial type	10.00%	01-Nov-19	165,176	10,921	16,518	16,518	16,518	16,518	16,518	16,518	16,518	16,518	16,518	
Crockery, cutlery and glassware	100.00%	01-Nov-19	176,028	176,028										
Hot food display assets	10.00%	01-Nov-19	43,674	2,888	4,367	4,367	4,367	4,367	4,367	4,367	4,367	4,367	4,367	
Preparation benches, freestanding	5.00%	01-Nov-19	717,778	23,730	35,889	35,889	35,889	35,889	35,889	35,889	35,889	35,889	35,889	
Furniture, freestanding, for customer use:														
In drinking areas of pubs, bars, clubs	20.00%	01-Nov-19	6,423	849	1,285	1,285	1,285	1,285	433					
In dining areas	12.50%	01-Nov-19	1,462,341	120,863	182,793	182,793	182,793	182,793	182,793	182,793	182,793	61,927		
In dining areas	18.75%	01-Nov-19	87,158	16,342	26,556	16,598	10,373	6,483	4,052	2,533	1,583	989	618	
Glass washer machines	20.00%	01-Nov-19	10,209	1,350	2,042	2,042	2,042	2,042	691					
Kitchen exhaust fans	20.00%	01-Nov-19	152,791	20,205	30,558	30,558	30,558	30,558	10,353					
Refrigeration assets:														
Generally	10.00%	01-Nov-19	557,101	36,836	55,710	55,710	55,710	55,710	55,710	55,710	55,710	55,710	55,710	
Ice making machines	12.50%	01-Nov-19	26,367	2,179	3,296	3,296	3,296	3,296	3,296	3,296	3,296	1,115		
TABLE B														
Computers and computer equipment:														
Desktop computers (including personal computers)	25.00%	01-Nov-19	11,358	1,877	2,839	2,839	2,839	963						
Mobile/portable computers (including laptops, tablets)	18.75%	01-Nov-19	186,927	35,049	56,954	35,596	22,248	13,905	8,691	5,432	3,395	2,122	1,326	
Network equipment	20.00%	01-Nov-19	1,598,892	211,438	319,778	319,778	319,778	319,778	108,342					
Carried forward			24,941,188	2,651,716	3,562,999	2,994,120	2,617,220	2,424,765	1,903,429	1,490,563	1,068,541	753,585	671,266	

Prime Cost Depreciation Schedule (cont.)

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	
Brought forward			24,941,188	2,651,716	3,562,999	2,994,120	2,617,220	2,424,765	1,903,429	1,490,563	1,068,541	753,585	671,266	
Office furniture, freestanding:														
Bookcases - Timber	6.67%	01-Nov-19	10,054	443	670	670	670	670	670	670	670	670	670	
Cabinets - Metal	18.75%	01-Nov-19	7,437	1,394	2,266	1,416	885	553	346	216	135	84	53	
Chairs	10.00%	01-Nov-19	14,603	966	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	
Desks	5.00%	01-Nov-19	10,952	362	548	548	548	548	548	548	548	548	548	
Mobile storage units (compactus type)	4.00%	01-Nov-19	14,333	379	573	573	573	573	573	573	573	573	573	
Reception assets (including lobby chairs, desks, lounges, sofas and tables)	10.00%	01-Nov-19	368,286	24,351	36,829	36,829	36,829	36,829	36,829	36,829	36,829	36,829	36,829	
Tables - Boardroom	5.00%	01-Nov-19	10,817	358	541	541	541	541	541	541	541	541	541	
Tables - General	10.00%	01-Nov-19	16,090	1,064	1,609	1,609	1,609	1,609	1,609	1,609	1,609	1,609	1,609	
Workstations (including desks and partitions)	5.00%	01-Nov-19	27,381	905	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	
Office machines and equipment:														
Projectors (including lenses)	20.00%	01-Nov-19	47,325	6,258	9,465	9,465	9,465	9,465	3,206					
Partitions (demountable)	5.00%	01-Nov-19	233,219	7,710	11,661	11,661	11,661	11,661	11,661	11,661	11,661	11,661	11,661	
Point of sale assets:														
Generally (including barcode scanners, cash drawers, dedicated computers, electronic funds transfer point of sale (EFTPOS) machines, keyboards, monitors, printers and terminals)	16.67%	01-Nov-19	80,452	8,866	13,409	13,409	13,409	13,409	13,409	4,541				
Signage	14.29%	01-Nov-19	161,241	15,230	23,034	23,034	23,034	23,034	23,034	23,034	7,807			
Signage	18.75%	01-Nov-19	35,209	6,602	10,728	6,705	4,191	2,619	1,637	1,023	639	400	250	
Switchboards	5.00%	01-Nov-19	169,016	5,588	8,451	8,451	8,451	8,451	8,451	8,451	8,451	8,451	8,451	
Pooled Plant Total				689,556	1,120,528	700,330	437,706	273,566	170,979	106,862	66,789	41,743	26,089	
Effective Life Plant Total				2,042,636	2,565,084	2,411,530	2,294,208	2,263,990	1,837,793	1,476,226	1,074,045	776,037	709,190	
Total Division 40			26,147,603	2,732,192	3,685,612	3,111,860	2,731,914	2,537,556	2,008,772	1,583,088	1,140,833	817,780	735,279	
Division 43 - Capital Works Allowance														
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	
Building Works - Completed 2019	4.00%	01-Nov-19	70,915,002	1,875,566	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	
Total Division 43			70,915,002	1,875,566	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	2,836,600	
Total Depreciation			97,062,605	4,607,758	6,522,212	5,948,460	5,568,514	5,374,156	4,845,372	4,419,688	3,977,433	3,654,380	3,571,879	

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 2019	30 Nov 16 to 1 Nov 19	70,915,002	4.00%	2,836,600	70,915,002
Sub-total		70,915,002		2,836,600	70,915,002

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
	30 Nov 16 to 1 Nov 19		4.00%		
Sub-total					
Totals		70,915,002		2,836,600	70,915,002

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.