



Tax Depreciation Report

190 Currumburra Road,
Ashmore QLD 4214

Lilium Smile Pty Ltd AFT Salar Family Trust
190 Currumburra Road

ASHMORE, QLD 4214

Issue Schedule	
Issue Date:	Issued by:
20 March 2020	Mark Kilroy Bsc (Hons) MRICS

Lilium Smile Pty Ltd AFT Salar Family Trust
190 Currumburra Road
ASHMORE, QLD 4214

March 2020
Job No: COM4214020

Tax Depreciation Report – 190 Currumburra Road, Ashmore QLD 4214

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.

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

20 March 2020

Purchaser

Lilium Smile Pty Ltd AFT Salar Family Trust

Property Address

190 Currumburra Road, Ashmore QLD 4214

Real Property Description

1/RP142948

Property Type

Commercial

Date of Construction

1 May 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					Prime Cost Method				
<p>Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.</p>					<p>Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.</p>				
Benefits					Benefits				
<ul style="list-style-type: none"> • Cash-flow during initial years of asset ownership • Ability to use Low Value Pool for assets less than \$1000 (Note: unable to write off these assets) 					<ul style="list-style-type: none"> • Write off assets when they are demolished or disposed. 				
Calculation Example					Calculation Example				
<p>Under Diminishing Value method, the effective life is dividing by 200.</p> <p>200 / 10 Years = 20% (Adjusted Value)</p> <p>If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.</p>					<p>Under Prime Cost method, the effective life is dividing by 100.</p> <p>100 / 10 Years = 10% (Straight Line)</p> <p>If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.</p>				
Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
\$2,000	\$1,600	\$1,280	\$1,024	\$819.20	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

4. Capital Works

4.1 Entitlement

Capital Works Division 43 of the Income Tax Act 1997 allows the taxpayer to a deduction of the decline in value of a depreciating asset used for income producing purpose over its effective life.

4.2 Method of Depreciation

Capital Works allowances under Division 43 are based on the historical construction costs and are not based on an apportionment of the purchase price. Where construction costs are not available, a qualified Quantity Surveyor will establish costs in accordance with the Tax Ruling TR97/25.

Capital Works are depreciated by Prime Cost method only, which may vary dependant on the date the construction works commenced and the property usage. Where a property has been updated over the years, capital works expenditure may be allocated in different periods. Clients must make any construction periods clear wherever possible to ensure your claim is maximised.

4.3 Method of Depreciation

Structural improvements such as fencing, paths and other hard landscaping can also be written off at 2.5% per annum if construction started after 27 February 1992.

5. Summary of Entitlements – Diminishing Value Method

Year	Financial Year	Effective Life	Pooled Plant	Total Div 40	Division 43	Totals
1	1 May 19 to 30 June 19	2,348	2,694	5,042	2,983	8,025
2	1 July 19 to 30 June 20	13,721	4,586	18,307	18,150	36,457
3	1 July 20 to 30 June 21	11,807	2,867	14,674	18,150	32,824
4	1 July 21 to 30 June 22	9,970	2,535	12,505	18,150	30,655
5	1 July 22 to 30 June 23	8,675	1,584	10,259	18,150	28,409
6	1 July 23 to 30 June 24	7,450	1,307	8,757	18,150	26,907
7	1 July 24 to 30 June 25	6,560	817	7,377	18,150	25,527
8	1 July 25 to 30 June 26	5,808	510	6,318	18,150	24,468
9	1 July 26 to 30 June 27	5,167	319	5,486	18,150	23,636
10	1 July 27 to 30 June 28	4,619	199	4,819	18,150	22,969
11	1 July 28 to 30 June 29	4,148	125	4,272	18,150	22,422
12	1 July 29 to 30 June 30	3,740	78	3,818	18,150	21,968
13	1 July 30 to 30 June 31	3,200	395	3,595	18,150	21,745
14	1 July 31 to 30 June 32	2,926	247	3,173	18,150	21,323
15	1 July 32 to 30 June 33	2,682	154	2,836	18,150	20,986
16	1 July 33 to 30 June 34	2,463	96	2,559	18,150	20,709
17	1 July 34 to 30 June 35	2,096	379	2,476	18,150	20,626
18	1 July 35 to 30 June 36	1,858	592	2,451	18,150	20,601
19	1 July 36 to 30 June 37	1,734	370	2,105	18,150	20,255
20	1 July 37 to 30 June 38	1,619	231	1,850	18,150	20,000
21	1 July 38 to 30 June 39	1,511	145	1,656	18,150	19,806
22	1 July 39 to 30 June 40	1,410	90	1,501	18,150	19,651
23	1 July 40 to 30 June 41	1,316	56	1,373	18,150	19,523
24	1 July 41 to 30 June 42	1,228	35	1,264	18,150	19,414
25	1 July 42 to 30 June 43	1,147	22	1,169	18,150	19,319
26	1 July 43 to 30 June 44	1,070	14	1,084	18,150	19,234
27	1 July 44 to 30 June 45	999	9	1,007	18,150	19,157
28	1 July 45 to 30 June 46	932	5	938	18,150	19,088
29	1 July 46 to 30 June 47	870	3	873	18,150	19,023
30	1 July 47 to 30 June 48	812	2	814	18,150	18,964
31	1 July 48 to 30 June 49	758	1	759	18,150	18,909
32	1 July 49 to 30 June 50	707	1	708	18,150	18,858
33	1 July 50 to 30 June 51	660	1	661	18,150	18,811
34	1 July 51 to 30 June 52	616	0	617	18,150	18,767
35	1 July 52 to 30 June 53	575	0	575	18,150	18,725
36	1 July 53 to 30 June 54	537	0	537	18,150	18,687
37	1 July 54 to 30 June 55	501	0	501	18,150	18,651
38	1 July 55 to 30 June 56	468	0	468	18,150	18,618
39	1 July 56 to 30 June 57	436	0	436	18,150	18,586
40	2057+	6,110	0	6,110	33,301	39,411
Totals		125,256	20,473	145,729	725,984	871,713

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 May 19 to 30 June 19	1,174	2,694	3,868	2,983	6,851
2	1 July 19 to 30 June 20	7,141	4,378	11,519	18,150	29,669
3	1 July 20 to 30 June 21	7,141	2,736	9,877	18,150	28,027
4	1 July 21 to 30 June 22	7,141	1,710	8,851	18,150	27,001
5	1 July 22 to 30 June 23	7,141	1,069	8,210	18,150	26,360
6	1 July 23 to 30 June 24	7,120	668	7,789	18,150	25,939
7	1 July 24 to 30 June 25	7,022	418	7,440	18,150	25,590
8	1 July 25 to 30 June 26	7,022	261	7,283	18,150	25,433
9	1 July 26 to 30 June 27	7,022	163	7,185	18,150	25,335
10	1 July 27 to 30 June 28	7,022	102	7,124	18,150	25,274
11	1 July 28 to 30 June 29	6,433	64	6,497	18,150	24,647
12	1 July 29 to 30 June 30	3,411	40	3,451	18,150	21,601
13	1 July 30 to 30 June 31	3,386	25	3,411	18,150	21,561
14	1 July 31 to 30 June 32	3,261	16	3,277	18,150	21,427
15	1 July 32 to 30 June 33	3,174	10	3,183	18,150	21,333
16	1 July 33 to 30 June 34	3,156	6	3,162	18,150	21,312
17	1 July 34 to 30 June 35	3,156	4	3,160	18,150	21,310
18	1 July 35 to 30 June 36	3,156	2	3,158	18,150	21,308
19	1 July 36 to 30 June 37	3,156	1	3,157	18,150	21,307
20	1 July 37 to 30 June 38	3,156	1	3,157	18,150	21,307
21	1 July 38 to 30 June 39	3,093	1	3,094	18,150	21,244
22	1 July 39 to 30 June 40	2,833	0	2,833	18,150	20,983
23	1 July 40 to 30 June 41	2,833	0	2,833	18,150	20,983
24	1 July 41 to 30 June 42	2,833	0	2,833	18,150	20,983
25	1 July 42 to 30 June 43	2,833	0	2,833	18,150	20,983
26	1 July 43 to 30 June 44	2,833	0	2,833	18,150	20,983
27	1 July 44 to 30 June 45	2,833	0	2,833	18,150	20,983
28	1 July 45 to 30 June 46	2,833	0	2,833	18,150	20,983
29	1 July 46 to 30 June 47	2,833	0	2,833	18,150	20,983
30	1 July 47 to 30 June 48	2,833	0	2,833	18,150	20,983
31	1 July 48 to 30 June 49	2,377	0	2,377	18,150	20,527
32	1 July 49 to 30 June 50	0	0	0	18,150	18,150
33	1 July 50 to 30 June 51	0	0	0	18,150	18,150
34	1 July 51 to 30 June 52	0	0	0	18,150	18,150
35	1 July 52 to 30 June 53	0	0	0	18,150	18,150
36	1 July 53 to 30 June 54	0	0	0	18,150	18,150
37	1 July 54 to 30 June 55	0	0	0	18,150	18,150
38	1 July 55 to 30 June 56	0	0	0	18,150	18,150
39	1 July 56 to 30 June 57	0	0	0	18,150	18,150
40	2057+	0	0	0	33,301	33,301
Totals		131,359	14,370	145,729	725,984	871,713

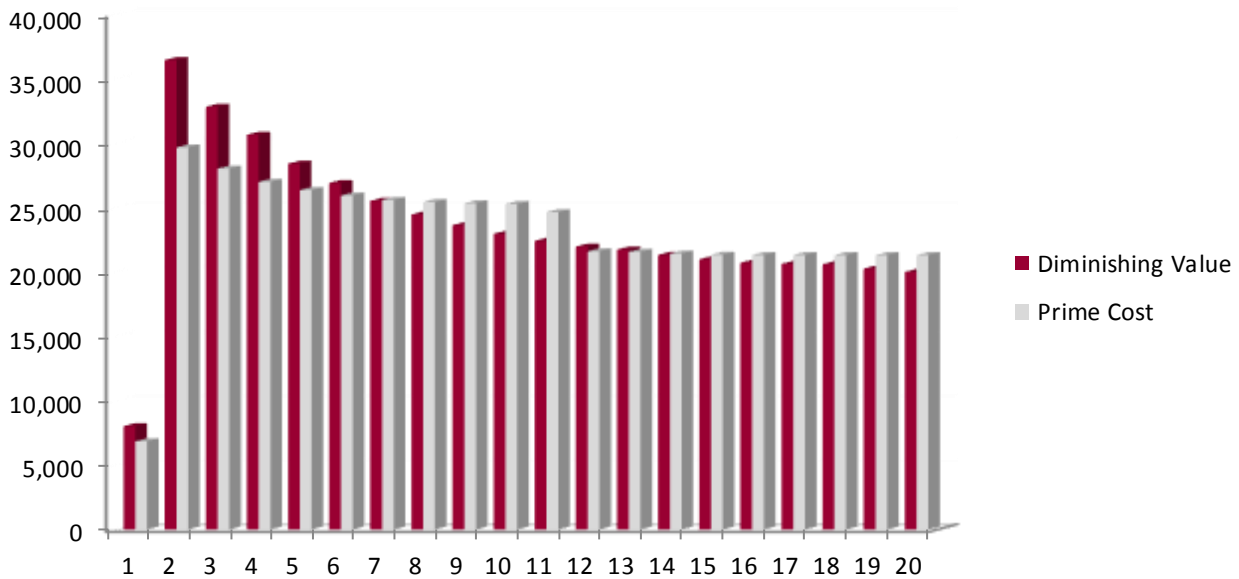
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

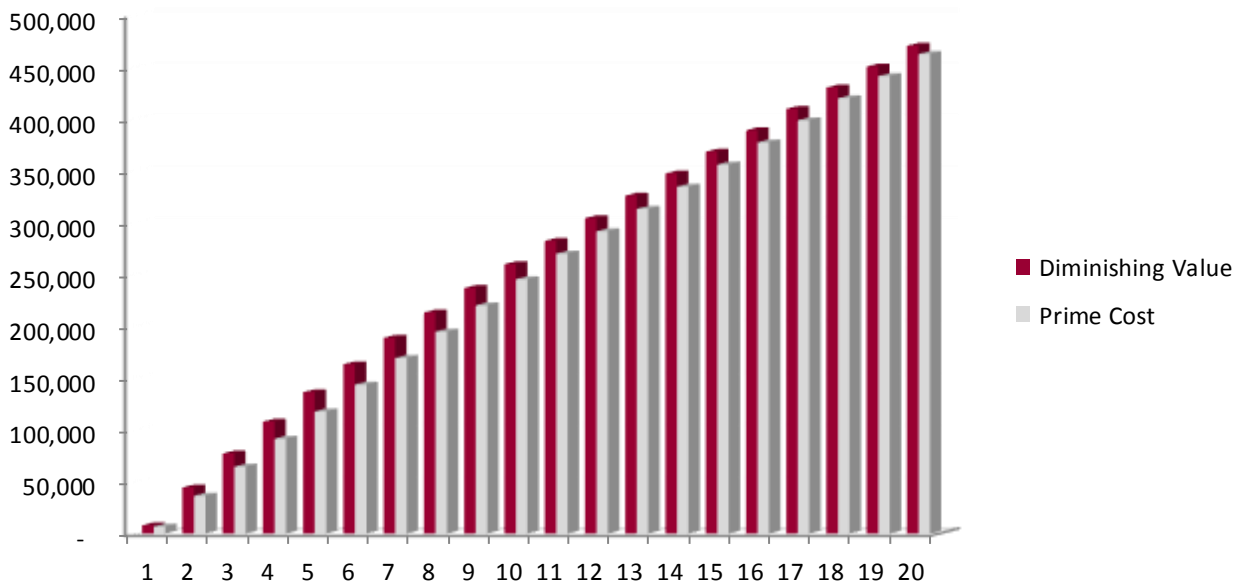
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	1 March 2018
Handover Date	1 May 2019

Expenditure Analysed

Construction Cost	\$871,713
Stamp Duty	N/A
Legals	N/A
Post Expenditure	N/A
Total Expenditure Analysed	\$871,713

Historical Construction Details

Construction Start Date	1 March 2018
Construction Completion Date	1 May 2019
Historical Construction Cost (Advised)*	\$871,713

9. Reconciliation of Capital Expenditure

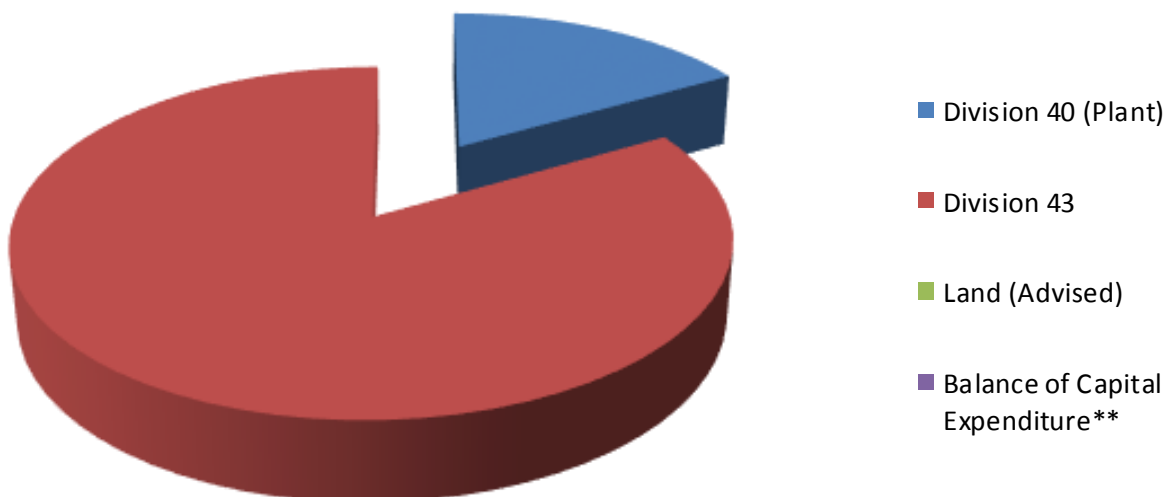
Apportionment of cost relating to:

Division 40 (Plant)	\$145,729
Division 43	\$725,984
Land (Advised)	\$0
Balance of Capital Expenditure**	\$0
Total Expenditure Analysed	\$871,713

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%	1-May-19	25,000	822	4,836	3,868	3,095	2,476	1,981	1,585	1,268	1,014	811
Bathroom assets													
Accessories freestanding	40.00%	1-May-19	594	39	208	130	81	51	32	20	12	8	5
Exhaust fans (including light/heating)	18.75%	1-May-19	840	158	256	160	100	62	39	24	15	10	6
Blinds Commercial	18.75%	1-May-19	3,420	641	1,042	651	407	254	159	99	62	39	24
Door closers	18.75%	1-May-19	640	120	195	122	76	48	30	19	12	7	5
Electrical Machinery & Equipment :													
Switchboards	10.00%	1-May-19	5,200	85	511	460	414	373	336	302	272	245	220
Fire control assets													
Detection & alarm systems, detectors	18.75%	1-May-19	2,640	495	804	503	314	196	123	77	48	30	19
Fire extinguishers	15.00%	1-May-19	1,400	35	205	174	370	231	145	90	56	35	22
Floor coverings (removable without damage)													
Linoleum & vinyl	20.00%	1-May-19	11,115	365	2,150	1,720	1,376	1,101	881	704	564	451	361
Furniture	18.75%	1-May-19	3,010	564	917	573	358	224	140	87	55	34	21
Garbage disposal													
Garbage bins	18.75%	1-May-19	320	60	98	61	38	24	15	9	6	4	2
Hot water systems (excluding piping)													
Gas or electric	16.67%	1-May-19	1,800	49	292	243	203	169	317	198	124	77	48
Lifts (including hydraulic & tractions lifts)	6.67%	1-May-19	85,000	932	5,605	5,231	4,882	4,557	4,253	3,969	3,705	3,458	3,227
Lights													
Shades, removable	18.75%	1-May-19	3,500	656	1,066	667	417	260	163	102	64	40	25
Pumps	10.00%	1-May-19	1,250	21	123	111	373	233	146	91	57	36	22
Pooled Plant Total				2,694	4,586	2,867	2,535	1,584	1,307	817	510	319	199
Effective Life Plant Total				2,348	13,721	11,807	9,970	8,675	7,450	6,560	5,808	5,167	4,619
Total Division 40			145,729	5,042	18,307	14,674	12,505	10,259	8,757	7,377	6,318	5,486	4,819
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2019	2.50%	01-May-19	695,984	2,860	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400
Structural Improvements - Completed 2019	2.50%	01-May-19	30,000	123	750	750	750	750	750	750	750	750	750
Total Division 43			725,984	2,983	18,150	18,150	18,150	18,150	18,150	18,150	18,150	18,150	18,150
Total Depreciation			871,713	8,025	36,457	32,824	30,655	28,409	26,907	25,527	24,468	23,636	22,969

11. Prime Cost Depreciation Schedule

Assets Generally	Prime Cost												
Division 40 - Plant and Equipment	Rate	Install Date	Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Air-conditioning assets (excl. ducting, pipes & vents)													
Mini split system upto 20KW	10.00%	01-May-19	25,000	411	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Bathroom assets													
Accessories freestanding	20.00%	01-May-19	594	20	119	119	119	119	98				
Exhaust fans (including light/heating)	18.75%	01-May-19	840	158	256	160	100	62	39	24	15	10	6
Blinds Commercial	18.75%	01-May-19	3,420	641	1,042	651	407	254	159	99	62	39	24
Door closers	18.75%	01-May-19	640	120	195	122	76	48	30	19	12	7	5
Electrical Machinery & Equipment :													
Switchboards	5.00%	01-May-19	5,200	43	260	260	260	260	260	260	260	260	260
Fire control assets													
Detection & alarm systems, detectors	18.75%	01-May-19	2,640	495	804	503	314	196	123	77	48	30	19
Fire extinguishers	7.50%	01-May-19	1,400	17	105	105	105	105	105	105	105	105	105
Floor coverings (removable without damage)													
Linoleum & vinyl	10.00%	01-May-19	11,115	183	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111
Furniture	18.75%	01-May-19	3,010	564	917	573	358	224	140	87	55	34	21
Garbage disposal													
Garbage bins	18.75%	01-May-19	320	60	98	61	38	24	15	9	6	4	2
Hot water systems (excluding piping)													
Gas or electric	8.33%	01-May-19	1,800	25	150	150	150	150	150	150	150	150	150
Lifts (including hydraulic & tractions lifts)	3.33%	01-May-19	85,000	466	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833
Lights													
Shades, removable	18.75%	01-May-19	3,500	656	1,066	667	417	260	163	102	64	40	25
Pumps	5.00%	01-May-19	1,250	10	63	63	63	63	63	63	63	63	63
Pooled Plant Total				2,694	4,378	2,736	1,710	1,069	668	418	261	163	102
Effective Life Plant Total				1,174	7,141	7,141	7,141	7,141	7,120	7,022	7,022	7,022	7,022
Total Division 40			145,729	3,868	11,519	9,877	8,851	8,210	7,789	7,440	7,283	7,185	7,124
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2019	2.50%	01-May-19	695,984	2,860	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400
Structural Improvements - Completed 2019	2.50%	01-May-19	30,000	123	750	750	750	750	750	750	750	750	750
Total Division 43			725,984	2,983	18,150	18,150	18,150	18,150	18,150	18,150	18,150	18,150	18,150
Total Depreciation			871,713	6,851	29,669	28,027	27,001	26,360	25,939	25,590	25,433	25,335	25,274

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	1 Mar 18 to 1 May 19	695,984	2.50%	17,400	695,984
Sub-total		695,984		17,400	695,984

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2019	1 Mar 18 to 1 May 19	30,000	2.50%	750	30,000
Sub-total		30,000		750	30,000
Totals		725,984		18,150	725,984

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.