



## Tax Depreciation Report

7 Bolwarra Place,  
Bilambil Heights NSW 2486

Phillip Chow  
13/21 Dixon Street  
COOLANGATTA, QLD 4225

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

Phillip Chow  
13/21 Dixon Street  
COOLANGATTA, QLD 4225

March 2020  
Job No: RES2486010

### **Tax Depreciation Report – 7 Bolwarra Place, Bilambil Heights NSW 2486**

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

26 March 2020

### Purchaser

Phillip Chow

### Property Address

7 Bolwarra Place, Bilambil Heights NSW 2486

### Real Property Description

LOT 19 DP1034976

### Property Type

Residential House

### Date of Construction

1 June 2003

### Date Available To Generate Income

30 May 2018

### Property Photo



## 2. Report Details

### 2.1 Introduction

Koste Pty Ltd has prepared an independent Tax Depreciation Schedule for the purchase of the subject property under the Income Tax Act 1997.

We have evaluated and reported the allowances based on the following:

#### **Division 40 (Capital Allowances)**

Referred to as Depreciating Assets, identified as assets which can be removed with ease including; Appliances, Furnishings and the like. Koste will identify and provide an analysis using both Diminishing Value and Prime Cost methods of depreciation. All items which have a value less than \$300 will be written off in the first year.

#### **Division 40 (Capital Allowances) - Low Value Pool**

Low Cost Assets are depreciating assets which have a cost of between \$300 and \$1,000 at your purchase date. These assets are depreciated at 18.75% in the first year, and 37.5% in each subsequent year.

#### **Division 43 (Capital Works)**

Capital works often referred to as Building Allowances entitles the tax payer to a deduction on assessable income producing buildings and other capital works. The opening value of these assets will be calculated on the date of installation; typical assets may include Windows, Doors and Walls.

### **3. Capital Allowances**

#### **3.1 Entitlement**

Capital Allowances Division 40 of the Income Tax Act 1997 allows the taxpayer to a deduction of the decline in value of a depreciating asset used for income producing purpose over its effective life. A depreciating asset will deteriorate over the life and will therefore decline in value.

#### **3.2 Qualifying Expenditure Calculation**

On a property acquisition, Capital Allowances (Plant and Equipment) are based on a reasonable apportionment of the purchase price relating to qualifying plant under the Income Tax Assessment Act (ITAA) 1977 Section 40 – 195.

#### **3.3 Effective Life**

The Commissioner of Taxation provides regular tax rulings which determine the period an asset can be used to produce income. Included within this report is as new effective life rates.

#### **3.4 Immediate Write-Off Assets**

A depreciating asset which costs less than \$300 can be immediately written off under Division 40 of ITAA. Please note that this is only applicable to residential property investments.

#### **3.5 Low Value Pool**

Assets which have a starting value of between \$300 and \$1000 have been included within the Low Value Pool. These assets are depreciated at 18.75% in the first year and 37.5% for all subsequent years on a diminishing basis.

An asset that has a written down value under \$1000 in following years will be allocated to the low value pool and depreciated at 37.5% using diminishing value method. This method does not apply to assets that were depreciated using the prime cost method in any previous years.

### 3.6 Method of Depreciation

We provide you with a choice to calculate the decline in value for depreciating assets. Your choice on whether to use Diminishing Value or Prime Cost method of depreciation should be discussed with your accountant. Once a depreciation method is chosen for an asset this cannot be changed.

Diminishing Value Method	Prime Cost Method								
Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.	Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.								
Benefits	Benefits								
<ul style="list-style-type: none"> <li>• Cash-flow during initial years of asset ownership</li> <li>• Ability to use Low Value Pool for assets less than \$1000 (Note: unable to write off these assets)</li> </ul>	<ul style="list-style-type: none"> <li>• Write off assets when they are demolished or disposed.</li> </ul>								
Calculation Example	Calculation Example								
<p>Under Diminishing Value method, the effective life is dividing by 200.</p> <p><b>200 / 10 Years = 20% (Adjusted Value)</b></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><b>100 / 10 Years = 10% (Straight Line)</b></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	Division 40 - Capital Allowance (Eligible)			Division 43 Capital Works	Eligible Total	Capital Loss - See Appendix A	
		Effective Life	Pooled Plant	Total Div 40			Div 40 Yearly	Cumulative
1	7 June 11 to 30 June 11	0	0	0	203	203	0	0
2	1 July 11 to 30 June 12	0	0	0	3,222	3,222	0	0
3	1 July 12 to 30 June 13	0	0	0	3,222	3,222	0	0
4	1 July 13 to 30 June 14	0	0	0	3,222	3,222	0	0
5	1 July 14 to 30 June 15	0	0	0	3,222	3,222	0	0
6	1 July 15 to 30 June 16	0	0	0	3,222	3,222	0	0
7	1 July 16 to 30 June 17	0	0	0	3,222	3,222	0	0
8	1 July 17 to 30 June 18	0	0	0	3,222	3,222	3,622	3,622
9	1 July 18 to 30 June 19	0	0	0	3,222	3,222	2,484	6,106
10	1 July 19 to 30 June 20	0	0	0	3,222	3,222	1,900	8,006
11	1 July 20 to 30 June 21	0	0	0	3,222	3,222	1,494	9,500
12	1 July 21 to 30 June 22	0	0	0	3,222	3,222	995	10,495
13	1 July 22 to 30 June 23	0	0	0	3,222	3,222	671	11,167
14	1 July 23 to 30 June 24	0	0	0	3,222	3,222	617	11,784
15	1 July 24 to 30 June 25	0	0	0	3,222	3,222	386	12,169
16	1 July 25 to 30 June 26	0	0	0	3,222	3,222	241	12,410
17	1 July 26 to 30 June 27	0	0	0	3,222	3,222	151	12,561
18	1 July 27 to 30 June 28	0	0	0	3,222	3,222	94	12,655
19	1 July 28 to 30 June 29	0	0	0	3,222	3,222	59	12,714
20	1 July 29 to 30 June 30	0	0	0	3,222	3,222	37	12,751
21	1 July 30 to 30 June 31	0	0	0	3,222	3,222	23	12,774
22	1 July 31 to 30 June 32	0	0	0	3,222	3,222	14	12,788
23	1 July 32 to 30 June 33	0	0	0	3,222	3,222	9	12,797
24	1 July 33 to 30 June 34	0	0	0	3,222	3,222	6	12,803
25	1 July 34 to 30 June 35	0	0	0	3,222	3,222	4	12,806
26	1 July 35 to 30 June 36	0	0	0	3,222	3,222	2	12,808
27	1 July 36 to 30 June 37	0	0	0	3,222	3,222	1	12,810
28	1 July 37 to 30 June 38	0	0	0	3,222	3,222	1	12,810
29	1 July 38 to 30 June 39	0	0	0	3,222	3,222	1	12,811
30	1 July 39 to 30 June 40	0	0	0	3,222	3,222	0	12,811
31	1 July 40 to 30 June 41	0	0	0	3,222	3,222	0	12,812
32	1 July 41 to 30 June 42	0	0	0	3,222	3,222	0	12,812
33	1 July 42 to 30 June 43	0	0	0	2,962	2,962	0	12,812
34	1 July 43 to 30 June 44	0	0	0	0	0	0	12,812
35	1 July 44 to 30 June 45	0	0	0	0	0	0	12,812
36	1 July 45 to 30 June 46	0	0	0	0	0	0	12,812
37	1 July 46 to 30 June 47	0	0	0	0	0	0	12,812
38	1 July 47 to 30 June 48	0	0	0	0	0	0	12,812
39	1 July 48 to 30 June 49	0	0	0	0	0	0	12,812
40	2049+	0	0	0	0	0	0	12,812
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>103,047</b>	<b>103,047</b>	<b>12,812</b>	<b>12,812</b>

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	Division 40 - Capital Allowance (Eligible)			Division 43 Capital Works	Eligible Total	Capital Loss - See Appendix A	
		Effective Life	Pooled Plant	Total Div 40			Div 40 Yearly	Cumulative
1	7 June 11 to 30 June 11	0	0	0	203	203	0	0
2	1 July 11 to 30 June 12	0	0	0	3,222	3,222	0	0
3	1 July 12 to 30 June 13	0	0	0	3,222	3,222	0	0
4	1 July 13 to 30 June 14	0	0	0	3,222	3,222	0	0
5	1 July 14 to 30 June 15	0	0	0	3,222	3,222	0	0
6	1 July 15 to 30 June 16	0	0	0	3,222	3,222	0	0
7	1 July 16 to 30 June 17	0	0	0	3,222	3,222	0	0
8	1 July 17 to 30 June 18	0	0	0	3,222	3,222	3,869	3,869
9	1 July 18 to 30 June 19	0	0	0	3,222	3,222	3,841	7,710
10	1 July 19 to 30 June 20	0	0	0	3,222	3,222	3,841	11,551
11	1 July 20 to 30 June 21	0	0	0	3,222	3,222	3,664	15,215
12	1 July 21 to 30 June 22	0	0	0	3,222	3,222	1,028	16,243
13	1 July 22 to 30 June 23	0	0	0	3,222	3,222	1,008	17,251
14	1 July 23 to 30 June 24	0	0	0	3,222	3,222	498	17,749
15	1 July 24 to 30 June 25	0	0	0	3,222	3,222	283	18,032
16	1 July 25 to 30 June 26	0	0	0	3,222	3,222	214	18,246
17	1 July 26 to 30 June 27	0	0	0	3,222	3,222	109	18,355
18	1 July 27 to 30 June 28	0	0	0	3,222	3,222	102	18,457
19	1 July 28 to 30 June 29	0	0	0	3,222	3,222	102	18,559
20	1 July 29 to 30 June 30	0	0	0	3,222	3,222	102	18,661
21	1 July 30 to 30 June 31	0	0	0	3,222	3,222	99	18,760
22	1 July 31 to 30 June 32	0	0	0	3,222	3,222	3	18,763
23	1 July 32 to 30 June 33	0	0	0	3,222	3,222	0	18,763
24	1 July 33 to 30 June 34	0	0	0	3,222	3,222	0	18,763
25	1 July 34 to 30 June 35	0	0	0	3,222	3,222	0	18,763
26	1 July 35 to 30 June 36	0	0	0	3,222	3,222	0	18,763
27	1 July 36 to 30 June 37	0	0	0	3,222	3,222	0	18,763
28	1 July 37 to 30 June 38	0	0	0	3,222	3,222	0	18,763
29	1 July 38 to 30 June 39	0	0	0	3,222	3,222	0	18,763
30	1 July 39 to 30 June 40	0	0	0	3,222	3,222	0	18,763
31	1 July 40 to 30 June 41	0	0	0	3,222	3,222	0	18,763
32	1 July 41 to 30 June 42	0	0	0	3,222	3,222	0	18,763
33	1 July 42 to 30 June 43	0	0	0	2,962	2,962	0	18,763
34	1 July 43 to 30 June 44	0	0	0	0	0	0	18,763
35	1 July 44 to 30 June 45	0	0	0	0	0	0	18,763
36	1 July 45 to 30 June 46	0	0	0	0	0	0	18,763
37	1 July 46 to 30 June 47	0	0	0	0	0	0	18,763
38	1 July 47 to 30 June 48	0	0	0	0	0	0	18,763
39	1 July 48 to 30 June 49	0	0	0	0	0	0	18,763
40	2049+	0	0	0	0	0	0	18,763
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>103,047</b>	<b>103,047</b>	<b>18,763</b>	<b>18,763</b>

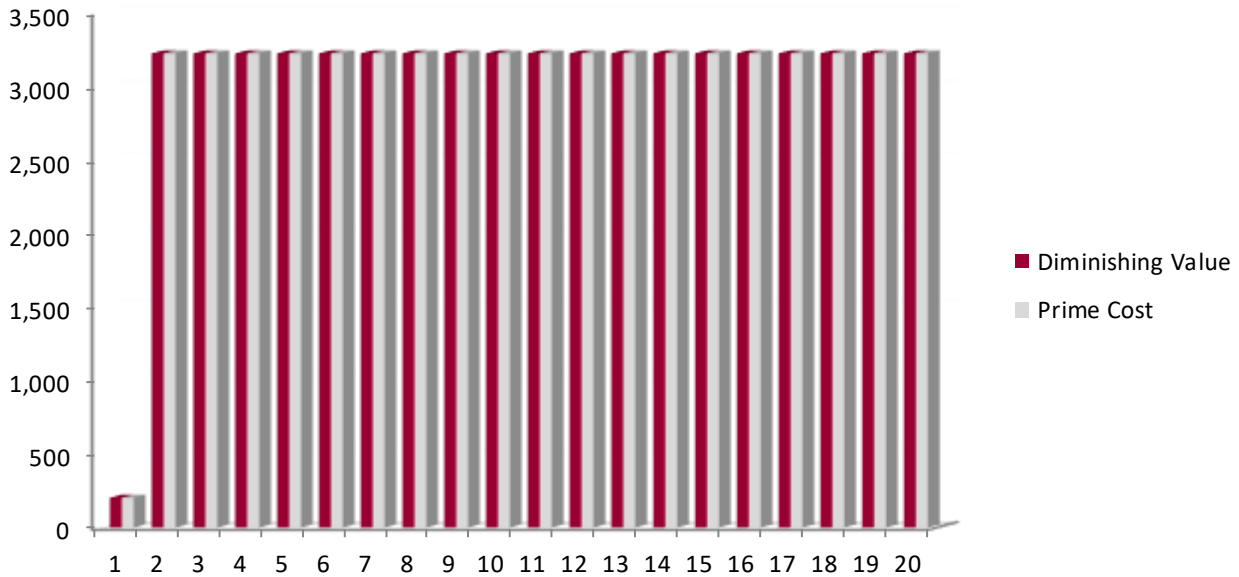
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

### Example

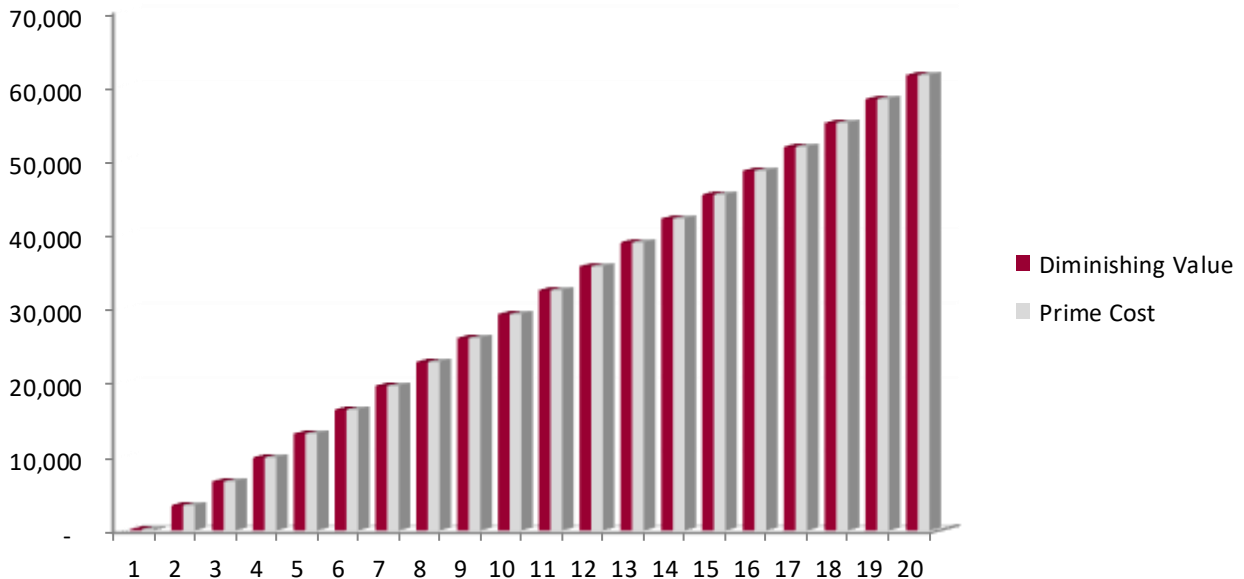
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

## 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	18 May 2011
Settlement Date	7 June 2011
Available To Generate Income	30 May 2018

### Expenditure Analysed

Purchase Price	\$380,000
Stamp Duty	\$12,532
Legals	\$2,000
Post Expenditure	\$5,420
<b>Total Expenditure Analysed</b>	<b>\$399,952</b>

### Historical Construction Details

Construction Start Date	3 December 2002
Construction Completion Date	1 June 2003
Historical Construction Cost (Estimated)*	\$154,576

## 9. Reconciliation of Capital Expenditure

### Apportionment of cost relating to:

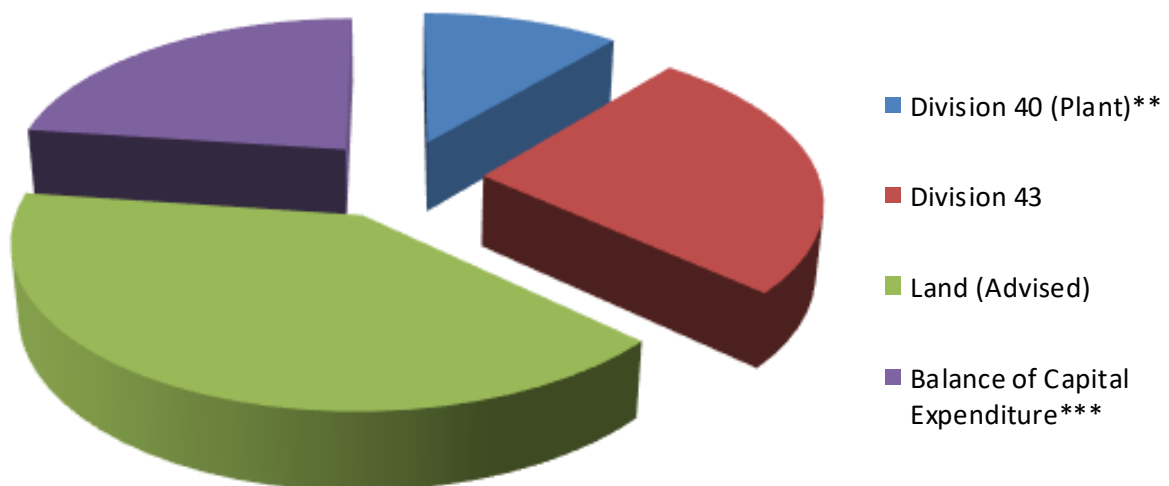
Division 40 (Plant)**	\$44,367
Division 43	\$103,047
Land (Advised)	\$161,145
Balance of Capital Expenditure***	\$91,393
<b>Total Expenditure Analysed</b>	<b>\$399,952</b>

### 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

\*\* Some assets in Division 40 (Plant) may not be eligible for yearly depreciation claim but for capital gain deduction only. Please go to Summary of Entitlements and detailed schedules for more information

\*\*\* 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	Eligibility For Depreciation	Diminishing Value Rate	Start Date	Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Air-conditioning assets (excl. ducting, pipes &amp; vents)</b>														
Mini split system upto 20KW	NO	20.00%	7-Jun-11	13,293	168	2,625	2,100	1,680	1,344	1,075	860	688	551	440
<b>Bathroom assets</b>														
Exhaust fans (including light/heating)	NO	20.00%	7-Jun-11	652	8	129	103	82	66	53	42	63	40	25
<b>Blinds Residential</b>														
	NO	20.00%	7-Jun-11	2,646	33	522	418	334	267	214	171	257	160	100
<b>Fire control assets</b>														
Detection & alarm systems, detectors	NO	10.00%	7-Jun-11	1,147	7	114	103	92	83	75	67	227	142	89
<b>Floor coverings ( removable without damage)</b>														
Carpets	NO	20.00%	7-Jun-11	5,806	73	1,147	917	734	587	470	376	301	240	361
<b>Furniture</b>														
	NO	15.00%	7-Jun-11	3,779	36	562	477	406	345	293	249	212	180	153
<b>Garage doors, automatic</b>														
Controls	NO	40.00%	7-Jun-11	209	5	81	49	29	18	11	6	4	2	1
Motors	NO	20.00%	7-Jun-11	1,564	20	309	247	198	158	126	101	152	95	59
<b>Garbage disposal</b>														
Garbage bins	NO	30.00%	7-Jun-11	313	6	92	64	45	32	22	15	14	8	5
<b>Hot water systems (excluding piping)</b>														
Gas or electric	NO	16.67%	7-Jun-11	2,346	25	387	322	269	224	187	155	292	182	114
<b>Kitchen assets</b>														
Cooktops	NO	16.67%	7-Jun-11	1,108	12	183	152	127	106	88	73	138	86	54
Dishwashers	NO	20.00%	7-Jun-11	1,564	20	309	247	198	158	126	101	152	95	59
Ovens	NO	16.67%	7-Jun-11	1,434	15	236	197	164	137	114	95	178	111	70
Rangehoods	NO	16.67%	7-Jun-11	586	6	97	81	67	56	47	39	73	46	28
<b>Laundry assets</b>														
Clothes dryers	NO	20.00%	7-Jun-11	586	7	116	93	74	59	47	38	57	36	22
<b>Lights</b>														
Shades, removable	NO	40.00%	7-Jun-11	1,916	48	747	448	269	161	97	58	33	20	13
<b>Additional Items (Post Expenditure)</b>														
	Eligibility				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10

Carried forward 651,216 38,947 489 7,655 6,019 4,768 3,801 3,045 2,449 2,838 1,994

## Diminishing Value Depreciation Schedule (cont.)

Assets Generally	Eligibility	Diminishing	Start 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	For Depreciation	Value Rate												
<b>Brought forward</b>				<b>651,216</b>	<b>38,947</b>	<b>489</b>	<b>7,655</b>	<b>6,019</b>	<b>4,768</b>	<b>3,801</b>	<b>3,045</b>	<b>2,449</b>	<b>2,838</b>	<b>1,994</b>
<b>Kitchen assets</b>														
Cooktops	NO	16.67%	2-Jul-14	350					58	49	41	76	48	30
Cutlery & crockery	NO	40.00%	7-Jun-11	50	1	19	12	7	4	3	2	1	1	0
Dishwashers	NO	20.00%	7-Jun-11	600	8	118	95	76	61	49	39	58	36	23
Microwave ovens	NO	20.00%	7-Jun-11	220	3	43	35	28	22	18	14	21	13	8
Ovens	NO	16.67%	2-Jul-14	1,000					166	139	116	217	136	85
Refrigerators	NO	16.67%	7-Jun-11	900	9	148	124	103	86	72	60	112	70	44
Coffee machine	NO	40.00%	7-Jun-11	200	5	78	47	28	17	10	6	3	2	1
<b>Laundry assets</b>														
Clothes dryers	NO	20.00%	7-Jun-11	700	9	138	111	88	71	57	45	68	42	27
Washing machines	NO	20.00%	7-Jun-11	500	6	99	79	63	51	40	32	49	30	19
<b>Outdoor assets</b>														
Barbecues	NO	10.00%	7-Jun-11	900	6	89	80	72	65	59	53	178	111	70
<b>Pooled Plant Total</b>												<b>2,421</b>	<b>1,513</b>	<b>1,306</b>
<b>Effective Life Plant Total</b>												<b>1,200</b>	<b>971</b>	<b>593</b>
<b>Total Division 40</b>				<b>44,367</b>	<b>536</b>	<b>8,389</b>	<b>6,600</b>	<b>5,234</b>	<b>4,401</b>	<b>3,539</b>	<b>2,856</b>	<b>3,622</b>	<b>2,484</b>	<b>1,900</b>
<b>Division 43 - Capital Works Allowance</b>														
		<b>Rate</b>		<b>Opening Value</b>	<b>Year 1</b>	<b>Year2</b>	<b>Year 3</b>	<b>Year4</b>	<b>Year5</b>	<b>Year6</b>	<b>Year7</b>	<b>Year8</b>	<b>Year9</b>	<b>Year10</b>
<b>Building Works - Completed 2003</b>		2.50%	07-Jun-11	94,270	186	2,948	2,948	2,948	2,948	2,948	2,948	2,948	2,948	2,948
<b>Structural Improvements - Completed 2003</b>		2.50%	07-Jun-11	8,777	17	274	274	274	274	274	274	274	274	274
<b>Total Division 43</b>				<b>103,047</b>	<b>203</b>	<b>3,222</b>	<b>3,222</b>	<b>3,222</b>	<b>3,222</b>	<b>3,222</b>	<b>3,222</b>	<b>3,222</b>	<b>3,222</b>	<b>3,222</b>

## 11. Prime Cost Depreciation Schedule

Assets Generally Division 40 - Plant and Equipment	Eligibility For Depreciation	Prime Cost Rate	Start Date	Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Air-conditioning assets (excl. ducting, pipes &amp; vents)</b>														
Mini split system upto 20KW	NO	10.00%	07-Jun-11	13,293	84	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329
<b>Bathroom assets</b>														
Exhaust fans (including light/heating)	NO	10.00%	07-Jun-11	652	4	65	65	65	65	65	65	65	65	65
<b>Blinds Residential</b>														
	NO	10.00%	07-Jun-11	2,646	17	265	265	265	265	265	265	265	265	265
<b>Fire control assets</b>														
Detection & alarm systems, detectors	NO	5.00%	07-Jun-11	1,147	4	57	57	57	57	57	57	57	57	57
<b>Floor coverings ( removable without damage)</b>														
Carpets	NO	10.00%	07-Jun-11	5,806	37	581	581	581	581	581	581	581	581	581
<b>Furniture</b>														
	NO	7.50%	07-Jun-11	3,779	18	284	284	284	284	284	284	284	284	284
<b>Garage doors, automatic</b>														
Controls	NO	20.00%	07-Jun-11	209	3	42	42	42	42	38				
Motors	NO	10.00%	07-Jun-11	1,564	10	156	156	156	156	156	156	156	156	156
<b>Garbage disposal</b>														
Garbage bins	NO	15.00%	07-Jun-11	313	3	47	47	47	47	47	47	28		
<b>Hot water systems (excluding piping)</b>														
Gas or electric	NO	8.33%	07-Jun-11	2,346	12	195	195	195	195	195	195	195	195	195
<b>Kitchen assets</b>														
Cooktops	NO	8.33%	07-Jun-11	1,108	6	92	92	92	92	92	92	92	92	92
Dishwashers	NO	10.00%	07-Jun-11	1,564	10	156	156	156	156	156	156	156	156	156
Ovens	NO	8.33%	07-Jun-11	1,434	8	119	119	119	119	119	119	119	119	119
Rangehoods	NO	8.33%	07-Jun-11	586	3	49	49	49	49	49	49	49	49	49
<b>Laundry assets</b>														
Clothes dryers	NO	10.00%	07-Jun-11	586	4	59	59	59	59	59	59	59	59	59
<b>Lights</b>														
Shades, removable	NO	20.00%	07-Jun-11	1,916	24	383	383	383	383	360				
<b>Additional Items (Post Expenditure)</b>														
	Eligibility				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	Carried forward			651,216	38,947	244	3,879	3,879	3,879	3,879	3,851	3,454	3,435	3,407



## Prime Cost Depreciation Schedule (cont.)

Assets Generally	Eligibility	Prime Cost	Start Date	Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Division 40 - Plant and Equipment</b>														
		Rate												
	Brought forward		651,216	38,947	244	3,879	3,879	3,879	3,879	3,851	3,454	3,435	3,407	
<b>Kitchen assets</b>														
Cooktops	NO	8.33%	02-Jul-14	350					29	29	29	29	29	29
Cutlery & crockery	NO	20.00%	07-Jun-11	50	1	10	10	10	10	9				
Dishwashers	NO	10.00%	07-Jun-11	600	4	60	60	60	60	60	60	60	60	60
Microwave ovens	NO	10.00%	07-Jun-11	220	1	22	22	22	22	22	22	22	22	22
Ovens	NO	8.33%	02-Jul-14	1,000					83	83	83	83	83	83
Refrigerators	NO	8.33%	07-Jun-11	900	5	75	75	75	75	75	75	75	75	75
Coffee machine	NO	20.00%	07-Jun-11	200	3	40	40	40	40	37				
<b>Laundry assets</b>														
Clothes dryers	NO	10.00%	07-Jun-11	700	4	70	70	70	70	70	70	70	70	70
Washing machines	NO	10.00%	07-Jun-11	500	3	50	50	50	50	50	50	50	50	50
<b>Swimming pools</b>														
Above ground pools	NO	5.00%	07-Jun-11	900	3	45	45	45	45	45	45	45	45	45
<b>Pooled Plant Total</b>														
					268	4,251	4,251	4,251	4,362	4,332	3,888	3,869	3,841	3,841
<b>Effective Life Plant Total</b>														
<b>Total Division 40</b>				44,367	268	4,251	4,251	4,251	4,362	4,332	3,888	3,869	3,841	3,841
<b>Division 43 - Capital Works Allowance</b>														
		Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
<b>Building Works - Completed 2003</b>		2.50%	07-Jun-11	94,270	186	2,948	2,948	2,948	2,948	2,948	2,948	2,948	2,948	2,948
<b>Structural Improvements - Completed 2003</b>		2.50%	07-Jun-11	8,777	17	274	274	274	274	274	274	274	274	274
<b>Total Division 43</b>				103,047	203	3,222	3,222	3,222	3,222	3,222	3,222	3,222	3,222	3,222

## 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 2003	3 Dec 02 to 1 Jun 03	117,918	2.50%	2,948	94,270
<b>Sub-total</b>		<b>117,918</b>		<b>2,948</b>	<b>94,270</b>

### Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2003	3 Dec 02 to 1 Jun 03	10,978	2.50%	274	8,777
<b>Sub-total</b>		<b>10,978</b>		<b>274</b>	<b>8,777</b>
<b>Totals</b>		<b>128,897</b>		<b>3,222</b>	<b>103,047</b>

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

<b>Adjusted Value</b>	This is the value of an asset after a period of decline often referred to as the written down value or WDV.
<b>Balancing Adjustment</b>	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.
<b>Decline in Value</b>	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.
<b>Depreciating Assets</b>	Assets with limited effective life that are reasonably expected to decline in value.
<b>Diminishing Value Method</b>	This is the method of calculating the decline in value which uses the opening adjusted value as the basis for the calculation.
<b>Effective Life</b>	The effective life of a depreciating asset is how long it can be used by any entity for a taxable income producing purpose.
<b>Immediate WriteOff</b>	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.
<b>Installed Costs</b>	This is the total cost of installing the asset inclusive of fees and labour etc.
<b>Low Value Pool</b>	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.
<b>Low Cost Asset</b>	A depreciable asset with an installed cost of less than \$1000.
<b>Low Value Asset</b>	A depreciable asset that has an adjusted value of less than \$1000.
<b>Non Eligible</b>	This may include a proportion of the purchase price that is not claimable due to the age of the building or asset type.
<b>Prime Cost Method</b>	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.

## **Appendix A: ATO's New Legislations on Post 9 May Purchased and Capital Loss**

### **A1. Post 9 May 2017**

The amendments to the ITAA 1997 recently limited the income tax deductions for the decline in value of previously used plant and equipment in rental premises used for residential accommodation. The changes apply to any second-hand property purchasers who contracts after 7.30 pm on 9 May 2017, and to any property owners who convert their main occupancies into investment properties after 1 July 2017.

This may give rise to a capital loss due to the difference between an asset's original - cost/value and its termination value at the time of a balancing adjustment event. This capital loss may be used to be offset against any future capital gains. Koste has taken into consideration of the legislation changes and identify both the eligible depreciation each year and the capital loss that will be applied.

### **A2. Capital Gain / Capital Loss**

If you sell a capital asset, such as your investment property, the difference between what it cost you to acquire the asset and what you receive when you dispose of it will become your capital gain or capital loss. When you make a capital gain, it is added to your assessable income and may significantly increase the tax you need to pay. If you make a capital loss, you cannot claim it against your other income but you can use it to reduce a capital gain in current or future years.

### **A3. Capital Loss on Plant and Equipment (Division 40)**

When you dispose a depreciating asset, a balancing adjustment event will occur and you need to work out a balancing adjustment amount to include in your assessable income or to claim as a deduction by comparing the asset's termination value (such as the proceeds from the sale of the asset) and its adjustable value at the time of the balancing adjustment event. However, from 1 July 2017, if a balancing adjustment event happens to a depreciating asset to which the new rules about deductions for decline in value of second-hand depreciating assets in residential rental properties apply, then a capital gain or capital loss might arise.

Further information regarding the legislation please refer to Schedule 2 of Treasury Laws Amendment Act 2017 at <https://www.legislation.gov.au/Details/C2017A00126>