



Tax Depreciation Report (Rev 1)

19 Cracknell Rd,
White Rock QLD 4868

Rizul Makkar
6 popplewell avenue
COLEBEE NSW 2761

Issue Schedule	
Issue Date:	Issued by:
06 April 2020	Mark Kilroy Bsc (Hons) MRICS

Rizul Makkar
6 popplewell avenue
COLEBEE, NSW 2761

April 2020
Job No: RES4868010

Tax Depreciation Report – 19 Cracknell Rd, White Rock QLD 4868

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



TABLE OF CONTENTS

1. Property Information	2
2. Report Details	3
3. Capital Allowances	4
4. Capital Works	6
5. Summary of Entitlements – Diminishing Value Method	7
6. Summary of Entitlements – Prime Cost Method	8
7. Comparison Graphs	9
8. Capital Expenditure Analysed	10
9. Reconciliation of Capital Expenditure	11
10. Diminishing Value Depreciation Schedule	12
11. Prime Cost Depreciation Schedule	13
12. Division 43 Capital Works Schedule	14
13. Definition of Terms	15
14. Contact Details	16
15. Disclaimer	17

1. Property Information

Date of Report

6 April 2020

Purchaser

Rizul Makkar

Property Address

19 Cracknell Rd, White Rock QLD 4868

Real Property Description

L3 RP868158

Property Type

Residential House

Date of Construction

1 July 2002

Date Available To Generate Income

15 April 2020

Property Photo



2. Report Details

2.1 Introduction

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

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

Division 40 (Capital Allowances)

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

Division 40 (Capital Allowances) - Low Value Pool

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

Division 43 (Capital Works)

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

3. Capital Allowances

3.1 Entitlement

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

3.2 Qualifying Expenditure Calculation

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

3.3 Effective Life

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

3.4 Immediate Write-Off Assets

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

3.5 Low Value Pool

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

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

3.6 Method of Depreciation

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

Diminishing Value Method					Prime Cost Method				
Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.					Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.				
Benefits					Benefits				
<ul style="list-style-type: none"> Cash-flow during initial years of asset ownership Ability to use Low Value Pool for assets less than \$1000 (Note: unable to write off these assets) 					<ul style="list-style-type: none"> Write off assets when they are demolished or disposed. 				
Calculation Example					Calculation Example				
Under Diminishing Value method, the effective life is dividing by 200.					Under Prime Cost method, the effective life is dividing by 100.				
200 / 10 Years = 20% (Adjusted Value)					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.					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	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	Eligible
		Effective Life	Pooled Plant	Total Div 40	Capital Works	Total
1	15 April 20 to 30 June 20	1,299	1,513	2,812	324	3,136
2	1 July 20 to 30 June 21	5,921	2,530	8,451	1,561	10,012
3	1 July 21 to 30 June 22	4,643	1,928	6,571	1,561	8,132
4	1 July 22 to 30 June 23	3,549	1,561	5,110	1,561	6,671
5	1 July 23 to 30 June 24	2,866	976	3,842	1,561	5,403
6	1 July 24 to 30 June 25	2,128	971	3,099	1,561	4,660
7	1 July 25 to 30 June 26	1,501	950	2,451	1,561	4,012
8	1 July 26 to 30 June 27	1,112	953	2,064	1,561	3,625
9	1 July 27 to 30 June 28	915	595	1,510	1,561	3,071
10	1 July 28 to 30 June 29	755	372	1,127	1,561	2,688
11	1 July 29 to 30 June 30	425	606	1,031	1,561	2,592
12	1 July 30 to 30 June 31	167	738	905	1,561	2,466
13	1 July 31 to 30 June 32	151	461	612	1,561	2,173
14	1 July 32 to 30 June 33	136	288	424	1,561	1,985
15	1 July 33 to 30 June 34	122	180	302	1,561	1,863
16	1 July 34 to 30 June 35	110	113	222	1,561	1,783
17	1 July 35 to 30 June 36	0	441	441	1,561	2,002
18	1 July 36 to 30 June 37	0	276	276	1,561	1,837
19	1 July 37 to 30 June 38	0	172	172	1,561	1,733
20	1 July 38 to 30 June 39	0	108	108	1,561	1,669
21	1 July 39 to 30 June 40	0	67	67	1,561	1,628
22	1 July 40 to 30 June 41	0	42	42	1,561	1,603
23	1 July 41 to 30 June 42	0	26	26	1,557	1,583
24	1 July 42 to 30 June 43	0	16	16	1,538	1,554
25	1 July 43 to 30 June 44	0	10	10	1,538	1,548
26	1 July 44 to 30 June 45	0	6	6	1,538	1,544
27	1 July 45 to 30 June 46	0	4	4	1,538	1,542
28	1 July 46 to 30 June 47	0	3	3	1,538	1,541
29	1 July 47 to 30 June 48	0	2	2	1,026	1,028
30	1 July 48 to 30 June 49	0	1	1	973	974
31	1 July 49 to 30 June 50	0	1	1	973	974
32	1 July 50 to 30 June 51	0	0	0	973	973
33	1 July 51 to 30 June 52	0	0	0	973	973
34	1 July 52 to 30 June 53	0	0	0	973	973
35	1 July 53 to 30 June 54	0	0	0	92	92
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		25,800	15,912	41,711	48,335	90,046

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
		Effective Life	Pooled Plant	Total Div 40		
1	15 April 20 to 30 June 20	650	1,513	2,163	324	2,487
2	1 July 20 to 30 June 21	3,126	2,459	5,585	1,561	7,146
3	1 July 21 to 30 June 22	3,126	1,537	4,663	1,561	6,224
4	1 July 22 to 30 June 23	3,126	961	4,087	1,561	5,648
5	1 July 23 to 30 June 24	3,126	600	3,726	1,561	5,287
6	1 July 24 to 30 June 25	3,119	375	3,494	1,561	5,055
7	1 July 25 to 30 June 26	3,085	235	3,320	1,561	4,881
8	1 July 26 to 30 June 27	3,085	147	3,232	1,561	4,793
9	1 July 27 to 30 June 28	2,982	92	3,073	1,561	4,634
10	1 July 28 to 30 June 29	2,577	57	2,634	1,561	4,195
11	1 July 29 to 30 June 30	2,142	36	2,177	1,561	3,738
12	1 July 30 to 30 June 31	473	22	495	1,561	2,056
13	1 July 31 to 30 June 32	473	14	487	1,561	2,048
14	1 July 32 to 30 June 33	473	9	482	1,561	2,043
15	1 July 33 to 30 June 34	473	5	478	1,561	2,039
16	1 July 34 to 30 June 35	427	3	430	1,561	1,991
17	1 July 35 to 30 June 36	245	2	247	1,561	1,808
18	1 July 36 to 30 June 37	245	1	246	1,561	1,807
19	1 July 37 to 30 June 38	245	1	246	1,561	1,807
20	1 July 38 to 30 June 39	245	1	246	1,561	1,807
21	1 July 39 to 30 June 40	199	0	200	1,561	1,761
22	1 July 40 to 30 June 41	0	0	0	1,561	1,561
23	1 July 41 to 30 June 42	0	0	0	1,557	1,557
24	1 July 42 to 30 June 43	0	0	0	1,538	1,538
25	1 July 43 to 30 June 44	0	0	0	1,538	1,538
26	1 July 44 to 30 June 45	0	0	0	1,538	1,538
27	1 July 45 to 30 June 46	0	0	0	1,538	1,538
28	1 July 46 to 30 June 47	0	0	0	1,538	1,538
29	1 July 47 to 30 June 48	0	0	0	1,026	1,026
30	1 July 48 to 30 June 49	0	0	0	973	973
31	1 July 49 to 30 June 50	0	0	0	973	973
32	1 July 50 to 30 June 51	0	0	0	973	973
33	1 July 51 to 30 June 52	0	0	0	973	973
34	1 July 52 to 30 June 53	0	0	0	973	973
35	1 July 53 to 30 June 54	0	0	0	92	92
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		33,641	8,070	41,711	48,335	90,046

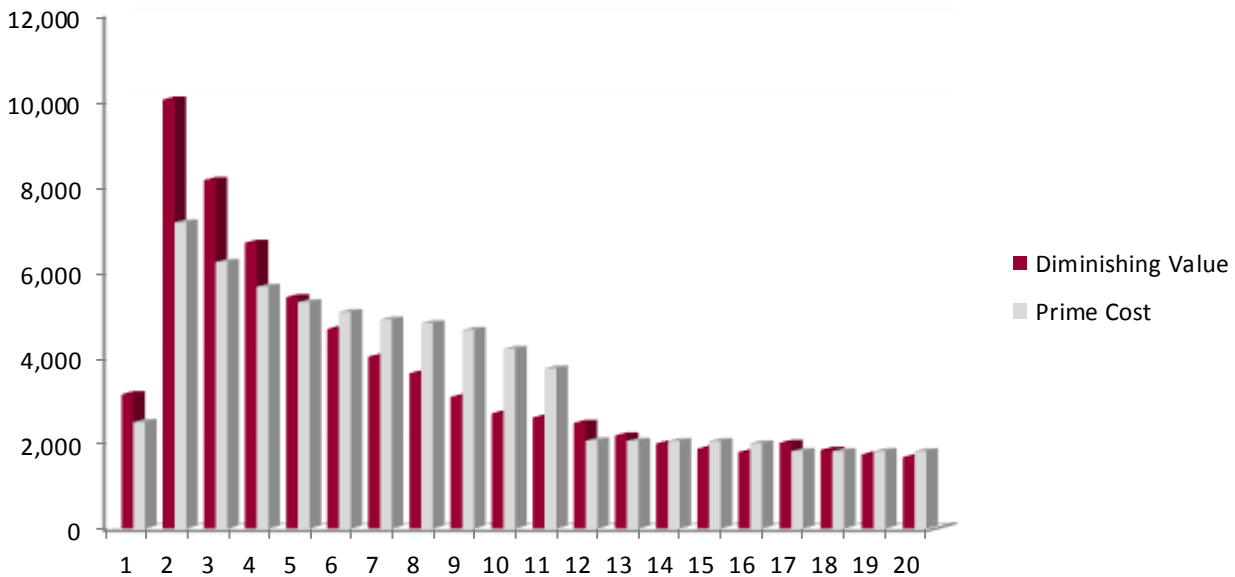
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

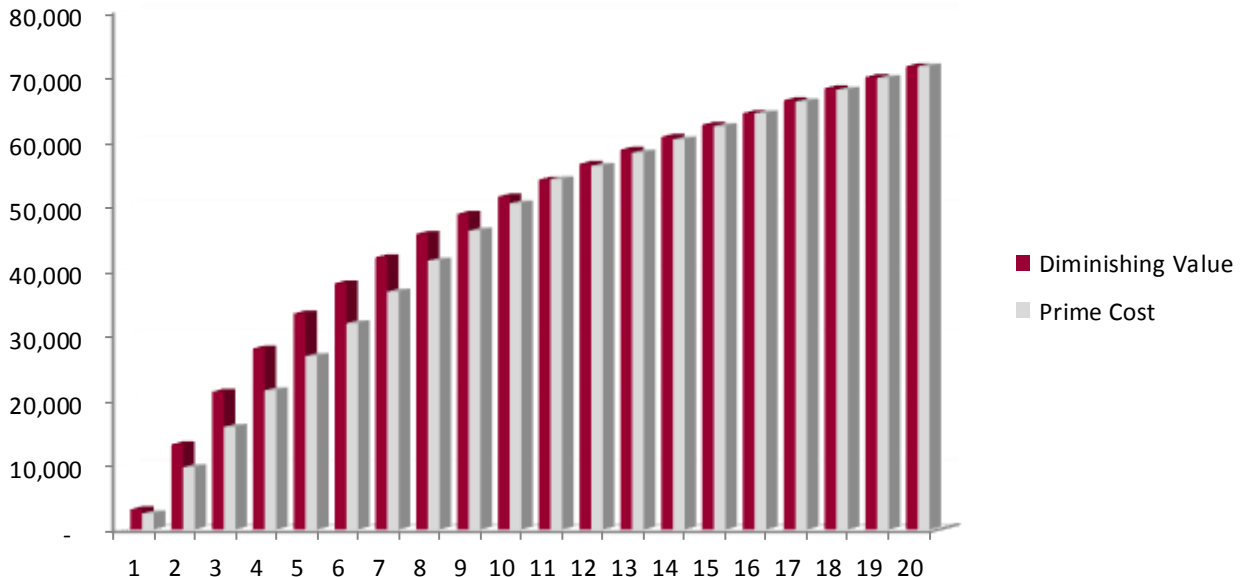
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	16 March 2020
Settlement Date	15 April 2020
Available To Generate Income	15 April 2020

Expenditure Analysed

Purchase Price	\$245,000
Stamp Duty	\$7,013
Legals	\$1,200
Post Expenditure	\$0
Total Expenditure Analysed	\$253,213

Historical Construction Details

Construction Start Date	4 October 2001
Construction Completion Date	1 July 2002
Historical Construction Cost (Estimated)*	\$80,887
Lot Entitlement	1
Overall Lot Entitlement	1

9. Reconciliation of Capital Expenditure

Apportionment of cost relating to:

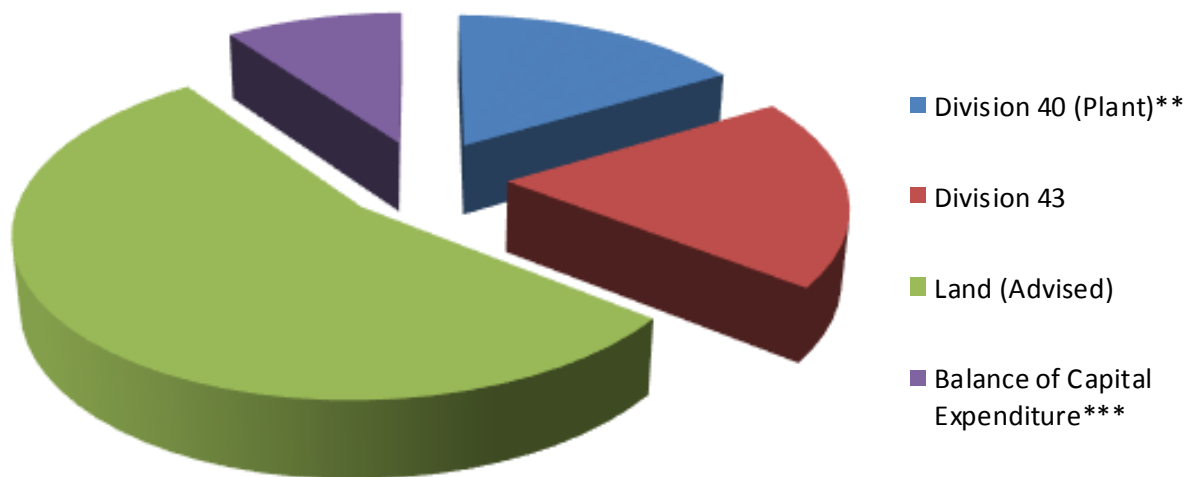
Division 40 (Plant)**	\$41,711
Division 43	\$48,335
Land (Advised)	\$138,000
Balance of Capital Expenditure***	\$25,166
Total Expenditure Analysed	\$253,212

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	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
Division 40 - Plant and Equipment													
Air-conditioning assets (excl. ducting, pipes & vents)													
Mini split system upto 20KW	20.00%	15-Apr-20	7,745	322	1,485	1,188	950	760	608	487	389	311	249
Room units	20.00%	15-Apr-20	9,294	386	1,782	1,425	1,140	912	730	584	467	374	299
Blinds Residential	18.75%	15-Apr-20	2,008	376	612	382	239	149	93	58	36	23	14
Ceiling Fans	18.75%	15-Apr-20	1,420	266	433	270	169	106	66	41	26	16	10
Curains and drapes	18.75%	15-Apr-20	1,338	251	408	255	159	100	62	39	24	15	9
Fire control assets													
Detection & alarm systems, detectors	18.75%	15-Apr-20	568	106	173	108	68	42	26	17	10	6	4
Floor coverings (removable without damage)													
Carpets	25.00%	15-Apr-20	4,066	211	964	723	542	407	305	343	214	134	84
Linoleum & vinyl	20.00%	15-Apr-20	2,453	102	470	376	301	241	361	226	141	88	55
Furniture	18.75%	15-Apr-20	968	182	295	184	115	72	45	28	18	11	7
Garage doors, automatic													
Controls	40.00%	15-Apr-20	207	17	71	44	28	17	11	7	4	3	2
Motors	20.00%	15-Apr-20	1,549	64	297	238	356	223	139	87	54	34	21
Hot water systems (excluding piping)													
Solar	13.33%	15-Apr-20	2,324	64	301	261	226	196	170	147	359	224	140
Kitchen assets													
Rangehoods	18.75%	15-Apr-20	581	109	177	111	69	43	27	17	11	7	4
Stoves	13.33%	15-Apr-20	1,097	30	142	347	217	135	85	53	33	21	13
Lights													
Shades, removable	18.75%	15-Apr-20	1,188	223	362	226	141	88	55	35	22	13	8
Solar power generating system assets	10.00%	15-Apr-20	4,905	102	480	432	389	350	315	284	255	230	207
Pooled Plant Total				1,513	2,530	1,928	1,561	976	971	950	953	595	372
Effective Life Plant Total				1,299	5,921	4,643	3,549	2,866	2,128	1,501	1,112	915	755
Total Division 40			41,711	2,812	8,451	6,571	5,110	3,842	3,099	2,451	2,064	1,510	1,127
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2002	2.50%	15-Apr-20	507	5	23	23	23	23	23	23	23	23	23
Building Works - Completed 2007	2.50%	15-Apr-20	15,425	117	565	565	565	565	565	565	565	565	565
Building Works - Completed 2013	2.50%	15-Apr-20	32,403	202	973	973	973	973	973	973	973	973	973
Total Division 43			48,335	324	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561

11. Prime Cost Depreciation Schedule

Assets Generally	Prime Cost												
Division 40 - Plant and Equipment	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
Air-conditioning assets (excl. ducting, pipes & vents)													
Mini split system upto 20KW	10.00%	15-Apr-20	7,745	161	775	775	775	775	775	775	775	775	775
Room units	10.00%	15-Apr-20	9,294	193	929	929	929	929	929	929	929	929	929
Blinds Residential													
	18.75%	15-Apr-20	2,008	376	612	382	239	149	93	58	36	23	14
Ceiling Fans													
	18.75%	15-Apr-20	1,420	266	433	270	169	106	66	41	26	16	10
Curtains and drapes													
	18.75%	15-Apr-20	1,338	251	408	255	159	100	62	39	24	15	9
Fire control assets													
Detection & alarm systems, detectors	18.75%	15-Apr-20	568	106	173	108	68	42	26	17	10	6	4
Floor coverings (removable without damage)													
Carpets	12.50%	15-Apr-20	4,066	106	508	508	508	508	508	508	508	405	
Linoleum & vinyl	10.00%	15-Apr-20	2,453	51	245	245	245	245	245	245	245	245	245
Furniture													
	18.75%	15-Apr-20	968	182	295	184	115	72	45	28	18	11	7
Garage doors, automatic													
Controls	20.00%	15-Apr-20	207	9	41	41	41	41	34				
Motors	10.00%	15-Apr-20	1,549	32	155	155	155	155	155	155	155	155	155
Hot water systems (excluding piping)													
Solar	6.67%	15-Apr-20	2,324	32	155	155	155	155	155	155	155	155	155
Kitchen assets													
Rangehoods	18.75%	15-Apr-20	581	109	177	111	69	43	27	17	11	7	4
Stoves	6.67%	15-Apr-20	1,097	15	73	73	73	73	73	73	73	73	73
Lights													
Shades, removable	18.75%	15-Apr-20	1,188	223	362	226	141	88	55	35	22	13	8
Solar power generating system assets													
	5.00%	15-Apr-20	4,905	51	245	245	245	245	245	245	245	245	245
Pooled Plant Total				1,513	2,459	1,537	961	600	375	235	147	92	57
Effective Life Plant Total				650	3,126	3,126	3,126	3,126	3,119	3,085	3,085	2,982	2,577
Total Division 40			41,711	2,163	5,585	4,663	4,087	3,726	3,494	3,320	3,232	3,073	2,634
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2002	2.50%	15-Apr-20	507	5	23	23	23	23	23	23	23	23	23
Building Works - Completed 2007	2.50%	15-Apr-20	15,425	117	565	565	565	565	565	565	565	565	565
Building Works - Completed 2013	2.50%	15-Apr-20	32,403	202	973	973	973	973	973	973	973	973	973
Total Division 43			48,335	324	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561

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 2002	4 Oct 01 to 1 Jul 02	914	2.50%	23	507
Building Works - Completed 2007	1 Jul 07 to 1 Aug 07	22,612	2.50%	565	15,425
Building Works - Completed 2013	1 Jul 13 to 1 Aug 13	38,934	2.50%	973	32,403
Sub-total		62,460		1,561	48,335

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
	4 Oct 01 to 1 Jul 02		2.50%		
Sub-total					
Totals		62,460		1,561	48,335

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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LEAD SURVEYOR 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.