



Tax Depreciation Report

44 Grantchester Ave,
Mount Barker SA 5251

Shaileshkumar Patel and Monabahen Patel
13/13 York Ln
MAWSON LAKES, SA 5095

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

Shaileshkumar Patel and Monabahen Patel
13/13 York Ln
MAWSON LAKES, SA 5095

April 2020
Job No: RES5251011

Tax Depreciation Report – 44 Grantchester Ave, Mount Barker SA 5251

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

16 April 2020

Purchaser

Shaileshkumar Patel and Monabahen Patel

Property Address

44 Grantchester Ave, Mount Barker SA 5251

Real Property Description

LOT 2047 D119763

Property Type

Residential House

Date of Construction

12 February 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				
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	12 February 20 to 30 June 20	3,208	3,119	6,327	1,637	7,964
2	1 July 20 to 30 June 21	6,355	5,137	11,492	4,311	15,803
3	1 July 21 to 30 June 22	4,557	3,788	8,345	4,311	12,656
4	1 July 22 to 30 June 23	3,257	2,991	6,248	4,311	10,559
5	1 July 23 to 30 June 24	2,449	2,228	4,677	4,311	8,988
6	1 July 24 to 30 June 25	1,837	1,746	3,583	4,311	7,894
7	1 July 25 to 30 June 26	1,468	1,091	2,559	4,311	6,870
8	1 July 26 to 30 June 27	1,176	682	1,859	4,311	6,170
9	1 July 27 to 30 June 28	709	781	1,490	4,311	5,801
10	1 July 28 to 30 June 29	584	488	1,073	4,311	5,384
11	1 July 29 to 30 June 30	483	305	788	4,311	5,099
12	1 July 30 to 30 June 31	399	191	590	4,311	4,901
13	1 July 31 to 30 June 32	147	464	611	4,311	4,922
14	1 July 32 to 30 June 33	0	647	647	4,311	4,958
15	1 July 33 to 30 June 34	0	405	405	4,311	4,716
16	1 July 34 to 30 June 35	0	253	253	4,311	4,564
17	1 July 35 to 30 June 36	0	158	158	4,311	4,469
18	1 July 36 to 30 June 37	0	99	99	4,311	4,410
19	1 July 37 to 30 June 38	0	62	62	4,311	4,373
20	1 July 38 to 30 June 39	0	39	39	4,311	4,350
21	1 July 39 to 30 June 40	0	24	24	4,311	4,335
22	1 July 40 to 30 June 41	0	15	15	4,311	4,326
23	1 July 41 to 30 June 42	0	9	9	4,311	4,320
24	1 July 42 to 30 June 43	0	6	6	4,311	4,317
25	1 July 43 to 30 June 44	0	4	4	4,311	4,315
26	1 July 44 to 30 June 45	0	2	2	4,311	4,313
27	1 July 45 to 30 June 46	0	1	1	4,311	4,312
28	1 July 46 to 30 June 47	0	1	1	4,311	4,312
29	1 July 47 to 30 June 48	0	1	1	4,311	4,312
30	1 July 48 to 30 June 49	0	0	0	4,311	4,311
31	1 July 49 to 30 June 50	0	0	0	4,311	4,311
32	1 July 50 to 30 June 51	0	0	0	4,311	4,311
33	1 July 51 to 30 June 52	0	0	0	4,311	4,311
34	1 July 52 to 30 June 53	0	0	0	4,311	4,311
35	1 July 53 to 30 June 54	0	0	0	4,311	4,311
36	1 July 54 to 30 June 55	0	0	0	4,311	4,311
37	1 July 55 to 30 June 56	0	0	0	4,311	4,311
38	1 July 56 to 30 June 57	0	0	0	4,311	4,311
39	1 July 57 to 30 June 58	0	0	0	4,311	4,311
40	2058+	0	0	0	7,019	7,019
Totals		26,629	24,738	51,366	172,474	223,840

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	12 February 20 to 30 June 20	1,875	3,119	4,994	1,637	6,631
2	1 July 20 to 30 June 21	3,511	5,069	8,580	4,311	12,891
3	1 July 21 to 30 June 22	3,511	3,168	6,679	4,311	10,990
4	1 July 22 to 30 June 23	3,511	1,980	5,491	4,311	9,802
5	1 July 23 to 30 June 24	3,511	1,238	4,749	4,311	9,060
6	1 July 24 to 30 June 25	3,396	773	4,170	4,311	8,481
7	1 July 25 to 30 June 26	3,209	483	3,692	4,311	8,003
8	1 July 26 to 30 June 27	3,209	302	3,511	4,311	7,822
9	1 July 27 to 30 June 28	2,762	189	2,951	4,311	7,262
10	1 July 28 to 30 June 29	2,041	118	2,159	4,311	6,470
11	1 July 29 to 30 June 30	1,549	74	1,623	4,311	5,934
12	1 July 30 to 30 June 31	732	46	778	4,311	5,089
13	1 July 31 to 30 June 32	638	29	667	4,311	4,978
14	1 July 32 to 30 June 33	491	18	509	4,311	4,820
15	1 July 33 to 30 June 34	491	11	502	4,311	4,813
16	1 July 34 to 30 June 35	293	7	300	4,311	4,611
17	1 July 35 to 30 June 36	0	4	4	4,311	4,315
18	1 July 36 to 30 June 37	0	3	3	4,311	4,314
19	1 July 37 to 30 June 38	0	2	2	4,311	4,313
20	1 July 38 to 30 June 39	0	1	1	4,311	4,312
21	1 July 39 to 30 June 40	0	1	1	4,311	4,312
22	1 July 40 to 30 June 41	0	0	0	4,311	4,311
23	1 July 41 to 30 June 42	0	0	0	4,311	4,311
24	1 July 42 to 30 June 43	0	0	0	4,311	4,311
25	1 July 43 to 30 June 44	0	0	0	4,311	4,311
26	1 July 44 to 30 June 45	0	0	0	4,311	4,311
27	1 July 45 to 30 June 46	0	0	0	4,311	4,311
28	1 July 46 to 30 June 47	0	0	0	4,311	4,311
29	1 July 47 to 30 June 48	0	0	0	4,311	4,311
30	1 July 48 to 30 June 49	0	0	0	4,311	4,311
31	1 July 49 to 30 June 50	0	0	0	4,311	4,311
32	1 July 50 to 30 June 51	0	0	0	4,311	4,311
33	1 July 51 to 30 June 52	0	0	0	4,311	4,311
34	1 July 52 to 30 June 53	0	0	0	4,311	4,311
35	1 July 53 to 30 June 54	0	0	0	4,311	4,311
36	1 July 54 to 30 June 55	0	0	0	4,311	4,311
37	1 July 55 to 30 June 56	0	0	0	4,311	4,311
38	1 July 56 to 30 June 57	0	0	0	4,311	4,311
39	1 July 57 to 30 June 58	0	0	0	4,311	4,311
40	2058+	0	0	0	7,019	7,019
Totals		34,730	16,636	51,366	172,474	223,840

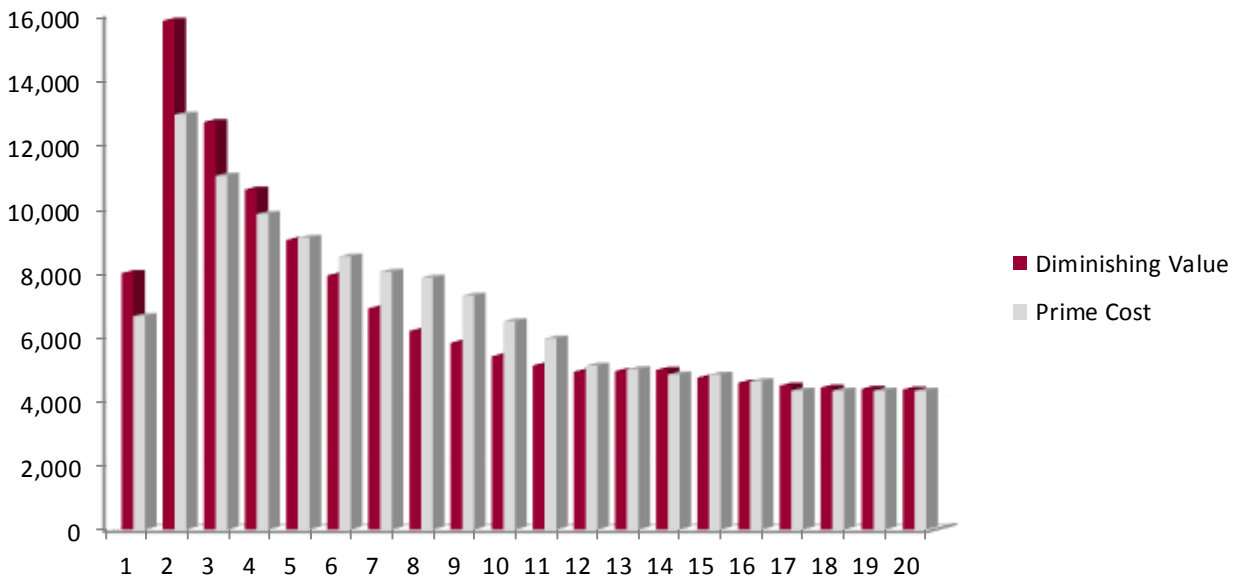
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

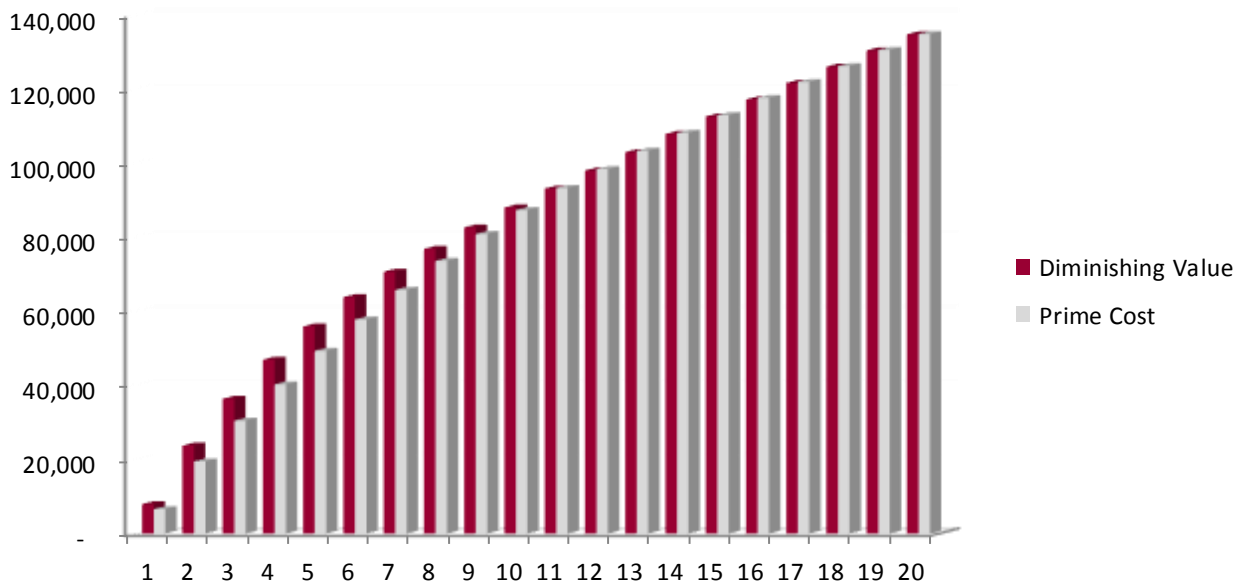
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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 July 2019
Handover Date	12 February 2020

Expenditure Analysed

Construction Cost	\$226,053
Stamp Duty	N/A
Legals	\$1,200
Post Expenditure	\$0
Total Expenditure Analysed	\$227,253

Historical Construction Details

Construction Start Date	1 July 2019
Construction Completion Date	12 February 2020
Historical Construction Cost (Estimated)*	\$226,000
Lot Entitlement	1
Overall Lot Entitlement	1

9. Reconciliation of Capital Expenditure

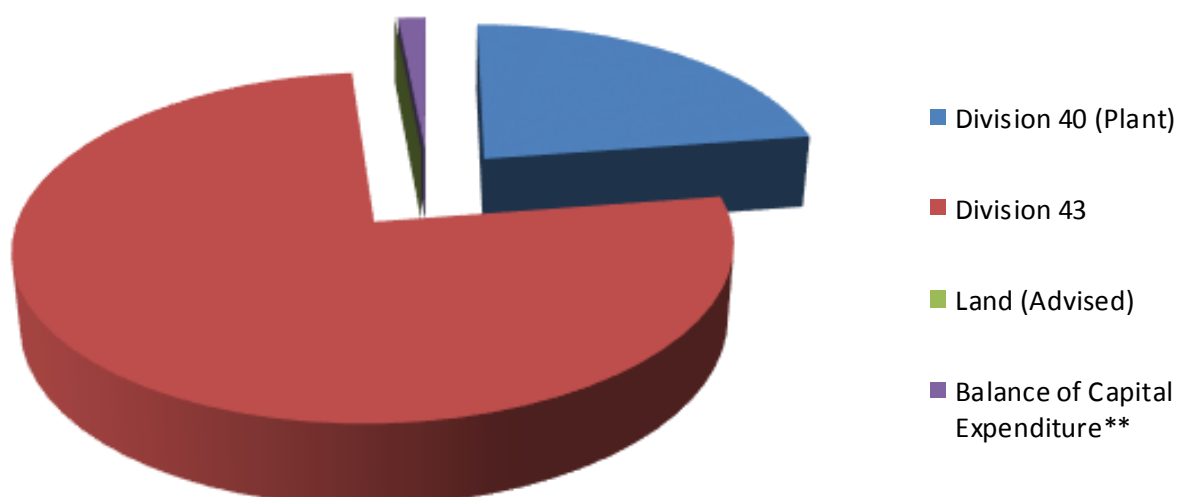
Apportionment of cost relating to:

Division 40 (Plant)	\$51,366
Division 43	\$172,474
Land (Advised)	\$0
Balance of Capital Expenditure**	\$3,413
Total Expenditure Analysed	\$227,253

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
Division 40 - Plant and Equipment													
Air-conditioning assets (excl. ducting, pipes & vents)													
Mini split system upto 20KW	20.00%	12-Feb-20	11,584	880	2,141	1,713	1,370	1,096	877	702	561	449	359
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	12-Feb-20	652	122	199	124	78	49	30	19	12	7	5
Blinds Residential	18.75%	12-Feb-20	4,817	903	1,468	917	573	358	224	140	87	55	34
Computer systems													
General	40.00%	12-Feb-20	1,296	197	440	247	155	97	60	38	24	15	9
Fire control assets													
Detection & alarm systems, detectors	18.75%	12-Feb-20	1,662	312	506	317	198	124	77	48	30	19	12
Floor coverings (removable without damage)													
Carpets	25.00%	12-Feb-20	7,829	743	1,772	1,329	996	747	561	420	315	355	222
Floating timber	13.33%	12-Feb-20	5,591	283	708	613	532	461	399	346	300	260	225
Furniture	18.75%	12-Feb-20	5,490	1,029	1,673	1,045	653	408	255	160	100	62	39
Garage doors, automatic													
Controls	40.00%	12-Feb-20	214	33	68	43	27	17	10	6	4	3	2
Motors	20.00%	12-Feb-20	1,511	115	279	223	335	209	131	82	51	32	20
Hot water systems (excluding piping)													
Gas or electric	16.67%	12-Feb-20	1,763	112	275	229	191	358	224	140	87	55	34
Kitchen assets													
Dishwashers	25.00%	12-Feb-20	1,511	143	342	256	288	180	113	70	44	28	17
Rangehoods	16.67%	12-Feb-20	1,127	71	176	330	206	129	81	50	31	20	12
Stoves	13.33%	12-Feb-20	1,763	89	223	193	168	145	354	221	138	86	54
Lights													
Shades, removable	18.75%	12-Feb-20	4,015	753	1,223	765	478	299	187	117	73	46	28
\$300 items	100.00%	12-Feb-20	541	541									
Pooled Plant Total				3,119	5,137	3,788	2,991	2,228	1,746	1,091	682	781	488
Effective Life Plant Total				3,208	6,355	4,557	3,257	2,449	1,837	1,468	1,176	709	584
Total Division 40			51,366	6,327	11,492	8,345	6,248	4,677	3,583	2,559	1,859	1,490	1,073
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2020	2.50%	12-Feb-20	162,975	1,547	4,074	4,074	4,074	4,074	4,074	4,074	4,074	4,074	4,074
Structural Improvements - Completed 2020	2.50%	12-Feb-20	9,499	90	237	237	237	237	237	237	237	237	237
Total Division 43			172,474	1,637	4,311	4,311	4,311	4,311	4,311	4,311	4,311	4,311	4,311
Total Depreciation			223,840	7,964	15,803	12,656	10,559	8,988	7,894	6,870	6,170	5,801	5,384

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%	12-Feb-20	11,584	440	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,158
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	12-Feb-20	652	122	199	124	78	49	30	19	12	7	5
Blinds Residential	18.75%	12-Feb-20	4,817	903	1,468	917	573	358	224	140	87	55	34
Computer systems													
General	20.00%	12-Feb-20	1,296	98	259	259	259	259	161				
Fire control assets													
Detection & alarm systems, detectors	18.75%	12-Feb-20	1,662	312	506	317	198	124	77	48	30	19	12
Floor coverings (removable without damage)													
Carpets	12.50%	12-Feb-20	7,829	372	979	979	979	979	979	979	979	605	
Floating timber	6.67%	12-Feb-20	5,591	142	373	373	373	373	373	373	373	373	373
Furniture	18.75%	12-Feb-20	5,490	1,029	1,673	1,045	653	408	255	160	100	62	39
Garage doors, automatic													
Controls	20.00%	12-Feb-20	214	16	43	43	43	43	26				
Motors	10.00%	12-Feb-20	1,511	57	151	151	151	151	151	151	151	151	151
Hot water systems (excluding piping)													
Gas or electric	8.33%	12-Feb-20	1,763	56	147	147	147	147	147	147	147	147	147
Kitchen assets													
Dishwashers	12.50%	12-Feb-20	1,511	72	189	189	189	189	189	189	189	116	
Rangehoods	8.33%	12-Feb-20	1,127	36	94	94	94	94	94	94	94	94	94
Stoves	6.67%	12-Feb-20	1,763	45	118	118	118	118	118	118	118	118	118
Lights													
Shades, removable	18.75%	12-Feb-20	4,015	753	1,223	765	478	299	187	117	73	46	28
\$300 items	100.00%	12-Feb-20	541	541									
Pooled Plant Total				3,119	5,069	3,168	1,980	1,238	773	483	302	189	118
Effective Life Plant Total				1,875	3,511	3,511	3,511	3,511	3,396	3,209	3,209	2,762	2,041
Total Division 40			51,366	4,994	8,580	6,679	5,491	4,749	4,170	3,692	3,511	2,951	2,159
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2020	2.50%	12-Feb-20	162,975	1,547	4,074	4,074	4,074	4,074	4,074	4,074	4,074	4,074	4,074
Structural Improvements - Completed 2020	2.50%	12-Feb-20	9,499	90	237	237	237	237	237	237	237	237	237
Total Division 43			172,474	1,637	4,311	4,311	4,311	4,311	4,311	4,311	4,311	4,311	4,311
Total Depreciation			223,840	6,631	12,891	10,990	9,802	9,060	8,481	8,003	7,822	7,262	6,470

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 2020	1 Jul 19 to 12 Feb 20	162,975	2.50%	4,074	162,975
Sub-total		162,975		4,074	162,975

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2020	1 Jul 19 to 12 Feb 20	9,499	2.50%	237	9,499
Sub-total		9,499		237	9,499
Totals		172,475		4,311	172,474

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.