



Tax Depreciation Report

36 Mackenzie Street,
Coomera QLD 4209, Australia

Ward Properties No.1 Pty Ltd
9 Downs Court
DYSART, QLD 4745

Issue Schedule	
Issue Date:	Issued by:
04 June 2020	Mark Kilroy Bsc (Hons) MRICS

Ward Properties No.1 Pty Ltd
9 Downs Court
DYSART, QLD 4745

June 2020
Job No: RES4209050

Tax Depreciation Report – 36 Mackenzie Street, Coomera QLD 4209, Australia

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

4 June 2020

Purchaser

Ward Properties No.1 Pty Ltd

Property Address

36 Mackenzie Street, Coomera QLD 4209, Australia

Real Property Description

18/SP314628

Property Type

Residential House

Date of Construction

13 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	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								
<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	9 April 20 to 30 June 20	1,383	3,564	4,947	1,280	6,227
2	1 July 20 to 30 June 21	3,938	5,791	9,729	5,714	15,443
3	1 July 21 to 30 June 22	2,993	3,976	6,969	5,714	12,683
4	1 July 22 to 30 June 23	2,175	2,818	4,993	5,714	10,707
5	1 July 23 to 30 June 24	1,453	2,388	3,841	5,714	9,555
6	1 July 24 to 30 June 25	1,176	1,493	2,669	5,714	8,383
7	1 July 25 to 30 June 26	563	1,642	2,205	5,714	7,919
8	1 July 26 to 30 June 27	471	1,026	1,497	5,714	7,211
9	1 July 27 to 30 June 28	226	956	1,182	5,714	6,896
10	1 July 28 to 30 June 29	196	597	794	5,714	6,508
11	1 July 29 to 30 June 30	170	373	543	5,714	6,257
12	1 July 30 to 30 June 31	147	233	381	5,714	6,095
13	1 July 31 to 30 June 32	0	505	505	5,714	6,219
14	1 July 32 to 30 June 33	0	316	316	5,714	6,030
15	1 July 33 to 30 June 34	0	197	197	5,714	5,911
16	1 July 34 to 30 June 35	0	123	123	5,714	5,837
17	1 July 35 to 30 June 36	0	77	77	5,714	5,791
18	1 July 36 to 30 June 37	0	48	48	5,714	5,762
19	1 July 37 to 30 June 38	0	30	30	5,714	5,744
20	1 July 38 to 30 June 39	0	19	19	5,714	5,733
21	1 July 39 to 30 June 40	0	12	12	5,714	5,726
22	1 July 40 to 30 June 41	0	7	7	5,714	5,721
23	1 July 41 to 30 June 42	0	5	5	5,714	5,719
24	1 July 42 to 30 June 43	0	3	3	5,714	5,717
25	1 July 43 to 30 June 44	0	2	2	5,714	5,716
26	1 July 44 to 30 June 45	0	1	1	5,714	5,715
27	1 July 45 to 30 June 46	0	1	1	5,714	5,715
28	1 July 46 to 30 June 47	0	0	0	5,714	5,714
29	1 July 47 to 30 June 48	0	0	0	5,714	5,714
30	1 July 48 to 30 June 49	0	0	0	5,714	5,714
31	1 July 49 to 30 June 50	0	0	0	5,714	5,714
32	1 July 50 to 30 June 51	0	0	0	5,714	5,714
33	1 July 51 to 30 June 52	0	0	0	5,714	5,714
34	1 July 52 to 30 June 53	0	0	0	5,714	5,714
35	1 July 53 to 30 June 54	0	0	0	5,714	5,714
36	1 July 54 to 30 June 55	0	0	0	5,714	5,714
37	1 July 55 to 30 June 56	0	0	0	5,714	5,714
38	1 July 56 to 30 June 57	0	0	0	5,714	5,714
39	1 July 57 to 30 June 58	0	0	0	5,714	5,714
40	2058+	0	0	0	9,293	9,293
Totals		14,893	26,205	41,097	227,705	268,802

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	9 April 20 to 30 June 20	922	3,564	4,486	1,280	5,766
2	1 July 20 to 30 June 21	2,062	5,791	7,853	5,714	13,567
3	1 July 21 to 30 June 22	2,062	3,619	5,681	5,714	11,395
4	1 July 22 to 30 June 23	2,062	2,262	4,324	5,714	10,038
5	1 July 23 to 30 June 24	2,062	1,414	3,476	5,714	9,190
6	1 July 24 to 30 June 25	2,062	884	2,946	5,714	8,660
7	1 July 25 to 30 June 26	2,062	552	2,614	5,714	8,328
8	1 July 26 to 30 June 27	2,062	345	2,407	5,714	8,121
9	1 July 27 to 30 June 28	1,899	216	2,114	5,714	7,828
10	1 July 28 to 30 June 29	1,339	135	1,474	5,714	7,188
11	1 July 29 to 30 June 30	1,212	84	1,297	5,714	7,011
12	1 July 30 to 30 June 31	754	53	807	5,714	6,521
13	1 July 31 to 30 June 32	652	33	685	5,714	6,399
14	1 July 32 to 30 June 33	318	21	339	5,714	6,053
15	1 July 33 to 30 June 34	318	13	331	5,714	6,045
16	1 July 34 to 30 June 35	243	8	251	5,714	5,965
17	1 July 35 to 30 June 36	0	5	5	5,714	5,719
18	1 July 36 to 30 June 37	0	3	3	5,714	5,717
19	1 July 37 to 30 June 38	0	2	2	5,714	5,716
20	1 July 38 to 30 June 39	0	1	1	5,714	5,715
21	1 July 39 to 30 June 40	0	1	1	5,714	5,715
22	1 July 40 to 30 June 41	0	0	0	5,714	5,714
23	1 July 41 to 30 June 42	0	0	0	5,714	5,714
24	1 July 42 to 30 June 43	0	0	0	5,714	5,714
25	1 July 43 to 30 June 44	0	0	0	5,714	5,714
26	1 July 44 to 30 June 45	0	0	0	5,714	5,714
27	1 July 45 to 30 June 46	0	0	0	5,714	5,714
28	1 July 46 to 30 June 47	0	0	0	5,714	5,714
29	1 July 47 to 30 June 48	0	0	0	5,714	5,714
30	1 July 48 to 30 June 49	0	0	0	5,714	5,714
31	1 July 49 to 30 June 50	0	0	0	5,714	5,714
32	1 July 50 to 30 June 51	0	0	0	5,714	5,714
33	1 July 51 to 30 June 52	0	0	0	5,714	5,714
34	1 July 52 to 30 June 53	0	0	0	5,714	5,714
35	1 July 53 to 30 June 54	0	0	0	5,714	5,714
36	1 July 54 to 30 June 55	0	0	0	5,714	5,714
37	1 July 55 to 30 June 56	0	0	0	5,714	5,714
38	1 July 56 to 30 June 57	0	0	0	5,714	5,714
39	1 July 57 to 30 June 58	0	0	0	5,714	5,714
40	2058+	0	0	0	9,293	9,293
Totals		22,091	19,006	41,097	227,705	268,802

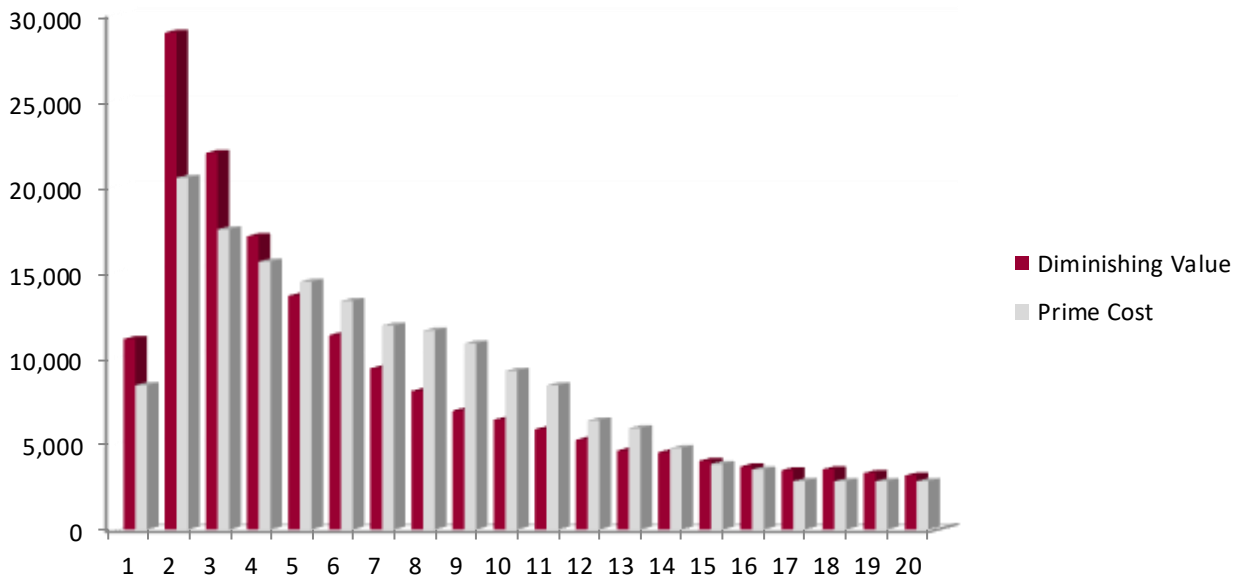
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

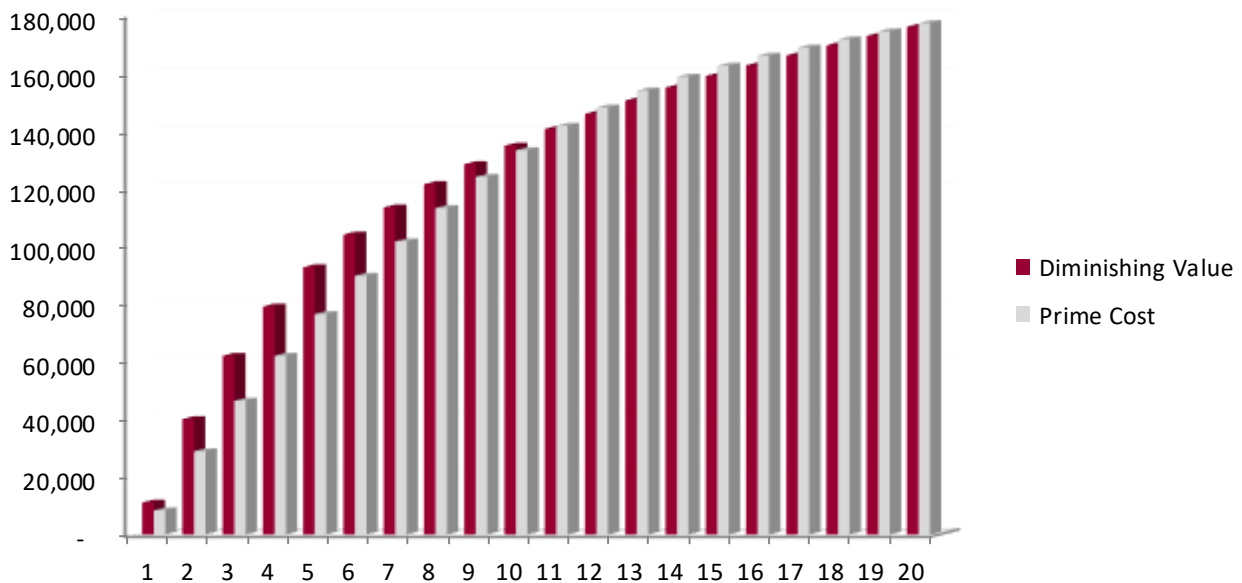
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	28 February 2020
Settlement Date	9 April 2020

Expenditure Analysed

Purchase Price	\$539,980
Stamp Duty	\$17,424
Total Expenditure Analysed	\$557,404

Historical Construction Details

Construction Start Date	17 August 2019
Construction Completion Date	13 February 2020
Historical Construction Cost (Estimated)*	\$268,438
Lot Entitlement	1
Overall Lot Entitlement	1

9. Reconciliation of Capital Expenditure

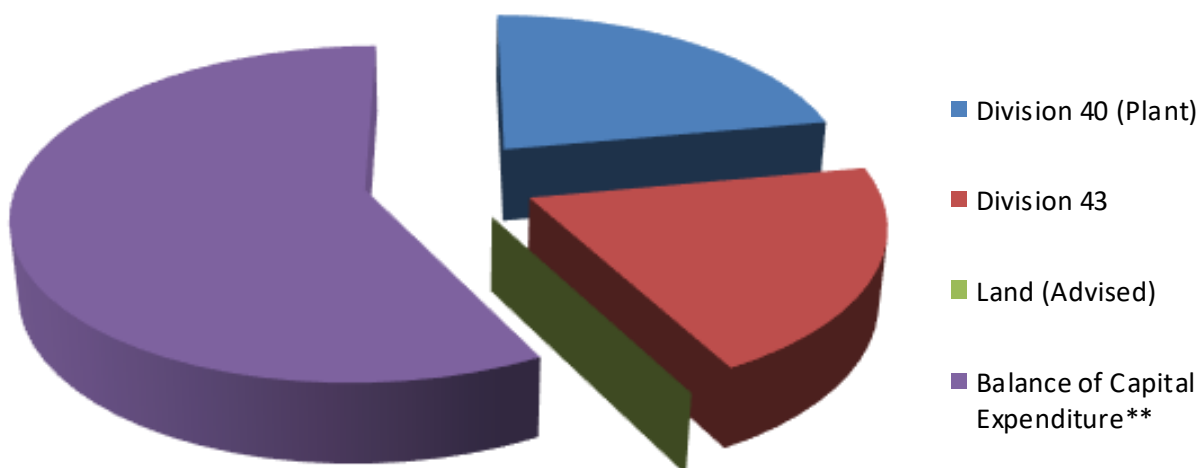
Apportionment of cost relating to:

Division 40 (Plant)	\$41,097
Division 43	\$227,705
Land (Assessed)	\$247,744
Balance of Capital Expenditure**	\$40,858
Total Expenditure Analysed	\$557,404

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%	9-Apr-20	4,182	187	799	639	511	409	327	262	209	314	196
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	9-Apr-20	1,045	196	319	199	124	78	49	30	19	12	7
Blinds Residential	18.75%	9-Apr-20	3,822	717	1,165	728	455	284	178	111	69	43	27
Ceiling Fans	18.75%	9-Apr-20	1,742	327	531	332	207	130	81	51	32	20	12
Computer systems													
General	18.75%	9-Apr-20	488	91	149	93	58	36	23	14	9	6	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	9-Apr-20	920	173	280	175	109	68	43	27	17	10	7
Floor coverings (removable without damage)													
Carpets	25.00%	9-Apr-20	4,110	230	970	727	546	409	307	345	216	135	84
Floating timber	13.33%	9-Apr-20	4,767	142	617	534	463	401	348	301	261	226	196
Furniture	18.75%	9-Apr-20	7,238	1,357	2,205	1,378	861	538	337	210	131	82	51
Garage doors, automatic													
Motors	20.00%	9-Apr-20	1,673	75	320	256	205	307	192	120	75	47	29
Hot water systems (excluding piping)													
Gas or electric	16.67%	9-Apr-20	2,509	94	403	335	280	233	194	364	228	142	89
Kitchen assets													
Cooktops	16.67%	9-Apr-20	1,185	44	190	356	223	139	87	54	34	21	13
Dishwashers	25.00%	9-Apr-20	1,673	94	395	296	333	208	130	81	51	32	20
Ovens	16.67%	9-Apr-20	1,533	57	246	205	171	320	200	125	78	49	31
Rangehoods	18.75%	9-Apr-20	627	118	191	119	75	47	29	18	11	7	4
Lights													
Shades, removable	18.75%	9-Apr-20	3,122	585	951	595	372	232	145	91	57	35	22
\$300 items	100.00%	9-Apr-20	460	460									
Pooled Plant Total				3,564	5,791	3,976	2,818	2,388	1,493	1,642	1,026	956	597
Effective Life Plant Total				1,383	3,938	2,993	2,175	1,453	1,176	563	471	226	196
Total Division 40			41,097	4,947	9,729	6,969	4,993	3,841	2,669	2,205	1,497	1,182	794
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%	09-Apr-20	218,581	1,230	5,491	5,491	5,491	5,491	5,491	5,491	5,491	5,491	5,491
Structural Improvements - Completed 2020	2.50%	09-Apr-20	8,889	50	223	223	223	223	223	223	223	223	223
Total Division 43			227,470	1,280	5,714	5,714	5,714	5,714	5,714	5,714	5,714	5,714	5,714
Total Depreciation			268,567	6,227	15,443	12,683	10,707	9,555	8,383	7,919	7,211	6,896	6,508

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%	09-Apr-20	4,182	94	418	418	418	418	418	418	418	418	418
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	09-Apr-20	1,045	196	319	199	124	78	49	30	19	12	7
Blinds Residential	18.75%	09-Apr-20	3,822	717	1,165	728	455	284	178	111	69	43	27
Ceiling Fans	18.75%	09-Apr-20	1,742	327	531	332	207	130	81	51	32	20	12
Computer systems													
General	18.75%	09-Apr-20	488	91	149	93	58	36	23	14	9	6	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	09-Apr-20	920	173	280	175	109	68	43	27	17	10	7
Floor coverings (removable without damage)													
Carpets	12.50%	09-Apr-20	4,110	115	514	514	514	514	514	514	514	397	
Floating timber	6.67%	09-Apr-20	4,767	71	318	318	318	318	318	318	318	318	318
Furniture	18.75%	09-Apr-20	7,238	1,357	2,205	1,378	861	538	337	210	131	82	51
Garage doors, automatic													
Motors	10.00%	09-Apr-20	1,673	37	167	167	167	167	167	167	167	167	167
Hot water systems (excluding piping)													
Gas or electric	8.33%	09-Apr-20	2,509	47	209	209	209	209	209	209	209	209	209
Kitchen assets													
Cooktops	8.33%	09-Apr-20	1,185	22	99	99	99	99	99	99	99	99	99
Dishwashers	12.50%	09-Apr-20	1,673	47	209	209	209	209	209	209	209	163	
Ovens	8.33%	09-Apr-20	1,533	29	128	128	128	128	128	128	128	128	128
Rangehoods	18.75%	09-Apr-20	627	118	191	119	75	47	29	18	11	7	4
Lights													
Shades, removable	18.75%	09-Apr-20	3,122	585	951	595	372	232	145	91	57	35	22
\$300 items	100.00%	09-Apr-20	460	460									
Pooled Plant Total				3,564	5,791	3,619	2,262	1,414	884	552	345	216	135
Effective Life Plant Total				922	2,062	2,062	2,062	2,062	2,062	2,062	2,062	1,899	1,339
Total Division 40			41,097	4,486	7,853	5,681	4,324	3,476	2,946	2,614	2,407	2,114	1,474
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%	09-Apr-20	218,581	1,230	5,491	5,491	5,491	5,491	5,491	5,491	5,491	5,491	5,491
Structural Improvements - Completed 2020	2.50%	09-Apr-20	8,889	50	223	223	223	223	223	223	223	223	223
Total Division 43			227,470	1,280	5,714	5,714	5,714	5,714	5,714	5,714	5,714	5,714	5,714
Total Depreciation			268,567	5,766	13,567	11,395	10,038	9,190	8,660	8,328	8,121	7,828	7,188

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	17 Aug 19 to 13 Feb 20	219,649	2.50%	5,491	218,807
Sub-total		219,649		5,491	218,807

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2020	17 Aug 19 to 13 Feb 20	8,932	2.50%	223	8,898
Sub-total		8,932		223	8,898
Totals		228,582		5,714	227,705

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.