



# Tax Depreciation Report

11 Ray Street,  
Seville East VIC 3139

Roxanne and Thomas Cannors  
10 Reece Ct  
LILYDALE, VIC 3140

| Issue Schedule |                              |
|----------------|------------------------------|
| Issue Date:    | Issued by:                   |
| 14 July 2020   | Mark Kilroy Bsc (Hons) MRICS |

Roxanne and Thomas Cannors  
10 Reece Ct  
LILYDALE, VIC 3140

July 2020  
Job No: RES3139010

### **Tax Depreciation Report – 11 Ray Street, Seville East VIC 3139**

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

14 July 2020

### Purchaser

Roxanne and Thomas Cannors

### Property Address

11 Ray Street, Seville East VIC 3139

### Real Property Description

LOT 2 SP34241

### Property Type

Residential House

### Date of Construction

Pre 1985

### Date Available To Generate Income

7 April 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  |         |         |          |         |         |         |         |         |
|--|--|---------|---------|----------|---------|---------|---------|---------|---------|
| <p>Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.</p>  | <p>Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.</p>   |         |         |          |         |         |         |         |         |
| Benefits   | Benefits   |         |         |          |         |         |         |         |         |
| <ul style="list-style-type: none"> <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<br>Capital Works | Eligible<br>Total | Capital Loss - See Appendix A |               |
|---------------|------------------------------|--|--------------|--------------|------------------------------|-------------------|-------------------------------|---------------|
|               |                              | Effective Life                             | Pooled Plant | Total Div 40 |                              |                   | Div 40 Yearly                 | Cumulative    |
| 1             | 25 November 16 to 30 June 17 | 0  | 0            | 0            | 1,180                        | 1,180             | 0                             | 0             |
| 2             | 1 July 17 to 30 June 18      | 0  | 0            | 0            | 2,059                        | 2,059             | 4,598                         | 4,598         |
| 3             | 1 July 18 to 30 June 19      | 0  | 0            | 0            | 2,059                        | 2,059             | 3,553                         | 8,151         |
| 4             | 1 July 19 to 30 June 20      | 928  | 745          | 1,673        | 2,101                        | 3,774             | 5,643                         | 13,794        |
| 5             | 1 July 20 to 30 June 21      | 1,144                                      | 466          | 1,610        | 2,120                        | 3,730             | 1,753                         | 15,547        |
| 6             | 1 July 21 to 30 June 22      | 908  | 291          | 1,199        | 2,120                        | 3,319             | 1,415                         | 16,963        |
| 7             | 1 July 22 to 30 June 23      | 286  | 910          | 1,196        | 2,120                        | 3,316             | 1,376                         | 18,339        |
| 8             | 1 July 23 to 30 June 24      | 238  | 569          | 807          | 2,120                        | 2,927             | 1,070                         | 19,409        |
| 9             | 1 July 24 to 30 June 25      | 199  | 355          | 554          | 2,120                        | 2,674             | 849                           | 20,257        |
| 10            | 1 July 25 to 30 June 26      | 0  | 595          | 595          | 2,120                        | 2,715             | 888                           | 21,145        |
| 11            | 1 July 26 to 30 June 27      | 0  | 372          | 372          | 2,120                        | 2,492             | 893                           | 22,038        |
| 12            | 1 July 27 to 30 June 28      | 0  | 233          | 233          | 2,120                        | 2,353             | 617                           | 22,655        |
| 13            | 1 July 28 to 30 June 29      | 0  | 145          | 145          | 2,120                        | 2,265             | 437                           | 23,092        |
| 14            | 1 July 29 to 30 June 30      | 0  | 91           | 91           | 2,120                        | 2,211             | 317                           | 23,409        |
| 15            | 1 July 30 to 30 June 31      | 0  | 57           | 57           | 2,120                        | 2,177             | 236                           | 23,645        |
| 16            | 1 July 31 to 30 June 32      | 0  | 35           | 35           | 2,120                        | 2,155             | 397                           | 24,043        |
| 17            | 1 July 32 to 30 June 33      | 0  | 22           | 22           | 2,120                        | 2,142             | 248                           | 24,291        |
| 18            | 1 July 33 to 30 June 34      | 0  | 14           | 14           | 2,120                        | 2,134             | 155                           | 24,446        |
| 19            | 1 July 34 to 30 June 35      | 0  | 9            | 9            | 2,120                        | 2,129             | 97                            | 24,542        |
| 20            | 1 July 35 to 30 June 36      | 0  | 5            | 5            | 2,120                        | 2,125             | 61                            | 24,603        |
| 21            | 1 July 36 to 30 June 37      | 0  | 3            | 3            | 2,120                        | 2,123             | 38                            | 24,642        |
| 22            | 1 July 37 to 30 June 38      | 0  | 2            | 2            | 2,120                        | 2,122             | 24                            | 24,665        |
| 23            | 1 July 38 to 30 June 39      | 0  | 1            | 1            | 2,120                        | 2,121             | 15                            | 24,681        |
| 24            | 1 July 39 to 30 June 40      | 0  | 1            | 1            | 1,972                        | 1,973             | 9                             | 24,690        |
| 25            | 1 July 40 to 30 June 41      | 0  | 1            | 1            | 1,704                        | 1,705             | 5                             | 24,695        |
| 26            | 1 July 41 to 30 June 42      | 0  | 0            | 0            | 1,704                        | 1,704             | 4                             | 24,699        |
| 27            | 1 July 42 to 30 June 43      | 0  | 0            | 0            | 1,704                        | 1,704             | 2                             | 24,701        |
| 28            | 1 July 43 to 30 June 44      | 0  | 0            | 0            | 1,704                        | 1,704             | 2                             | 24,703        |
| 29            | 1 July 44 to 30 June 45      | 0  | 0            | 0            | 1,704                        | 1,704             | 1                             | 24,704        |
| 30            | 1 July 45 to 30 June 46      | 0  | 0            | 0            | 1,704                        | 1,704             | 1                             | 24,704        |
| 31            | 1 July 46 to 30 June 47      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 24,705        |
| 32            | 1 July 47 to 30 June 48      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 24,705        |
| 33            | 1 July 48 to 30 June 49      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 24,705        |
| 34            | 1 July 49 to 30 June 50      | 0  | 0            | 0            | 1,131                        | 1,131             | 0                             | 24,705        |
| 35            | 1 July 50 to 30 June 51      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 24,705        |
| 36            | 1 July 51 to 30 June 52      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 24,705        |
| 37            | 1 July 52 to 30 June 53      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 24,705        |
| 38            | 1 July 53 to 30 June 54      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 24,705        |
| 39            | 1 July 54 to 30 June 55      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 24,705        |
| 40            | 2055+                        | 0  | 0            | 0            | 1,015                        | 1,015             | 0                             | 24,705        |
| <b>Totals</b> |                              | <b>3,703</b>                               | <b>4,922</b> | <b>8,625</b> | <b>72,458</b>                | <b>81,083</b>     | <b>24,705</b>                 | <b>24,705</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<br>Capital Works | Eligible<br>Total | Capital Loss - See Appendix A |               |
|---------------|------------------------------|--|--------------|--------------|------------------------------|-------------------|-------------------------------|---------------|
|               |                              | Effective Life                             | Pooled Plant | Total Div 40 |                              |                   | Div 40 Yearly                 | Cumulative    |
| 1             | 25 November 16 to 30 June 17 | 0  | 0            | 0            | 1,180                        | 1,180             | 0                             | 0             |
| 2             | 1 July 17 to 30 June 18      | 0  | 0            | 0            | 2,059                        | 2,059             | 2,525                         | 2,525         |
| 3             | 1 July 18 to 30 June 19      | 0  | 0            | 0            | 2,059                        | 2,059             | 2,525                         | 5,050         |
| 4             | 1 July 19 to 30 June 20      | 482  | 389          | 871          | 2,101                        | 2,972             | 6,398                         | 11,448        |
| 5             | 1 July 20 to 30 June 21      | 695  | 243          | 938          | 2,120                        | 3,058             | 1,980                         | 13,428        |
| 6             | 1 July 21 to 30 June 22      | 695  | 152          | 847          | 2,120                        | 2,967             | 1,816                         | 15,244        |
| 7             | 1 July 22 to 30 June 23      | 695  | 95           | 790          | 2,120                        | 2,910             | 1,456                         | 16,700        |
| 8             | 1 July 23 to 30 June 24      | 695  | 59           | 754          | 2,120                        | 2,874             | 1,253                         | 17,953        |
| 9             | 1 July 24 to 30 June 25      | 695  | 37           | 732          | 2,120                        | 2,852             | 1,252                         | 19,205        |
| 10            | 1 July 25 to 30 June 26      | 695  | 23           | 718          | 2,120                        | 2,838             | 1,252                         | 20,457        |
| 11            | 1 July 26 to 30 June 27      | 695  | 14           | 709          | 2,120                        | 2,829             | 1,191                         | 21,648        |
| 12            | 1 July 27 to 30 June 28      | 695  | 9            | 704          | 2,120                        | 2,824             | 1,138                         | 22,786        |
| 13            | 1 July 28 to 30 June 29      | 695  | 6            | 701          | 2,120                        | 2,821             | 1,138                         | 23,924        |
| 14            | 1 July 29 to 30 June 30      | 397  | 4            | 401          | 2,120                        | 2,521             | 1,063                         | 24,987        |
| 15            | 1 July 30 to 30 June 31      | 266  | 2            | 268          | 2,120                        | 2,388             | 867                           | 25,854        |
| 16            | 1 July 31 to 30 June 32      | 109  | 1            | 110          | 2,120                        | 2,230             | 350                           | 26,204        |
| 17            | 1 July 32 to 30 June 33      | 33   | 1            | 34           | 2,120                        | 2,154             | 0                             | 26,204        |
| 18            | 1 July 33 to 30 June 34      | 33   | 1            | 34           | 2,120                        | 2,154             | 0                             | 26,204        |
| 19            | 1 July 34 to 30 June 35      | 15   | 0            | 15           | 2,120                        | 2,135             | 0                             | 26,204        |
| 20            | 1 July 35 to 30 June 36      | 0  | 0            | 0            | 2,120                        | 2,120             | 0                             | 26,204        |
| 21            | 1 July 36 to 30 June 37      | 0  | 0            | 0            | 2,120                        | 2,120             | 0                             | 26,204        |
| 22            | 1 July 37 to 30 June 38      | 0  | 0            | 0            | 2,120                        | 2,120             | 0                             | 26,204        |
| 23            | 1 July 38 to 30 June 39      | 0  | 0            | 0            | 2,120                        | 2,120             | 0                             | 26,204        |
| 24            | 1 July 39 to 30 June 40      | 0  | 0            | 0            | 1,972                        | 1,972             | 0                             | 26,204        |
| 25            | 1 July 40 to 30 June 41      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 26            | 1 July 41 to 30 June 42      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 27            | 1 July 42 to 30 June 43      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 28            | 1 July 43 to 30 June 44      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 29            | 1 July 44 to 30 June 45      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 30            | 1 July 45 to 30 June 46      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 31            | 1 July 46 to 30 June 47      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 32            | 1 July 47 to 30 June 48      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 33            | 1 July 48 to 30 June 49      | 0  | 0            | 0            | 1,704                        | 1,704             | 0                             | 26,204        |
| 34            | 1 July 49 to 30 June 50      | 0  | 0            | 0            | 1,131                        | 1,131             | 0                             | 26,204        |
| 35            | 1 July 50 to 30 June 51      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 26,204        |
| 36            | 1 July 51 to 30 June 52      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 26,204        |
| 37            | 1 July 52 to 30 June 53      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 26,204        |
| 38            | 1 July 53 to 30 June 54      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 26,204        |
| 39            | 1 July 54 to 30 June 55      | 0  | 0            | 0            | 1,065                        | 1,065             | 0                             | 26,204        |
| 40            | 2055+                        | 0  | 0            | 0            | 1,015                        | 1,015             | 0                             | 26,204        |
| <b>Totals</b> |                              | <b>7,592</b>                               | <b>1,036</b> | <b>8,628</b> | <b>72,458</b>                | <b>81,086</b>     | <b>26,204</b>                 | <b>26,204</b> |

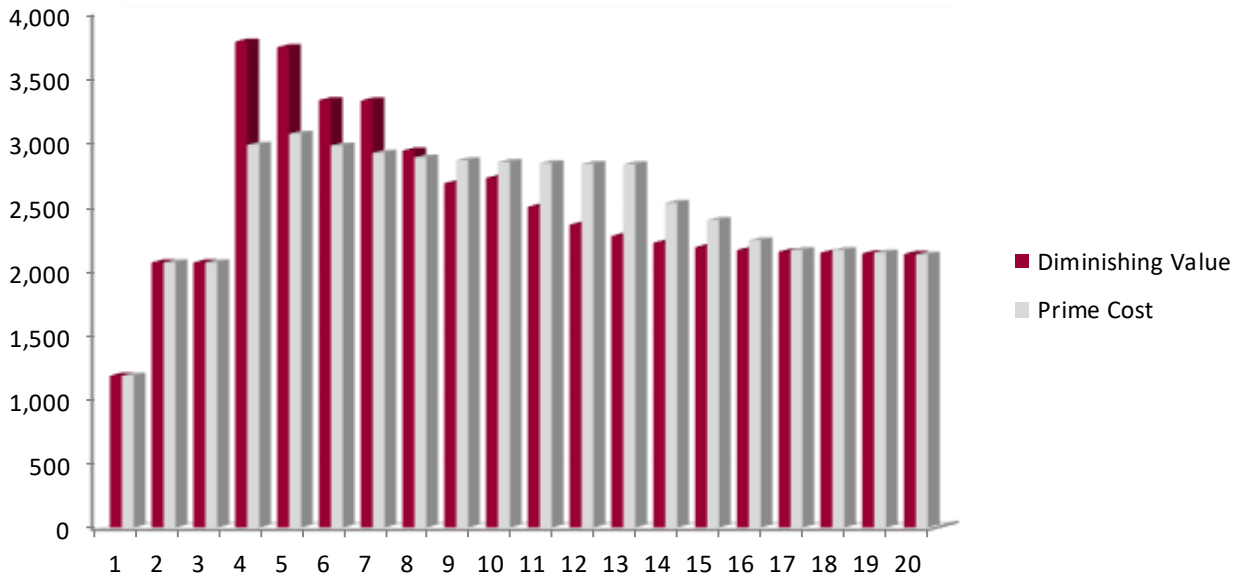
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

### Example

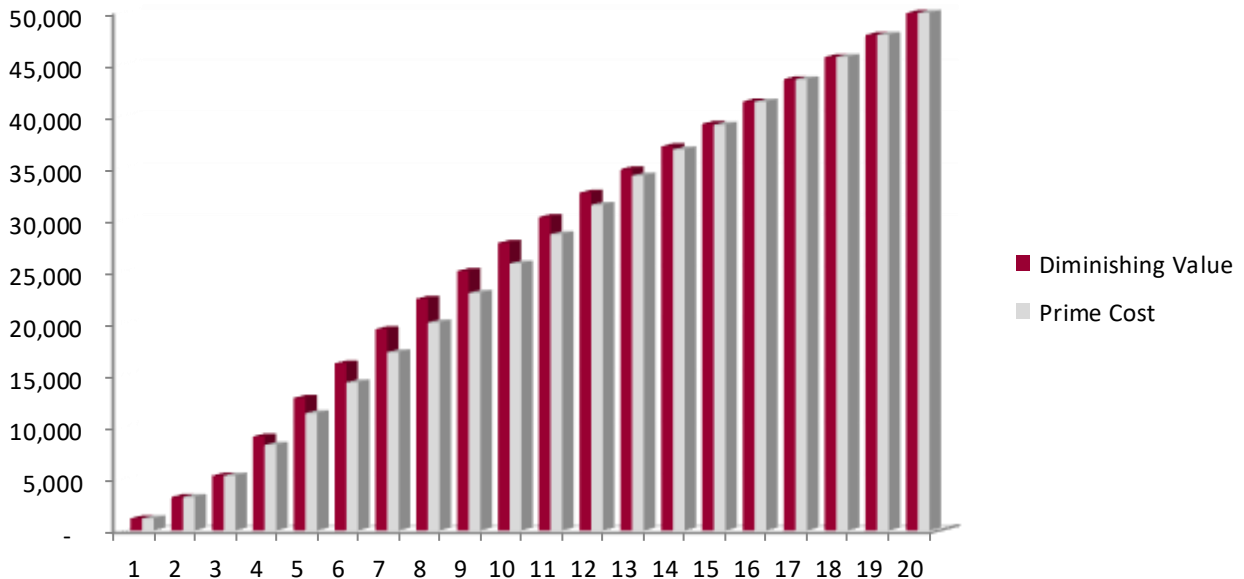
|        | PC Rate | Opening Value | Year 1 | WDV   | Year 2 |
|--------|---------|---------------|--------|-------|--------|
| Carpet | 10%     | \$1,000       | \$100  | \$900 | \$100  |

## 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                | 23 October 2016  |
| Settlement Date              | 25 November 2016 |
| Available To Generate Income | 7 April 2018     |

### Expenditure Analysed

|                                   |                  |
|-----------------------------------|------------------|
| Purchase Price                    | \$450,000        |
| Stamp Duty                        | \$17,900         |
| Legals                            | \$1,500          |
| Post Expenditure                  | \$14,049         |
| <b>Total Expenditure Analysed</b> | <b>\$483,449</b> |

### Historical Construction Details

|   |          |
|---|----------|
| Construction Start Date                   | Pre 1985 |
| Construction Completion Date              | Pre 1985 |
| Historical Construction Cost (Estimated)* | N/A      |

## 9. Reconciliation of Capital Expenditure

### Apportionment of cost relating to:

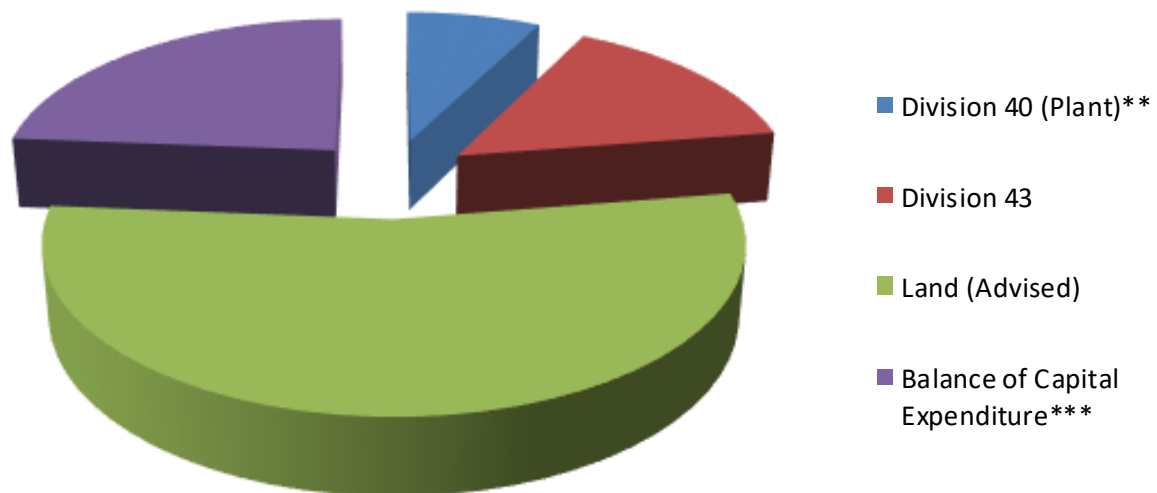
|                                   |                  |
|-----------------------------------|------------------|
| Division 40 (Plant)**             | \$36,333         |
| Division 43                       | \$72,458         |
| Land (Advised)                    | \$259,944        |
| Balance of Capital Expenditure*** | \$114,714        |
| <b>Total Expenditure Analysed</b> | <b>\$483,449</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<br>Division 40 - Plant and Equipment             | Eligibility<br>For Depreciation | Diminishing<br>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>Bathroom assets</b>  |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Exhaust fans (including light/heating)                            | NO                              | 20.00%                    | 25-Nov-16  | 382           | 45     | 126    | 79     | 49     | 31     | 19     | 12     | 8      | 5      | 3       |
| <b>Blinds Residential</b>   |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   | NO                              | 20.00%                    | 25-Nov-16  | 765           | 91     | 253    | 158    | 99     | 62     | 39     | 24     | 15     | 9      | 6       |
| <b>Curtains and drapes</b>  |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   | NO                              | 33.33%                    | 25-Nov-16  | 2,478         | 491    | 662    | 441    | 331    | 207    | 129    | 81     | 51     | 32     | 20      |
| <b>Floor coverings ( removable without damage)</b>                |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Carpets   | NO                              | 20.00%                    | 25-Nov-16  | 3,537         | 421    | 623    | 499    | 1,995  |        |        |        |        |        |         |
| Floating timber   | NO                              | 13.33%                    | 25-Nov-16  | 7,192         | 570    | 883    | 765    | 663    | 575    | 498    | 432    | 374    | 324    | 281     |
| <b>Furniture</b>  |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   | NO                              | 15.00%                    | 25-Nov-16  | 3,609         | 322    | 493    | 419    | 356    | 303    | 257    | 219    | 186    | 158    | 336     |
| <b>Garbage disposal</b>   |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Garbage bins  | NO                              | 30.00%                    | 25-Nov-16  | 245           | 44     | 75     | 47     | 29     | 18     | 12     | 7      | 4      | 3      | 2       |
| <b>Heating units</b>  |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Freestanding  | NO                              | 13.33%                    | 25-Nov-16  | 3,823         | 303    | 469    | 407    | 353    | 306    | 265    | 229    | 199    | 172    | 149     |
| <b>Hot water systems (excluding piping)</b>                       |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Gas or electric   | NO                              | 16.67%                    | 25-Nov-16  | 2,294         | 227    | 344    | 287    | 1,435  |        |        |        |        |        |         |
| <b>Kitchen assets</b>   |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Stoves  | NO                              | 13.33%                    | 25-Nov-16  | 1,988         | 158    | 244    | 212    | 183    | 159    | 138    | 336    | 210    | 131    | 82      |
| <b>Lights</b>   |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Shades, removable   | NO                              | 40.00%                    | 25-Nov-16  | 1,392         | 331    | 424    | 239    | 149    | 93     | 58     | 36     | 23     | 14     | 9       |
| <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 |
| <b>Air-conditioning assets (excl. ducting, pipes &amp; vents)</b> |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Mini split system upto 20KW                                       | YES                             | 20.00%                    | 20-Oct-19  | 1,800         |        |        |        | 250    | 310    | 248    | 372    | 233    | 145    | 91      |
| <b>Floor coverings ( removable without damage)</b>                |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Carpets   | YES                             | 25.00%                    | 20-Oct-19  | 2,040         |        |        |        | 354    | 422    | 316    | 356    | 222    | 139    | 87      |
| Floating timber   | YES                             | 13.33%                    | 20-Oct-19  | 500           |        |        |        | 188    | 117    | 73     | 46     | 29     | 18     | 11      |
| <b>Furniture</b>  |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   | YES                             | 18.75%                    | 20-Oct-19  | 588           |        |        |        | 220    | 138    | 86     | 54     | 34     | 21     | 13      |
| <b>Garden sheds, freestanding</b>                                 |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   | YES                             | 20.00%                    | 20-Oct-19  | 450           |        |        |        | 169    | 105    | 66     | 41     | 26     | 16     | 10      |
| <b>Hot water systems (excluding piping)</b>                       |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Gas or electric   | YES                             | 16.67%                    | 20-Oct-19  | 2,800         |        |        |        | 324    | 413    | 344    | 287    | 239    | 199    | 373     |
| <b>Kitchen assets</b>   |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
| Rangehoods  | YES                             | 18.75%                    | 20-Oct-19  | 450           |        |        |        | 169    | 105    | 66     | 41     | 26     | 16     | 10      |
| <b>Pooled Plant Total</b>   |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   |                                 |                           |            |               |        | 454    | 523    | 1,403  | 877    | 548    | 1,406  | 879    | 549    | 1,052   |
| <b>Effective Life Plant Total</b>                                 |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   |                                 |                           |            |               | 3,003  | 4,144  | 3,030  | 5,913  | 2,486  | 2,066  | 1,167  | 998    | 854    | 430     |
| <b>Total Division 40</b>  |                                 |                           |            |               |        |        |        |        |        |        |        |        |        |         |
|   |                                 |                           |            | 36,333        | 3,003  | 4,598  | 3,553  | 7,316  | 3,363  | 2,614  | 2,572  | 1,877  | 1,403  | 1,483   |

## Diminishing Value Depreciation Schedule (cont.)

| Division 43 - Capital Works Allowance    |       |           |               |              |              |              |              |              |              |              |              |              |              |
|--|-------|-----------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|  | Rate  |           | Opening Value | Year 1       | Year2        | Year 3       | Year4        | Year5        | Year6        | Year7        | Year8        | Year9        | Year10       |
| Building Works - Completed 2000          | 2.50% | 25-Nov-16 | 7,206         | 184          | 310          | 310          | 310          | 310          | 310          | 310          | 310          | 310          | 310          |
| Building Works - Completed 2009          | 2.50% | 25-Nov-16 | 15,459        | 281          | 473          | 473          | 473          | 473          | 473          | 473          | 473          | 473          | 473          |
| Building Works - Completed 2016          | 2.50% | 25-Nov-16 | 28,771        | 436          | 733          | 733          | 733          | 733          | 733          | 733          | 733          | 733          | 733          |
| Building Works - Completed 2018          | 2.50% | 30-Jun-18 | 3,000         |              | 75           | 75           | 75           | 75           | 75           | 75           | 75           | 75           | 75           |
| Structural Improvements - Completed 2000 | 2.50% | 25-Nov-16 | 2,461         | 63           | 106          | 106          | 106          | 106          | 106          | 106          | 106          | 106          | 106          |
| Structural Improvements - Completed 2009 | 2.50% | 25-Nov-16 | 5,435         | 99           | 166          | 166          | 166          | 166          | 166          | 166          | 166          | 166          | 166          |
| Structural Improvements - Completed 2016 | 2.50% | 25-Nov-16 | 7,705         | 117          | 196          | 196          | 196          | 196          | 196          | 196          | 196          | 196          | 196          |
| Structural Improvements - Completed 2019 | 2.50% | 20-Oct-19 | 2,421         |              |              | 42           | 61           | 61           | 61           | 61           | 61           | 61           | 61           |
| <b>Total Division 43</b>                 |       |           | <b>72,458</b> | <b>1,180</b> | <b>2,059</b> | <b>2,059</b> | <b>2,101</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> |

## 11. Prime Cost Depreciation Schedule

| Assets Generally<br>Division 40 - Plant and Equipment             | Eligibility<br>For Depreciation | Prime Cost<br>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>Bathroom assets</b>  |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Exhaust fans (including light/heating)                            | NO                              | 10.00%             | 25-Nov-16  | 382           | 23     | 38     | 38     | 38     | 38     | 38     | 38     | 38     | 38     | 38      |
| <b>Blinds Residential</b>   |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
|   | NO                              | 10.00%             | 25-Nov-16  | 765           | 45     | 76     | 76     | 76     | 76     | 76     | 76     | 76     | 76     | 76      |
| <b>Curtains and drapes</b>  |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
|   | NO                              | 16.67%             | 25-Nov-16  | 2,478         | 245    | 413    | 413    | 413    | 413    | 413    | 167    |        |        |         |
| <b>Floor coverings ( removable without damage)</b>                |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Carpets   | NO                              | 10.00%             | 25-Nov-16  | 3,537         | 210    | 354    | 354    | 2,619  |        |        |        |        |        |         |
| Floating timber   | NO                              | 6.67%              | 25-Nov-16  | 7,192         | 285    | 479    | 479    | 479    | 479    | 479    | 479    | 479    | 479    | 479     |
| <b>Furniture</b>  |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
|   | NO                              | 7.50%              | 25-Nov-16  | 3,609         | 161    | 271    | 271    | 271    | 271    | 271    | 271    | 271    | 271    | 271     |
| <b>Garbage disposal</b>   |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Garbage bins  | NO                              | 15.00%             | 25-Nov-16  | 245           | 22     | 37     | 37     | 37     | 37     | 37     | 37     | 1      |        |         |
| <b>Heating units</b>  |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Freestanding  | NO                              | 6.67%              | 25-Nov-16  | 3,823         | 152    | 255    | 255    | 255    | 255    | 255    | 255    | 255    | 255    | 255     |
| <b>Hot water systems (excluding piping)</b>                       |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Gas or electric   | NO                              | 8.33%              | 25-Nov-16  | 2,294         | 114    | 191    | 191    | 1,798  |        |        |        |        |        |         |
| <b>Kitchen assets</b>   |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Stoves  | NO                              | 6.67%              | 25-Nov-16  | 1,988         | 79     | 133    | 133    | 133    | 133    | 133    | 133    | 133    | 133    | 133     |
| <b>Lights</b>   |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Shades, removable   | NO                              | 20.00%             | 25-Nov-16  | 1,392         | 165    | 278    | 278    | 278    | 278    | 114    |        |        |        |         |
| <b>Additional Items (Post Expenditure)</b>                        |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| <b>Air-conditioning assets (excl. ducting, pipes &amp; vents)</b> |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Mini split system upto 20KW                                       | YES                             | 10.00%             | 20-Oct-19  | 1,800         |        |        |        | 125    | 180    | 180    | 180    | 180    | 180    | 180     |
| <b>Floor coverings ( removable without damage)</b>                |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Carpets   | YES                             | 10.00%             | 20-Oct-19  | 2,040         |        |        |        | 142    | 204    | 204    | 204    | 204    | 204    | 204     |
| Floating timber   | YES                             | 6.67%              | 20-Oct-19  | 500           |        |        |        | 23     | 33     | 33     | 33     | 33     | 33     | 33      |
| <b>Furniture</b>  |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
|   | YES                             | 18.75%             | 20-Oct-19  | 588           |        |        |        | 220    | 138    | 86     | 54     | 34     | 21     | 13      |
| <b>Garden sheds, freestanding</b>                                 |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
|   | YES                             | 10.00%             | 20-Oct-19  | 450           |        |        |        | 31     | 45     | 45     | 45     | 45     | 45     | 45      |
| <b>Hot water systems (excluding piping)</b>                       |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Gas or electric   | YES                             | 8.33%              | 20-Oct-19  | 2,800         |        |        |        | 162    | 233    | 233    | 233    | 233    | 233    | 233     |
| <b>Kitchen assets</b>   |                                 |                    |            |               |        |        |        |        |        |        |        |        |        |         |
| Rangehoods  | YES                             | 18.75%             | 20-Oct-19  | 450           |        |        |        | 169    | 105    | 66     | 41     | 26     | 16     | 10      |
| <b>Pooled Plant Total</b>   |                                 |                    |            |               |        |        |        | 389    | 243    | 152    | 95     | 59     | 37     | 23      |
| <b>Effective Life Plant Total</b>                                 |                                 |                    |            |               | 1,501  | 2,525  | 2,525  | 6,880  | 2,675  | 2,511  | 2,151  | 1,948  | 1,947  | 1,947   |
| <b>Total Division 40</b>  |                                 |                    |            | 36,333        | 1,501  | 2,525  | 2,525  | 7,269  | 2,918  | 2,663  | 2,246  | 2,007  | 1,984  | 1,970   |



## Prime Cost Depreciation Schedule (cont.)

| Division 43 - Capital Works Allowance    |       |           |               |              |              |              |              |              |              |              |              |              |              |
|--|-------|-----------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|  | Rate  |           | Opening Value | Year 1       | Year2        | Year 3       | Year4        | Year5        | Year6        | Year7        | Year8        | Year9        | Year10       |
| Building Works - Completed 2000          | 2.50% | 25-Nov-16 | 7,206         | 184          | 310          | 310          | 310          | 310          | 310          | 310          | 310          | 310          | 310          |
| Building Works - Completed 2009          | 2.50% | 25-Nov-16 | 15,459        | 281          | 473          | 473          | 473          | 473          | 473          | 473          | 473          | 473          | 473          |
| Building Works - Completed 2016          | 2.50% | 25-Nov-16 | 28,771        | 436          | 733          | 733          | 733          | 733          | 733          | 733          | 733          | 733          | 733          |
| Building Works - Completed 2018          | 2.50% | 30-Jun-18 | 3,000         |              | 75           | 75           | 75           | 75           | 75           | 75           | 75           | 75           | 75           |
| Structural Improvements - Completed 2000 | 2.50% | 25-Nov-16 | 2,461         | 63           | 106          | 106          | 106          | 106          | 106          | 106          | 106          | 106          | 106          |
| Structural Improvements - Completed 2009 | 2.50% | 25-Nov-16 | 5,435         | 99           | 166          | 166          | 166          | 166          | 166          | 166          | 166          | 166          | 166          |
| Structural Improvements - Completed 2016 | 2.50% | 25-Nov-16 | 7,705         | 117          | 196          | 196          | 196          | 196          | 196          | 196          | 196          | 196          | 196          |
| Structural Improvements - Completed 2019 | 2.50% | 20-Oct-19 | 2,421         |              |              |              | 42           | 61           | 61           | 61           | 61           | 61           | 61           |
| <b>Total Division 43</b>                 |       |           | <b>72,458</b> | <b>1,180</b> | <b>2,059</b> | <b>2,059</b> | <b>2,101</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> | <b>2,120</b> |

## 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 2000 | 8 Feb 00 to 9 Mar 00       | 12,384          | 2.50% | 310          | 7,206         |
| Building Works - Completed 2009 | 15 Jul 09 to 14 Aug 09     | 18,903          | 2.50% | 473          | 15,459        |
| Building Works - Completed 2016 | 21 Jan 16 to 20 Feb 16     | 29,331          | 2.50% | 733          | 28,771        |
| Building Works - Completed 2018 | 31 May 18 to 30 Jun 18     | 3,000           | 2.50% | 75           | 3,000         |

**Sub-total** 63,618 1,591 54,436

### Qualifying Structural Improvements

| Description                              | Start and Completion Dates | Historical Cost | Rate  | Annual Claim | Opening Value |
|--|----------------------------|-----------------|-------|--------------|---------------|
| Structural Improvements - Completed 2000 | 8 Feb 00 to 9 Mar 00       | 4,229           | 2.50% | 106          | 2,461         |
| Structural Improvements - Completed 2009 | 15 Jul 09 to 14 Aug 09     | 6,646           | 2.50% | 166          | 5,435         |
| Structural Improvements - Completed 2016 | 21 Jan 16 to 20 Feb 16     | 7,855           | 2.50% | 196          | 7,705         |
| Structural Improvements - Completed 2019 | 7 Jul 19 to 20 Oct 19      | 2,421           | 2.50% | 61           | 2,421         |

**Sub-total** 21,151 529 18,022

**Totals** 84,770 2,120 72,458

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       |  |
|-----------------------|--|
| <b>Company Name</b>   | Koste Pty Ltd  |
| <b>Postal Address</b> | Suite 1,<br>L12/133 Mary Street,<br>Brisbane, Qld 4000 |
| <b>Office Number</b>  | 1300 669 400   |
| <b>Office Email</b>   | info@koste.com.au                                      |

| LEAD SURVEYOR DETAILS   |                   |
|-------------------------|-------------------|
| <b>Surveyors Name</b>   | Mark Kilroy       |
| <b>Tax Agent Number</b> | 24370523          |
| <b>Contact Number</b>   | 1300 669 400      |
| <b>Email</b>            | mark@koste.com.au |

## **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>