



Tax Depreciation Report

63 Sunbird Drive,
Redbank Plains QLD 4301

Jack Johnson
553 Port Hacking Rd
CARINGBAH SOUTH, NSW 2229

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

Jack Johnson
553 Port Hacking Rd
CARINGBAH SOUTH, NSW 2229

August 2020
Job No: RES4301059

Tax Depreciation Report – 63 Sunbird Drive, Redbank Plains QLD 4301

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

6 August 2020

Purchaser

Jack Johnson

Property Address

63 Sunbird Drive, Redbank Plains QLD 4301

Real Property Description

L677 SP302894

Property Type

Residential House

Date of Construction

18 August 2020

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	18 August 20 to 30 June 21	3,503	3,175	6,678	3,920	10,598
2	1 July 21 to 30 June 22	2,887	5,160	8,047	4,528	12,575
3	1 July 22 to 30 June 23	2,059	3,544	5,604	4,528	10,132
4	1 July 23 to 30 June 24	1,293	2,849	4,142	4,528	8,670
5	1 July 24 to 30 June 25	1,023	1,781	2,803	4,528	7,331
6	1 July 25 to 30 June 26	429	1,808	2,236	4,528	6,764
7	1 July 26 to 30 June 27	343	1,130	1,473	4,528	6,001
8	1 July 27 to 30 June 28	274	706	980	4,528	5,508
9	1 July 28 to 30 June 29	219	441	661	4,528	5,189
10	1 July 29 to 30 June 30	0	605	605	4,528	5,133
11	1 July 30 to 30 June 31	0	378	378	4,528	4,906
12	1 July 31 to 30 June 32	0	236	236	4,528	4,764
13	1 July 32 to 30 June 33	0	148	148	4,528	4,676
14	1 July 33 to 30 June 34	0	92	92	4,528	4,620
15	1 July 34 to 30 June 35	0	58	58	4,528	4,586
16	1 July 35 to 30 June 36	0	36	36	4,528	4,564
17	1 July 36 to 30 June 37	0	23	23	4,528	4,551
18	1 July 37 to 30 June 38	0	14	14	4,528	4,542
19	1 July 38 to 30 June 39	0	9	9	4,528	4,537
20	1 July 39 to 30 June 40	0	6	6	4,528	4,534
21	1 July 40 to 30 June 41	0	3	3	4,528	4,531
22	1 July 41 to 30 June 42	0	2	2	4,528	4,530
23	1 July 42 to 30 June 43	0	1	1	4,528	4,529
24	1 July 43 to 30 June 44	0	1	1	4,528	4,529
25	1 July 44 to 30 June 45	0	1	1	4,528	4,529
26	1 July 45 to 30 June 46	0	0	0	4,528	4,528
27	1 July 46 to 30 June 47	0	0	0	4,528	4,528
28	1 July 47 to 30 June 48	0	0	0	4,528	4,528
29	1 July 48 to 30 June 49	0	0	0	4,528	4,528
30	1 July 49 to 30 June 50	0	0	0	4,528	4,528
31	1 July 50 to 30 June 51	0	0	0	4,528	4,528
32	1 July 51 to 30 June 52	0	0	0	4,528	4,528
33	1 July 52 to 30 June 53	0	0	0	4,528	4,528
34	1 July 53 to 30 June 54	0	0	0	4,528	4,528
35	1 July 54 to 30 June 55	0	0	0	4,528	4,528
36	1 July 55 to 30 June 56	0	0	0	4,528	4,528
37	1 July 56 to 30 June 57	0	0	0	4,528	4,528
38	1 July 57 to 30 June 58	0	0	0	4,528	4,528
39	1 July 58 to 30 June 59	0	0	0	4,528	4,528
40	2059+	0	0	0	5,164	5,164
Totals		12,029	22,208	34,237	181,148	215,385

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	18 August 20 to 30 June 21	1,969	3,175	5,144	3,920	9,064
2	1 July 21 to 30 June 22	1,771	5,160	6,931	4,528	11,459
3	1 July 22 to 30 June 23	1,771	3,225	4,996	4,528	9,524
4	1 July 23 to 30 June 24	1,771	2,016	3,787	4,528	8,315
5	1 July 24 to 30 June 25	1,771	1,260	3,031	4,528	7,559
6	1 July 25 to 30 June 26	1,771	787	2,558	4,528	7,086
7	1 July 26 to 30 June 27	1,771	492	2,263	4,528	6,791
8	1 July 27 to 30 June 28	1,771	308	2,079	4,528	6,607
9	1 July 28 to 30 June 29	1,235	192	1,427	4,528	5,955
10	1 July 29 to 30 June 30	1,150	120	1,270	4,528	5,798
11	1 July 30 to 30 June 31	330	75	405	4,528	4,933
12	1 July 31 to 30 June 32	198	47	245	4,528	4,773
13	1 July 32 to 30 June 33	24	29	53	4,528	4,581
14	1 July 33 to 30 June 34	0	18	18	4,528	4,546
15	1 July 34 to 30 June 35	0	11	11	4,528	4,539
16	1 July 35 to 30 June 36	0	7	7	4,528	4,535
17	1 July 36 to 30 June 37	0	4	4	4,528	4,532
18	1 July 37 to 30 June 38	0	3	3	4,528	4,531
19	1 July 38 to 30 June 39	0	2	2	4,528	4,530
20	1 July 39 to 30 June 40	0	1	1	4,528	4,529
21	1 July 40 to 30 June 41	0	1	1	4,528	4,529
22	1 July 41 to 30 June 42	0	0	0	4,528	4,528
23	1 July 42 to 30 June 43	0	0	0	4,528	4,528
24	1 July 43 to 30 June 44	0	0	0	4,528	4,528
25	1 July 44 to 30 June 45	0	0	0	4,528	4,528
26	1 July 45 to 30 June 46	0	0	0	4,528	4,528
27	1 July 46 to 30 June 47	0	0	0	4,528	4,528
28	1 July 47 to 30 June 48	0	0	0	4,528	4,528
29	1 July 48 to 30 June 49	0	0	0	4,528	4,528
30	1 July 49 to 30 June 50	0	0	0	4,528	4,528
31	1 July 50 to 30 June 51	0	0	0	4,528	4,528
32	1 July 51 to 30 June 52	0	0	0	4,528	4,528
33	1 July 52 to 30 June 53	0	0	0	4,528	4,528
34	1 July 53 to 30 June 54	0	0	0	4,528	4,528
35	1 July 54 to 30 June 55	0	0	0	4,528	4,528
36	1 July 55 to 30 June 56	0	0	0	4,528	4,528
37	1 July 56 to 30 June 57	0	0	0	4,528	4,528
38	1 July 57 to 30 June 58	0	0	0	4,528	4,528
39	1 July 58 to 30 June 59	0	0	0	4,528	4,528
40	2059+	0	0	0	5,164	5,164
Totals		17,302	16,935	34,237	181,148	215,385

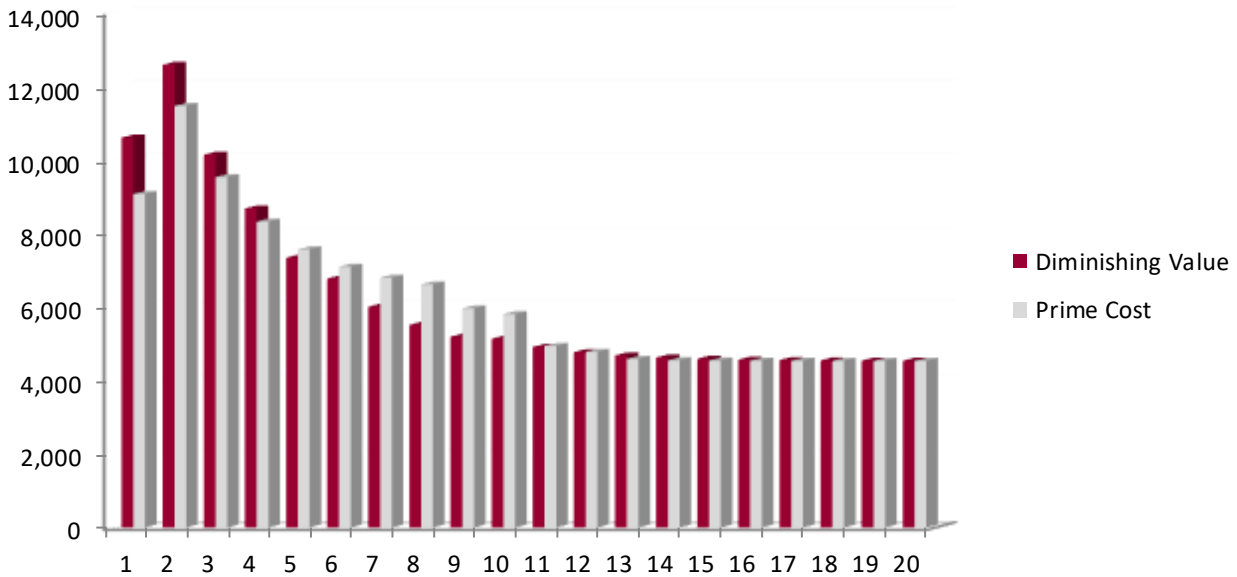
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

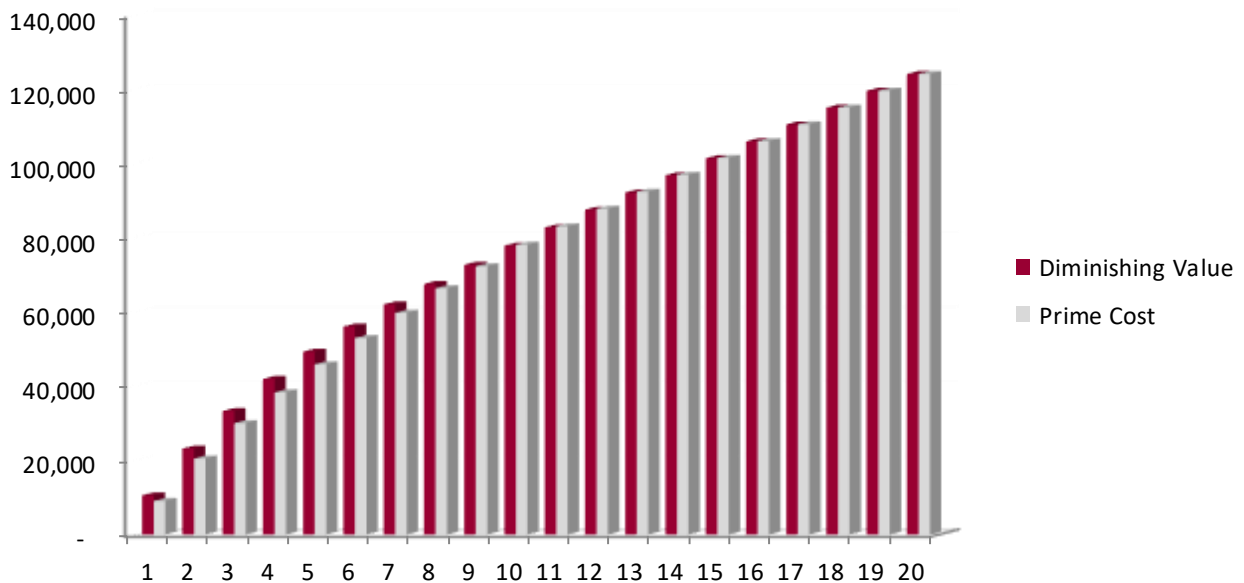
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	4 March 2020
Handover Date	18 August 2020

Expenditure Analysed

Construction Cost	\$220,000
Total Expenditure Analysed	\$220,000

Historical Construction Details

Construction Start Date	4 March 2020
Construction Completion Date	18 August 2020
Historical Construction Cost (Advised)*	\$220,000
Lot Entitlement	1
Overall Lot Entitlement	1

9. Reconciliation of Capital Expenditure

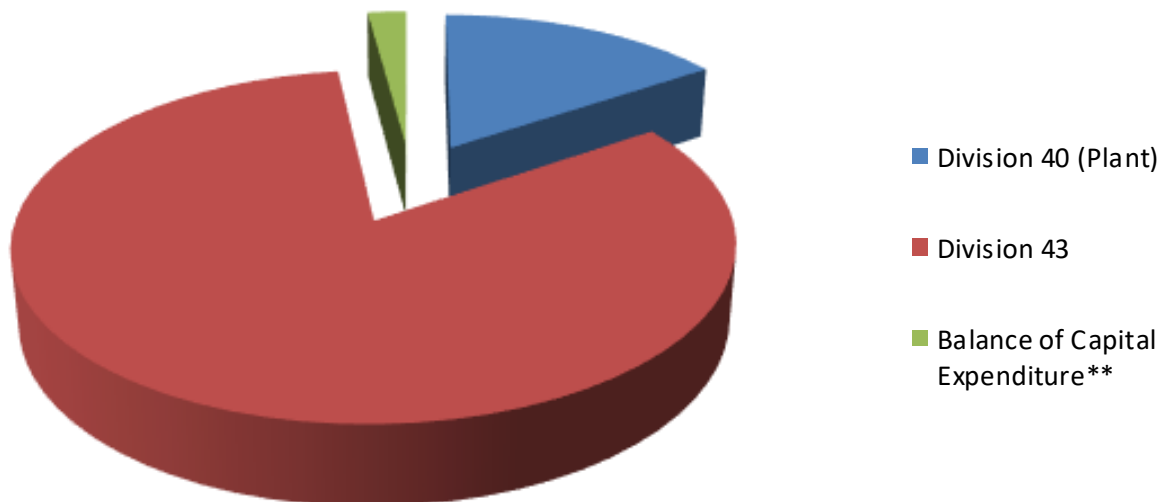
Apportionment of cost relating to:

Division 40 (Plant)	\$34,237
Division 43	\$181,148
Balance of Capital Expenditure**	\$4,615
Total Expenditure Analysed	\$220,000

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%	18-Aug-20	6,328	1,096	1,047	837	670	536	429	343	274	219	329
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	18-Aug-20	659	124	201	126	78	49	31	19	12	7	5
Blinds Residential	20.00%	18-Aug-20	1,614	279	267	213	320	200	125	78	49	31	19
Blinds Residential	18.75%	18-Aug-20	2,500	469	762	476	298	186	116	73	45	28	18
Ceiling Fans	18.75%	18-Aug-20	1,318	247	402	251	157	98	61	38	24	15	9
Computer systems													
General	18.75%	18-Aug-20	461	87	141	88	55	34	21	13	8	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	18-Aug-20	2,030	381	619	387	242	151	94	59	37	23	14
Floor coverings (removable without damage)													
Carpets	25.00%	18-Aug-20	3,520	762	689	517	388	291	327	205	128	80	50
Furniture	18.75%	18-Aug-20	5,023	942	1,530	957	598	374	234	146	91	57	36
Garage doors, automatic													
Motors	20.00%	18-Aug-20	1,582	274	262	209	314	196	123	77	48	30	19
Hot water systems (excluding piping)													
Gas or electric	16.67%	18-Aug-20	2,373	342	338	282	235	196	367	230	143	90	56
Kitchen assets													
Cooktops	18.75%	18-Aug-20	593	111	181	113	71	44	28	17	11	7	4
Dishwashers	25.00%	18-Aug-20	1,450	314	284	320	200	125	78	49	30	19	12
Ovens	18.75%	18-Aug-20	923	173	281	176	110	69	43	27	17	10	7
Rangehoods	18.75%	18-Aug-20	473	89	144	90	56	35	22	14	9	5	3
Lights													
Shades, removable	18.75%	18-Aug-20	2,953	554	900	562	351	220	137	86	54	34	21
\$300 items	100.00%	18-Aug-20	435	435									
Pooled Plant Total				3,175	5,160	3,544	2,849	1,781	1,808	1,130	706	441	605
Effective Life Plant Total				3,503	2,887	2,059	1,293	1,023	429	343	274	219	
Total Division 40			34,237	6,678	8,047	5,604	4,142	2,803	2,236	1,473	980	661	605
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%	18-Aug-20	171,532	3,712	4,288	4,288	4,288	4,288	4,288	4,288	4,288	4,288	4,288
Structural Improvements - Completed 2020	2.50%	18-Aug-20	9,616	208	240	240	240	240	240	240	240	240	240
Total Division 43			181,148	3,920	4,528	4,528	4,528	4,528	4,528	4,528	4,528	4,528	4,528
Total Depreciation			215,385	10,598	12,575	10,132	8,670	7,331	6,764	6,001	5,508	5,189	5,133

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%	18-Aug-20	6,328	548	633	633	633	633	633	633	633	633	633
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	18-Aug-20	659	124	201	126	78	49	31	19	12	7	5
Blinds Residential	10.00%	18-Aug-20	1,614	140	161	161	161	161	161	161	161	161	161
Blinds Residential	18.75%	18-Aug-20	2,500	469	762	476	298	186	116	73	45	28	18
Ceiling Fans	18.75%	18-Aug-20	1,318	247	402	251	157	98	61	38	24	15	9
Computer systems													
General	18.75%	18-Aug-20	461	87	141	88	55	34	21	13	8	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	18-Aug-20	2,030	381	619	387	242	151	94	59	37	23	14
Floor coverings (removable without damage)													
Carpets	12.50%	18-Aug-20	3,520	381	440	440	440	440	440	440	440	59	
Furniture	18.75%	18-Aug-20	5,023	942	1,530	957	598	374	234	146	91	57	36
Garage doors, automatic													
Motors	10.00%	18-Aug-20	1,582	137	158	158	158	158	158	158	158	158	158
Hot water systems (excluding piping)													
Gas or electric	8.33%	18-Aug-20	2,373	171	198	198	198	198	198	198	198	198	198
Kitchen assets													
Cooktops	18.75%	18-Aug-20	593	111	181	113	71	44	28	17	11	7	4
Dishwashers	12.50%	18-Aug-20	1,450	157	181	181	181	181	181	181	181	26	
Ovens	18.75%	18-Aug-20	923	173	281	176	110	69	43	27	17	10	7
Rangehoods	18.75%	18-Aug-20	473	89	144	90	56	35	22	14	9	5	3
Lights													
Shades, removable	18.75%	18-Aug-20	2,953	554	900	562	351	220	137	86	54	34	21
\$300 items	100.00%	18-Aug-20	435	435									
Pooled Plant Total				3,175	5,160	3,225	2,016	1,260	787	492	308	192	120
Effective Life Plant Total				1,969	1,771	1,771	1,771	1,771	1,771	1,771	1,771	1,235	1,150
Total Division 40			34,237	5,144	6,931	4,996	3,787	3,031	2,558	2,263	2,079	1,427	1,270
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%	18-Aug-20	171,532	3,712	4,288	4,288	4,288	4,288	4,288	4,288	4,288	4,288	4,288
Structural Improvements - Completed 2020	2.50%	18-Aug-20	9,616	208	240	240	240	240	240	240	240	240	240
Total Division 43			181,148	3,920	4,528	4,528	4,528	4,528	4,528	4,528	4,528	4,528	4,528
Total Depreciation			215,385	9,064	11,459	9,524	8,315	7,559	7,086	6,791	6,607	5,955	5,798

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	4 Mar 20 to 18 Aug 20	171,532	2.50%	4,288	171,532
Sub-total		171,532		4,288	171,532

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2020	4 Mar 20 to 18 Aug 20	9,616	2.50%	240	9,616
Sub-total		9,616		240	9,616
Totals		181,149		4,528	181,148

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

LEAD SURVEYOR DETAILS	
Surveyors Name	Mark Kilroy
Tax Agent Number	24370523
Contact Number	1300 669 400
Email	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.