



Tax Depreciation Report

2 Ley Lane,
Hammond Park, WA 6164

CHELSEA PERSEPHONE TOA TALISAU & JERRY TALISAU

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

CHELSEA PERSEPHONE TOA TALISAU & JERRY TALISAU

August 2020
Job No: RES6164008

Tax Depreciation Report – 2 Ley Lane, Hammond Park, WA 6164

We thank you for choosing Koste Pty Ltd to prepare the attached Tax Depreciation report and schedule for the above property.

This report has been prepared to provide an independent review of Tax Depreciation entitlements available on the subject property, under The Income Tax Assessment Act 1997.

Koste Pty Ltd are a registered tax agent (24836767) who comply with the Tax Agent Services Act 2009. The attached schedule is based on an apportionment of the total expenditure, together with the Tax Commissioners current intentions in preparing this document.

As you continue to grow your portfolio, we would be pleased to provide you with free estimates of tax depreciation allowances on purchases. We can also provide updates for \$100+GST on any revised depreciation reports which may include new capital works and write-offs on disposed assets over the coming years.

The majority of our custom is based on repeat customers and from word of mouth. Testimonials are important to our business especially on social media including Google+, LinkedIn and Facebook. If you are pleased with our service and have some time to write a short testimonial on either social media or via an email, this would be greatly appreciated.

If you or your accountant require any further clarification on the contents of this report, please do not hesitate in contacting a member of our team on 1300 669 400 where they would be more than happy to assist.

Yours Sincerely

Koste Pty Ltd

Koste Pty Ltd
Tax Depreciation Quantity Surveyors



TABLE OF CONTENTS

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

1. Property Information

Date of Report

18 August 2020

Purchaser

CHELSEA PERSEPHONE TOA TALISAU & JERRY TALISAU

Property Address

2 Ley Lane, Hammond Park, WA 6164

Real Property Description

LOT 899 P073736

Property Type

Residential House

Date of Construction

1 June 2014

Property Photo



2. Report Details

2.1 Introduction

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

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

Division 40 (Capital Allowances)

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

Division 40 (Capital Allowances) - Low Value Pool

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

Division 43 (Capital Works)

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

3. Capital Allowances

3.1 Entitlement

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

3.2 Qualifying Expenditure Calculation

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

3.3 Effective Life

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

3.4 Immediate Write-Off Assets

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

3.5 Low Value Pool

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

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

3.6 Method of Depreciation

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

Diminishing Value Method				
Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.				
Benefits				
<ul style="list-style-type: none"> • Cash-flow during initial years of asset ownership • Ability to use Low Value Pool for assets less than \$1000 (Note: unable to write off these assets) 				
Calculation Example				
Under Diminishing Value method, the effective life is dividing by 200.				
200 / 10 Years = 20% (Adjusted Value)				
If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.				
Year 1	Year 2	Year 3	Year 4	Year 5
\$2,000	\$1,600	\$1,280	\$1,024	\$819.20

Prime Cost Method				
Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.				
Benefits				
<ul style="list-style-type: none"> • Write off assets when they are demolished or disposed. 				
Calculation Example				
Under Prime Cost method, the effective life is dividing by 100.				
100 / 10 Years = 10% (Straight Line)				
If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.				
Year 1	Year 2	Year 3	Year 4	Year 5
\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

4. Capital Works

4.1 Entitlement

Capital Works Division 43 of the Income Tax Act 1997 allows the taxpayer to a deduction of the decline in value of a depreciating asset used for income producing purpose over its effective life.

4.2 Method of Depreciation

Capital Works allowances under Division 43 are based on the historical construction costs and are not based on an apportionment of the purchase price. Where construction costs are not available, a qualified Quantity Surveyor will establish costs in accordance with the Tax Ruling TR97/25.

Capital Works are depreciated by Prime Cost method only, which may vary dependant on the date the construction works commenced and the property usage. Where a property has been updated over the years, capital works expenditure may be allocated in different periods. Clients must make any construction periods clear wherever possible to ensure your claim is maximised.

4.3 Method of Depreciation

Structural improvements such as fencing, paths and other hard landscaping can also be written off at 2.5% per annum if construction started after 27 February 1992.

5. Summary of Entitlements – Diminishing Value Method

Year	Financial Year	Effective Life	Pooled Plant	Total Div 40	Division 43	Totals
1	1 June 14 to 30 June 14	1,019	0	1,019	303	1,322
2	1 July 14 to 30 June 15	7,668	0	7,668	3,816	11,484
3	1 July 15 to 30 June 16	6,072	0	6,072	3,816	9,888
4	1 July 16 to 30 June 17	4,846	0	4,846	3,816	8,662
5	1 July 17 to 30 June 18	3,896	0	3,896	3,816	7,712
6	1 July 18 to 30 June 19	2,375	1,706	4,081	3,816	7,897
7	1 July 19 to 30 June 20	1,962	1,066	3,028	3,816	6,844
8	1 July 20 to 30 June 21	1,529	1,024	2,552	3,816	6,368
9	1 July 21 to 30 June 22	1,096	951	2,047	3,816	5,863
10	1 July 22 to 30 June 23	911	594	1,506	3,816	5,322
11	1 July 23 to 30 June 24	431	1,073	1,504	3,816	5,320
12	1 July 24 to 30 June 25	182	1,013	1,196	3,816	5,012
13	1 July 25 to 30 June 26	164	633	797	3,816	4,613
14	1 July 26 to 30 June 27	148	396	544	3,816	4,360
15	1 July 27 to 30 June 28	133	247	380	3,816	4,196
16	1 July 28 to 30 June 29	120	155	274	3,816	4,090
17	1 July 29 to 30 June 30	108	97	204	3,816	4,020
18	1 July 30 to 30 June 31	0	424	424	3,816	4,240
19	1 July 31 to 30 June 32	0	265	265	3,816	4,081
20	1 July 32 to 30 June 33	0	166	166	3,816	3,982
21	1 July 33 to 30 June 34	0	103	103	3,816	3,919
22	1 July 34 to 30 June 35	0	65	65	3,816	3,881
23	1 July 35 to 30 June 36	0	40	40	3,816	3,856
24	1 July 36 to 30 June 37	0	25	25	3,816	3,841
25	1 July 37 to 30 June 38	0	16	16	3,816	3,832
26	1 July 38 to 30 June 39	0	10	10	3,816	3,826
27	1 July 39 to 30 June 40	0	6	6	3,816	3,822
28	1 July 40 to 30 June 41	0	4	4	3,816	3,820
29	1 July 41 to 30 June 42	0	2	2	3,816	3,818
30	1 July 42 to 30 June 43	0	2	2	3,816	3,818
31	1 July 43 to 30 June 44	0	1	1	3,816	3,817
32	1 July 44 to 30 June 45	0	1	1	3,816	3,817
33	1 July 45 to 30 June 46	0	0	0	3,816	3,816
34	1 July 46 to 30 June 47	0	0	0	3,816	3,816
35	1 July 47 to 30 June 48	0	0	0	3,816	3,816
36	1 July 48 to 30 June 49	0	0	0	3,816	3,816
37	1 July 49 to 30 June 50	0	0	0	3,816	3,816
38	1 July 50 to 30 June 51	0	0	0	3,816	3,816
39	1 July 51 to 30 June 52	0	0	0	3,816	3,816
40	2052+	0	0	0	7,330	7,330
Totals		32,659	10,086	42,745	152,641	195,386

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	1 June 14 to 30 June 14	717	0	717	303	1,020
2	1 July 14 to 30 June 15	3,985	0	3,985	3,816	7,801
3	1 July 15 to 30 June 16	3,917	0	3,917	3,816	7,733
4	1 July 16 to 30 June 17	3,875	0	3,875	3,816	7,691
5	1 July 17 to 30 June 18	3,848	0	3,848	3,816	7,664
6	1 July 18 to 30 June 19	3,826	0	3,826	3,816	7,642
7	1 July 19 to 30 June 20	3,729	0	3,729	3,816	7,545
8	1 July 20 to 30 June 21	3,437	0	3,437	3,816	7,253
9	1 July 21 to 30 June 22	3,025	0	3,025	3,816	6,841
10	1 July 22 to 30 June 23	3,022	0	3,022	3,816	6,838
11	1 July 23 to 30 June 24	2,856	0	2,856	3,816	6,672
12	1 July 24 to 30 June 25	858	0	858	3,816	4,674
13	1 July 25 to 30 June 26	857	0	857	3,816	4,673
14	1 July 26 to 30 June 27	857	0	857	3,816	4,673
15	1 July 27 to 30 June 28	639	0	639	3,816	4,455
16	1 July 28 to 30 June 29	557	0	557	3,816	4,373
17	1 July 29 to 30 June 30	557	0	557	3,816	4,373
18	1 July 30 to 30 June 31	557	0	557	3,816	4,373
19	1 July 31 to 30 June 32	557	0	557	3,816	4,373
20	1 July 32 to 30 June 33	557	0	557	3,816	4,373
21	1 July 33 to 30 June 34	511	0	511	3,816	4,327
22	1 July 34 to 30 June 35	2	0	2	3,816	3,818
23	1 July 35 to 30 June 36	0	0	0	3,816	3,816
24	1 July 36 to 30 June 37	0	0	0	3,816	3,816
25	1 July 37 to 30 June 38	0	0	0	3,816	3,816
26	1 July 38 to 30 June 39	0	0	0	3,816	3,816
27	1 July 39 to 30 June 40	0	0	0	3,816	3,816
28	1 July 40 to 30 June 41	0	0	0	3,816	3,816
29	1 July 41 to 30 June 42	0	0	0	3,816	3,816
30	1 July 42 to 30 June 43	0	0	0	3,816	3,816
31	1 July 43 to 30 June 44	0	0	0	3,816	3,816
32	1 July 44 to 30 June 45	0	0	0	3,816	3,816
33	1 July 45 to 30 June 46	0	0	0	3,816	3,816
34	1 July 46 to 30 June 47	0	0	0	3,816	3,816
35	1 July 47 to 30 June 48	0	0	0	3,816	3,816
36	1 July 48 to 30 June 49	0	0	0	3,816	3,816
37	1 July 49 to 30 June 50	0	0	0	3,816	3,816
38	1 July 50 to 30 June 51	0	0	0	3,816	3,816
39	1 July 51 to 30 June 52	0	0	0	3,816	3,816
40	2052+	0	0	0	7,330	7,330
Totals		42,745	0	42,745	152,641	195,386

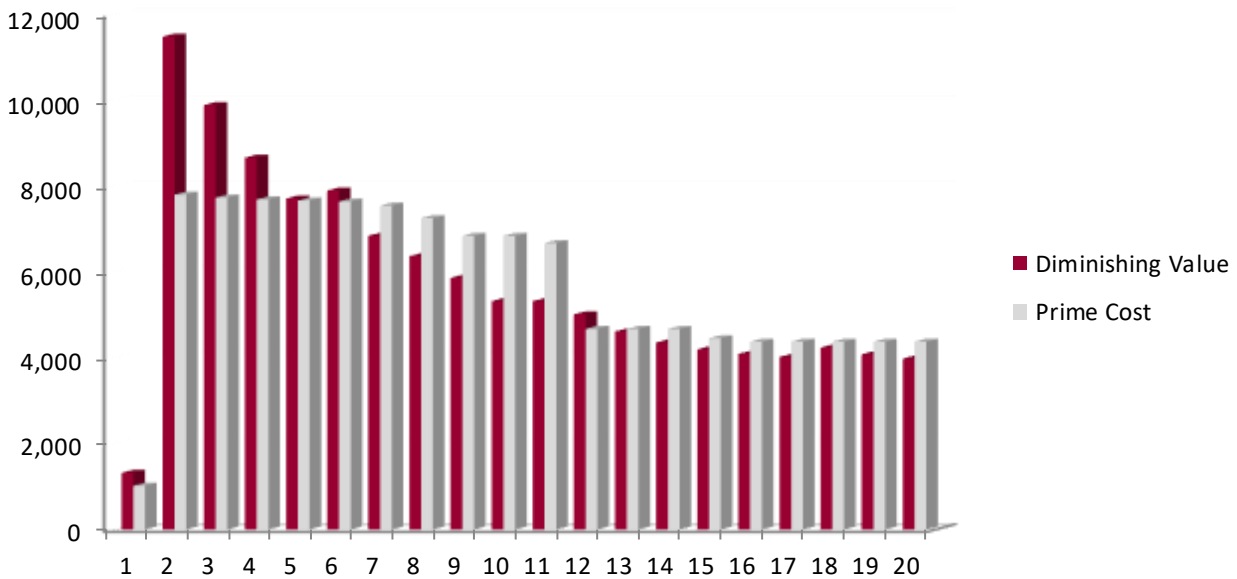
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

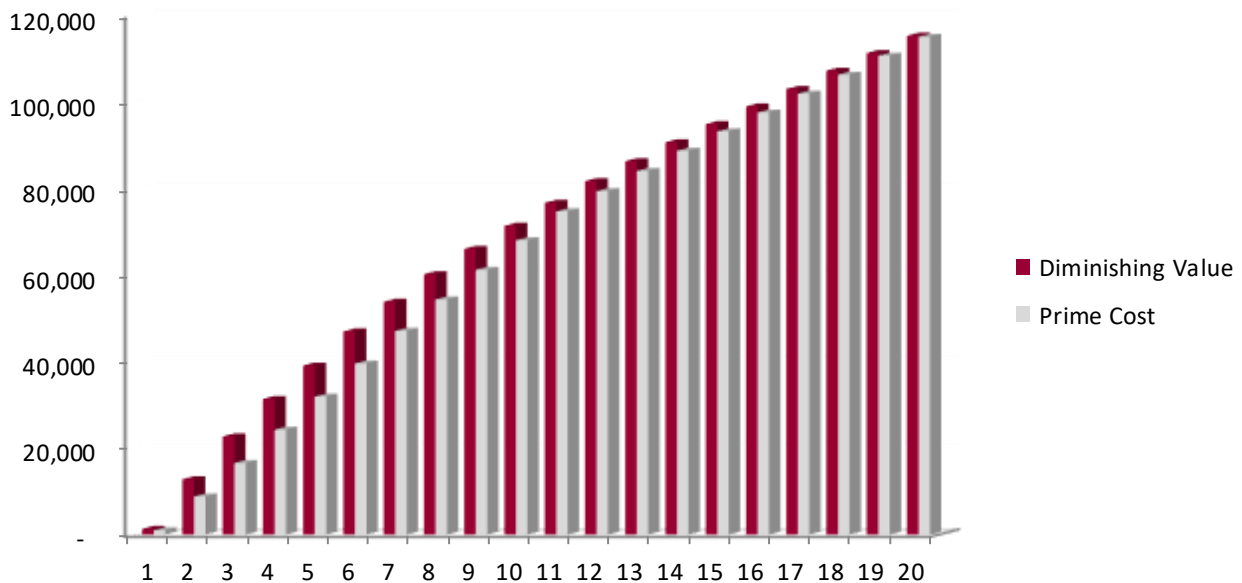
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	16 November 2011
Handover Date	1 June 2014

Expenditure Analysed

Construction Cost	\$200,000
Total Expenditure Analysed	\$200,000

Historical Construction Details

Construction Start Date	16 November 2011
Construction Completion Date	1 June 2014
Historical Construction Cost (Advised)*	\$200,000
Lot Entitlement	1
Overall Lot Entitlement	1

9. Reconciliation of Capital Expenditure

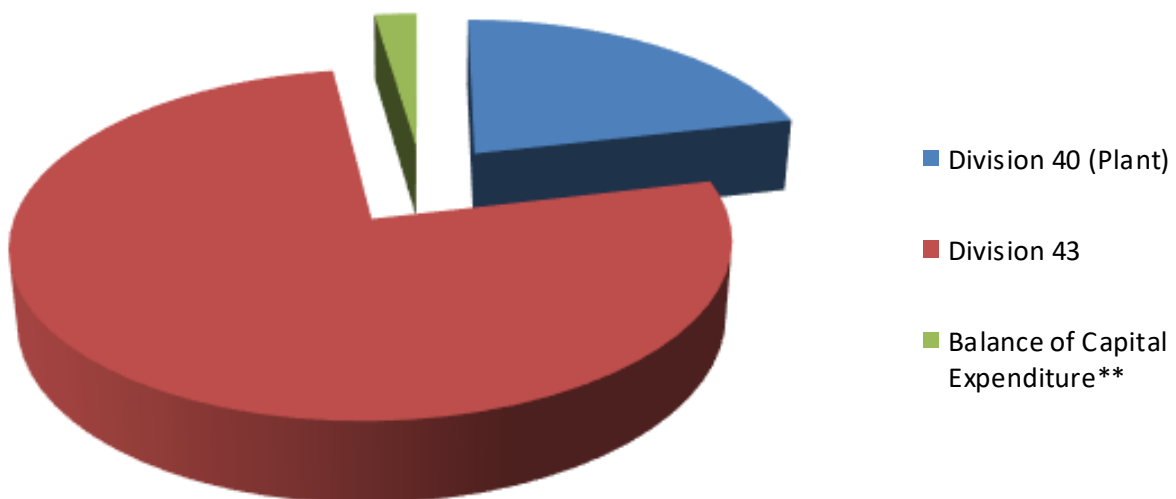
Apportionment of cost relating to:

Division 40 (Plant)	\$42,745
Division 43	\$152,641
Balance of Capital Expenditure**	\$4,614
Total Expenditure Analysed	\$200,000

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	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%	1-Jun-14	7,251	115	1,427	1,142	913	731	585	468	374	299	239
Bathroom assets													
Exhaust fans (including light/heating)	20.00%	1-Jun-14	791	13	156	125	100	80	120	75	47	29	18
Blinds Residential													
	30.00%	1-Jun-14	3,968	95	1,162	813	569	399	349	218	136	85	53
Computer systems													
General	40.00%	1-Jun-14	461	15	179	107	64	39	22	14	8	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	1-Jun-14	593	111	181	113	71	44	28	17	11	7	4
Floor coverings (removable without damage)													
Carpets	20.00%	1-Jun-14	4,021	64	791	633	506	405	324	259	207	311	194
Artificial grass	20.00%	1-Jun-14	8,641	137	1,701	1,361	1,089	871	697	557	446	357	285
Furniture													
	15.00%	1-Jun-14	3,992	48	592	503	427	363	309	263	223	190	161
Garage doors, automatic													
Motors	20.00%	1-Jun-14	923	15	182	145	116	93	140	87	54	34	21
Hot water systems (excluding piping)													
Gas or electric	10.00%	1-Jun-14	1,318	10	131	118	106	95	322	201	126	79	49
Kitchen assets													
Cooktops	10.00%	1-Jun-14	1,160	9	115	104	93	84	283	177	111	69	43
Dishwashers	30.00%	1-Jun-14	659	16	193	135	95	66	58	36	23	14	9
Ovens	10.00%	1-Jun-14	1,187	9	118	106	95	86	290	181	113	71	44
Rangehoods	10.00%	1-Jun-14	396	3	39	35	32	29	97	60	38	24	15
Lights													
Shades, removable	10.00%	1-Jun-14	1,806	14	179	161	145	131	118	106	357	223	139
Solar power generating system assets													
	10.00%	1-Jun-14	5,274	42	523	471	424	381	343	309	278	250	225
\$300 items													
	100.00%	1-Jun-14	303	303									
Pooled Plant Total									1,706	1,066	1,024	951	594
Effective Life Plant Total									2,375	1,962	1,529	1,096	911
Total Division 40			42,745	1,019	7,668	6,072	4,846	3,896	4,081	3,028	2,552	2,047	1,506
Division 43 - Capital Works Allowance													
	Rate	Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	
Building Works - Completed 2014		2.50%	01-Jun-14	143,395	285	3,585	3,585	3,585	3,585	3,585	3,585	3,585	3,585
Structural Improvements - Completed 2014		2.50%	01-Jun-14	9,246	18	231	231	231	231	231	231	231	231
Total Division 43			152,641	303	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816
Total Depreciation			195,386	1,322	11,484	9,888	8,662	7,712	7,897	6,844	6,368	5,863	5,322

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%	01-Jun-14	7,251	58	725	725	725	725	725	725	725	725	725
Bathroom assets													
Exhaust fans (including light/heating)	10.00%	01-Jun-14	791	6	79	79	79	79	79	79	79	79	79
Blinds Residential													
	15.00%	01-Jun-14	3,968	47	595	595	595	595	595	595	351		
Computer systems													
General	20.00%	01-Jun-14	461	7	92	92	92	92	86				
Fire control assets													
Detection & alarm systems, detectors	18.75%	01-Jun-14	593	111	181	113	71	44	28	17	11	7	4
Floor coverings (removable without damage)													
Carpets	10.00%	01-Jun-14	4,021	32	402	402	402	402	402	402	402	402	402
Artificial grass	10.00%	01-Jun-14	8,641	69	864	864	864	864	864	864	864	864	864
Furniture													
	7.50%	01-Jun-14	3,992	24	299	299	299	299	299	299	299	299	299
Garage doors, automatic													
Motors	10.00%	01-Jun-14	923	7	92	92	92	92	92	92	92	92	92
Hot water systems (excluding piping)													
Gas or electric	5.00%	01-Jun-14	1,318	5	66	66	66	66	66	66	66	66	66
Kitchen assets													
Cooktops	5.00%	01-Jun-14	1,160	5	58	58	58	58	58	58	58	58	58
Dishwashers	15.00%	01-Jun-14	659	8	99	99	99	99	99	99	57		
Ovens	5.00%	01-Jun-14	1,187	5	59	59	59	59	59	59	59	59	59
Rangehoods	5.00%	01-Jun-14	396	2	20	20	20	20	20	20	20	20	20
Lights													
Shades, removable	5.00%	01-Jun-14	1,806	7	90	90	90	90	90	90	90	90	90
Solar power generating system assets													
	5.00%	01-Jun-14	5,274	21	264	264	264	264	264	264	264	264	264
\$300 items													
	100.00%	01-Jun-14	303	303									
Pooled Plant Total													
Effective Life Plant Total				717	3,985	3,917	3,875	3,848	3,826	3,729	3,437	3,025	3,022
Total Division 40			42,745	717	3,985	3,917	3,875	3,848	3,826	3,729	3,437	3,025	3,022
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2014				285	3,585	3,585	3,585	3,585	3,585	3,585	3,585	3,585	3,585
Structural Improvements - Completed 2014				18	231	231	231	231	231	231	231	231	231
Total Division 43			152,641	303	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816	3,816
Total Depreciation			195,386	1,020	7,801	7,733	7,691	7,664	7,642	7,545	7,253	6,841	6,838

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 2014	16 Nov 11 to 1 Jun 14	143,395	2.50%	3,585	143,395
Sub-total		143,395		3,585	143,395

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2014	16 Nov 11 to 1 Jun 14	9,246	2.50%	231	9,246
Sub-total		9,246		231	9,246
Totals		152,641		3,816	152,641

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.