



Tax Depreciation Report

4 Giselle Ave,
Wantirna South, VIC 3152

Tongqing Yin
40 Ridgemont Dr
BERWICK, VIC 3806

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

Tongqing Yin
40 Ridgemont Dr
BERWICK, VIC 3806

August 2020
Job No: RES3152003

Tax Depreciation Report – 4 Giselle Ave, Wantirna South, VIC 3152

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

21 August 2020

Purchaser

Tongqing Yin & Jin Zhou

Property Address

4 Giselle Ave, Wantirna South, VIC 3152

Real Property Description

LOT 118 LP55714

Property Type

Residential House

Date of Construction

Pre 1985

Date Available To Generate Income

26 June 2017

Property Photo



2. Report Details

2.1 Introduction

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

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

Division 40 (Capital Allowances)

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

Division 40 (Capital Allowances) - Low Value Pool

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

Division 43 (Capital Works)

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

3. Capital Allowances

3.1 Entitlement

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

3.2 Qualifying Expenditure Calculation

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

3.3 Effective Life

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

3.4 Immediate Write-Off Assets

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

3.5 Low Value Pool

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

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

3.6 Method of Depreciation

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

Diminishing Value Method	Prime Cost Method								
Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.	Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.								
Benefits	Benefits								
<ul style="list-style-type: none"> • Cash-flow during initial years of asset ownership • Ability to use Low Value Pool for assets less than \$1000 (Note: unable to write off these assets) 	<ul style="list-style-type: none"> • Write off assets when they are demolished or disposed. 								
Calculation Example	Calculation Example								
<p>Under Diminishing Value method, the effective life is dividing by 200.</p> <p>200 / 10 Years = 20% (Adjusted Value)</p> <p>If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.</p>	<p>Under Prime Cost method, the effective life is dividing by 100.</p> <p>100 / 10 Years = 10% (Straight Line)</p> <p>If an asset has a value of \$10,000 and an effective life of 10 years the following annual depreciation may be claimed.</p>								
Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
\$2,000	\$1,600	\$1,280	\$1,024	\$819.20	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

4. Capital Works

4.1 Entitlement

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

4.2 Method of Depreciation

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

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

4.3 Method of Depreciation

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

5. Summary of Entitlements – Diminishing Value Method

Year	Financial Year	Division 40 - Capital Allowance (Eligible)			Division 43 Capital Works	Eligible Total	Capital Loss - See Appendix A	
		Effective Life	Pooled Plant	Total Div 40			Div 40 Yearly	Cumulative
1	26 June 17 to 30 June 17	0	0	0	33	33	1,619	1,619
2	1 July 17 to 30 June 18	0	0	0	3,390	3,390	5,916	7,535
3	1 July 18 to 30 June 19	0	0	0	3,433	3,433	4,411	11,946
4	1 July 19 to 30 June 20	0	0	0	3,433	3,433	3,541	15,487
5	1 July 20 to 30 June 21	0	0	0	3,433	3,433	2,706	18,192
6	1 July 21 to 30 June 22	0	0	0	3,433	3,433	2,114	20,306
7	1 July 22 to 30 June 23	0	0	0	3,433	3,433	1,850	22,156
8	1 July 23 to 30 June 24	0	0	0	3,433	3,433	1,435	23,591
9	1 July 24 to 30 June 25	0	0	0	3,433	3,433	1,138	24,729
10	1 July 25 to 30 June 26	0	0	0	3,433	3,433	921	25,649
11	1 July 26 to 30 June 27	0	0	0	3,433	3,433	757	26,406
12	1 July 27 to 30 June 28	0	0	0	3,433	3,433	630	27,036
13	1 July 28 to 30 June 29	0	0	0	3,433	3,433	530	27,566
14	1 July 29 to 30 June 30	0	0	0	3,433	3,433	449	28,015
15	1 July 30 to 30 June 31	0	0	0	3,173	3,173	383	28,399
16	1 July 31 to 30 June 32	0	0	0	2,929	2,929	328	28,727
17	1 July 32 to 30 June 33	0	0	0	2,929	2,929	282	29,008
18	1 July 33 to 30 June 34	0	0	0	2,929	2,929	243	29,251
19	1 July 34 to 30 June 35	0	0	0	2,929	2,929	209	29,461
20	1 July 35 to 30 June 36	0	0	0	2,929	2,929	181	29,642
21	1 July 36 to 30 June 37	0	0	0	2,929	2,929	156	29,798
22	1 July 37 to 30 June 38	0	0	0	2,929	2,929	135	29,933
23	1 July 38 to 30 June 39	0	0	0	2,929	2,929	329	30,262
24	1 July 39 to 30 June 40	0	0	0	2,929	2,929	205	30,468
25	1 July 40 to 30 June 41	0	0	0	2,756	2,756	128	30,596
26	1 July 41 to 30 June 42	0	0	0	2,586	2,586	80	30,676
27	1 July 42 to 30 June 43	0	0	0	2,586	2,586	50	30,726
28	1 July 43 to 30 June 44	0	0	0	2,586	2,586	31	30,758
29	1 July 44 to 30 June 45	0	0	0	2,586	2,586	20	30,777
30	1 July 45 to 30 June 46	0	0	0	2,586	2,586	12	30,790
31	1 July 46 to 30 June 47	0	0	0	2,586	2,586	8	30,797
32	1 July 47 to 30 June 48	0	0	0	2,586	2,586	5	30,802
33	1 July 48 to 30 June 49	0	0	0	2,586	2,586	3	30,805
34	1 July 49 to 30 June 50	0	0	0	2,586	2,586	2	30,807
35	1 July 50 to 30 June 51	0	0	0	2,047	2,047	1	30,808
36	1 July 51 to 30 June 52	0	0	0	1,520	1,520	1	30,809
37	1 July 52 to 30 June 53	0	0	0	1,520	1,520	0	30,809
38	1 July 53 to 30 June 54	0	0	0	1,381	1,381	0	30,810
39	1 July 54 to 30 June 55	0	0	0	1,244	1,244	0	30,810
40	2055+	0	0	0	2,131	2,131	0	30,810
Totals		0	0	0	110,026	110,026	30,810	30,810

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 Capital Works	Eligible Total	Capital Loss - See Appendix A	
		Effective Life	Pooled Plant	Total Div 40			Div 40 Yearly	Cumulative
1	26 June 17 to 30 June 17	0	0	0	33	33	1,600	1,600
2	1 July 17 to 30 June 18	0	0	0	3,390	3,390	4,100	5,701
3	1 July 18 to 30 June 19	0	0	0	3,433	3,433	3,195	8,896
4	1 July 19 to 30 June 20	0	0	0	3,433	3,433	2,630	11,526
5	1 July 20 to 30 June 21	0	0	0	3,433	3,433	2,276	13,802
6	1 July 21 to 30 June 22	0	0	0	3,433	3,433	2,055	15,857
7	1 July 22 to 30 June 23	0	0	0	3,433	3,433	1,917	17,774
8	1 July 23 to 30 June 24	0	0	0	3,433	3,433	1,815	19,589
9	1 July 24 to 30 June 25	0	0	0	3,433	3,433	1,723	21,312
10	1 July 25 to 30 June 26	0	0	0	3,433	3,433	1,689	23,001
11	1 July 26 to 30 June 27	0	0	0	3,433	3,433	1,661	24,662
12	1 July 27 to 30 June 28	0	0	0	3,433	3,433	1,303	25,965
13	1 July 28 to 30 June 29	0	0	0	3,433	3,433	1,290	27,255
14	1 July 29 to 30 June 30	0	0	0	3,433	3,433	1,189	28,443
15	1 July 30 to 30 June 31	0	0	0	3,173	3,173	1,185	29,629
16	1 July 31 to 30 June 32	0	0	0	2,929	2,929	1,176	30,805
17	1 July 32 to 30 June 33	0	0	0	2,929	2,929	2	30,807
18	1 July 33 to 30 June 34	0	0	0	2,929	2,929	1	30,808
19	1 July 34 to 30 June 35	0	0	0	2,929	2,929	1	30,809
20	1 July 35 to 30 June 36	0	0	0	2,929	2,929	1	30,809
21	1 July 36 to 30 June 37	0	0	0	2,929	2,929	0	30,810
22	1 July 37 to 30 June 38	0	0	0	2,929	2,929	0	30,810
23	1 July 38 to 30 June 39	0	0	0	2,929	2,929	0	30,810
24	1 July 39 to 30 June 40	0	0	0	2,929	2,929	0	30,810
25	1 July 40 to 30 June 41	0	0	0	2,756	2,756	0	30,810
26	1 July 41 to 30 June 42	0	0	0	2,586	2,586	0	30,810
27	1 July 42 to 30 June 43	0	0	0	2,586	2,586	0	30,810
28	1 July 43 to 30 June 44	0	0	0	2,586	2,586	0	30,810
29	1 July 44 to 30 June 45	0	0	0	2,586	2,586	0	30,810
30	1 July 45 to 30 June 46	0	0	0	2,586	2,586	0	30,810
31	1 July 46 to 30 June 47	0	0	0	2,586	2,586	0	30,810
32	1 July 47 to 30 June 48	0	0	0	2,586	2,586	0	30,810
33	1 July 48 to 30 June 49	0	0	0	2,586	2,586	0	30,810
34	1 July 49 to 30 June 50	0	0	0	2,586	2,586	0	30,810
35	1 July 50 to 30 June 51	0	0	0	2,047	2,047	0	30,810
36	1 July 51 to 30 June 52	0	0	0	1,520	1,520	0	30,810
37	1 July 52 to 30 June 53	0	0	0	1,520	1,520	0	30,810
38	1 July 53 to 30 June 54	0	0	0	1,381	1,381	0	30,810
39	1 July 54 to 30 June 55	0	0	0	1,244	1,244	0	30,810
40	2055+	0	0	0	2,131	2,131	0	30,810
Totals		0	0	0	110,026	110,026	30,810	30,810

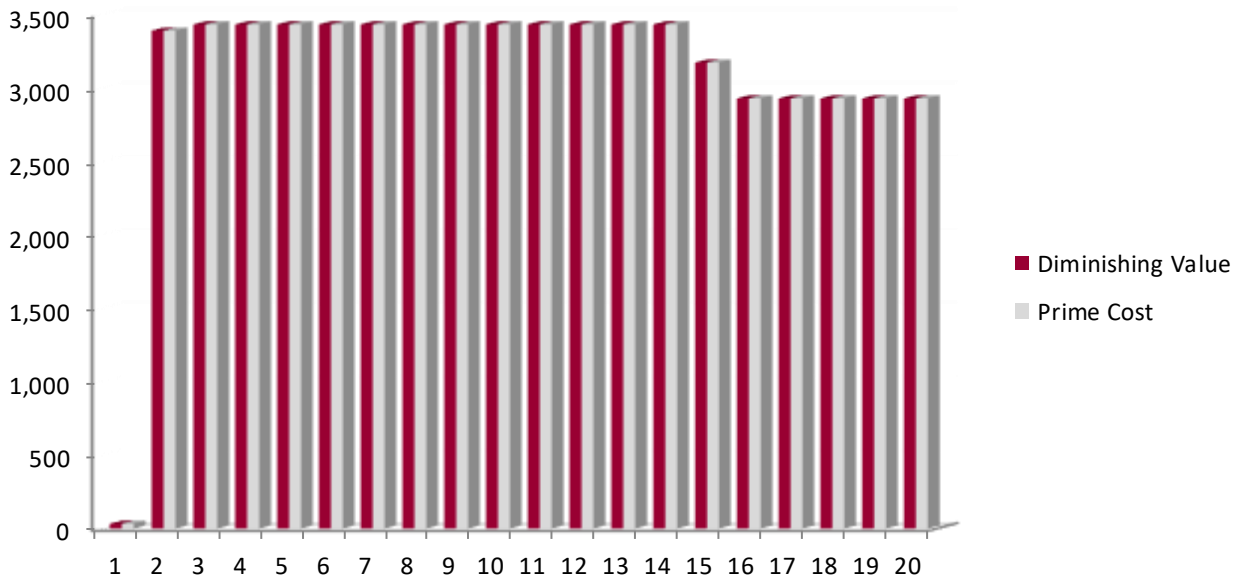
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

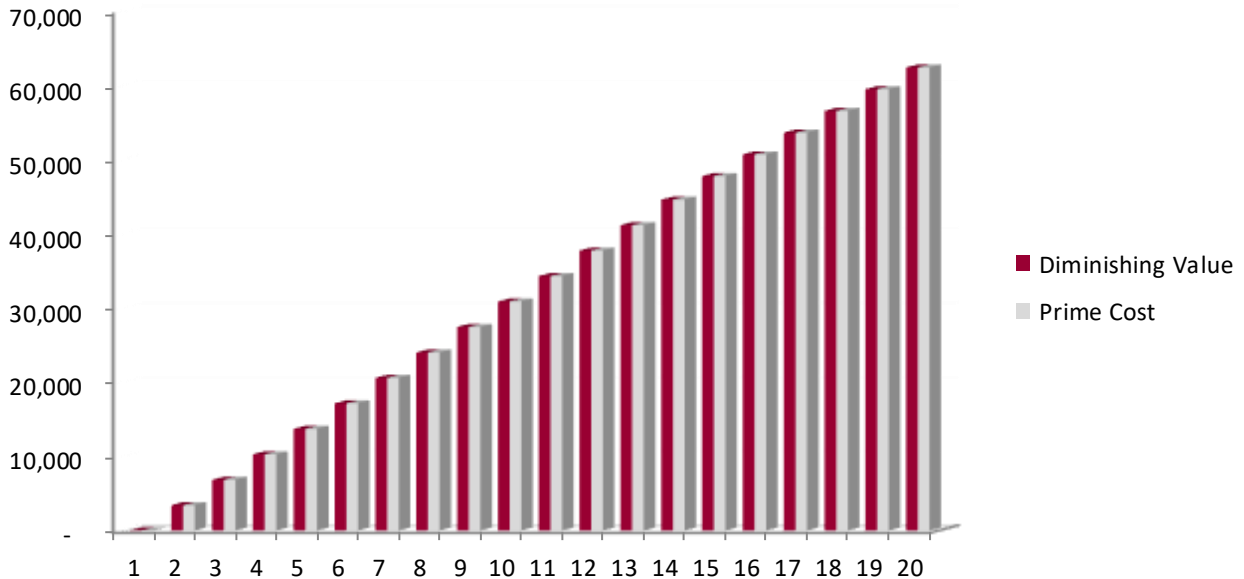
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	25 March 2017
Settlement Date	26 June 2017
Available To Generate Income	26 June 2017

Expenditure Analysed

Purchase Price	\$905,000
Stamp Duty	\$49,370
Legals	\$640,000
Post Expenditure	\$20,300
Total Expenditure Analysed	\$1,614,670

Historical Construction Details

Construction Start Date	Pre 1985
Construction Completion Date	Pre 1985
Historical Construction Cost (Estimated)*	N/A
Lot Entitlement	1
Overall Lot Entitlement	1

9. Reconciliation of Capital Expenditure

Apportionment of cost relating to:

Division 40 (Plant)**	\$30,810
Division 43	\$110,026
Land (Advised)	\$674,914
Balance of Capital Expenditure***	\$798,920
Total Expenditure Analysed	\$1,614,670

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 Division 40 - Plant and Equipment	Eligibility For Depreciation	Diminishing 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
Air-conditioning assets (excl. ducting, pipes & vents)														
Mini split system upto 20KW	NO	20.00%	26-Jun-17	2,900	6	579	463	370	296	237	356	222	139	87
Bathroom assets														
Exhaust fans (including light/heating)	NO	18.75%	26-Jun-17	435	82	133	83	52	32	20	13	8	5	3
Heated towel rails, electric	NO	20.00%	26-Jun-17	218	0	81	51	32	20	12	8	5	3	2
Blinds Residential														
	NO	18.75%	26-Jun-17	1,072	201	327	204	128	80	50	31	19	12	8
Ceiling Fans														
	NO	18.75%	26-Jun-17	399	75	122	76	47	30	19	12	7	5	3
Curtains and drapes														
	NO	18.75%	26-Jun-17	587	110	179	112	70	44	27	17	11	7	4
Fire control assets														
Detection & alarm systems, detectors	NO	18.75%	26-Jun-17	580	109	177	110	69	43	27	17	11	7	4
Floor coverings (removable without damage)														
Floating timber	NO	13.33%	26-Jun-17	17,705	26	2,357	2,043	1,771	1,535	1,330	1,153	999	866	750
Furniture														
	NO	18.75%	26-Jun-17	1,078	202	328	205	128	80	50	31	20	12	8
Garden sheds, freestanding														
	NO	20.00%	26-Jun-17	399	1	149	93	58	36	23	14	9	6	3
Hot water systems (excluding piping)														
Gas or electric	NO	16.67%	26-Jun-17	1,208	2	201	168	314	196	123	77	48	30	19
Kitchen assets														
Cooktops	NO	18.75%	26-Jun-17	665	125	203	127	79	49	31	19	12	8	5
Dishwashers	NO	18.75%	26-Jun-17	906	170	276	173	108	67	42	26	16	10	6
Ovens	NO	18.75%	26-Jun-17	846	159	258	161	101	63	39	25	15	10	6
Rangehoods	NO	18.75%	26-Jun-17	423	79	129	81	50	31	20	12	8	5	3
Lights														
Shades, removable	NO	18.75%	26-Jun-17	930	174	284	177	111	69	43	27	17	11	7
Security systems & equipment														
Electronic	NO	30.00%	26-Jun-17	363	1	135	85	53	33	21	13	8	5	3
\$300 items														
	NO	100.00%	26-Jun-17	97	97									
Pooled Plant Total					1,485	2,779	1,737	1,400	875	547	697	436	272	170
Effective Life Plant Total					134	3,137	2,674	2,141	1,831	1,567	1,153	999	866	750
Total Division 40				30,810	1,619	5,916	4,411	3,541	2,706	2,114	1,850	1,435	1,138	921

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 1990	2.50%	26-Jun-17	6,802	6	504	504	504	504	504	504	504	504	504
Building Works - Completed 2000	2.50%	26-Jun-17	6,719	3	286	286	286	286	286	286	286	286	286
Building Works - Completed 2010	2.50%	26-Jun-17	35,717	12	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066
Building Works - Completed 2013	2.50%	26-Jun-17	10,076	3	276	276	276	276	276	276	276	276	276
Building Works - Completed 2016	2.50%	26-Jun-17	29,068	8	736	736	736	736	736	736	736	736	736
Building Works - Completed 2017	2.50%	31-Jul-17	18,800		430	470	470	470	470	470	470	470	470
Structural Improvements - Completed 2000	2.50%	26-Jun-17	1,344	1	57	57	57	57	57	57	57	57	57
Structural Improvements - Completed 2017	2.50%	31-Jul-17	1,500		35	38	38	38	38	38	38	38	38
Total Division 43			110,026	33	3,390	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433

11. Prime Cost Depreciation Schedule

Assets Generally Division 40 - Plant and Equipment	Eligibility For Depreciation	Prime Cost 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
Air-conditioning assets (excl. ducting, pipes & vents)														
Mini split system upto 20KW	NO	10.00%	26-Jun-17	2,900	3	290	290	290	290	290	290	290	290	290
Bathroom assets														
Exhaust fans (including light/heating)	NO	18.75%	26-Jun-17	435	82	133	83	52	32	20	13	8	5	3
Heated towel rails, electric	NO	10.00%	26-Jun-17	218	0	22	22	22	22	22	22	22	22	22
Blinds Residential														
	NO	18.75%	26-Jun-17	1,072	201	327	204	128	80	50	31	19	12	8
Ceiling Fans														
	NO	18.75%	26-Jun-17	399	75	122	76	47	30	19	12	7	5	3
Curtains and drapes														
	NO	18.75%	26-Jun-17	587	110	179	112	70	44	27	17	11	7	4
Fire control assets														
Detection & alarm systems, detectors	NO	18.75%	26-Jun-17	580	109	177	110	69	43	27	17	11	7	4
Floor coverings (removable without damage)														
Floating timber	NO	6.67%	26-Jun-17	17,705	13	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180
Furniture														
	NO	18.75%	26-Jun-17	1,078	202	328	205	128	80	50	31	20	12	8
Garden sheds, freestanding														
	NO	10.00%	26-Jun-17	399	0	40	40	40	40	40	40	40	40	40
Hot water systems (excluding piping)														
Gas or electric	NO	8.33%	26-Jun-17	1,208	1	101	101	101	101	101	101	101	101	101
Kitchen assets														
Cooktops	NO	18.75%	26-Jun-17	665	125	203	127	79	49	31	19	12	8	5
Dishwashers	NO	18.75%	26-Jun-17	906	170	276	173	108	67	42	26	16	10	6
Ovens	NO	18.75%	26-Jun-17	846	159	258	161	101	63	39	25	15	10	6
Rangehoods	NO	18.75%	26-Jun-17	423	79	129	81	50	31	20	12	8	5	3
Lights														
Shades, removable	NO	18.75%	26-Jun-17	930	174	284	177	111	69	43	27	17	11	7
Security systems & equipment														
Electronic	NO	15.00%	26-Jun-17	363	1	54	54	54	54	54	54	38		
\$300 items														
	NO	100.00%	26-Jun-17	97	97									
Pooled Plant Total					1,485	2,413	1,508	943	589	368	230	144	90	56
Effective Life Plant Total					115	1,687	1,687	1,687	1,687	1,687	1,687	1,671	1,633	1,633
Total Division 40				30,810	1,600	4,100	3,195	2,630	2,276	2,055	1,917	1,815	1,723	1,689

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 1990	2.50%	26-Jun-17	6,802	6	504	504	504	504	504	504	504	504	504
Building Works - Completed 2000	2.50%	26-Jun-17	6,719	3	286	286	286	286	286	286	286	286	286
Building Works - Completed 2010	2.50%	26-Jun-17	35,717	12	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066
Building Works - Completed 2013	2.50%	26-Jun-17	10,076	3	276	276	276	276	276	276	276	276	276
Building Works - Completed 2016	2.50%	26-Jun-17	29,068	8	736	736	736	736	736	736	736	736	736
Building Works - Completed 2017	2.50%	31-Jul-17	18,800		430	470	470	470	470	470	470	470	470
Structural Improvements - Completed 2000	2.50%	26-Jun-17	1,344	1	57	57	57	57	57	57	57	57	57
Structural Improvements - Completed 2017	2.50%	31-Jul-17	1,500		35	38	38	38	38	38	38	38	38
Total Division 43			110,026	33	3,390	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433

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 1990	1 Jul 90 to 31 Dec 90	20,161	2.50%	504	6,802
Building Works - Completed 2000	1 Jul 00 to 31 Dec 00	11,434	2.50%	286	6,719
Building Works - Completed 2010	1 Nov 10 to 31 Dec 10	42,635	2.50%	1,066	35,717
Building Works - Completed 2013	1 Jul 13 to 31 Dec 13	11,038	2.50%	276	10,076
Building Works - Completed 2016	1 Jul 16 to 31 Dec 16	29,425	2.50%	736	29,068
Building Works - Completed 2017	1 Jul 17 to 31 Jul 17	18,800	2.50%	470	18,800

Sub-total 133,492 3,338 107,182

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2000	1 Jul 00 to 31 Dec 00	2,287	2.50%	57	1,344
Structural Improvements - Completed 2017	1 Jul 17 to 31 Jul 17	1,500	2.50%	38	1,500

Sub-total 3,787 95 2,844

Totals 137,279 3,433 110,026

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
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15. Disclaimer

This report has been prepared for the exclusive use of the parties named within this report, Koste Pty Ltd does not accept any contractual, tortious or other form of liability for any consequences that may arise from any other person acting upon or using this valuation.

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.

Further information regarding the legislation please refer to ATO website – www.ato.gov.au

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.