



Tax Depreciation Report

3A Brand Court,
Melton South VIC 3888

Smada Holdings Pty Ltd ATF Adams Super Fund
30 Greenways Road
GLEN, WAVERLEY 3150

Issue Schedule	
Issue Date:	Issued by:
29 September 2020	Mark Kilroy Bsc (Hons) MRICS

Smada Holdings Pty Ltd ATF Adams Super Fund
30 Greenways Road
GLEN, WAVERLEY 3150

September 2020
Job No: RES3888001

Tax Depreciation Report – 3A Brand Court, Melton South VIC 3888

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

29 September 2020

Purchaser

Smada Holdings Pty Ltd ATF Adams Super Fund

Property Address

3A Brand Court, Melton South VIC 3888

Real Property Description

LOT 2 PS719399

Property Type

Residential House

Date of Construction

8 September 2020

Date Available To Generate Income

8 September 2020

Property Photo



2. Report Details

2.1 Introduction

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

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

Division 40 (Capital Allowances)

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

Division 40 (Capital Allowances) - Low Value Pool

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

Division 43 (Capital Works)

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

3. Capital Allowances

3.1 Entitlement

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

3.2 Qualifying Expenditure Calculation

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

3.3 Effective Life

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

3.4 Immediate Write-Off Assets

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

3.5 Low Value Pool

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

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

3.6 Method of Depreciation

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

Diminishing Value Method				
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	Division 40 - Capital Allowance (Eligible)			Division 43	Eligible
		Effective Life	Pooled Plant	Total Div 40	Capital Works	Total
1	8 September 20 to 30 June 21	3,869	2,773	6,642	5,107	11,749
2	1 July 21 to 30 June 22	3,532	4,714	8,246	6,319	14,565
3	1 July 22 to 30 June 23	2,702	3,303	6,005	6,319	12,324
4	1 July 23 to 30 June 24	2,023	2,383	4,405	6,319	10,724
5	1 July 24 to 30 June 25	1,649	1,489	3,138	6,319	9,457
6	1 July 25 to 30 June 26	949	1,656	2,605	6,319	8,924
7	1 July 26 to 30 June 27	795	1,035	1,830	6,319	8,149
8	1 July 27 to 30 June 28	495	973	1,467	6,319	7,786
9	1 July 28 to 30 June 29	261	915	1,176	6,319	7,495
10	1 July 29 to 30 June 30	235	572	807	6,319	7,126
11	1 July 30 to 30 June 31	211	357	569	6,319	6,888
12	1 July 31 to 30 June 32	190	223	414	6,319	6,733
13	1 July 32 to 30 June 33	171	140	311	6,319	6,630
14	1 July 33 to 30 June 34	154	87	241	6,319	6,560
15	1 July 34 to 30 June 35	139	55	193	6,319	6,512
16	1 July 35 to 30 June 36	125	34	159	6,319	6,478
17	1 July 36 to 30 June 37	112	21	134	6,319	6,453
18	1 July 37 to 30 June 38	101	13	114	6,319	6,433
19	1 July 38 to 30 June 39	0	349	349	6,319	6,668
20	1 July 39 to 30 June 40	0	218	218	6,319	6,537
21	1 July 40 to 30 June 41	0	136	136	6,319	6,455
22	1 July 41 to 30 June 42	0	85	85	6,319	6,404
23	1 July 42 to 30 June 43	0	53	53	6,319	6,372
24	1 July 43 to 30 June 44	0	33	33	6,319	6,352
25	1 July 44 to 30 June 45	0	21	21	6,319	6,340
26	1 July 45 to 30 June 46	0	13	13	6,319	6,332
27	1 July 46 to 30 June 47	0	8	8	6,319	6,327
28	1 July 47 to 30 June 48	0	5	5	6,319	6,324
29	1 July 48 to 30 June 49	0	3	3	6,319	6,322
30	1 July 49 to 30 June 50	0	2	2	6,319	6,321
31	1 July 50 to 30 June 51	0	1	1	6,319	6,320
32	1 July 51 to 30 June 52	0	1	1	6,319	6,320
33	1 July 52 to 30 June 53	0	0	0	6,319	6,319
34	1 July 53 to 30 June 54	0	0	0	6,319	6,319
35	1 July 54 to 30 June 55	0	0	0	6,319	6,319
36	1 July 55 to 30 June 56	0	0	0	6,319	6,319
37	1 July 56 to 30 June 57	0	0	0	6,319	6,319
38	1 July 57 to 30 June 58	0	0	0	6,319	6,319
39	1 July 58 to 30 June 59	0	0	0	6,319	6,319
40	2059+	0	0	0	7,534	7,534
Totals		17,714	21,674	39,388	252,763	292,151

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
		Effective Life	Pooled Plant	Total Div 40		
1	8 September 20 to 30 June 21	2,126	2,773	4,899	5,107	10,006
2	1 July 21 to 30 June 22	2,158	4,507	6,665	6,319	12,984
3	1 July 22 to 30 June 23	2,158	2,817	4,975	6,319	11,294
4	1 July 23 to 30 June 24	2,158	1,760	3,918	6,319	10,237
5	1 July 24 to 30 June 25	2,158	1,100	3,258	6,319	9,577
6	1 July 25 to 30 June 26	2,158	688	2,846	6,319	9,165
7	1 July 26 to 30 June 27	2,158	430	2,588	6,319	8,907
8	1 July 27 to 30 June 28	2,158	269	2,427	6,319	8,746
9	1 July 28 to 30 June 29	1,779	168	1,947	6,319	8,266
10	1 July 29 to 30 June 30	1,691	105	1,796	6,319	8,115
11	1 July 30 to 30 June 31	809	66	875	6,319	7,194
12	1 July 31 to 30 June 32	605	41	646	6,319	6,965
13	1 July 32 to 30 June 33	352	26	378	6,319	6,697
14	1 July 33 to 30 June 34	297	16	313	6,319	6,632
15	1 July 34 to 30 June 35	297	10	307	6,319	6,626
16	1 July 35 to 30 June 36	297	6	303	6,319	6,622
17	1 July 36 to 30 June 37	297	4	301	6,319	6,620
18	1 July 37 to 30 June 38	297	2	299	6,319	6,618
19	1 July 38 to 30 June 39	297	2	299	6,319	6,618
20	1 July 39 to 30 June 40	297	1	298	6,319	6,617
21	1 July 40 to 30 June 41	50	1	51	6,319	6,370
22	1 July 41 to 30 June 42	0	0	0	6,319	6,319
23	1 July 42 to 30 June 43	0	0	0	6,319	6,319
24	1 July 43 to 30 June 44	0	0	0	6,319	6,319
25	1 July 44 to 30 June 45	0	0	0	6,319	6,319
26	1 July 45 to 30 June 46	0	0	0	6,319	6,319
27	1 July 46 to 30 June 47	0	0	0	6,319	6,319
28	1 July 47 to 30 June 48	0	0	0	6,319	6,319
29	1 July 48 to 30 June 49	0	0	0	6,319	6,319
30	1 July 49 to 30 June 50	0	0	0	6,319	6,319
31	1 July 50 to 30 June 51	0	0	0	6,319	6,319
32	1 July 51 to 30 June 52	0	0	0	6,319	6,319
33	1 July 52 to 30 June 53	0	0	0	6,319	6,319
34	1 July 53 to 30 June 54	0	0	0	6,319	6,319
35	1 July 54 to 30 June 55	0	0	0	6,319	6,319
36	1 July 55 to 30 June 56	0	0	0	6,319	6,319
37	1 July 56 to 30 June 57	0	0	0	6,319	6,319
38	1 July 57 to 30 June 58	0	0	0	6,319	6,319
39	1 July 58 to 30 June 59	0	0	0	6,319	6,319
40	2059+	0	0	0	7,534	7,534
Totals		24,597	14,791	39,388	252,763	292,151

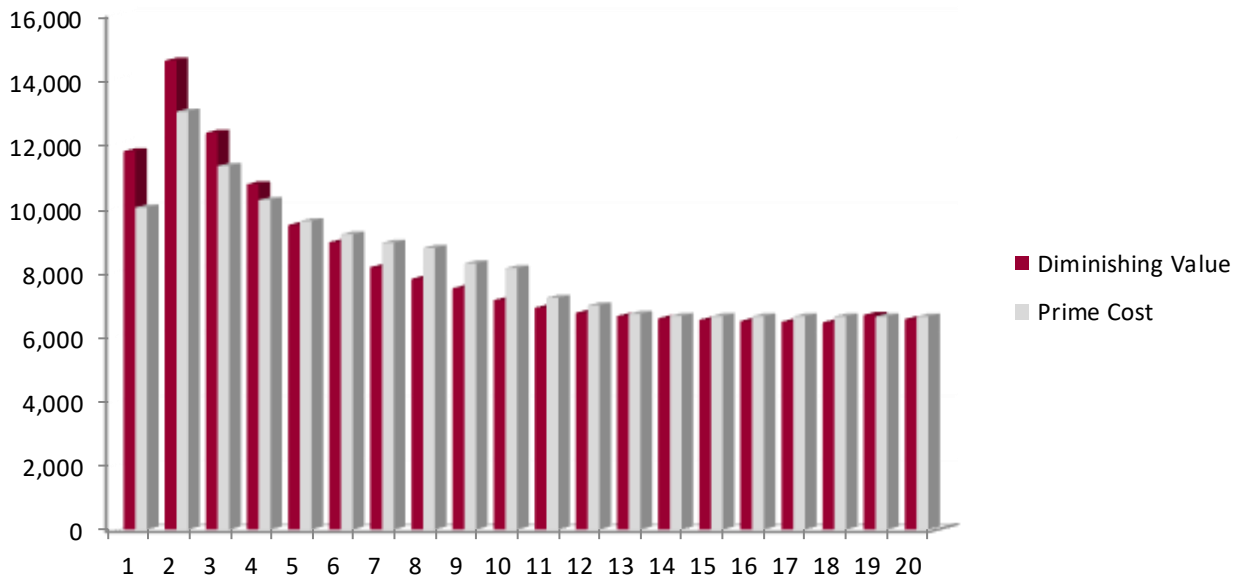
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

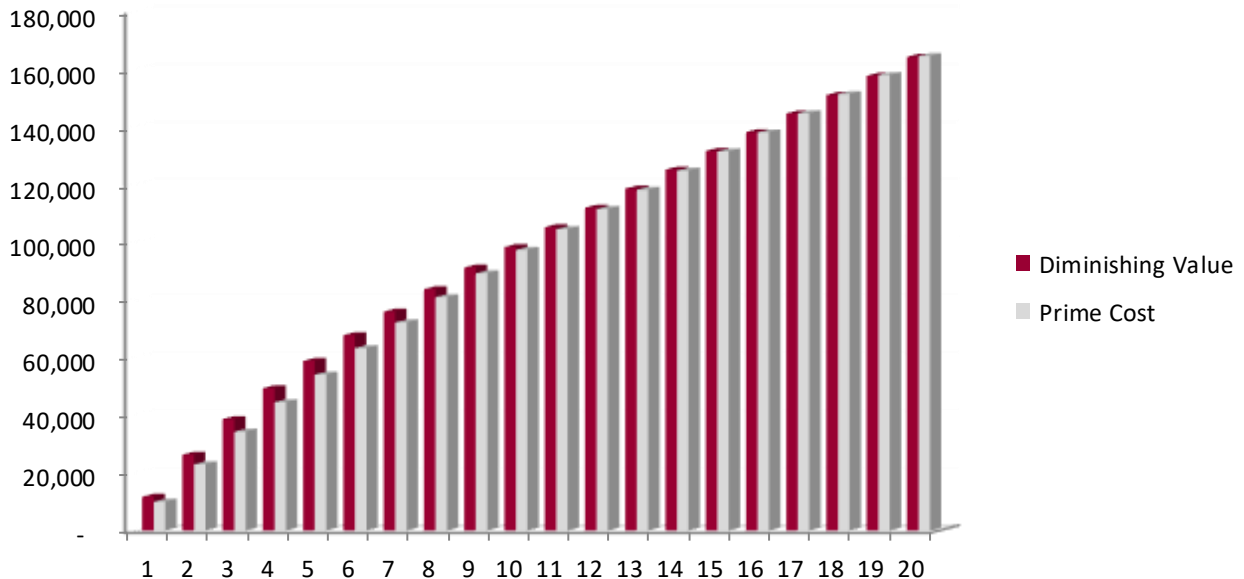
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	21 February 2020
Handover Date	8 September 2020
Available To Generate Income	8 September 2020

Expenditure Analysed

Construction Cost	\$292,810
Total Expenditure Analysed	\$292,810

Historical Construction Details

Construction Start Date	21 February 2020
Construction Completion Date	8 September 2020
Historical Construction Cost (Advised)*	\$292,810
Lot Entitlement	1
Overall Lot Entitlement	1

9. Reconciliation of Capital Expenditure

Apportionment of cost relating to:

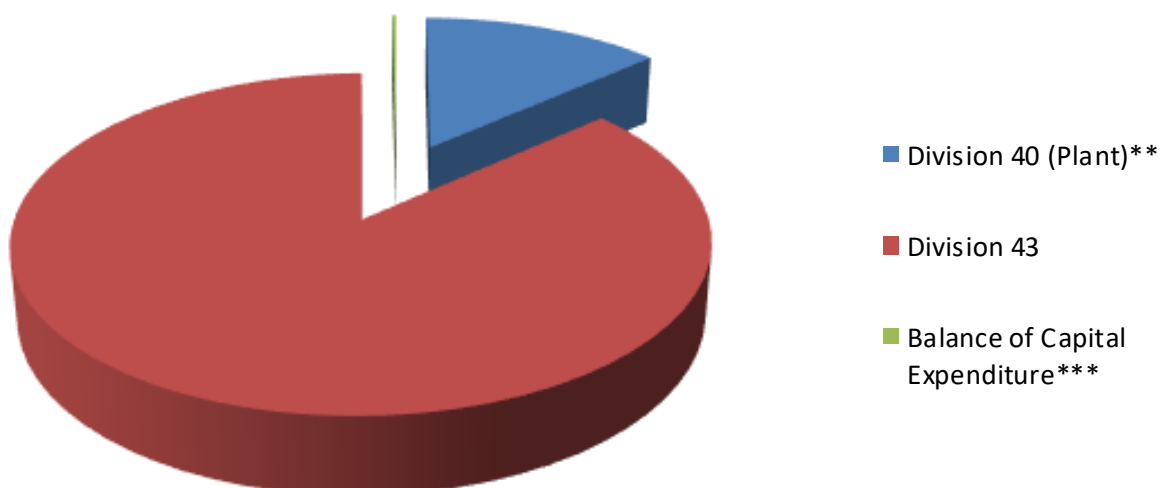
Division 40 (Plant)**	\$39,388
Division 43	\$252,763
Balance of Capital Expenditure***	\$659
Total Expenditure Analysed	\$292,810

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	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	20.00%	8-Sep-20	3,955	639	663	531	424	340	272	217	326	204	127
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	8-Sep-20	1,582	297	482	301	188	118	74	46	29	18	11
Blinds Residential													
	18.75%	8-Sep-20	3,038	570	926	578	362	226	141	88	55	34	22
Ceiling Fans													
	18.75%	8-Sep-20	659	124	201	126	78	49	31	19	12	7	5
Fire control assets													
Detection & alarm systems, detectors	18.75%	8-Sep-20	580	109	177	110	69	43	27	17	11	7	4
Floor coverings (removable without damage)													
Carpets	25.00%	8-Sep-20	3,734	754	745	559	419	314	354	221	138	86	54
Linoleum & vinyl	20.00%	8-Sep-20	4,659	753	781	625	500	400	320	256	205	307	192
Furniture													
	18.75%	8-Sep-20	4,529	849	1,380	862	539	337	211	132	82	51	32
Garage doors, automatic													
Motors	20.00%	8-Sep-20	1,582	256	265	212	318	199	124	78	49	30	19
Garden sheds, freestanding													
	20.00%	8-Sep-20	659	107	207	130	81	51	32	20	12	8	5
Heating units													
Gas ducted central heating	10.00%	8-Sep-20	5,933	480	545	491	442	398	358	322	290	261	235
Hot water systems (excluding piping)													
Gas or electric	16.67%	8-Sep-20	2,373	320	342	285	238	198	371	232	145	91	57
Kitchen assets													
Cooktops	18.75%	8-Sep-20	989	185	301	188	118	74	46	29	18	11	7
Dishwashers	18.75%	8-Sep-20	659	124	201	126	78	49	31	19	12	7	5
Ovens	16.67%	8-Sep-20	1,318	178	190	357	223	139	87	54	34	21	13
Rangehoods	18.75%	8-Sep-20	633	119	193	121	75	47	29	18	11	7	4
Lights													
Shades, removable	18.75%	8-Sep-20	2,123	398	647	404	253	158	99	62	39	24	15
\$300 items													
	100.00%	8-Sep-20	382	382									
Pooled Plant Total				2,773	4,714	3,303	2,383	1,489	1,656	1,035	973	915	572
Effective Life Plant Total				3,869	3,532	2,702	2,023	1,649	949	795	495	261	235
Total Division 40			39,388	6,642	8,246	6,005	4,405	3,138	2,605	1,830	1,467	1,176	807

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 2020	2.50%	08-Sep-20	242,817	4,906	6,070	6,070	6,070	6,070	6,070	6,070	6,070	6,070	6,070
Structural Improvements - Completed 2020	2.50%	08-Sep-20	9,946	201	249	249	249	249	249	249	249	249	249
Total Division 43			252,763	5,107	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319

11. Prime Cost Depreciation Schedule

Assets Generally	Prime Cost												
Division 40 - Plant and Equipment	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	10.00%	08-Sep-20	3,955	320	396	396	396	396	396	396	396	396	396
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	08-Sep-20	1,582	297	482	301	188	118	74	46	29	18	11
Blinds Residential	18.75%	08-Sep-20	3,038	570	926	578	362	226	141	88	55	34	22
Ceiling Fans	18.75%	08-Sep-20	659	124	201	126	78	49	31	19	12	7	5
Fire control assets													
Detection & alarm systems, detectors	18.75%	08-Sep-20	580	109	177	110	69	43	27	17	11	7	4
Floor coverings (removable without damage)													
Carpets	12.50%	08-Sep-20	3,734	377	467	467	467	467	467	467	467	88	
Linoleum & vinyl	10.00%	08-Sep-20	4,659	377	466	466	466	466	466	466	466	466	466
Furniture	18.75%	08-Sep-20	4,529	849	1,380	862	539	337	211	132	82	51	32
Garage doors, automatic													
Motors	10.00%	08-Sep-20	1,582	128	158	158	158	158	158	158	158	158	158
Garden sheds, freestanding	10.00%	08-Sep-20	659	53	66	66	66	66	66	66	66	66	66
Heating units													
Gas ducted central heating	5.00%	08-Sep-20	5,933	240	297	297	297	297	297	297	297	297	297
Hot water systems (excluding piping)													
Gas or electric	8.33%	08-Sep-20	2,373	160	198	198	198	198	198	198	198	198	198
Kitchen assets													
Cooktops	18.75%	08-Sep-20	989	185	301	188	118	74	46	29	18	11	7
Dishwashers	18.75%	08-Sep-20	659	124	201	126	78	49	31	19	12	7	5
Ovens	8.33%	08-Sep-20	1,318	89	110	110	110	110	110	110	110	110	110
Rangehoods	18.75%	08-Sep-20	633	119	193	121	75	47	29	18	11	7	4
Lights													
Shades, removable	18.75%	08-Sep-20	2,123	398	647	404	253	158	99	62	39	24	15
\$300 items	100.00%	08-Sep-20	382	382									
Pooled Plant Total				2,773	4,507	2,817	1,760	1,100	688	430	269	168	105
Effective Life Plant Total				2,126	2,158	2,158	2,158	2,158	2,158	2,158	2,158	1,779	1,691
Total Division 40			39,388	4,899	6,665	4,975	3,918	3,258	2,846	2,588	2,427	1,947	1,796

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 2020	2.50%	08-Sep-20	242,817	4,906	6,070	6,070	6,070	6,070	6,070	6,070	6,070	6,070	6,070
Structural Improvements - Completed 2020	2.50%	08-Sep-20	9,946	201	249	249	249	249	249	249	249	249	249
Total Division 43			252,763	5,107	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319

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	21 Feb 20 to 8 Sep 20	242,817	2.50%	6,070	242,817
Sub-total		242,817		6,070	242,817

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2020	21 Feb 20 to 8 Sep 20	9,946	2.50%	249	9,946
Sub-total		9,946		249	9,946
Totals		252,763		6,319	252,763

The table below demonstrates the various property types and the depreciation rates for Capital expenditure deductions. Eligibility is based on the date of construction commencement.

	Today - 27 Feb 92	26 Feb 92 - 16 Sept 87	15 Sept 87 - 18 Jul 85	17 Jul 85 - 22 Aug 84	21 Aug 84 - 20 Jul 82	19 Jul 82 - 21 Aug 79
Traveller Accommodation	4%	2.5%	4%	4%	2.5%	2.5%
Non Residential	2.5%	2.5%	4%	4%	2.5%	N/A
Manufacturing	4%	2.5%	4%	4%	2.5%	N/A
Residential	2.5%	2.5%	4%	N/A	N/A	N/A
Structural Improvement	2.5%	N/A	N/A	N/A	N/A	N/A

13. Definition of Terms

Adjusted Value	This is the value of an asset after a period of decline often referred to as the written down value or WDV.
Balancing Adjustment	The balancing adjustment amount is the difference between the termination value and the adjustable value of a depreciating asset at the time of a balancing adjustment event.
Decline in Value	Deductions for the cost of a depreciating asset are based on the decline in value between any two dates. This report includes both methods of the decline in value of a depreciating asset; the prime cost method and diminishing value method.
Depreciating Assets	Assets with limited effective life that are reasonably expected to decline in value.
Diminishing Value Method	This is the method of calculating the decline in value which uses the opening adjusted value as the basis for the calculation.
Effective Life	The effective life of a depreciating asset is how long it can be used by any entity for a taxable income producing purpose.
Immediate WriteOff	A depreciating asset which costs less than \$300 can be immediately written off at 100% of the total cost. This is only available where the asset is not part of a set e.g. table and chairs.
Installed Costs	This is the total cost of installing the asset inclusive of fees and labour etc.
Low Value Pool	Low cost assets which have a value between \$300 and \$1000. These assets are depreciated at 18.75% in the first year and 37.5% in each subsequent years.
Low Cost Asset	A depreciable asset with an installed cost of less than \$1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than \$1000.
Non Eligible	This may include a proportion of the purchase price that is not claimable due to the age of the building or asset type.
Prime Cost Method	This is a method of calculating depreciation using a constant opening cost base often referred to as the "Straight Line" method.

14. Contact Details

COMPANY DETAILS	
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15. Disclaimer

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