



Tax Depreciation Report

15 Farmer Place,
Park Ridge QLD 4215

A & D Taylor Holdings Pty Ltd
412 Beaconsfield Terrace
BRIGHTON, QLD 4017

Issue Schedule	
Issue Date:	Issued by:
28 October 2020	Mark Kilroy Bsc (Hons) MRICS

A & D Taylor Holdings Pty Ltd
412 Beaconsfield Terrace
BRIGHTON, QLD 4017

October 2020
Job No: RES4215038

Tax Depreciation Report – 15 Farmer Place, Park Ridge QLD 4215

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

28 October 2020

Purchaser

A & D Taylor Holdings Pty Ltd

Property Address

15 Farmer Place, Park Ridge QLD 4215

Real Property Description

4/SP307808

Property Type

Residential House

Date of Construction

23 October 2020

Date Available To Generate Income

23 October 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								
<p>Diminishing value method is often the most popular form of depreciation due to the cash-flow benefits in the early years of asset ownership.</p>	<p>Prime Cost Method of Depreciation, often referred to as straight line depreciation is depreciated at a constant rate each year.</p>								
Benefits	Benefits								
<ul style="list-style-type: none"> • 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	Eligible
		Effective Life	Pooled Plant	Total Div 40	Capital Works	Total
1	23 October 20 to 30 June 21	5,161	3,776	8,937	4,853	13,790
2	1 July 21 to 30 June 22	6,296	6,136	12,432	7,085	19,517
3	1 July 22 to 30 June 23	5,056	3,835	8,891	7,085	15,976
4	1 July 23 to 30 June 24	4,069	2,397	6,466	7,085	13,551
5	1 July 24 to 30 June 25	3,284	1,498	4,782	7,085	11,867
6	1 July 25 to 30 June 26	2,289	1,607	3,895	7,085	10,980
7	1 July 26 to 30 June 27	1,685	1,340	3,025	7,085	10,110
8	1 July 27 to 30 June 28	1,045	1,445	2,490	7,085	9,575
9	1 July 28 to 30 June 29	705	1,270	1,975	7,085	9,060
10	1 July 29 to 30 June 30	586	794	1,380	7,085	8,465
11	1 July 30 to 30 June 31	488	496	984	7,085	8,069
12	1 July 31 to 30 June 32	217	667	884	7,085	7,969
13	1 July 32 to 30 June 33	188	417	605	7,085	7,690
14	1 July 33 to 30 June 34	163	261	424	7,085	7,509
15	1 July 34 to 30 June 35	141	163	304	7,085	7,389
16	1 July 35 to 30 June 36	0	446	446	7,085	7,531
17	1 July 36 to 30 June 37	0	279	279	7,085	7,364
18	1 July 37 to 30 June 38	0	174	174	7,085	7,259
19	1 July 38 to 30 June 39	0	109	109	7,085	7,194
20	1 July 39 to 30 June 40	0	68	68	7,085	7,153
21	1 July 40 to 30 June 41	0	43	43	7,085	7,128
22	1 July 41 to 30 June 42	0	27	27	7,085	7,112
23	1 July 42 to 30 June 43	0	17	17	7,085	7,102
24	1 July 43 to 30 June 44	0	10	10	7,085	7,095
25	1 July 44 to 30 June 45	0	6	6	7,085	7,091
26	1 July 45 to 30 June 46	0	4	4	7,085	7,089
27	1 July 46 to 30 June 47	0	3	3	7,085	7,088
28	1 July 47 to 30 June 48	0	2	2	7,085	7,087
29	1 July 48 to 30 June 49	0	1	1	7,085	7,086
30	1 July 49 to 30 June 50	0	1	1	7,085	7,086
31	1 July 50 to 30 June 51	0	0	0	7,085	7,085
32	1 July 51 to 30 June 52	0	0	0	7,085	7,085
33	1 July 52 to 30 June 53	0	0	0	7,085	7,085
34	1 July 53 to 30 June 54	0	0	0	7,085	7,085
35	1 July 54 to 30 June 55	0	0	0	7,085	7,085
36	1 July 55 to 30 June 56	0	0	0	7,085	7,085
37	1 July 56 to 30 June 57	0	0	0	7,085	7,085
38	1 July 57 to 30 June 58	0	0	0	7,085	7,085
39	1 July 58 to 30 June 59	0	0	0	7,085	7,085
40	2059+	0	0	0	9,338	9,338
Totals		31,373	27,291	58,665	283,421	342,086

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	23 October 20 to 30 June 21	2,666	3,776	6,442	4,853	11,295
2	1 July 21 to 30 June 22	3,643	6,136	9,779	7,085	16,864
3	1 July 22 to 30 June 23	3,643	3,835	7,478	7,085	14,563
4	1 July 23 to 30 June 24	3,643	2,397	6,040	7,085	13,125
5	1 July 24 to 30 June 25	3,643	1,498	5,141	7,085	12,226
6	1 July 25 to 30 June 26	3,643	936	4,579	7,085	11,664
7	1 July 26 to 30 June 27	3,643	585	4,228	7,085	11,313
8	1 July 27 to 30 June 28	3,643	366	4,009	7,085	11,094
9	1 July 28 to 30 June 29	2,927	229	3,155	7,085	10,240
10	1 July 29 to 30 June 30	2,602	143	2,745	7,085	9,830
11	1 July 30 to 30 June 31	1,689	89	1,778	7,085	8,863
12	1 July 31 to 30 June 32	1,258	56	1,314	7,085	8,399
13	1 July 32 to 30 June 33	728	35	763	7,085	7,848
14	1 July 33 to 30 June 34	499	22	521	7,085	7,606
15	1 July 34 to 30 June 35	499	14	513	7,085	7,598
16	1 July 35 to 30 June 36	157	9	165	7,085	7,250
17	1 July 36 to 30 June 37	0	5	5	7,085	7,090
18	1 July 37 to 30 June 38	0	3	3	7,085	7,088
19	1 July 38 to 30 June 39	0	2	2	7,085	7,087
20	1 July 39 to 30 June 40	0	1	1	7,085	7,086
21	1 July 40 to 30 June 41	0	1	1	7,085	7,086
22	1 July 41 to 30 June 42	0	1	1	7,085	7,086
23	1 July 42 to 30 June 43	0	0	0	7,085	7,085
24	1 July 43 to 30 June 44	0	0	0	7,085	7,085
25	1 July 44 to 30 June 45	0	0	0	7,085	7,085
26	1 July 45 to 30 June 46	0	0	0	7,085	7,085
27	1 July 46 to 30 June 47	0	0	0	7,085	7,085
28	1 July 47 to 30 June 48	0	0	0	7,085	7,085
29	1 July 48 to 30 June 49	0	0	0	7,085	7,085
30	1 July 49 to 30 June 50	0	0	0	7,085	7,085
31	1 July 50 to 30 June 51	0	0	0	7,085	7,085
32	1 July 51 to 30 June 52	0	0	0	7,085	7,085
33	1 July 52 to 30 June 53	0	0	0	7,085	7,085
34	1 July 53 to 30 June 54	0	0	0	7,085	7,085
35	1 July 54 to 30 June 55	0	0	0	7,085	7,085
36	1 July 55 to 30 June 56	0	0	0	7,085	7,085
37	1 July 56 to 30 June 57	0	0	0	7,085	7,085
38	1 July 57 to 30 June 58	0	0	0	7,085	7,085
39	1 July 58 to 30 June 59	0	0	0	7,085	7,085
40	2059+	0	0	0	9,338	9,338
Totals		38,525	20,140	58,665	283,421	342,086

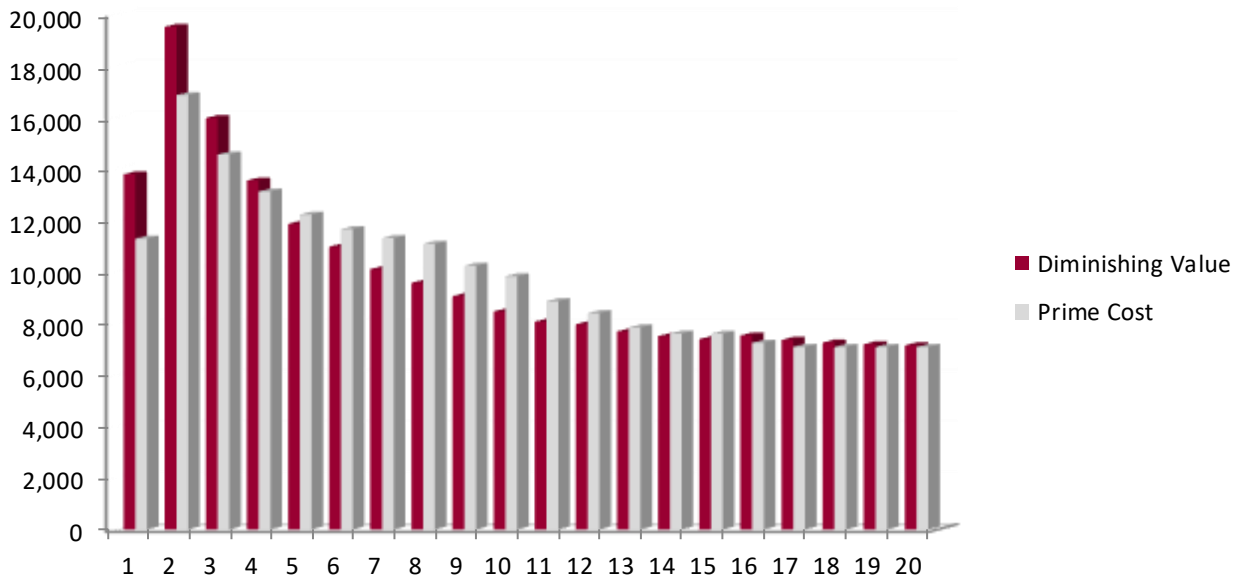
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

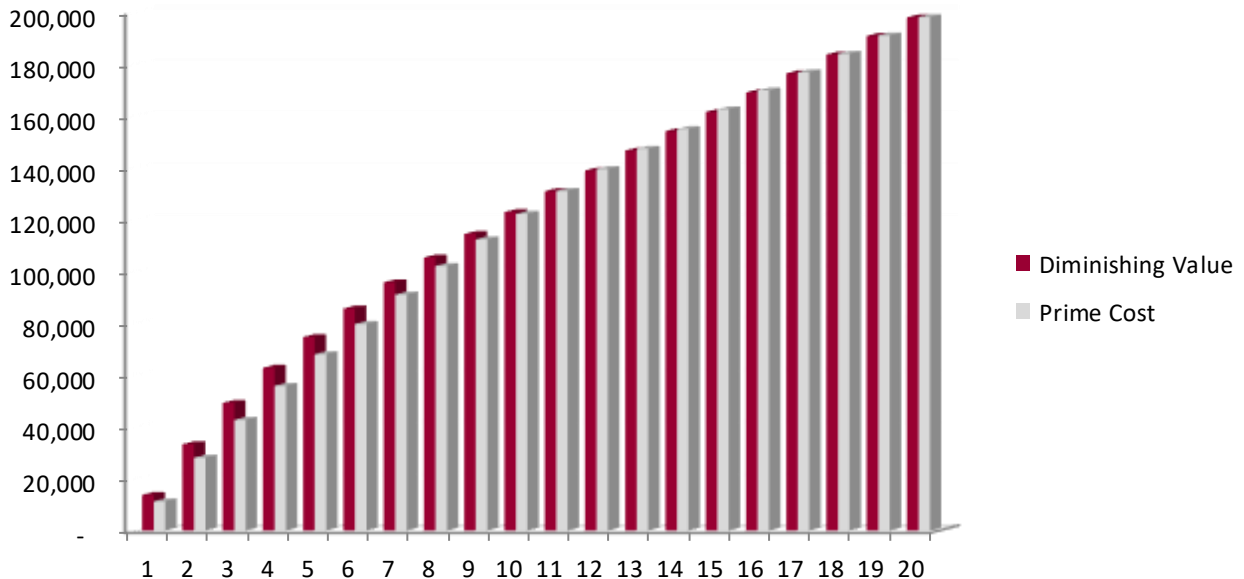
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	23 March 2020
Handover Date	23 October 2020
Available To Generate Income	23 October 2020

Expenditure Analysed

Construction Cost	\$346,700
Total Expenditure Analysed	\$346,700

Historical Construction Details

Construction Start Date	23 March 2020
Construction Completion Date	23 October 2020
Historical Construction Cost (Estimated)*	\$346,700

9. Reconciliation of Capital Expenditure

Apportionment of cost relating to:

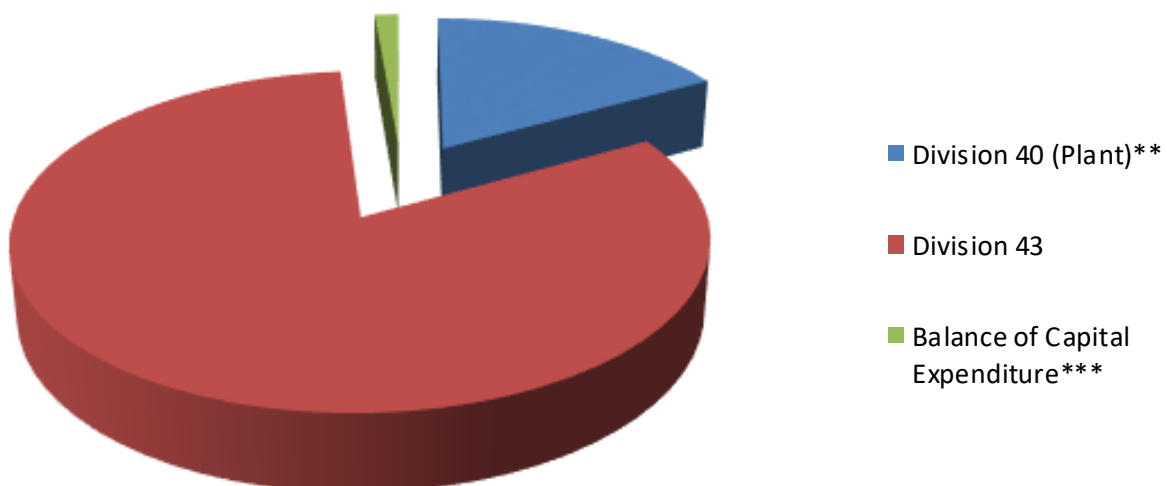
Division 40 (Plant)**	\$58,665
Division 43	\$283,421
Balance of Capital Expenditure***	\$4,614
Total Expenditure Analysed	\$346,700

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	Diminishing	Start 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%	23-Oct-20	10,284	1,409	1,775	1,420	1,136	909	727	582	465	372	298
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	23-Oct-20	989	185	301	188	118	74	46	29	18	11	7
Blinds Residential	18.75%	23-Oct-20	4,003	750	1,220	762	476	298	186	116	73	45	28
Ceiling Fans	18.75%	23-Oct-20	2,307	433	703	439	275	172	107	67	42	26	16
Fire control assets													
Detection & alarm systems, detectors	18.75%	23-Oct-20	2,030	381	619	387	242	151	94	59	37	23	14
Floor coverings (removable without damage)													
Carpets	25.00%	23-Oct-20	5,160	884	1,069	802	601	451	338	254	285	178	111
Floating timber	13.33%	23-Oct-20	7,484	684	907	786	681	590	512	443	384	333	289
Furniture	18.75%	23-Oct-20	6,803	1,276	2,073	1,295	810	506	316	198	124	77	48
Garage doors, automatic													
Controls	18.75%	23-Oct-20	422	79	129	80	50	31	20	12	8	5	3
Motors	20.00%	23-Oct-20	3,164	433	546	437	350	280	224	336	210	131	82
Hot water systems (excluding piping)													
Gas or electric	16.67%	23-Oct-20	3,955	452	584	487	406	338	282	235	196	367	229
Kitchen assets													
Cooktops	16.67%	23-Oct-20	2,241	256	331	276	230	191	359	224	140	88	55
Dishwashers	25.00%	23-Oct-20	3,164	542	656	492	369	277	311	194	122	76	47
Ovens	16.67%	23-Oct-20	2,900	331	428	357	297	248	207	172	323	202	126
Rangehoods	18.75%	23-Oct-20	1,187	222	362	226	141	88	55	34	22	13	8
Lights													
Shades, removable	18.75%	23-Oct-20	2,399	450	731	457	286	178	112	70	44	27	17
\$300 items	100.00%	23-Oct-20	171	171									
Pooled Plant Total				3,776	6,136	3,835	2,397	1,498	1,607	1,340	1,445	1,270	794
Effective Life Plant Total				5,161	6,296	5,056	4,069	3,284	2,289	1,685	1,045	705	586
Total Division 40			58,665	8,937	12,432	8,891	6,466	4,782	3,895	3,025	2,490	1,975	1,380
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%	23-Oct-20	273,533	4,684	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838
Structural Improvements - Completed 2020	2.50%	23-Oct-20	9,888	169	247	247	247	247	247	247	247	247	247
Total Division 43			283,421	4,853	7,085	7,085	7,085	7,085	7,085	7,085	7,085	7,085	7,085

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%	23-Oct-20	10,284	704	1,028	1,028	1,028	1,028	1,028	1,028	1,028	1,028	1,028
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	23-Oct-20	989	185	301	188	118	74	46	29	18	11	7
Blinds Residential	18.75%	23-Oct-20	4,003	750	1,220	762	476	298	186	116	73	45	28
Ceiling Fans	18.75%	23-Oct-20	2,307	433	703	439	275	172	107	67	42	26	16
Fire control assets													
Detection & alarm systems, detectors	18.75%	23-Oct-20	2,030	381	619	387	242	151	94	59	37	23	14
Floor coverings (removable without damage)													
Carpets	12.50%	23-Oct-20	5,160	442	645	645	645	645	645	645	645	203	
Floating timber	6.67%	23-Oct-20	7,484	342	499	499	499	499	499	499	499	499	499
Furniture	18.75%	23-Oct-20	6,803	1,276	2,073	1,295	810	506	316	198	124	77	48
Garage doors, automatic													
Controls	18.75%	23-Oct-20	422	79	129	80	50	31	20	12	8	5	3
Motors	10.00%	23-Oct-20	3,164	217	316	316	316	316	316	316	316	316	316
Hot water systems (excluding piping)													
Gas or electric	8.33%	23-Oct-20	3,955	226	330	330	330	330	330	330	330	330	330
Kitchen assets													
Cooktops	8.33%	23-Oct-20	2,241	128	187	187	187	187	187	187	187	187	187
Dishwashers	12.50%	23-Oct-20	3,164	271	396	396	396	396	396	396	396	121	
Ovens	8.33%	23-Oct-20	2,900	166	242	242	242	242	242	242	242	242	242
Rangehoods	18.75%	23-Oct-20	1,187	222	362	226	141	88	55	34	22	13	8
Lights													
Shades, removable	18.75%	23-Oct-20	2,399	450	731	457	286	178	112	70	44	27	17
\$300 items	100.00%	23-Oct-20	171	171									
Pooled Plant Total				3,776	6,136	3,835	2,397	1,498	936	585	366	229	143
Effective Life Plant Total				2,666	3,643	3,643	3,643	3,643	3,643	3,643	3,643	2,927	2,602
Total Division 40			58,665	6,442	9,779	7,478	6,040	5,141	4,579	4,228	4,009	3,155	2,745
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%	23-Oct-20	273,533	4,684	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838
Structural Improvements - Completed 2020	2.50%	23-Oct-20	9,888	169	247	247	247	247	247	247	247	247	247
Total Division 43			283,421	4,853	7,085	7,085	7,085	7,085	7,085	7,085	7,085	7,085	7,085

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	23 Mar 20 to 23 Oct 20	273,533	2.50%	6,838	273,533
Sub-total		273,533		6,838	273,533

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2020	23 Mar 20 to 23 Oct 20	9,888	2.50%	247	9,888
Sub-total		9,888		247	9,888
Totals		283,421		7,085	283,421

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.