



Tax Depreciation Report

Lot 10, 115–117 Clifton Boulevard,
Griffith, NSW

B2B Super Fund Pty Ltd
10/115 Clifton Boulevard
Griffith, NSW 2680

Issue Schedule	
Issue Date:	Issued by:
20 February 2017	Mark Kilroy Bsc (Hons) MRICS

B2B Super Fund Pty Ltd
10/115 Clifton Boulevard
Griffith, NSW 2680

February 2017
Job No: RES2680001

Tax Depreciation Report – 10/115 Clifton Boulevard, Griffith, NSW

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. Disclaimer	16

1. Property Information

Date of Report

20 February 2017

Purchaser

B2B Super Fund Pty Ltd

Property Address

Lot 10, 115-117 Clifton Boulevard

Property Type

Residential Villas

Date of Construction

28 June 2016

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	12 July 16 to 30 June 17	2,447	1,227	3,674	1,410	5,084
2	1 July 17 to 30 June 18	1,601	3,031	4,632	1,458	6,090
3	1 July 18 to 30 June 19	1,298	1,895	3,192	1,458	4,650
4	1 July 19 to 30 June 20	903	1,520	2,423	1,458	3,881
5	1 July 20 to 30 June 21	730	950	1,680	1,458	3,138
6	1 July 21 to 30 June 22	443	923	1,366	1,458	2,824
7	1 July 22 to 30 June 23	0	1,242	1,242	1,458	2,700
8	1 July 23 to 30 June 24	0	776	776	1,458	2,234
9	1 July 24 to 30 June 25	0	485	485	1,458	1,943
10	1 July 25 to 30 June 26	0	303	303	1,458	1,761
11	1 July 26 to 30 June 27	0	189	189	1,458	1,647
12	1 July 27 to 30 June 28	0	118	118	1,458	1,576
13	1 July 28 to 30 June 29	0	74	74	1,458	1,532
14	1 July 29 to 30 June 30	0	46	46	1,458	1,504
15	1 July 30 to 30 June 31	0	29	29	1,458	1,487
16	1 July 31 to 30 June 32	0	18	18	1,458	1,476
17	1 July 32 to 30 June 33	0	11	11	1,458	1,469
18	1 July 33 to 30 June 34	0	7	7	1,458	1,465
19	1 July 34 to 30 June 35	0	4	4	1,458	1,462
20	1 July 35 to 30 June 36	0	3	3	1,458	1,461
21	1 July 36 to 30 June 37	0	2	2	1,458	1,460
22	1 July 37 to 30 June 38	0	1	1	1,458	1,459
23	1 July 38 to 30 June 39	0	1	1	1,458	1,459
24	1 July 39 to 30 June 40	0	0	0	1,458	1,458
25	1 July 40 to 30 June 41	0	0	0	1,458	1,458
26	1 July 41 to 30 June 42	0	0	0	1,458	1,458
27	1 July 42 to 30 June 43	0	0	0	1,458	1,458
28	1 July 43 to 30 June 44	0	0	0	1,458	1,458
29	1 July 44 to 30 June 45	0	0	0	1,458	1,458
30	1 July 45 to 30 June 46	0	0	0	1,458	1,458
31	1 July 46 to 30 June 47	0	0	0	1,458	1,458
32	1 July 47 to 30 June 48	0	0	0	1,458	1,458
33	1 July 48 to 30 June 49	0	0	0	1,458	1,458
34	1 July 49 to 30 June 50	0	0	0	1,458	1,458
35	1 July 50 to 30 June 51	0	0	0	1,458	1,458
36	1 July 51 to 30 June 52	0	0	0	1,458	1,458
37	1 July 52 to 30 June 53	0	0	0	1,458	1,458
38	1 July 53 to 30 June 54	0	0	0	1,458	1,458
39	1 July 54 to 30 June 55	0	0	0	1,458	1,458
40	2055+	0	0	0	1,483	1,483
Totals		7,422	12,857	20,279	58,297	78,576

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	12 July 16 to 30 June 17	1,223	1,227	2,450	1,410	3,860
2	1 July 17 to 30 June 18	1,265	1,994	3,259	1,458	4,717
3	1 July 18 to 30 June 19	1,265	1,246	2,511	1,458	3,969
4	1 July 19 to 30 June 20	1,265	779	2,044	1,458	3,502
5	1 July 20 to 30 June 21	1,265	487	1,752	1,458	3,210
6	1 July 21 to 30 June 22	1,265	304	1,569	1,458	3,027
7	1 July 22 to 30 June 23	1,265	190	1,455	1,458	2,913
8	1 July 23 to 30 June 24	1,265	119	1,384	1,458	2,842
9	1 July 24 to 30 June 25	1,265	74	1,339	1,458	2,797
10	1 July 25 to 30 June 26	1,265	46	1,311	1,458	2,769
11	1 July 26 to 30 June 27	512	29	541	1,458	1,999
12	1 July 27 to 30 June 28	488	18	506	1,458	1,964
13	1 July 28 to 30 June 29	93	11	104	1,458	1,562
14	1 July 29 to 30 June 30	34	7	41	1,458	1,499
15	1 July 30 to 30 June 31	0	4	4	1,458	1,462
16	1 July 31 to 30 June 32	0	3	3	1,458	1,461
17	1 July 32 to 30 June 33	0	2	2	1,458	1,460
18	1 July 33 to 30 June 34	0	1	1	1,458	1,459
19	1 July 34 to 30 June 35	0	1	1	1,458	1,459
20	1 July 35 to 30 June 36	0	0	0	1,458	1,458
21	1 July 36 to 30 June 37	0	0	0	1,458	1,458
22	1 July 37 to 30 June 38	0	0	0	1,458	1,458
23	1 July 38 to 30 June 39	0	0	0	1,458	1,458
24	1 July 39 to 30 June 40	0	0	0	1,458	1,458
25	1 July 40 to 30 June 41	0	0	0	1,458	1,458
26	1 July 41 to 30 June 42	0	0	0	1,458	1,458
27	1 July 42 to 30 June 43	0	0	0	1,458	1,458
28	1 July 43 to 30 June 44	0	0	0	1,458	1,458
29	1 July 44 to 30 June 45	0	0	0	1,458	1,458
30	1 July 45 to 30 June 46	0	0	0	1,458	1,458
31	1 July 46 to 30 June 47	0	0	0	1,458	1,458
32	1 July 47 to 30 June 48	0	0	0	1,458	1,458
33	1 July 48 to 30 June 49	0	0	0	1,458	1,458
34	1 July 49 to 30 June 50	0	0	0	1,458	1,458
35	1 July 50 to 30 June 51	0	0	0	1,458	1,458
36	1 July 51 to 30 June 52	0	0	0	1,458	1,458
37	1 July 52 to 30 June 53	0	0	0	1,458	1,458
38	1 July 53 to 30 June 54	0	0	0	1,458	1,458
39	1 July 54 to 30 June 55	0	0	0	1,458	1,458
40	2055+	0	0	0	1,483	1,483
Totals		13,736	6,544	20,279	58,297	78,576

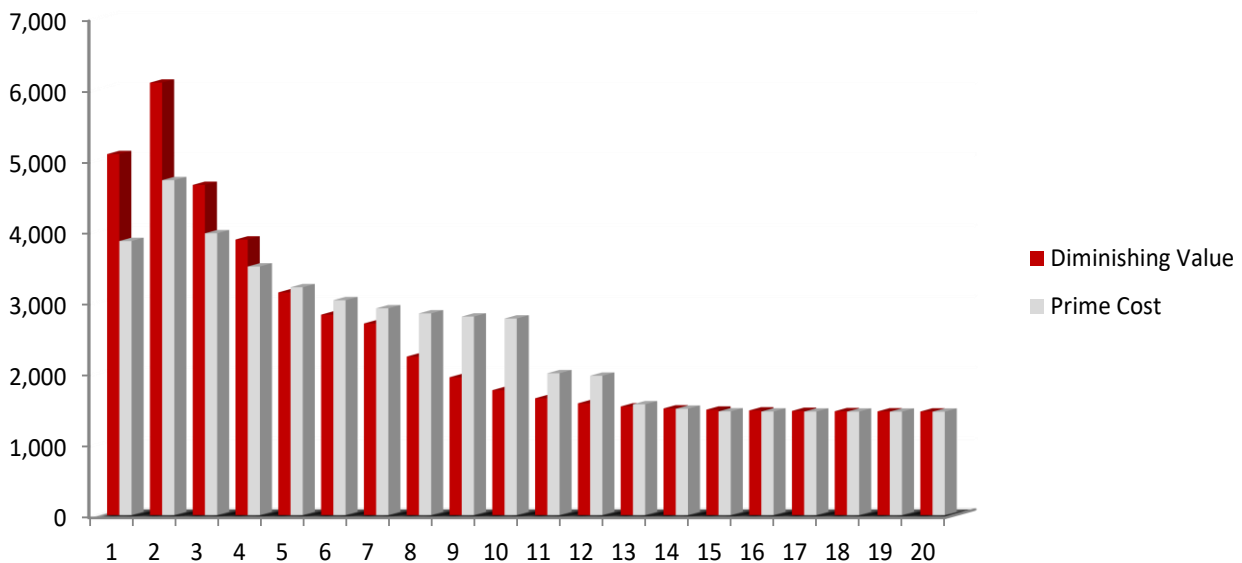
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

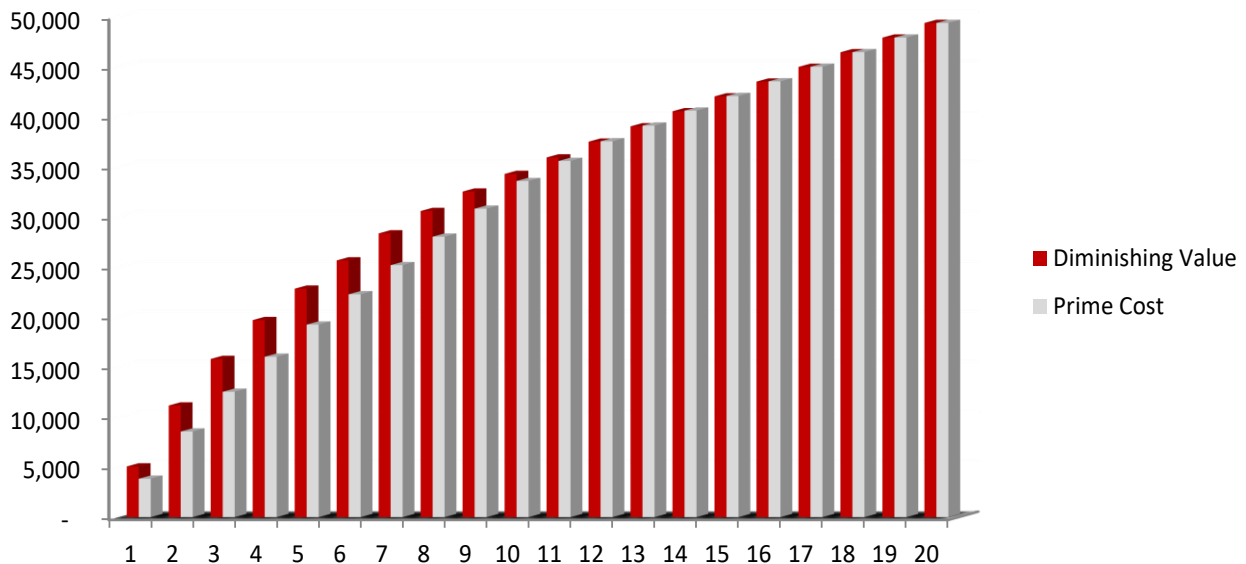
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	8 June 2016
Settlement Date	12 July 2016

Expenditure Analysed

Purchase price	\$120,000
Stamp duty	\$2,690
Total Expenditure Analysed	\$122,690

Historical Construction Details

Construction Start Date	31 December 2015
Construction Completion Date	28 June 2016
Historical Construction Cost (Estimated)*	\$74,926

9. Reconciliation of Capital Expenditure

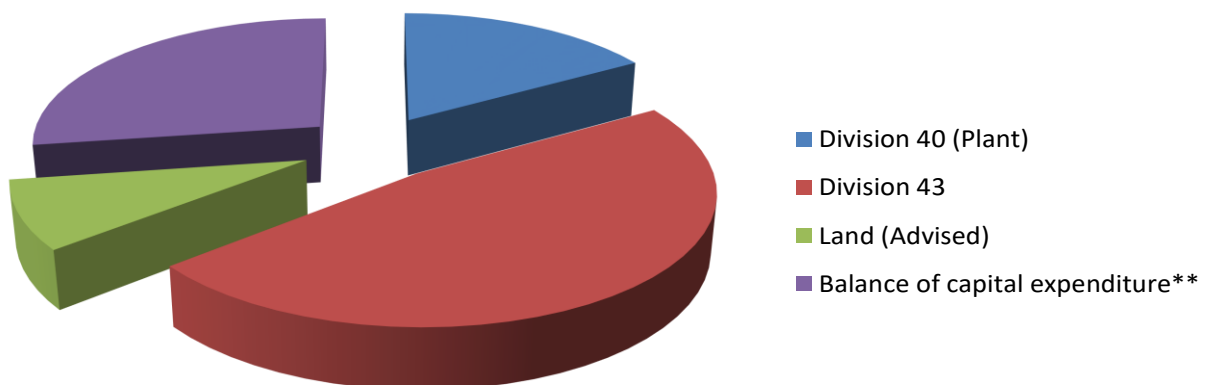
Apportionment of cost relating to:

Division 40 (Plant)	\$20,279
Division 43	\$58,297
Land (Advised)	\$10,568
Balance of capital expenditure**	\$33,546
Total Expenditure Analysed	\$122,690

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%	12-Jul-16	3,255	630	525	420	336	269	215	323	202	126	79
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	12-Jul-16	452	85	138	86	54	34	21	13	8	5	3
Shower curtains (excl. curtain rods & screens)	18.75%	12-Jul-16	452	85	138	86	54	34	21	13	8	5	3
Blinds Residential	18.75%	12-Jul-16	597	112	182	114	71	44	28	17	11	7	4
Ceiling Fans	18.75%	12-Jul-16	904	170	275	172	108	67	42	26	16	10	6
Curtains and drapes	18.75%	12-Jul-16	820	154	250	156	98	61	38	24	15	9	6
Door closers	18.75%	12-Jul-16	325	61	99	62	39	24	15	9	6	4	2
Fire control assets													
Detection & alarm systems, detectors	18.75%	12-Jul-16	398	75	121	76	47	30	18	12	7	5	3
Floor coverings (removable without damage)													
Carpets	20.00%	12-Jul-16	3,456	668	557	446	357	285	228	342	214	134	84
Linoleum & vinyl	20.00%	12-Jul-16	1,058	205	320	200	125	78	49	31	19	12	7
Furniture	15.00%	12-Jul-16	1,085	157	348	217	136	85	53	33	21	13	8
Furniture	18.75%	12-Jul-16	678	127	207	129	81	50	32	20	12	8	5
Hot water systems (excluding piping)													
Gas or electric	16.67%	12-Jul-16	2,170	350	303	253	211	176	329	206	129	80	50
Kitchen assets													
Cooktops	16.67%	12-Jul-16	1,175	189	370	231	144	90	56	35	22	14	9
Microwave ovens	18.75%	12-Jul-16	723	136	220	138	86	54	34	21	13	8	5
Ovens	16.67%	12-Jul-16	1,537	248	215	179	336	210	131	82	51	32	20
Refrigerators	18.75%	12-Jul-16	814	153	248	155	97	61	38	24	15	9	6
Lights													
Shades, removable	18.75%	12-Jul-16	380	71	116	72	45	28	18	11	7	4	3
Pooled Plant Total				1,227	3,031	1,895	1,520	950	923	1,242	776	485	303
Effective Life Plant Total				2,447	1,601	1,298	903	730	443				
Total Division 40			20,279	3,674	4,632	3,192	2,423	1,680	1,366	1,242	776	485	303
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2016	2.50%	12-Jul-16	57,085	1,381	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428
Structural Improvements - Completed 2016	2.50%	12-Jul-16	1,212	29	30	30	30	30	30	30	30	30	30
Total Division 43			58,297	1,410	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458
Total Depreciation			78,576	5,084	6,090	4,650	3,881	3,138	2,824	2,700	2,234	1,943	1,761

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%	12-Jul-16	3,255	315	325	325	325	325	325	325	325	325	325
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	12-Jul-16	452	85	138	86	54	34	21	13	8	5	3
Shower curtains (excl. curtain rods & screens)	18.75%	12-Jul-16	452	85	138	86	54	34	21	13	8	5	3
Blinds Residential	18.75%	12-Jul-16	597	112	182	114	71	44	28	17	11	7	4
Ceiling Fans	18.75%	12-Jul-16	904	170	275	172	108	67	42	26	16	10	6
Curtains and drapes	18.75%	12-Jul-16	820	154	250	156	98	61	38	24	15	9	6
Door closers	18.75%	12-Jul-16	325	61	99	62	39	24	15	9	6	4	2
Fire control assets													
Detection & alarm systems, detectors	18.75%	12-Jul-16	398	75	121	76	47	30	18	12	7	5	3
Floor coverings (removable without damage)													
Carpets	10.00%	12-Jul-16	3,456	334	346	346	346	346	346	346	346	346	346
Linoleum & vinyl	10.00%	12-Jul-16	1,058	102	106	106	106	106	106	106	106	106	106
Furniture	7.50%	12-Jul-16	1,085	79	81	81	81	81	81	81	81	81	81
Furniture	18.75%	12-Jul-16	678	127	207	129	81	50	32	20	12	8	5
Hot water systems (excluding piping)													
Gas or electric	8.33%	12-Jul-16	2,170	175	181	181	181	181	181	181	181	181	181
Kitchen assets													
Cooktops	8.33%	12-Jul-16	1,175	95	98	98	98	98	98	98	98	98	98
Microwave ovens	18.75%	12-Jul-16	723	136	220	138	86	54	34	21	13	8	5
Ovens	8.33%	12-Jul-16	1,537	124	128	128	128	128	128	128	128	128	128
Refrigerators	18.75%	12-Jul-16	814	153	248	155	97	61	38	24	15	9	6
Lights													
Shades, removable	18.75%	12-Jul-16	380	71	116	72	45	28	18	11	7	4	3
Pooled Plant Total				1,227	1,994	1,246	779	487	304	190	119	74	46
Effective Life Plant Total				1,223	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265
Total Division 40			20,279	2,450	3,259	2,511	2,044	1,752	1,569	1,455	1,384	1,339	1,311
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2016	2.50%	12-Jul-16	57,085	1,381	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428
Structural Improvements - Completed 2016	2.50%	12-Jul-16	1,212	29	30	30	30	30	30	30	30	30	30
Total Division 43			58,297	1,410	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458
Total Depreciation			78,576	3,860	4,717	3,969	3,502	3,210	3,027	2,913	2,842	2,797	2,769

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 2016	31 Dec 15 to 28 Jun 16	57,140	2.50%	1,428	57,085
Sub-total		57,140		1,428	57,085

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2016	31 Dec 15 to 28 Jun 16	1,214	2.50%	30	1,212
Sub-total		1,214		30	1,212
Totals		58,353		1,458	58,297

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.