



Tax Depreciation Report

Shop 70 Paradise Centre, Cavil Avenue,
Surfers Paradise, Qld

Attn: Kanti Jeraj

Issue Schedule	
Issue Date:	Issued by:
31 March 2017	Mark Kilroy Bsc (Hons) MRICS

Attn: Kanti Jeraj

March 2017
Job No: COM4217001

Tax Depreciation Report – Shop 70 Paradise Centre, Cavil Avenue

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

31 March 2017

Purchaser

IPG Broadbeach Pty Ltd

Property Address

Shop 70 Paradise Centre, Cavil Avenue

Property Type

Pharmacy

Date of Construction

1 June 2010

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				
<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	Effective Life	Pooled Plant	Total Div 40	Division 43	Totals
1	7 February 17 to 30 June 17	11,616	3,297	14,913	1,284	16,197
2	1 July 17 to 30 June 18	25,744	5,936	31,680	3,278	34,958
3	1 July 18 to 30 June 19	19,963	3,710	23,673	3,278	26,951
4	1 July 19 to 30 June 20	15,607	2,319	17,925	3,278	21,203
5	1 July 20 to 30 June 21	11,776	2,027	13,803	3,278	17,081
6	1 July 21 to 30 June 22	9,408	1,267	10,675	3,278	13,953
7	1 July 22 to 30 June 23	7,296	1,080	8,376	3,278	11,654
8	1 July 23 to 30 June 24	5,918	675	6,593	3,278	9,871
9	1 July 24 to 30 June 25	4,530	779	5,309	3,278	8,587
10	1 July 25 to 30 June 26	3,731	487	4,218	3,278	7,496
11	1 July 26 to 30 June 27	2,922	657	3,579	3,278	6,857
12	1 July 27 to 30 June 28	2,414	411	2,825	3,278	6,103
13	1 July 28 to 30 June 29	1,999	257	2,256	3,278	5,534
14	1 July 29 to 30 June 30	1,659	160	1,819	3,278	5,097
15	1 July 30 to 30 June 31	1,066	778	1,844	3,278	5,122
16	1 July 31 to 30 June 32	752	837	1,589	3,278	4,867
17	1 July 32 to 30 June 33	630	523	1,153	3,278	4,431
18	1 July 33 to 30 June 34	529	327	856	3,278	4,134
19	1 July 34 to 30 June 35	446	204	650	3,278	3,928
20	1 July 35 to 30 June 36	183	491	674	3,278	3,952
21	1 July 36 to 30 June 37	165	307	472	3,278	3,750
22	1 July 37 to 30 June 38	148	192	340	3,278	3,618
23	1 July 38 to 30 June 39	133	120	253	3,278	3,531
24	1 July 39 to 30 June 40	120	75	195	3,278	3,473
25	1 July 40 to 30 June 41	108	47	155	3,278	3,433
26	1 July 41 to 30 June 42	0	394	394	3,278	3,672
27	1 July 42 to 30 June 43	0	246	246	3,278	3,524
28	1 July 43 to 30 June 44	0	154	154	3,278	3,432
29	1 July 44 to 30 June 45	0	96	96	3,278	3,374
30	1 July 45 to 30 June 46	0	60	60	3,278	3,338
31	1 July 46 to 30 June 47	0	38	38	3,278	3,316
32	1 July 47 to 30 June 48	0	23	23	3,278	3,301
33	1 July 48 to 30 June 49	0	15	15	3,278	3,293
34	1 July 49 to 30 June 50	0	9	9	2,991	3,000
35	1 July 50 to 30 June 51	0	6	6	0	6
36	1 July 51 to 30 June 52	0	4	4	0	4
37	1 July 52 to 30 June 53	0	2	2	0	2
38	1 July 53 to 30 June 54	0	1	1	0	1
39	1 July 54 to 30 June 55	0	1	1	0	1
40	2055+	1	1	1	1	2
Totals		128,864	28,010	156,874	109,172	266,046

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	7 February 17 to 30 June 17	5,977	3,297	9,274	1,284	10,558
2	1 July 17 to 30 June 18	14,393	5,357	19,750	3,278	23,028
3	1 July 18 to 30 June 19	14,393	3,348	17,741	3,278	21,019
4	1 July 19 to 30 June 20	14,393	2,093	16,486	3,278	19,764
5	1 July 20 to 30 June 21	14,393	1,308	15,701	3,278	18,979
6	1 July 21 to 30 June 22	14,031	817	14,848	3,278	18,126
7	1 July 22 to 30 June 23	13,024	511	13,535	3,278	16,813
8	1 July 23 to 30 June 24	10,770	319	11,089	3,278	14,367
9	1 July 24 to 30 June 25	9,992	200	10,192	3,278	13,470
10	1 July 25 to 30 June 26	9,992	125	10,117	3,278	13,395
11	1 July 26 to 30 June 27	7,044	78	7,122	3,278	10,400
12	1 July 27 to 30 June 28	2,487	49	2,536	3,278	5,814
13	1 July 28 to 30 June 29	2,299	30	2,329	3,278	5,607
14	1 July 29 to 30 June 30	1,907	19	1,926	3,278	5,204
15	1 July 30 to 30 June 31	634	12	646	3,278	3,924
16	1 July 31 to 30 June 32	634	7	641	3,278	3,919
17	1 July 32 to 30 June 33	634	5	639	3,278	3,917
18	1 July 33 to 30 June 34	634	3	637	3,278	3,915
19	1 July 34 to 30 June 35	634	2	636	3,278	3,914
20	1 July 35 to 30 June 36	634	1	635	3,278	3,913
21	1 July 36 to 30 June 37	394	1	394	3,278	3,672
22	1 July 37 to 30 June 38	0	0	0	3,278	3,278
23	1 July 38 to 30 June 39	0	0	0	3,278	3,278
24	1 July 39 to 30 June 40	0	0	0	3,278	3,278
25	1 July 40 to 30 June 41	0	0	0	3,278	3,278
26	1 July 41 to 30 June 42	0	0	0	3,278	3,278
27	1 July 42 to 30 June 43	0	0	0	3,278	3,278
28	1 July 43 to 30 June 44	0	0	0	3,278	3,278
29	1 July 44 to 30 June 45	0	0	0	3,278	3,278
30	1 July 45 to 30 June 46	0	0	0	3,278	3,278
31	1 July 46 to 30 June 47	0	0	0	3,278	3,278
32	1 July 47 to 30 June 48	0	0	0	3,278	3,278
33	1 July 48 to 30 June 49	0	0	0	3,278	3,278
34	1 July 49 to 30 June 50	0	0	0	2,991	2,991
35	1 July 50 to 30 June 51	0	0	0	0	0
36	1 July 51 to 30 June 52	0	0	0	0	0
37	1 July 52 to 30 June 53	0	0	0	0	0
38	1 July 53 to 30 June 54	0	0	0	0	0
39	1 July 54 to 30 June 55	0	0	0	0	0
40	2055+	0	0	0	1	1
Totals		139,292	17,583	156,874	109,172	266,046

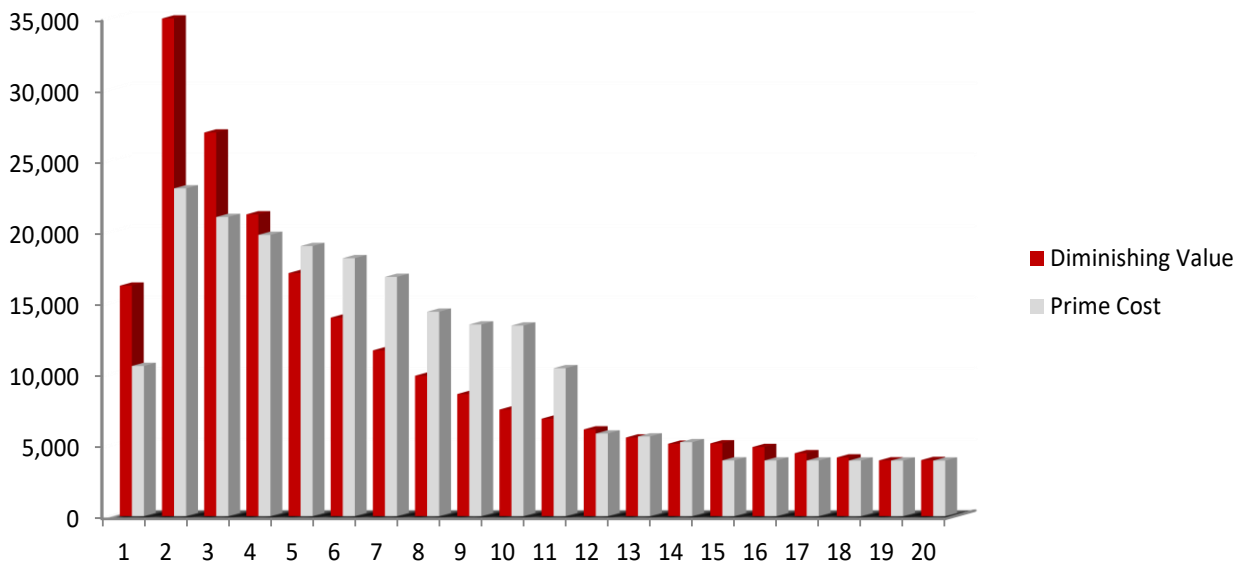
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

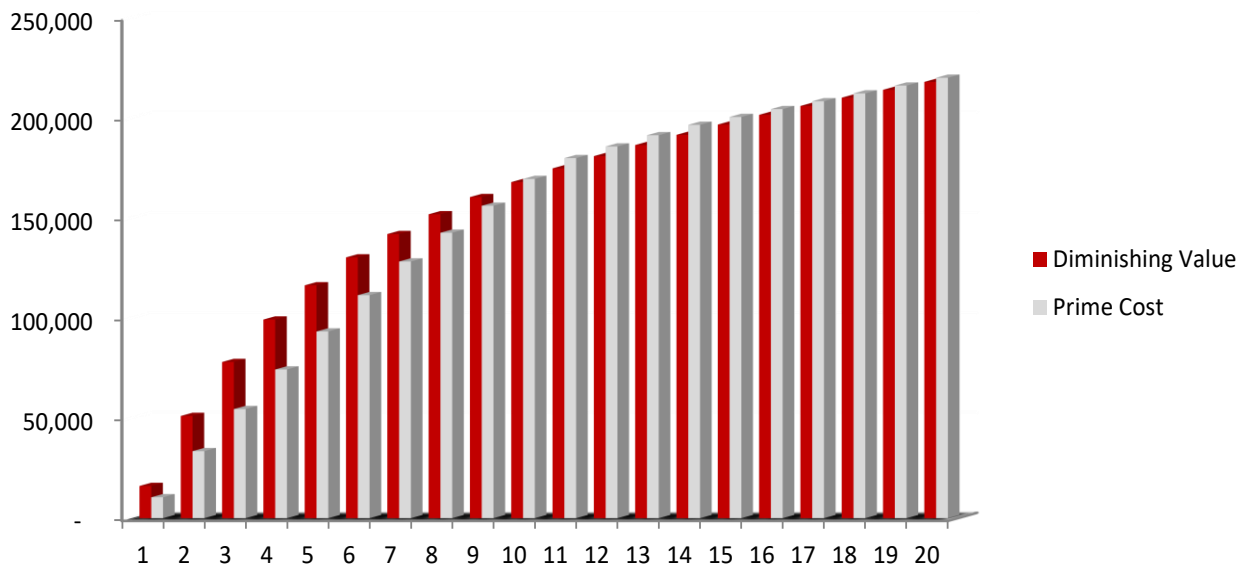
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	11 August 2016
Settlement Date	7 February 2017

Expenditure Analysed

Purchase price	\$464,000
Stamp duty	\$14,665
Total Expenditure Analysed	\$478,665

Historical Construction Details

Construction Start Date	2 January 2010
Construction Completion Date	1 June 2010
Historical Construction Cost (Estimated)*	\$284,891

9. Reconciliation of Capital Expenditure

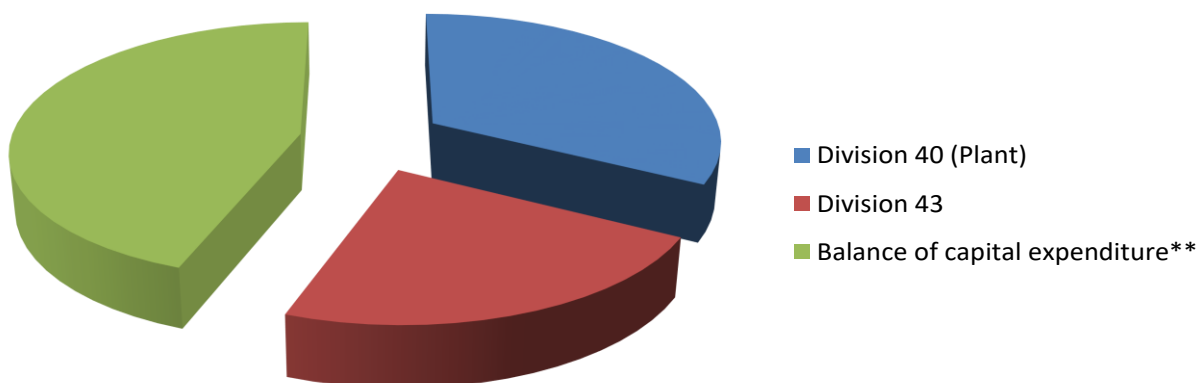
Apportionment of cost relating to:

Division 40 (Plant)	\$156,874
Division 43	\$109,172
Balance of capital expenditure**	\$212,619
Total Expenditure Analysed	\$478,665

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												
Audio visual equipment													
Stereo systems	28.57%	7-Feb-17	2,719	304	690	493	352	330	206	129	81	50	31
Computer systems													
General	40.00%	7-Feb-17	3,625	568	1,223	734	440	248	155	97	60	38	24
General	18.75%	7-Feb-17	1,631	306	497	311	194	121	76	47	30	19	12
Floor coverings (removable without damage)													
Carpets	40.00%	7-Feb-17	1,027	161	325	203	127	79	50	31	19	12	8
Linoleum & vinyl	20.00%	7-Feb-17	16,676	1,307	3,074	2,459	1,967	1,574	1,259	1,007	806	645	516
Furniture													
Furniture	15.00%	7-Feb-17	8,459	497	1,195	1,015	863	733	623	530	450	383	325
Furniture	18.75%	7-Feb-17	5,317	997	1,620	1,013	633	396	247	154	97	60	38
Hot water systems (excluding piping)													
Gas or electric	16.67%	7-Feb-17	725	47	254	159	99	62	39	24	15	9	6
Kitchen assets													
Refrigerators	16.67%	7-Feb-17	5,196	339	809	675	562	468	390	325	271	226	188
Refrigerators	18.75%	7-Feb-17	1,571	295	479	299	187	117	73	46	29	18	11
Lights													
Emergency	18.75%	7-Feb-17	1,027	193	313	196	122	76	48	30	19	12	7
Fittings	18.75%	7-Feb-17	8,036	1,507	2,448	1,530	956	598	374	234	146	91	57
Point of sale assets													
Electronic funds transfer point of sale machines (EFTPOS)	33.33%	7-Feb-17	6,707	876	1,944	1,296	864	576	384	288	180	112	70
Security systems & equipment													
Electronic	30.00%	7-Feb-17	13,099	1,540	3,468	2,427	1,699	1,189	833	583	408	357	223
Shelving	20.00%	7-Feb-17	58,366	4,573	10,758	8,607	6,885	5,508	4,407	3,525	2,820	2,256	1,805
Signage	15.00%	7-Feb-17	9,667	568	1,365	1,160	986	838	712	606	515	438	372
Telephone systems	10.00%	7-Feb-17	12,688	497	1,219	1,097	987	889	800	720	648	583	525
\$300 items	100.00%	7-Feb-17	338	338									
Pooled Plant Total				3,297	5,936	3,710	2,319	2,027	1,267	1,080	675	779	487
Effective Life Plant Total				11,616	25,744	19,963	15,607	11,776	9,408	7,296	5,918	4,530	3,731
Total Division 40			156,874	14,913	31,680	23,673	17,925	13,803	10,675	8,376	6,593	5,309	4,218
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2010	2.50%	07-Feb-17	109,171	1,284	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278
Total Division 43			109,171	1,284	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278
Total Depreciation			266,045	16,197	34,958	26,951	21,203	17,081	13,953	11,654	9,871	8,587	7,496

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		
Audio visual equipment															
Stereo systems	14.29%	07-Feb-17	2,719	152	388	388	388	388	388	388	239				
Computer systems															
General	20.00%	07-Feb-17	3,625	284	725	725	725	725	441						
General	18.75%	07-Feb-17	1,631	306	497	311	194	121	76	47	30	19	12		
Floor coverings (removable without damage)															
Carpets	20.00%	07-Feb-17	1,027	80	205	205	205	205	127						
Linoleum & vinyl	10.00%	07-Feb-17	16,676	653	1,668	1,668	1,668	1,668	1,668	1,668	1,668	1,668	1,668		
Furniture															
Furniture	7.50%	07-Feb-17	8,459	249	635	635	635	635	635	635	635	635	635		
Furniture	18.75%	07-Feb-17	5,317	997	1,620	1,013	633	396	247	154	97	60	38		
Hot water systems (excluding piping)															
Gas or electric	8.33%	07-Feb-17	725	24	60	60	60	60	60	60	60	60	60		
Kitchen assets															
Refrigerators	8.33%	07-Feb-17	5,196	170	433	433	433	433	433	433	433	433	433		
Stoves	18.75%	07-Feb-17	1,571	295	479	299	187	117	73	46	29	18	11		
Lights															
Fittings (excluding hardwired)	18.75%	07-Feb-17	1,027	193	313	196	122	76	48	30	19	12	7		
Freestanding	18.75%	07-Feb-17	8,036	1,507	2,448	1,530	956	598	374	234	146	91	57		
Point of sale assets															
Electronic funds transfer point of sale machines (EFTPOS)	16.67%	07-Feb-17	6,707	438	1,118	1,118	1,118	1,118	1,118	679					
Security systems & equipment															
Electronic	15.00%	07-Feb-17	13,099	770	1,965	1,965	1,965	1,965	1,965	1,965	539				
Shelving															
Shelving	10.00%	07-Feb-17	58,366	2,287	5,837	5,837	5,837	5,837	5,837	5,837	5,837	5,837	5,837		
Sunshades															
Sunshades	7.50%	07-Feb-17	9,667	284	725	725	725	725	725	725	725	725	725		
Televisions															
Televisions	5.00%	07-Feb-17	12,688	249	634	634	634	634	634	634	634	634	634		
\$300 items															
\$300 items	100.00%	07-Feb-17	338	338											
Pooled Plant Total				3,297	5,357	3,348	2,093	1,308	817	511	319	200	125		
Effective Life Plant Total				5,977	14,393	14,393	14,393	14,393	14,031	13,024	10,770	9,992	9,992		
Total Division 40			156,874	9,274	19,750	17,741	16,486	15,701	14,848	13,535	11,089	10,192	10,117		
Division 43 - Capital Works Allowance															
				Rate	Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2010				2.50%	109,171	1,284	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	
Total Division 43					109,171	1,284	3,278	3,278	3,278	3,278	3,278	3,278	3,278	3,278	
Total Depreciation					266,045	10,558	23,028	21,019	19,764	18,979	18,126	16,813	14,367	13,395	

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 2010	2 Jan 10 to 1 Jun 10	131,109	2.50%	3,278	109,171
Sub-total		131,109		3,278	109,171

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
	2 Jan 10 to 1 Jun 10		2.50%		
Sub-total					
Totals		131,109		3,278	109,171

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

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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.