



Tax Depreciation Report

Shop 50 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: COM4217002

Tax Depreciation Report – Shop 50 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 Surfers Paradise Pty Ltd

Property Address

Shop 50 Paradise Centre, Cavil Avenue

Property Type

Pharmacy

Date of Construction

1 June 2007

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	11,640	2,932	14,572	3,290	17,862
2	1 July 17 to 30 June 18	25,428	5,228	30,655	8,398	39,053
3	1 July 18 to 30 June 19	18,443	3,267	21,710	8,398	30,108
4	1 July 19 to 30 June 20	13,477	2,413	15,890	8,398	24,288
5	1 July 20 to 30 June 21	9,822	1,756	11,578	8,398	19,976
6	1 July 21 to 30 June 22	7,264	1,385	8,649	8,398	17,047
7	1 July 22 to 30 June 23	5,363	1,154	6,517	8,398	14,915
8	1 July 23 to 30 June 24	3,892	1,024	4,916	8,398	13,314
9	1 July 24 to 30 June 25	3,142	640	3,782	8,398	12,180
10	1 July 25 to 30 June 26	2,537	400	2,937	8,398	11,335
11	1 July 26 to 30 June 27	2,050	250	2,300	8,398	10,698
12	1 July 27 to 30 June 28	1,657	156	1,813	8,398	10,211
13	1 July 28 to 30 June 29	1,340	98	1,438	8,398	9,836
14	1 July 29 to 30 June 30	1,085	61	1,146	8,398	9,544
15	1 July 30 to 30 June 31	878	38	916	8,398	9,314
16	1 July 31 to 30 June 32	712	24	735	8,398	9,133
17	1 July 32 to 30 June 33	447	339	786	8,398	9,184
18	1 July 33 to 30 June 34	358	212	570	8,398	8,968
19	1 July 34 to 30 June 35	286	132	419	8,398	8,817
20	1 July 35 to 30 June 36	229	83	312	8,398	8,710
21	1 July 36 to 30 June 37	0	395	395	8,398	8,793
22	1 July 37 to 30 June 38	0	247	247	8,398	8,645
23	1 July 38 to 30 June 39	0	154	154	8,398	8,552
24	1 July 39 to 30 June 40	0	96	96	8,398	8,494
25	1 July 40 to 30 June 41	0	60	60	8,398	8,458
26	1 July 41 to 30 June 42	0	38	38	8,398	8,436
27	1 July 42 to 30 June 43	0	24	24	8,398	8,422
28	1 July 43 to 30 June 44	0	15	15	8,398	8,413
29	1 July 44 to 30 June 45	0	9	9	8,398	8,407
30	1 July 45 to 30 June 46	0	6	6	8,398	8,404
31	1 July 46 to 30 June 47	0	4	4	7,665	7,669
32	1 July 47 to 30 June 48	0	2	2	0	2
33	1 July 48 to 30 June 49	0	1	1	0	1
34	1 July 49 to 30 June 50	0	1	1	0	1
35	1 July 50 to 30 June 51	0	1	1	0	1
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	0	0
Totals		110,048	22,646	132,694	254,497	387,191

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	5,989	2,932	8,921	3,290	12,211
2	1 July 17 to 30 June 18	14,424	4,764	19,188	8,398	27,586
3	1 July 18 to 30 June 19	14,424	2,978	17,402	8,398	25,800
4	1 July 19 to 30 June 20	14,424	1,861	16,285	8,398	24,683
5	1 July 20 to 30 June 21	14,424	1,163	15,587	8,398	23,985
6	1 July 21 to 30 June 22	12,528	727	13,255	8,398	21,653
7	1 July 22 to 30 June 23	9,151	454	9,605	8,398	18,003
8	1 July 23 to 30 June 24	8,039	284	8,323	8,398	16,721
9	1 July 24 to 30 June 25	7,838	177	8,015	8,398	16,413
10	1 July 25 to 30 June 26	7,838	111	7,949	8,398	16,347
11	1 July 26 to 30 June 27	5,140	69	5,209	8,398	13,607
12	1 July 27 to 30 June 28	942	43	985	8,398	9,383
13	1 July 28 to 30 June 29	923	27	950	8,398	9,348
14	1 July 29 to 30 June 30	829	17	846	8,398	9,244
15	1 July 30 to 30 June 31	93	11	104	8,398	8,502
16	1 July 31 to 30 June 32	51	7	58	8,398	8,456
17	1 July 32 to 30 June 33	0	4	4	8,398	8,402
18	1 July 33 to 30 June 34	0	3	3	8,398	8,401
19	1 July 34 to 30 June 35	0	2	2	8,398	8,400
20	1 July 35 to 30 June 36	0	1	1	8,398	8,399
21	1 July 36 to 30 June 37	0	1	1	8,398	8,399
22	1 July 37 to 30 June 38	0	0	0	8,398	8,398
23	1 July 38 to 30 June 39	0	0	0	8,398	8,398
24	1 July 39 to 30 June 40	0	0	0	8,398	8,398
25	1 July 40 to 30 June 41	0	0	0	8,398	8,398
26	1 July 41 to 30 June 42	0	0	0	8,398	8,398
27	1 July 42 to 30 June 43	0	0	0	8,398	8,398
28	1 July 43 to 30 June 44	0	0	0	8,398	8,398
29	1 July 44 to 30 June 45	0	0	0	8,398	8,398
30	1 July 45 to 30 June 46	0	0	0	8,398	8,398
31	1 July 46 to 30 June 47	0	0	0	7,665	7,665
32	1 July 47 to 30 June 48	0	0	0	0	0
33	1 July 48 to 30 June 49	0	0	0	0	0
34	1 July 49 to 30 June 50	0	0	0	0	0
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	0	0
Totals		117,058	15,637	132,694	254,497	387,191

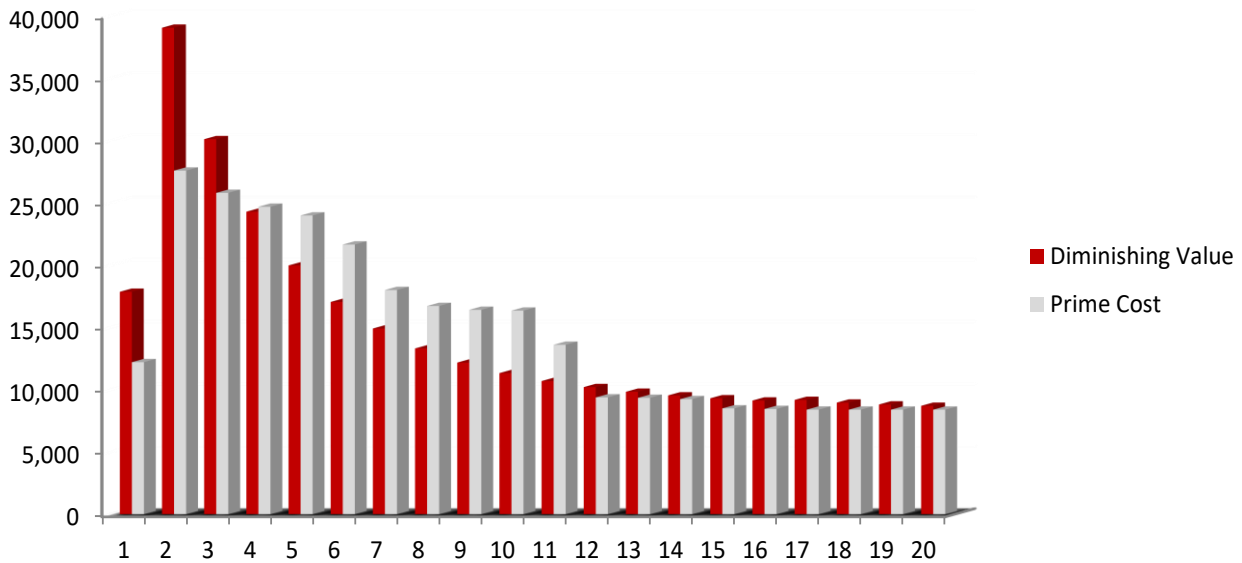
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

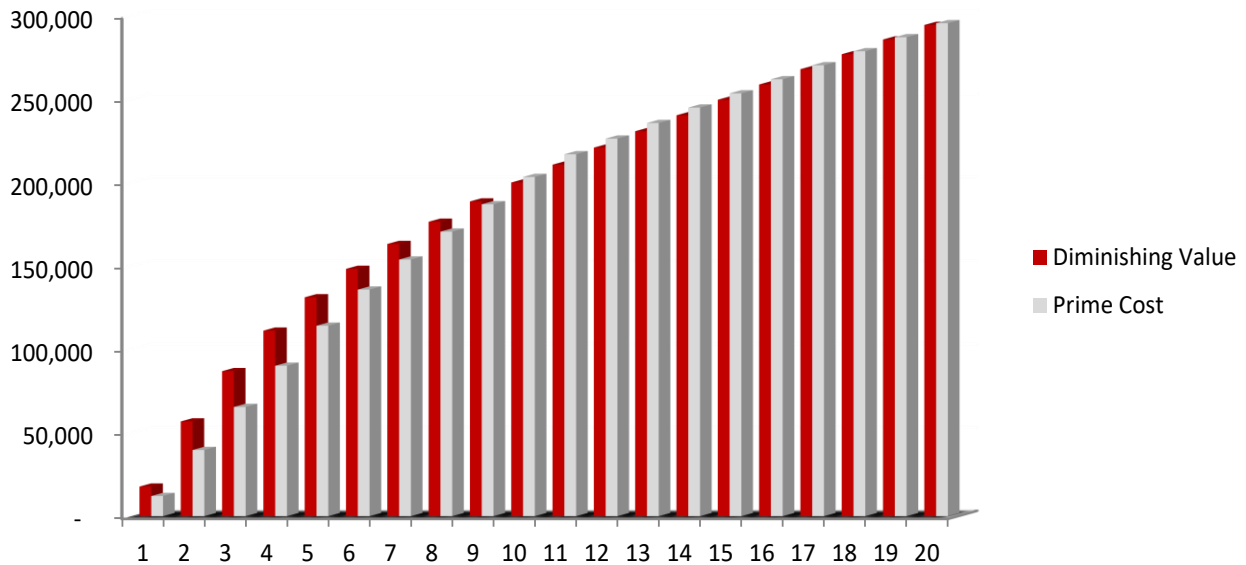
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	\$1,300,000
Stamp duty	\$45,925
Total Expenditure Analysed	\$1,345,925

Historical Construction Details

Construction Start Date	2 January 2007
Construction Completion Date	1 June 2007
Historical Construction Cost (Estimated)*	\$460,047

9. Reconciliation of Capital Expenditure

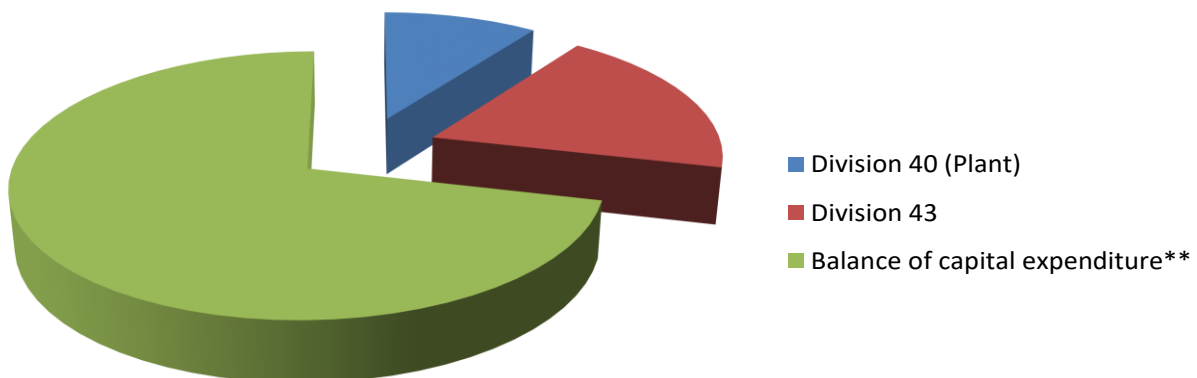
Apportionment of cost relating to:

Division 40 (Plant)	\$132,694
Division 43	\$254,497
Balance of capital expenditure**	\$958,734
Total Expenditure Analysed	\$1,345,925

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	628	70	209	131	82	51	32	20	12	8	5
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	7-Feb-17	483	91	147	92	58	36	22	14	9	5	3
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	544	102	166	104	65	40	25	16	10	6	4
Floor coverings (removable without damage)													
Carpets	40.00%	7-Feb-17	20,543	3,219	6,929	4,158	2,495	1,497	898	539	303	189	118
Floating timber	13.33%	7-Feb-17	1,390	73	176	152	371	232	145	91	57	35	22
Furniture													
Furniture	15.00%	7-Feb-17	10,513	618	1,485	1,262	1,073	912	775	659	560	476	404
Furniture	18.75%	7-Feb-17	4,713	884	1,436	897	561	351	219	137	86	53	33
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	18.75%	7-Feb-17	1,813	340	552	345	216	135	84	53	33	21	13
Lights													
Emergency	18.75%	7-Feb-17	363	68	110	69	43	27	17	11	7	4	3
Fittings	18.75%	7-Feb-17	7,722	1,448	2,353	1,470	919	574	359	224	140	88	55
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	3,625	426	960	672	470	329	288	180	113	70	44
Shelving	20.00%	7-Feb-17	68,963	5,404	12,712	10,170	8,136	6,509	5,207	4,165	3,332	2,666	2,133
\$300 items	100.00%	7-Feb-17	338	338									
Pooled Plant Total				2,932	5,228	3,267	2,413	1,756	1,385	1,154	1,024	640	400
Effective Life Plant Total				11,640	25,428	18,443	13,477	9,822	7,264	5,363	3,892	3,142	2,537
Total Division 40			132,694	14,572	30,655	21,710	15,890	11,578	8,649	6,517	4,916	3,782	2,937
Division 43 - Capital Works Allowance													
	Rate	Opening Value		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Building Works - Completed 2007	2.50%	07-Feb-17	254,497	3,290	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398
Total Division 43			254,497	3,290	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398
Total Depreciation			387,191	17,862	39,053	30,108	24,288	19,976	17,047	14,915	13,314	12,180	11,335

11. Prime Cost Depreciation Schedule

Assets Generally		Prime Cost	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		Rate												
Audio visual equipment														
Stereo systems		14.29%	07-Feb-17	628	35	90	90	90	90	90	90	53		
Bathroom assets														
Exhaust fans (including light/heating)		18.75%	07-Feb-17	483	91	147	92	58	36	22	14	9	5	3
Computer systems														
General		20.00%	07-Feb-17	3,625	284	725	725	725	725	441				
General		18.75%	07-Feb-17	544	102	166	104	65	40	25	16	10	6	4
Floor coverings (removable without damage)														
Carpets		20.00%	07-Feb-17	20,543	1,610	4,109	4,109	4,109	4,109	2,497				
Floating timber		6.67%	07-Feb-17	1,390	36	93	93	93	93	93	93	93	93	93
Furniture														
Furniture		7.50%	07-Feb-17	10,513	309	789	789	789	789	789	789	789	789	789
Furniture		18.75%	07-Feb-17	4,713	884	1,436	897	561	351	219	137	86	53	33
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														
Stoves		18.75%	07-Feb-17	1,813	340	552	345	216	135	84	53	33	21	13
Lights														
Fittings (excluding hardwired)		18.75%	07-Feb-17	363	68	110	69	43	27	17	11	7	4	3
Freestanding		18.75%	07-Feb-17	7,722	1,448	2,353	1,470	919	574	359	224	140	88	55
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	3,625	213	544	544	544	544	544	544	148		
Shelving		10.00%	07-Feb-17	68,963	2,702	6,896	6,896	6,896	6,896	6,896	6,896	6,896	6,896	6,896
\$300 items		100.00%	07-Feb-17	338	338									
Pooled Plant Total					2,932	4,764	2,978	1,861	1,163	727	454	284	177	111
Effective Life Plant Total					5,989	14,424	14,424	14,424	14,424	12,528	9,151	8,039	7,838	7,838
Total Division 40				132,694	8,921	19,188	17,402	16,285	15,587	13,255	9,605	8,323	8,015	7,949
Division 43 - Capital Works Allowance														
		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
Building Works - Completed 2007		2.50%	07-Feb-17	254,497	3,290	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398
Total Division 43				254,497	3,290	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398	8,398
Total Depreciation				387,191	12,211	27,586	25,800	24,683	23,985	21,653	18,003	16,721	16,413	16,347

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 2007	2 Jan 07 to 1 Jun 07	335,925	2.50%	8,398	254,497
Sub-total		335,925		8,398	254,497

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
	2 Jan 07 to 1 Jun 07		2.50%		
Sub-total					
Totals		335,925		8,398	254,497

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

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

13. Definition of Terms

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

14. Contact Details

COMPANY DETAILS	
Company Name	Koste Pty Ltd
Postal Address	2/20 Welch Street Southport QLD 4215
Office Number	1300 669 400
Office Email	info@koste.com.au

LEAD SURVEYOR DETAILS	
Surveyors Name	Mark Kilroy
Tax Agent Number	24370523
Contact Number	0468 849 299
Email	mark@koste.com.au

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.