



Tax Depreciation Report

565 Browns Plains Rd,
Crestmead, QLD

Daniella & Andrew Herrera
153 Bay Street
Rockdale, NSW 2216

Issue Schedule	
Issue Date:	Issued by:
12 September 2017	Mark Kilroy Bsc (Hons) MRICS

Daniella & Andrew Herrera
153 Bay Street
Rockdale, NSW 2216

September 2017
Job No: RES4132003

Tax Depreciation Report – 565 Browns Plains Rd, Crestmead, QLD

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

12 September 2017

Purchaser

Daniella & Andrew Herrera

Property Address

565 Browns Plains Rd

Property Type

Residential House

Date of Construction

25 November 1988

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	4 March 16 to 30 June 16	834	1,703	2,537	341	2,878
2	1 July 16 to 30 June 17	1,132	2,767	3,900	1,057	4,957
3	1 July 17 to 30 June 18	777	2,081	2,858	1,057	3,915
4	1 July 18 to 30 June 19	444	1,668	2,111	1,057	3,168
5	1 July 19 to 30 June 20	230	1,358	1,588	1,057	2,645
6	1 July 20 to 30 June 21	191	849	1,040	1,057	2,097
7	1 July 21 to 30 June 22	0	889	889	1,057	1,946
8	1 July 22 to 30 June 23	0	556	556	1,057	1,613
9	1 July 23 to 30 June 24	0	347	347	1,057	1,404
10	1 July 24 to 30 June 25	0	217	217	1,057	1,274
11	1 July 25 to 30 June 26	0	136	136	1,057	1,193
12	1 July 26 to 30 June 27	0	85	85	1,057	1,142
13	1 July 27 to 30 June 28	0	53	53	1,057	1,110
14	1 July 28 to 30 June 29	0	33	33	408	441
15	1 July 29 to 30 June 30	0	21	21	0	21
16	1 July 30 to 30 June 31	0	13	13	0	13
17	1 July 31 to 30 June 32	0	8	8	0	8
18	1 July 32 to 30 June 33	0	5	5	0	5
19	1 July 33 to 30 June 34	0	3	3	0	3
20	1 July 34 to 30 June 35	0	2	2	0	2
21	1 July 35 to 30 June 36	0	1	1	0	1
22	1 July 36 to 30 June 37	0	1	1	0	1
23	1 July 37 to 30 June 38	0	0	0	0	0
24	1 July 38 to 30 June 39	0	0	0	0	0
25	1 July 39 to 30 June 40	0	0	0	0	0
26	1 July 40 to 30 June 41	0	0	0	0	0
27	1 July 41 to 30 June 42	0	0	0	0	0
28	1 July 42 to 30 June 43	0	0	0	0	0
29	1 July 43 to 30 June 44	0	0	0	0	0
30	1 July 44 to 30 June 45	0	0	0	0	0
31	1 July 45 to 30 June 46	0	0	0	0	0
32	1 July 46 to 30 June 47	0	0	0	0	0
33	1 July 47 to 30 June 48	0	0	0	0	0
34	1 July 48 to 30 June 49	0	0	0	0	0
35	1 July 49 to 30 June 50	0	0	0	0	0
36	1 July 50 to 30 June 51	0	0	0	0	0
37	1 July 51 to 30 June 52	0	0	0	0	0
38	1 July 52 to 30 June 53	0	0	0	0	0
39	1 July 53 to 30 June 54	0	0	0	0	0
40	2054+	0	0	0	0	0
Totals		3,609	12,797	16,405	13,433	29,838

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	4 March 16 to 30 June 16	641	1,703	2,344	341	2,685
2	1 July 16 to 30 June 17	600	2,767	3,367	1,057	4,424
3	1 July 17 to 30 June 18	600	1,730	2,330	1,057	3,387
4	1 July 18 to 30 June 19	600	1,081	1,681	1,057	2,738
5	1 July 19 to 30 June 20	600	676	1,276	1,057	2,333
6	1 July 20 to 30 June 21	600	422	1,022	1,057	2,079
7	1 July 21 to 30 June 22	600	264	864	1,057	1,921
8	1 July 22 to 30 June 23	600	165	765	1,057	1,822
9	1 July 23 to 30 June 24	600	103	703	1,057	1,760
10	1 July 24 to 30 June 25	600	64	664	1,057	1,721
11	1 July 25 to 30 June 26	552	40	593	1,057	1,650
12	1 July 26 to 30 June 27	437	25	462	1,057	1,519
13	1 July 27 to 30 June 28	292	16	308	1,057	1,365
14	1 July 28 to 30 June 29	0	10	10	408	418
15	1 July 29 to 30 June 30	0	6	6	0	6
16	1 July 30 to 30 June 31	0	4	4	0	4
17	1 July 31 to 30 June 32	0	2	2	0	2
18	1 July 32 to 30 June 33	0	2	2	0	2
19	1 July 33 to 30 June 34	0	1	1	0	1
20	1 July 34 to 30 June 35	0	1	1	0	1
21	1 July 35 to 30 June 36	0	0	0	0	0
22	1 July 36 to 30 June 37	0	0	0	0	0
23	1 July 37 to 30 June 38	0	0	0	0	0
24	1 July 38 to 30 June 39	0	0	0	0	0
25	1 July 39 to 30 June 40	0	0	0	0	0
26	1 July 40 to 30 June 41	0	0	0	0	0
27	1 July 41 to 30 June 42	0	0	0	0	0
28	1 July 42 to 30 June 43	0	0	0	0	0
29	1 July 43 to 30 June 44	0	0	0	0	0
30	1 July 44 to 30 June 45	0	0	0	0	0
31	1 July 45 to 30 June 46	0	0	0	0	0
32	1 July 46 to 30 June 47	0	0	0	0	0
33	1 July 47 to 30 June 48	0	0	0	0	0
34	1 July 48 to 30 June 49	0	0	0	0	0
35	1 July 49 to 30 June 50	0	0	0	0	0
36	1 July 50 to 30 June 51	0	0	0	0	0
37	1 July 51 to 30 June 52	0	0	0	0	0
38	1 July 52 to 30 June 53	0	0	0	0	0
39	1 July 53 to 30 June 54	0	0	0	0	0
40	2054+	0	0	0	0	0
Totals		7,322	9,083	16,405	13,433	29,838

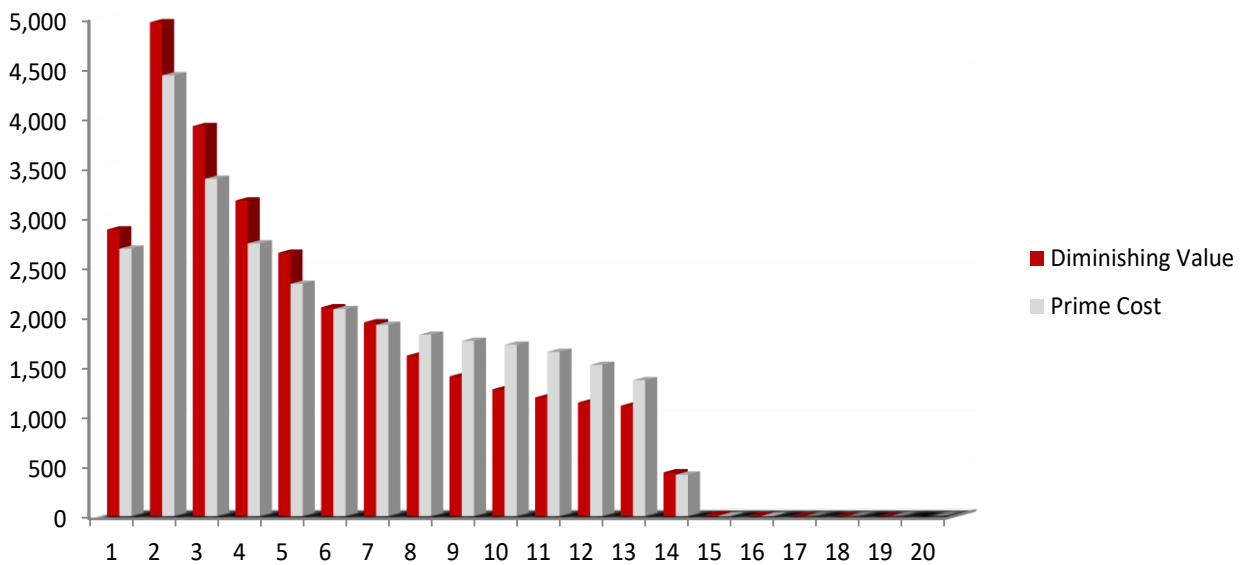
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

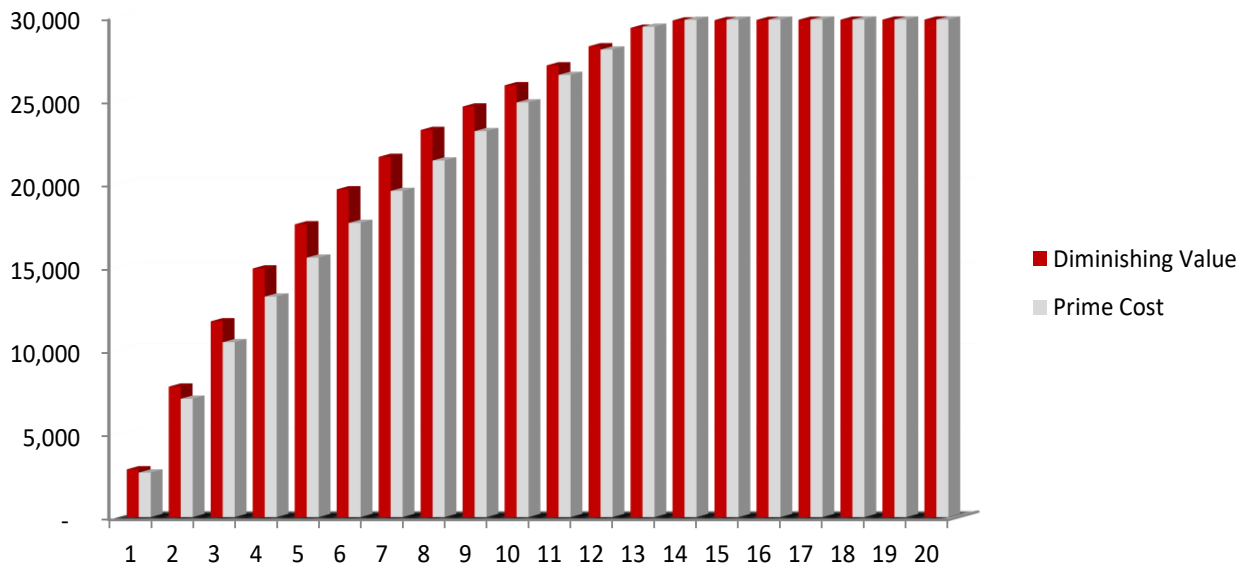
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	3 February 2016
Settlement Date	4 March 2016

Expenditure Analysed

Purchase price	\$299,000
Stamp duty	\$8,890
Total Expenditure Analysed	\$307,890

Historical Construction Details

Construction Start Date	25 July 1988
Construction Completion Date	25 November 1988
Historical Construction Cost (Estimated)*	\$51,149

9. Reconciliation of Capital Expenditure

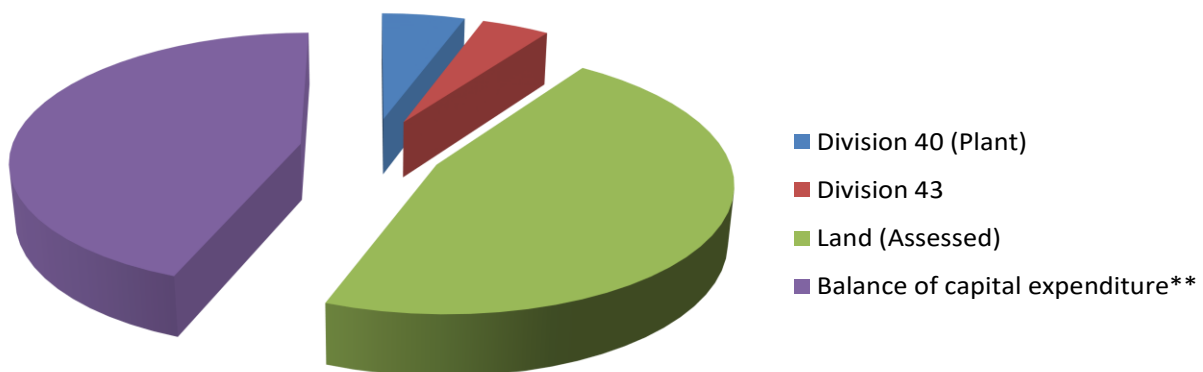
Apportionment of cost relating to:

Division 40 (Plant)	\$16,405
Division 43	\$13,433
Land (Assessed)	\$142,103
Balance of capital expenditure**	\$135,949
Total Expenditure Analysed	\$307,890

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 Value 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	
Division 40 - Plant and Equipment														
Bathroom assets														
Exhaust fans (including light/heating)	18.75%	4-Mar-16	349	66	106	67	42	26	16	10	6	4	2	
Curains and drapes														
	18.75%	4-Mar-16	2,907	545	886	553	346	216	135	84	53	33	21	
Fire control assets														
Detection & alarm systems, detectors	18.75%	4-Mar-16	1,230	231	375	234	146	91	57	36	22	14	9	
Floor coverings (removable without damage)														
Carpets	20.00%	4-Mar-16	1,635	105	306	245	367	229	143	90	56	35	22	
Furniture														
	18.75%	4-Mar-16	3,326	624	1,013	633	396	247	155	97	60	38	24	
Hot water systems (excluding piping)														
Gas or electric	16.67%	4-Mar-16	2,515	135	397	331	275	230	191	359	224	140	88	
Kitchen assets														
Cooktops	16.67%	4-Mar-16	1,188	64	187	351	220	137	86	54	33	21	13	
Ovens	16.67%	4-Mar-16	1,537	83	242	202	168	316	197	123	77	48	30	
Lights														
Shades, removable	18.75%	4-Mar-16	1,272	238	387	242	151	95	59	37	23	14	9	
\$300 items														
	100.00%	4-Mar-16	447	447										
Pooled Plant Total				1,703	2,767	2,081	1,668	1,358	849	889	556	347	217	
Effective Life Plant Total				834	1,132	777	444	230	191					
Total Division 40				16,405	2,537	3,900	2,858	2,111	1,588	1,040	889	556	347	217
Division 43 - Capital Works Allowance														
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	
Building Works - Completed 1988	2.50%	04-Mar-16	13,433	341	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	
Total Division 43			13,433	341	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	
Total Depreciation			29,838	2,878	4,957	3,915	3,168	2,645	2,097	1,946	1,613	1,404	1,274	

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												
Bathroom assets														
Exhaust fans (including light/heating)	18.75%	04-Mar-16	349	66	106	67	42	26	16	10	6	4	2	
Curtains and drapes	18.75%	04-Mar-16	2,907	545	886	553	346	216	135	84	53	33	21	
Fire control assets														
Detection & alarm systems, detectors	18.75%	04-Mar-16	1,230	231	375	234	146	91	57	36	22	14	9	
Floor coverings (removable without damage)														
Carpets	10.00%	04-Mar-16	1,635	53	163	163	163	163	163	163	163	163	163	163
Furniture	18.75%	04-Mar-16	3,326	624	1,013	633	396	247	155	97	60	38	24	
Hot water systems (excluding piping)														
Gas or electric	8.33%	04-Mar-16	2,515	68	210	210	210	210	210	210	210	210	210	210
Kitchen assets														
Cooktops	8.33%	04-Mar-16	1,188	32	99	99	99	99	99	99	99	99	99	99
Ovens	8.33%	04-Mar-16	1,537	41	128	128	128	128	128	128	128	128	128	128
Lights														
Shades, removable	18.75%	04-Mar-16	1,272	238	387	242	151	95	59	37	23	14	9	
\$300 items	100.00%	04-Mar-16	447	447										
Pooled Plant Total					1,703	2,767	1,730	1,081	676	422	264	165	103	64
Effective Life Plant Total					641	600	600	600	600	600	600	600	600	600
Total Division 40			16,405	2,344	3,367	2,330	1,681	1,276	1,022	864	765	703	664	
Division 43 - Capital Works Allowance														
		Rate	Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	
Building Works - Completed 1988		2.50%	04-Mar-16	13,433	341	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057
Total Division 43			13,433	341	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057	1,057
Total Depreciation			29,838	2,685	4,424	3,387	2,738	2,333	2,079	1,921	1,822	1,760	1,721	

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 1988	25 Jul 88 to 25 Nov 88	42,277	2.50%	1,057	13,433
Sub-total		42,277		1,057	13,433

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Sub-total					
Totals		42,277		1,057	13,433

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.