Tax Depreciation Report

40/16 Meta Street,
Caringbah NSW 2229

Air BC Pty Ltd ATF Air BC Superannuation Fund
463 Woolooware Rd
BURRANEER, NSW 2230

Issue Schedule	
Issue Date:	Issued by:
12 September 2018	Mark Kilroy Bsc (Hons) MRICS

Air BC Pty Ltd ATF Air BC Superannuation Fund
463 Woolooware Rd
BURRANEER, NSW 2230

September 2018
Job No: COM2229003

Tax Depreciation Report – 40/16 Meta Street, Caringbah NSW 2229

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 2018

Purchaser

Air BC Pty Ltd ATF Air BC Superannuation Fund

Property Address

40/16 Meta Street

Property Type

Industrial storage unit

Date of Construction

14 August 2009

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 deprecating 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

- 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

- 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	24 July 18 to 30 June 19	1,625	1,008	2,633	1,599	**4,232**
2	1 July 19 to 30 June 20	0	2,318	2,318	1,721	**4,039**
3	1 July 20 to 30 June 21	0	1,449	1,449	1,721	**3,170**
4	1 July 21 to 30 June 22	0	905	905	1,721	**2,626**
5	1 July 22 to 30 June 23	0	566	566	1,721	**2,287**
6	1 July 23 to 30 June 24	0	354	354	1,721	**2,075**
7	1 July 24 to 30 June 25	0	221	221	1,721	**1,942**
8	1 July 25 to 30 June 26	0	138	138	1,721	**1,859**
9	1 July 26 to 30 June 27	0	86	86	1,721	**1,807**
10	1 July 27 to 30 June 28	0	54	54	1,721	**1,775**
11	1 July 28 to 30 June 29	0	34	34	1,721	**1,755**
12	1 July 29 to 30 June 30	0	21	21	1,721	**1,742**
13	1 July 30 to 30 June 31	0	13	13	1,721	**1,734**
14	1 July 31 to 30 June 32	0	8	8	1,721	**1,729**
15	1 July 32 to 30 June 33	0	5	5	1,721	**1,726**
16	1 July 33 to 30 June 34	0	3	3	1,721	**1,724**
17	1 July 34 to 30 June 35	0	2	2	1,721	**1,723**
18	1 July 35 to 30 June 36	0	1	1	1,721	**1,722**
19	1 July 36 to 30 June 37	0	1	1	1,721	**1,722**
20	1 July 37 to 30 June 38	0	0	0	1,721	**1,721**
21	1 July 38 to 30 June 39	0	0	0	1,721	**1,721**
22	1 July 39 to 30 June 40	0	0	0	1,721	**1,721**
23	1 July 40 to 30 June 41	0	0	0	1,721	**1,721**
24	1 July 41 to 30 June 42	0	0	0	1,721	**1,721**
25	1 July 42 to 30 June 43	0	0	0	1,721	**1,721**
26	1 July 43 to 30 June 44	0	0	0	1,721	**1,721**
27	1 July 44 to 30 June 45	0	0	0	1,721	**1,721**
28	1 July 45 to 30 June 46	0	0	0	1,721	**1,721**
29	1 July 46 to 30 June 47	0	0	0	1,721	**1,721**
30	1 July 47 to 30 June 48	0	0	0	1,721	**1,721**
31	1 July 48 to 30 June 49	0	0	0	1,721	**1,721**
32	1 July 49 to 30 June 50	0	0	0	599	**599**
33	1 July 50 to 30 June 51	0	0	0	457	**457**
34	1 July 51 to 30 June 52	0	0	0	457	**457**
35	1 July 52 to 30 June 53	0	0	0	457	**457**
36	1 July 53 to 30 June 54	0	0	0	457	**457**
37	1 July 54 to 30 June 55	0	0	0	457	**457**
38	1 July 55 to 30 June 56	0	0	0	457	**457**
39	1 July 56 to 30 June 57	0	0	0	457	**457**
40	2057+	0	0	0	486	**486**
	Totals	**1,625**	**7,188**	**8,813**	**57,513**	**66,326**

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	24 July 18 to 30 June 19	1,093	1,008	2,101	1,599	**3,700**
2	1 July 19 to 30 June 20	575	1,638	2,213	1,721	**3,934**
3	1 July 20 to 30 June 21	575	1,024	1,599	1,721	**3,320**
4	1 July 21 to 30 June 22	575	640	1,215	1,721	**2,936**
5	1 July 22 to 30 June 23	575	400	975	1,721	**2,696**
6	1 July 23 to 30 June 24	45	250	295	1,721	**2,016**
7	1 July 24 to 30 June 25	0	156	156	1,721	**1,877**
8	1 July 25 to 30 June 26	0	98	98	1,721	**1,819**
9	1 July 26 to 30 June 27	0	61	61	1,721	**1,782**
10	1 July 27 to 30 June 28	0	38	38	1,721	**1,759**
11	1 July 28 to 30 June 29	0	24	24	1,721	**1,745**
12	1 July 29 to 30 June 30	0	15	15	1,721	**1,736**
13	1 July 30 to 30 June 31	0	9	9	1,721	**1,730**
14	1 July 31 to 30 June 32	0	6	6	1,721	**1,727**
15	1 July 32 to 30 June 33	0	4	4	1,721	**1,725**
16	1 July 33 to 30 June 34	0	2	2	1,721	**1,723**
17	1 July 34 to 30 June 35	0	1	1	1,721	**1,722**
18	1 July 35 to 30 June 36	0	1	1	1,721	**1,722**
19	1 July 36 to 30 June 37	0	1	1	1,721	**1,722**
20	1 July 37 to 30 June 38	0	0	0	1,721	**1,721**
21	1 July 38 to 30 June 39	0	0	0	1,721	**1,721**
22	1 July 39 to 30 June 40	0	0	0	1,721	**1,721**
23	1 July 40 to 30 June 41	0	0	0	1,721	**1,721**
24	1 July 41 to 30 June 42	0	0	0	1,721	**1,721**
25	1 July 42 to 30 June 43	0	0	0	1,721	**1,721**
26	1 July 43 to 30 June 44	0	0	0	1,721	**1,721**
27	1 July 44 to 30 June 45	0	0	0	1,721	**1,721**
28	1 July 45 to 30 June 46	0	0	0	1,721	**1,721**
29	1 July 46 to 30 June 47	0	0	0	1,721	**1,721**
30	1 July 47 to 30 June 48	0	0	0	1,721	**1,721**
31	1 July 48 to 30 June 49	0	0	0	1,721	**1,721**
32	1 July 49 to 30 June 50	0	0	0	599	**599**
33	1 July 50 to 30 June 51	0	0	0	457	**457**
34	1 July 51 to 30 June 52	0	0	0	457	**457**
35	1 July 52 to 30 June 53	0	0	0	457	**457**
36	1 July 53 to 30 June 54	0	0	0	457	**457**
37	1 July 54 to 30 June 55	0	0	0	457	**457**
38	1 July 55 to 30 June 56	0	0	0	457	**457**
39	1 July 56 to 30 June 57	0	0	0	457	**457**
40	2057+	0	0	0	486	**486**
	Totals	**3,438**	**5,375**	**8,813**	**57,513**	**66,326**

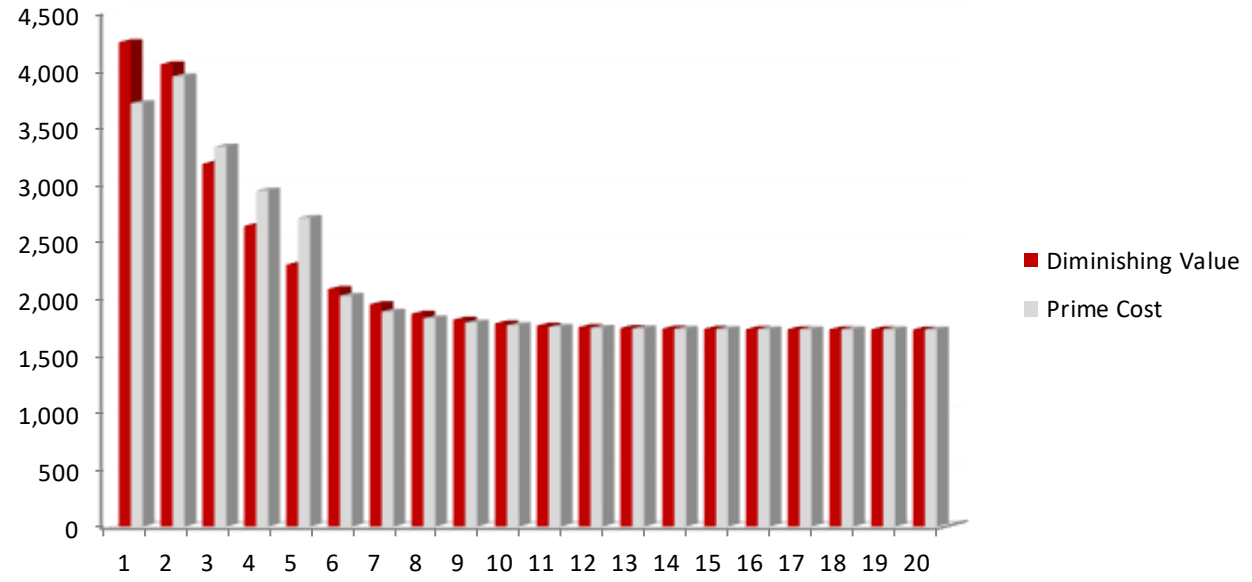
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

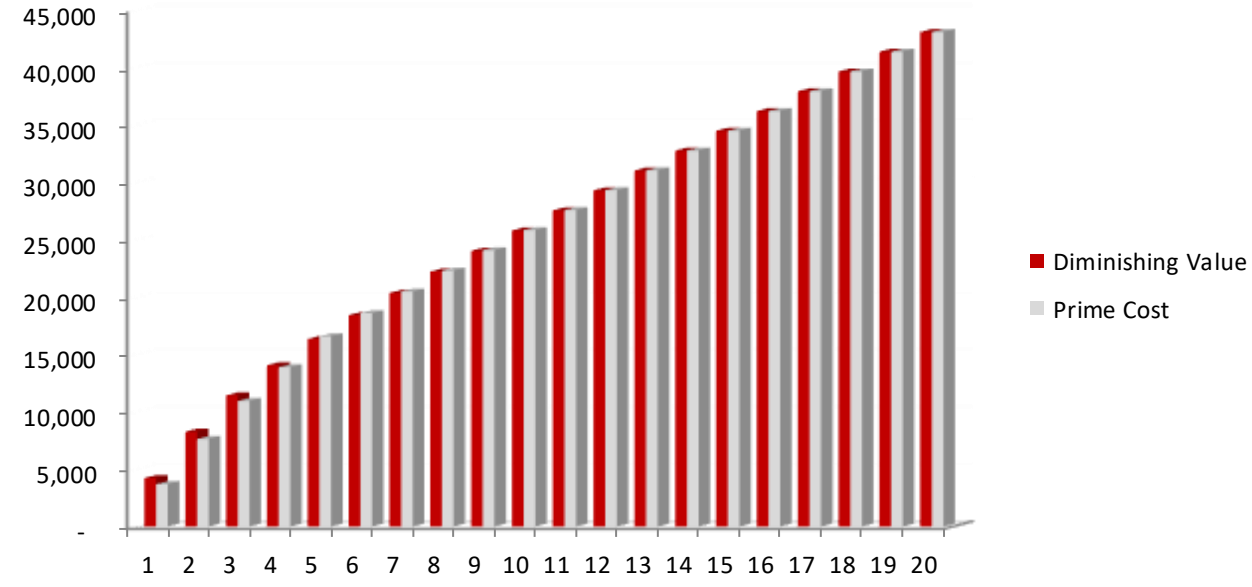
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	$1,000	$100	$900	$100

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	10 July 2018
Settlement Date	24 July 2018

Expenditure Analysed	
Purchase price	$145,000
Stamp duty	$3,565
Post expenditure	$25,000
Total Expenditure Analysed	**$173,565**

Historical Construction Details	
Construction Start Date	17 March 2009
Construction Completion Date	14 August 2009
Historical Construction Cost (Estimated)*	$53,800
Lot Entitlement	5
Overall Lot Entitlement	1,000

9. Reconciliation of Capital Expenditure

Apportionment of cost relating to:	
Division 40 (Plant)	$8,813
Division 43	$57,513
Land (Assessed)	$25,615
Balance of capital expenditure**	$81,624
Total Expenditure Analysed	**$173,565**

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 Division 40 - Plant and Equipment	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
Electrical Machinery & Equipment :													
Switchboards	18.75%	24-Jul-18	442	83	135	84	53	33	21	13	8	5	3
Motors	18.75%	24-Jul-18	3,070	576	935	585	365	228	143	89	56	35	22
Fire control assets													
Detection & alarm systems, detectors	18.75%	24-Jul-18	567	106	173	108	67	42	26	16	10	6	4
Lights													
Fittings	40.00%	24-Jul-18	1,427	533	335	210	131	82	51	32	20	12	8
Fittings	18.75%	24-Jul-18	1,296	243	395	247	154	96	60	38	24	15	9
$300 items	100.00%	24-Jul-18	561	561									
Additional Items (Post Expenditure)				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Lights													
Fittings (excluding hardwired)	40.00%	30-Jun-19	1,450	531	345	215	135	84	53	33	21	13	8
Pooled Plant Total				1,008	2,318	1,449	905	566	354	221	138	86	54
Effective Life Plant Total				1,625									
Total Division 40			8,813	2,633	2,318	1,449	905	566	354	221	138	86	54
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2009	2.50%	24-Jul-18	38,368	1,155	1,236	1,236	1,236	1,236	1,236	1,236	1,236	1,236	1,236
Building Works - Completed 2018	2.50%	31-Jul-18	11,230	257	281	281	281	281	281	281	281	281	281
Structural Improvements - Completed 2009	2.50%	24-Jul-18	875	26	28	28	28	28	28	28	28	28	28
Structural Improvements - Completed 2018	2.50%	31-Jul-18	7,040	161	176	176	176	176	176	176	176	176	176
Total Division 43			57,513	1,599	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721
Total Depreciation			66,326	4,232	4,039	3,170	2,626	2,287	2,075	1,942	1,859	1,807	1,775

11. Prime Cost Depreciation Schedule

Assets Generally Division 40 - Plant and Equipment	Prime Cost 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
Electrical Machinery & Equipment :													
Switchboards	18.75%	24-Jul-18	442	83	135	84	53	33	21	13	8	5	3
Motors	18.75%	24-Jul-18	3,070	576	935	585	365	228	143	89	56	35	22
Fire control assets													
Detection & alarm systems, detectors	18.75%	24-Jul-18	567	106	173	108	67	42	26	16	10	6	4
Lights													
Fittings	20.00%	24-Jul-18	1,427	267	285	285	285	285	21				
Fittings	18.75%	24-Jul-18	1,296	243	395	247	154	96	60	38	24	15	9
$300 items	100.00%	24-Jul-18	561	561									
Additional Items (Post Expenditure)				**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Lights													
Fittings (excluding hardwired)	20.00%	30-Jun-19	1,450	265	290	290	290	290	25				
Pooled Plant Total				**1,008**	**1,638**	**1,024**	**640**	**400**	**250**	**156**	**98**	**61**	**38**
Effective Life Plant Total				**1,093**	**575**	**575**	**575**	**575**	**45**				
Total Division 40			**8,813**	**2,101**	**2,213**	**1,599**	**1,215**	**975**	**295**	**156**	**98**	**61**	**38**

Division 43 - Capital Works Allowance	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2009	2.50%	24-Jul-18	38,368	1,155	1,236	1,236	1,236	1,236	1,236	1,236	1,236	1,236	1,236
Building Works - Completed 2018	2.50%	31-Jul-18	11,230	257	281	281	281	281	281	281	281	281	281
Structural Improvements - Completed 2009	2.50%	24-Jul-18	875	26	28	28	28	28	28	28	28	28	28
Structural Improvements - Completed 2018	2.50%	31-Jul-18	7,040	161	176	176	176	176	176	176	176	176	176
Total Division 43			57,513	1,599	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721
Total Depreciation			**66,326**	**3,700**	**3,934**	**3,320**	**2,936**	**2,696**	**2,016**	**1,877**	**1,819**	**1,782**	**1,759**

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 2009	17 Mar 09 to 14 Aug 09	49,424	2.50%	1,236	38,368
Building Works - Completed 2018	26 Jul 18 to 31 Jul 18	11,230	2.50%	281	11,230
Sub-total		60,654		1,517	49,598

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2009	17 Mar 09 to 14 Aug 09	1,127	2.50%	28	875
Structural Improvements - Completed 2018	26 Jul 18 to 31 Jul 18	7,040	2.50%	176	7,040
Sub-total		8,167		204	7,915
Totals		68,821		1,721	57,513

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.

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	Suite 1, L12/133 Mary Street, Brisbane, Qld 4000
Office Number	1300 669 400
Office Email	info@koste.com.au

LEAD SURVEYOR DETAILS	
Surveyors Name	Mark Kilroy
Tax Agent Number	24370523
Contact Number	1300 669 400
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.