



Tax Depreciation Report

(Lot 78) 16 Karto Street,
Cambooya QLD 4358

Gauthier Thsibindi
62 Craigholm Street
SYLVANIA, NSW 2224

Issue Schedule	
Issue Date:	Issued by:
29 October 2018	Mark Kilroy Bsc (Hons) MRICS

Gauthier Thsibindi
62 Craigholm Street
SYLVANIA, NSW 2224

October 2018
Job No: RES4358004

Tax Depreciation Report – (Lot 78) 16 Karto Street, Cambooya QLD 4358

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

29 October 2018

Purchaser

Gauthier Thsibindi

Property Address

(Lot 78) 16 Karto Street, Cambooya QLD 4358

Real Property Description

L78 SP291685

Property Type

Residential House

Date of Construction

22 October 2018

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	22 October 18 to 30 June 19	4,442	2,873	7,315	4,076	11,391
2	1 July 19 to 30 June 20	5,609	4,668	10,277	5,927	16,204
3	1 July 20 to 30 June 21	4,536	2,918	7,454	5,927	13,381
4	1 July 21 to 30 June 22	3,669	1,823	5,493	5,927	11,420
5	1 July 22 to 30 June 23	2,969	1,140	4,109	5,927	10,036
6	1 July 23 to 30 June 24	2,244	1,071	3,315	5,927	9,242
7	1 July 24 to 30 June 25	1,456	1,340	2,796	5,927	8,723
8	1 July 25 to 30 June 26	1,036	1,160	2,196	5,927	8,123
9	1 July 26 to 30 June 27	837	725	1,562	5,927	7,489
10	1 July 27 to 30 June 28	336	1,152	1,488	5,927	7,415
11	1 July 28 to 30 June 29	269	720	989	5,927	6,916
12	1 July 29 to 30 June 30	215	450	665	5,927	6,592
13	1 July 30 to 30 June 31	0	604	604	5,927	6,531
14	1 July 31 to 30 June 32	0	377	377	5,927	6,304
15	1 July 32 to 30 June 33	0	236	236	5,927	6,163
16	1 July 33 to 30 June 34	0	147	147	5,927	6,074
17	1 July 34 to 30 June 35	0	92	92	5,927	6,019
18	1 July 35 to 30 June 36	0	58	58	5,927	5,985
19	1 July 36 to 30 June 37	0	36	36	5,927	5,963
20	1 July 37 to 30 June 38	0	22	22	5,927	5,949
21	1 July 38 to 30 June 39	0	14	14	5,927	5,941
22	1 July 39 to 30 June 40	0	9	9	5,927	5,936
23	1 July 40 to 30 June 41	0	5	5	5,927	5,932
24	1 July 41 to 30 June 42	0	3	3	5,927	5,930
25	1 July 42 to 30 June 43	0	2	2	5,927	5,929
26	1 July 43 to 30 June 44	0	1	1	5,927	5,928
27	1 July 44 to 30 June 45	0	1	1	5,927	5,928
28	1 July 45 to 30 June 46	0	1	1	5,927	5,928
29	1 July 46 to 30 June 47	0	0	0	5,927	5,927
30	1 July 47 to 30 June 48	0	0	0	5,927	5,927
31	1 July 48 to 30 June 49	0	0	0	5,927	5,927
32	1 July 49 to 30 June 50	0	0	0	5,927	5,927
33	1 July 50 to 30 June 51	0	0	0	5,927	5,927
34	1 July 51 to 30 June 52	0	0	0	5,927	5,927
35	1 July 52 to 30 June 53	0	0	0	5,927	5,927
36	1 July 53 to 30 June 54	0	0	0	5,927	5,927
37	1 July 54 to 30 June 55	0	0	0	5,927	5,927
38	1 July 55 to 30 June 56	0	0	0	5,927	5,927
39	1 July 56 to 30 June 57	0	0	0	5,927	5,927
40	2057+	0	0	0	7,784	7,784
Totals		27,618	21,651	49,268	237,086	286,354

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	22 October 18 to 30 June 19	2,221	2,873	5,094	4,076	9,170
2	1 July 19 to 30 June 20	3,230	4,668	7,898	5,927	13,825
3	1 July 20 to 30 June 21	3,230	2,918	6,148	5,927	12,075
4	1 July 21 to 30 June 22	3,230	1,823	5,053	5,927	10,980
5	1 July 22 to 30 June 23	3,230	1,140	4,370	5,927	10,297
6	1 July 23 to 30 June 24	3,230	712	3,942	5,927	9,869
7	1 July 24 to 30 June 25	3,230	445	3,675	5,927	9,602
8	1 July 25 to 30 June 26	3,230	278	3,508	5,927	9,435
9	1 July 26 to 30 June 27	3,230	174	3,404	5,927	9,331
10	1 July 27 to 30 June 28	3,230	109	3,339	5,927	9,266
11	1 July 28 to 30 June 29	1,585	68	1,653	5,927	7,580
12	1 July 29 to 30 June 30	825	42	867	5,927	6,794
13	1 July 30 to 30 June 31	246	27	273	5,927	6,200
14	1 July 31 to 30 June 32	0	17	17	5,927	5,944
15	1 July 32 to 30 June 33	0	10	10	5,927	5,937
16	1 July 33 to 30 June 34	0	6	6	5,927	5,933
17	1 July 34 to 30 June 35	0	4	4	5,927	5,931
18	1 July 35 to 30 June 36	0	3	3	5,927	5,930
19	1 July 36 to 30 June 37	0	2	2	5,927	5,929
20	1 July 37 to 30 June 38	0	1	1	5,927	5,928
21	1 July 38 to 30 June 39	0	1	1	5,927	5,928
22	1 July 39 to 30 June 40	0	0	0	5,927	5,927
23	1 July 40 to 30 June 41	0	0	0	5,927	5,927
24	1 July 41 to 30 June 42	0	0	0	5,927	5,927
25	1 July 42 to 30 June 43	0	0	0	5,927	5,927
26	1 July 43 to 30 June 44	0	0	0	5,927	5,927
27	1 July 44 to 30 June 45	0	0	0	5,927	5,927
28	1 July 45 to 30 June 46	0	0	0	5,927	5,927
29	1 July 46 to 30 June 47	0	0	0	5,927	5,927
30	1 July 47 to 30 June 48	0	0	0	5,927	5,927
31	1 July 48 to 30 June 49	0	0	0	5,927	5,927
32	1 July 49 to 30 June 50	0	0	0	5,927	5,927
33	1 July 50 to 30 June 51	0	0	0	5,927	5,927
34	1 July 51 to 30 June 52	0	0	0	5,927	5,927
35	1 July 52 to 30 June 53	0	0	0	5,927	5,927
36	1 July 53 to 30 June 54	0	0	0	5,927	5,927
37	1 July 54 to 30 June 55	0	0	0	5,927	5,927
38	1 July 55 to 30 June 56	0	0	0	5,927	5,927
39	1 July 56 to 30 June 57	0	0	0	5,927	5,927
40	2057+	0	0	0	7,784	7,784
Totals		33,947	15,321	49,268	237,086	286,354

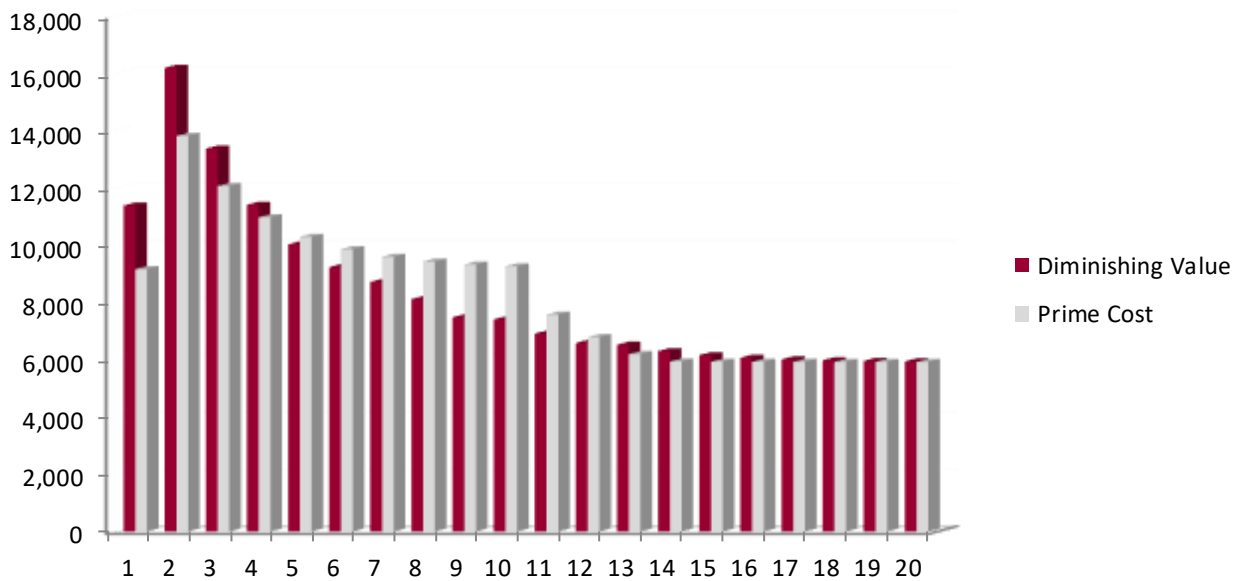
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

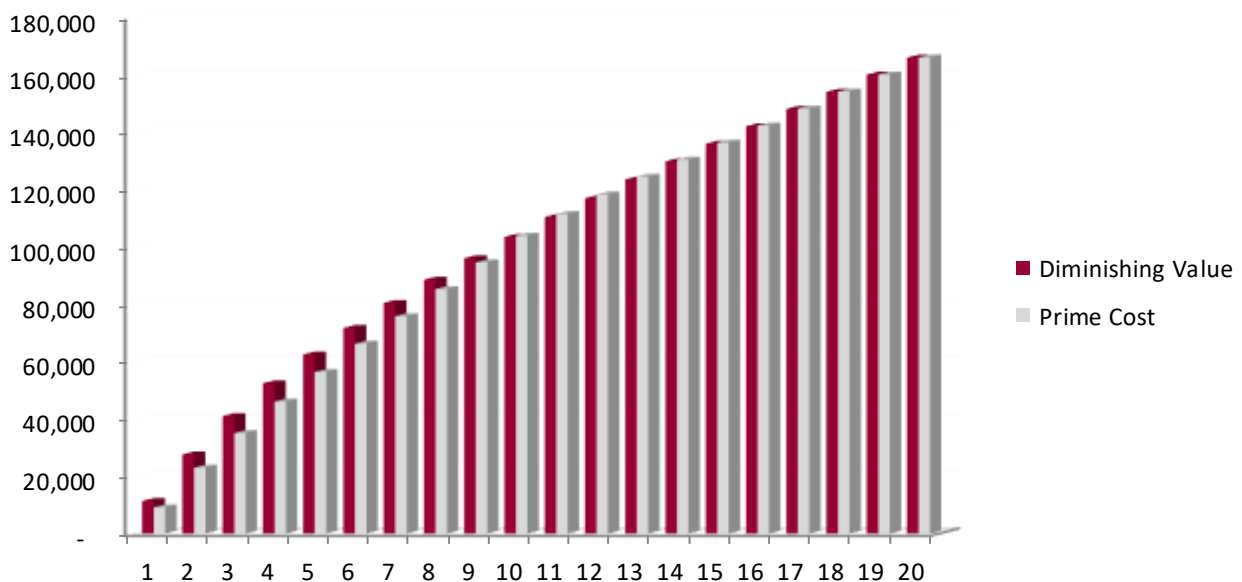
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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

Construction Details

Contract Date	2 May 2018
Handover Date	22 October 2018

Expenditure Analysed

Construction Cost	\$290,968
Total Expenditure Analysed	\$290,968

Historical Construction Details

Construction Start Date	2 May 2018
Construction Completion Date	22 October 2018
Historical Construction Cost (Advised)*	\$290,968

9. Reconciliation of Capital Expenditure

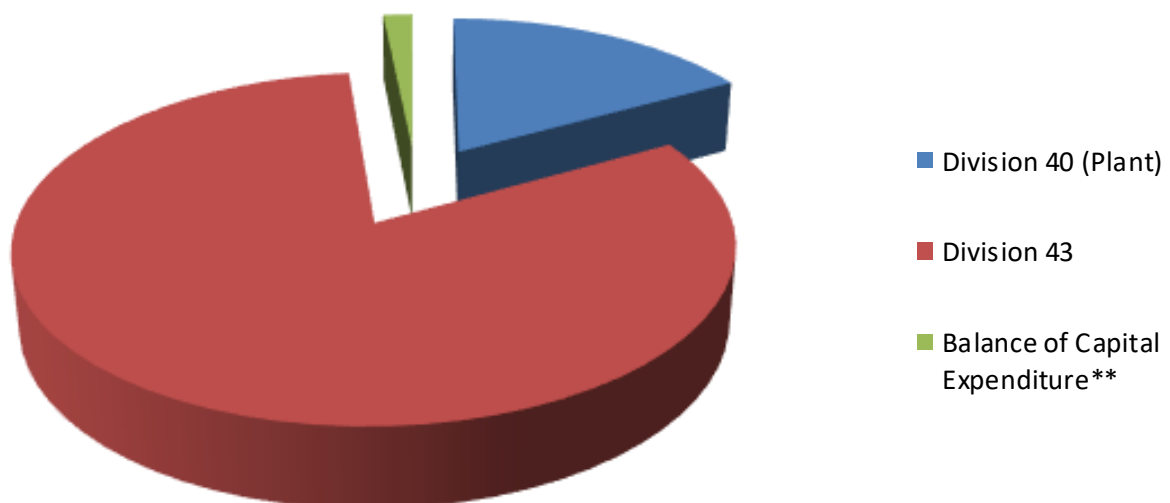
Apportionment of cost relating to:

Division 40 (Plant)	\$49,268
Division 43	\$237,086
Balance of Capital Expenditure**	\$4,614
Total Expenditure Analysed	\$290,968

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%	22-Oct-18	11,602	1,596	2,001	1,601	1,281	1,025	820	656	525	420	336
Blinds Residential													
	18.75%	22-Oct-18	2,955	554	900	563	352	220	137	86	54	34	21
Ceiling Fans													
	18.75%	22-Oct-18	1,846	346	562	351	220	137	86	54	34	21	13
Door closers													
	18.75%	22-Oct-18	475	89	145	90	56	35	22	14	9	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	22-Oct-18	1,213	227	370	231	144	90	56	35	22	14	9
Floor coverings (removable without damage)													
Carpets	20.00%	22-Oct-18	6,129	843	1,057	846	677	541	433	346	277	222	333
Furniture													
	18.75%	22-Oct-18	4,548	853	1,386	866	541	338	211	132	83	52	32
Garage doors, automatic													
Motors	20.00%	22-Oct-18	3,164	435	546	437	349	279	224	335	210	131	82
Garbage disposal													
Garbage bins	18.75%	22-Oct-18	422	79	129	80	50	31	20	12	8	5	3
Hot water systems (excluding piping)													
Gas or electric	16.67%	22-Oct-18	4,746	544	700	584	486	405	338	281	235	195	366
Kitchen assets													
Cooktops	16.67%	22-Oct-18	2,241	257	331	276	230	191	359	224	140	88	55
Dishwashers	20.00%	22-Oct-18	3,164	435	546	437	349	279	224	335	210	131	82
Ovens	16.67%	22-Oct-18	2,900	332	428	357	297	248	206	172	323	202	126
Rangehoods	18.75%	22-Oct-18	1,187	222	362	226	141	88	55	34	22	13	8
Lights													
Shades, removable	18.75%	22-Oct-18	2,676	502	815	510	319	199	124	78	49	30	19
Pooled Plant Total				2,873	4,668	2,918	1,823	1,140	1,071	1,340	1,160	725	1,152
Effective Life Plant Total				4,442	5,609	4,536	3,669	2,969	2,244	1,456	1,036	837	336
Total Division 40			49,268	7,315	10,277	7,454	5,493	4,109	3,315	2,796	2,196	1,562	1,488
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2018													
	2.50%	22-Oct-18	227,804	3,916	5,695	5,695	5,695	5,695	5,695	5,695	5,695	5,695	5,695
Structural Improvements - Completed 2018													
	2.50%	22-Oct-18	9,282	160	232	232	232	232	232	232	232	232	232
Total Division 43			237,086	4,076	5,927	5,927	5,927	5,927	5,927	5,927	5,927	5,927	5,927
Total Depreciation			286,354	11,391	16,204	13,381	11,420	10,036	9,242	8,723	8,123	7,489	7,415

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%	22-Oct-18	11,602	798	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	1,160	
Blinds Residential														
	18.75%	22-Oct-18	2,955	554	900	563	352	220	137	86	54	34	21	
Ceiling Fans														
	18.75%	22-Oct-18	1,846	346	562	351	220	137	86	54	34	21	13	
Door closers														
	18.75%	22-Oct-18	475	89	145	90	56	35	22	14	9	5	3	
Fire control assets														
Detection & alarm systems, detectors	18.75%	22-Oct-18	1,213	227	370	231	144	90	56	35	22	14	9	
Floor coverings (removable without damage)														
Carpets	10.00%	22-Oct-18	6,129	421	613	613	613	613	613	613	613	613	613	
Furniture														
	18.75%	22-Oct-18	4,548	853	1,386	866	541	338	211	132	83	52	32	
Garage doors, automatic														
Motors	10.00%	22-Oct-18	3,164	218	316	316	316	316	316	316	316	316	316	
Garbage disposal														
Garbage bins	18.75%	22-Oct-18	422	79	129	80	50	31	20	12	8	5	3	
Hot water systems (excluding piping)														
Gas or electric	8.33%	22-Oct-18	4,746	272	396	396	396	396	396	396	396	396	396	
Kitchen assets														
Cooktops	8.33%	22-Oct-18	2,241	128	187	187	187	187	187	187	187	187	187	
Dishwashers	10.00%	22-Oct-18	3,164	218	316	316	316	316	316	316	316	316	316	
Ovens	8.33%	22-Oct-18	2,900	166	242	242	242	242	242	242	242	242	242	
Rangehoods	18.75%	22-Oct-18	1,187	222	362	226	141	88	55	34	22	13	8	
Lights														
Shades, removable	18.75%	22-Oct-18	2,676	502	815	510	319	199	124	78	49	30	19	
Pooled Plant Total				2,873	4,668	2,918	1,823	1,140	712	445	278	174	109	
Effective Life Plant Total				2,221	3,230	3,230	3,230	3,230	3,230	3,230	3,230	3,230	3,230	
Total Division 40			49,268	5,094	7,898	6,148	5,053	4,370	3,942	3,675	3,508	3,404	3,339	
Division 43 - Capital Works Allowance														
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	
Building Works - Completed 2018				227,804	3,916	5,695	5,695	5,695	5,695	5,695	5,695	5,695	5,695	5,695
Structural Improvements - Completed 2018				9,282	160	232	232	232	232	232	232	232	232	232
Total Division 43				237,086	4,076	5,927	5,927	5,927	5,927	5,927	5,927	5,927	5,927	5,927
Total Depreciation				286,354	9,170	13,825	12,075	10,980	10,297	9,869	9,602	9,435	9,331	9,266

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 2018	2 May 18 to 22 Oct 18	227,804	2.50%	5,695	227,804
Sub-total		227,804		5,695	227,804

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2018	2 May 18 to 22 Oct 18	9,282	2.50%	232	9,282
Sub-total		9,282		232	9,282
Totals		237,085		5,927	237,086

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.