



Tax Depreciation Report

45A Toora Drive,
Westmeadows VIC 3049

Kieran Adamantine
45A Toora Dr
WESTMEADOW, VIC 3049

Issue Schedule	
Issue Date:	Issued by:
07 February 2019	Mark Kilroy Bsc (Hons) MRICS

Kieran Adamantine
45A Toora Dr
WESTMEADOW, VIC 3049

February 2019
Job No: RES3049004

Tax Depreciation Report – 45A Toora Drive, Westmeadows VIC 3049

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



TABLE OF CONTENTS

1. Property Information	2
2. Report Details	3
3. Capital Allowances	4
4. Capital Works	6
5. Summary of Entitlements – Diminishing Value Method	7
6. Summary of Entitlements – Prime Cost Method.....	8
7. Comparison Graphs.....	9
8. Capital Expenditure Analysed	10
9. Reconciliation of Capital Expenditure	10
10. Diminishing Value Depreciation Schedule.....	11
11. Prime Cost Depreciation Schedule	12
12. Division 43 Capital Works Schedule	13
13. Definition of Terms	14
14. Contact Details	15
15. Disclaimer.....	16

1. Property Information

Date of Report

7 February 2019

Purchaser

Kieran & Jodie Adamantine

Property Address

45A Toora Drive, Westmeadows VIC 3049

Real Property Description

LOT 2 PS646991

Property Type

Residential House

Date of Construction

18 December 2014

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	18 December 14 to 30 June 15	5,861	0	5,861	3,829	3,829
2	1 July 15 to 30 June 16	9,532	0	9,532	7,204	7,204
3	1 July 16 to 30 June 17	7,155	0	7,155	7,204	7,204
4	1 July 17 to 30 June 18	5,455	0	5,455	7,204	7,204
5	1 July 18 to 30 June 19	2,711	2,430	5,141	7,204	7,204
6	1 July 19 to 30 June 20	2,205	1,519	3,724	7,204	7,204
7	1 July 20 to 30 June 21	1,650	1,275	2,925	7,204	7,204
8	1 July 21 to 30 June 22	1,341	797	2,138	7,204	7,204
9	1 July 22 to 30 June 23	1,091	498	1,589	7,204	7,204
10	1 July 23 to 30 June 24	888	311	1,199	7,204	7,204
11	1 July 24 to 30 June 25	724	195	918	7,204	7,204
12	1 July 25 to 30 June 26	403	471	875	7,204	7,204
13	1 July 26 to 30 June 27	160	617	777	7,204	7,204
14	1 July 27 to 30 June 28	0	726	726	7,204	7,204
15	1 July 28 to 30 June 29	0	454	454	7,204	7,204
16	1 July 29 to 30 June 30	0	284	284	7,204	7,204
17	1 July 30 to 30 June 31	0	177	177	7,204	7,204
18	1 July 31 to 30 June 32	0	111	111	7,204	7,204
19	1 July 32 to 30 June 33	0	69	69	7,204	7,204
20	1 July 33 to 30 June 34	0	43	43	7,204	7,204
21	1 July 34 to 30 June 35	0	27	27	7,204	7,204
22	1 July 35 to 30 June 36	0	17	17	7,204	7,204
23	1 July 36 to 30 June 37	0	11	11	7,204	7,204
24	1 July 37 to 30 June 38	0	7	7	7,204	7,204
25	1 July 38 to 30 June 39	0	4	4	7,204	7,204
26	1 July 39 to 30 June 40	0	3	3	7,204	7,204
27	1 July 40 to 30 June 41	0	2	2	7,204	7,204
28	1 July 41 to 30 June 42	0	1	1	7,204	7,204
29	1 July 42 to 30 June 43	0	1	1	7,204	7,204
30	1 July 43 to 30 June 44	0	0	0	7,204	7,204
31	1 July 44 to 30 June 45	0	0	0	7,204	7,204
32	1 July 45 to 30 June 46	0	0	0	7,204	7,204
33	1 July 46 to 30 June 47	0	0	0	7,204	7,204
34	1 July 47 to 30 June 48	0	0	0	7,204	7,204
35	1 July 48 to 30 June 49	0	0	0	7,204	7,204
36	1 July 49 to 30 June 50	0	0	0	7,204	7,204
37	1 July 50 to 30 June 51	0	0	0	7,204	7,204
38	1 July 51 to 30 June 52	0	0	0	7,204	7,204
39	1 July 52 to 30 June 53	0	0	0	7,204	7,204
40	2053+	0	0	0	10,580	10,580
Totals		39,176	10,049	49,225	288,161	288,161

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	18 December 14 to 30 June 15	2,931	0	2,931	3,829	3,829
2	1 July 15 to 30 June 16	5,514	0	5,514	7,204	7,204
3	1 July 16 to 30 June 17	5,514	0	5,514	7,204	7,204
4	1 July 17 to 30 June 18	5,514	0	5,514	7,204	7,204
5	1 July 18 to 30 June 19	5,514	0	5,514	7,204	7,204
6	1 July 19 to 30 June 20	4,790	0	4,790	7,204	7,204
7	1 July 20 to 30 June 21	3,851	0	3,851	7,204	7,204
8	1 July 21 to 30 June 22	3,552	0	3,552	7,204	7,204
9	1 July 22 to 30 June 23	3,550	0	3,550	7,204	7,204
10	1 July 23 to 30 June 24	3,550	0	3,550	7,204	7,204
11	1 July 24 to 30 June 25	2,219	0	2,219	7,204	7,204
12	1 July 25 to 30 June 26	1,043	0	1,043	7,204	7,204
13	1 July 26 to 30 June 27	803	0	803	7,204	7,204
14	1 July 27 to 30 June 28	480	0	480	7,204	7,204
15	1 July 28 to 30 June 29	62	0	62	7,204	7,204
16	1 July 29 to 30 June 30	62	0	62	7,204	7,204
17	1 July 30 to 30 June 31	62	0	62	7,204	7,204
18	1 July 31 to 30 June 32	62	0	62	7,204	7,204
19	1 July 32 to 30 June 33	62	0	62	7,204	7,204
20	1 July 33 to 30 June 34	62	0	62	7,204	7,204
21	1 July 34 to 30 June 35	28	0	28	7,204	7,204
22	1 July 35 to 30 June 36	0	0	0	7,204	7,204
23	1 July 36 to 30 June 37	0	0	0	7,204	7,204
24	1 July 37 to 30 June 38	0	0	0	7,204	7,204
25	1 July 38 to 30 June 39	0	0	0	7,204	7,204
26	1 July 39 to 30 June 40	0	0	0	7,204	7,204
27	1 July 40 to 30 June 41	0	0	0	7,204	7,204
28	1 July 41 to 30 June 42	0	0	0	7,204	7,204
29	1 July 42 to 30 June 43	0	0	0	7,204	7,204
30	1 July 43 to 30 June 44	0	0	0	7,204	7,204
31	1 July 44 to 30 June 45	0	0	0	7,204	7,204
32	1 July 45 to 30 June 46	0	0	0	7,204	7,204
33	1 July 46 to 30 June 47	0	0	0	7,204	7,204
34	1 July 47 to 30 June 48	0	0	0	7,204	7,204
35	1 July 48 to 30 June 49	0	0	0	7,204	7,204
36	1 July 49 to 30 June 50	0	0	0	7,204	7,204
37	1 July 50 to 30 June 51	0	0	0	7,204	7,204
38	1 July 51 to 30 June 52	0	0	0	7,204	7,204
39	1 July 52 to 30 June 53	0	0	0	7,204	7,204
40	2053+	0	0	0	10,580	10,580
Totals		49,225	0	49,225	288,161	288,161

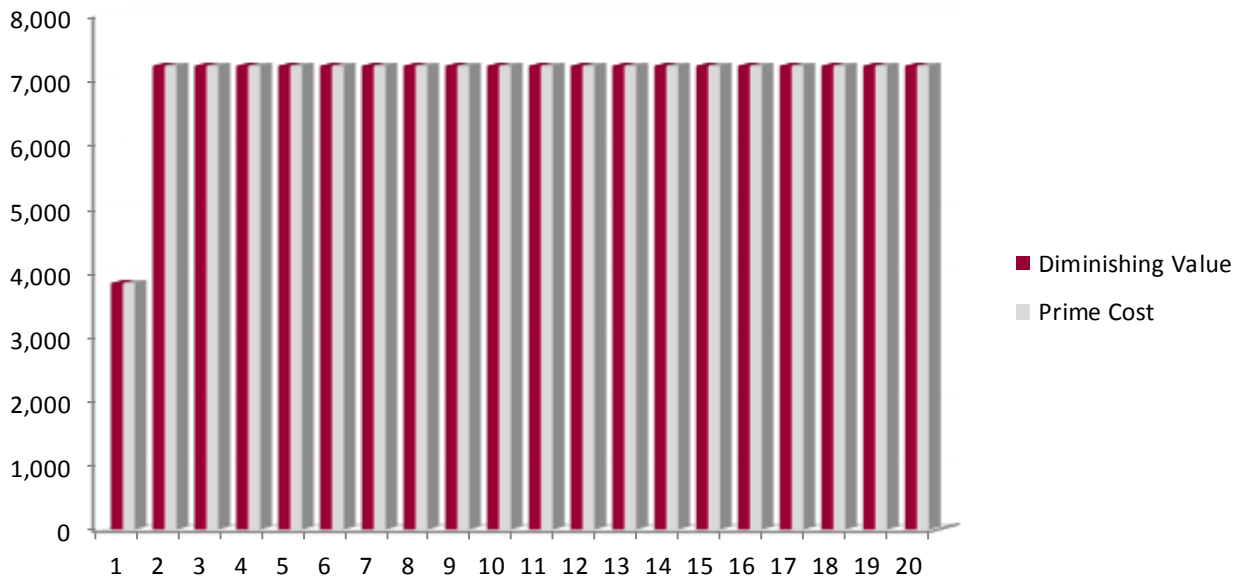
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

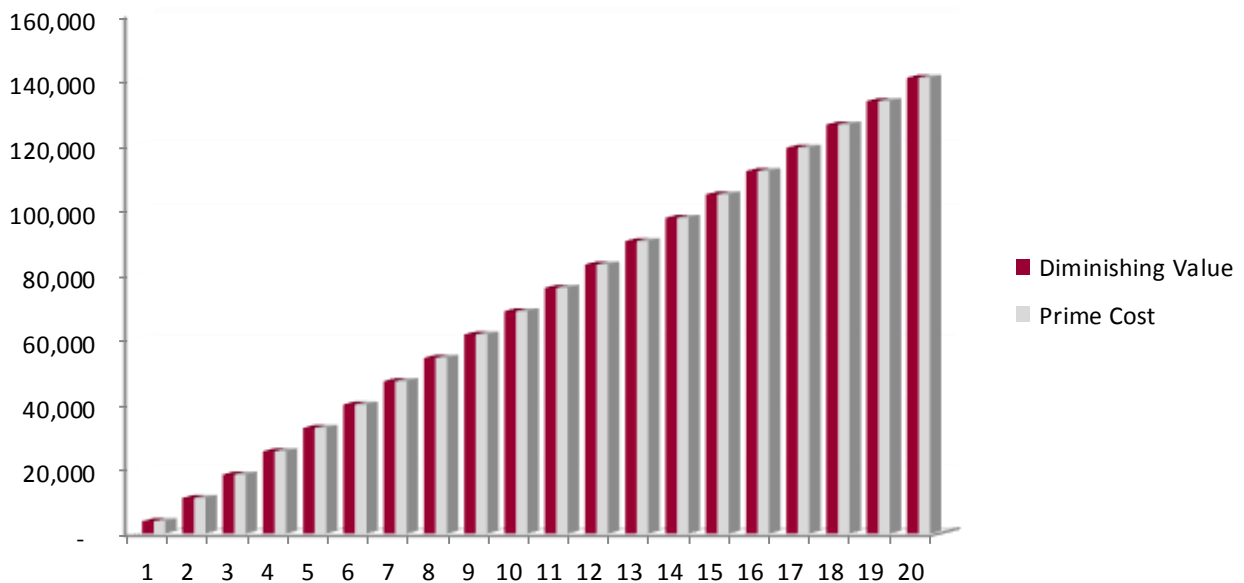
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	23 July 2012
Handover Date	18 December 2014

Expenditure Analysed

Construction Cost	\$342,000
Total Expenditure Analysed	\$342,000

Historical Construction Details

Construction Start Date	23 July 2012
Construction Completion Date	18 December 2014
Historical Construction Cost (Advised)*	\$342,000

9. Reconciliation of Capital Expenditure

Apportionment of cost relating to:

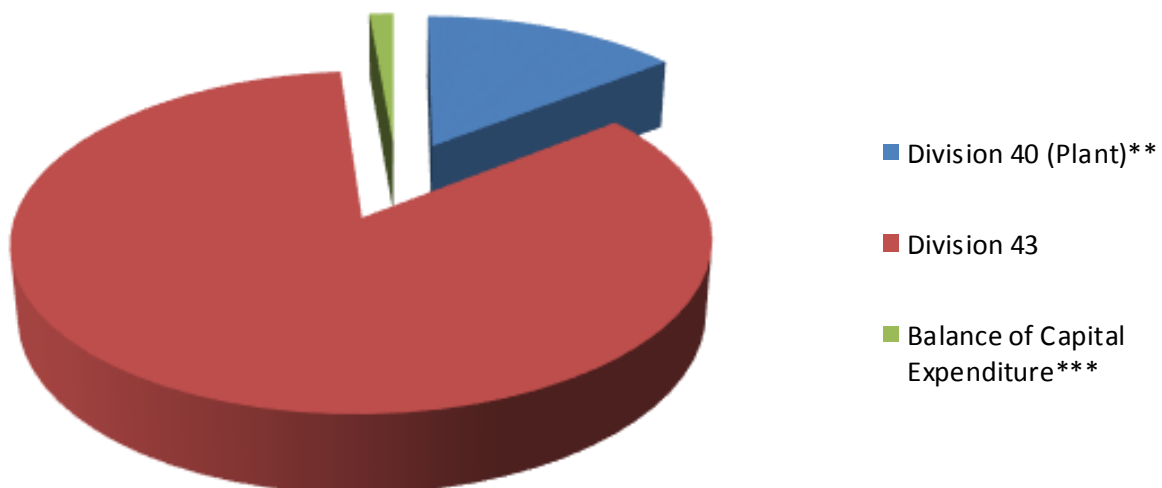
Division 40 (Plant)**	\$49,225
Division 43	\$288,161
Balance of Capital Expenditure***	\$4,614
Total Expenditure Analysed	\$342,000

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

** Division 40 (Plant) has been excluded as the property was available for rent after 1 July 2017

*** 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%	18-Dec-14	11,206	1,191	2,003	1,602	1,282	1,026	820	656	525	420	336
Bathroom assets													
Exhaust fans (including light/heating)	20.00%	18-Dec-14	989	105	177	141	113	170	106	66	41	26	16
Ceiling Fans	40.00%	18-Dec-14	1,648	350	519	311	187	105	66	41	26	16	10
Curtains and drapes	33.33%	18-Dec-14	3,455	612	948	632	421	316	197	123	77	48	30
Fire control assets													
Detection & alarm systems, detectors	10.00%	18-Dec-14	580	31	55	49	44	150	94	59	37	23	14
Floor coverings (removable without damage)													
Carpets	20.00%	18-Dec-14	9,712	1,032	1,736	1,389	1,111	889	711	569	455	364	291
Furniture	15.00%	18-Dec-14	6,935	553	958	814	692	588	500	425	361	307	261
Garage doors, automatic													
Motors	20.00%	18-Dec-14	1,582	168	283	226	181	271	170	106	66	41	26
Garbage disposal													
Garbage bins	30.00%	18-Dec-14	211	34	53	37	26	23	14	9	6	3	2
Hot water systems (excluding piping)													
Gas or electric	16.67%	18-Dec-14	2,373	210	360	300	250	209	174	326	204	127	80
Kitchen assets													
Cooktops	16.67%	18-Dec-14	1,121	99	170	142	118	222	139	87	54	34	21
Dishwashers	20.00%	18-Dec-14	1,582	168	283	226	181	271	170	106	66	41	26
Ovens	16.67%	18-Dec-14	1,450	128	220	184	153	287	179	112	70	44	27
Rangehoods	16.67%	18-Dec-14	593	53	90	75	63	117	73	46	29	18	11
Lights													
Shades, removable	40.00%	18-Dec-14	5,129	1,090	1,615	969	582	327	204	128	80	50	31
Pumps	10.00%	18-Dec-14	659	35	62	56	51	171	107	67	42	26	16
Pooled Plant Total					2,430	1,519	1,275	797	498	311			
Effective Life Plant Total				5,861	9,532	7,155	5,455	2,711	2,205	1,650	1,341	1,091	888
Total Division 40			49,225	5,861	9,532	7,155	5,455	5,141	3,724	2,925	2,138	1,589	1,199
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2014	2.50%	18-Dec-14	261,925	3,480	6,548	6,548	6,548	6,548	6,548	6,548	6,548	6,548	6,548
Structural Improvements - Completed 2014	2.50%	18-Dec-14	26,236	349	656	656	656	656	656	656	656	656	656
Total Division 43			288,161	3,829	7,204	7,204	7,204	7,204	7,204	7,204	7,204	7,204	7,204
Total Depreciation			337,386	9,690	16,736	14,359	12,659	12,345	10,928	10,129	9,342	8,793	8,403

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%	18-Dec-14	11,206	596	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121
Bathroom assets													
Exhaust fans (including light/heating)	10.00%	18-Dec-14	989	53	99	99	99	99	99	99	99	99	99
Ceiling Fans													
	20.00%	18-Dec-14	1,648	175	330	330	330	330	153				
Curtains and drapes													
	16.67%	18-Dec-14	3,455	306	576	576	576	576	576	269			
Fire control assets													
Detection & alarm systems, detectors	5.00%	18-Dec-14	580	15	29	29	29	29	29	29	29	29	29
Floor coverings (removable without damage)													
Carpets	10.00%	18-Dec-14	9,712	516	971	971	971	971	971	971	971	971	971
Furniture													
	7.50%	18-Dec-14	6,935	277	520	520	520	520	520	520	520	520	520
Garage doors, automatic													
Motors	10.00%	18-Dec-14	1,582	84	158	158	158	158	158	158	158	158	158
Garbage disposal													
Garbage bins	15.00%	18-Dec-14	211	17	32	32	32	32	32	32	2		
Hot water systems (excluding piping)													
Gas or electric	8.33%	18-Dec-14	2,373	105	198	198	198	198	198	198	198	198	198
Kitchen assets													
Cooktops	8.33%	18-Dec-14	1,121	50	93	93	93	93	93	93	93	93	93
Dishwashers	10.00%	18-Dec-14	1,582	84	158	158	158	158	158	158	158	158	158
Ovens	8.33%	18-Dec-14	1,450	64	121	121	121	121	121	121	121	121	121
Rangehoods	8.33%	18-Dec-14	593	26	49	49	49	49	49	49	49	49	49
Lights													
Shades, removable	20.00%	18-Dec-14	5,129	545	1,026	1,026	1,026	1,026	479				
Pumps													
	5.00%	18-Dec-14	659	18	33	33	33	33	33	33	33	33	33
Pooled Plant Total													
Effective Life Plant Total				2,931	5,514	5,514	5,514	5,514	4,790	3,851	3,552	3,550	3,550
Total Division 40			49,225	2,931	5,514	5,514	5,514	5,514	4,790	3,851	3,552	3,550	3,550
Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2014	2.50%	18-Dec-14	261,925	3,480	6,548	6,548	6,548	6,548	6,548	6,548	6,548	6,548	6,548
Structural Improvements - Completed 2014	2.50%	18-Dec-14	26,236	349	656	656	656	656	656	656	656	656	656
Total Division 43			288,161	3,829	7,204	7,204	7,204	7,204	7,204	7,204	7,204	7,204	7,204
Total Depreciation			337,386	6,760	12,718	12,718	12,718	12,718	11,994	11,055	10,756	10,754	10,754

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 2014	23 Jul 12 to 18 Dec 14	261,925	2.50%	6,548	261,925
Sub-total		261,925		6,548	261,925

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2014	23 Jul 12 to 18 Dec 14	26,236	2.50%	656	26,236
Sub-total		26,236		656	26,236
Totals		288,160		7,204	288,161

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	Suite 1, L12/133 Mary Street, Brisbane, Qld 4000
Office Number	1300 669 400
Office Email	info@koste.com.au
Tax Agent Number	24836767

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.