



Tax Depreciation Report

The Riley
131-141 Esplanade,
Cairns City, QLD 4870

GAG TRADEWINDS (CAIRNS) PROPERTY COMPANY PTY LIMITED
Crystalbrook Collection
2/10-14 Waterloo Street
SURREY HILLS, NSW 2010

Issue Schedule	
Issue Date:	Issued by:
08 May 2019	Mark Kilroy Bsc (Hons) MRICS

GAG TRADEWINDS (CAIRNS) PROPERTY COMPANY PTY LIMITED
Crystalbrook Collection
2/10-14 Waterloo Street
SURREY HILLS, NSW 2010

May 2019

Job No: COM4870001

Tax Depreciation Report – 131-141 Esplanade, Cairns City, QLD 4870

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.

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

8 May 2019

Purchaser

GAG TRADEWINDS (CAIRNS) PROPERTY COMPANY PTY LIMITED

Property Address

131-141 Esplanade, Cairns City, QLD 4870

Real Property Description

L21 SP288899

Property Type

Commercial - Hotel

Date of Construction

11 October 2018

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				
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				
<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) 				
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				
<ul style="list-style-type: none"> • 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	11 October 18 to 30 June 19	6,910,189	1,835,031	8,745,220	2,715,013	11,460,233
2	1 July 19 to 30 June 20	5,653,125	2,981,925	8,635,050	3,782,365	12,417,415
3	1 July 20 to 30 June 21	3,967,147	1,863,703	5,830,850	3,782,365	9,613,215
4	1 July 21 to 30 June 22	2,898,477	1,165,302	4,063,779	3,782,365	7,846,144
5	1 July 22 to 30 June 23	2,187,691	728,314	2,916,005	3,782,365	6,698,370
6	1 July 23 to 30 June 24	1,693,287	456,072	2,149,360	3,782,365	5,931,725
7	1 July 24 to 30 June 25	1,339,810	286,284	1,626,093	3,782,365	5,408,458
8	1 July 25 to 30 June 26	1,080,461	179,514	1,259,975	3,782,365	5,042,340
9	1 July 26 to 30 June 27	884,980	112,806	997,786	3,782,365	4,780,151
10	1 July 27 to 30 June 28	734,847	71,124	805,971	3,782,365	4,588,336
11	1 July 28 to 30 June 29	617,489	45,000	662,489	3,782,365	4,444,854
12	1 July 29 to 30 June 30	524,240	28,438	552,678	3,782,365	4,335,043
13	1 July 30 to 30 June 31	447,974	19,018	466,992	3,782,365	4,249,357
14	1 July 31 to 30 June 32	386,956	12,547	399,503	3,782,365	4,181,868
15	1 July 32 to 30 June 33	336,026	8,853	344,879	3,782,365	4,127,244
16	1 July 33 to 30 June 34	293,313	6,574	299,888	3,782,365	4,082,253
17	1 July 34 to 30 June 35	258,115	4,109	262,224	3,782,365	4,044,589
18	1 July 35 to 30 June 36	227,504	3,582	231,087	3,782,365	4,013,452
19	1 July 36 to 30 June 37	201,615	2,556	204,171	3,782,365	3,986,536
20	1 July 37 to 30 June 38	179,101	2,209	181,310	3,782,365	3,963,675
21	1 July 38 to 30 June 39	159,916	1,736	161,652	3,782,365	3,944,017
22	1 July 39 to 30 June 40	142,859	1,707	144,566	3,782,365	3,926,931
23	1 July 40 to 30 June 41	127,766	2,126	129,891	3,782,365	3,912,256
24	1 July 41 to 30 June 42	114,473	2,295	116,768	3,782,365	3,899,133
25	1 July 42 to 30 June 43	103,039	2,065	105,104	3,782,365	3,887,469
26	1 July 43 to 30 June 44	92,803	1,879	94,683	1,067,355	1,162,038
27	1 July 44 to 30 June 45	83,720	1,890	85,610	0	85,610
28	1 July 45 to 30 June 46	75,829	1,510	77,339	0	77,339
29	1 July 46 to 30 June 47	68,747	1,227	69,973	0	69,973
30	1 July 47 to 30 June 48	62,591	767	63,358	0	63,358
31	1 July 48 to 30 June 49	56,856	822	57,678	0	57,678
32	1 July 49 to 30 June 50	51,747	883	52,631	0	52,631
33	1 July 50 to 30 June 51	47,166	912	48,078	0	48,078
34	1 July 51 to 30 June 52	42,992	911	43,903	0	43,903
35	1 July 52 to 30 June 53	39,334	569	39,903	0	39,903
36	1 July 53 to 30 June 54	35,890	704	36,594	0	36,594
37	1 July 54 to 30 June 55	32,891	440	33,331	0	33,331
38	1 July 55 to 30 June 56	30,164	275	30,439	0	30,439
39	1 July 56 to 30 June 57	27,682	172	27,854	0	27,854
40	2057+	333,746	287	334,033	0	334,033
Totals		32,552,558	9,836,140	42,388,698	94,559,128	136,947,826

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	11 October 18 to 30 June 19	3,726,682	1,835,031	5,561,713	2,715,013	8,276,726
2	1 July 19 to 30 June 20	4,096,484	2,981,925	7,078,409	3,782,365	10,860,774
3	1 July 20 to 30 June 21	3,787,402	1,863,703	5,651,105	3,782,365	9,433,470
4	1 July 21 to 30 June 22	3,510,721	1,164,814	4,675,536	3,782,365	8,457,901
5	1 July 22 to 30 June 23	3,096,886	728,009	3,824,895	3,782,365	7,607,260
6	1 July 23 to 30 June 24	2,498,918	455,006	2,953,923	3,782,365	6,736,288
7	1 July 24 to 30 June 25	2,126,870	284,379	2,411,249	3,782,365	6,193,614
8	1 July 25 to 30 June 26	1,537,992	177,737	1,715,729	3,782,365	5,498,094
9	1 July 26 to 30 June 27	1,033,685	111,085	1,144,770	3,782,365	4,927,135
10	1 July 27 to 30 June 28	914,811	69,428	984,239	3,782,365	4,766,604
11	1 July 28 to 30 June 29	734,599	43,393	777,991	3,782,365	4,560,356
12	1 July 29 to 30 June 30	663,757	27,120	690,877	3,782,365	4,473,242
13	1 July 30 to 30 June 31	657,229	16,950	674,179	3,782,365	4,456,544
14	1 July 31 to 30 June 32	654,666	10,594	665,260	3,782,365	4,447,625
15	1 July 32 to 30 June 33	654,666	6,621	661,287	3,782,365	4,443,652
16	1 July 33 to 30 June 34	458,721	4,138	462,859	3,782,365	4,245,224
17	1 July 34 to 30 June 35	374,577	2,586	377,163	3,782,365	4,159,528
18	1 July 35 to 30 June 36	242,524	1,617	244,141	3,782,365	4,026,506
19	1 July 36 to 30 June 37	242,524	1,010	243,534	3,782,365	4,025,899
20	1 July 37 to 30 June 38	242,524	631	243,155	3,782,365	4,025,520
21	1 July 38 to 30 June 39	161,532	395	161,927	3,782,365	3,944,292
22	1 July 39 to 30 June 40	129,719	247	129,966	3,782,365	3,912,331
23	1 July 40 to 30 June 41	129,719	154	129,873	3,782,365	3,912,238
24	1 July 41 to 30 June 42	129,719	96	129,815	3,782,365	3,912,180
25	1 July 42 to 30 June 43	129,719	60	129,779	3,782,365	3,912,144
26	1 July 43 to 30 June 44	126,848	38	126,886	1,067,355	1,194,241
27	1 July 44 to 30 June 45	125,726	24	125,750	0	125,750
28	1 July 45 to 30 June 46	125,726	15	125,741	0	125,741
29	1 July 46 to 30 June 47	125,726	9	125,735	0	125,735
30	1 July 47 to 30 June 48	125,726	6	125,732	0	125,732
31	1 July 48 to 30 June 49	35,469	4	35,473	0	35,473
32	1 July 49 to 30 June 50	0	2	2	0	2
33	1 July 50 to 30 June 51	0	1	1	0	1
34	1 July 51 to 30 June 52	0	1	1	0	1
35	1 July 52 to 30 June 53	0	1	1	0	1
36	1 July 53 to 30 June 54	0	0	0	0	0
37	1 July 54 to 30 June 55	0	0	0	0	0
38	1 July 55 to 30 June 56	0	0	0	0	0
39	1 July 56 to 30 June 57	0	0	0	0	0
40	2057+	0	0	0	0	0
Totals		32,601,867	9,786,831	42,388,698	94,559,128	136,947,826

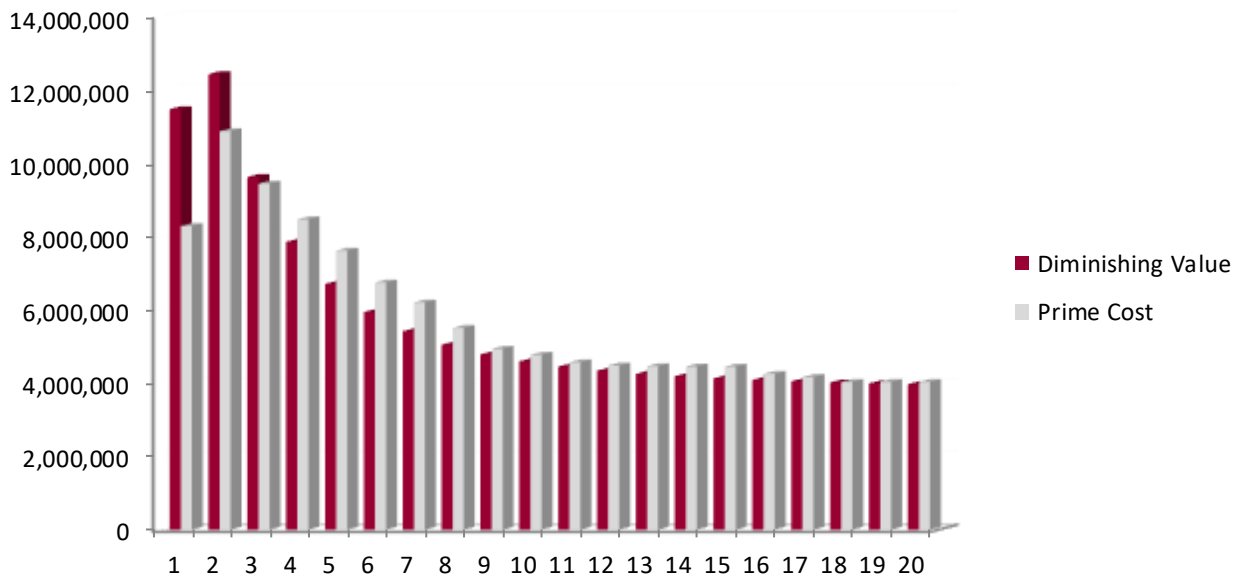
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

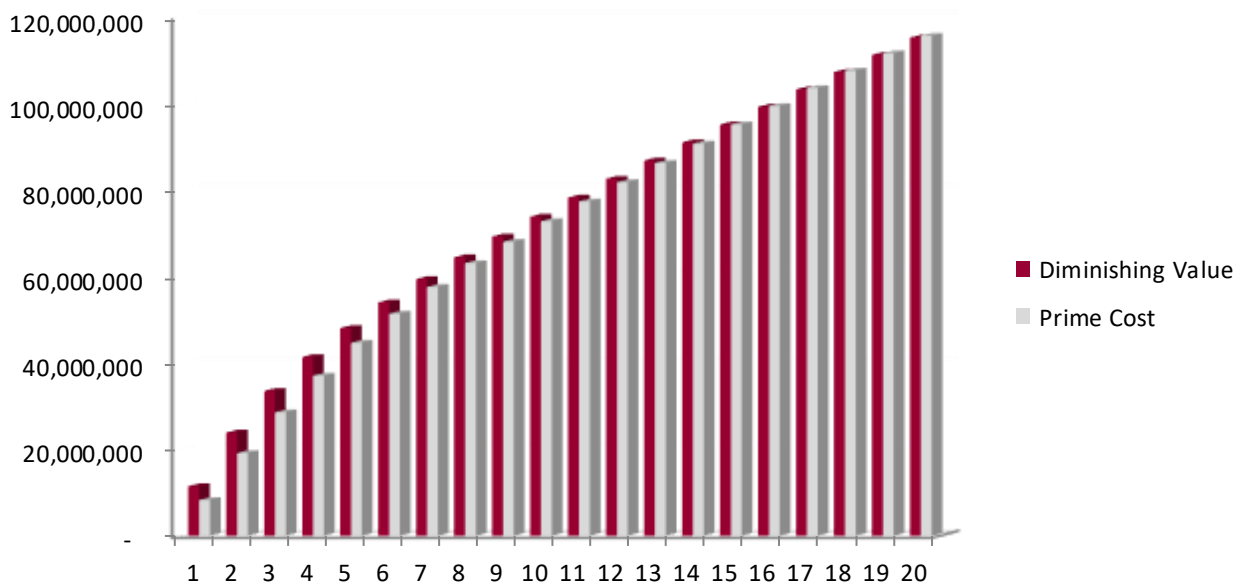
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	30 November 2016
Handover Date	11 October 2018

Expenditure Analysed

Construction Cost	\$141,012,434
Total Expenditure Analysed	\$141,012,434

Historical Construction Details

Construction Start Date	30 November 2016
Construction Completion Date	11 October 2018
Historical Construction Cost (Estimated)*	\$141,012,434

9. Reconciliation of Capital Expenditure

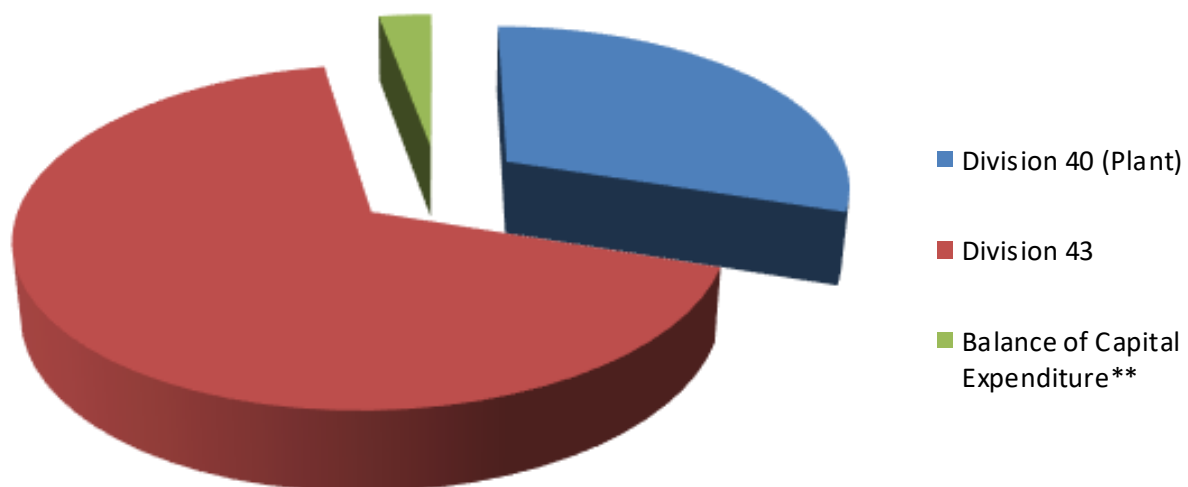
Apportionment of cost relating to:

Division 40 (Plant)	\$42,388,698
Division 43	\$94,559,128
Balance of Capital Expenditure**	\$4,064,608
Total Expenditure Analysed	\$141,012,434

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
TABLE A													
ACCOMMODATION AND FOOD SERVICES													
Accommodation													
Assets generally:													
Air conditioning assets air handling units	10.00%	11-Oct-18	441,347	31,680	40,967	36,870	33,183	29,865	26,878	24,190	21,771	19,594	17,635
Air conditioning assets chillers centrifugal	10.00%	11-Oct-18	323,394	23,213	30,018	27,016	24,315	21,883	19,695	17,725	15,953	14,358	12,922
Air conditioning assets cooling towers	13.33%	11-Oct-18	399,280	38,214	48,142	41,723	36,160	31,339	27,160	23,539	20,400	17,680	15,323
Air conditioning assets fan coil units	13.33%	11-Oct-18	3,384,183	323,893	408,039	353,634	306,482	265,618	230,202	199,509	172,908	149,853	129,873
Air conditioning assets mini split systems up to 20KW	20.00%	11-Oct-18	26,381	3,787	4,519	3,615	2,892	2,314	1,851	1,481	1,185	948	758
Air conditioning assets pumps	10.00%	11-Oct-18	92,690	6,653	8,604	7,743	6,969	6,272	5,645	5,080	4,572	4,115	3,704
Ceiling fans	40.00%	11-Oct-18	21,390	6,142	6,099	3,660	2,196	1,317	790	474	267	167	104
Door closers	20.00%	11-Oct-18	128,839	18,496	22,069	17,655	14,124	11,299	9,039	7,231	5,785	4,628	3,702
Door stops, freestanding	20.00%	11-Oct-18	60,063	8,623	10,288	8,230	6,584	5,267	4,214	3,371	2,697	2,158	1,726
Distribution boards	12.00%	11-Oct-18	545,445	46,983	59,815	52,638	46,321	40,763	35,871	31,567	27,779	24,445	21,512
Gym assets cardiovascular	40.00%	11-Oct-18	15,829	4,545	4,514	2,708	1,625	975	585	329	206	129	80
Gym assets resistance	20.00%	11-Oct-18	16,256	2,334	2,785	2,228	1,782	1,426	1,141	912	730	584	467
Hand dryers, electrical	20.00%	11-Oct-18	13,690	1,965	2,345	1,876	1,501	1,201	960	768	615	492	393
Lifts	6.67%	11-Oct-18	3,771,770	180,494	239,418	223,457	208,560	194,656	181,679	169,567	158,263	147,712	137,864
Lights fittings	40.00%	11-Oct-18	1,654,949	475,174	471,910	283,146	169,888	101,933	61,160	36,696	22,017	13,210	7,926
Lights fittings	18.75%	11-Oct-18	3,656,656	685,623	1,114,137	696,336	435,210	272,006	170,004	106,252	66,408	41,505	25,941
Lights freestanding	18.75%	11-Oct-18	252,352	47,316	76,889	48,055	30,035	18,772	11,732	7,333	4,583	2,864	1,790
Solar power generating system assets	10.00%	11-Oct-18	393,576	28,251	36,532	32,879	29,591	26,632	23,969	21,572	19,415	17,473	15,726
Telecommunications assets telephone hand sets	20.00%	11-Oct-18	17,426	2,502	2,985	2,388	1,910	1,528	1,223	978	782	626	501
Telecommunications assets telephone hand sets	18.75%	11-Oct-18	79,827	14,968	24,322	15,202	9,501	5,938	3,711	2,320	1,450	906	566
Telecommunications assets telephone systems	28.57%	11-Oct-18	324,164	66,482	73,623	52,588	37,563	26,831	19,165	13,689	9,778	6,984	4,989
Telecommunications assets telephone systems	18.75%	11-Oct-18	1,077	202	328	205	128	80	50	31	20	12	8
Television sets	20.00%	11-Oct-18	81,624	11,718	13,981	11,185	8,948	7,158	5,727	4,581	3,665	2,932	2,346
Ventilation fans	10.00%	11-Oct-18	27,094	1,945	2,515	2,263	2,037	1,833	1,650	1,485	1,337	1,203	1,083
Carpets	18.75%	11-Oct-18	1,370,028	256,880	417,430	260,894	163,059	101,912	63,695	39,809	24,881	15,550	9,719
Fire control assets:													
Detection and alarm systems alarm bells	18.75%	11-Oct-18	86,130	16,149	26,243	16,402	10,251	6,407	4,004	2,503	1,564	978	611
Detection and alarm systems detectors	10.00%	11-Oct-18	11,123	798	1,032	929	836	753	677	610	549	494	444
Detection and alarm systems detectors	18.75%	11-Oct-18	339,131	63,587	103,329	64,581	40,363	25,227	15,767	9,854	6,159	3,849	2,406
Detection and alarm systems fire indicator panels	16.67%	11-Oct-18	59,179	7,080	8,683	7,236	6,030	5,025	4,187	3,490	2,908	2,423	2,019
Emergency warning and intercommunication systems master emergency control panels	16.67%	11-Oct-18	49,910	5,971	7,323	6,103	5,086	4,238	3,532	2,943	2,453	2,044	1,703
Emergency warning and intercommunication systems speakers	18.75%	11-Oct-18	335,794	62,961	102,312	63,945	39,966	24,979	15,612	9,757	6,098	3,811	2,382
Emergency warning and intercommunication systems strobe lights	18.75%	11-Oct-18	245,015	45,940	74,653	46,658	29,161	18,226	11,391	7,119	4,450	2,781	1,738
Emergency warning and intercommunication systems warden intercom phones	18.75%	11-Oct-18	12,478	2,340	3,802	2,376	1,485	928	580	363	227	142	89
Hoses and nozzles	20.00%	11-Oct-18	123,206	17,688	21,104	16,883	13,506	10,805	8,644	6,915	5,532	4,426	3,541
Hoses and nozzles	18.75%	11-Oct-18	6,246	1,171	1,903	1,189	743	465	290	181	113	71	44
Pumps	8.00%	11-Oct-18	99,820	5,732	7,527	6,925	6,371	5,861	5,392	4,961	4,564	4,199	3,863
Stair pressurisation assets AC variable speed drives	20.00%	11-Oct-18	20,420	2,932	3,498	2,798	2,239	1,791	1,433	1,146	917	734	587
Carried forward			18,487,783	2,520,433	3,483,684	2,424,219	1,736,601	1,283,521	979,306	770,334	622,998	516,080	436,085

Diminishing Value Depreciation Schedule (cont.)

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													
		Brought forward	18,487,783	2,520,433	3,483,684	2,424,219	1,736,601	1,283,521	979,306	770,334	622,998	516,080	436,085
Furniture, freestanding:													
Generally	28.57%	11-Oct-18	2,975,834	610,308	675,865	482,760	344,829	246,306	175,933	125,666	89,762	64,116	45,797
Generally	18.75%	11-Oct-18	1,796,974	336,933	547,515	342,197	213,873	133,671	83,544	52,215	32,634	20,397	12,748
Outdoor	40.00%	11-Oct-18	193,865	55,663	55,281	33,168	19,901	11,941	7,164	4,299	2,579	1,548	929
Outdoor	18.75%	11-Oct-18	175,812	32,965	53,568	33,480	20,925	13,078	8,174	5,109	3,193	1,996	1,247
Guestroom assets:													
Bathroom assets exhaust fans	20.00%	11-Oct-18	113,224	16,255	19,394	15,515	12,412	9,930	7,944	6,355	5,084	4,067	3,254
Bathroom assets exhaust fans	18.75%	11-Oct-18	50,980	9,559	15,533	9,708	6,068	3,792	2,370	1,481	926	579	362
Bathroom assets hair dryers	18.75%	11-Oct-18	106,465	19,962	32,439	20,274	12,671	7,920	4,950	3,094	1,933	1,208	755
Bedding	100.00%	11-Oct-18	498,957	498,957									
Beds generally	28.57%	11-Oct-18	1,690,666	346,735	383,980	274,271	195,908	139,934	99,953	71,395	50,997	36,426	26,019
Beds foldout and rollaway beds	66.67%	11-Oct-18	11,408	5,459	3,966	1,322	248	155	97	61	38	24	15
Bed spreads, blankets and quilts	40.00%	11-Oct-18	35,793	10,277	10,206	6,124	3,674	2,205	1,323	794	476	268	167
Cabinetry	12.00%	11-Oct-18	1,774,087	152,814	194,553	171,206	150,662	132,582	116,672	102,672	90,351	79,509	69,968
Cabinetry	18.75%	11-Oct-18	93,132	17,462	28,376	17,735	11,084	6,928	4,330	2,706	1,691	1,057	661
Kitchen assets bar refrigerators	18.75%	11-Oct-18	243,917	45,734	74,319	46,449	29,031	18,144	11,340	7,088	4,430	2,769	1,730
Kitchen assets cooking utensils	100.00%	11-Oct-18	239,482	239,482									
Kitchen assets crockery and cutlery	50.00%	11-Oct-18	18,266	6,556	5,855	2,928	1,464	732	274	172	107	67	42
Kitchen assets glassware	100.00%	11-Oct-18	53,401	53,401									
Kitchen assets water filters, electrical	13.33%	11-Oct-18	98,038	9,383	11,821	10,245	8,879	7,695	6,669	5,780	5,009	4,341	3,762
Laundry assets in guestrooms irons and ironing boards	66.67%	11-Oct-18	152,896	73,167	53,153	17,718	5,906	1,969	369	231	144	90	56
Window blinds and curtains	33.33%	11-Oct-18	1,366,586	326,982	346,535	231,023	154,015	102,677	68,451	45,634	30,423	20,282	13,521
Hot water systems	20.00%	11-Oct-18	338,407	48,582	57,965	46,372	37,098	29,678	23,742	18,994	15,195	12,156	9,725
Laundry assets used by hotel/motel operators:													
Linen bins/storages	18.75%	11-Oct-18	28,663	5,374	8,733	5,458	3,411	2,132	1,333	833	521	325	203
Security and monitoring assets:													
Access control systems readers swipe card	66.67%	11-Oct-18	376,963	180,391	131,048	43,683	14,561	4,854	1,618	303	190	118	74
Closed circuit television systems cameras	18.75%	11-Oct-18	64,170	12,032	19,552	12,220	7,637	4,773	2,983	1,865	1,165	728	455
Closed circuit television systems switching units	40.00%	11-Oct-18	45,632	13,102	13,012	7,807	4,684	2,811	1,686	1,012	607	341	213
Swimming pools and spas:													
Chlorinators	25.00%	11-Oct-18	327,980	58,857	67,281	50,461	37,845	28,384	21,288	15,966	11,975	8,981	6,736
Filtration assets	25.00%	11-Oct-18	698,740	125,390	143,337	107,503	80,627	60,470	45,353	34,015	25,511	19,133	14,350
Heaters	20.00%	11-Oct-18	299,460	42,991	51,294	41,035	32,828	26,262	21,010	16,808	13,446	10,757	8,606
Trolleys	20.00%	11-Oct-18	290,413	41,692	49,744	39,795	31,836	25,469	20,375	16,300	13,040	10,432	8,346
		Carried forward	32,647,991	5,916,900	6,538,006	4,494,676	3,178,679	2,308,012	1,718,252	1,311,178	1,024,425	817,794	665,825

Diminishing Value Depreciation Schedule (cont.)

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
Brought forward			32,647,991	5,916,900	6,538,006	4,494,676	3,178,679	2,308,012	1,718,252	1,311,178	1,024,425	817,794	665,825
Cafes, restaurants, takeaway food services, pubs, taverns, bars and clubs													
Beer dispensing system assets	13.33%	11-Oct-18	133,331	12,761	16,076	13,933	12,075	10,465	9,070	7,860	6,812	5,904	5,117
Coffee making machines	40.00%	11-Oct-18	58,209	16,713	16,598	9,959	5,975	3,585	2,151	1,291	774	465	261
Counters for customer service, freestanding	13.33%	11-Oct-18	79,713	7,629	9,611	8,330	7,219	6,257	5,422	4,699	4,073	3,530	3,059
Dance floor assets, freestanding	40.00%	11-Oct-18	89,125	25,590	25,414	15,248	9,149	5,489	3,294	1,976	1,186	711	427
Dishwasher machines	25.00%	11-Oct-18	58,681	10,530	12,038	9,028	6,771	5,078	3,809	2,857	2,142	1,607	1,205
Drink blenders	66.67%	11-Oct-18	11,043	5,284	3,839	1,280	240	150	94	59	37	23	14
Drink blenders	18.75%	11-Oct-18	4,913	921	1,497	935	585	365	228	143	89	56	35
Drink dispensing machines	20.00%	11-Oct-18	37,076	5,323	6,351	5,081	4,064	3,252	2,601	2,081	1,665	1,332	1,065
Food preparation and service assets:													
Bench top appliances - small portable type	66.67%	11-Oct-18	96,211	46,041	33,447	11,149	3,716	1,239	232	145	91	57	35
Cooking appliances, large commercial type	20.00%	11-Oct-18	690,861	99,181	118,336	94,669	75,735	60,588	48,470	38,776	31,021	24,817	19,853
Crockery, cutlery and glassware	100.00%	11-Oct-18	786,196	786,196									
Hot food display assets	20.00%	11-Oct-18	36,588	5,253	6,267	5,014	4,011	3,209	2,567	2,054	1,643	1,314	1,051
Preparation benches, freestanding	10.00%	11-Oct-18	534,351	38,356	49,599	44,640	40,176	36,158	32,542	29,288	26,359	23,723	21,351
Preparation benches, freestanding	18.75%	11-Oct-18	16,627	3,118	5,066	3,166	1,979	1,237	773	483	302	189	118
Furniture, freestanding, for customer use:													
In drinking areas of pubs, bars, clubs	40.00%	11-Oct-18	11,836	3,398	3,375	2,025	1,215	729	437	246	154	96	60
In drinking areas of pubs, bars, clubs	18.75%	11-Oct-18	18,866	3,537	5,748	3,593	2,245	1,403	877	548	343	214	134
In dining areas	25.00%	11-Oct-18	2,171,862	389,745	445,529	334,147	250,610	187,958	140,968	105,726	79,295	59,471	44,603
In dining areas	18.75%	11-Oct-18	279,094	52,330	85,036	53,148	33,217	20,761	12,976	8,110	5,069	3,168	1,980
Glass washer machines	40.00%	11-Oct-18	25,668	7,370	7,319	4,392	2,635	1,581	949	569	320	200	125
Kitchen exhaust fans	40.00%	11-Oct-18	339,388	97,446	96,777	58,066	34,840	20,904	12,542	7,525	4,515	2,709	1,625
Refrigeration assets:													
Generally	20.00%	11-Oct-18	206,048	29,581	35,293	28,235	22,588	18,070	14,456	11,565	9,252	7,402	5,921
Generally	18.75%	11-Oct-18	4,249	797	1,295	809	506	316	198	123	77	48	30
Ice making machines	25.00%	11-Oct-18	112,952	20,270	23,171	17,378	13,034	9,775	7,331	5,499	4,124	3,093	2,320
Carried forward			38,450,880	7,584,269	7,545,689	5,218,899	3,711,264	2,706,581	2,020,240	1,542,802	1,203,767	957,922	776,217

Diminishing Value Depreciation Schedule (cont.)

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													
Brought forward			38,450,880	7,584,269	7,545,689	5,218,899	3,711,264	2,706,581	2,020,240	1,542,802	1,203,767	957,922	776,217
TABLE B													
Computers and computer equipment:													
Computers and computer equipment (not specified elsewhere below)	50.00%	11-Oct-18	1,947,903	699,111	624,396	312,198	156,099	78,050	39,025	19,512	9,756	4,878	2,439
Computers and computer equipment (not specified elsewhere below)	18.75%	11-Oct-18	35,744	6,702	10,891	6,807	4,254	2,659	1,662	1,039	649	406	254
Computer Software	40.00%	11-Oct-18	337,319	96,852	96,187	57,712	34,627	20,776	12,466	7,479	4,488	2,693	1,616
Computer Software	18.75%	11-Oct-18	6,181	1,159	1,883	1,177	736	460	287	180	112	70	44
Mobile/portable computers (including laptops, tablets)	100.00%	11-Oct-18	69,347	69,347									
Mobile/portable computers (including laptops, tablets)	18.75%	11-Oct-18	285,504	53,532	86,989	54,368	33,980	21,238	13,274	8,296	5,185	3,241	2,025
Network equipment	40.00%	11-Oct-18	369,964	106,225	105,496	63,297	37,978	22,787	13,672	8,203	4,922	2,953	1,772
Office furniture, freestanding:													
Cabinets - Metal	10.00%	11-Oct-18	7,558	543	702	631	568	511	460	414	373	336	302
Cabinets - Metal	18.75%	11-Oct-18	5,704	1,070	1,738	1,086	679	424	265	166	104	65	40
Chairs - General	20.00%	11-Oct-18	3,422	491	586	469	375	300	240	360	225	141	88
Tables - General	20.00%	11-Oct-18	7,130	1,024	1,221	977	782	625	500	400	320	256	205
Partitions (demountable)	10.00%	11-Oct-18	182,528	13,102	16,943	15,248	13,724	12,351	11,116	10,004	9,004	8,104	7,293
Point of sale assets:													
Generally (including barcode scanners, cash drawers, dedicated computers, electronic funds transfer point of sale (EFTPOS) machines, keyboards, monitors, printers and terminals)	33.33%	11-Oct-18	234,221	56,042	59,393	39,595	26,397	17,598	11,732	7,821	5,214	3,476	2,317
Signage	28.57%	11-Oct-18	17,771	3,645	4,036	2,883	2,059	1,471	1,051	750	536	383	359
Signage	18.75%	11-Oct-18	185,102	34,707	56,398	35,249	22,031	13,769	8,606	5,379	3,362	2,101	1,313
Switchboards	10.00%	11-Oct-18	242,420	17,401	22,502	20,252	18,227	16,404	14,763	13,287	11,958	10,763	9,686
Pooled Plant Total				1,835,031	2,981,925	1,863,703	1,165,302	728,314	456,072	286,284	179,514	112,806	71,124
Effective Life Plant Total				6,910,189	5,653,125	3,967,147	2,898,477	2,187,691	1,693,287	1,339,810	1,080,461	884,980	734,847
Total Division 40			42,388,698	8,745,220	8,635,050	5,830,850	4,063,779	2,916,005	2,149,360	1,626,093	1,259,975	997,786	805,971
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 2018	4.00%	11-Oct-18	94,559,128	2,715,013	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365
Total Division 43			94,559,128	2,715,013	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365
Total Depreciation			136,947,826	11,460,233	12,417,415	9,613,215	7,846,144	6,698,370	5,931,725	5,408,458	5,042,340	4,780,151	4,588,336

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	
TABLE A														
ACCOMMODATION AND FOOD SERVICES														
Accommodation														
Assets generally:														
Air conditioning assets air handling units	5.00%	11-Oct-18	441,347	15,840	22,067	22,067	22,067	22,067	22,067	22,067	22,067	22,067	22,067	
Air conditioning assets chillers centrifugal	5.00%	11-Oct-18	323,394	11,607	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170	
Air conditioning assets cooling towers	6.67%	11-Oct-18	399,280	19,107	26,619	26,619	26,619	26,619	26,619	26,619	26,619	26,619	26,619	
Air conditioning assets fan coil units	6.67%	11-Oct-18	3,384,183	161,946	225,612	225,612	225,612	225,612	225,612	225,612	225,612	225,612	225,612	
Air conditioning assets mini split systems up to 20KW	10.00%	11-Oct-18	26,381	1,894	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	
Air conditioning assets pumps	5.00%	11-Oct-18	92,690	3,327	4,635	4,635	4,635	4,635	4,635	4,635	4,635	4,635	4,635	
Ceiling fans	20.00%	11-Oct-18	21,390	3,071	4,278	4,278	4,278	4,278	1,207					
Door closers	10.00%	11-Oct-18	128,839	9,248	12,884	12,884	12,884	12,884	12,884	12,884	12,884	12,884	12,884	
Door stops, freestanding	10.00%	11-Oct-18	60,063	4,311	6,006	6,006	6,006	6,006	6,006	6,006	6,006	6,006	6,006	
Distribution boards	6.00%	11-Oct-18	545,445	23,491	32,727	32,727	32,727	32,727	32,727	32,727	32,727	32,727	32,727	
Gym assets cardiovascular	20.00%	11-Oct-18	15,829	2,272	3,166	3,166	3,166	3,166	892					
Gym assets resistance	10.00%	11-Oct-18	16,256	1,167	1,626	1,626	1,626	1,626	1,626	1,626	1,626	1,626	1,626	
Hand dryers, electrical	10.00%	11-Oct-18	13,690	983	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	
Lifts	3.33%	11-Oct-18	3,771,770	90,247	125,726	125,726	125,726	125,726	125,726	125,726	125,726	125,726	125,726	
Lights fittings	20.00%	11-Oct-18	1,654,949	237,587	330,990	330,990	330,990	330,990	93,401					
Lights fittings	18.75%	11-Oct-18	3,656,656	685,623	1,114,137	696,336	435,210	272,006	170,004	106,252	66,408	41,505	25,941	
Lights freestanding	18.75%	11-Oct-18	252,352	47,316	76,889	48,055	30,035	18,772	11,732	7,333	4,583	2,864	1,790	
Solar power generating system assets	5.00%	11-Oct-18	393,576	14,126	19,679	19,679	19,679	19,679	19,679	19,679	19,679	19,679	19,679	
Telecommunications assets telephone hand sets	10.00%	11-Oct-18	17,426	1,251	1,743	1,743	1,743	1,743	1,743	1,743	1,743	1,743	1,743	
Telecommunications assets telephone hand sets	18.75%	11-Oct-18	79,827	14,968	24,322	15,202	9,501	5,938	3,711	2,320	1,450	906	566	
Telecommunications assets telephone systems	14.29%	11-Oct-18	324,164	33,241	46,309	46,309	46,309	46,309	46,309	46,309	13,069			
Telecommunications assets telephone systems	18.75%	11-Oct-18	1,077	202	328	205	128	80	50	31	20	12	8	
Television sets	10.00%	11-Oct-18	81,624	5,859	8,162	8,162	8,162	8,162	8,162	8,162	8,162	8,162	8,162	
Ventilation fans	5.00%	11-Oct-18	27,094	972	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	1,355	
Carpets	18.75%	11-Oct-18	1,370,028	256,880	417,430	260,894	163,059	101,912	63,695	39,809	24,881	15,550	9,719	
Fire control assets:														
Detection and alarm systems alarm bells	18.75%	11-Oct-18	86,130	16,149	26,243	16,402	10,251	6,407	4,004	2,503	1,564	978	611	
Detection and alarm systems detectors	5.00%	11-Oct-18	11,123	399	556	556	556	556	556	556	556	556	556	
Detection and alarm systems detectors	18.75%	11-Oct-18	339,131	63,587	103,329	64,581	40,363	25,227	15,767	9,854	6,159	3,849	2,406	
Detection and alarm systems fire indicator panels	8.33%	11-Oct-18	59,179	3,540	4,932	4,932	4,932	4,932	4,932	4,932	4,932	4,932	4,932	
Emergency warning and intercommunication systems master emergency control panels	8.33%	11-Oct-18	49,910	2,985	4,159	4,159	4,159	4,159	4,159	4,159	4,159	4,159	4,159	
Emergency warning and intercommunication systems speakers	18.75%	11-Oct-18	335,794	62,961	102,312	63,945	39,966	24,979	15,612	9,757	6,098	3,811	2,382	
Emergency warning and intercommunication systems strobe lights	18.75%	11-Oct-18	245,015	45,940	74,653	46,658	29,161	18,226	11,391	7,119	4,450	2,781	1,738	
Emergency warning and intercommunication systems warden intercom phones	18.75%	11-Oct-18	12,478	2,340	3,802	2,376	1,485	928	580	363	227	142	89	
Hoses and nozzles	10.00%	11-Oct-18	123,206	8,844	12,321	12,321	12,321	12,321	12,321	12,321	12,321	12,321	12,321	
Hoses and nozzles	18.75%	11-Oct-18	6,246	1,171	1,903	1,189	743	465	290	181	113	71	44	
Pumps	4.00%	11-Oct-18	99,820	2,866	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	
Stair pressurisation assets AC variable speed drives	10.00%	11-Oct-18	20,420	1,466	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	
Carried forward			18,487,783	1,858,786	2,867,113	2,137,607	1,681,666	1,396,703	975,668	768,853	666,042	609,491	582,315	

Prime Cost Depreciation Schedule (cont.)

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
Brought forward				18,487,783	1,858,786	2,867,113	2,137,607	1,681,666	1,396,703	975,668	768,853	666,042	609,491	582,315
Furniture, freestanding:														
Generally	14.29%	11-Oct-18	2,975,834	305,154	425,119	425,119	425,119	425,119	425,119	425,119	425,119	119,966		
Generally	18.75%	11-Oct-18	1,796,974	336,933	547,515	342,197	213,873	133,671	83,544	52,215	32,634	20,397	12,748	
Outdoor	20.00%	11-Oct-18	193,865	27,832	38,773	38,773	38,773	38,773	10,941					
Outdoor	18.75%	11-Oct-18	175,812	32,965	53,568	33,480	20,925	13,078	8,174	5,109	3,193	1,996	1,247	
Guestroom assets:														
Bathroom assets exhaust fans	10.00%	11-Oct-18	113,224	8,127	11,322	11,322	11,322	11,322	11,322	11,322	11,322	11,322	11,322	11,322
Bathroom assets exhaust fans	18.75%	11-Oct-18	50,980	9,559	15,533	9,708	6,068	3,792	2,370	1,481	926	579	362	
Bathroom assets hair dryers	18.75%	11-Oct-18	106,465	19,962	32,439	20,274	12,671	7,920	4,950	3,094	1,933	1,208	755	
Bedding	50.00%	11-Oct-18	498,957	179,078	249,479	70,401								
Beds generally	14.29%	11-Oct-18	1,690,666	173,368	241,524	241,524	241,524	241,524	241,524	241,524	241,524	68,154		
Beds foldout and rollaway beds	33.33%	11-Oct-18	11,408	2,730	3,803	3,803	1,072							
Bed spreads, blankets and quilts	20.00%	11-Oct-18	35,793	5,138	7,159	7,159	7,159	7,159	2,018					
Cabinetry	6.00%	11-Oct-18	1,774,087	76,407	106,445	106,445	106,445	106,445	106,445	106,445	106,445	106,445	106,445	106,445
Cabinetry	18.75%	11-Oct-18	93,132	17,462	28,376	17,735	11,084	6,928	4,330	2,706	1,691	1,057	661	
Kitchen assets bar refrigerators	18.75%	11-Oct-18	243,917	45,734	74,319	46,449	29,031	18,144	11,340	7,088	4,430	2,769	1,730	
Kitchen assets cooking utensils	50.00%	11-Oct-18	239,482	85,951	119,741	33,790								
Kitchen assets crockery and cutlery	25.00%	11-Oct-18	18,266	3,278	4,566	4,566	4,566	1,290						
Kitchen assets glassware	50.00%	11-Oct-18	53,401	19,166	26,700	7,535								
Kitchen assets water filters, electrical	6.67%	11-Oct-18	98,038	4,691	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536	6,536
Laundry assets in guestrooms irons and ironing boards	33.33%	11-Oct-18	152,896	36,583	50,965	50,965	14,382							
Window blinds and curtains	16.67%	11-Oct-18	1,366,586	163,491	227,764	227,764	227,764	227,764	227,764	227,764	64,275			
Hot water systems	10.00%	11-Oct-18	338,407	24,291	33,841	33,841	33,841	33,841	33,841	33,841	33,841	33,841	33,841	33,841
Laundry assets used by hotel/motel operators:														
Linen bins/storages	18.75%	11-Oct-18	28,663	5,374	8,733	5,458	3,411	2,132	1,333	833	521	325	203	
Security and monitoring assets:														
Access control systems readers swipe card	33.33%	11-Oct-18	376,963	90,196	125,654	125,654	35,459							
Closed circuit television systems cameras	18.75%	11-Oct-18	64,170	12,032	19,552	12,220	7,637	4,773	2,983	1,865	1,165	728	455	
Closed circuit television systems switching units	20.00%	11-Oct-18	45,632	6,551	9,126	9,126	9,126	9,126	2,577					
Swimming pools and spas:														
Chlorinators	12.50%	11-Oct-18	327,980	29,428	40,998	40,998	40,998	40,998	40,998	40,998	40,998	40,998	11,566	
Filtration assets	12.50%	11-Oct-18	698,740	62,695	87,343	87,343	87,343	87,343	87,343	87,343	87,343	87,343	24,644	
Heaters	10.00%	11-Oct-18	299,460	21,495	29,946	29,946	29,946	29,946	29,946	29,946	29,946	29,946	29,946	29,946
Trolleys	10.00%	11-Oct-18	290,413	20,846	29,041	29,041	29,041	29,041	29,041	29,041	29,041	29,041	29,041	29,041
Carried forward				32,647,991	3,685,304	5,522,992	4,216,779	3,336,784	2,883,368	2,350,107	1,919,632	1,246,127	891,890	817,607

Prime Cost Depreciation Schedule (cont.)

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	
Brought forward			32,647,991	3,685,304	5,522,992	4,216,779	3,336,784	2,883,368	2,350,107	1,919,632	1,246,127	891,890	817,607	
Cafes, restaurants, takeaway food services, pubs, taverns, bars and clubs														
Beer dispensing system assets	6.67%	11-Oct-18	133,331	6,380	8,889	8,889	8,889	8,889	8,889	8,889	8,889	8,889	8,889	
Coffee making machines	20.00%	11-Oct-18	58,209	8,357	11,642	11,642	11,642	11,642	3,285					
Counters for customer service, freestanding	6.67%	11-Oct-18	79,713	3,815	5,314	5,314	5,314	5,314	5,314	5,314	5,314	5,314	5,314	
Dance floor assets, freestanding	20.00%	11-Oct-18	89,125	12,795	17,825	17,825	17,825	17,825	5,030					
Dishwasher machines	12.50%	11-Oct-18	58,681	5,265	7,335	7,335	7,335	7,335	7,335	7,335	7,335	2,071		
Drink blenders	33.33%	11-Oct-18	11,043	2,642	3,681	3,681	1,039							
Drink blenders	18.75%	11-Oct-18	4,913	921	1,497	935	585	365	228	143	89	56	35	
Drink dispensing machines	10.00%	11-Oct-18	37,076	2,661	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	
Food preparation and service assets:														
Bench top appliances - small portable type	33.33%	11-Oct-18	96,211	23,020	32,070	32,070	9,050							
Cooking appliances, large commercial type	10.00%	11-Oct-18	690,861	49,591	69,086	69,086	69,086	69,086	69,086	69,086	69,086	69,086	69,086	
Crockery, cutlery and glassware	100.00%	11-Oct-18	786,196	786,196										
Hot food display assets	10.00%	11-Oct-18	36,588	2,626	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	
Preparation benches, freestanding	5.00%	11-Oct-18	534,351	19,178	26,718	26,718	26,718	26,718	26,718	26,718	26,718	26,718	26,718	
Preparation benches, freestanding	18.75%	11-Oct-18	16,627	3,118	5,066	3,166	1,979	1,237	773	483	302	189	118	
Furniture, freestanding, for customer use:														
In drinking areas of pubs, bars, clubs	20.00%	11-Oct-18	11,836	1,699	2,367	2,367	2,367	2,367	669					
In drinking areas of pubs, bars, clubs	18.75%	11-Oct-18	18,866	3,537	5,748	3,593	2,245	1,403	877	548	343	214	134	
In dining areas	12.50%	11-Oct-18	2,171,862	194,873	271,483	271,483	271,483	271,483	271,483	271,483	271,483	76,609		
In dining areas	18.75%	11-Oct-18	279,094	52,330	85,036	53,148	33,217	20,761	12,976	8,110	5,069	3,168	1,980	
Glass washer machines	20.00%	11-Oct-18	25,668	3,685	5,134	5,134	5,134	5,134	1,447					
Kitchen exhaust fans	20.00%	11-Oct-18	339,388	48,723	67,878	67,878	67,878	67,878	19,153					
Refrigeration assets:														
Generally	10.00%	11-Oct-18	206,048	14,790	20,605	20,605	20,605	20,605	20,605	20,605	20,605	20,605	20,605	
Generally	18.75%	11-Oct-18	4,249	797	1,295	809	506	316	198	123	77	48	30	
Ice making machines	12.50%	11-Oct-18	112,952	10,135	14,119	14,119	14,119	14,119	14,119	14,119	14,119	3,985		
Carried forward			38,450,880	4,942,438	6,193,147	4,849,944	3,921,167	3,443,212	2,825,658	2,359,956	1,682,923	1,116,208	957,883	

Prime Cost Depreciation Schedule (cont.)

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												
Brought forward				38,450,880	4,942,438	6,193,147	4,849,944	3,921,167	3,443,212	2,825,658	2,359,956	1,682,923	1,116,208	957,883
TABLE B														
Computers and computer equipment:														
Computers and computer equipment (not specified elsewhere below)														
	25.00%	11-Oct-18	1,947,903	349,555	486,976	486,976	486,976	486,976	137,420					
Computers and computer equipment (not specified elsewhere below)														
	18.75%	11-Oct-18	35,744	6,702	10,891	6,807	4,254	2,659	1,662	1,039	649	406	254	
Computer Software	20.00%	11-Oct-18	337,319	48,426	67,464	67,464	67,464	67,464	19,037					
Computer Software	18.75%	11-Oct-18	6,181	1,159	1,883	1,177	736	460	287	180	112	70	44	
Mobile/portable computers (including laptops, tablets)	50.00%	11-Oct-18	69,347	24,889	34,673	9,785								
Mobile/portable computers (including laptops, tablets)	18.75%	11-Oct-18	285,504	53,532	86,989	54,368	33,980	21,238	13,274	8,296	5,185	3,241	2,025	
Network equipment	20.00%	11-Oct-18	369,964	53,113	73,993	73,993	73,993	73,993	20,879					
Office furniture, freestanding:														
Cabinets - Metal														
	5.00%	11-Oct-18	7,558	271	378	378	378	378	378	378	378	378	378	378
Cabinets - Metal														
	18.75%	11-Oct-18	5,704	1,070	1,738	1,086	679	424	265	166	104	65	40	
Chairs														
	10.00%	11-Oct-18	3,422	246	342	342	342	342	342	342	342	342	342	342
Tables - General														
	10.00%	11-Oct-18	7,130	512	713	713	713	713	713	713	713	713	713	713
Partitions (demountable)														
	5.00%	11-Oct-18	182,528	6,551	9,126	9,126	9,126	9,126	9,126	9,126	9,126	9,126	9,126	9,126
Point of sale assets:														
Generally (including barcode scanners, cash drawers, dedicated computers, electronic funds transfer point of sale (EFTPOS) machines, keyboards, monitors, printers and terminals)														
	16.67%	11-Oct-18	234,221	28,021	39,037	39,037	39,037	39,037	39,037	39,037	11,015			
Signage														
	14.29%	11-Oct-18	17,771	1,822	2,539	2,539	2,539	2,539	2,539	2,539	714			
Signage														
	18.75%	11-Oct-18	185,102	34,707	56,398	35,249	22,031	13,769	8,606	5,379	3,362	2,101	1,313	
Switchboards														
	5.00%	11-Oct-18	242,420	8,701	12,121	12,121	12,121	12,121	12,121	12,121	12,121	12,121	12,121	12,121
Pooled Plant Total					1,835,031	2,981,925	1,863,703	1,164,814	728,009	455,006	284,379	177,737	111,085	69,428
Effective Life Plant Total					3,726,682	4,096,484	3,787,402	3,510,721	3,096,886	2,498,918	2,126,870	1,537,992	1,033,685	914,811
Total Division 40				42,388,698	5,561,713	7,078,409	5,651,105	4,675,536	3,824,895	2,953,923	2,411,249	1,715,729	1,144,770	984,239
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 2018		4.00%	94,559,128	2,715,013	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365
Total Division 43				94,559,128	2,715,013	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365	3,782,365
Total Depreciation				136,947,826	8,276,726	10,860,774	9,433,470	8,457,901	7,607,260	6,736,288	6,193,614	5,498,094	4,927,135	4,766,604

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	30 Nov 16 to 11 Oct 18	94,559,128	4.00%	3,782,365	94,559,128
Sub-total		94,559,128		3,782,365	94,559,128

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
	30 Nov 16 to 11 Oct 18		4.00%		
Sub-total					
Totals		94,559,128		3,782,365	94,559,128

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
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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.