



Tax Depreciation Report

2 Rockvale Crescent,
Harrisdale WA 6112

Agnes Novinda and Maria Goretti Andhita Gunady
129 Gibbs Street
EAST CANNINGTON, WA 6107

Issue Schedule	
Issue Date:	Issued by:
10 September 2019	Mark Kilroy Bsc (Hons) MRICS

Agnes Novinda and Maria Goretti Andhita Gunady
129 Gibbs Street
EAST CANNINGTON, WA 6107

September 2019
Job No: RES6112008

Tax Depreciation Report – 2 Rockvale Crescent, Harrisdale WA 6112

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

10 September 2019

Purchaser

Agnes Novinda and Maria Goretti Andhita Gunady

Property Address

2 Rockvale Crescent, Harrisdale WA 6112

Real Property Description

LOT 3533 P413452

Property Type

Residential House

Date of Construction

19 March 2019

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	19 March 19 to 30 June 19	2,595	2,421	5,016	1,043	6,059
2	1 July 19 to 30 June 20	7,153	3,933	11,086	3,694	14,780
3	1 July 20 to 30 June 21	5,641	2,458	8,099	3,694	11,793
4	1 July 21 to 30 June 22	3,649	2,864	6,513	3,694	10,207
5	1 July 22 to 30 June 23	2,830	2,141	4,971	3,694	8,665
6	1 July 23 to 30 June 24	2,160	1,689	3,849	3,694	7,543
7	1 July 24 to 30 June 25	1,768	1,055	2,823	3,694	6,517
8	1 July 25 to 30 June 26	1,256	1,022	2,278	3,694	5,972
9	1 July 26 to 30 June 27	844	995	1,839	3,694	5,533
10	1 July 27 to 30 June 28	701	622	1,323	3,694	5,017
11	1 July 28 to 30 June 29	584	389	972	3,694	4,666
12	1 July 29 to 30 June 30	486	243	729	3,694	4,423
13	1 July 30 to 30 June 31	219	502	721	3,694	4,415
14	1 July 31 to 30 June 32	190	314	504	3,694	4,198
15	1 July 32 to 30 June 33	164	196	361	3,694	4,055
16	1 July 33 to 30 June 34	142	123	265	3,694	3,959
17	1 July 34 to 30 June 35	0	424	424	3,694	4,118
18	1 July 35 to 30 June 36	0	265	265	3,694	3,959
19	1 July 36 to 30 June 37	0	166	166	3,694	3,860
20	1 July 37 to 30 June 38	0	104	104	3,694	3,798
21	1 July 38 to 30 June 39	0	65	65	3,694	3,759
22	1 July 39 to 30 June 40	0	40	40	3,694	3,734
23	1 July 40 to 30 June 41	0	25	25	3,694	3,719
24	1 July 41 to 30 June 42	0	16	16	3,694	3,710
25	1 July 42 to 30 June 43	0	10	10	3,694	3,704
26	1 July 43 to 30 June 44	0	6	6	3,694	3,700
27	1 July 44 to 30 June 45	0	4	4	3,694	3,698
28	1 July 45 to 30 June 46	0	2	2	3,694	3,696
29	1 July 46 to 30 June 47	0	2	2	3,694	3,696
30	1 July 47 to 30 June 48	0	1	1	3,694	3,695
31	1 July 48 to 30 June 49	0	1	1	3,694	3,695
32	1 July 49 to 30 June 50	0	0	0	3,694	3,694
33	1 July 50 to 30 June 51	0	0	0	3,694	3,694
34	1 July 51 to 30 June 52	0	0	0	3,694	3,694
35	1 July 52 to 30 June 53	0	0	0	3,694	3,694
36	1 July 53 to 30 June 54	0	0	0	3,694	3,694
37	1 July 54 to 30 June 55	0	0	0	3,694	3,694
38	1 July 55 to 30 June 56	0	0	0	3,694	3,694
39	1 July 56 to 30 June 57	0	0	0	3,694	3,694
40	2057+	0	0	0	6,325	6,325
Totals		30,383	22,097	52,479	147,740	200,219

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	19 March 19 to 30 June 19	1,521	2,421	3,942	1,043	4,985
2	1 July 19 to 30 June 20	3,805	3,933	7,738	3,694	11,432
3	1 July 20 to 30 June 21	3,805	2,458	6,263	3,694	9,957
4	1 July 21 to 30 June 22	3,805	1,536	5,341	3,694	9,035
5	1 July 22 to 30 June 23	3,805	960	4,765	3,694	8,459
6	1 July 23 to 30 June 24	3,663	600	4,264	3,694	7,958
7	1 July 24 to 30 June 25	3,303	375	3,678	3,694	7,372
8	1 July 25 to 30 June 26	3,303	234	3,537	3,694	7,231
9	1 July 26 to 30 June 27	3,303	147	3,450	3,694	7,144
10	1 July 27 to 30 June 28	3,303	92	3,395	3,694	7,089
11	1 July 28 to 30 June 29	2,642	57	2,699	3,694	6,393
12	1 July 29 to 30 June 30	967	36	1,003	3,694	4,697
13	1 July 30 to 30 June 31	853	22	875	3,694	4,569
14	1 July 31 to 30 June 32	549	14	563	3,694	4,257
15	1 July 32 to 30 June 33	549	9	558	3,694	4,252
16	1 July 33 to 30 June 34	393	5	398	3,694	4,092
17	1 July 34 to 30 June 35	0	3	3	3,694	3,697
18	1 July 35 to 30 June 36	0	2	2	3,694	3,696
19	1 July 36 to 30 June 37	0	1	1	3,694	3,695
20	1 July 37 to 30 June 38	0	1	1	3,694	3,695
21	1 July 38 to 30 June 39	0	1	1	3,694	3,695
22	1 July 39 to 30 June 40	0	0	0	3,694	3,694
23	1 July 40 to 30 June 41	0	0	0	3,694	3,694
24	1 July 41 to 30 June 42	0	0	0	3,694	3,694
25	1 July 42 to 30 June 43	0	0	0	3,694	3,694
26	1 July 43 to 30 June 44	0	0	0	3,694	3,694
27	1 July 44 to 30 June 45	0	0	0	3,694	3,694
28	1 July 45 to 30 June 46	0	0	0	3,694	3,694
29	1 July 46 to 30 June 47	0	0	0	3,694	3,694
30	1 July 47 to 30 June 48	0	0	0	3,694	3,694
31	1 July 48 to 30 June 49	0	0	0	3,694	3,694
32	1 July 49 to 30 June 50	0	0	0	3,694	3,694
33	1 July 50 to 30 June 51	0	0	0	3,694	3,694
34	1 July 51 to 30 June 52	0	0	0	3,694	3,694
35	1 July 52 to 30 June 53	0	0	0	3,694	3,694
36	1 July 53 to 30 June 54	0	0	0	3,694	3,694
37	1 July 54 to 30 June 55	0	0	0	3,694	3,694
38	1 July 55 to 30 June 56	0	0	0	3,694	3,694
39	1 July 56 to 30 June 57	0	0	0	3,694	3,694
40	2057+	0	0	0	6,325	6,325
Totals		39,569	12,910	52,479	147,740	200,219

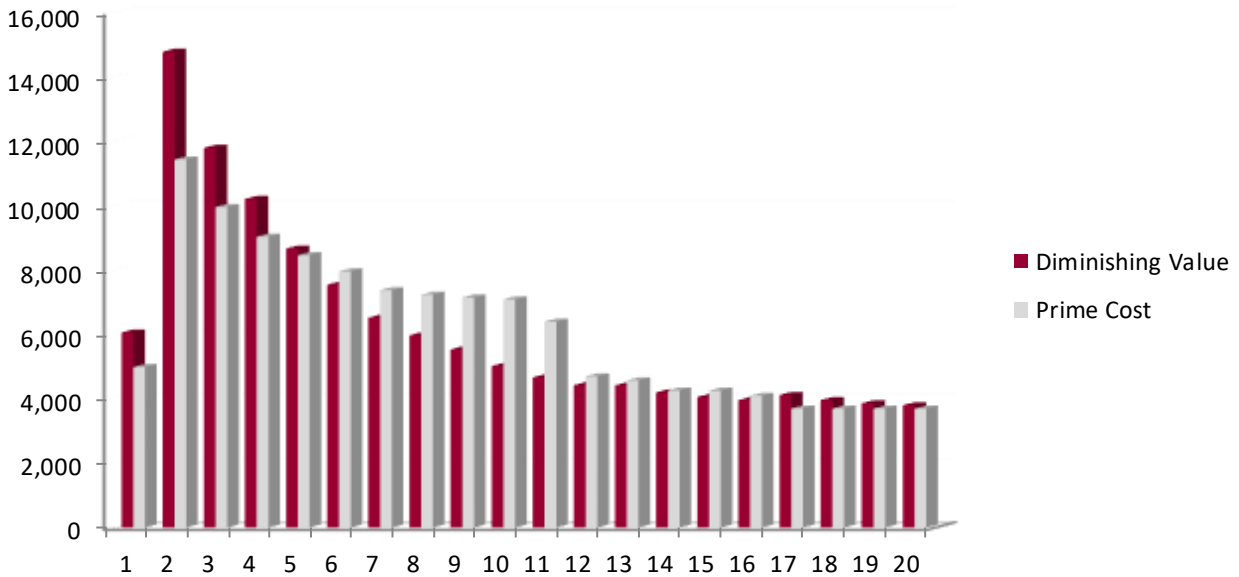
The prime cost method assumes that the item depreciates uniformly over its effective life. It is also known as straight line method and has a lower rate compared to diminishing value method. So the item depreciates at a constant rate until the written down value reaches zero.

Example

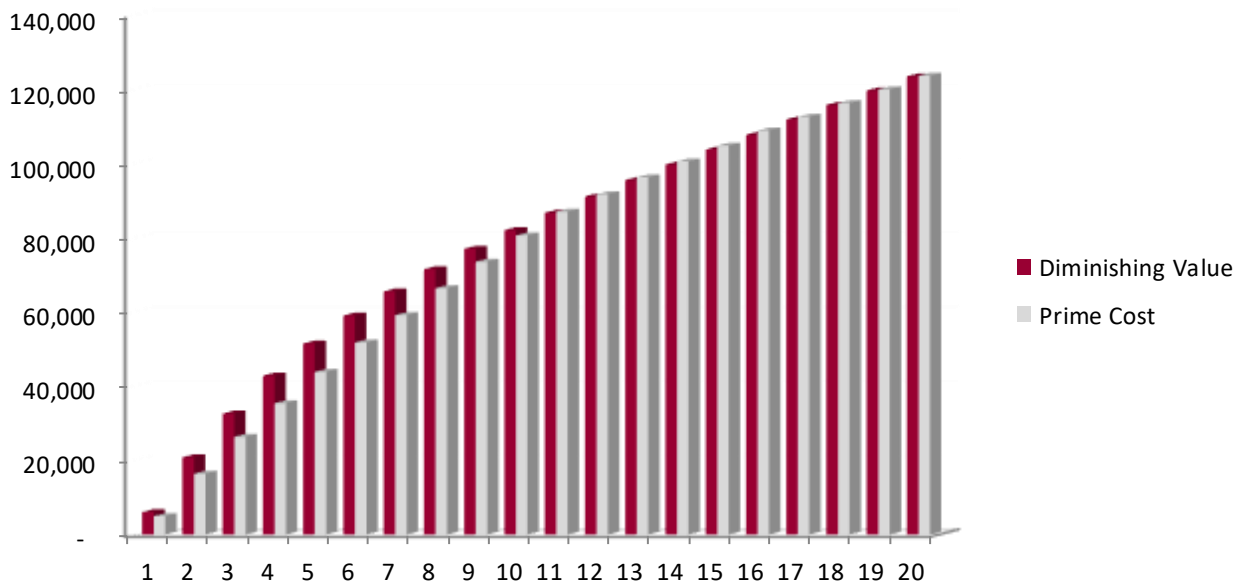
	PC Rate	Opening Value	Year 1	WDV	Year 2
Carpet	10%	\$1,000	\$100	\$900	\$100

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	3 August 2018
Handover Date	19 March 2019

Expenditure Analysed	
Construction Cost	\$204,969
Total Expenditure Analysed	\$204,969

Historical Construction Details	
Construction Start Date	3 August 2018
Construction Completion Date	19 March 2019
Historical Construction Cost (Advised)*	\$204,969

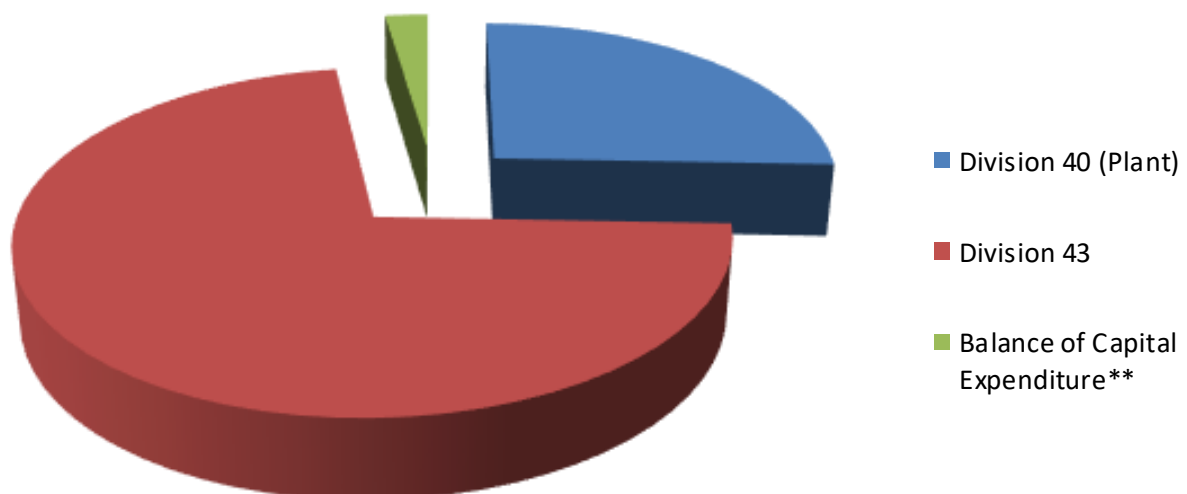
9. Reconciliation of Capital Expenditure

Apportionment of cost relating to:	
Division 40 (Plant)	\$52,479
Division 43	\$147,740
Balance of Capital Expenditure**	\$4,750
Total Expenditure Analysed	\$204,969

Notes

* The historical construction has been calculated and the eligible qualifying expenditure for the purposes of calculating the Division 43 deductions capital works has been taken from this total by excluding the plant (Division 40) and any non eligible expenditure items

** Balance of capital expenditure comprises the apportionment of all capital works which are ineligible for depreciation or capital allowances



10. Diminishing Value Depreciation Schedule

Assets Generally Division 40 - Plant and Equipment	Diminishing Value Rate	Install Date	Opening Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Air-conditioning assets (excl. ducting, pipes & vents)													
Mini split system upto 20KW	20.00%	19-Mar-19	11,533	651	2,176	1,741	1,393	1,114	891	713	571	456	365
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	19-Mar-19	1,018	191	310	194	121	76	47	30	18	12	7
Blinds Residential	18.75%	19-Mar-19	5,249	984	1,599	999	625	390	244	153	95	60	37
Computer systems													
General	18.75%	19-Mar-19	448	84	136	85	53	33	21	13	8	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	19-Mar-19	597	112	182	114	71	44	28	17	11	7	4
Floor coverings (removable without damage)													
Carpets	20.00%	19-Mar-19	4,797	271	905	724	579	464	371	297	237	356	222
Floating timber	13.33%	19-Mar-19	8,234	310	1,056	916	794	688	596	517	448	388	336
Artificial Grass	20.00%	19-Mar-19	3,908	221	737	590	472	378	302	242	362	227	142
Furniture	18.75%	19-Mar-19	4,337	813	1,321	826	516	323	202	126	79	49	31
Garage doors, automatic													
Motors	20.00%	19-Mar-19	1,628	92	307	246	369	230	144	90	56	35	22
Hot water systems (excluding piping)													
Gas or electric	16.67%	19-Mar-19	2,035	96	323	269	224	187	351	219	137	86	54
Kitchen assets													
Cooktops	16.67%	19-Mar-19	1,289	61	205	171	320	200	125	78	49	31	19
Dishwashers	20.00%	19-Mar-19	1,492	84	282	225	338	211	132	83	52	32	20
Ovens	16.67%	19-Mar-19	1,696	80	269	224	187	351	219	137	86	54	33
Rangehoods	18.75%	19-Mar-19	882	165	269	168	105	66	41	26	16	10	6
Lights													
Fittings (excluding hardwired)	40.00%	19-Mar-19	2,510	283	891	534	301	188	117	73	46	29	18
Security systems & equipment													
Electronic	18.75%	19-Mar-19	380	71	116	72	45	28	18	11	7	4	3
\$300 items	100.00%	19-Mar-19	448	448									
Pooled Plant Total				2,421	3,933	2,458	2,864	2,141	1,689	1,055	1,022	995	622
Effective Life Plant Total				2,595	7,153	5,641	3,649	2,830	2,160	1,768	1,256	844	701
Total Division 40			52,479	5,016	11,086	8,099	6,513	4,971	3,849	2,823	2,278	1,839	1,323

Diminishing Value Depreciation Schedule (cont.)

Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2019	2.50%	19-Mar-19	135,467	956	3,387	3,387	3,387	3,387	3,387	3,387	3,387	3,387	3,387
Structural Improvements - Completed 2019	2.50%	19-Mar-19	12,273	87	307	307	307	307	307	307	307	307	307
Total Division 43			147,740	1,043	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694
Total Depreciation			200,219	6,059	14,780	11,793	10,207	8,665	7,543	6,517	5,972	5,533	5,017

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%	19-Mar-19	11,533	325	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
Bathroom assets													
Exhaust fans (including light/heating)	18.75%	19-Mar-19	1,018	191	310	194	121	76	47	30	18	12	7
Blinds Residential	18.75%	19-Mar-19	5,249	984	1,599	999	625	390	244	153	95	60	37
Computer systems													
General	18.75%	19-Mar-19	448	84	136	85	53	33	21	13	8	5	3
Fire control assets													
Detection & alarm systems, detectors	18.75%	19-Mar-19	597	112	182	114	71	44	28	17	11	7	4
Floor coverings (removable without damage)													
Carpets	10.00%	19-Mar-19	4,797	135	480	480	480	480	480	480	480	480	480
Floating timber	6.67%	19-Mar-19	8,234	155	549	549	549	549	549	549	549	549	549
Artificial Grass	10.00%	19-Mar-19	3,908	110	391	391	391	391	391	391	391	391	391
Furniture	18.75%	19-Mar-19	4,337	813	1,321	826	516	323	202	126	79	49	31
Garage doors, automatic													
Motors	10.00%	19-Mar-19	1,628	46	163	163	163	163	163	163	163	163	163
Hot water systems (excluding piping)													
Gas or electric	8.33%	19-Mar-19	2,035	48	170	170	170	170	170	170	170	170	170
Kitchen assets													
Cooktops	8.33%	19-Mar-19	1,289	30	107	107	107	107	107	107	107	107	107
Dishwashers	10.00%	19-Mar-19	1,492	42	149	149	149	149	149	149	149	149	149
Ovens	8.33%	19-Mar-19	1,696	40	141	141	141	141	141	141	141	141	141
Rangehoods	18.75%	19-Mar-19	882	165	269	168	105	66	41	26	16	10	6
Lights													
Fittings (excluding hardwired)	20.00%	19-Mar-19	2,510	142	502	502	502	502	360				
Security systems & equipment													
Electronic	18.75%	19-Mar-19	380	71	116	72	45	28	18	11	7	4	3
\$300 items	100.00%	19-Mar-19	448	448									
Pooled Plant Total				2,421	3,933	2,458	1,536	960	600	375	234	147	92
Effective Life Plant Total				1,521	3,805	3,805	3,805	3,805	3,663	3,303	3,303	3,303	3,303
Total Division 40			52,479	3,942	7,738	6,263	5,341	4,765	4,264	3,678	3,537	3,450	3,395

Prime Cost Depreciation Schedule (cont.)

Division 43 - Capital Works Allowance													
	Rate		Opening Value	Year 1	Year2	Year 3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
Building Works - Completed 2019	2.50%	19-Mar-19	135,467	956	3,387	3,387	3,387	3,387	3,387	3,387	3,387	3,387	3,387
Structural Improvements - Completed 2019	2.50%	19-Mar-19	12,273	87	307	307	307	307	307	307	307	307	307
Total Division 43			147,740	1,043	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694
Total Depreciation			200,219	4,985	11,432	9,957	9,035	8,459	7,958	7,372	7,231	7,144	7,089

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 2019	3 Aug 18 to 19 Mar 19	135,467	2.50%	3,387	135,467
Sub-total		135,467		3,387	135,467

Qualifying Structural Improvements

Description	Start and Completion Dates	Historical Cost	Rate	Annual Claim	Opening Value
Structural Improvements - Completed 2019	3 Aug 18 to 19 Mar 19	12,273	2.50%	307	12,273
Sub-total		12,273		307	12,273
Totals		147,741		3,694	147,740

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	
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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.