

CHARTERED QUANTITY SURVEYORS AND ASSET ADVISORY

Capability Statement

Cost certainty across the asset life cycle

Tax depreciation · CGT cost base · Asset registers · Replacement cost and useful life · Life cycle and capex · Insurance reinstatement

NOVEMBER 2026



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"Technology supports our people; it does not replace their judgement. Every report we issue is signed off by a Chartered Quantity Surveyor."

WELCOME FROM OUR CEO

Advice you can rely on, documented to be checked.

Thank you for taking the time to learn about Koste.

I founded Koste in 2012 with a straightforward aim: to give property owners and their advisers quantity surveying advice they can rely on, prepared by qualified people and documented clearly enough to stand up to scrutiny.

Our work began with tax depreciation, and that remains a core part of what we do. Over time, the same disciplines of identifying assets, understanding how they were built and what they cost, and recording the method behind every figure have taken us into broader asset advisory work: capital gains tax cost base evidence, componentised asset registers, replacement cost and useful life inputs for financial reporting, life cycle and capital expenditure forecasting, and insurance reinstatement assessments.

We have invested in our own technology so we can work efficiently and consistently at scale. Technology supports our people; it does not replace their judgement. Every report we issue is reviewed and signed off by a Chartered Quantity Surveyor.

We were pleased to be named Highly Commended for Quantity Surveying Team at the RICS Awards Australia in 2025 and again in 2026, and to be a finalist at the AIQS Built Environment Awards in 2026. That recognition belongs to our team.

Whether you are an investor, an accountant, a fund manager or a public sector asset owner, we would welcome the opportunity to understand your requirements and explain how we can help.

Mark Kilroy
Director and Chief Executive Officer, Koste
BSc (Hons) Quantity Surveying | MRICS | MAIQS CQS

WHO WE ARE

Chartered Quantity Surveyors and Asset Advisory

Koste Chartered Quantity Surveyors is an Australian privately owned chartered quantity surveying and asset advisory firm, founded in 2012 by Mark Kilroy, Director and CEO. We combine more than two decades of chartered quantity surveying experience with a proprietary technology platform to deliver precise, well-documented reports for property owners, advisers, businesses and institutions nationwide.

Best known nationally for tax depreciation, Koste applies the same asset identification, componentisation and cost evidence disciplines to a wider range of advisory work. For investors and their accountants, that means depreciation schedules and capital gains tax cost base evidence. For funds, corporate owners, councils and government agencies, it means componentised asset registers, replacement cost and useful life inputs, life cycle and capital expenditure forecasts, and insurance reinstatement assessments.

Our people include Chartered Quantity Surveyors with RICS, Certified Quantity Surveyors with the AIQS, and registered tax agents, supported by a national team of quantity surveyors and inspectors. Koste is an AIQS member firm, a RICS regulated firm and a Registered Tax Agent with the Tax Practitioners Board.

LEADERSHIP

Mark Kilroy

Director and Chief Executive Officer

Chartered Quantity Surveyor with more than 25 years of experience across Australia, the United Kingdom and the United States, including life cycle management in London, real estate tax consultancy with a global professional services firm and cost engineering in Boston.

BSc (Hons) Quantity Surveying | MRICS | MAIQS CQS
Registered with the Tax Practitioners Board
AIQS Queensland Chapter Councillor (2022 to present)

OUR GROUP AND BRANDS

Koste	Chartered quantity surveying and asset advisory
Capal	Our proprietary technology platform
eDepreciation	Price-conscious online residential reports
KosteSeg	US cost segregation, launched 2026
koste.ai	Online ordering, client and partner portal

OUR VALUES

Expertise

Qualified, experienced people who understand both construction cost and the tax and reporting rules that apply to it.

Client focus

Clear scope and fees confirmed upfront, plain-English reporting and support after delivery.

Passion

A genuine commitment to getting it right, shown in the care taken over every report and every client conversation.

Unity

One national team sharing methods, data and technology across seven offices.

OUR JOURNEY

2012 — Koste founded by Mark Kilroy

2016 — Expanded to major Australian cities

2017 — Acquired KC Partnership

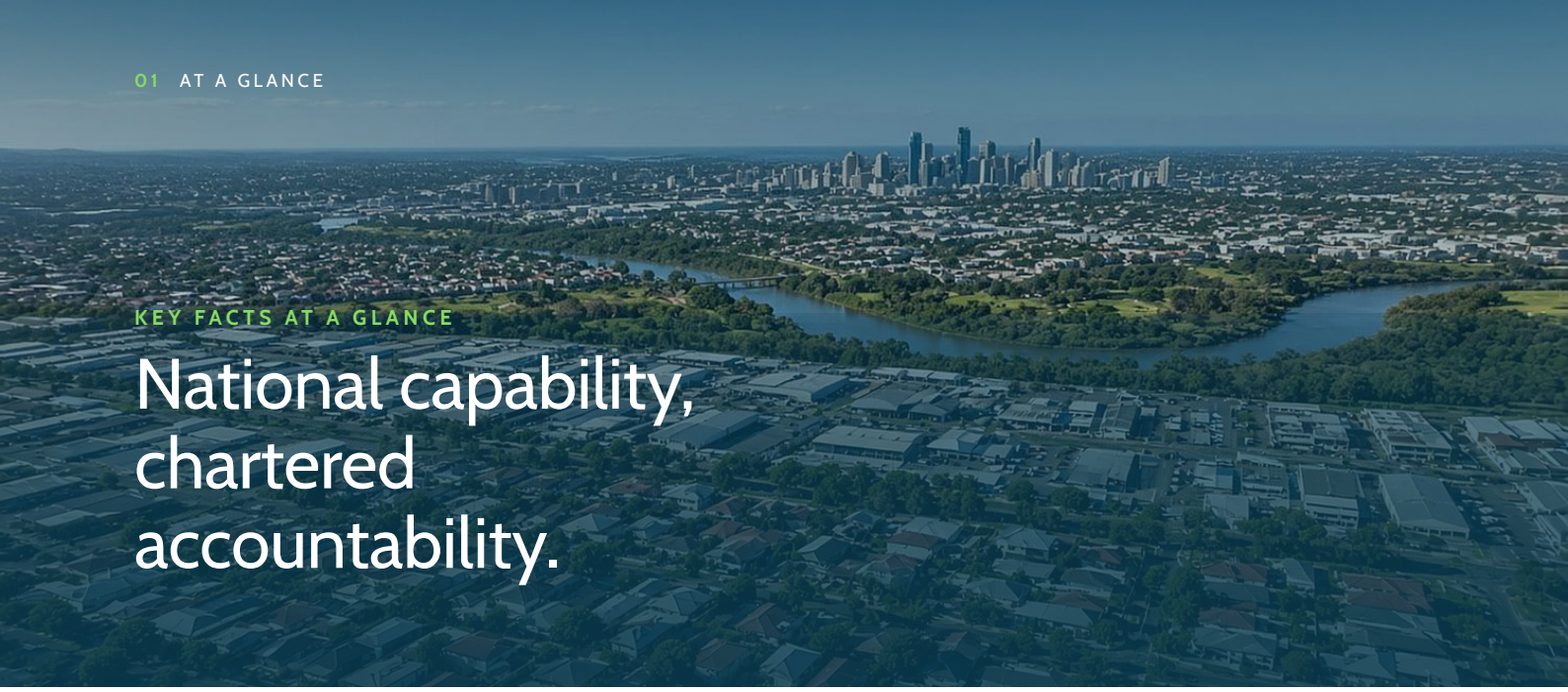
2018 — Launched eDepreciation, online residential reports

2020 — Launched Capal, our in-house depreciation and asset software

2025 — RICS Awards Australia: Highly Commended, QS Team; launched koste.ai, our online ordering, client and partner portal

2026 — RICS Highly Commended again; AIQS Built Environment Awards finalist

2026 — Launched KosteSeg, a US cost segregation business



KEY FACTS AT A GLANCE

National capability, chartered accountability.

2012
FOUNDED
Australian, privately owned

50,000+
REPORTS DELIVERED
All-time

3,800+
REPORTS DELIVERED
In calendar year 2025

7
OFFICES
QLD, NSW, VIC, WA, SA and TAS

25+
YEARS
Principal Chartered QS experience across Australia, the UK and the US

Every
REPORT
Reviewed and signed off by a Chartered Quantity Surveyor

SERVICES

- Tax depreciation, residential and commercial
- CGT cost base reports
- Asset registers and componentised accounting
- Replacement cost and useful life inputs
- Life cycle and capex forecasting
- Insurance reinstatement
- Cost planning and QS advisory

CREDENTIALS

- AIQS member firm
- RICS member and RICS regulated firm
- Registered Tax Agent 248 367 67
- RICS Awards Australia: Highly Commended, Quantity Surveying Team, 2025 and 2026
- Finalist, AIQS Built Environment Awards, 2026

COMPANY

Koste Pty Ltd trading as Koste Chartered Quantity Surveyors
ABN 27 168 494 942
Founded 2012
Australian, privately owned
Offices in Gold Coast, Brisbane, Sydney, Melbourne, Perth, Adelaide and Tasmania
Service across all states and territories

ACCREDITATIONS AND AWARDS

Professionally regulated. Recognised by our peers.

Koste is accountable to the professional bodies that set the standards for quantity surveying and tax practice in Australia. Our work is prepared by qualified surveyors and reviewed by a Chartered Quantity Surveyor before it is issued.

ACCREDITATIONS

Member firm

Australian Institute of Quantity Surveyors. Our quantity surveyors include Certified Quantity Surveyors (CQS).

Regulated firm

Royal Institution of Chartered Surveyors. Koste is a RICS member and RICS regulated firm.

Registered Tax Agent

Registered with the Tax Practitioners Board, Tax Agent Number 248 367 67.

AWARDS

2026
RICS AWARDS AUSTRALIA
Highly Commended
Quantity Surveying Team

2026
AIQS
Finalist
Built Environment Awards

2025
RICS AWARDS AUSTRALIA
Highly Commended
Quantity Surveying Team

Being Highly Commended by RICS in consecutive years for Quantity Surveying Team, and named a finalist at the AIQS Built Environment Awards, reflects the work of our whole national team.

02

Our services

One set of disciplines, applied across the asset life cycle: identify the asset, establish what it cost or would cost, assign its life, and document the reasoning.

01	Tax depreciation
02	CGT cost base reports
03	Asset registers and componentised accounting
04	Replacement cost and useful life
05	Life cycle and capex forecasting
06	Insurance reinstatement
07	Cost planning and QS advisory

SERVICES OVERVIEW

Services mapped to the asset life cycle



Every property moves through the same stages: it is planned and built, acquired, operated and maintained, reported on, and eventually sold or replaced. At each stage its owner needs reliable cost and life information.

Koste's services follow that cycle. Because our registers, schedules and forecasts draw on the same asset data and costing disciplines, information captured for one purpose can often inform another, saving time for clients and their advisers.

SERVICE MATRIX: WHO EACH SERVICE IS FOR

	Investors	Accountants	Funds & corporate	Government & councils	Developers	Commercial owners
Tax depreciation	●	●	●	○	●	●
CGT cost base reports	●	●	○			●
Asset registers and componentised accounting		○	●	●	○	●
Replacement cost and useful life		○	●	●		○
Life cycle and capex forecasting			●	●	○	●
Insurance reinstatement	○		●	●	○	●
Cost planning and QS advisory	○	○	○	○	●	○

● Core service for this client group ○ Frequently used



SERVICE 01

Tax depreciation

Residential and commercial

THE QUESTION IT ANSWERS What can be claimed for this property each year?

WHAT IT IS

A tax depreciation schedule identifies and values the plant and equipment (Division 40) and capital works (Division 43) in an income-producing property, so the owner's accountant can work out the deductions available each year. Koste prepares schedules for single dwellings through to commercial buildings, hotels and national portfolios, for owners and for tenants.



RESIDENTIAL AND COMMERCIAL

For investors, a schedule supports annual deductions over the life of the property. For commercial owners and tenants, schedules extend to fit-outs, balancing adjustments when assets are scrapped or demolished, and tenant fit-out abandonment at lease end. Our team combines quantity surveying and tax expertise, and we stay up to date with changing legislation.

WHO IT'S FOR

- Residential property investors
- Accountants and registered tax agents
- Commercial owners and tenants
- Developers handing over new projects
- Property funds and portfolio owners

WHAT'S DELIVERED

Residential

- 40-year depreciation schedule
- Diminishing value and prime cost methods
- Low-value pooling and immediate write-offs
- Common property and previous owners' renovations
- Split ownership reports

Commercial

- Owner and tenant fit-out schedules
- Balancing adjustments on disposal
- Tenant fit-out abandonment
- Acquisition and portfolio schedules: offices, industrial, retail, hotels and medical

HOW IT WORKS

1. Scope and fee confirmed
2. Inspection, on site or virtual where appropriate
3. Measurement, identification and costing
4. Chartered QS review and sign-off
5. Report delivered to owner and accountant

The deductions available depend on the property, its history and the owner's circumstances. Your accountant decides what is claimed.

OFTEN COMBINED WITH CGT cost base reports | Asset registers | Insurance reinstatement



SERVICE 02

CGT cost base reports

Independent evidence of improvement costs

THE QUESTION IT ANSWERS What did the improvements to this property cost?

WHAT IT IS

A property's cost base can include eligible improvement expenditure, but only where it can be identified and evidenced. When invoices are missing, Koste's Chartered QSs assess historical construction and renovation costs from the evidence that is available, clearly separating documented amounts from estimates, so the owner's accountant has independent evidence to work from.

HOW THE COST BASE FITS TOGETHER

- **Purchase price** — Money paid for the property
- **Eligible improvement expenditure** — Where it can be identified and evidenced: Koste's focus
- **Other allowable costs** — Acquisition, ownership and disposal costs where allowed
- **Less: capital works deductions claimed or claimable** — These reduce the cost base
- **= Cost base, worked out by your accountant**

Simplified illustration. Your accountant works out the actual cost base.

NO RECEIPTS? OTHER EVIDENCE CAN HELP

- Historical photographs and listings
- Building plans, before and after
- Council approvals and certificates
- Contracts, variations and quotes
- Bank and payment records
- Property inspection where needed

Documented and estimated amounts are clearly separated, and where evidence is limited the report says so.

WHO IT'S FOR

- Owners selling or preparing to sell an improved property
- Accountants and registered tax agents
- Commercial owners with fit-out and refurbishment history
- Advisers acting on a client's behalf, with authority

WHAT'S DELIVERED

- Itemised construction and improvement costs
- Estimated historical expenditure, clearly identified as estimates
- Improvement dates where identifiable
- Supporting documents and evidence
- Methodology, assumptions and limitations
- Quantity surveyor review

HOW IT WORKS

1. Tell us about the property and its improvements
2. We confirm scope and fee before work begins
3. Our QSs assess the evidence and, if needed, the property
4. Report delivered for your accountant

Koste provides quantity surveying evidence. We do not calculate capital gains tax or advise on a tax position, and a cost base report is not a market valuation.

OFTEN COMBINED WITH Tax depreciation | Cost planning and QS advisory



SERVICE 03

Asset registers and componentised accounting

Financial and operational registers

THE QUESTION IT ANSWERS What do we own, where is it, and what is it made of?

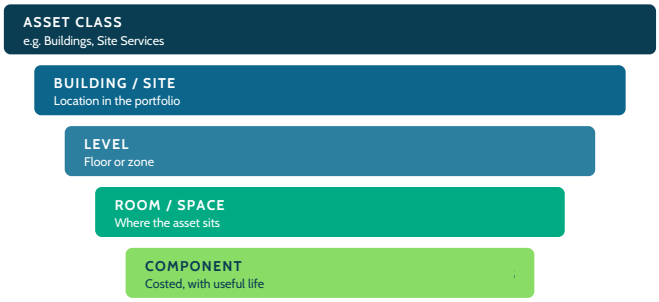
WHAT IT IS

An asset register records what an organisation owns, where it is, what it cost and how long it will last. Koste builds componentised registers from the ground up: identifying and locating assets by building, level and room from drawings, O&M manuals and site inspection, reconciling them to cost data and existing contractor registers, and splitting them into components that suit the client's asset hierarchy and accounting policy.

ASSET REGISTERS COMPLETED FOR

- Airports
- Government assets
- Museums
- Aquatic centres (swimming pools)

A COMPONENTISED ASSET HIERARCHY



BUILT FOR THE PEOPLE WHO USE IT

Registers are structured around the client's own asset hierarchy and accounting policy, and delivered as structured files ready for the finance team, auditor or asset information system upload.

Where documents conflict or an asset cannot be located, we record it in an exceptions log rather than forcing an allocation.

WHO IT'S FOR

- Councils and government agencies
- Cultural, civic and community institutions
- Property funds and corporate owners
- Hotel, retail and commercial portfolios
- Acquisitions, audits and disposals

WHAT'S DELIVERED

- Financial register grouped by component and location
- Item-level operational register linked to O&M information
- Asset hierarchy and attribute data for system upload
- Exceptions log rather than forced allocations
- Documented method, sources and assumptions

HOW IT WORKS

1. Confirm purpose, hierarchy and output format
2. Review drawings, O&M manuals and cost reports
3. Identify and locate assets; inspect where needed
4. Componentise and reconcile to adopted value
5. Chartered QS review; structured file delivered

OFTEN COMBINED WITH

- Replacement cost and useful life
- Life cycle and capex forecasting
- Tax depreciation



SERVICE 04

Replacement cost and useful life

Inputs for financial reporting

THE QUESTION IT ANSWERS What would each component cost to replace, and how long will it last?

WHAT IT IS

Public sector entities and other reporting organisations need defensible cost and life inputs for their property, plant and equipment. Koste prepares unit rate replacement cost estimates and assigns useful and remaining lives per component, with every assumption and exception logged so the working stands up to audit. Registers and inputs are prepared to support AASB 116 Property, Plant and Equipment, AASB 13 Fair Value Measurement inputs and relevant state Treasury requirements.

FROM COMPONENT TO REPORTING INPUT

Component	Replacement cost	Useful life	Remaining life	Reporting input
Identified and located in the register	Unit rate build-up or reconciled project cost	Total expected life for the component	Life left at the reporting date	For the finance team, auditor or lead valuer

AASB 116 Property, Plant and Equipment | AASB 13 Fair Value Measurement inputs | State Treasury requirements

WHO IT'S FOR

- Councils and state government agencies
- Finance teams and auditors
- Lead valuers needing cost inputs
- Institutions with specialised buildings

WHAT'S DELIVERED

- Componentised replacement cost estimates
- Useful life and remaining life per component
- Assumptions and exceptions log for audit
- Outputs formatted for the asset system or valuer

HOW IT WORKS

1. Agree component framework and policy
2. Build up or reconcile replacement costs
3. Assign useful and remaining lives
4. Log assumptions and exceptions
5. Review, deliver and support audit queries

On valuation engagements Koste provides cost and life inputs; valuation sign-off remains with the lead valuer.

OFTEN COMBINED WITH Asset registers | Insurance reinstatement | Life cycle and capex forecasting



SERVICE 05

Life cycle and capex forecasting

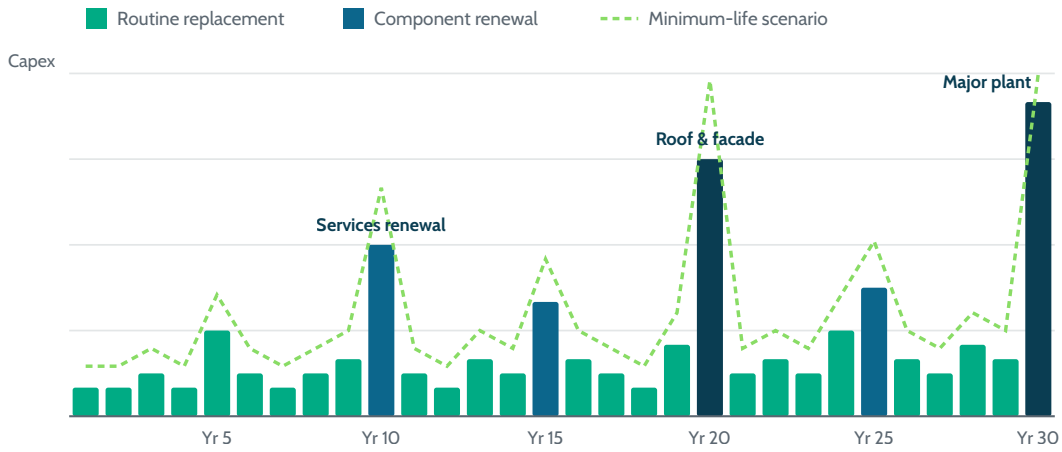
Whole-of-life cost planning

THE QUESTION IT ANSWERS What will need replacing, when, and at what cost?

WHAT IT IS

Life cycle and capital expenditure forecasting tells an owner what will need replacing, when, and what it is likely to cost. Koste models whole-of-life costs for building fabric, services and major plant over 10 to 30 years, typically from cost plans, contractor cost reports and asset registers, with minimum, typical and maximum life scenarios so budget holders can see the range as well as the central case.

ILLUSTRATIVE 30-YEAR CAPITAL EXPENDITURE PROFILE



WHO IT'S FOR

- Councils and public asset owners
- Property funds and corporate owners
- Body corporates and strata managers
- Owners planning sinking funds and budgets

WHAT'S DELIVERED

- 10 to 30 year life cycle replacement forecast
- Planned maintenance forecast
- Minimum, typical and maximum life scenarios
- Capex budget by year and asset class
- Assumptions and method documented

HOW IT WORKS

1. Agree horizon, asset scope and outputs
2. Collect cost plans, registers and condition data
3. Assign lives and replacement costs
4. Model scenarios and annual profile
5. Review and present the forecast

Chart shown is illustrative only and does not represent any client data.

OFTEN COMBINED WITH Asset registers | Replacement cost and useful life



LIFE CYCLE REPORTING FOR THE PUBLIC SECTOR

Long-term asset planning for government and public sector owners

FRAMED FOR | Councils | State government agencies | Cultural institutions | Airports | Aquatic centres

Public sector asset owners must plan decades ahead with limited budgets and full accountability. Koste's life cycle reporting gives councils, agencies and institutions a documented, component-level view of what their assets will need, when, and at what cost.

01 **Long-term maintenance and renewal forecasting**
10 to 30 year forecasts of planned maintenance and component renewal for building fabric, services and major plant, built from cost plans, registers and contractor cost reports.

02 **Capital expenditure planning**
Annual and multi-year capex profiles by asset class and component, so renewal peaks are visible early and can be smoothed or funded.

03 **Useful life and condition inputs**
Useful and remaining life assigned per component, with minimum, typical and maximum scenarios, and condition data incorporated where it is provided by the client or a partner condition assessment team.

04 **Funding and budget planning**
Forecasts structured to support long-term financial plans, renewal funding decisions and annual budget cycles.

05 **Support for asset management plans**
Outputs aligned to the client's asset hierarchy and asset classes, ready to inform asset management plans and upload to asset information systems.

50,000+
reports delivered all-time across tax depreciation and asset advisory work

3,800+
reports delivered in 2025

The same costing data, component libraries and chartered review that sit behind our tax work underpin our life cycle and asset reporting, giving public sector clients consistency and depth across every engagement.

RECENT PUBLIC SECTOR WORK

- 20-year life cycle and maintenance forecast and componentised register for a council-owned aquatic centre
- Componentised accounting asset register for a NSW Government cultural institution

FROM ASSET REGISTER TO FUNDED PLAN

Asset register
Components identified by asset class and location

Lives and costs
Useful life, remaining life and replacement cost per component

Forecast
Maintenance and renewal profile over 10 to 30 years

Plan and budget
Inputs to asset management plans, long-term financial plans and budgets

Forecasts are planning estimates based on the information available and documented assumptions. Condition assessment, where required, is provided by the client or a partner team.



SERVICE 06

Insurance reinstatement

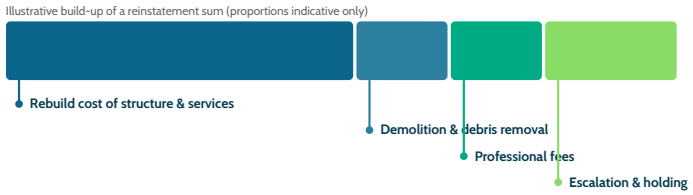
Replacement cost assessments

THE QUESTION IT ANSWERS What would it cost to clear the site and rebuild?

WHAT IT IS

A reinstatement cost assessment estimates what it would cost to rebuild a property after a total loss, which is a different question from what the property is worth. Koste's assessments consider the building structure and services, demolition and site clearance, professional fees and escalation, with a site inspection carried out in line with AIQS guidance rather than a desktop estimate.

WHAT A REINSTATEMENT SUM INCLUDES



REPLACEMENT COST IS NOT MARKET VALUE

Market value reflects what a property would sell for, including land. Reinstatement cost is what it would take to clear the site and rebuild to current codes. Relying on market value is a common cause of under-insurance.

WHO IT'S FOR

- Commercial and industrial owners
- Body corporates and strata managers
- Councils and public asset owners
- Corporate and institutional owners
- Owners of high-value residential property

WHAT'S DELIVERED

- Reinstatement cost of structure and services
- Demolition and debris removal allowance
- Professional fees
- Escalation and holding cost allowances
- Report for your insurer or broker

HOW IT WORKS

1. Discuss the property and requirements
2. On-site assessment by our surveyors
3. Cost modelling at current rates
4. Report delivered for insurer or broker



OFTEN COMBINED WITH Replacement cost and useful life | Asset registers



SERVICE 07

Cost planning and QS advisory

Independent chartered advice

THE QUESTION IT ANSWERS What should this project cost, and do the reported costs reconcile?

WHAT IT IS

Independent quantity surveying advice helps owners, developers and their advisers understand what a project should cost and whether reported costs reconcile. Koste provides cost planning, estimating and cost reconciliation, and supports lead consultants as a specialist subconsultant on valuation, asset capture and life cycle engagements.

WORKING WITH LEAD CONSULTANTS

Koste is set up to work as a specialist subconsultant within a lead consultant's team. On valuation engagements, we provide componentised replacement cost, useful life and insurance reinstatement inputs to support the lead valuer's fair value work under AASB 13 and AASB 116; valuation sign-off remains with the lead valuer. On asset capture and life cycle engagements, we provide asset identification, componentised registers and life cycle modelling alongside the partner team responsible for condition assessment.

WHERE KOSTE FITS IN A LEAD CONSULTANT TEAM

Client	Lead consultant	Koste	Inputs	Outcome
Owner, agency or council	Valuer, project manager or asset advisor	Specialist QS subconsultant	Replacement cost, useful life, registers, life cycle models	Lead consultant signs off their deliverable

WHO IT'S FOR

- Developers and owners
- Lead consultants and project managers
- Valuers needing cost inputs
- Accountants and advisers

WHAT'S DELIVERED

- Cost plans and estimates
- Cost reconciliation against reported spend
- Construction cost advice and documentation
- Specialist subconsultant inputs

HOW IT WORKS

1. Confirm brief and information
2. Measure and price
3. Review against benchmarks
4. Report and advise

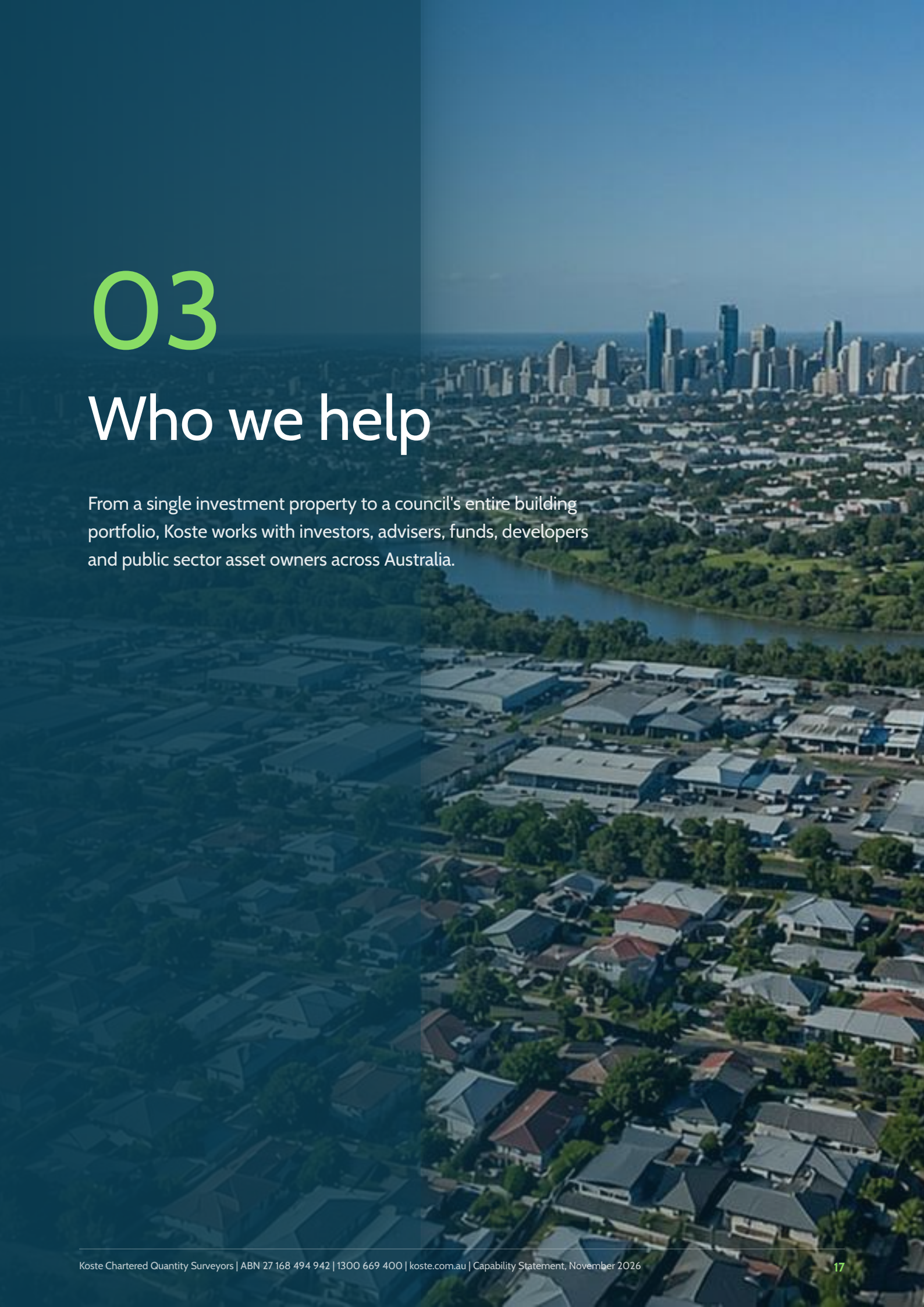


OFTEN COMBINED WITH Replacement cost and useful life | Tax depreciation

03

Who we help

From a single investment property to a council's entire building portfolio, Koste works with investors, advisers, funds, developers and public sector asset owners across Australia.



SECTORS AND CLIENTS

Who we help

Different clients ask different questions of the same building. We tailor scope, outputs and reporting format to the person who will rely on the work.

Property investors

Residential and commercial property investors who need depreciation schedules while they own and cost base evidence when they sell.

Tax depreciation | CGT cost base

Accountants and tax advisers

Accounting firms and registered tax agents who want reliable, clearly documented QS evidence for their clients, delivered in accountant-ready formats.

Tax depreciation | CGT cost base | Balancing adjustments

Property funds and corporate owners

Fund managers, corporate real estate teams and portfolio owners needing consistent registers, schedules and forecasts across many assets.

Asset registers | Life cycle and capex | Insurance

Government and councils

Councils, agencies and public institutions needing componentised registers, replacement cost, useful life and life cycle inputs that stand up to audit.

Asset registers | Replacement cost | Life cycle

Developers and builders

Developers handing over new projects to investors, and owners needing independent cost advice through delivery.

Tax depreciation | Cost planning

Commercial owners and tenants

Owners and tenants of offices, industrial, retail, hotel and medical assets, from single tenancies to national portfolios.

Tax depreciation | Fit-outs | Insurance

ASSET TYPES

Houses and apartments | Offices | Industrial and logistics | Retail and shopping centres | Hotels and hospitality | Medical | Fit-outs and refurbishments | Aquatic and leisure | Cultural and civic | Marinas and resorts



SECTORS WE'VE WORKED ACROSS

Sectors we've worked across

Koste has worked across most industries, from vineyards to airports. The sectors below are those we have delivered work in.

- Hotels and resorts
- Pubs and hospitality
- Shopping centres and retail
- Airports
- Government assets
- Museums and cultural facilities
- Aquatic centres and swimming pools
- Vineyards and wineries
- Commercial offices
- Industrial
- Residential investment

Asset registers have been prepared for airports, government assets, museums and swimming pools. Life cycle reporting is provided for government projects.

SELECTED CLIENTS AND PARTNERS

Selected clients and partners

A selection of organisations Koste has worked with or for, across hotels and resorts, hospitality and pubs, retail, and professional services.

Hotels and resorts

Crystalbrook

Novotel

Shangri-La

Hospitality and pubs

Australian Venue Co

Hallmark Group

Piermount

Retail and shopping centres

LaSalle

Partners we work with

Herron Todd White

Slattery

Currie & Brown

Jim's Building Inspections

Logos are trademarks of their respective owners. Shown to illustrate organisations Koste has worked with or for.

COMMERCIAL SECTOR CAPABILITY

Hotels, pubs and shopping centres

Koste works with owners and operators of commercial hospitality and retail assets across Australia, where frequent refurbishment, high-value fit-out and complex services make reliable cost and asset information especially valuable.



Hotels

CLIENTS INCLUDE

Crystalbrook, Novotel and Shangri-La

Hotels combine high-value fit-out, furniture and equipment with intensive building services, and are refurbished on regular cycles.

TYPICAL SERVICES

- Tax depreciation on acquisition and refurbishment, including FF&E and fit-out
- Asset registers across rooms, food and beverage areas and back of house
- Replacement cost and insurance reinstatement assessments
- Capex and life cycle forecasting for refurbishment cycles and plant
- CGT cost base evidence on disposal



Pubs

CLIENTS INCLUDE

Australian Venue Co, Hallmark Group and Piermount

Pub and hospitality venues often combine heritage fabric with frequent renovation of bars, kitchens, gaming and outdoor areas.

TYPICAL SERVICES

- Tax depreciation on acquisition and refurbishment
- CGT cost base evidence for improvements over time
- Asset registers for venues and groups
- Replacement cost and insurance reinstatement assessments
- Capex and life cycle forecasting for venue upgrades



Shopping centres

CLIENTS INCLUDE

LaSalle

Shopping centres are large, multi-tenanted assets with significant common-area services, ongoing refurbishment and tenant fit-out activity.

TYPICAL SERVICES

- Tax depreciation on acquisition, redevelopment and refurbishment
- Balancing adjustments and tenant fit-out assessments
- Asset registers for centre plant, services and common areas
- Replacement cost and insurance reinstatement assessments
- Capex and life cycle forecasting for centre plant and fabric

WHERE KOSTE ADDS VALUE ACROSS THE ASSET LIFE CYCLE

On acquisition
Depreciation schedules and asset registers established from the outset.

Through refurbishment
Updated schedules, balancing adjustments on items removed, and refreshed registers.

While operating
Reinstatement assessments for insurance, and capex forecasts for budgets.

On disposal
CGT cost base evidence for improvements made during ownership.

Project details are available on request, subject to client consent.



PUBLIC SECTOR EXPERIENCE

Registers and forecasts that stand up to audit

Councils, agencies and public institutions need asset information that finance teams can use and auditors can follow. Recent Koste engagements include:

NSW Government cultural institution

COMPONENTISED ACCOUNTING ASSET REGISTER | 2026, IN PROGRESS

- Componentised register prepared to support AASB 116 and NSW Treasury requirements for asset management and financial reporting.
- Assets identified and located by building, level and room from as-built drawings, reconciled against the contractor's combined asset register.
- Project cost data reconciled to the adopted value and allocated to components with useful lives; exceptions logged rather than forced.
- Deliverables: financial register by component and location, item-level operational register linked to O&M information, and an exceptions log.

Council-owned aquatic centre

LIFE CYCLE MODEL AND COMPONENTISED ASSET REGISTER | 2025 TO 2026

- 20-year maintenance and life cycle replacement forecast built from the post-tender cost plan and the contractor's cost report, with minimum, typical and maximum life scenarios.
- Componentised asset register across five council asset classes, from pools and water treatment to buildings and site works.
- Each asset assigned a unit rate replacement cost, useful life and attribute data for upload to council's asset information system, with the method documented.

EARLIER RELEVANT EXPERIENCE, LED BY MARK KILROY

- Life cycle planning and delivery across a large government property portfolio, including reactive maintenance expenditure.
- Life cycle planning and cost services for institutional and community projects in Victoria and New South Wales.
- Reinstatement cost assessment services for an island residential community on the Gold Coast.
- Life cycle management in London (2006 to 2012) across public and private sector property, with major property owners and outsourcing providers.
- Asset registers for shopping centres, hotels, resorts and a marina across Queensland and New South Wales.

Client names are withheld in this statement. Details of relevant engagements can be provided on request, subject to client consent.



PARTNERS AND WHITE-LABEL SERVICES

Growing with our partners

A significant part of Koste's growth comes through partnerships. We work alongside, and provide white-label services for, firms that want chartered quantity surveying capability for their own clients without building it in-house.

PARTNERS KOSTE WORKS WITH OR WHITE-LABELS FOR INCLUDE

Jim's · Herron Todd White · Slattery · Currie & Brown

to name a few

HOW WE PARTNER

01
White-label reporting

Koste prepares reports that partners deliver to their own clients under their brand, supported by Koste's platform and reviewed by Koste's Chartered Quantity Surveyors.

02
Specialist subconsultant

Koste works within a lead consultant's team, providing replacement cost, useful life, asset register and life cycle inputs while the lead consultant signs off their deliverable.

03
Outsource partner program

Outsource partners can use Koste's white-label reporting software, with marketing toolkits and regular articles to support their clients.

04
Referral partners

Accountants, financial advisers and other property professionals refer clients to Koste for tax depreciation, CGT cost base and advisory work.

WHAT PARTNERS GET

- Chartered QS review and sign-off on every report
- Proprietary platform and consistent report formats
- National inspection coverage from seven offices
- Clear scope, fees and turnaround agreed upfront

WHAT THEIR CLIENTS GET

- Reliable, well-documented reports under a brand they know
- Tax depreciation, CGT cost base and asset advisory capability
- Support from Koste's team where the partner needs it

HOW A WHITE-LABEL ENGAGEMENT WORKS

Partner briefs Koste
Property, client and output requirements

Koste prepares
Inspection, measurement and costing on our platform

Chartered review
Reviewed and signed off by a Chartered QS

Partner delivers
Report issued to the client under the partner's brand

Koste does not disclose the terms of its partner arrangements.

OUR TECHNOLOGY

Proprietary technology. Chartered accountability.

Koste has invested in its own platform since our early years, launching Capal, our in-house depreciation and asset software, in 2020. It lets our surveyors capture, cost and report on property data quickly and consistently, while the professional judgement stays with them.

Proprietary platform

Our in-house platform, including Capal, Koste's depreciation and asset software, processes property and asset data at scale.

AI-assisted capture

AI-assisted measurement and asset identification speeds up data capture and improves consistency between reports.

Chartered sign-off

Technology supports our people. Every output is reviewed and signed off by a qualified Chartered Quantity Surveyor.

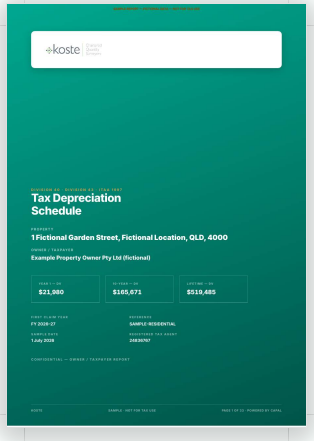
Structured delivery

Reports and registers delivered digitally, in accountant-ready formats and as structured files ready for finance teams, auditors and asset information systems.

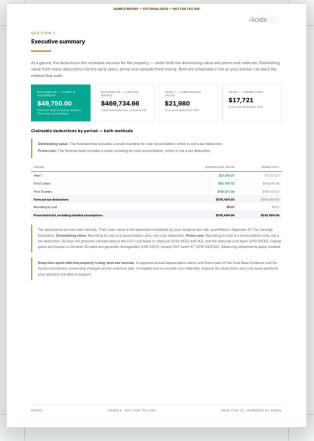
Partner software

White-label reporting software supports Koste outsource partners, backed by our QS team.

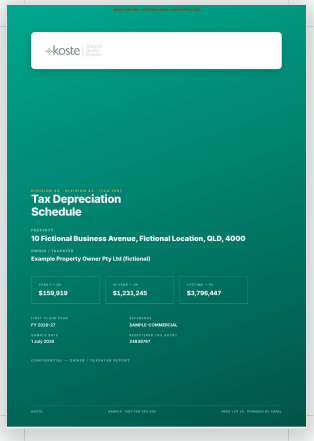
SAMPLE REPORTS, POWERED BY CAPAL



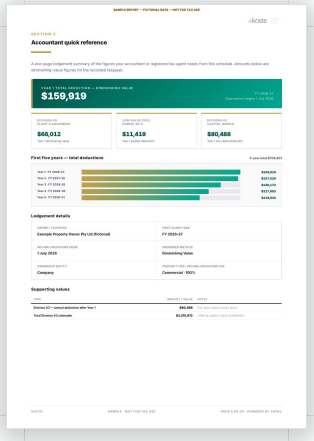
Residential: cover



Residential: executive summary



Commercial: cover



Commercial: quick reference

Samples use fictional data and are not for tax use. View the full samples at koste.com.au:
koste.com.au/wp-content/uploads/2026/11/koste-sample-residential-report.pdf
koste.com.au/wp-content/uploads/2026/11/koste-sample-commercial-report.pdf



OUR PROCESS AND METHODOLOGY

A consistent method, scaled to the task

Whether the output is a residential depreciation schedule or a componentised register for a public institution, our work follows the same five stages. The depth of each stage is scaled to the purpose of the report.



01
Scope and data review

Confirm the purpose (tax, financial reporting, insurance or life cycle), the asset hierarchy and the required output format. Collect cost reports, drawings, O&M manuals and existing registers.

02
Asset identification and capture

Identify and locate assets by building, level and room from documentation, cross-checked against existing registers, with site inspection where the documents do not support it.

03
Componentisation and costing

Reconcile project cost data to the adopted value, or build up unit rate costs, and allocate cost to components and asset classes.

04
Useful lives and forecasting

Assign useful and remaining lives per component and, where required, model replacement and maintenance over 10 to 30 years.

05
Quality review and delivery

Chartered QS review of every figure, an exceptions log rather than forced allocations, and a documented method, delivered in the format the client needs.

WHAT YOU CAN EXPECT

Scope first
Scope and fee confirmed in writing before work begins.

Plain English
Reports written for the accountant, auditor, valuer or insurer who will use them.

Traceable
Documented and estimated amounts clearly separated.

Supported
We answer questions from you and your advisers after delivery.



QUALITY AND COMPLIANCE

Work that can be followed, checked and relied on.

Our quality framework is built around professional regulation, chartered review and clear documentation, so that accountants, auditors, valuers and insurers can understand exactly how each figure was reached.

Chartered review

Every report reviewed and signed off by a Chartered Quantity Surveyor before issue.

Professional regulation

Koste is a RICS regulated firm and an AIQS member firm, and our surveyors work to the standards and guidance of those bodies.

Tax practitioner obligations

As a Registered Tax Agent (TAN 248 367 67, Koste is subject to the Tax Practitioners Board Code of Professional Conduct.

Documented method

Sources, methods, assumptions and limitations recorded in every report, with exceptions logged rather than forced.

Professional indemnity

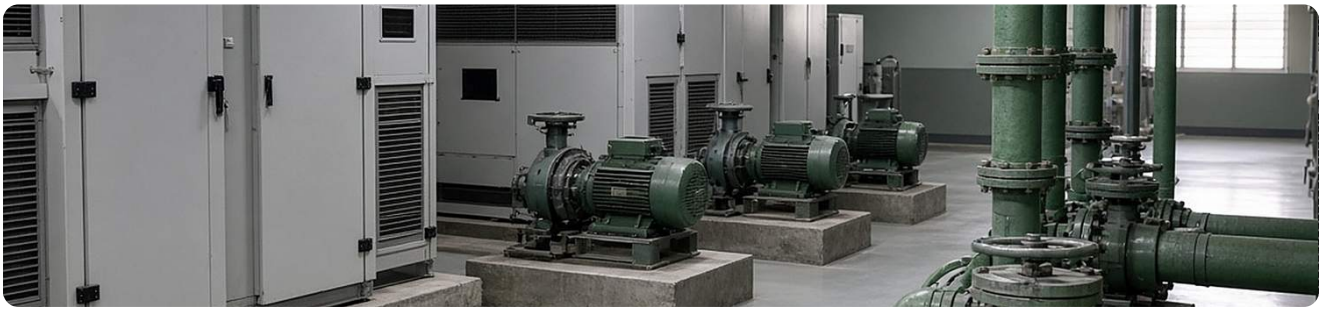
Koste holds professional indemnity insurance appropriate to its services.

Secure information handling

Documents are requested through secure upload once scope is confirmed, and handled in line with our privacy policy.

CLEAR PROFESSIONAL BOUNDARIES

- Your accountant or tax adviser decides how amounts are treated for tax. Koste does not calculate CGT or give tax position advice.
- A cost base report or replacement cost estimate is not a market valuation. On valuation engagements, valuation sign-off remains with the lead valuer.
- Deductions, insurance outcomes and audit outcomes depend on each client's circumstances and are not guaranteed.



NATIONAL OFFICES

Seven offices. One national team.

Koste services clients across all Australian states and territories from offices in Queensland, New South Wales, Victoria, Western Australia, South Australia and Tasmania.



Gold Coast
Pegasus Centre, 17/42 Bundall Rd
Bundall QLD 4217

Brisbane
88 Brandl St
Eight Mile Plains QLD 4113

Sydney
Governor Phillip Tower, Suite 1 D
Level/1 Farrer Pl
Sydney NSW 2000

Melbourne
8/179 Queen St
Melbourne VIC 3000

Perth
310 Treasure Rd N
Welshpool WA 6106

Adelaide
79 Angas St
Adelaide SA 5000

Tasmania
162 Macquarie Street
Hobart TAS 7000

Call 1300 669 400 from anywhere in Australia | koste.com.au



WHY KOSTE

Six reasons clients and partners choose Koste

01

Chartered sign-off

Every report is reviewed and signed off by a Chartered Quantity Surveyor.

02

Tax and cost in one team

Chartered QSs and a Registered Tax Agent, so cost evidence is prepared with the tax and reporting context in mind.

03

Technology at scale

A proprietary platform that brings speed and consistency, from one property to a national portfolio.

04

National reach

Seven offices across Queensland, New South Wales, Victoria, Western Australia, South Australia and Tasmania.

05

Audit-ready documentation

Methods, sources, assumptions and exceptions recorded so the work can be followed and checked.

06

Recognised by our peers

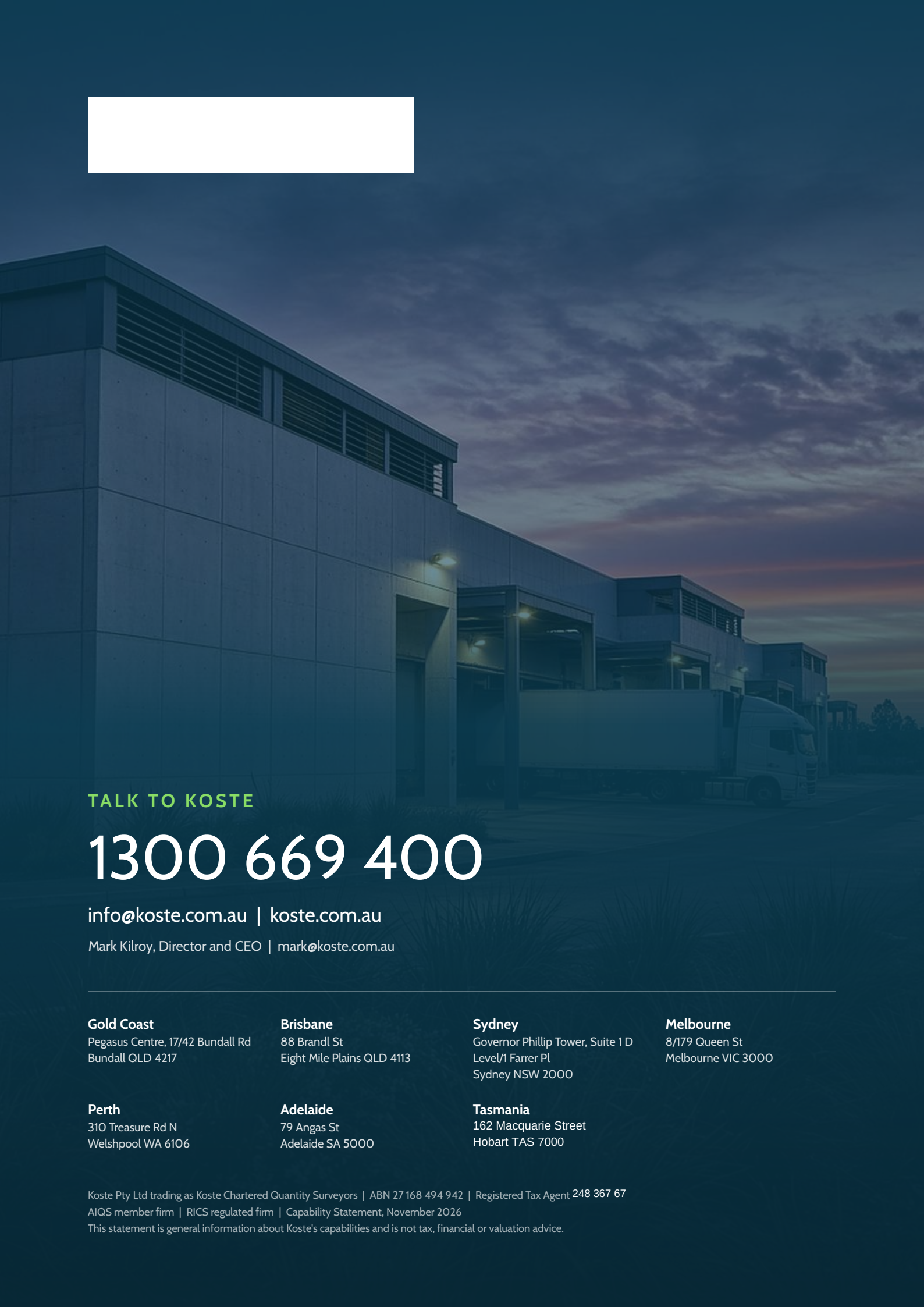
RICS Highly Commended, Quantity Surveying Team 2025 and 2026; finalist, AIQS Built Environment Awards 2026.

Let's talk about your requirements

Tell us about the property or portfolio, the purpose of the report and your deadline. We will confirm scope and fees before any work begins.

1300 669 400
info@koste.com.au
koste.com.au





TALK TO KOSTE

1300 669 400

info@koste.com.au | koste.com.au

Mark Kilroy, Director and CEO | mark@koste.com.au

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Koste Pty Ltd trading as Koste Chartered Quantity Surveyors | ABN 27 168 494 942 | Registered Tax Agent 248 367 67
AIQS member firm | RICS regulated firm | Capability Statement, November 2026

This statement is general information about Koste's capabilities and is not tax, financial or valuation advice.