

# Trust Tax Return

**2021**

1 Jul 2020—30 Jun 2021

TFN Recorded

**PART A ELECTRONIC LODGMENT DECLARATION (FORM T)**

This declaration is to be completed where the tax return is to be lodged to the ATO electronically. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

**Privacy**

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to [ato.gov.au/privacy](http://ato.gov.au/privacy)

**The Australian Business Register**

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website ([www.abr.gov.au](http://www.abr.gov.au)) for further information – it outlines our commitment to safeguarding your details.

Tax File Number	Name of trust	Year
TFN Recorded	70 Walkerville Terrace Property Trust	2021

**Important**

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

**Declaration - I declare that:**

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature	Date
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**PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)**

Client Ref	Agent Ref No.	Contact Name	Contact No.
WAL1806	24820267	Marco Piteo	08 7228 6111

**Declaration - I declare that:**

- I have prepared this tax return and/or family tax benefit tax claim in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

Agent's Signature	Date
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**Trust Tax Return****2021**

1 Jul 2020—30 Jun 2021

TFN Recorded

**TRUST DETAILS****Name of Trust**

70 Walkerville Terrace Property Trust

**Previous name of Trust****Tax File Number**

TFN Recorded

**Australian Business Number**

66 393 006 473

**CURRENT POSTAL ADDRESS**49 Beulah Road  
NORWOOD**PREVIOUS POSTAL ADDRESS****State**

SA

**Postcode**

5067

**State****Postcode****FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT****Name of non-individual**

70 Walkerville Terrace Pty Ltd

**ABN****Contact number****CONTACT DETAILS****Name**

MDNP Pty Ltd

**Phone number**

08 72286111

**Hours taken to prepare and complete this return**

## Trust information

TYPE OF TRUST	U - Fixed unit trust, other than a public unit trust described in P or Q
Is this also a Charitable Trust?	No
Is any tax payable by the trustee?	No
Final tax return?	No

## Income excluding foreign income

### 5 BUSINESS INCOME AND EXPENSES

Income	Primary production	Non-primary production	Totals
<b>Total business income</b>			
<b>Is the trust a small business entity?</b>			
<b>Net small business income</b>			<b>V</b>
<b>9 RENT</b>			
Gross rent	<b>F</b>	\$62,500.00	
Interest deductions	<b>G</b>	\$23,803.00	
Capital works deductions	<b>X</b>	\$0.00	
Other rental deductions	<b>H</b>	\$12,842.00	
Net rent		(F - G - X - H)	\$25,855.00
<b>15 Total of items 5 to 14</b>			<b>\$25,855</b>

## Deductions

<b>18 OTHER DEDUCTIONS</b>	<b>Q</b>	\$1,251.00
<b>19 TOTAL OF ITEMS 16 TO 18</b>		<b>\$1,251.00</b>
<b>20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS</b>		<b>\$24,604.00</b>

## Capital gains and foreign income

### 21 CAPITAL GAINS

Prior year losses brought forward		
Did you have a CGT event during the year?	<b>G</b>	No
<b>Losses carried forward</b>		
Net Capital Losses from Collectables		\$0.00
Other Net Capital Losses		\$0.00

## Foreign income

### 22 ATTRIBUTED FOREIGN INCOME

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust?	<b>S</b>	No
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24	TOTAL OF ITEMS 20 TO 23		\$24,604.00
26	TOTAL NET INCOME		\$24,604.00
29	OVERSEAS TRANSACTIONS		

Was the aggregate amount of your transactions or dealings with international related parties greater than \$2 million? **W** No

#### Thin capitalisation

Did the thin capitalisation provisions affect you? **O** No

Was any beneficiary who was not a resident of Australia at any time during the income year 'presently entitled' to a share of the income of the trust? **A** No

Transactions with specified countries **C** No

30	PERSONAL SERVICES INCOME		
Does your income include an individual's personal services income? (PSI)		<b>N</b>	No

### Key financial information

33	ALL CURRENT ASSETS	<b>F</b>	\$9,161.00
34	TOTAL ASSETS	<b>G</b>	\$1,008,546.00
35	ALL CURRENT LIABILITIES	<b>I</b>	\$1,738.00
36	TOTAL LIABILITIES	<b>J</b>	\$1,008,486.00

### Business and professional items

56	INCOME OF THE TRUST ESTATE	<b>A</b>	\$24,604.00
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### Beneficiary not entitled

59	BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST		No
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60	NON-RESIDENT TRUST		
Is the trust a non-resident trust?			No

**Beneficiary – Chitti J & J Super Fund**

<b>Tax File Number</b>	TFN Recorded	<b>Entity code</b> <b>U</b>	S - SMSF
<b>NAME OF COMPANY / PARTNERSHIP / TRUST ETC</b>			Chitti J & J Super Fund
<b>RESIDENTIAL / BUSINESS ADDRESS</b>			
<b>Address</b>	<b>Town/City</b>	<b>State</b>	<b>Postcode</b>
43 Torrens Road	Lockleys	SA	5032
<b>Distribution type</b>	<b>Percentage</b>	<b>Distribution Percentage</b>	33.33%
Assessment calculation code		<b>V</b>	35
Inter Vivos - Resident beneficiary - A trustee			
Share of income of the trust estate		<b>W</b>	\$8,201.00
Credit for tax withheld – foreign resident withholding (excluding capital gains)		<b>L</b>	\$0.00
Australian franking credits from a New Zealand franking company		<b>N</b>	\$0.00
<b>SHARE OF INCOME</b>			
Primary production		<b>A</b>	
PP - NCMI		<b>A1</b>	\$0.00
PP - Excluded from NCMI		<b>A2</b>	\$0.00
Non-primary production		<b>B</b>	\$8,201.00
NPP - NCMI		<b>B1</b>	\$0.00
NPP - Excluded from NCMI		<b>B2</b>	\$0.00
Credit for tax withheld where ABN not quoted		<b>C</b>	\$0.00
Franked distributions		<b>U</b>	\$0.00
Franking credit		<b>D</b>	\$0.00
TFN amounts withheld		<b>E</b>	\$0.00
Share of credit for TFN amounts withheld from payments from closely held trusts		<b>O</b>	\$0.00
Capital gains		<b>F</b>	\$0.00
NCMI capital gains		<b>F1</b>	\$0.00
Excluded from NCMI capital gains		<b>F2</b>	\$0.00
Share of credit for foreign resident capital gains withholding amounts		<b>Z</b>	\$0.00
Attributed foreign income		<b>G</b>	\$0.00
Other assessable foreign source income		<b>H</b>	\$0.00
Foreign income tax offset		<b>I</b>	\$0.00
Share of national rental affordability scheme tax offset		<b>R</b>	\$0.00
Exploration credits distributed		<b>M</b>	\$0.00
Early stage venture capital limited partnership tax offset		<b>T</b>	
Early stage investor tax offset		<b>J</b>	
Div 6AA Eligible income		<b>C1</b>	

**SMALL BUSINESS INCOME TAX OFFSET INFORMATION**

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Share of net small business income	<b>Y</b>	\$0.00
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**Beneficiary – Rana Campbell Trust**

<b>Tax File Number</b>	TFN Recorded	<b>Entity code</b> <b>U</b>	T - Trust
<b>NAME OF COMPANY / PARTNERSHIP / TRUST ETC</b>			Rana Campbell Trust
<b>RESIDENTIAL / BUSINESS ADDRESS</b>			
<b>Address</b>	<b>Town/City</b>	<b>State</b>	<b>Postcode</b>
76 Stanley Street	Erindale	SA	5066
<b>Distribution type</b>	BalanceOfIncome		
Assessment calculation code	<b>V</b>	35	
Inter Vivos - Resident beneficiary - A trustee			
Share of income of the trust estate	<b>W</b>	\$8,202.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)	<b>L</b>	\$0.00	
Australian franking credits from a New Zealand franking company	<b>N</b>	\$0.00	
<b>SHARE OF INCOME</b>			
Primary production	<b>A</b>		
PP - NCMI	<b>A1</b>	\$0.00	
PP - Excluded from NCMI	<b>A2</b>	\$0.00	
Non-primary production	<b>B</b>	\$8,202.00	
NPP - NCMI	<b>B1</b>	\$0.00	
NPP - Excluded from NCMI	<b>B2</b>	\$0.00	
Credit for tax withheld where ABN not quoted	<b>C</b>	\$0.00	
Franked distributions	<b>U</b>	\$0.00	
Franking credit	<b>D</b>	\$0.00	
TFN amounts withheld	<b>E</b>	\$0.00	
Share of credit for TFN amounts withheld from payments from closely held trusts	<b>O</b>	\$0.00	
Capital gains	<b>F</b>	\$0.00	
NCMI capital gains	<b>F1</b>	\$0.00	
Excluded from NCMI capital gains	<b>F2</b>	\$0.00	
Share of credit for foreign resident capital gains withholding amounts	<b>Z</b>	\$0.00	
Attributed foreign income	<b>G</b>	\$0.00	
Other assessable foreign source income	<b>H</b>	\$0.00	
Foreign income tax offset	<b>I</b>	\$0.00	
Share of national rental affordability scheme tax offset	<b>R</b>	\$0.00	
Exploration credits distributed	<b>M</b>	\$0.00	
Early stage venture capital limited partnership tax offset	<b>T</b>		
Early stage investor tax offset	<b>J</b>		
Div 6AA Eligible income	<b>C1</b>		

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**SMALL BUSINESS INCOME TAX OFFSET INFORMATION**

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Share of net small business income	<b>Y</b>	\$0.00
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**Beneficiary – The Gleeson Family Trust**

<b>Tax File Number</b>	<b>Entity code</b>	<b>U</b>	T - Trust
<b>NAME OF COMPANY / PARTNERSHIP / TRUST ETC</b>			The Gleeson Family Trust
<b>RESIDENTIAL / BUSINESS ADDRESS</b>			
<b>Address</b>	<b>Town/City</b>	<b>State</b>	<b>Postcode</b>
C/- William Buck Level 6, 211 Victoria Square	Adelaide	SA	5000
<b>Distribution type</b>	<b>Percentage</b>	<b>Distribution Percentage</b>	33.33%
Assessment calculation code		<b>V</b>	35
Inter Vivos - Resident beneficiary - A trustee			
Share of income of the trust estate		<b>W</b>	\$8,201.00
Credit for tax withheld – foreign resident withholding (excluding capital gains)		<b>L</b>	\$0.00
Australian franking credits from a New Zealand franking company		<b>N</b>	\$0.00
<b>SHARE OF INCOME</b>			
Primary production		<b>A</b>	
PP - NCMI		<b>A1</b>	\$0.00
PP - Excluded from NCMI		<b>A2</b>	\$0.00
Non-primary production		<b>B</b>	\$8,201.00
NPP - NCMI		<b>B1</b>	\$0.00
NPP - Excluded from NCMI		<b>B2</b>	\$0.00
Credit for tax withheld where ABN not quoted		<b>C</b>	\$0.00
Franked distributions		<b>U</b>	\$0.00
Franking credit		<b>D</b>	\$0.00
TFN amounts withheld		<b>E</b>	\$0.00
Share of credit for TFN amounts withheld from payments from closely held trusts		<b>O</b>	\$0.00
Capital gains		<b>F</b>	\$0.00
NCMI capital gains		<b>F1</b>	\$0.00
Excluded from NCMI capital gains		<b>F2</b>	\$0.00
Share of credit for foreign resident capital gains withholding amounts		<b>Z</b>	\$0.00
Attributed foreign income		<b>G</b>	\$0.00
Other assessable foreign source income		<b>H</b>	\$0.00
Foreign income tax offset		<b>I</b>	\$0.00
Share of national rental affordability scheme tax offset		<b>R</b>	\$0.00
Exploration credits distributed		<b>M</b>	\$0.00
Early stage venture capital limited partnership tax offset		<b>T</b>	
Early stage investor tax offset		<b>J</b>	
Div 6AA Eligible income		<b>C1</b>	

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**SMALL BUSINESS INCOME TAX OFFSET INFORMATION**

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Share of net small business income	<b>Y</b>	\$0.00
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**Rental schedule — Unit 2 & 3, 70 Walkerville Terrace, Walkerville SA...**

Address	Town/City	State	Postcode
Unit 2 & 3 70 Walkerville Terrace	Walkerville	SA	5081
Date property first earned rental income	03/09/2020		
Number of weeks property was rented this year	40		
The number of weeks the property was available for rent this year	40		
Entity's % ownership	100		
Has the loan for the property been renegotiated this year?	No		
Acquisitions and Disposal	Date	Amount	
Acquisition	31 Jul 2020	\$985,000.00	
Disposal			
Capital gain/loss on sale of this property			
Value of capital allowances (depreciation on plant) recouped on the sale of the property			
Value of capital works deductions (special building write-off) recouped on the sale of the property			
Owners			
Name	TFN	Percentage	
70 Walkerville Terrace Property Trust	TFN Recorded	100%	
		100%	
Income / Expenses			
Income		Gross	My share
Rental income	<b>A</b>	\$62,500.00	\$62,500.00
<b>Gross rent</b>	<b>C</b>	<b>\$62,500.00</b>	<b>\$62,500.00</b>
Expenses			
Body corporate fees	<b>E</b>	\$1,900.00	\$1,900.00
Borrowing expenses	<b>F</b>	\$1,063.00	\$1,063.00
Council rates	<b>H</b>	\$2,800.00	\$2,800.00
Interest	<b>L</b>	\$23,803.00	\$23,803.00
Legal fees	<b>N</b>	\$1,429.00	\$1,429.00
Agents fees	<b>P</b>	\$3,733.00	\$3,733.00
Water	<b>U</b>	\$825.00	\$825.00
Sundry	<b>V</b>	\$1,092.00	\$1,092.00
<b>Total expenses</b>	<b>W</b>	<b>\$36,645.00</b>	<b>\$36,645.00</b>
<b>Total net rent</b>	<b>X</b>	<b>\$25,855.00</b>	<b>\$25,855.00</b>

**Rental schedule worksheets — Unit 2 & 3, 70 Walkerville Terrace,...** SUNDRY

Description	Amount
Bank Fees	\$230.00
ESL	\$862.00
<b>Total</b>	<b>\$1,092.00</b>

# Worksheets

**18** OTHER DEDUCTIONS

Name of each item of deduction	Amount
Accounting Fees	\$190.00
Filing Fees	\$273.00
Property Valuation Fees Amortised	\$319.00
Subscriptions	\$469.00
<b>Total</b>	<b>\$1,251.00</b>