

# KG Property Investment Trust (TFN: ###-###-###)

2021 Trust Return (ET)

01/07/2020 to 30/06/2021

## Trust information

Tax file number (TFN)  Australian business number (ABN)

Name of trust

Current postal address

Suburb/town  State  Postcode

## Full name of the partner to whom notices should be sent

### Company or trust

Name

Daytime contact phone number

## Type of trust

Type of trust

Is Trust also a charity?

Is any tax payable by the trustee?

Final tax return

## Income - excluding foreign income

### 9 Rent

Gross rent	F	<input type="text" value="45,960"/>
Capital works deductions	X	<input type="text" value="2,144"/>
Other rental deductions	H	<input type="text" value="15,651"/>

Net rent

11 Gross interest

15 Total of items 5 to 14

## Deductions

18 Other deductions

Name of deduction	Amount
Accounting and Professional Fees	3,200

19 Total of items 16 to 18

20 Net Australian income or loss - other than capital gains

## 21 Capital gains

Did you have a CGT event during the year?

Have you applied for an exemption or rollover?

## Foreign income

### 22 Attributed foreign income

Did you have an overseas branch operations  
or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust?  N

<b>24 Total of items 20 to 23</b>	25,775
<b>26 Total net income or loss</b>	25,775

**Overseas transactions / thin capitalisation**

**29 Overseas transactions**

Was the aggregate amount of your transactions or dealings with international related parties (including the value of any property/service transferred or the balance of any loans) greater than \$2 million?  N

Did the thin capitalisation rules affect you?  N

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?  N

**Transactions with specified countries**

Did you directly or indirectly send to, or receive from, one of the countries specified in the instructions, any funds or property OR Do you have the ability or expectation to control, whether directly or indirectly, the disposition of any funds, property, assets or investments located in, or located elsewhere but controlled or managed from one of those countries?  N

**30 Personal services income**

Does your income include an individual's personal services income?  N

Did you satisfy any of the personal services business tests?  N

Unrelated clients test  N

Employment test  N

Business premises test  N

**Key financial information**

<b>33 All current assets</b>	1,418,719
<b>34 Total assets</b>	2,128,719
<b>35 All current liabilities</b>	2,261
<b>36 Total liabilities</b>	9,128

**56 Income of the trust estate**  A 25,775

57 Statement of distribution

Name and address of beneficiary

Tax file number (TFN)

Trailing no.

Type of Entity

Individual

Surname

Given name

Other given names

Non-Individual

Residential or Business address

Suburb/town

State/territory

Postcode

Country - if not Australia

Date / Month / Year

Date of Birth

Share percentage	<input type="text"/>	TFN amounts withheld	E	<input type="text"/>
Assessment calculation code	V <input type="text" value="35"/>	Share of credit for TFN amounts withheld from payments from closely held trusts	O	<input type="text"/>
Share of income of the trust estate	W <input type="text" value="4,315"/>	Capital gains	F	<input type="text"/>
Share of credit for tax withheld – foreign resident withholding (excluding capital gains)	L <input type="text"/>	NCMI Capital gains	F1	<input type="text"/>
Australian franking credits from a New Zealand franking company	N <input type="text"/>	Excluded From NCMI Capital gains	F2	<input type="text"/>
Primary production (Share of income)	A <input type="text"/>	Share of credit for foreign resident capital gains withholding amounts	Z	<input type="text"/>
PP-NCMI	A1 <input type="text"/>	Attributed foreign income	G	<input type="text"/>
PP-Excluded From NCMI	A2 <input type="text"/>	Other assessable foreign source income	H	<input type="text"/>
Non-primary production (Share of income)	B <input type="text" value="4,315"/>	Foreign income tax offset	I	<input type="text"/>
Non - PP NCMI	B1 <input type="text"/>	Share of National rental affordability scheme tax offset for a beneficiary	R	<input type="text"/>
Non - PP Excluded From NCMI	B2 <input type="text"/>	Exploration credits distributed	M	<input type="text"/>
Credit for tax withheld where ABN not quoted	C <input type="text"/>	Early stage venture capital limited partnership tax offset	T	<input type="text"/>
Franked distributions	U <input type="text"/>	Early stage investor tax offset	J	<input type="text"/>
Franking credit	D <input type="text"/>	Div 6AA Eligible Income	C1	<input type="text"/>

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## 57 Statement of distribution

### Share of net small business income information

Share of net small business income Y

### Share of net small business income information

s98(3) assessable amount J

s98(4) assessable amount K

### TB statement information

For each trustee beneficiary, indicate whether you will be making a TB Statement:

N

Tax preferred amounts

Untaxed part of share of net income

Q

P

### Annual trustee payment report information

Distribution from ordinary or statutory income during income year

S

Total TFN amounts withheld from payments

T

### Name and address of beneficiary

Tax file number (TFN)

Trailing no.

Type of Entity

#### Individual

Surname

Given name

Other given names

#### Non-Individual

#### Residential or Business address

Suburb/town

State/territory

Postcode

Country - if not Australia

Date / Month / Year

Date of Birth

**57 Statement of distribution**

Share percentage	<input type="text"/>	TFN amounts withheld	E	<input type="text"/>
Assessment calculation code	V <input type="text" value="35"/>	Share of credit for TFN amounts withheld from payments from closely held trusts	O	<input type="text"/>
Share of income of the trust estate	W <input type="text" value="21,460"/>	Capital gains	F	<input type="text"/>
Share of credit for tax withheld – foreign resident withholding (excluding capital gains)	L <input type="text"/>	NCMI Capital gains	F1	<input type="text"/>
Australian franking credits from a New Zealand franking company	N <input type="text"/>	Excluded From NCMI Capital gains	F2	<input type="text"/>
Primary production (Share of income)	A <input type="text"/>	Share of credit for foreign resident capital gains withholding amounts	Z	<input type="text"/>
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Credit for tax withheld where ABN not quoted	C <input type="text"/>	Early stage venture capital limited partnership tax offset	T	<input type="text"/>
Franked distributions	U <input type="text"/>	Early stage investor tax offset	J	<input type="text"/>
Franking credit	D <input type="text"/>	Div 6AA Eligible Income	C1	<input type="text"/>

**Share of net small business income information**

Share of net small business income Y

**Share of net small business income information**

s98(3) assessable amount J  s98(4) assessable amount K

**TB statement information**

For each trustee beneficiary, indicate whether you will be making a TB Statement: N

Tax preferred amounts

Untaxed part of share of net income Q

P

**Annual trustee payment report information**

Distribution from ordinary or statutory income during income year S

Total TFN amounts withheld from payments T

**59 Beneficiary under legal disability who is presently entitled to income from another trust**

Was any beneficiary in this trust, who was under a legal disability on 30 June 2021, also presently entitled to a share of the income of another trust? N

**60 Non-resident trust**

Is the trust a non-resident trust? N

Entity income type	<input type="text" value="T"/>		
Property address	<input type="text" value="Lot 357 Langton Road"/>		
	<input type="text"/>		
	Suburb/town	State	Postcode
	<input type="text" value="GYMPIE"/>	<input type="text" value="QLD"/>	<input type="text" value="4570"/>

**The Acquisition and Disposal**

Date property was purchased	<input type="text" value="05/05/2009"/>	Purchase price of property	<input type="text" value="411,744"/>
Date property was sold	<input type="text"/>	Sale price of property	<input type="text"/>
		Capital gain/loss on sale of this property	<input type="text"/>
		Value of capital allowances (depreciation on plant) recouped on the sale of the property	<input type="text"/>
		Value of capital works deductions (special building write-off) recouped on the sale of the property	<input type="text"/>
		Has the loan for the property been renegotiated this year?	<input type="text"/>

Date property first earned rental income	<input type="text" value="05/05/2009"/>	Number of weeks property was rented this year	<input type="text" value="52"/>
		Number of weeks property was available for rent this year	<input type="text" value="52"/>
		What is the entity's % ownership of the property	<input type="text" value="100"/>

**Income**

Rental income	A	<input type="text" value="36,914"/>	Other rental related income	B	<input type="text" value="6,092"/>
			<b>Gross rent</b>	C	<input type="text" value="43,006"/>

**Expenses**

Advertising for tenants	D	<input type="text"/>	Body corporate fees	E	<input type="text"/>	
Borrowing expenses	F	<input type="text"/>	Cleaning	G	<input type="text"/>	
Council rates	H	<input type="text" value="5,376"/>	Capital allowances	I	<input type="text"/>	
Gardening / lawn mowing	J	<input type="text"/>	Insurance	K	<input type="text" value="1,182"/>	
Interest on loans	L	<input type="text"/>	Land tax	M	<input type="text"/>	
Legal fees	N	<input type="text"/>	Pest control	O	<input type="text"/>	
Property agent fees and commissions	P	<input type="text"/>	Repairs & maintenance	Q	<input type="text"/>	
Capital works (Special building write off)	R	<input type="text" value="237"/>	Stationery, telephone and postage	S	<input type="text"/>	
Travel expenses	T	<input type="text"/>	Water charges	U	<input type="text"/>	
			Sundry rental expenses	V	<input type="text" value="2,152"/>	
					<b>Total expenses</b> W	<input type="text" value="8,947"/>

**Net rent** x

Entity income type	<input type="text" value="T"/>		
Property address	<input type="text" value="22 Lynagh Street"/>		
	<input type="text"/>		
	Suburb/town	State	Postcode
	<input type="text" value="MILES"/>	<input type="text" value="QLD"/>	<input type="text" value="4415"/>

## The Acquisition and Disposal

Date property was purchased	Date / Month / Year 08/08/2012	Purchase price of property	358,740
Date property was sold		Sale price of property	
		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	
		Has the loan for the property been renegotiated this year?	

Date property first earned rental income	Date / Month / Year 08/08/2012	Number of weeks property was rented this year	16
		Number of weeks property was available for rent this year	52
		What is the entity's % ownership of the property	100

### Income

Rental income	A	2,382	Other rental related income	B	572	
<b>Gross rent</b>					C	<b>2,954</b>

### Expenses

Advertising for tenants	D		Body corporate fees	E		
Borrowing expenses	F		Cleaning	G	158	
Council rates	H	2,257	Capital allowances	I	1,447	
Gardening / lawn mowing	J	140	Insurance	K	1,100	
Interest on loans	L		Land tax	M		
Legal fees	N		Pest control	O	230	
Property agent fees and commissions	P		Repairs & maintenance	Q	192	
Capital works (Special building write off)	R	1,907	Stationery, telephone and postage	S		
Travel expenses	T		Water charges	U		
			Sundry rental expenses	V	1,417	
<b>Total expenses</b>					W	<b>8,848</b>

**Net rent** x **-5,894**