

Trust Tax Return

2020

1 Jul 2019—30 Jun 2020

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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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

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) for further information – it outlines our commitment to safeguarding your details.

Tax File Number	Name of trust	Year
TFN Recorded	Cooper Property Trust	2020

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.
COOP10	24805968	HFB Accounting Pty Ltd	0732861322

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**2020**

1 Jul 2019—30 Jun 2020

TFN Recorded

TRUST DETAILS**Name of Trust**

Cooper Property Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

94 293 671 563

CURRENT POSTAL ADDRESS

PO Box 24

Cleveland

State

QLD

Postcode

4163

PREVIOUS POSTAL ADDRESS**State****Postcode****Country**

Australia

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

Cooper Concepts Pty Ltd

ABN**Contact number**

07 32861322

CONTACT DETAILS**Name**

Samantha Sheriff

Phone number

07 32861322

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 any tax payable by the trustee?	No		
Final tax return?	No		
1 DESCRIPTION OF MAIN BUSINESS ACTIVITY	A	67120	
Renting or Leasing of non-residential buildings as own			

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES			
Income	Primary production	Non-primary production	Totals
Other business income		\$174,653.00	\$174,653.00
Total other business income	G	H \$174,653.00	\$174,653.00
Total business income		\$174,653.00	\$174,653.00
Expenses			
Contractor, sub-contractor and commission expenses		\$5,060.00	C \$5,060.00
Depreciation expenses		\$4,585.00	K \$4,585.00
Repairs and maintenance		\$5,370.00	M \$5,370.00
All other expenses		\$81,089.00	N \$81,089.00
Total expenses		\$96,104.00	O \$96,104.00
Reconciliation expenses	Primary production	Non-primary production	Totals
Net income or loss from business	Q	R \$78,549.00	S \$78,549.00
Is the trust a small business entity?	No		
Net small business income	V		
11 GROSS INTEREST - INCLUDING AUSTRALIAN GOVERNMENT LOAN INTEREST			J \$116.00
15 Total of items 5 to 14			\$78,665

Deductions

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS	\$78,665.00
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Capital gains and foreign income

21 CAPITAL GAINS			
Prior year losses brought forward			
Did you have a CGT event during the year?	G	No	

Losses carried forward

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? **S** No

24 TOTAL OF ITEMS 20 TO 23 \$78,665.00

26 TOTAL NET INCOME \$78,665.00

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) **N** No

Key financial information

33 ALL CURRENT ASSETS **F** \$214,500.00

34 TOTAL ASSETS **G** \$693,434.00

35 ALL CURRENT LIABILITIES **I** \$15,663.00

36 TOTAL LIABILITIES **J** \$98,190.00

Business and professional items

37 BUSINESS NAME OF MAIN BUSINESS THE COOPER PROPERTY TRUST

38 BUSINESS ADDRESS OF MAIN BUSINESS

Address	Town/City	State	Postcode
UNIT 6016 / BUILDING 6 PARKLAND BOULEVARD	BRISBANE	QLD	4000

42 TRADE DEBTORS **E** \$101,705.00

43 TRADE CREDITORS **H** \$5,344.00

For all depreciating assets

Total adjustable values at end of income year **E** \$32,208.00

55 INCOME OF THE TRUST ESTATE **A** \$78,665.00

Beneficiary not entitled

58	BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST	No
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59	NON-RESIDENT TRUST	
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	Is the trust a non-resident trust?	No
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Beneficiary – The Cooper Discretionary Trust

Tax File Number	TFN Recorded	Entity code	U	T - Trust
NAME OF COMPANY / PARTNERSHIP / TRUST ETC				The Cooper Discretionary Trust
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
Unit 6016 6 Parklands Boulevard	BRISBANE	QLD	4000	
Distribution type	Manual			
Assessment calculation code		V	35	
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate		W	\$5,569.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)		L		
Australian franking credits from a New Zealand franking company		N		
SHARE OF INCOME				
Primary production		A		
PP - NCMI		A1		
PP - Excluded from NCMI		A2		
Non-primary production		B	\$5,569.00	
NPP - NCMI		B1		
NPP - Excluded from NCMI		B2		
Credit for tax withheld where ABN not quoted		C		
Franked distributions		U		
Franking credit		D		
TFN amounts withheld		E		
Share of credit for TFN amounts withheld from payments from closely held trusts		O		
Capital gains		F		
NCMI capital gains		F1		
Excluded from NCMI capital gains		F2		
Share of credit for foreign resident capital gains withholding amounts		Z		
Attributed foreign income		G		
Other assessable foreign source income		H		
Foreign income tax offset		I		
Share of national rental affordability scheme tax offset		R		
Exploration credits distributed		M		
Early stage venture capital limited partnership tax offset		T		
Early stage investor tax offset		J		
Div 6AA Eligible income		C1		

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

Beneficiary – JOHN COOPER INVESTMENTS SUPER FUND

Tax File Number	TFN Recorded	Entity code	U	T - Trust
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			JOHN COOPER INVESTMENTS SUPER FUND	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
10 DORSAL DRIVE	BIRKDALE	QLD	4159	
Distribution type	BalanceOfIncome			
Assessment calculation code		V	35	
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate		W	\$73,096.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)		L	\$0.00	
Australian franking credits from a New Zealand franking company		N	\$0.00	
SHARE OF INCOME				
Primary production		A		
PP - NCMI		A1	\$0.00	
PP - Excluded from NCMI		A2	\$0.00	
Non-primary production		B	\$73,096.00	
NPP - NCMI		B1	\$0.00	
NPP - Excluded from NCMI		B2	\$0.00	
Credit for tax withheld where ABN not quoted		C	\$0.00	
Franked distributions		U	\$0.00	
Franking credit		D	\$0.00	
TFN amounts withheld		E	\$0.00	
Share of credit for TFN amounts withheld from payments from closely held trusts		O	\$0.00	
Capital gains		F	\$0.00	
NCMI capital gains		F1	\$0.00	
Excluded from NCMI capital gains		F2	\$0.00	
Share of credit for foreign resident capital gains withholding amounts		Z	\$0.00	
Attributed foreign income		G	\$0.00	
Other assessable foreign source income		H	\$0.00	
Foreign income tax offset		I	\$0.00	
Share of national rental affordability scheme tax offset		R	\$0.00	
Exploration credits distributed		M	\$0.00	
Early stage venture capital limited partnership tax offset		T		
Early stage investor tax offset		J		
Div 6AA Eligible income		C1		

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income	Y	\$0.00
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