

Trust Tax Return

2022

1 Jul 2021—30 Jun 2022

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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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


2022

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	31 / 03 / 2023
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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

2022

1 Jul 2021—30 Jun 2022

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		\$179,847.00	\$179,847.00
Total other business income	G	H \$179,847.00	\$179,847.00
Total business income		\$179,847.00	\$179,847.00

Expenses

Contractor, sub-contractor and commission expenses		\$7,672.00	C \$7,672.00
Other depreciation		\$6,098.00	
Depreciation expenses			K \$6,098.00
Repairs and maintenance		\$5,030.00	M \$5,030.00
All other expenses		\$71,418.00	N \$71,418.00
Total expenses		\$90,218.00	O \$90,218.00

Reconciliation expenses	Primary production	Non-primary production	Totals
Net income or loss from business	Q	R \$89,629.00	S \$89,629.00

Is the trust a small business entity? No

Net small business income **V**

11 GROSS INTEREST - INCLUDING AUSTRALIAN GOVERNMENT LOAN INTEREST **J** \$5.00

15 Total of items 5 to 14 **\$89,634**

Deductions

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS **\$89,634.00**

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 \$89,634.00

25 TAX LOSSES DEDUCTED **C** \$549.00

Tax losses deducted - Non Primary Production \$549.00

26 TOTAL NET INCOME \$89,085.00

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** \$241,754.00

34 TOTAL ASSETS **G** \$699,194.00

35 ALL CURRENT LIABILITIES **I** \$14,866.00

36 TOTAL LIABILITIES **J** \$103,950.00

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	Country
UNIT 6016 / BUILDING 6 PARKLAND BOULEVARD	BRISBANE	QLD	4000	

42 TRADE DEBTORS **E** \$22,543.00

43 TRADE CREDITORS **H** \$1,397.00

56 INCOME OF THE TRUST ESTATE **A** \$89,085.00

Beneficiary not entitled

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

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	Country
64 Rapallo Ave	SURFERS PARADISE	QLD	4217	Australia

Distribution type

Manual

Assessment calculation code

V

35

Inter Vivos - Resident beneficiary - A trustee

Share of income of the trust estate	W	\$6,307.00
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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

\$6,307.00

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 Manual

Assessment calculation code **V** 35

Inter Vivos - Resident beneficiary - A trustee

Share of income of the trust estate **W** \$82,778.00Credit 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** \$82,778.00NPP - 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

Losses schedule

Part A Losses carried forward to the 2022–2023 income year

1 TAX LOSSES CARRIED FORWARD TO LATER INCOME YEARS

2021–2022	B
2020–2021	C
2019–2020	D
2018–2019	E
2017–2018	F
2016–2017 and earlier years	G
Total	U

2 NET CAPITAL LOSSES CARRIED FORWARD TO LATER INCOME YEARS

2021–2022	H
2020–2021	I
2019–2020	J
2018–2019	K
2017–2018	L
2016–2017 and earlier years	M
Total	V

Part B Ownership and same business test

1 WHETHER CONTINUITY OF MAJORITY OWNERSHIP TEST PASSED

2021–2022	A
2020–2021	B
2019–2020	C
2018–2019	D
2017–2018	E
2016–2017 and earlier years	F

2 AMOUNT OF LOSSES DEDUCTED FOR WHICH THE CONTINUITY OF MAJORITY OWNERSHIP TEST IS NOT PASSED BUT THE BUSINESS CONTINUITY TEST IS SATISFIED – EXCLUDES FILM LOSSES

Tax losses	G
Net capital losses	H

3 LOSSES CARRIED FORWARD FOR WHICH THE BUSINESS CONTINUITY TEST MUST BE SATISFIED BEFORE THEY CAN BE DEDUCTED IN LATER YEARS – EXCLUDES FILM LOSSES

Tax losses	I
Net capital losses	J

4 DO CURRENT YEAR LOSS PROVISIONS APPLY?

Is the company required to calculate its taxable income or tax loss for the year under Subdivision 165-B or its net capital gain or net capital loss for the year under Subdivision 165-CB of the <i>Income Tax Assessment Act 1997</i> (ITAA 1997)?	K
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Part C Unrealised losses

Has a changeover time occurred in relation to the company after 1.00pm by legal time in the Australian Capital Territory on 11 November 1999?

L

At the changeover time did the company satisfy the maximum net asset value test under section 152-15 of ITAA 1997?

M

If you selected No at M, has the company determined it had an unrealised net loss at the changeover time?

N

If you selected Yes at N, what was the amount of unrealised net loss calculated under section 165-115E of ITAA 1997?

O**Part D Life insurance companies**

Complying superannuation class tax losses carried forward to later income years

P

Complying superannuation net capital losses carried forward to later income years

Q**Part E Controlled foreign company losses**

Current year CFC losses

M

CFC losses deducted

N

CFC losses carried forward

O**Part F Tax losses reconciliation statement**

Balance of tax losses brought forward from the prior income year

A

\$549.00

ADD Uplift of tax losses of designated infrastructure project entities

B

SUBTRACT Net forgiven amount of debt

C

ADD Tax loss incurred (if any) during current year

D

ADD Tax loss amount from conversion of excess franking offsets

E

SUBTRACT Net exempt income

F

SUBTRACT Tax losses forgone

G

SUBTRACT Tax losses deducted

H

\$549.00

SUBTRACT Tax losses transferred out under Subdivision 170-A (only for transfers involving a foreign bank branch or a PE of a foreign financial entity)

I

Total tax losses carried forward to later income years

J**\$0.00**

Worksheets

5 BUSINESS INCOME AND EXPENSES

Other business income

Description	PP Amount	NPP Amount
Recoveries	\$0.00	\$9,123.00
Rental Income	\$0.00	\$170,724.00
Total	\$0.00	\$179,847.00

Contractor, sub-contractor and commission expenses

Description	PP Amount	NPP Amount
Commission Paid	\$0.00	\$7,672.00
Total	\$0.00	\$7,672.00

Other depreciation

Description	PP Amount	NPP Amount
Depreciation	\$0.00	\$6,098.00
Total	\$0.00	\$6,098.00

Repairs and maintenance

Description	PP Amount	NPP Amount
Repairs & Maintenance	\$0.00	\$5,030.00
Total	\$0.00	\$5,030.00

All other expenses

Description	PP Amount	NPP Amount
Accountancy Fees	\$0.00	\$2,260.00
Cleaning & Rubbish Removal	\$0.00	\$30,507.00
Electricity	\$0.00	\$1,197.00
Fees & Permits	\$0.00	\$276.00
Insurance	\$0.00	\$4,706.00
Investment expenses - Land Tax	\$0.00	\$4,850.00
Rates & Taxes	\$0.00	\$7,061.00
Special Building Write Off	\$0.00	\$9,898.00
Subscriptions	\$0.00	\$554.00
Telephone	\$0.00	\$662.00
Water Charges	\$0.00	\$9,447.00
Total	\$0.00	\$71,418.00

33 ALL CURRENT ASSETS

Description	Amount
CBA Online Saver A/c	\$50,382.00
Commonwealth Bank	\$168,829.00
Sundry Debtors	\$22,543.00
Total	\$241,754.00

34 TOTAL ASSETS

Description	Amount
Buildings - Development Costs	\$457,058.00
Formation Expenses	\$1,447.00
Freehold Land - 106 Birkdale Road	\$217,412.00
Furniture & Fittings	\$235,757.00
Less Accumulated Depreciation on Furniture & Fittings	(\$205,247.00)
Less: Building Write Off	(\$248,987.00)
Sundry Debtors	\$22,543.00
CBA Online Saver A/c	\$50,382.00
Commonwealth Bank	\$168,829.00
Total	\$699,194.00

35 ALL CURRENT LIABILITIES

Description	Amount
GST Account	\$12,963.00
Sundry Creditors	\$506.00
Trade Creditors (883A)	\$1,397.00
Total	\$14,866.00

36 TOTAL LIABILITIES

Description	Amount
Conversion Balances - John Cooper Investments Super Fund	\$100,410.00
Conversion Balances - The Cooper Discretionary Trust	\$554.00
Drawings - John Cooper Investments Super Fund	(\$312,759.00)
Drawings - The Cooper Discretionary Trust	(\$16,734.00)
Share of Profit - John Cooper Investments Super Fund	\$295,126.00
Share of Profit - The Cooper Discretionary Trust	\$22,487.00
Trade Creditors (883A)	\$1,397.00
GST Account	\$12,963.00
Sundry Creditors	\$506.00
Total	\$103,950.00

42 TRADE DEBTORS

Description	Amount
Sundry Debtors	\$22,543.00
Total	\$22,543.00

43 TRADE CREDITORS

Description	Amount
Trade Creditors (883A)	\$1,397.00
Total	\$1,397.00