

PART A Electronic Lodgment Declaration (Form I)

This declaration is to be completed where a taxpayer elects to use an approved ATO electronic channel. 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 your tax file number (TFN). We will use your TFN to identify you in our records. It is not an offence not to provide your TFN. However, you cannot lodge your income tax form electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and to disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

Tax file number	170 521 257	Year	2021
Name	MR JIAN ZENG		

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.

Important: The tax law imposes heavy penalties for giving false or misleading information.

Signature		Date	
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Individual tax return

1 July 2020 to 30 June 2021

2021

Your tax file number (TFN)

170 521 257

Return year

2021

See the Privacy note in the Taxpayer's declaration on page 15 of this return.

Are you an Australian resident?

 Y Print Y for yes
or N for no.

Have you included any attachments?

 N Print Y for yes
or N for no.

If NO please enter residency dates

From To

Your name

Title - for example,
Mr, Mrs, Ms, Miss

MR

Surname or family name

ZENG

Given names

JIAN

Has any part of your name
changed since completing
your last tax return?
 N Print Y for yes
or N for no.
To find out how to update your name on our records, go to ato.gov.au/updatedetails
or phone 13 28 61.

Your postal address

4908/343 PITT STREET

Has your postal address
changed since completing
your last tax return?
 Print Y for yes
or N for no.

SYDNEY

NSW

2002

Your home address

If the same as your current
postal address, print AS
ABOVE.

4908/343 PITT STREET

SYDNEY

NSW

2002

Your mobile phone number

Your daytime phone number

(if different from your mobile phone
number above)Area
codePhone
number

Your email address

Your contact details may be used by the ATO:

- to advise you of tax return lodgment options
- to correspond with you with regards to your taxation and superannuation affairs
- to issue notices to you, or
- to conduct research and marketing.

Your date of birth

If you were under 18 years of age on
30 June 2021 you must complete
item A1 on page 5 of this tax return.

14/05/1962

Final tax return

 N
If you know this is your final
tax return, print FINAL.

Electronic funds transfer (EFT)

We need your financial institution details
to pay any refund owing to you, even if
you have provided them to us before.Write the BSB number, account number
and account name below.BSB number
(must be six digits)Account
number

Use Agent Trust Account?

Account name (for example, JQ Citizen. Do not show the account type,
such as cheque, savings, mortgage offset)

Income

10 Gross interest

Gross interest **L**

Tax file number amounts withheld from gross interest **M**

Various			1	
		Total		
		TFN amounts withheld		
		Gross interest	1,466.10	
		Your share		

I Only used by taxpayers completing the supplementary section

Transfer the amount from TOTAL SUPPLEMENT INCOME OR LOSS /

TOTAL INCOME OR LOSS Add up the income amounts and deduct any loss amount in the boxes. /

Deductions

D10 Cost of managing tax affairs

Interest charged by the ATO **N**

Litigation costs **L**

Other expenses incurred in managing your tax affairs **M**

Accounting Fee			800
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D Only used by taxpayers completing the supplementary section

Transfer the amount from TOTAL SUPPLEMENT DEDUCTIONS

TOTAL DEDUCTIONS Items D1 to **D** - add up the boxes.

SUBTOTAL **TOTAL INCOME OR LOSS** less **TOTAL DEDUCTIONS** /

TAXABLE INCOME OR LOSS Subtract amounts at **F** and **Z** item L1 from amount at SUBTOTAL **\$** /

TOTAL TAX OFFSETS Items T2 and **T** - add up the boxes. **U**

M2 Medicare levy surcharge (MLS)

THIS ITEM IS COMPULSORY.

If you do not complete this item you may be charged the full Medicare levy surcharge.

For the whole period 1 July 2020 to 30 June 2021, were you and all your dependants (including your spouse) - if you had any - covered by private patient HOSPITAL cover? **E** Print Y for yes or N for no.

Number of days NOT liable for surcharge **A**

Private health insurance policy details

You must read Private health insurance policy details in the instructions before completing this item.

Fill all the labels below unless directed in the instructions.

Health insurer ID **B** Membership number **C**

Your premiums eligible for Australian Government rebate **J** Your Australian Government rebate received **K**

Benefit code **L** Tax claim code. Read the instructions. **CODE**

Health insurer ID **B** Membership number **C**

Your premiums eligible for Australian Government rebate **J** Your Australian Government rebate received **K**

Benefit code **L** Tax claim code. Read the instructions. **CODE**

Income tests

You must complete this section.

If you had a spouse during 2020-21 you must also complete Spouse details – married or de facto on page 7.

If the amount is zero, write 0.

IT1 Total reportable fringe benefits amounts

Total reportable fringe benefits amounts (for ATO validation only)		<input type="text" value="0"/>
Employers exempt from FBT under section 57A of the FBTA 1986	N	<input type="text" value="0"/>
Employers not exempt from FBT under section 57A of the FBTA 1986	W	<input type="text" value="0"/>

IT2 Reportable employer superannuation contributions

T	<input type="text" value="0"/>
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IT3 Tax-free government pensions

U	<input type="text" value="0"/>
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IT4 Target foreign income

V	<input type="text" value="0"/>
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IT5 Net financial investment loss

X	<input type="text" value="0"/>
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IT6 Net rental property loss

Y	<input type="text" value="2,889"/>
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Net rent from partnerships - Item 13	0	
Net rent - Item 15	0	
Net rent from partnerships/sole trader activities - Item 16	0	
Total foreign rental income or loss - Items 20R, 24Y less D15J	0	
Net rent - Item 21	2,889	L
Less: Deduction - Item D6	0	
TOTAL (transfers to Label Y - LOSS amounts only)	2,889	L

IT7 Child support you paid

Z	<input type="text" value="0"/>
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IT8 Number of dependent children

D	<input type="text" value="0"/>
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(For ATO validation only)

Adjusted taxable income	209,349	/	<input type="text"/>
Estimated total income	273,074	/	<input type="text"/>
Estimated eligible income	<input type="text" value="0"/>		
Non-resident foreign income	<input type="text"/>		

Spouse details — married or de facto

Use related ref details?

<input checked="" type="checkbox"/> Y	<input type="text" value="LI0133"/>
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If you had a spouse during 2020-21, you must complete Spouse details - married or de facto.

We need the information included in this section to assess your tax accurately.

If you did not have a spouse, go to page 8.

Your spouse's name

If you had more than one spouse during 2020-21 print the name of your spouse on 30 June 2021 or your last spouse.

Surname or family name	<input type="text" value="LI"/>		
First given name	<input type="text" value="YONGZHANG"/>	Other given names	<input type="text"/>

Your spouse's date of birth	K	Day	Month	Year	<input type="text" value="23/07/1971"/>
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Your spouse's gender	Male <input type="checkbox"/>	Female <input checked="" type="checkbox"/>	Indeterminate <input type="checkbox"/>
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Period you had a spouse - married or de facto

Did you have a spouse for the full year - 1 July 2020 to 30 June 2021? L No [] Yes [X]
From M [] to N []
Did your spouse die during the year? Yes [] No []

This information relates to your spouse's income.

You must complete all labels.

If the amount is zero, write 0.

Pre-fill using related ref return details? (Related ref for spouse details above must be answered Y) [Y] Your spouse's 2020-21 taxable income (excluding any assessable First home super saver released amount) [O] 149,104
Your spouse's share of trust income on which the trustee is assessed under section 98, and which has not been included in spouse's taxable income [T] []
Distributions to your spouse on which family trust distribution tax has been paid and which your spouse would have had to show as assessable income if the tax had not been paid [U] []
Your spouse's total reportable fringe benefits amounts
Employers exempt from FBT under section 57A of the FBTA 1986 [R] []
Employers not exempt from FBT under section 57A of the FBTA 1986 [S] []
Amount of Australian Government pensions and allowances (see Q6 Australian Government pensions and allowances in the instructions) that your spouse received in 2020-21 (exclude exempt pension income) [P] []
Amount of exempt pension income (see Spouse details - married or de facto in the instructions) that your spouse received in 2020-21. Do not include any amount paid under the Military Rehabilitation and Compensation Act 2004 [Q] []
Amount of your spouse's reportable superannuation contributions (which is the total of reportable employer superannuation contributions and deductible personal superannuation contributions) [A] []
Other specified exempt payments (see Spouse details - married or de facto in the instructions) that your spouse received [B] []
Your spouse's target foreign income [C] []
Your spouse's total net investment loss (total of net financial investment loss and net rental property loss) [D] 2,889
Child support your spouse paid [E] []
Your spouse's taxed element of a superannuation lump sum for which the tax rate is zero (see M2 Medicare levy surcharge in the instructions) [F] []
Spouse's total ATI (ATO validation purpose only) [] 151,993 / []

18 Capital gains

Did you have a capital gains tax event during the year? [G] [Y] Print Y for yes or N for no. CODE
Have you applied an exemption, rollover or additional discount? [M] [] / []
Total current year capital gains [H] 357,176
Net capital losses carried forward to later income years [V] []
Credit for foreign resident capital gains withholding amounts [X] []
You must print Y at G if you had an amount of a capital gain from a trust.
Print Y for yes or N for no. Net capital gain [A] 208,683

19 Foreign entities

Non-resident trust name []
Trustee or Trustees name []
Did you have either a direct or indirect interest in a controlled foreign company (CFC)? [I] [N] Print Y for yes or N for no. CFC income [K] []
Non-managed fund amounts []
Have you ever, either directly or indirectly, caused the transfer of property—including money—or services to a non-resident trust estate? [W] [N] Print Y for yes or N for no. Transferor trust income [B] []
Non-managed fund amounts []

20 Foreign source income and foreign assets or property

During the year did you own, or have an interest in, assets located outside Australia which had a total value of AUD\$50,000 or more? P N Print Y for yes or N for no.

21 Rent

Table with 2 columns: Description and Amount. Rows include Gross rent (62,925), Interest deductions (197), Capital works deductions (18,867), and Other rental deductions (46,750).

Net rent P less (Q + F + U) 2,889 LOSS

TOTAL SUPPLEMENT INCOME OR LOSS Items 13 to 24 - add up the boxes for income amounts and deduct any loss amounts in the boxes. Transfer this amount to I on page 3.

D12 Personal superannuation contributions

H 25,000

Did you provide your fund (including a retirement savings account) with a notice of intent to claim a deduction for personal superannuation contributions, and receive an acknowledgement from your fund?

Table with 3 columns: Fund name / TFN / ABN, Account no, Y/N. Row 1: THE YZJ ZENG SUPERANNUATION FUND ABN: 601 191 160 041, 25000, Yes

TOTAL SUPPLEMENT DEDUCTIONS Items D11 to D15—add up the boxes and transfer this amount to D 25,000

TOTAL SUPPLEMENT TAX OFFSETS Items T3 to T9 - add up the boxes. Transfer this amount to T

Business and professional items section

P1 Personal services income (PSI)

Print X in the appropriate box.

Did you receive any personal services income?

YES Read on.

NO X Go to item P2.

Part A

Did you satisfy the results test?

P NO X Read on.

YES Go to item P2.

Taxpayer's declaration

Read and sign the declaration after completing your tax return, including the Supplementary section, Business and professional items section and other schedules if applicable.

I declare that:

- the information provided to my registered tax agent for the preparation of this tax return is true and correct, and
- I authorise my registered tax agent to lodge this tax return.

**Taxpayer's
Signature**

Date

Day Month Year

Important: The tax law imposes heavy penalties for giving false or misleading information.

The ATO will issue your assessment based on your tax return. However, the ATO has some time to review your tax return, and issue an amended assessment if a review shows inaccuracies that change the assessment. The standard review period is two years but for some taxpayers it is four years.

Privacy:

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Tax agent's declaration

I,

declare that this tax return has been prepared in accordance with information supplied by the taxpayer, that the taxpayer has given me a declaration stating that the information provided to me is true and correct and that the taxpayer has authorised me to lodge the tax return.

Agent's signature

Date

Day Month Year
03/05/2022

Client's reference

Contact name

Agent's telephone number

Area code Telephone number
02 92811880

Agent's reference number

Position held

Rental Property Schedule 2021

Name of Property			
Address of Rental Property	79 BRITTANIA ROAD		
	CASTLE HILL	NSW	2154
Date property first earned rental income			20/08/2015
Number of weeks property was rented this year			15
Private Use %			

Ownership**% owned**

ZENG	JIAN	ZENG0015	50.00
LI	YONGZHANG	LI0133	50.00

Income**Return**

Gross rental income	18,750.00	9,375.00
Other rental related income	3,247.29	1,623.65
Gross Rent	21,997.29	10,998.65

Expenses**Total****Prv %****Return**

	Total	Prv %	Return
H Council Rates	440.08		220.04
U Water charges	758.08		379.04
N Legal fees	4,140.00		2,070.00
K Insurance			0.00
O Pest control			0.00
U Water charges - settlement	21.62		10.81
V Registration Fee - settlement	146.40		73.20
H Council Rates - settlement	1,314.00		657.00
U Water charges - settlement	398.76		199.38
V GST on fees			0.00
V TRA Search			0.00
P Property agent fees/commission	1,031.25		515.63
V Sundry rental expenses			0.00
V Agreement	44.00		22.00
Q Install 1 Fly Screen			0.00
R Capital works-special build w/off	20,891.00		10,445.50
I Capital allowances (depreciation)	4,221.00		2,110.50
V Residential Tenancy Agreement			0.00

Total expenses

33,406.19

16,703.10

Net Rent

11,408.90

/ L

5,704.45

/ L

Rental Property Schedule 2021

Name of Property			
Address of Rental Property	291/289 SUSSEX STREET		
	SYDNEY	NSW	2000
Date property first earned rental income			01/07/2012
Number of weeks property was rented this year			52
Private Use %			

Ownership**% owned**

ZENG	JIAN	ZENG0015	50.00
LI	YONGZHANG	LI0133	50.00

Income**Return**

Gross rental income	32,328.57	16,164.29
Other rental related income		
Gross Rent	32,328.57	16,164.29

Expenses**Total****Prv %****Return**

	Total	Prv %	Return
Q Repairs and maintenance	627.00		313.50
P Property agent fees/commission	1,290.91		645.46
V Sundry rental expenses	59.88		29.94
U Water charges	609.23		304.62
H Council Rates	1,185.35		592.68
E Body corporate fees	7,368.09		3,684.05
V Letting Fees	682.00		341.00
R Capital works-special build w/off	5,100.00		2,550.00
I Capital allowances (depreciation)	1,510.00		755.00
V Letting Fees			0.00
K Insurance			0.00
D Advertising for tenants			0.00
M Land Tax	3,981.45		1,990.73
V Swipe Card	150.00		75.00
V Sundry rental expenses	30.00		15.00
Total expenses	22,593.91		11,296.98

Net Rent

9,734.66 /		4,867.31 /	
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Rental Property Schedule 2021

Name of Property			
Address of Rental Property	2510/550 QUEEN STREET		
	BRISBANE	QLD	4000
Date property first earned rental income			01/07/2018
Number of weeks property was rented this year			52
Private Use %			

Ownership**% owned**

ZENG	JIAN	ZENG0015	50.00
LI	YONGZHANG	LI0133	50.00

Income**Return**

Gross rental income	21,330.00	10,665.00
Other rental related income	183.30	91.65
Gross Rent	21,513.30	10,756.65

Expenses**Total****Prv %****Return**

	Total	Prv %	Return
Q Repairs and maintenance Smoke Alarms			0.00
K Insurance			0.00
V Keys	1,629.24		814.62
V Letting Fee			0.00
P Property agent fees/commission	1,513.72		756.86
H Council Rates	2,470.60		1,235.30
U Urban Utilities Water			0.00
I Capital allowances (depreciation)	5,812.00		2,906.00
R Capital works-special build w/off	5,465.00		2,732.50
V Depreciation Report			0.00
K Insurance \$135.77 * 12	1,629.24		814.62
L Westpac 822499	395.00		197.50
V Smoke Alarms	366.00		183.00
Q Repairs and maintenance			0.00
D Advertising for tenants			0.00
E Body corporate fees	5,073.72		2,536.86
G Cleaning			0.00
U Water charges	101.70		50.85
U Water & Sewerage			0.00
U Water charges	896.68		448.34

Total expenses

25,352.90

12,676.45

Net Rent

3,839.60

/ L

1,919.80

/ L

Rental Property Schedule 2021

Name of Property			
Address of Rental Property	2802/2 QUAY STREET		
	SYDNEY	NSW	2000
Date property first earned rental income			01/11/2014
Number of weeks property was rented this year			52
Private Use %			

Ownership**% owned**

ZENG	JIAN	ZENG0015	50.00
LI	YONGZHANG	LI0133	50.00

Income**Return**

Gross rental income	47,500.00	23,750.00
Other rental related income	2,512.29	1,256.15
Gross Rent	50,012.29	25,006.15

Expenses**Total****Prv %****Return**

V Admin	60.50		30.25
H Council Rates	1,185.35		592.68
U Water charges	609.23		304.62
K Insurance	585.08		292.54
E Body corporate fees	15,221.25		7,610.63
P Property agent fees/commission	2,173.60		1,086.80
I Capital allowances (depreciation)	1,574.00		787.00
R Capital works-special build w/off	6,278.00		3,139.00
Q Repairs and maintenance	429.00		214.50
Q Dae Com Global	427.00		213.50
M Land Tax	21,733.10		10,866.55
Q Swipe Card			0.00

Total expenses

50,276.11

25,138.07

Net Rent

263.82

/ L

131.92

/ L

	1	2	3	4	
Property address	79 BRITTANIA ROAD CASTLE HILL NSW 2154	291/289 SUSSEX STREET SYDNEY NSW 2000	2510/550 QUEEN STREET BRISBANE QLD 4000	2802/2 QUAY STREET SYDNEY NSW 2000	
Date property first rented	20/08/2015	01/07/2012	01/07/2018	01/11/2014	
Weeks rented	15	52	52	52	
Percent ownership	50.00	50.00	50.00	50.00	
Income					TOTAL
Gross income	9,375.00	16,164.29	10,665.00	23,750.00	59,954.29
Other rental income	1,623.65	0.00	91.65	1,256.15	2,971.45
Gross rent	\$10,998.65	\$16,164.29	\$10,756.65	\$25,006.15	\$62,925.74
Expenses					
D Advertising for tenants	0.00	0.00	0.00	0.00	0.00
E Body corporate fees	0.00	3,684.05	2,536.86	7,610.63	13,831.54
F Borrowing expenses	0.00	0.00	0.00	0.00	0.00
G Cleaning	0.00	0.00	0.00	0.00	0.00
H Council Rates	877.04	592.68	1,235.30	592.68	3,297.70
I Capital allowances (depreciation)	2,110.50	755.00	2,906.00	787.00	6,558.50
J Gardening/lawn mowing	0.00	0.00	0.00	0.00	0.00
K Insurance	0.00	0.00	814.62	292.54	1,107.16
L Interest on loans	0.00	0.00	197.50	0.00	197.50
M Land Tax	0.00	1,990.73	0.00	10,866.55	12,857.28
N Legal fees	2,070.00	0.00	0.00	0.00	2,070.00
O Pest control	0.00	0.00	0.00	0.00	0.00
P Property agent fees/commission	515.63	645.46	756.86	1,086.80	3,004.75
Q Repairs and maintenance	0.00	313.50	0.00	428.00	741.50
R Capital works-special build w/off	10,445.50	2,550.00	2,732.50	3,139.00	18,867.00
S Stationery, telephone and postage	0.00	0.00	0.00	0.00	0.00
T Travel expenses	0.00	0.00	0.00	0.00	0.00
U Water charges	589.23	304.62	499.19	304.62	1,697.66
V Sundry rental expenses	95.20	460.94	997.62	30.25	1,584.01
Total expenses	\$16,703.10	\$11,296.98	\$12,676.45	\$25,138.07	\$65,814.60
Net rent	(\$5,704.45)	\$4,867.31	(\$1,919.80)	(\$131.92)	(\$2,888.86)

Capital Gains Worksheet

2021

Description

Property % REAL ESTATE - AUST

Acquisition :

27/07/2015	cost base	1	1,943,611	1.000	1,943,611
27/07/2015	stamp duty		92,393	1.000	92,393
20/10/2020	PEXA		114	1.000	114
20/10/2020	Lega Fee		1,233	1.000	1,233
20/10/2020	Loan Payout		350	1.000	350
20/10/2020	Land Tax		43,325	1.000	43,325

Disposal :

08/09/2020 1

Cost base	<input type="text" value="2,081,026"/>	Frozen	<input type="text" value="2,081,026"/>
- Allowable deductions	<input type="text"/>		
+ Assessable income on disposal	<input type="text"/>		
Reduced cost base	<input type="text" value="2,081,026"/>	Gain	Assessable Amount
Discountable (Individual - subject to discount)		<input type="text" value="296,987"/> / <input type="text"/>	<input type="text" value="148,493"/>
Frozen Indexation		<input type="text" value="296,987"/> / <input type="text"/>	<input type="text" value="296,987"/>

Net Capital Gains - manual entry

Shares Trading S /

2021 Capital gains from CGT Assets/Events

Amounts shown are PRE any applicable discount and/or losses.

	Indexation	Discountable	Other
Shares - Aust (S)	-	-	60,189
Shares - Other (X)	-	-	-
Units in Unit Trusts - Australia (U)	-	-	-
Units in Unit Trusts - Other (Y)	-	-	-
Real Estate - Australia (R)	-	296,987	-
Real Estate - Other (Z)	-	-	-
Capital gains from Trusts (T)	-	-	-
Collectables (C)	-	-	-
Other (O)	-	-	-
Previously Deferred (D)	-	-	-
Community Housing Providers (H)	-	-	-

2021 Current year capital Losses (CYCL) from CGT Assets/Events

Shares - Aust (S)	-
Shares - Other (X)	-
Units in Unit Trusts - Australia (U)	-
Units in Unit Trusts - Other (Y)	-
Real Estate - Australia (R)	-
Real Estate - Other (Z)	-
Capital gains from Trusts (T)	-
Collectables (C)	-
Other (O)	-
Previously Deferred (D)	-
Community Housing Providers (H)	-

Applying capital losses against current year capital gains

	Indexation	Discountable	Other
Current year capital losses applied	-	-	-
Prior year capital losses applied	-	-	-

Current year capital gains (CYCG) after applying capital losses

	Indexation	Discountable	Other
Totals	-	296,987	60,189

2021 Capital Gains Tax Worksheet - Summary Listing

Asset Description	Indexation	Discountable	Other	Loss	Net Cap Gain
Property [1]	-	296,987	-	-	148,494 *
Shares Trading	-	-	60,189	-	60,189

* amount after discount applied.

208,683

Income Tax Return Tax Estimate

2021

MR JIAN ZENG

TFN: 170 521 257

Tax Payable for Individual

Taxable Income	181,460
Tax Free Part	18,200
Tax Payable on Taxable Income	52,324.00

Sub-Total \$ 52,324.00

Less Offsets:

Offsets (T2 to T9)	0.00
Private Health Insurance Offset - Payable	-644.00
Seniors / Pension / Beneficiary Offset	0.00
Small business income offset	0.00
Low Income Offset	0.00
Low and Middle Income Offset	0.00
Lump Sum	0.00
Foreign Income Offset	0.00
Other Offsets	0.00
FHSS tax offset	0.00

Sub-Total \$ -644.00

52,968.00

Plus:

Medicare Levy	3,629.20
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Sub-Total \$ 3,629.20

56,597.20

Less Credits:

Tax withheld - salary & wage type income	0.00
Arrears tax withheld	0.00
Foreign Tax Credits	0.00
TFN Amounts (credits)	0.00
Franking Tax Offset (refundable)	0.00
Other Refundable Credits	0.00
Other Amounts withheld - ABN,Vol,Labour,Foreign	0.00
FHSS tax withheld	0.00
PAYG Income Tax Instalments	0.00

Sub-Total \$ 0.00

56,597.20

Estimated Tax Payable

DR

DISCLAIMER

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This estimate is provided without warranty of any kind.

It is subject to legislative changes and includes estimates of currently unknown rates.

WARNING : Amounts shown may be adjusted by amounts not included in this return.

Sensitive (when completed)