

Trust Tax Return

2019

1 Jul 2018—30 Jun 2019

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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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	CCZ Project Unit Trust	2019

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

PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
CCZP0001	25578668	Trident Financial Group Pty Ltd	0398994036

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

Trust Tax Return**2019**

1 Jul 2018—30 Jun 2019

TFN Recorded

TRUST DETAILS**Name of Trust**

CCZ Project Unit Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

76 261 804 084

CURRENT POSTAL ADDRESS31 Kiewa St
DONCASTER**State**

VIC

Postcode

3108

PREVIOUS POSTAL ADDRESS**Country**

Australia

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

CCZ Project Pty Ltd

ABN**Contact number**

03 98994036

CONTACT DETAILS**Name**

Chin He

Phone number

03 98994036

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

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES

Income	Primary production	Non-primary production	Totals
Total business income			
Is the trust a small business entity?			
Net small business income			V
9 RENT			
Gross rent	F	\$29,078.00	
Interest deductions	G	\$0.00	
Capital works deductions	X	\$0.00	
Other rental deductions	H	\$20,631.00	
Net rent		(F - G - X - H)	\$8,447.00
11 GROSS INTEREST - INCLUDING AUSTRALIAN GOVERNMENT LOAN INTEREST			J \$8.00
15 Total of items 5 to 14			\$8,455

Deductions

18 OTHER DEDUCTIONS	Q	\$1,143.00
19 TOTAL OF ITEMS 16 TO 18		\$1,143.00
20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS		\$7,312.00

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		\$7,312.00
26	TOTAL NET INCOME		\$7,312.00
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		
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Does your income include an individual's personal services income? (PSI) **N** No

Key financial information

32	ALL CURRENT ASSETS	F	\$1,221.00
33	TOTAL ASSETS	G	\$1,557,044.00
34	ALL CURRENT LIABILITIES	I	\$0.00
35	TOTAL LIABILITIES	J	\$1,556,945.00

Business and professional items

54	INCOME OF THE TRUST ESTATE	A	\$7,312.00
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Beneficiary not entitled

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

Beneficiary – Corinda Investments Trust

Tax File Number	TFN Recorded	Entity code	U	T - Trust
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			Corinda Investments Trust	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
31 Kiewa Street	Doncaster	VIC	3108	
Distribution type	BalanceOfIncome			
Assessment calculation code		V	35	
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate		W	\$2,438.00	
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		
Non-primary production		B	\$2,438.00	
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	
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		
SMALL BUSINESS INCOME TAX OFFSET INFORMATION				
Share of net small business income		Y	\$0.00	

Beneficiary – AC< Superannuation Fund

Tax File Number	TFN Recorded	Entity code	U	S - SMSF
NAME OF COMPANY / PARTNERSHIP / TRUST ETC				AC< Superannuation Fund
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
48 Rostrevor Pde	Mont Albert North	VIC	3129	
Distribution type	Percentage	Distribution Percentage	33.33%	
Assessment calculation code			V	35
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate			W	\$2,437.00
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	
Non-primary production			B	\$2,437.00
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
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	
SMALL BUSINESS INCOME TAX OFFSET INFORMATION				
Share of net small business income			Y	\$0.00

Beneficiary – Chim Family Superannuation Fund

Tax File Number		Entity code	U	S - SMSF
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			Chim Family Superannuation Fund	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
111 Dorking Road	Box Hill	VIC	3128	
Distribution type	Percentage	Distribution Percentage	33.33%	
Assessment calculation code			V	35
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate			W	\$2,437.00
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	
Non-primary production			B	\$2,437.00
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
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	
SMALL BUSINESS INCOME TAX OFFSET INFORMATION				
Share of net small business income			Y	\$0.00

Rental schedule — 109 Dorking Road, Box Hill North VIC 3129

Address	Town/City	State	Postcode
109 Dorking Road	Box Hill North	VIC	3129

Date property first earned rental income	09/11/2017
Number of weeks property was rented this year	52
The number of weeks the property was available for rent this year	52
Entity's % ownership	100
Has the loan for the property been renegotiated this year?	No

Acquisitions and Disposal	Date	Amount
Acquisition	27 May 2017	\$1,470,000.00
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
CCZ Project Unit Trust	TFN Recorded	100%
		100%

Income / Expenses

Income		Gross	My share
Rental income	A	\$29,078.00	\$29,078.00
Gross rent	C	\$29,078.00	\$29,078.00
Expenses			
Council rates	H	\$2,245.00	\$2,245.00
Insurance	K	\$997.00	\$997.00
Land tax	M	\$13,938.00	\$13,938.00
Agents fees	P	\$1,599.00	\$1,599.00
Repairs	Q	\$990.00	\$990.00
Water	U	\$713.00	\$713.00
Sundry	V	\$149.00	\$149.00
Total expenses	W	\$20,631.00	\$20,631.00
Total net rent	X	\$8,447.00	\$8,447.00

Rental schedule worksheets — 109 Dorking Road, Box Hill North VIC...

P AGENTS FEES

Description	Amount
Management Fees	\$1,599.00
Total	\$1,599.00

Worksheets

18 OTHER DEDUCTIONS

Name of each item of deduction	Amount
Accountancy	\$880.00
Filing fee	\$263.00
Total	\$1,143.00