



Australian Government

Australian Taxation Office

Guide to capital gains tax 2007

To help you complete your tax return
for 1 July 2006 – 30 June 2007

Covers:

- how to work out whether you are subject to capital gains tax
- how to calculate your capital gain or capital loss.



If you are a resident personal investor with a capital gain or capital loss only from shares, units or a managed fund, you can use the shorter *Personal investors guide to capital gains tax 2007* (NAT 4152-6.2007) instead of this guide



For CGT tools and calculators, including for demergers, visit www.ato.gov.au

OUR COMMITMENT TO YOU

We are committed to providing you with advice and information you can rely on.

We make every effort to ensure that our advice and information is correct. If you follow advice in this publication and it turns out to be incorrect, or it is misleading and you make a mistake as a result, we must still apply the law correctly. If that means you owe us money, we must ask you to pay it. However, we will not charge you a penalty or interest if you acted reasonably and in good faith.

If you make an honest mistake when you try to follow our advice and you owe us money as a result, we will not charge you a penalty. However, we will ask you to pay the money, and we may also charge you interest.

If correcting the mistake means we owe you money, we will pay it to you. We will also pay you any interest you are entitled to.

If you feel this publication does not fully cover your circumstances, please seek help from us or a professional adviser.

The information in this publication is current at May 2007. We regularly revise our publications to take account of any changes to the law, so make sure that you have the latest information. If you are unsure, you can check for a more recent version on our website at www.ato.gov.au or contact us.

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PUBLISHED BY

Australian Taxation Office
Canberra
May 2007
JS 7848

Guide to capital
gains tax
2007

CONTENTS

ABOUT THIS GUIDE

INTRODUCTION

A

ABOUT CAPITAL GAINS TAX

01 DOES CAPITAL GAINS TAX APPLY TO YOU?

What is capital gains tax and what rate of tax do you pay?	8
What is a CGT event?	8
What is a CGT asset?	9
What are capital proceeds?	11
What is the cost base?	12
What is the reduced cost base?	13
Modifications to the cost base and reduced cost base	14
Acquiring CGT assets	15
Compensation	16
Foreign residents, temporary residents and changing residency	17
Choices	18
Exemptions and rollovers	19
CGT and foreign exchange gains and losses	21
CGT and depreciating assets	22
Where to now?	23

02 HOW TO WORK OUT YOUR CAPITAL GAIN OR CAPITAL LOSS

Three methods of calculating capital gains	24
The 'other' method	24
The indexation method	25
The discount method	25
Choosing the indexation or discount method	26
How to calculate a capital loss	30

03 KEEPING RECORDS

What records do you need to keep?	31
Asset registers	32
Exceptions	33
It is never too late	33

04 TRUST DISTRIBUTIONS

Capital gains made by a trust	34
Non-assessable payments from a trust	35

05 INVESTMENTS IN SHARES AND UNITS	39
How capital gains tax affects shares and units	39
Identifying shares or units sold	39
Demutualisation of insurance companies	40
Share buy-backs	40
Shares in a company in liquidation or administration	41
Takeovers and mergers	42
Scrip-for-scrip rollover	42
Demergers	43
Dividend reinvestment plans	44
Bonus shares	44
Bonus units	48
Rights or options to acquire shares or units	49
Exercising rights or options to acquire shares or units	49
Convertible interests	51
Stapled securities	52
Employee share schemes	54
Non-assessable payments	55
Investments in foreign hybrids	56
General value shifting regime (GVSR)	56
Using the capital gain or capital loss worksheet for shares	56
06 REAL ESTATE AND MAIN RESIDENCE	60
Rules to keep in mind	60
Sale of a rental property	61
Subdivision of land	65
Amalgamation of title	66
Main residence	67
What is a dwelling?	67
What is an ownership interest?	67
Is the dwelling your main residence?	68
Moving into a dwelling	69
Land adjacent to the dwelling	69
Other structures associated with the dwelling	70
Partial exemption	70
Dwelling used to produce income	70
Moving from one main residence to another	73
Continuing main residence status after dwelling ceases to be your main residence	74
Home used to produce income and then you stop living in it	76
Constructing, renovating or repairing a dwelling on land you already own	76
Destruction of dwelling and sale of land	77

Having a different home from your spouse or dependent child	77	Step 5	Applying current year capital losses	101
Major capital improvements to a dwelling acquired before 20 September 1985	79	Step 6	Applying net capital losses from earlier years	102
Dwellings transferred after marriage breakdown	80	Step 7	Applying the CGT discount	103
Inherited main residence	80	Step 8	Applying the small business CGT concessions	103
Inheriting a dwelling from someone who inherited it themselves	83	Step 9	Working out your net capital gain	103
Death during construction	83	Step 10	Capital losses carried forward to later income years	103

07 LOSS, DESTRUCTION OR COMPULSORY ACQUISITION OF AN ASSET

Time of the CGT event	84
If you receive money	85
If you receive an asset	86
If you receive both money and an asset	87
Indexation or CGT discount	87

08 MARRIAGE BREAKDOWN

Conditions for the marriage breakdown rollover	88
Consequences of the rollover	89
CGT assets transferred by a company or trust	90
Superannuation interests	91
Cash settlements	91
Real estate that was main residence	91
Consequences of the rollover not applying	94

09 DECEASED ESTATES

Capital gain or capital loss on death is disregarded	95
Assets which pass to the beneficiary or legal personal representative	96
Choosing the indexation method or the discount method	96
Joint tenants	97
Unapplied net capital losses	98
Life and remainder interests	98

B

COMPLETING THE CAPITAL GAINS SECTION OF YOUR TAX RETURN

Introduction	100
Step 1 Types of CGT assets and CGT events	100
Step 2 Calculating your current year capital gain or capital loss for each CGT asset or CGT event	100
Step 3 Total current year capital gains	101
Step 4 Capital losses	101

C

INSTRUCTIONS FOR COMPANIES, TRUSTS AND FUNDS (ENTITIES)

Introduction	105
Steps you need to take	105
Step 1 How to complete the capital gain or capital loss worksheet for each CGT event	106
Step 2 How to complete the CGT summary worksheet for 2006–07 tax returns	106
Step 3 How to complete the capital gains item on your entity's tax return	111
Step 4 How to complete the CGT schedule	112

APPENDIXES

Appendix 1 Summary of CGT events	115
Appendix 2 Consumer price index (CPI)	121
Appendix 3 Flowcharts	122
Appendix 4 Some major share transactions	128

DEFINITIONS

132

INDEX

137

PUBLICATIONS

141

WORKSHEETS AND SCHEDULE

MORE INFORMATION

Infoclines	see inside back cover
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ABOUT THIS GUIDE

The *Guide to capital gains tax 2007* explains how **capital gains tax** (CGT) works and will help you calculate your **net capital gain** or **net capital loss** for 2006–07 so you can meet your CGT obligations. There are worksheets at the back of the guide to help you do this.

WHO SHOULD USE THIS GUIDE?

An individual, company, trust or superannuation fund can use this guide to work out their CGT obligations.

A company, trust or superannuation fund that is required to complete and lodge a *Capital gains tax (CGT) schedule 2007* (CGT schedule) should use the schedule included at the back of this guide. Part C explains when a schedule must be lodged.

If you have a small business, you should get the publication *Guide to capital gains tax concessions for small business* (NAT 8384–6.2007).

➤ Individuals may prefer to use the shorter, simpler *Personal investors guide to capital gains tax 2007* (NAT 4152–6.2007) if, during 2006–07, they only:

- sold some shares
- sold some units in a managed fund, and/or
- received a distribution of a capital gain from a managed fund.

This guide does not deal fully with the CGT position of:

- a company that is the head company of a consolidated group – the rules that apply to members of a consolidated group modify the application of the CGT rules. For more information about the consolidation rules or if you have technical tax enquiries, visit our website or phone the Tax Reform Infoline on **13 24 78**
- an individual or entity whose gains or losses are included as part of its income under other provisions of the tax law – for example, from carrying on a business of share trading (see the fact sheet *Carrying on a business of share trading*)
- an individual or entity that is not an Australian resident for tax purposes.

PUBLICATIONS AND SERVICES

To find out how to get a publication referred to in this guide, see page 141 and for information about our other services, see the inside back cover.

INTRODUCTION

This guide will help you work out whether any of the assets you own (or may own in the future), and any events that happen, are subject to CGT. Where they are, it tells you how to work out your capital gain or capital loss. It also covers what records you need to keep.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally they are also explained in more detail in the section where they first appear.

While we have sometimes used the word 'bought' rather than 'acquired', you may have acquired an asset subject to CGT (a **CGT asset**) without paying for it (for example, as a gift or through an inheritance). Similarly, we refer to 'selling' such an asset when you may have disposed of it in some other way (for example, by giving it away or transferring it to someone else). Whether by sale or by any other means, all of these disposals are **CGT events**.

YOUR TAX RETURN

Whether you are an individual or an entity (company, trust or fund), if you have a capital gain or capital loss for 2006–07, this guide will help you to complete the capital gains item on your tax return.

WORKSHEETS

You may wish to use the two CGT worksheets provided at the back of this guide to help you keep track of your records and make sure you pay no more CGT than necessary.

There is:

- a **Capital gain or capital loss worksheet** for working out your capital gain or capital loss for each CGT 'event', and
- a **CGT summary worksheet for 2006–07 tax returns** (CGT summary worksheet) to help you summarise your capital gains and capital losses and produce the final net amount you need to include on your tax return.

You can tear out these forms and complete them as you work through the guide.

CGT SCHEDULE

If you are a company, trust or fund with total capital gains or capital losses of more than \$10,000 this **income year**, you must complete a *Capital gains tax (CGT) schedule 2007* (CGT schedule). Partnerships and individual paper tax preparers are not required to lodge a schedule.

The CGT schedule is explained in detail in part C and a copy is provided at the back of this guide.

WHAT'S NEW

We provide easy-to-use online tools to take some of the complexity out of CGT.

The *Capital gains tax checklist* gives you an easy way to determine possible CGT consequences now and in the future.

Use the checklist's question-and-answer format to determine:

- whether you are likely to have a capital gain or capital loss in the current income year
- whether you are likely to have a CGT event in the future, and
- what sort of records you need to keep.

To get the checklist, visit our website and select **For Tax Professionals**, then click on **Tax Professionals homepage**.

From the menu on the left, under **Tax topics explained**, select **Capital gains tax (CGT)**, select **CGT for tax professionals** and click on **Capital gains tax checklist**.

Capital gains tax updates, available through the above link, give you information on the latest CGT developments including:

- changes and proposed changes to the law
- new Tax Office rulings and determinations
- new ATO interpretative decisions (ATO IDs)
- new online CGT resources.

The guide *Basic capital gains tax issues for legal professionals* provides detailed information on the CGT consequences of some common legal transactions. Topics covered include conveyancing, wills and the administration of deceased estates, family law, litigation and compensation issues and record keeping.

To get *Basic capital gains tax issues for legal professionals*, visit our website and select **For Tax Professionals**, then click on **Tax Professionals homepage**. From the menu on the left, under **Your tax practice**, select **Industries and business types**, then click on **Legal practitioner's essentials**. From this page, click on **Capital gains tax information**.

Compliance activity

We continue to build on our CGT data-matching capability. We gather a large amount of information from state and territory revenue agencies and land titles offices to check that capital gains on properties, including rental properties, vacant land and holiday homes, have been declared. We also gather data to check capital gains on shares and managed fund investments.

Some common errors we've identified include:

- people claiming the main residence exemption when they have never lived in the property
- poor record keeping
- people using the date of settlement as the disposal date of a property, instead of the date they entered into the sale contract.

Changes and proposed changes to the law

There are a number of recent and proposed CGT changes to bear in mind when calculating your net capital gain for the income year or your net capital losses carried forward to later income years.

To see if the proposed changes below are now law, visit our website and select **For Tax Professionals**, then click on **Tax Professionals homepage**. From the menu on the left, under **Rulings, legislation & law**, select **New legislation**, then select **New legislation** and click on **Capital gains tax**.

Marriage breakdown rollover

The law has been changed to extend the scope of the marriage breakdown CGT rollover. For CGT events that happen after 12 December 2006 the rollover also applies to:

- assets transferred to a spouse or former spouse under a binding financial agreement or arbitral award under the *Family Law Act 1975* or a similar agreement or award under a corresponding foreign law, and
- assets transferred under a written agreement under a state, territory or foreign law relating to de facto marriage breakdowns where the agreement is similar to a binding financial agreement.

The law has also been changed to ensure that no CGT liability arises in relation to the ending of the spouses' rights that directly relate to the breakdown of their marriage or de facto marriage, including if they receive cash as part of a marriage breakdown settlement.

In addition, the law has been amended to ensure that the **main residence exemption** interacts more appropriately with the marriage breakdown rollover relief.

For more information, see chapter 8 **Marriage breakdown** on page 88.

International tax reform

Foreign residents

The law has been changed to narrow the range of assets on which a foreign resident is subject to Australian CGT.

For CGT events that happen on or after 12 December 2006, foreign residents disregard the capital gain or capital loss unless the CGT asset is taxable Australian property.

Taxable Australian property includes Australian real property, CGT assets used in carrying on a business through a permanent establishment in Australia, and indirect Australian real property interests. Rights or options to acquire these assets are also taxable Australian property.

For more information, see **Foreign residents, temporary residents and changing residency** on page 17 and our website.

Temporary residents

The law has been changed in regard to capital gains and capital losses made by temporary residents. These changes apply to CGT events that happen on or after 1 July 2006.

Individuals now disregard a capital gain or capital loss from a CGT event where they are a temporary resident at the time of the CGT event or immediately before the CGT event. The exception is if the CGT event happened:

- before 12 December 2006 to a CGT asset that has the 'necessary connection with Australia', or
- on or after 12 December 2006 to a CGT asset that is 'taxable Australian property'.

There are specific rules where the CGT asset is a share or right acquired under an employee share scheme.

For more information, see **Foreign residents, temporary residents and changing residency** on page 17 and our website.

Extending rollover for assets that are compulsorily acquired

The law has been changed to extend the rollover on the disposal of CGT assets compulsorily acquired by a private acquirer under a statutory power. The changes apply to disposals made on or after 11 November 1999. (Under the previous law, the rollover only applied to such acquisitions by Australian Government agencies.)

Under the changes, rollover also applies where a landowner whose land is compulsorily subject to a mining lease sells the land to the lessee and acquires a replacement asset. Rollover only applies to the landowner if, just before the sale, the lease significantly affected their use of the land or such a lease would have significantly affected their use of the land.

The change does not affect compulsory acquisitions of minority interests under the corporations law – such as shares compulsorily acquired under a takeover.

For more information, see chapter 7 **Loss, destruction or compulsory acquisition of an asset** on page 84.

Government grants

The law has been changed to provide a CGT exemption for an amount received as reimbursement or payment of your expenses, including the receipt or use of a certificate, under a scheme established by an Australian government agency. The scheme needs to be established under an Act or a legislative instrument – for example, regulations or local government by-laws. The law has also been changed to ensure that recipients of grants under the Unlawful Termination Assistance Scheme and Alternative Dispute Resolution Assistance Scheme do not have CGT consequences.

The exemption applies to assessments for the 2005–06 year and later income years.

Small business CGT concessions

Changes have been made to the small business CGT concessions. These changes:

- affect the maximum net asset value test, the active asset test, the 15-year exemption, the retirement exemption, the small business rollover and how the concessions apply to partners in a partnership, and the deceased estate of a person who would have qualified for the concessions had they not died
- replace the controlling individual 50% test with a more generous significant individual 20% test, which can be satisfied either directly or through one or more interposed entities.

These changes will apply to CGT events that happen from the 2006–07 income year. For more information, see the *Guide to capital gains tax concessions for small business* (NAT 8384–6.2007) which is available on our website.

In addition, a Bill has been introduced into Parliament which contains changes to:

- increase the net asset threshold for the small business CGT concessions from \$5 million to \$6 million
- allow simplified tax system (STS) taxpayers access to the concessions without having to satisfy the net asset threshold.

The Government's intention is that these changes will apply to CGT events that happen from the 2007–08 income year.

Employee share schemes – stapled securities

The employee share scheme and CGT rules have only applied to ordinary shares or rights to acquire ordinary shares. The law has been changed to extend the rules to include stapled securities where an ordinary share in an ASX listed company and another security, such as a unit in a unit trust, are contractually bound together so that they cannot be sold separately.

The change applies from the 2006–07 income year.

Donating shares

A Bill has been introduced into Parliament which will allow a tax deduction for the donation of small parcels of publicly listed shares to eligible deductible gift recipients where the shares have been held for at least 12 months and valued at \$5,000 or less. There will be no change to the CGT treatment: a capital gain or capital loss will continue to arise on donated shares.

The Government's intention is that the changes will apply from the first income year after the date of royal assent of the amending legislation.

Testamentary trusts

A Bill has been introduced into Parliament which will improve the tax treatment of income beneficiaries in testamentary trusts, such as life tenants.

The amendments will allow the trustee of a testamentary trust to choose to be assessed on some part or all of an amount of net capital gain that is included in the net income of the trust where:

- that part or all of the net capital gain would be assessed to a presently entitled income beneficiary of the trust, and
- that beneficiary is not entitled under the terms of the trust to benefit from the gain.

These amendments will ensure that an income beneficiary is not assessed in respect of trust capital gains from which they will not benefit. The Government intends that the changes apply to the 2005–06 and later income years.

2007 BUDGET ANNOUNCEMENTS

Extending small superannuation CGT rollover on marriage breakdown

On 8 May 2007, as part of the Budget, the Government announced that it intends to change the law to provide CGT rollover to small superannuation funds to allow one spouse in a marriage breakdown to transfer their entire *in specie* interest to another complying fund without there being an immediate liability to CGT.

The change recognises that it is often in the interests of separating spouses to continue to provide for their future superannuation arrangements through a single small superannuation fund and will provide greater choice of fund to the spouse whose interest is transferred.

The Government intends that the change will apply from 1 July 2007.

Chapter 01	Does capital gains tax apply to you?	8	Chapter 06	Real estate and main residence	60
Chapter 02	How to work out your capital gain or capital loss	24	Chapter 07	Loss, destruction or compulsory acquisition of an asset	84
Chapter 03	Keeping records	31	Chapter 08	Marriage breakdown	88
Chapter 04	Trust distributions	34	Chapter 09	Deceased estates	95
Chapter 05	Investments in shares and units	39			

ABOUT CAPITAL GAINS TAX



Do you need to read this part of the guide?

To find out, answer the following questions. If you answer NO to all questions, you don't need to read part A. Go to part B starting on page 99.

Do you need information about the three methods of calculating a capital gain?

YES Read part A chapter 2, on page 24.

Have you received a distribution of a capital gain from a managed fund or other unit trust in 2006–07?

YES Read part A chapter 4, on page 34.

Have you sold shares or units in a unit trust in 2006–07?

YES Read part A chapter 5, on page 39.

Did you sell real estate or your home (main residence) in 2006–07?

YES Read part A chapter 6, on page 60.

Do you need help completing the capital gains item on your individual tax return?

YES Read the relevant chapters in part A, then work through part B.

Do you need help completing the capital gains item on your entity's tax return?

YES Read the relevant chapters in part A, then work through part C.

DOES CAPITAL GAINS TAX APPLY TO YOU?

01

This chapter provides general background information about CGT and whether and how it applies to you.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally they are also explained in detail in the section where they first appear.

WHAT IS CAPITAL GAINS TAX AND WHAT RATE OF TAX DO YOU PAY?

CGT is the tax that you pay on any capital gain you include on your annual income tax return. It is not a separate tax, merely a component of your income tax. You are taxed on your **net capital gain** at your marginal tax rate.

Your net capital gain is:

- your total capital gains for the year
minus
- your total capital losses for the year and any **unapplied net capital losses** from earlier income years
minus
- any **CGT discount** and **small business CGT concessions** to which you are entitled.

If your total capital losses for the income year are more than your total capital gains, the difference is your **net capital loss** for the year. It can be carried forward to later income years to be deducted from future capital gains. (You cannot deduct capital losses or a net capital loss from your income). There is no time limit on how long you can carry forward a net capital loss. You apply your net capital losses in the order that you make them.

There are special rules for capital losses made on collectables – see the next page. You cannot make a capital loss on a **personal use asset** – see page 10.

If you are completing a tax return for an individual and want more information on how to apply your capital losses, see steps 5 and 6 in part B of this guide. For more information for companies, trusts and funds or for completing the CGT summary worksheet, see step 2 in part C of this guide.

Capital gain or capital loss

You make a **capital gain** or **capital loss** if a CGT event happens. You can also make a capital gain if a **managed fund** or other trust distributes a capital gain to you.

For most CGT events, your capital gain is the difference between your **capital proceeds** and the cost base of your CGT asset – for example, if you sell an asset for more than you paid for it, the difference is your capital gain. You make a capital loss if your **reduced cost base** of your CGT asset is greater than the capital proceeds.

Generally, you can disregard any capital gain or capital loss you make on an asset if you acquired it before 20 September 1985 (**pre-CGT**). For details of some other exemptions, see **Exemptions and rollovers** on page 19.

There are special rules that apply when working out gains and losses from depreciating assets. A depreciating asset is a tangible asset (other than land or trading stock) that has a limited effective life and can reasonably be expected to decline in value over the time it is used. Certain intangible assets are also depreciating assets.

If you use a depreciating asset for a taxable purpose (for example, in a business) any gain you make on it is treated as ordinary income and any loss as a deduction. It is only when a depreciating asset has been used for a non-taxable purpose (for example, used privately) that you can make a capital gain or capital loss on it. For details on the CGT treatment of depreciating assets, see **CGT and depreciating assets** on page 22.

To work out whether you have to pay tax on your capital gains, you need to know:

- whether a CGT event has happened
- the time of the CGT event
- what assets are subject to CGT
- how to calculate the capital gain or capital loss (how to determine your capital proceeds, cost base and reduced cost base; how to apply capital losses and the methods available to calculate a capital gain)
- whether there is any exemption or rollover that allows you to reduce or disregard the capital gain or capital loss
- whether the CGT discount applies, and
- whether you are entitled to any of the small business CGT concessions.

WHAT IS A CGT EVENT?

CGT events are the different types of transactions or events that may result in a capital gain or capital loss. Many CGT events involve a CGT asset; some relate directly to capital receipts (capital proceeds).

You need to know which type of CGT event applies in your situation because it affects how you calculate your capital gain or capital loss and when you include it in your net capital gain or net capital loss.

The range of CGT events is wide. Some happen often and affect many people while others are rare and affect only a few people. There is a summary of the various types of CGT events at appendix 1.

The most common CGT event happens if you dispose of a CGT asset to someone else – for example, if you sell it or give it away, including to a relative. **Note:** If you are registered for GST, or required to be registered for GST, a GST liability may also arise when you dispose of a business asset.

A CGT event also happens when:

- an asset you own is lost or destroyed (the destruction may be voluntary or involuntary)
- shares you own are cancelled, surrendered or redeemed
- you enter into an agreement not to work in a particular industry for a set period of time
- a trustee makes a **non-assessable payment** to you from a managed fund or other **unit trusts**
- a company makes a payment (not a dividend) to you as a shareholder
- a liquidator or administrator declares that shares or financial instruments you own are worthless
- you receive an amount from a local council for disruption to your business assets by roadworks
- you stop being an Australian resident
- you enter into a conservation covenant, or
- you dispose of a depreciating asset that you used for private purposes.

Subdividing land does not result in a CGT event if you retain ownership of the subdivided blocks. Therefore, you do not make a capital gain or a capital loss at the time of the subdivision.

Australian residents make a capital gain or capital loss if a CGT event happens to any of their assets anywhere in the world. As a general rule, foreign residents make a capital gain or capital loss only if a CGT event happens:

- before 12 December 2006 to a CGT asset that has the 'necessary connection with Australia' (see page 16)
- on or after 12 December 2006 to a CGT asset that is 'taxable Australian property' (see page 17).

Order in which CGT events apply

If more than one CGT event can happen, you use the one that is most specific to your situation.

Time of the CGT event

The timing of a CGT event is important because it determines in which income year you report your capital gain or capital loss.

If you dispose of a CGT asset to someone else, the CGT event happens when you enter into the contract for disposal. If there is no contract, the CGT event generally happens when you stop being the asset's owner.

EXAMPLE: Contract

In June 2007, Sue enters into a contract to sell land. The contract is settled in October 2007.

Sue makes the capital gain in the 2006–07 year (the income year she enters into the contract), not the 2007–08 year (the income year settlement takes place).

If a CGT asset you own is lost or destroyed, the CGT event happens when you first receive compensation for the loss or destruction. If you do not receive any compensation, the CGT event happens when the loss is discovered or the destruction occurred.

EXAMPLE: Insurance policy

Laurie owned a rental property that was destroyed by fire in June 2006. He received a payment under an insurance policy in October 2006. The CGT event happened in October 2006.

The CGT events relating to shares and units, and the times of the events, are dealt with in chapter 5.

WHAT IS A CGT ASSET?

Many CGT assets are easily recognisable – for example, land, shares in a company, and units in a unit trust. Other CGT assets are not so well understood – for example, contractual rights, options, foreign currency and goodwill. All assets are subject to the CGT rules unless they are specifically excluded.

CGT assets fall into one of three categories:

- collectables
- personal use assets, or
- other assets.

Collectables

Collectables include the following items that you use or keep mainly for the personal use or enjoyment of yourself or your associate(s):

- paintings, sculptures, drawings, engravings or photographs, reproductions of these items or property of a similar description or use
- jewellery
- antiques
- coins or medallions
- rare folios, manuscripts or books
- postage stamps or first day covers.

A collectable is also:

- an interest in any of the items listed above
- a debt that arises from any of those items
- an option or right to acquire any of those items.

You can only use capital losses from collectables to reduce capital gains (including future capital gains) from collectables. However, you disregard any capital gain or capital loss you make from a collectable if any of the following apply:

- you acquired the collectable for \$500 or less
- you acquired an interest in the collectable for \$500 or less before 16 December 1995
- you acquired an interest in the collectable when it had a market value of \$500 or less.

If you dispose of a number of collectables individually that you would usually dispose of as a set, you are exempt from paying CGT only if you acquired the set for \$500 or less. This does not apply to an individual collectable you acquired before 16 December 1995, which is exempt from CGT if you acquired it for less than \$500 – irrespective of whether or not it would usually be disposed of as part of a set.

Personal use assets

A personal use asset is:

- a CGT asset, other than a collectable, that you use or keep mainly for the personal use or enjoyment of yourself or your associate(s)
- an option or a right to acquire a personal use asset
- a debt resulting from a CGT event involving a CGT asset kept mainly for your personal use and enjoyment, or
- a debt resulting from you doing something other than gaining or producing your **assessable income** or carrying on a business.

Personal use assets may include such items as boats, furniture, electrical goods and household items. Land and buildings are not personal use assets. Any capital loss you make from a personal use asset is disregarded.

If a CGT event happened to a personal use asset, you disregard any capital gain you make if you acquired the asset for \$10,000 or less. If you disposed of a number of personal use assets individually that would usually be sold as a set, you get the exemption only if you acquired the set for \$10,000 or less.

Other assets

Assets that are not collectables or personal use assets include:

- land
- shares in a company
- rights and options
- leases
- units in a unit trust
- goodwill
- licences
- **convertible notes**
- your home (see **Exemptions** on page 19)
- contractual rights
- foreign currency
- any major capital improvement made to certain land or pre-CGT assets.

Partnerships

It is the individual partners who make a capital gain or capital loss from a CGT event, not the partnership itself. For CGT purposes, each partner owns a proportion of each CGT asset. Each partner calculates a capital gain or capital loss on their share of each asset.

Tenants in common

Individuals who own an asset as tenants in common may hold unequal interests in the asset. Each tenant in common makes a capital gain or capital loss from a CGT event in line with their interest in the asset. For example, a couple could own a rental property as tenants in common with one having a 20% interest and the other having an 80% interest. The capital gain or capital loss made when the rental property they dispose of (or another CGT event happens) is split between the individuals according to their legal interest in the property.

Joint tenants

For CGT purposes, individuals who own an asset as joint tenants are each treated as if they own an equal interest in the asset as a tenant in common (see above). Each joint tenant makes a capital gain or capital loss from a CGT event in line with their interest in the asset. For example, a couple owning a rental property as joint tenants split the capital gain or capital loss equally between them.

When a joint tenant dies, their interest in the asset is taken to have been acquired in equal shares by the surviving joint tenants on the date of death.

Separate assets

For CGT purposes, there are exceptions to the rule that what is attached to the land is part of the land. In some circumstances, a building or structure is considered to be a CGT asset separate from the land.

Improvements to an asset (including land) acquired before 20 September 1985 may also be treated as a separate CGT asset.

Buildings, structures and other capital improvements to land you acquired on or after 20 September 1985

A building, structure or other **capital improvement** on land that you acquired on or after 20 September 1985 is a separate CGT asset, not part of the land, if a balancing adjustment provision applies to it. For example, a timber mill building is subject to a balancing adjustment if it is sold or destroyed, so it is treated as an asset separate from the land it is on.

Buildings and structures on land acquired before 20 September 1985

A building or structure on land that you acquired before 20 September 1985 is a separate asset:

- if you entered into a contract for the construction of the building or structure on or after that date, or
- if there is no contract for its construction – construction began on or after that date.

Other capital improvements to pre-CGT assets

If you make a capital improvement to a CGT asset you acquired before 20 September 1985, this improvement is treated as a separate asset and is subject to CGT if, at the time a CGT event happens to the original asset, the cost base of the capital improvement is:

- more than the improvement threshold for the year in which the event happens (see table below), and
- more than 5% of the amount of money and property you receive from the event.

If there is more than one capital improvement and they are related, they are treated as one separate CGT asset if the total of their cost bases is more than the threshold.

The improvement threshold is adjusted to take account of inflation. The thresholds for 1985–86 to 2006–07 are shown in the following table.

IMPROVEMENT THRESHOLDS FOR 1985–86 TO 2006–07

Income year	Threshold (\$)	Income year	Threshold (\$)
1985–86	50,000	1996–97	88,227
1986–87	53,950	1997–98	89,992
1987–88	58,859	1998–99	89,992
1988–89	63,450	1999–2000	91,072
1989–90	68,018	2000–01	92,802
1990–91	73,459	2001–02	97,721
1991–92	78,160	2002–03	101,239
1992–93	80,036	2003–04	104,377
1993–94	80,756	2004–05	106,882
1994–95	82,290	2005–06	109,447
1995–96	84,347	2006–07	112,512

EXAMPLE: Adjacent land

On 1 April 1984, Dani bought a block of land. On 1 June 2007, she bought an adjacent block. Dani amalgamated the titles to the two blocks into one title.

The second block is treated as a separate CGT asset acquired on or after 20 September 1985 and is therefore subject to CGT.

WHAT ARE CAPITAL PROCEEDS?

Whatever you receive as a result of a CGT event is referred to as your 'capital proceeds'. For most CGT events, your capital proceeds are an amount of money or the value of any property you receive (or are entitled to receive).

If you receive (or are entitled to receive) foreign currency, you work out the capital proceeds by converting it to Australian currency at the time of the relevant CGT event.

You reduce your capital proceeds from a CGT event if:

- you are not likely to receive some or all of the proceeds
- the non-receipt of some or all of the proceeds is not due to anything you have done or failed to do, and
- you took all reasonable steps to get payment.

Provided you are not entitled to a tax deduction for the amount you repaid, your capital proceeds are also reduced by:

- any part of the proceeds that you repay, or
- any compensation you pay that can reasonably be regarded as a repayment of the proceeds.

If you are registered for goods and services tax (GST) and you receive payment when you dispose of a CGT asset, any GST payable is not part of the capital proceeds.

Market value substitution rule

In some cases, if you receive nothing in exchange for a CGT asset (for example, if you give it away as a gift), you are taken to have received the market value of the asset at the time of the CGT event. You may also be taken to have received the market value if:

- your capital proceeds are more or less than the market value of the CGT asset, and
- you and the purchaser were not dealing with each other at arm's length in connection with the event.

This is known as the **market value substitution rule for capital proceeds**.

You are said to be dealing at arm's length with someone if each party acts independently and neither party exercises influence or control over the other in connection with the transaction. The law looks not only at the relationship between the parties but also at the quality of the bargaining between them.

EXAMPLE: Gifting an asset

On 7 May 2005, Martha and Stephen bought a block of land.

In November 2006, they complete a transfer form to have the block transferred to their adult son, Paul, as a gift.

Because they received nothing for it, Martha and Stephen are taken to have received the market value of the land at the time it was transferred to Paul.

There are special rules for calculating the proceeds from a depreciating asset. For more information, see **CGT and depreciating assets** on page 22.


WHAT IS THE COST BASE?

The cost base of a CGT asset is generally the cost of the asset when you bought it; however, it also includes certain other costs associated with acquiring, holding and disposing of the asset.

For most CGT events, you need the cost base of the CGT asset to work out whether or not you have made a capital gain. If you may have made a capital loss, you need the reduced cost base of the CGT asset for your calculation. The columns labelled 'Capital gain' and 'Capital loss' in the tables at appendix 1 indicate whether the cost base and reduced cost base of an asset are relevant for a CGT event.

If they are not relevant, the same columns in the tables explain how to work out your capital gain or loss. For example, if you enter into an agreement not to work in a particular industry for a set period of time, CGT event D1 specifies that you calculate your capital gain or capital loss by comparing the capital proceeds with the incidental costs (see **Second element** in the next column).

Cost base is not relevant when working out a capital gain from a depreciating asset.

 There are special rules for calculating the cost of a depreciating asset. For details, see **CGT and depreciating assets** on page 22, and the *Guide to depreciating assets 2007* (NAT 1996-6.2007).

Elements of the cost base

The cost base of a CGT asset is made up of five elements:

- money or property given for the asset
- incidental costs of acquiring the CGT asset or of the CGT event
- costs of owning the asset
- capital costs to increase or preserve the value of your asset or to install or move it
- capital costs of preserving or defending your ownership of or rights to your asset.

You need to work out the amount for each element, then add them together to work out the cost base of your CGT asset.

An amount paid in a foreign currency that is included in an element of the cost base is converted to Australian currency at the time of the relevant transaction or event.

If you are registered for GST, you reduce each element of the cost base of your asset by any related GST net input tax credits. If you are not registered for GST, you do not make any adjustment – the GST is included in the cost base.

First element: money or property given for the asset

The money paid (or required to be paid) for the asset and the market value of property given (or required to be given) to acquire the asset are included in the first element.

Second element: incidental costs of acquiring the CGT asset or of the CGT event

There are nine incidental costs you may have incurred in acquiring the asset or in relation to the CGT event that happens to it, including its disposal. They are:

- remuneration for the services of a surveyor, valuer, auctioneer, accountant, broker, agent, consultant or legal adviser (you can only include the cost of advice concerning the operation of the tax law as an incidental cost if the advice was provided by a recognised tax adviser and you incurred the cost after 30 June 1989)
- costs of transfer
- stamp duty or other similar duty
- costs of advertising or marketing (but not entertainment) to find a seller or buyer
- costs relating to the making of any valuation or apportionment to determine your capital gain or capital loss.
- search fees relating to an asset (such as fees to check land titles and similar fees, but not travel costs to find an asset suitable for purchase)
- the cost of a conveyancing kit (or a similar cost)
- borrowing expenses (such as loan application fees and mortgage discharge fees), and
- expenditure that:
 - is incurred by the head company of a consolidated group to an entity that is not a member of the group; and
 - reasonably relates to a CGT asset held by the head company; and
 - is incurred because of a transaction that is between members of the group.

You do not include costs if you:

- have claimed a tax deduction for them in any year, or
- omitted to claim a deduction but can still claim it because the period for amending the relevant income tax assessment has not expired.

Third element: costs of owning the asset

The costs of owning an asset include rates, land taxes, repairs and insurance premiums. Non-deductible interest on borrowings to finance a loan used to acquire a CGT asset and on loans used to finance capital expenditure you incur to increase an asset's value are also third element costs.

You do not include such costs if you acquired the asset before 21 August 1991. Nor do you include them if you:

- have claimed a tax deduction for them in any income year, or
- omitted to claim a deduction but can still claim it because the period for amending the relevant income tax assessment has not expired.

You cannot include them at all in the cost base of collectables or personal use assets.

You cannot index these costs or use them to work out a capital loss. See Indexation of the cost base on the next page.

Fourth element: capital costs to increase or preserve the value of your asset or to install or move it

The fourth element is capital costs you incurred for the purpose or the expected effect of increasing or preserving the asset's value – for example, costs incurred in applying (successfully or unsuccessfully) for zoning changes. It also includes capital costs you incurred that relate to installing or moving an asset. However, it does not include capital expenditure incurred in relation to goodwill which may be deductible as a business-related cost. For details, see the *Guide to depreciating assets 2007*.

Fifth element: capital costs of preserving or defending your ownership of or rights to your asset

Capital expenses you incur to preserve or defend your ownership of or rights to the asset come under this element – for example, if you paid a **call on shares**.

Assets acquired after 13 May 1997

If you acquired a CGT asset after 13 May 1997, the cost base of the asset excludes:

- any expenditure in the first, fourth or fifth element for which you have claimed a tax deduction in any income year, or have omitted to claim but can still claim a deduction because the period for amending the relevant income tax assessment has not expired, and
- heritage conservation expenditure and landcare and water facilities expenditure incurred after 12 November 1998 that give rise to a tax offset.

Special rules apply for land and buildings. See **Cost base adjustments for capital works deductions** on page 60.

Reversal of deduction: effect on cost base

In some cases, a deduction you have claimed on a CGT asset can be partly or wholly 'reversed' – that is, part or all of the deduction may be included in your assessable income in the income year the CGT event happens. In this case, you increase the cost base of the CGT asset by the amount you have to include in your assessable income.

Indexation of the cost base

If a CGT event happened to a CGT asset you acquired before 11.45am (by legal time in the ACT) on 21 September 1999 and owned for at least 12 months, you can use either the **indexation method** or the **discount method** to calculate your capital gain.

If you use the indexation method, some of the cost base expenditure you incurred up to 11.45am (by legal time in the ACT) on 21 September 1999 may be indexed to account for inflation up to the September 1999 quarter. Only expenditure incurred before 11.45am (by legal time in the ACT) on 21 September 1999 may be indexed because changes to the law mean indexation was frozen at that date. See chapter 2 for more information on the indexation and discount methods.

WHAT IS THE REDUCED COST BASE?

When a CGT event happens to a CGT asset and you haven't made a capital gain, you need the asset's reduced cost base to work out whether you have made a capital loss. (Remember, you can only use a capital loss to reduce a capital gain – you cannot use it to reduce other income.)

Elements of the reduced cost base

The reduced cost base of a CGT asset has the same five elements as the cost base (see page 12), except for the third element:

- 1 money or property given for the asset
- 2 incidental costs of the CGT event or of acquiring the CGT asset
- 3 balancing adjustment amount – any amount that is assessable because of a balancing adjustment for the asset or that would be assessable if certain balancing adjustment relief were not available
- 4 capital costs to increase or preserve the value of your asset or to install or move it
- 5 capital costs of preserving or defending your title or rights to your asset.

These elements are not indexed.

You need to work out the amount for each element then add the amounts together to find out your reduced cost base for the relevant CGT asset.

If you are registered for GST, you reduce each element of the reduced cost base of the asset by the amount of any GST net input tax credits in relation to that element. If you are not registered for GST, you do not make any adjustment and the GST paid is included in the reduced cost base.

The reduced cost base does not include any costs you have incurred for which you have claimed a tax deduction or have omitted to claim, but can still claim, a deduction because the period for amending the relevant income tax assessment has not expired – for example, capital works deductions for capital expenditure.

EXAMPLE: Capital works deduction: effect on reduced cost base

Danuta acquired a new income-producing asset on 28 September 2003 for \$100,000. She sold it for \$90,000 in November 2006. During the period she owned it, she claimed capital works deductions of \$7,500 for expenditure she incurred. Her capital loss is worked out as follows:

Cost base	\$100,000
/less capital works deductions	\$7,500
Reduced cost base	\$92,500
/less capital proceeds	\$90,000
Capital loss	\$2,500

MODIFICATIONS TO THE COST BASE AND REDUCED COST BASE

In some cases, the general rules for calculating the cost base and reduced cost base have to be modified. For example, you substitute the market value for the first element of the cost base and reduced cost base if:

- you did not incur expenditure to acquire the asset
- some or all of the expenditure you incurred cannot be valued, or
- you did not deal at arm's length with the previous owner in acquiring the asset.

This is known as the **market value substitution rule for cost base and reduced cost base**.

There are exceptions to the market value substitution rule. One exception is where shares in a company, or units in a unit trust, are issued or allotted to you but you did not pay anything for them.

You do not include expenditure you subsequently recoup – such as an insurance pay-out you receive or an amount paid for by someone else – in the cost base and reduced cost of a CGT asset unless you include the recouped amount in your assessable income.

EXAMPLE: Recouped expenditure

John bought a building in 2000 for \$200,000 and incurred \$10,000 in legal costs associated with the purchase. As part of a settlement, the vendor agreed to pay \$4,000 of the legal costs. John did not claim as a tax deduction any part of the \$6,000 he paid in legal costs.

He later sells the building. As he received reimbursement of \$4,000 of the legal costs, in working out his capital gain, he includes only the \$6,000 he incurred in the cost base.

If you acquire a CGT asset and only part of the expenditure relates to the acquisition of the CGT asset, you can only include that part of the expenditure that is reasonably attributable to the acquisition of the asset in its cost base and reduced cost base.

Apportionment is also required if you incur expenditure and only part of that expenditure relates to another element of the cost base and reduced cost base.

Similarly, if a CGT event happens only to part of your CGT asset, you generally apportion the asset's cost base and reduced cost base to work out the capital gain or capital loss from the CGT event.

Consolidated groups

The rules that apply to members of a consolidated group modify the application of the CGT rules.

➤ For more information about the consolidation rules, visit our website or for technical enquiries, phone the Tax Reform Infoline on **13 24 78** (see also page 3).

General value shifting regime

Value shifting generally occurs when a dealing or transaction between two parties is not at market value and results in the value of one asset decreasing and (usually) the value of another asset increasing.

The general value shifting regime (GVSR) rules apply to:

- value shifts that arise because interests in a company or trust are issued or bought back at other than market value, or because their rights are varied so that the value of some interests increases while the value of others decreases (direct value shifts on interests)
- value shifts that arise because two entities under the same control or ownership conduct dealings or transactions that are neither at market value nor arm's length, so that the value of interests in one entity decreases while (usually) the value of interests in the other entity increases (indirect value shifting), and
- value shifts that arise from the creation of a right over a non-depreciating asset in favour of an associate for less than market value (direct value shifts by creating rights).

The rules on direct value shifts on interests target only equity or loan interests held by an individual or entity that controls the company or trust, the controller's associates and, if the company or trust is closely held, any active participants in the arrangement.

The indirect value shifting rules target only equity or loan interests held by an individual or entity that controls the two entities conducting the dealing or transaction and the controller's associates. But if the two entities are closely held, the rules also target equity or loan interests held by two or more common owners of those entities, the common owner's associates and any active participants in the arrangement.

There are also exclusions and safe harbours that limit the operation of the rules.

If the rules apply, you may need to:

- adjust the cost base and reduced cost base of equity and loan interests affected by the value shift, or
- adjust a realised loss or gain on the disposal of the relevant assets.

In some cases, there may also be an immediate capital gain.

➤ For more information on whether the GVSR rules apply to you, see the *General value shifting regime: who it affects* (NAT 8933), available on our website. For detailed information on the operation of the rules, see the *Guide to the general value shifting regime*, also available on our website.

Other special rules

There are other rules that may affect the cost base and reduced cost base of an asset. For example, they are calculated differently:

- if the asset is your main residence and you use it to produce income for the first time after 20 August 1996 (see chapter 6)
- if you receive the asset as a beneficiary or as the **legal personal representative** of a deceased estate (see chapter 9)
- for **bonus shares** or units, rights and options and convertible notes (see chapter 5)
- under a demerger (see chapter 5), and
- where you have been freed from paying a debt (see **Debt forgiveness** below).

Debt forgiveness

A debt is forgiven if you are freed from the obligation to pay it. Commercial **debt forgiveness** rules apply to debts forgiven after 27 June 1996. A debt is a commercial debt if part or all of the interest payable on the debt is, or would be, an allowable deduction.

Under the commercial debt forgiveness rules, a forgiven amount may reduce (in the following order) your:

- prior income year revenue losses
- unapplied net capital losses from earlier years
- deductible expenditure, and
- assets' cost base and reduced cost base.

These rules do not apply if the debt is forgiven:

- as a result of an action under bankruptcy law
- in a deceased person's will, or
- for reasons of natural love and affection.

EXAMPLE: Applying a forgiven debt

On 1 July 2006, Josef had available net capital losses of \$9,000. On 3 January 2007, he sold shares he had owned for more than 12 months for \$20,000. They had a cost base (no indexation) of \$7,500. On 1 April 2007, a commercial debt of \$15,000 that Josef owed to AZC Pty Ltd was forgiven. Josef had no prior income year revenue losses and no deductible capital expenditure.

Josef must use part of the forgiven commercial debt amount to wipe out his net capital losses and the rest to reduce the cost base of his shares. He works out the amount of net capital gain to include in his assessable income as follows:

Adjust net capital losses:

Available net capital losses	\$9,000
less debt forgiveness adjustment	\$9,000
Adjusted net capital losses	Nil

Adjust cost base:

Cost base of shares (no indexation)	\$7,500
less debt forgiveness adjustment	\$6,000
Adjusted cost base (no indexation)	\$1,500

Calculate net capital gain:

Sale of shares	\$20,000
less adjusted cost base (no indexation)	\$1,500
less adjusted net capital losses	Nil
Capital gain (eligible for discount)	\$18,500
less discount percentage (50%)	\$9,250
Net capital gain	\$9,250

ACQUIRING CGT ASSETS

Generally, you acquire a CGT asset when you become its owner. You may acquire a CGT asset because:

- someone else has a CGT event (for example, the transfer of land to you under a contract of sale). If you acquired an asset because of a CGT event, you are generally taken to have acquired the asset at the time of the CGT event. For example, if you enter into a contract to purchase a CGT asset, the time of acquisition is when you enter into the contract. However, if you obtain an asset without entering into a contract, the time of acquisition is when you start being the asset's owner.
- other events or transactions happen that are not the result of someone else having a CGT event. For example, if a company issues or allots shares to you (which is not a CGT event), you acquire the shares when you enter into a contract to acquire them or, if there is no contract, at the time of their issue or allotment.
- of other special CGT rules. For example, if a CGT asset passes to you as a beneficiary of someone who has died, you are taken to have acquired the asset on the date of the person's death. Also, if you start using your main residence to produce income for the first time after 20 August 1996, you are taken to have acquired it at its market value at the time it is first used to produce income.

Time of acquisition

The time a CGT asset is acquired is important for four reasons:

- CGT generally does not apply to assets acquired before 20 September 1985 (pre-CGT assets)
- different cost base rules apply to assets acquired at different times – for example, the costs of owning an asset (see **Third element: costs of owning the asset** on page 12) are not included in the cost base if you acquired it before 21 August 1991
- it determines whether the cost base can be indexed for inflation and the extent of that indexation (see chapter 2)
- it determines whether you are eligible for the CGT discount – for example, one requirement is that you need to have owned the CGT asset for at least 12 months (see chapter 2).

COMPENSATION

There can be CGT consequences when you receive compensation.


You disregard some capital gains made as a result of you receiving compensation – for example, compensation for personal injury or compensation payable under certain government programs. For details of other compensation you disregard, see **Exemptions** on page 19. You may defer a capital gain made as a result of compensation for the loss, destruction or compulsory acquisition of an asset – see chapter 7.

A compensation payment may relate to the disposal of, or permanent damage to, an underlying asset. The underlying asset is the most relevant asset to which the compensation amount is most directly related. For example, if you receive compensation for damage to a rental property, the most relevant asset – the underlying asset – is the rental property.

If the payment relates to the disposal (in whole or part) of an underlying asset, the compensation is treated as additional capital proceeds for the disposal of that asset.

If the payment relates to permanent damage to, or permanent reduction in the value of, an underlying asset, the compensation is treated as a recoupment of all or part of the acquisition cost of the asset (that is, you reduce the cost base and reduced cost base by the amount of the compensation).

If the payment is not in relation to an underlying asset, it relates to the disposal of the right to seek compensation. The capital gain or capital loss will be the difference between the incidental costs and the compensation received.

 For more information about the CGT consequences of receiving compensation, see *Taxation Ruling TR 95/35 – Income tax: capital gains: treatment of compensation receipts*.

FOREIGN RESIDENTS, TEMPORARY RESIDENTS AND CHANGING RESIDENCY

There are special CGT rules that apply if you are a foreign resident or if you become, or cease being, an Australian resident. (Unless otherwise specified, ‘Australian resident’ means a resident of Australia for tax purposes.) There are also specific rules for temporary residents. These rules do not affect pre-CGT assets.

For periods when you are a foreign resident or temporary resident only certain assets are subject to CGT. In addition, when you become an Australian resident or stop being one, the range of assets on which you pay CGT in Australia changes.

Foreign residents

Changes to the law on 12 December 2006 mean that the range of assets on which a foreign resident may now have to pay CGT has been reduced. These assets are now described as ‘taxable Australian property’ rather than ‘CGT assets that have the necessary connection with Australia’.

If you are a foreign resident, you are subject to CGT if a CGT event happens on or after 12 December 2006 to a CGT asset that is ‘taxable Australian property’. There are specific rules where the CGT asset is a share or right acquired under an employee share scheme and you are or have been a temporary resident (see the fact sheet *Foreign income exemption for temporary residents – employee share schemes* on our website).

If you are a foreign resident and the CGT event happened before 12 December 2006, CGT applies if the event happened to a CGT asset that had the ‘necessary connection with Australia’.

Necessary connection with Australia

Assets you may own that have the necessary connection with Australia include:

- land or a building in Australia (or an interest in land or a building)
- a CGT asset you have used in carrying on a business through a permanent establishment in Australia
- a share in a private company that is an Australian resident company for the income year in which the CGT event happens
- a share, or an interest in a share, in a public company that is an Australian resident company and in which you and your associates have owned at least 10% of the value of the shares at any time during the five years before the CGT event happens
- a unit in a unit trust that is a resident trust and in which you and your associates have owned at least 10% of the issued units at any time during the five years before the CGT event happens
- an interest (other than a unit) in a trust that is a resident trust for CGT purposes for the income year in which the CGT event happens, and
- an option or right to acquire any of the preceding CGT assets.

Assets that do not fall within one of the above categories – for example, land or a building overseas or shares in a foreign company – do not have the necessary connection with Australia.

Taxable Australian property

Taxable Australian property includes:

- a direct interest in real property situated in Australia or a mining, prospecting or quarrying right to minerals, petroleum and quarry materials situated in Australia
- a CGT asset that you have used at any time in carrying on a business through a permanent establishment in Australia
- an indirect Australian real property interest – which is an interest in an entity, including a foreign entity, where you and your associates hold 10% or more of the entity and the value of your interest is principally attributable to Australian real property.

Taxable Australian property also includes an option or right over one of the above.

Certain CGT assets will also be taken to be taxable Australian property – see **Choosing to disregard capital gains and capital losses when you cease being an Australian resident** on the next page.

If you are a foreign resident, or the trustee of a trust that was not a resident trust for CGT purposes, and you acquired a post-CGT indirect Australian real property interest before 11 May 2005 and that interest did not have the necessary connection with Australia but is taxable Australian property, you are taken to have acquired it on 10 May 2005 for its market value on that day.

Temporary residents

For CGT events that happened on or after 1 July 2006, temporary residents are subject to the same CGT rules as foreign residents. However, there are specific rules where the CGT asset is a share or right acquired under an employee share scheme and you are, or have been, a temporary resident (see the fact sheet *Foreign income exemption for temporary residents – employee share schemes* on our website).

This means, if you are a temporary resident, you will be subject to CGT on CGT events:

- that happen on or after 1 July 2006 and before 12 December 2006 to assets that have the necessary connection with Australia
- that happen on or after 12 December 2006 to taxable Australian property.

You are a temporary resident if you:

- hold a temporary visa granted under the *Migration Act 1958*
- are not an Australian resident within the meaning of the *Social Security Act 1991*, and
- do not have a spouse who is an Australian resident within the meaning of the *Social Security Act 1991*.

The *Social Security Act 1991* defines an Australian resident as a person who resides in Australia and is an Australian citizen, the holder of a permanent visa, or a protected special category visa holder.

Anyone who is an Australian resident (for tax purposes) after 6 April 2006, but is not a temporary resident cannot later become a temporary resident, even if they later hold a temporary visa.

Ceasing to be a temporary resident

If you cease being a temporary resident:

- on or after 1 July 2006 and before 12 December 2006 and remain an Australian resident, you are taken to have acquired assets (other than assets you acquired before 20 September 1985) that do not have the necessary connection with Australia for their market value at that time
- on or after 12 December 2006 and remain an Australian resident, you are taken to have acquired assets (other than assets you acquired before 20 September 1985) that are not taxable Australian property for their market value at that time.

There is an exception to these rules for employee shares and rights.

Becoming a resident

When you become an Australian resident (other than a temporary resident), you are taken to have acquired certain assets at the time you became a resident for their market value at that time.

If you became a resident before 12 December 2006, you are taken to have acquired assets that did not have the necessary connection with Australia at that time. This does not apply to assets you acquired before 20 September 1985 (pre-CGT assets) and assets that had the necessary connection with Australia.

If you have become a resident on or after 12 December 2006, you are taken to have acquired assets that were not taxable Australian property at that time. This does not apply to assets you acquired before 20 September 1985 (pre-CGT assets) and assets that were taxable Australian property.

If you became a resident before 12 December 2006, the general cost base rules apply to any CGT assets that have the necessary connection with Australia. If you have become a resident on or after that date, the general cost base rules apply to any CGT assets that are taxable Australian property.

Ceasing to be an Australian resident

If you cease being an Australian resident, or a resident trust for CGT purposes, you are taken to have disposed of certain assets for their market value on the day you stopped being a resident.

If, before 12 December 2006, you ceased to be an Australian resident or a resident trust for CGT purposes, you are taken to have disposed of each of your assets that

did not have a necessary connection with Australia for their market value at the time you ceased being a resident. See page 16 for more information on **Necessary connection with Australia**.

If on or after 12 December 2006 you ceased being an Australian resident, or ceased being a resident trust for CGT purposes, you are taken to have disposed of each of your assets that are not taxable Australian property for their market value at the time you ceased being a resident. In the case of any indirect Australian real property interests and options or rights to acquire such interests, you are taken to have immediately re-acquired these assets for their market value. See page 17 for more information on **Taxable Australian property**.

Exemption for a temporary resident who ceases being an Australian resident

If you are a temporary resident (see page 17) when you cease to be an Australian resident, you are not taken to have disposed of any of your assets.

Exemption for a short-term resident who ceases being an Australian resident

If you are an individual who was in Australia on 6 April 2006 and have remained here as an Australian resident since that date, an exemption applies if you satisfy certain conditions. You disregard the capital gain or capital loss if you were an Australian resident for less than a total of five years during the 10 years before you stopped being one, and either:

- owned the asset before last becoming an Australian resident, or
- inherited the asset after last becoming an Australian resident.

Choosing to disregard capital gains and capital losses when you cease being an Australian resident

If you are an individual, you can choose to disregard all capital gains and capital losses you made when you stopped being a resident.

If you ceased being a resident before 12 December 2006 and make this choice, the assets are taken to have the necessary connection with Australia until the earlier of:

- a CGT event happening to the assets (for example, their sale or disposal)
- you again becoming an Australian resident.

If you ceased being a resident on or after 12 December 2006 and make this choice, the assets are taken to be taxable Australian property until the earlier of:

- a CGT event happening to the assets (for example, their sale or disposal), or
- you again becoming an Australian resident.

The effect of making this choice is that the increase or decrease in value of the assets from the time you cease being a resident to the time of the next CGT event, or of you again becoming a resident, is also taken into account

in working out your capital gains or capital losses on those assets. (For information about when and how you make a choice, see **Choices** below)

CHOICES

There are number of provisions in the CGT laws that allow you to make a choice.

Some of the provisions allow you to defer, or roll over, a capital gain you make when a CGT event (such as exchanging an asset for a replacement asset) happens until a later CGT event (such as selling the replacement asset).

When and how you make a choice

The general rule under CGT law is that you must make a choice by the day you lodge your income tax return for the income year in which the relevant CGT event happened.

The way you prepare your tax return is sufficient evidence of your choice. However, there are some exceptions:

- companies must make some decisions about replacement asset rollovers earlier
- choices relating to the small business retirement exemption must be made in writing, and
- a longer period is allowed to choose the small business rollover.

Once you make such a choice, it cannot be changed. Your choice is binding.

However, there are some circumstances when we consider that you have not made a choice. These are if you lodge your tax return without being aware that:

- events have happened that required you to make a choice, or
- a choice was available.

In these circumstances, we may allow you further time to make a choice.

Factors to be considered for an extension of time

To determine if further time should be allowed, we consider factors such as whether:

- you have an acceptable explanation for not making the choice by the time it should have been made
- it would be fair and equitable in the circumstances to allow you further time to make a choice
- prejudice to the Commissioner of Taxation (Commissioner) may result from additional time being allowed to you (note that the absence of prejudice by itself is not enough to justify the granting of an extension)
- it would be fair and equitable to people in similar positions and the wider public interest
- any mischief is involved.

Each case is decided on its own merits.

How to request an extension of time to make a choice

If you have lodged a tax return without knowing a choice was available to you under CGT law and you want to find out how to make request for further time to make the choice, see *Choices you make under capital gains tax* on our website to find out how to make such a request.

Examples of choices available under capital gains tax

CGT choices you can make include:

- to use the indexation method rather than the CGT discount method if a CGT event happens to a CGT asset you acquired before 21 September 1999 (or are taken to have acquired before that date for the purpose of using those methods) – see **Choosing the indexation or discount method** on page 26
- to make a capital loss for the income year in which a liquidator or administrator declares in writing that shares or securities held in a company are worthless – see **Shares in a company in liquidation or administration** on page 41
- to roll over a capital gain if a company in which you hold shares is taken over and you receive shares in the takeover company and the takeover meets certain conditions (this is known as a scrip-for-scrip rollover). It can also apply if a trust or fund in which you hold units is taken over and you receive units in the takeover trust or fund. The company, trust or fund will usually advise investors if the conditions for rollover are met – see **Scrip-for-scrip rollover** on page 42
- to roll over a capital gain if you hold shares in a company that demerges (or splits), you receive shares in the demerged company, and the demerger meets certain conditions. A rollover can also apply if you hold units in a trust or fund that demerges and you receive units in the demerged trust or fund. The head company or head trust or fund will usually advise investors if the conditions for a rollover are met – see **Demergers** on page 43
- to rollover a capital gain if you receive money or property (or both) as compensation for the loss or destruction of an asset or for the compulsory acquisition of property if certain conditions are met – see chapter 7.
- to treat a dwelling as your main residence even though:
 - you no longer live in it – see **Continuing main residence status after dwelling ceases to be your main residence** on page 74, or
 - you are yet to live in it but will do so as soon as practicable after it is constructed, repaired or renovated and will continue to live in it for at least three months – see **Constructing, renovating or repairing a dwelling on land you already own** on page 76
 - for the main residence exemption, you make the choice when you prepare your income tax return for the income year in which you enter into the contract to sell the dwelling. If you own both:
 - the dwelling that you can choose to treat as your main residence for one of the periods above, and
 - the dwelling you actually lived in during that periodyou make the choice for the income year you enter into the contract to sell the first of those dwellings.

EXEMPTIONS AND ROLLOVERS

There are exemptions and rollovers that may allow you to reduce, defer or disregard your capital gain or capital loss.

There is no rollover or exemption for a capital gain you make when you sell an asset and put the proceeds into a superannuation fund, use the proceeds to purchase an identical or similar asset, or you transfer an asset into a superannuation fund. For example, if you sell a rental property and put the proceeds into a superannuation fund, or use the proceeds to purchase another rental property, a rollover is not available. However, an asset, or the capital proceeds from the sale of an asset, may be transferred into a superannuation fund in order to satisfy certain conditions under the small business retirement exemption. For more information about the CGT concessions for small business, see the *Guide to capital gains tax concessions for small business*.

To find out when a rollover is available – see **Rollovers** on page 20.

Exemptions

Generally, capital gains and capital losses from pre-CGT assets (that is, an asset you acquired before 20 September 1985) are exempt. However, CGT event K6 can result in capital gains if certain CGT events happen to pre-CGT shares in a company or to pre-CGT interests in a trust, see *Taxation Ruling TR 2004/18 – Income tax: capital gains: application of CGT event K6 (about pre-CGT shares and pre-CGT trust interests)* in section 104-230 of the *Income Tax Assessment Act 1997*.

Another important exemption is for a capital gain or capital loss you make from a CGT event relating to a **dwelling** that was your main residence. This rule can change, however, depending on how you came to own the dwelling and what you have done with it – for example, if you rented it out (see chapter 6 for more information).

The following capital gains and capital losses are also disregarded:

- a car (that is, a motor vehicle designed to carry a load of less than one tonne and fewer than nine passengers) or motorcycle or similar vehicle
- a decoration awarded for valour or brave conduct, unless you paid money or gave any other property for it
- collectables acquired for \$500 or less
- a capital gain from a personal use asset acquired for \$10,000 or less
- any capital loss from a personal use asset
- CGT assets used solely to produce exempt income or some amounts of non-assessable non-exempt income
- a CGT asset that is your trading stock at the time of a CGT event
- shares in a pooled development fund
- compensation or damages you receive for any:
 - wrong or injury you suffer in your occupation
 - wrong, injury or illness you or your relatives suffer

- compensation you receive under the firearms surrender arrangements
- winnings or losses from gambling, a game or a competition with prizes
- a reimbursement or payment of your expenses (but not for the loss, destruction or transfer of an asset) under a scheme established by an Australian government agency, a local government body or foreign government agency. The scheme needs to be established under an Act or legislative instrument (for example, regulations or local government by-laws)
- a reimbursement or payment of expenses under the Unlawful Termination Assistance Scheme or the Alternative Dispute Resolution Assistance Scheme
- a reimbursement or payment of your expenses under the General Practice Rural Incentives Program or the Sydney Aircraft Noise Insulation Project
- a reimbursement or payment made under the M4/M5 Cashback Scheme
- a re-establishment grant made under section 52A of the *Farm Household Support Act 1992*
- a dairy exit payment under the *Farm Household Support Act 1992*
- a sugar industry exit grant paid under the Sugar Industry Reform Program
- payments made under the German Forced Labour Compensation Programme (GFLCP), and certain payments or property received by Australian residents as a result of persecution during the Second World War
- some types of testamentary gifts
- any capital gain or capital loss that would otherwise arise from the assignment to the Commonwealth of a right in relation to a general insurance policy held with an HIH company, the trustee of the HIH trust or a prescribed entity
- any capital gain or capital loss you make from your rights being created or your rights ending in relation to the making of a superannuation agreement (as defined in the *Family Law Act 1975*), the termination or setting aside of such an agreement or such an agreement otherwise coming to an end
- any capital gain or capital loss you make from the ending of rights that directly relate to the breakdown of your marriage or de facto marriage, including if you receive cash as part of your marriage breakdown settlement
- any capital gain or capital loss that a complying superannuation entity makes from a CGT event happening in relation to a segregated current pension asset
- in certain circumstances, a general insurance policy, a life insurance policy or an annuity instrument
- the transfer of a superannuation interest in a small superannuation fund to another small superannuation fund on the breakdown of a marriage, but not a de facto marriage
- your gain on disposal of eligible venture capital investments, if you are a qualifying investor – see *Venture capital tax concession: overview*, available on our website.

Other exemptions: capital gains

You may reduce your capital gain if, because of a CGT event, you have included an amount in your assessable income other than as a capital gain. For example, if you make a profit on the sale of land that is included in your assessable income as ordinary income, you don't also include that profit as a capital gain.

There are a range of concessions that allow you to disregard part or all of a capital gain made from an active asset you use in your small business. For more information, see the *Guide to capital gains tax concessions for small business*.

Other exemptions: capital losses

You disregard any capital loss you make:

- from the expiry, forfeiture, surrender or assignment of a lease if the lease is not used solely or mainly for the purpose of producing assessable income
- from a payment to any entity of personal services income that is included in an individual's assessable income under the alienation of personal services income provisions, or any other amount attributable to that income
- as an exempt entity.

Rollovers

You may defer or disregard – that is, rollover – a capital gain or capital loss until a later CGT event happens. The types of rollovers available are listed below. Only the first four types are covered in detail in this guide. If you would like information on the others, contact us (see inside back cover).

Marriage breakdown

In certain cases where an asset or a share of an asset is transferred from one spouse to another after their marriage breaks down, any CGT is automatically deferred until a later CGT event happens (for example, until the former spouse sells the asset to someone else). For more examples of how CGT obligations are affected by marriage breakdown, see chapter 8.

Loss, destruction or compulsory acquisition of an asset

You may defer a capital gain in some cases where a CGT asset has been lost or destroyed or is compulsorily acquired (see chapter 7).

Scrip-for-scrip

You may be able to defer a capital gain if you dispose of your shares in a company or interest in a trust as a result of a **takeover** (see chapter 5).

Demergers

You may be able to defer a capital gain or capital loss if a CGT event happens to your shares in a company or interest in a trust as a result of a demerger (see chapter 5).

Other replacement asset rollovers

You may be able to defer a capital gain or capital loss when you replace an asset in the following circumstances (if you would like information on these rollovers, contact us or your recognised tax adviser):

- an individual or trustee disposes of assets to, or creates assets in, a wholly owned company
- partners dispose of assets to, or create assets in, a wholly owned company
- a CGT event happens to small business assets and you acquire replacement assets
- your statutory licence is renewed or extended
- you are a financial service provider who had assets – for example, licences – replaced on transition to the financial services reform (FSR) regime
- your property is converted to strata title
- you exchange shares in the same company or units in the same unit trust
- you exchange rights or options to acquire shares in a company or units in a unit trust
- you exchange shares in one company for shares in an interposed company
- you exchange units in a unit trust for shares in a company
- a body is converted to an incorporated company
- you acquire a Crown lease
- you acquire a depreciating asset
- you acquire prospecting and mining entitlements
- you dispose of a security under a securities lending arrangement
- a trust restructure ends your ownership of units or interests.

Other same asset rollovers

You may be able to defer a capital gain or capital loss when you transfer or dispose of assets in the following circumstances (if you would like information on these rollovers, contact us or your recognised tax adviser):

- an individual or trustee transfers a CGT asset to a wholly owned company
- a partner transfers their interest in a CGT asset to a wholly owned company
- a CGT asset is transferred between related companies
- a trust disposes of a CGT asset to a company under a trust restructure
- a CGT event happens because of a change to a trust deed of a complying approved deposit fund, a complying superannuation fund or a fund that accepts worker entitlement contributions, and
- a transfer of a CGT asset from one small superannuation fund to another because of a marriage breakdown.

CGT AND FOREIGN EXCHANGE GAINS AND LOSSES

A CGT asset can be denominated in a foreign currency and foreign currency cash itself can be a CGT asset. Gains or losses that you make during the period that you hold such assets will generally be taxed as a capital gain or capital loss respectively. However, if dealings with foreign currency denominated assets give rise to rights to receive or obligations to pay foreign currency, the rights or obligations may be subject to the foreign exchange (forex) provisions when a right or obligation ceases. For example, if a contract you enter into to sell an overseas rental property is denominated in foreign currency, you will have a right to receive foreign currency (being the sale price of the rental property). The right ceases on payment of the foreign currency. Such rights and obligations will usually arise on the acquisition or disposal of a CGT asset.

A forex gain or loss commonly arises in relation to the acquisition or disposal of a CGT asset denominated in foreign currency where there is a currency exchange rate fluctuation between the date you entered into the contract and the date of settlement of the contract (when payment occurs). Currency fluctuations between the date of acquisition and date of disposal of a CGT asset are taken into account when the cost base and capital proceeds are translated into Australian currency.

It may be that the gain or loss you make on the ending of rights in relation to foreign currency, a disposal of foreign currency or a right to receive foreign currency is taxable under both CGT and the forex measures. Generally, to the extent that both the forex measures and CGT bring to account a forex gain or loss, the forex measures take precedence, such that the forex gain or loss is brought to account only under the forex provisions.

For more information, see *Foreign exchange (forex): overview* on our website.

Short-term forex gains and losses rules

Some short-term forex gains or losses, which arise under transactions for the acquisition or disposal of certain CGT assets, will be treated as capital gains or capital losses. In such cases, CGT events K10 or K11 will happen, which will result in the forex gain or loss being integrated into the tax treatment of the CGT asset, or matched to the character of the gain or loss that would arise from the disposal of the asset. For the short-term rules to apply, the due date for payment must be within 12 months of acquiring or disposing of the asset. For more information, see *Forex: the 12 month rule* (NAT 9391) on our website.

Translating (converting) foreign currency denominated CGT assets to Australian dollars

For information on what exchange rates to use in translating foreign currency amounts into Australian currency, see *Foreign exchange (forex): the general translation rule* (NAT 9339) on our website.

Examples of application of forex rules to CGT assets

For examples of the application of the forex rules to acquisitions and disposals of foreign currency denominated CGT assets, see the following fact sheets:

- *Foreign exchange (forex): acquisition of a CGT asset* (NAT 10557)
- *Foreign exchange (forex): acquisition of a CGT asset (election out of 12 month rule)* (NAT 10625)
- *Foreign exchange (forex): disposal of CGT asset denominated in foreign currency—incidental costs (election out of 12 month rule)* (NAT 10627)
- *Foreign exchange (forex): disposal price of CGT asset denominated in foreign currency* (NAT 10628)
- *Foreign exchange (forex): disposal price of CGT asset denominated in foreign currency (election out of 12 month rule)* (NAT 10654).

CGT AND DEPRECIATING ASSETS

Under the uniform capital allowance (UCA) system, a capital gain or capital loss from the disposal of a depreciating asset will only arise to the extent that you have used the asset for a non-taxable purpose (for example, used for private purposes).

You calculate a capital gain or capital loss from a depreciating asset used for a non-taxable purpose using the UCA concepts of cost and termination value, not the concepts of capital proceeds and cost base found in the CGT provisions.

If a balancing adjustment event occurs for a depreciating asset that you have at some time used for a non-taxable purpose, a CGT event happens (see CGT event K7 in appendix 1). The most common balancing adjustment event for a depreciating asset occurs when you stop holding it (for example, you sell, lose or destroy it) or stop using it.

Calculating a capital gain or capital loss for a depreciating asset

You make a capital gain if the termination value of your depreciating asset is greater than its cost. You make a capital loss if the reverse is the case – the asset's cost is more than its termination value.

You use different formulas to calculate a capital gain or capital loss depending on whether the asset is in a low-value pool or not.

Depreciating asset not in a low-value pool: capital gain

If your depreciating asset is not a pooled asset, you calculate the capital gain as follows:

$$(\text{termination value} - \text{cost}) \times \frac{\text{sum of reductions}^1}{\text{total decline}^2}$$

Depreciating asset not in a low-value pool: capital loss

You calculate the capital loss from a depreciating asset that is not a pooled asset as follows:

$$(\text{cost} - \text{termination value}) \times \frac{\text{sum of reductions}^1}{\text{total decline}^2}$$

EXAMPLE: Capital gain on depreciating asset

Larry purchased a truck in August 2005 for \$5,000 and sold it in June 2007 for \$7,000. He used the truck 10% of the time for private purposes. The decline in value of the truck under the UCA system up to the date of sale was \$2,000. Therefore, the sum of his reductions relating to his private use is \$200 (10% of \$2,000). Larry calculates his capital gain from CGT event K7 as follows:

$$(\$7,000 - \$5,000) \times \frac{200}{2,000}$$

Capital gain from CGT event K7 = \$200 (before applying any discount).

Depreciating asset in a low-value pool: capital gain

You calculate the capital gain from a depreciating asset in a low-value pool as follows:

$$(\text{termination value} - \text{cost}) \times (1 - \text{taxable use fraction}^3)$$

Depreciating asset in a low-value pool: capital loss

You calculate the capital loss from a depreciating asset in a low-value pool as follows:

$$(\text{cost} - \text{termination value}) \times (1 - \text{taxable use fraction}^3)$$

Application of CGT concessions

A capital gain from a depreciating asset may qualify for the CGT discount if the relevant conditions are satisfied. If the CGT discount applies, there is no reduction of the capital gain under the indexation method, as detailed in chapter 2.

The small business CGT concessions do not apply to a capital gain made from the disposal of a depreciating asset – because a capital gain can only arise out of an asset's use for non-taxable purposes (for example, to the extent it is used for private purposes).

1 The sum of the reductions in your deductions for the asset's decline in value that is attributable to your use of the asset, or having it installed ready for use, for a non-taxable purpose.

2 The decline in the value of the depreciating asset since you started to hold it.

3 Taxable use fraction is the percentage of the asset's use that is for producing your assessable income, expressed as a fraction. This is the percentage you reasonably estimate at the time you allocated the asset to the low-value pool.

Do any CGT exemptions apply to a depreciating asset?

A number of exemptions may apply to a capital gain or capital loss made from the disposal of a depreciating asset:

- pre-CGT assets – you disregard a capital gain or capital loss from a depreciating asset if the asset was acquired before 20 September 1985
- simplified tax system (STS) assets – you disregard a capital gain or capital loss from a depreciating asset if you have elected to become an STS taxpayer and you can deduct an amount for the depreciating asset's decline in value under the STS provisions for the income year in which the balancing adjustment event occurred
- personal use asset – if a depreciating asset is a personal use asset (that is, one used or kept mainly for personal use and enjoyment), you disregard any capital loss from CGT event K7. You also disregard a capital gain under CGT event K7 from a personal use asset costing \$10,000 or less
- collectables – you disregard a capital gain or a capital loss from a depreciating asset that is a collectable costing \$500 or less
- balancing adjustment event and CGT event – you only include a balancing adjustment event that gives rise to a capital gain or capital loss under CGT event K7. However, capital proceeds received under other CGT events – for example, CGT event D1 (see appendix 1) – may still be relevant for a depreciating asset as CGT events are not the equivalent of balancing adjustment events.

Changed treatment of intellectual property

Intellectual property is a depreciating asset for the purposes of the UCA. Under this system, the former special treatment for partial realisations of intellectual property no longer applies.

If you grant or assign an interest in an item of intellectual property, you are treated as if you had stopped holding part of the item. You are also treated as if, just before you stop holding that part, you had split the original item of intellectual property into two parts, the part you stopped holding and the rest of the original item. You determine a first element of the cost for each part.

This treatment applies if a licence is granted over an item of intellectual property. To this extent, the treatment of intellectual property is different from other depreciating assets. The grant of a licence in respect of other depreciating assets would result in CGT event D1 (about creating contractual rights) happening.

NEED MORE INFORMATION?

For more information about depreciating assets, see the *Guide to depreciating assets 2007*.

WHERE TO NOW?

Chapter 2 in part A explains how to calculate a capital gain using one of the three methods (indexation, discount or 'other').

Chapter 4 in part A explains how to calculate your capital gain if a managed fund or trust has distributed a capital gain to you. You must take into account capital gains included in trust distributions in working out your net capital gain or capital loss.

For more specific directions on how to complete your tax return, please go to:

- part B, for individuals
- part C, for companies, trusts and funds (individuals who use the worksheets may find steps 1, 2 and 3 in part C useful – ignore the word 'entity').

HOW TO WORK OUT YOUR CAPITAL GAIN OR CAPITAL LOSS

02

This chapter explains how to work out each capital gain or capital loss you made during the income year.

It does not explain how to work out your net capital gain or net capital losses carried forward to later income years. If you are completing the *Tax return for individuals* and want more information on how to calculate your net capital gain for the income year or net capital losses carried forward to later income years (including how to deduct any unapplied net capital losses from earlier years), see part B of this guide. For more information about companies, trusts and funds or about completing the CGT summary worksheet, see part C of this guide.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally, they are also explained in detail in the section where they first appear.

THREE METHODS OF CALCULATING CAPITAL GAINS

There are three methods that are used to calculate a capital gain: the indexation method, the discount method and the 'other' method. There is only one way to calculate a capital loss.

The three methods of calculating capital gains are summarised and compared in the table **Capital gain calculation methods** on page 26. They are explained in more detail in the following pages. In some cases, you may be able to choose either the discount method or the indexation method to calculate your capital gain. In these cases, you use the method that gives you the better result.

The **Capital gain or capital loss worksheet** provided at the back of this guide shows the three methods of calculating a capital gain. You are not obliged to use this worksheet, but you may find it helps you calculate your capital gain or capital loss for each CGT event.

THE 'OTHER' METHOD

This is the simplest of the three methods. You must use the **'other' method** to calculate your capital gain if you have bought and sold your asset within 12 months or generally for CGT events that do not involve an asset. In these cases, the indexation and discount methods do not apply.

Generally, to use the 'other' method, you simply subtract your cost base (what the asset cost you) from your capital proceeds (how much you sold it for). The amount

of proceeds left is your capital gain. For some types of CGT events, a cost base is not relevant. See appendix 1 for the amounts to use.

EXAMPLE: Calculating a capital gain using the 'other' method

Marie-Anne bought a property for \$250,000 under a contract dated 23 June 2006. The contract provided for the payment of a deposit of \$25,000 on that date, with the balance of \$225,000 to be paid on settlement on 4 August 2006.

Marie-Anne paid stamp duty of \$5,000 on 20 July 2006. On 4 August 2006, she received an account for solicitor's fees of \$2,000 which she paid as part of the settlement process.

Marie-Anne sold the property on 16 October 2006 (the day the contracts were exchanged) for \$315,000. She incurred costs of \$1,500 in solicitor's fees and \$4,000 in agent's commission.

As she bought and sold her property within 12 months, Marie-Anne must use the 'other' method to calculate her capital gain.

Deposit	\$25,000
Balance	\$225,000
Stamp duty	\$5,000
Solicitors fees for purchase of property	\$2,000
Solicitors fees for sale of property	\$1,500
Agents commission	\$4,000
Cost base (total)	\$262,500

Marie-Anne works out her capital gain as follows:

Capital proceeds	\$315,000
less cost base	\$262,500
Capital gain calculated using the 'other' method	\$52,500

Assuming Marie-Anne has not made any other capital losses or capital gains in the 2006–07 income year, and does not have any unapplied net capital losses from earlier years, the net capital gain to be included at item **17** on her tax return (supplementary section) is \$52,500, or item **9** if she uses the Tax return for retirees.

THE INDEXATION METHOD

Use the indexation method to calculate your capital gain if:

- a CGT event happened to an asset you acquired before 11.45am (by legal time in the ACT) on 21 September 1999, and
- you owned the asset for 12 months or more.

If you are not a company and you meet the two conditions above and you wish to use the indexation method, you must choose to do so, otherwise the discount method will apply. If you are a company (other than a listed investment company) and the capital gain meets the conditions listed above, you must use the indexation method to calculate the capital gain. Specific rules affect certain assets of a life insurance company.

Under the indexation method, you increase each amount included in an element of the cost base, (other than those in the third element – costs of owning the asset) by an **indexation factor**.

The indexation factor is worked out using the consumer price index (CPI) at appendix 2.

If the CGT event happened on or after 11.45am (by legal time in the ACT) on 21 September 1999, you can only index the elements of your cost base up to 30 September 1999. You use this formula:

$$\text{indexation factor} = \frac{\text{CPI for quarter ending 30.9.99 (123.4)}}{\text{CPI for quarter in which expenditure was incurred}}$$

If the CGT event happened before 11.45am (by legal time in the ACT) on 21 September 1999, you use this formula:

$$\text{indexation factor} = \frac{\text{CPI for quarter when CGT event happened}}{\text{CPI for quarter in which expenditure was incurred}}$$

Work out the indexation factor to three decimal places, rounding up if the fourth decimal place is 5 or more.

For most assets, you index expenditure from the date you incur it, even if you do not pay some of the expenditure until a later time. However, there is an exception for partly paid shares or units acquired on or after 16 August 1989. If the company or trust later makes a call on the shares or units, you use the CPI for the quarter in which you made that later payment.

There are some exceptions to the requirement that you must have owned an asset for at least 12 months for indexation to apply. For example, you can use the indexation method:

- if you acquire a CGT asset as a legal personal representative or a beneficiary of a deceased estate. The 12-month requirement is satisfied if the deceased acquired the asset 12 months or more before you disposed of it, or
- if you acquired an asset as the result of a marriage breakdown. You will satisfy the 12-month requirement if the combined period your spouse and you owned the asset is more than 12 months.

THE DISCOUNT METHOD

Use the discount method to calculate your capital gain if:

- you are an individual, a trust or a complying superannuation entity
- a CGT event happens to an asset you own
- the CGT event happened after 11.45am (by legal time in the ACT) on 21 September 1999
- you acquired the asset at least 12 months before the CGT event, and
- you did not choose to use the indexation method.

Generally, the discount method does not apply to companies, although it can apply to a limited number of capital gains made by life insurance companies.

In determining whether you acquired the CGT asset at least 12 months before the CGT event, you exclude both the day of acquisition and the day of the CGT event.

Note that if:

- you acquire a property and construct a building or make improvements to it that are not separate assets (see **Separate assets** on page 10), and
 - you owned the property for at least 12 months (even if you did not construct the new building or improvements more than 12 months before the CGT event happened)
- you can use the discount method to work out your capital gain from the property.

EXAMPLE: Discount method

Sally acquired a CGT asset on 2 February 2006. She is entitled to apply the CGT discount if a CGT event happened to that asset on or after 3 February 2007.

In certain circumstances, you may be eligible for the CGT discount even if you have not owned the asset for at least 12 months. For example:

- if you acquire a CGT asset as a legal personal representative or as a beneficiary of a deceased estate. The 12-month requirement is satisfied if the asset was acquired by the deceased:
 - before 20 September 1985 and you disposed of it 12 months or more after they died, or
 - on or after 20 September 1985 and you disposed of it 12 months or more after they acquired it.
- if you acquired a CGT asset as the result of a marriage breakdown and rollover applies (see chapter 8). You will satisfy the 12-month requirement if the combined period your spouse and you owned the asset was more than 12 months.
- if a CGT asset was compulsorily acquired, lost or destroyed and you acquired a rollover replacement asset, you will satisfy the 12-month requirement for the replacement asset if the period of ownership of the original asset and the replacement asset was at least 12 months.

CAPITAL GAIN CALCULATION METHODS

	Indexation method	Discount method	'Other' method
Description of method	Allows you to increase the cost base by applying an indexation factor based on CPI up to September 1999	Allows you to discount your capital gain	Basic method of subtracting the cost base from the capital proceeds
When to use the method	Use for an asset owned for 12 months or more if it produces a better result than the discount method. Use only for assets acquired before 11.45am (by legal time in the ACT) on 21 September 1999.	Use for an asset owned for 12 months or more if it produces a better result than the indexation method.	Use when the indexation and discount methods do not apply (for example, if you have bought and sold an asset within 12 months).
How to calculate your capital gain using the method	Apply the relevant indexation factor (see CPI table at appendix 2), then subtract the indexed cost base from the capital proceeds (see worked example for Val on page 28).	Subtract the cost base from the capital proceeds, deduct any capital losses, then reduce by the relevant discount percentage (see worked example for Val on page 28).	Subtract the cost base (or the amount specified by the relevant CGT event) from the capital proceeds (see worked example for Marie-Anne on page 24).

Certain capital gains are excluded

The CGT discount does not apply to capital gains from certain CGT events. The CGT discount does not apply to these CGT events:

- D1 Creating contractual or other rights
- D2 Granting an option
- D3 Granting a right to income from mining
- E9 Creating a trust over future property
- F1 Granting a lease
- F2 Granting a long-term lease
- F5 Lessor receives payment for changing a lease
- H2 Receipt for an event relating to a CGT asset
- J2 Change in relation to replacement asset or improved asset after a rollover under Subdivision 152-E
- J5 Failure to acquire replacement asset and to incur fourth element expenditure after a rollover under Subdivision 152-E
- J6 Cost of acquisition of replacement asset or amount of fourth element expenditure, or both, not sufficient to cover disregarded capital gain.

The full list of CGT events is shown at appendix 1.

If you make a capital gain from a CGT event that creates a new asset – for example, receiving a payment for agreeing not to do something (entering into a restrictive covenant) – you cannot satisfy the 12-month ownership rule, so your CGT event does not qualify for the CGT discount.

The CGT discount may be denied:

- if the CGT event that gave rise to the capital gain occurred under an agreement that was made within 12 months of the acquisition of the asset
- on the disposal of certain shares or trust interests in non-widely held companies and trusts – that is, those with fewer than 300 members, or

- if an arrangement was entered into for the purposes of claiming the CGT discount under which an 'income' asset was converted into a 'capital' asset (conversion of income to capital) (Part IVA of the *Income Tax Assessment Act 1936*).

If the 'home first used to produce income' rule (see page 70) applies and the period between when you first used the dwelling to produce income and the CGT event happening is not at least 12 months, the discount method is not available.

Discount percentage

The discount percentage is the percentage by which you reduce your capital gain. You can reduce the capital gain only after you have applied all the capital losses for the income year and any unapplied net capital losses from earlier years.

The discount percentage is 50% for individuals and trusts, and 33 $\frac{1}{3}$ % for complying superannuation entities and eligible life insurance companies.

CHOOSING THE INDEXATION OR DISCOUNT METHOD

For assets you acquired before September 1999 and have held for 12 months or more, you can choose to use the indexation method or the discount method to calculate your capital gain. There is no one factor to use as a basis to select the better option as it depends on the type of asset you own, how long you have owned it, the dates you owned it and past rates of inflation. Because capital losses must be offset against capital gains before the discount is applied, your choice may also depend on the amount of capital losses that you have available. For information about when and how, see **Choices** on page 18.

EXAMPLE

Justin sold some land and has a \$10,000 capital gain under the discount method (before applying the CGT discount) or a \$7,000 capital gain under the indexation method. If Justin has no capital losses, the discount method will produce the smaller capital gain (that is, \$5,000).

However, Justin also made a capital loss of \$5,000 on the sale of some shares. He will be better off using the indexation method to work out the capital gain from the

sale of his land. Under this method, his net capital gain is \$2,000 (\$7,000 – \$5,000). If he used the discount method, his net capital gain would be \$2,500 [(\$10,000 – \$5,000) × 50%].

The example below shows that applying one method to work out your capital gains on a whole parcel of shares you acquired before September 1999 may not be to your advantage if you have capital losses or net capital losses to apply.

In this situation, you will get a better result if you apply the indexation method to sufficient shares to absorb the capital loss (or as much of the capital loss as you can) and apply the discount method to any remaining shares.

EXAMPLE: Capital gains on shares where you also have capital losses

Clare sold a parcel of 500 shares in March 2007 for \$12,500 – that is, for \$25 each. She had acquired the shares in March 1995 for \$7,500 – that is, for \$15 each – including stamp duty and brokerage. There was no brokerage on the sale. Clare had no other capital gains or capital losses in 2006–07, although she has \$3,500 net capital losses carried forward from previous income years.

Because Clare owned the shares for more than 12 months she can use the discount method or the indexation method to work out her capital gains – whichever gives her a better result. Clare decides to work out her net capital gain by applying both the discount method and the indexation method to the whole parcel of shares:

	Using indexation method	Using discount method
Capital proceeds	\$12,500	\$12,500
Cost base	*\$8,070	\$7,500
Capital gain	\$4,430	\$5,000
less capital losses	\$3,500	\$3,500
	\$930	\$1,500
CGT discount	Nil	\$750
Net capital gain	\$930	\$750

* $\$7,500 \times (123.4 \div 114.7 = 1.076)$

However, because each share is a separate asset, Clare can use different methods to work out her capital gains for shares within the parcel. The lowest net capital gain would result from her applying the indexation method to the sale of 395** shares, and the discount method to the remaining 105. She works out her net capital gain as follows:

Indexation method (395 shares)		Discount method (105 shares)	
Capital proceeds (\$25 each)	\$9,875	Capital proceeds (\$25 each)	\$2,625
Cost base (395 × \$15 × 1.076)	\$6,375	Cost base (105 × \$15)	\$1,575
Capital gain	\$3,500	Capital gain	\$1,050
less capital losses	\$3,500	less any remaining capital losses	nil
Capital gain/(loss)	nil		\$1,050
		CGT discount	\$525
		Net capital gain	\$525

It is probably best to calculate your capital gain using both methods to find out which gives you the better result. This is shown for Val in the worked example on the next page and on the completed **Capital gain or capital loss worksheet** on page 29.

** To calculate this, Clare worked out the capital gain made on each share using the indexation method ($\$4,430 \div 500 = 8.86$) and divided the capital loss by this amount ($\$3,500 \div 8.86 = 395$).

EXAMPLE: Choosing the indexation or discount method

Val bought a property for \$150,000 under a contract dated 24 June 1991. The contract provided for the payment of a deposit of \$15,000 on that date, with the balance of \$135,000 to be paid on settlement on 5 August 1991.

She paid stamp duty of \$5,000 on 20 July 1991. On 5 August 1991, she received an account for solicitor's fees of \$2,000, which she paid as part of the settlement process.

She sold the property on 15 October 2006 (the day the contracts were exchanged) for \$350,000. She incurred costs of \$1,500 in solicitor's fees and \$4,000 in agent's commission.

Val's capital gain calculated using the indexation method

Deposit × indexation factor	
$\$15,000 \times (123.4 \div 106.0 = 1.164)$	\$17,460
Balance × indexation factor	
$\$135,000 \times (123.4 \div 106.0 = 1.164)$	\$157,140
Stamp duty × indexation factor	
$\$5,000 \times (123.4 \div 106.6 = 1.158)$	\$5,790
Solicitors fees for purchase of property × indexation factor	
$\$2,000 \times (123.4 \div 106.6 = 1.158)$	\$2,316
Solicitors fees for sale of property (indexation does not apply)	\$1,500
Agents commission (indexation does not apply)	\$4,000
Cost base (total)	\$188,206
Val works out her capital gain as follows:	
Capital proceeds	\$350,000
less cost base	\$188,206
Capital gain (Val's total current year capital gain using this method)	\$161,794

Assuming Val has not made any other capital losses or capital gains in the 2006–07 income year and does not have any unapplied net capital losses from earlier years, her net capital gain using the **indexation method** is \$161,794.

Val's capital gain calculated using the discount method

Deposit	\$15,000
Balance	\$135,000
Stamp duty	\$5,000
Solicitors fees for purchase of property	\$2,000
Solicitors fees for sale of property	\$1,500
Agents commission	\$4,000
Cost base (total)	\$162,500
Val works out her capital gain as follows:	
Capital proceeds	\$350,000
less cost base	\$162,500
Capital gain before applying discount (Val's total current year capital gain using this method)	\$187,500
less CGT discount (as Val has no capital losses)	\$93,750
Net capital gain	\$93,750

As the **discount method** provides Val with the better result, she will write the amount worked out using the discount method on her tax return rather than the amount worked out using the indexation method.

The completed worksheet example on the next page shows how Val might complete the **Capital gain or capital loss worksheet** using both methods.

CAPITAL GAIN OR CAPITAL LOSS WORKSHEET

This worksheet helps you calculate a capital gain for each CGT asset or any other CGT event¹ using the indexation method², the discount method³ and/or the 'other' method. It also helps you calculate a capital loss.

CGT asset type or CGT event

Shares and units (in unit trusts)
 Real estate

Other CGT assets and any other CGT events⁴
 Collectables⁵

Description of CGT asset or CGT event

Val's property at 15 Smith St. Oldtown

Date of acquisition Date of CGT event

ELEMENTS OF THE COST BASE OR REDUCED COST BASE

	1	2	3	4	5	6	7
	Amount	Amounts to be deducted for cost base ⁹	Cost base (1 - 2)	Amounts to be deducted for reduced cost base ⁹	Reduced cost base (1 - 4)	Indexation factor ¹⁰	Cost base indexed (3 × 6)
Acquisition or purchase cost of the CGT asset ⁶	15,000	0	15,000	0	15,000	123.4 ÷ 106.0	17,460
Incidental costs to acquire the CGT asset	135,000	0	135,000	0	135,000	123.4 ÷ 106.0	157,140
Incidental costs that relate to the CGT event ⁷	7,000	0	7,000	0	7,000	123.4 ÷ 106.6	8,106
Costs of owning the CGT asset ⁸	5,500	0	5,500	0	5,500	1 (no indexation)	5,500
Capital expenditure to increase or preserve the asset's value or to install or move it							
Capital costs to establish, preserve or defend title to, or a right over, the CGT asset							
Cost base unindexed			\$ 162,500				
Reduced cost base					\$ 162,500		
Cost base indexed							\$ 188,206

CAPITAL GAIN CALCULATION

Indexation method	Discount method	'Other' method (CGT asset held less than 12 months)
Capital proceeds ¹¹	\$ 350,000	Capital proceeds ¹¹
less: cost base indexed	\$ 188,206	less: cost base unindexed
Capital gain (a)	\$ 161,794	Capital gain
		Capital proceeds ¹¹
		less: cost base unindexed
		Capital gain (b)*

* In choosing between capital gain (a) or (b), remember that the CGT discount will not apply to (a) but it will reduce the amount of capital gain remaining after capital losses are deducted from (b).

Transfer the capital gain to **part A1** of the CGT summary worksheet, except for a capital gain from collectables which is transferred to **part A2** of that worksheet.

CAPITAL LOSS CALCULATION

Capital loss
Reduced cost base
less: capital proceeds ¹¹
Capital loss¹²

Transfer the capital loss to **part B** of the CGT summary worksheet, except for a capital loss from collectables which is transferred to **part A2** of that worksheet.

HOW TO CALCULATE A CAPITAL LOSS

Generally, you make a capital loss if your reduced cost base is greater than your capital proceeds. The excess is your capital loss.

EXAMPLE

Antonio acquired a new income-producing asset on 28 September 1999 for \$100,000, including stamp duty and legal costs. He sold it for \$90,000 in November 2006. During the period he owned it, he was allowed capital works deductions of \$7,500. Antonio works out his capital loss as follows.

Cost base	\$100,000
/ess capital works deductions	\$7,500
Reduced cost base	\$92,500
/ess capital proceeds	\$90,000
Capital loss	\$2,500

EXAMPLE

In July 1996, Chandra bought 800 shares at \$3 per share. He incurred brokerage and stamp duty of \$100. In December 2006, Chandra sold all 800 shares for \$2.50 per share. He incurred brokerage of \$75. He made a capital loss, calculated as follows.

CALCULATION OF REDUCED COST BASE

Date expense incurred	Description of expense	Expense
July 1996	Purchase price	\$2,400
July 1996	Brokerage and stamp duty	\$100
December 2005	Brokerage	\$75
Reduced cost base		\$2,575

CALCULATION OF CAPITAL LOSS

Reduced cost base	\$2,575
Capital proceeds $800 \times \$2.50$	\$2,000
Capital loss	\$575

However, the reduced cost base is not relevant for some types of CGT events. In these cases, see appendix 1 for the amounts to use for the particular CGT event.



REDUCED COST BASE

You cannot index a reduced cost base.

You must keep records of everything that affects your capital gains and capital losses. Penalties can apply if you do not keep the records for at least five years after the relevant CGT event.

Keeping adequate records of all expenditure will help you correctly work out the amount of capital gain or capital loss you have made when a CGT event happens. It will also help to make sure you do not pay more CGT than is necessary. If you have applied a net capital loss, you should generally keep your records of the CGT event that resulted in the loss for four years from the income year when the net capital loss is fully applied.

Keeping good records can help your beneficiaries reduce the impact of CGT after you die. If you leave an asset to another person, the asset may be subject to CGT when a CGT event happens to that asset in the future – for example, if your daughter (the beneficiary) sells the shares (the asset) you have left her in your will.

WHAT RECORDS DO YOU NEED TO KEEP?

You must keep records of every act, transaction, event or circumstance that may be relevant to working out whether you have made a capital gain or capital loss from a CGT event. It does not matter whether the CGT event has already happened or whether it may happen.

The records must be in English (or be readily accessible or translatable into English) and must show:

- the nature of the act, transaction, event or circumstance
- the day it happened
- who did the act or who were the parties to the transaction, and
- how the act, transaction, event or circumstance is relevant to working out the capital gain or capital loss.

The following are examples of records you may need to keep:

- receipts of purchase or transfer
- details of interest on money you borrowed relating to this asset
- records of agent, accountant, legal and advertising costs
- receipts for insurance costs, rates and land taxes
- any market valuations
- receipts for the cost of maintenance, repairs and modifications, and
- accounts showing brokerage on shares.

You should also keep records to establish whether you have claimed an income tax deduction for an item of expenditure. In many cases, if you have claimed a deduction for an amount, the expenditure may not be included in the cost base or reduced cost base of a CGT asset.

Records relating to real estate

Real estate can include the family home, vacant blocks of land, business premises, rental properties, holiday houses and hobby farms.

Even though your family home is usually exempt, if you acquired it on or after 20 September 1985, try to keep all records relating to the home, just as you would for other items of real estate. If the home ceases to be fully exempt at some time in the future, you will need to know the full cost of the home so that you do not pay more CGT than necessary. If you do not have sufficient records, reconstructing them later could be difficult. See chapter 6 for details of when your home may not be fully exempt.

Keep a copy of the purchase contract and all receipts for expenses relating to the purchase of the property – for example, stamp duty, legal fees, survey and valuation fees. Also keep all records relating to the CGT event and all relevant expenses – for example, the sale contract and records of legal fees and stamp duty.

Keep a record of capital expenditure on improvements, costs of owning the property and capital expenditure on maintaining title or right to it that you incurred during your period of ownership. These costs may form part of the cost base in working out whether you have made a capital gain or capital loss at the time the CGT event happens.

Capital expenditure on improvements may include building an extension, addition or improvement, including initial repairs.

Examples of costs of owning real estate include interest, rates and land taxes, insurance premiums and cost of repairs or replacing broken items. You only include such costs if you acquired the CGT asset on or after 21 August 1991 and if you have not claimed, and cannot claim, a tax deduction for them.

If the property is your home and you use it to produce income (for example, by renting out part or all of it), you will need to keep records of the period the home is producing income and the proportion of the home you have used to produce income.

If, after 20 August 1996, you use your home for income-producing purposes for the first time, you will be taken to have acquired your home at that time for its market value. You will use this as your acquisition cost for the purpose of calculating a capital gain or capital loss at the time the CGT event happens. You will still need to keep details of expenses relating to your home after the date that it started producing income.

Chapter 8 has some information about records you may need to obtain from your spouse if your marriage or de facto marriage has broken down and a CGT rollover applies on the transfer of real estate.

Records relating to shares in companies and units in unit trusts

Most of the records you need to keep regarding your disposal of shares in companies or units in unit trusts (including managed funds), will be given to you by the company, the unit trust manager or your stockbroker. It is important for you to keep everything they give you on your shares and units.

These records will generally provide the following important information:

- the date of purchase of the shares or units
- the amount paid to purchase the shares or units
- details of any non-assessable payments made to you during the time you owned the shares or units
- the date and amount of any calls if shares were partly paid
- the sale price if you sell them, and
- any commissions paid to brokers when you buy or sell them.

There are special CGT rules for certain shares and units which may affect the records you keep – for example, bonus shares and units, rights and options, and employee shares. See chapter 5 for more information.

Records relating to bonus shares

To be safe, if you have received any bonus shares on or after 20 September 1985, keep all the documents the company gives you.

For any bonus shares issued before 1 July 1987, you need to know when the original shares were acquired. If you acquired them on or after 20 September 1985, you will also need to know what they cost. Flowchart 1 in appendix 3 summarises the different rules applying to the treatment of bonus shares.

Keep a record of any amounts you paid to acquire the bonus shares and any amounts taxed as a dividend when they were issued.

Records relating to inheriting an asset

If you inherited an asset as a beneficiary of the estate of a person who died on or after 20 September 1985, you may need to obtain information from the executor or trustee.

If the deceased person acquired the asset before 20 September 1985, you need to know the market value of the asset at the date of the person's death and the amount of any relevant costs incurred by the executor or trustee. This is the amount that the asset is taken to have cost you. If the executor or trustee has a valuation of the asset, get a copy of that valuation report. Otherwise, you will need to get your own valuation.

If the asset you inherit was acquired by the deceased person on or after 20 September 1985, you need to know full details of all relevant costs incurred by the deceased person and by the executor or trustee. Get those details from the executor or trustee.

Inheriting a main residence

If you inherit a house that was the deceased's main residence, any capital gain on its subsequent disposal may be exempt. However, until the exemption is certain, you should keep records of relevant costs incurred by you, the deceased or their trustee or executor.

You will not need to keep records of the deceased's costs if:

- you inherited the house after 20 August 1996
- the house was the deceased's main residence just before they died, and
- the house was not being used to produce income at the time of death.

In these circumstances, you will be taken to have acquired the house at its market value at the date of death. If the executor or trustee has a valuation of the asset, get a copy of that valuation report. Otherwise you will need to get your own valuation.

ASSET REGISTERS


You can choose to enter information from your CGT records into an asset register. If you keep an asset register, you may be able to discard records that you might otherwise need to keep for a long time.

If you choose to keep an asset register, transfer the following information to it from the records you generally need to keep for CGT purposes:

- the date the asset was acquired
- the cost of the asset
- a description, amount and date for each cost associated with the purchase of the asset (for example, stamp duty and legal fees)
- the date the CGT event happened to the asset, and
- the capital proceeds received when the CGT event happened.

This information must be certified by a registered tax agent or a person approved by the Commissioner.

If you use an asset register, you must keep the documents from which you have transferred the information for five years from the date the relevant asset register entry is certified. You must keep the asset register entries for five years from the date the related CGT event happens. Keep the asset register for a longer period if you need to substantiate any carried forward net capital losses – for five years after any CGT event where you have applied any capital loss against capital gains.

 For more information about asset registers and who can certify them, see *Taxation Ruling TR 2002/10 – Income tax: capital gains tax: asset register*, on our website.

EXCEPTIONS

You do not need to keep records if, for any CGT event, a capital gain or capital loss is disregarded. For example, you do not need to keep records for cars and motorcycles as they are exempt assets.

IT IS NEVER TOO LATE

If you acquired assets on or after 20 September 1985 and did not keep records, or your records have inadvertently been destroyed, you can still do something about it.

If you bought real estate, your solicitor or real estate agent may have copies of most of the records you need. You should be able to get copies if you ask for them.

If you made improvements to an investment property – for example, if you built an extension – ask for a copy of the builder's receipt for payment.

If you bought shares in a company or units in a unit trust, your stockbroker or investment adviser may be able to give you the information you need.

If you received an asset as a gift and you did not get a market valuation at the time, a professional valuer can tell you what its market value was at the relevant date.

The main thing is to get as many details as possible so you can reconstruct your records. Make sure you keep sufficient records in the future.

This chapter explains how distributions from trusts (including managed funds) can affect your CGT position. Managed funds include property trusts, share trusts, equity trusts, growth trusts, imputation trusts and balanced trusts.

Distributions from trusts can include different amounts but only the following two types of amounts are relevant for CGT purposes:

- capital gains, and
- non-assessable payments.

Distributions of trust capital gains are treated as capital gains that you have made.

Non-assessable payments mostly affect the cost base of units in a unit trust (including managed funds) but can in some cases create a capital gain. Non-assessable payments do not affect beneficiaries of a discretionary trust.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally, they are also explained in detail in the section where they first appear.

Trustees, including fund managers, may use different terms to describe the methods of calculation and other terms used in this guide. For example, they may use the term 'non-discount gains' when they refer to capital gains worked out using the indexation and 'other' methods.

CAPITAL GAINS MADE BY A TRUST

STEP 1 Exclude net capital gains from item 12

If you are a beneficiary of a trust, you may be entitled to (or may have received) a share of the net income of the trust which includes some of the trust's net capital gain. In this case, you do not include your share of the trust's net capital gain at item **12 Partnerships and trusts** on your tax return (supplementary section). Instead, you are treated as having a capital gain (or capital gains) worked out in the way explained in step 2.

! ITEM 12 ON TAX RETURN FOR INDIVIDUALS (SUPPLEMENTARY SECTION)

Question **12** in the TaxPack supplement tells you to exclude net capital gains from the amount of trust income you write at **U** item **12** on your tax return (supplementary section). In your distribution statement, the trust should state the amount(s) of capital gain in your trust distribution.

If your statement shows that your share of the trust's net capital gain is more than the overall net amount of your share of the trust's net income, **do not exclude** all the capital gain component when you complete item **12** on your tax return (supplementary section). This is an exception to the instruction for item **12** that tells you not to include capital gains there. In this situation you exclude only the overall net amount of your share of trust income and take that amount into account at **U** item **12**. You also use only this lesser amount in working out your capital gains. If you receive a distribution from more than one trust, this applies to each distribution.

STEP 2 Capital gains you are taken to have made

These extra capital gains are taken into account in working out your net capital gain for the income year. You include them at step 2 in part B or part C.

If you are a unit holder in a managed fund, the trustee or manager will generally advise you of your share of the trust's net capital gain, together with details of your share of any other income distributed to you.

In other cases, the trustee may inform you or you may need to contact them to obtain details.

If you are a beneficiary who is entitled to a share of a trust's net capital gain, you are taken to have made extra capital gains in addition to those you have made from your own CGT events.

The trustee may have advised you what your share is or you may need to contact them to obtain details.

Investors in managed funds and other unit trusts

If you are a unit holder in a managed fund and have received a distribution from a trust that includes a capital gain, you take that amount into account in working out your net capital gain for the year.

Trust distributions to which the CGT discount or the small business 50% active asset reduction apply

You may be a beneficiary who is entitled to a share of the income of a trust that includes a net capital gain reduced by the CGT discount or the small business 50% active asset reduction. In this case, you need to **gross up** the capital gain by multiplying it by two. This grossed-up amount is an extra capital gain.

You multiply by four your share of any part of the net capital gain from a trust that the trust has reduced by both the CGT discount and the small business 50% active asset reduction. This grossed-up amount is an extra capital gain.

If you are entitled to any part of the net capital gain from a trust that the trust has not reduced by one of these concessions, that amount is an extra capital gain.

! NO DOUBLE TAXATION

You are not taxed twice on these extra capital gains because you can use the discount method to apply the CGT discount to the grossed up amount of the trust capital gains remaining after you have applied your capital losses, and you did not include your capital gains from trusts at item **12** on your tax return (supplementary section).

EXAMPLE: Capital gain greater than share of trust net income and capital gain was discounted

Daniel's trust distribution shows that he received \$7,000 as his share of the net income of a trust. This is made up of a non-primary production loss of \$3,000 and a net capital gain of \$10,000 (after the trust applied the 50% CGT discount). Daniel also made a \$2,000 capital loss during the year on the sale of some shares. He does not have any other trust distributions for the year.

Daniel will need to write a zero at item **12 Partnerships and Trusts** on his tax return. He takes \$14,000 (that is, the \$7,000 remaining capital gain from the trust grossed up) into account in working out his net capital gain at item **17**. Therefore, after deducting the capital losses from the grossed up capital gain he received from the trust (\$14,000 – \$2,000 = \$12,000), he applies the 50% CGT discount ($\$12,000 \times 50\% = \$6,000$) and writes \$6,000 at **A** item **17** on his tax return (supplementary section). He also writes \$14,000 (\$7,000 grossed up) at **H** item **17**.

EXAMPLE: Capital gain greater than share of trust net income and capital gain was not discounted

Debra's trust distribution shows that she received \$2,000 as her share of the net income of a trust.

This is made up of a primary production loss of \$5,000, non-primary production income of \$2,000 and a net capital gain of \$5,000. (The net capital gain does not include any discounted gains.)

At item **12** on her tax return (supplementary section), Debra will write \$5,000 loss from primary production at **L** and \$5,000 non-primary production income at **U** (that is, \$2,000 non-primary production income plus sufficient net capital gain [\$3,000] to offset the loss from primary production).

Assuming Debra has no other capital gains or capital losses, she will write \$2,000 ($\$5,000 - \$3,000$) at **H** and **A** item **17** on her tax return (supplementary section).

EXAMPLE: Distribution where the trust claimed concessions

Serge is a beneficiary in the Shadows Unit Trust. He receives a distribution of \$2,000 from the trust. This distribution includes \$250 of net income remaining after a \$1,000 capital gain made by the trustee was reduced by the CGT discount and the small business 50% active asset reduction.

Serge has also made a capital loss of \$100 from the sale of shares.

He calculates his net capital gain as follows:

Gross up the share of the trust's net capital gain (\$250) by multiplying by 4	\$1,000
Deduct capital losses	\$100
Capital gains before applying discounts	\$900
Apply the CGT discount of 50%	\$450
Apply the 50% active asset reduction	\$225
Net capital gain	\$225

Serge will write \$1,000 at **H** item **17** on his tax return (supplementary section), which is his total current year capital gain. His net capital gain to be written at **A** item **17** on his tax return (supplementary section) is \$225. He will write a trust distribution of \$1,750 ($\$2,000 - \250) at **U** item **12** on his tax return (supplementary section).

! APPLYING THE CONCESSIONS

Remember that you must use the same method as the trust to calculate your capital gain.

This means you cannot apply the CGT discount to capital gains distributed to you from the trust calculated using the indexation method or 'other' method.

Also, you can only apply the small business 50% active asset reduction to grossed-up capital gains to which the trust applied that concession.

NON-ASSESSABLE PAYMENTS FROM A TRUST

Trusts often make non-assessable payments to beneficiaries.

If a profit made by the trust is not assessable, any part of that profit distributed to a beneficiary will also be non-assessable in most cases – for example, a share of a profit made on the sale of property acquired by the trust before 20 September 1985.

However, if you receive non-assessable payments from a trust, you may need to make cost base adjustments to your units or trust interest. Those adjustments will affect the amount of any capital gain or capital loss you make on the unit or interest (for example, when you sell it).

If non-assessable payments exceed your cost base, you may also make a capital gain equal to the excess in the year the excess is paid to you.

Note that the non-assessable payments may be over a number of years and once the cost base is reduced to zero the excess is a capital gain in the year the excess arises.

Non-assessable payments from a managed fund to a unit holder are common and may be shown on your statement from the fund as:

- **tax-free amounts**
- **CGT-concession amounts**
- **tax-exempted amounts**, or
- **tax-deferred amounts.**

You may need to adjust the cost base and reduced cost base of your units depending on the kind of non-assessable payment you received.

Tax-free amounts relate to certain tax concessions received by the fund which enable it to pay greater distributions to its unit holders. If your statement shows any tax-free amounts, you adjust the reduced cost base (but not your cost base) of your units by these amounts. Payments of amounts associated with building allowances which were made before 1 July 2001 were treated as tax-free amounts.

CGT-concession amounts relate to the CGT discount component of any actual distribution. Such amounts do not affect your cost base and reduced cost base if they were received after 30 June 2001. A CGT-concession amount received before 1 July 2001 is taken off the cost base and reduced cost base.

Tax-exempted amounts are generally made up of exempt income of the fund, amounts on which the fund has already paid tax or income you had to repay to the fund. Such amounts do not affect your cost base and reduced cost base.

Tax-deferred amounts are other non-assessable amounts, including indexation received by the fund on its capital gains and accounting differences in income. You adjust the cost base and reduced cost base of your units by these amounts. Payments associated with building allowances which are made on or after 1 July 2001 are treated as tax-deferred amounts.

If the tax-deferred amount is greater than the cost base of your units, you include the excess as a capital gain. You can use the indexation method if you bought your units before 11.45am (by legal time in the ACT) on 21 September 1999.

! CAPITAL LOSS

You cannot make a capital loss from a non-assessable payment.

! NOTE

As a result of recent stapling arrangements, some investors in managed funds have received units which have a very low cost base. The payment of certain non-assessable amounts in excess of the cost base of the units will result in these investors making a capital gain.

! NON-ASSESSABLE PAYMENTS UNDER A DEMERGER

If you receive a non-assessable payment under an eligible demerger, you do not deduct the payment from the cost base and the reduced cost base of your units or trust interest. Instead you adjust your cost base and reduced cost base according to the demerger rules.

You may make a capital gain on the non-assessable payment if it exceeds the cost base of your original unit or trust interest, although you will be able to choose a CGT rollover.

An eligible demerger is one that happens on or after 1 July 2002 and satisfies certain tests. The trust making the non-assessable payment will normally advise unit or trust interest holders if this is the case.

For more information about demergers, see chapter 5.

Generally, you make any adjustment to the cost base and reduced cost base of your unit or trust interest at the end of the income year. However, if some other CGT event happens to the unit or trust interest during the year (for example, you sell your units), you must adjust the cost base and reduced cost base just before the time of that CGT event. The amount of the adjustment is based on the amount of non-assessable payments paid to you up to the date of sale. You use the adjusted cost base and reduced cost base to work out your capital gain or capital loss (see chapter 2 for more information).

The cost base and reduced cost base adjustments are more complex if you deducted capital losses from a grossed-up capital gain where a capital gain made by the trust was reduced by the small business 50% active asset reduction. If this applies to you, you may need to seek advice from us on how to make the adjustments.

If the tax-deferred amount is greater than the cost base of your unit or trust interest, you include the excess as a capital gain. You can use the indexation method if you bought your units or trust interest before 11.45am (by legal time in the ACT) on 21 September 1999. However, if you do so, you cannot use the discount method to work out your capital gain when you later sell the units or trust interest.

EXAMPLE: Ilena's capital loss is greater than her non-discounted capital gain

Ilena invested in XYZ Managed Fund. The fund made a distribution to Ilena for the year ending 30 June 2007 and gave her a statement that shows her distribution included:

- \$65 **discounted capital gain**, and
- \$90 non-discounted capital gain.

The statement shows Ilena's distribution also included:

- \$30 tax-deferred amount
- \$35 tax-free amount.

Ilena has no other capital gains, but made a capital loss of \$100 on some shares she sold during the year. Ilena has no unapplied net capital losses from earlier years.

From her records, Ilena knows the cost base and reduced cost base of her units are \$5,000 and \$4,700 respectively.

Ilena has to treat the capital gain component of her fund distribution as if she made the capital gain. To complete her tax return, Ilena must identify the capital gain component of her fund distribution and work out her net capital gain.

The following steps show how Ilena works out the amount to write at **H** item **17** on her tax return (supplementary section).

STEP 1

As Ilena has a \$65 capital gain which the fund reduced by the CGT discount of 50%, she must gross up the capital gain. She does this by multiplying the amount of the discounted capital gain by two:

$$\$65 \times 2 = \$130$$

STEP 2

Ilena adds her grossed-up and non-discounted capital gains to work out her total current year capital gains:

$$\$130 + \$90 = \$220$$

She writes her total current year capital gains (\$220) at **H** item **17** on her tax return (supplementary section).

STEP 3

After Ilena has grossed up the discounted capital gain received from the fund, she subtracts her capital losses from her capital gains.

Ilena can choose which capital gains she subtracts the capital losses from first. In her case, she gets the better result if she:

- 1 subtracts as much as possible of her capital losses (which were \$100) from her non-discounted capital gains (\$90).

$$\$90 - \$90 = \$0 \text{ (non-discounted capital gains)}$$

- 2 subtracts her remaining capital losses after step 1 (\$10) from her discounted capital gains (\$130).

$$\$130 - \$10 = \$120 \text{ (discounted capital gains)}$$

- 3 applies the CGT discount to her remaining discounted capital gains:

$$(\$120 \times 50\%) = \$60 \text{ (discounted capital gains)}$$

STEP 4

Finally, Ilena adds up the capital gains remaining to arrive at her net capital gain:

$$\$0 \text{ (non-discounted)} + \$60 \text{ (discounted)} \\ = \$60 \text{ net capital gain.}$$

Ilena completes item **17** on her tax return (supplementary section) as follows:

Records Ilena needs to keep

The tax-deferred and tax-free amounts Ilena received are not included in her income or her capital gain, but the tax-deferred amount affects the cost base and reduced cost base of her units in XYZ Managed Fund for future income years. The tax-free amount affects her reduced cost base.

Ilena reduces the cost base and reduced cost base of her units as follows:

Cost base	\$5,000
/less tax-deferred amount	\$30
New cost base	\$4,970
Reduced cost base	\$4,700
/less (tax-deferred amount + tax-free amount) (\$30 + \$35)	\$65
New reduced cost base	\$4,635

17 Capital gains

Did you have a capital gains tax event during the year?

G NO

YES

You must also print in the **YES** box at **G** if you received a distribution of a capital gain from a trust.

Net capital gain **A** , **60** .

Total current year capital gains **H** **220** .

Net capital losses carried forward to later income years **V** .

This chapter explains your CGT obligations if you sold or otherwise disposed of any shares or units in a unit trust (including a managed fund) in the 2006–07 income year. It also explains what happens when you have a CGT event under a demerger. For information about distributions from a unit trust (other than under a demerger) in the 2006–07 income year, see chapter 4.

! MANAGED FUND

A managed fund is a unit trust. Where we refer to a unit trust in this guide we are also referring to a managed fund.

! SOME MAJOR SHARE TRANSACTIONS

For information about some major share transactions, see appendix 4.

HOW CAPITAL GAINS TAX AFFECTS SHARES AND UNITS

For CGT purposes, shares in a company or units in a unit trust are treated in the same way as any other assets.

As a general rule, if you acquired any shares or units on or after 20 September 1985, you may have to pay tax on any capital gain you make when a CGT event happens to them. This would usually be when you sell or otherwise dispose of them. It also includes where you redeem units in a managed fund by switching them from one fund to another. In these cases, CGT event A1 happens. There is a list of all CGT events at appendix 1.

Profits on the sale of shares held in carrying on a business of share trading are included as ordinary income rather than as capital gains. For more information, see the fact sheet *Carrying on a business of share trading*.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally, they are also explained in detail in the section where they first appear.

A CGT event might happen to shares even if a change in their ownership is involuntary – for example, if the company in which you hold shares is taken over or merges with another company. This may result in a capital gain or capital loss.

This chapter also deals with the receipt of non-assessable payments from a company (CGT event G1) while chapter 4 deals with non-assessable payments from a trust (CGT event E4). If you own shares in a company that has been

placed in liquidation or administration, CGT event G3 explains how you can choose to make a capital loss when the liquidator or administrator declares the shares (or other financial instruments) worthless.

There are a number of special CGT rules if you receive such things as bonus shares, **bonus units**, rights, options or non-assessable payments from a company or trust. Special rules also apply if you buy convertible notes or participate in an **employee share scheme** or a dividend reinvestment plan.

The rest of this chapter explains these rules and has examples showing how they work in practice. The flowcharts at appendix 3 will also help you work out whether the special rules apply to you.

➤ If you need more information about how other income tax provisions affect your share investments, see *You and your shares 2007* (NAT 2632–6.2007).

IDENTIFYING SHARES OR UNITS SOLD

Sometimes taxpayers own shares or units that they may have acquired at different times. This can happen as people decide to increase their investment in a particular company or unit trust. A common question people ask when they dispose of only part of their investment is how to identify the particular shares or units they have disposed of.

This can be very important because shares or units bought at different times may have different amounts included in their cost. In calculating the capital gain or capital loss when disposing of only part of an investment, you need to be able to identify which ones you have disposed of. Also, when you dispose of any shares or units you acquired before 20 September 1985, any capital gain or capital loss you make is generally disregarded.

If you have the relevant records (for example, share certificates), you may be able to identify which particular shares or units you have disposed of. In other cases, the Commissioner will accept your selection of the identity of shares disposed of.

Alternatively, you may wish to use a ‘first in, first out’ basis where you treat the first shares or units you bought as being the first you disposed of.

In limited circumstances, we will also accept an average cost method to determine the cost of the shares disposed of. You can only use this average cost method when:

- the shares are in the same company
- the shares are acquired on the same day
- the shares have identical rights and obligations, and
- you are not required to use market value for cost base purposes.

EXAMPLE: Identifying when shares or units were acquired

Boris bought 1,000 shares in WOA Ltd on 1 July 1997. He bought another 3,000 shares in the company on 1 July 2002.

In December 2002, WOA Ltd issued Boris with a CHES statement for his 4,000 shares. When he sold 1,500 of the shares on 1 January 2007, he was not sure whether they were the shares he bought in 2002 or whether they included the shares bought in 1997.

Because Boris could not identify when he bought the particular shares he sold, he decided to use the 'first in, first out' method and nominated the 1,000 shares bought in 1997 plus 500 of the shares bought in 2002.

DEMUTUALISATION OF INSURANCE COMPANIES

If you hold a policy in an insurance company that demutualises, you may be subject to CGT either at the time of the **demutualisation** or when you sell your shares (or another CGT event happens). A company demutualises when it changes its membership interests to shares (for example, AMP, IOOF and NRMA). There are similar rules if you are a member of a non-insurance organisation which demutualises.

The insurance company may give you an option either to keep your share entitlement or to take cash by selling the shares under contract through an entity set up by the company.

If it is an Australian insurance company and you choose to keep the shares, you will not be subject to CGT until you sell them or another CGT event happens. If you elect to sell your share entitlement to the company and take cash, you need to include any capital gain on your tax return in the income year in which you entered into the contract to sell the shares, even though you may not receive the cash until a later income year.

The demutualising company will write to all potential 'shareholders' and advise them of the acquisition cost in each instance, sometimes referred to as the 'embedded value'. Even though you did not pay anything to acquire the shares, they have a value that is used as the cost base and reduced cost base for CGT purposes.

If you sell your shares before the insurance company is listed on the stock exchange and you make a capital loss, you disregard the loss.

If you hold a policy in an overseas insurance company that demutualises, you may be subject to CGT at the time of the demutualisation. You should contact us for advice if this applies to you.

SHARE BUY-BACKS

As a shareholder, you may have received an offer from a company to buy back some or all of your shares in the company. If you disposed of shares back to the company under a **share buy-back** arrangement, you may have made a capital gain or capital loss from that CGT event.

You compare the capital proceeds with your cost base and reduced cost base to work out whether you have made a capital gain or capital loss.

The time you make the capital gain or capital loss will depend on the conditions of the particular buy-back offer. It may be the time you lodge your application to participate in the buy-back or, if it is a conditional offer of buy-back, the time you accept the offer.

If shares in a company:

- are not bought back by the company in the ordinary course of business of a stock exchange – for example, the company writes to shareholders offering to buy their shares (commonly referred to as 'off-market share buy-back'), and
- the buy-back price is less than what the market value of the share would have been if the buy-back hadn't occurred and was never proposed

the capital proceeds are taken to be the market value the share would have been if the buy-back hadn't occurred and was never proposed *minus* the amount of any dividend paid under the buy-back. In this situation, the company may provide you with that market value or, if the company obtained a class ruling from us, you can find out the amount by visiting our website at www.ato.gov.au

Under other off-market buy-backs where a dividend is paid as part of the buy-back, the amount paid excluding the dividend is your capital proceeds for the share.

EXAMPLE: Buy-back

Sam bought 4,500 shares in Company A in January 1994 at a cost of \$5 per share. In February 2007, Sam applied to participate in a buy-back offer to dispose of 675 shares (15%). Company A approved a buy-back of 10% (450) of the shares on 15 June 2007. The company sent Sam a cheque on 5 July 2007 for \$4,050 (450 shares × \$9). No part of the payment is a dividend.

Sam works out his capital gain for 2006–07 as follows.

If he chooses to use the indexation method:

Capital proceeds	\$4,050
Cost base 450 shares × \$5 (\$2,250 × 1.118 including indexation)	\$2,515
Capital gain	\$1,535

If he chooses to use the discount method:

Capital proceeds	\$4,050
Cost base	\$2,250
Capital gain (before applying any discount)	\$1,800

Sam has no capital losses to apply against this capital gain and decides that the discount method will provide him with the better result. He takes \$900 (\$1,800 × 50%) into account in working out his net capital gain for the year.

EXAMPLE: Off-market buy-back including dividend

Ranjini bought 10,000 shares in Company M in January 2003 at a cost of \$6 per share, including brokerage.

In January 2007, the company wrote to its shareholders advising them it was offering to buy back 10% of their shares for \$9.60 each. The buy-back price was to include a franked dividend of \$1.40 per share (and each dividend was to carry a franking credit of \$0.60).

Ranjini applied to participate in the buy-back to sell 1,000 of her shares.

Company M approved the buy-back on 1 May 2007 on the terms anticipated in its earlier letter to shareholders.

The market value of Company M shares at the time of the buy-back (if the buy-back did not occur and was never proposed) was \$10.20.

Ranjini received a cheque for \$9,600 (1,000 shares × \$9.60) on 8 June 2007.

Because it was an off-market share buy-back and the buy-back price was less than what the market value of the share would have been if the buy-back hadn't occurred, Ranjini works out her capital gain for the 2006–07 year as follows.

Capital proceeds:

Market value	\$10.20	
less Dividend	\$1.40	
	\$8.80 × 1,000 shares	\$8,800
Cost base:	\$6 × 1,000 shares	\$6,000
Capital gain (before applying any discount)		\$2,800

Ranjini takes her capital gain into account in completing item **17** on her tax return (supplementary section) or item **9** if she uses the Tax return for retirees. She also includes her dividend at item **11** on her tax return (\$1,400 at **T** and \$600 at **U**).

SHARES IN A COMPANY IN LIQUIDATION OR ADMINISTRATION

If a company is placed in liquidation or administration, company law restricts the transfer of shares in the company. This means that, in the absence of special CGT rules, you may not be able to realise a capital loss on shares that have become worthless unless you declare a trust over them.

In certain circumstances, you can choose to realise a capital loss on worthless shares before dissolution (if you acquired the shares on or after 20 September 1985). This applies if you own shares in a company and a liquidator or administrator declares in writing that there is no likelihood you will receive any further distribution in the course of

winding up the company. A liquidator's declaration can still be made after you receive a distribution during the winding up.


Financial instruments relating to a company (not just shares) can also be declared worthless by a liquidator or administrator.

Financial instruments include (but are not limited to) convertible notes, debentures, bonds, promissory notes, loans to the company, futures contracts, forward contracts and currency swap contracts relating to the company, and rights or options to acquire any of these (including rights or options to acquire shares in a company). Many financial instruments may be referred to as securities.

If you make this choice, you will make a capital loss equal to the reduced cost base of the shares (or financial instruments) at the time of the liquidator's or administrator's declaration. The cost base and reduced cost base of the shares (or financial instruments) are reduced to nil just after the liquidator or administrator makes the declaration.

These rules do not apply:

- to a financial instrument where any profit made on the disposal or redemption of it would be included in your assessable income or any loss would be deductible – such as a traditional security or qualifying security
- to a right acquired under an employee share scheme
- to a share acquired under an employee share scheme if it is a qualifying share, you did not make a section 139E election in relation to the share under the employee share rules, and the declaration by the liquidator or administrator was made no later than 30 days after the 'cessation time' for the share (for more information about employee share schemes, see *Employee share schemes – answers to frequently asked questions by employees*), or
- to units in unit trusts or financial instruments relating to trusts.

 For general information about capital losses on worthless shares and a list of declarations made in relation to major companies in the last three years, see our fact sheet *Shares and securities that become worthless*. For more detailed information, see our fact sheet *Worthless shares and financial instruments relating to a company*.

EXAMPLE: Liquidator's declaration that shares are worthless

The administrators of Pasmenco Ltd made a written declaration on 31 March 2005 that they had reasonable grounds to believe that there was no likelihood that the shareholders of Pasmenco would receive any distribution from their shares.

Hillary purchased shares in Pasmenco Ltd in March 1998 for \$1.70, including brokerage. Following the administrators' declaration, Hillary chose to make capital losses equal to the reduced cost bases of her shares as at 31 March 2005. She claimed the capital losses in her 2005 tax return.

If no declaration is made by a liquidator or administrator or you have not chosen to make a capital loss following a declaration by a liquidator or administrator (for information about when and how you make a choice, see **Choices** on page 18), you may make a capital loss on your shares or financial instruments when a court order is given to dissolve the company. Also, if a company is wound up voluntarily, shareholders may realise a capital loss either three months after a liquidator lodges a tax return showing that the final meeting of the company has been held, or on another date declared by a court. The cancellation of shares as a result of the dissolution of the company is an example of CGT event C2 (see appendix 1).

TAKEOVERS AND MERGERS

If a company in which you own shares is **taken over or merges** with another company, you may have a CGT obligation if you are required to dispose of your existing shares or they are cancelled.

In certain circumstances, if you acquire new shares in the takeover or merged company, you may be able to defer paying CGT until a later CGT event happens. For more information, see Scrip-for-scrip rollover in the next column.

Some takeover or merger arrangements involve an exchange of shares. In these cases, when you calculate your capital gain or capital loss, your capital proceeds will be the market value of the shares received in the takeover or merged company at the time of disposal of your original shares.

If you receive a combination of money and shares in the takeover or merged company, your capital proceeds are the total of the money and the market value of the shares you received at the time of disposal of the shares.

The cost of acquiring the shares in the takeover or merged company is the market value of your original shares at the time you acquire the other shares, reduced by any cash proceeds.

To correctly calculate the capital gain or capital loss for your original shares, you will need to keep records (in addition to the usual records) showing the parties to the arrangement, the conditions of the arrangement and the capital proceeds.

As each takeover or merger arrangement will vary according to its own particular circumstances, you need to get full details of the arrangement from the parties involved.

EXAMPLE: Takeover

We are assuming with this example that the **scrip-for-scrip rollover** does not apply (see next column).

In October 2000, Desiree bought 500 shares in ABC Ltd. These shares are currently worth \$2 each. Their cost base is \$1.50.

XYZ Ltd offers to acquire each share in ABC Ltd for one share in XYZ Ltd and 75 cents cash. The shares in XYZ Ltd are valued at \$1.25 each. Accepting the offer, Desiree receives 500 shares in XYZ Ltd and \$375 cash.

The capital proceeds received for each share in ABC Ltd is \$2 (\$1.25 market value of each XYZ Ltd share plus 75 cents cash). Therefore, as the cost base of each ABC Ltd share is \$1.50, Desiree will make a capital gain of 50 cents (\$2 – \$1.50) on each share, a total of \$250.

The cost base of the newly acquired XYZ Ltd shares is the market value of the shares in ABC Ltd (\$2) less the cash amount received (\$0.75) – that is, \$1.25 each or a total of \$625 (500 × \$1.25).

SCRIP-FOR-SCRIP ROLLOVER

If a company in which you owned shares was taken over and you received new shares in the takeover company, you may be entitled to a scrip-for-scrip rollover. You may also be eligible for this rollover if you exchange a unit or other interest in a fixed trust, for a similar interest in another fixed trust.

A scrip-for-scrip rollover is not available if a share is exchanged for a unit or other interest in a fixed trust, or if a unit or other interest in a fixed trust is exchanged for a share.

You can only choose the rollover if you have made a capital gain from such an exchange on or after 10 December 1999. A rollover does not apply to a capital loss.

A rollover is only available if the exchange is in consequence of an arrangement that results in the acquiring entity (or the wholly owned group of which it is a member) becoming the owner of 80% or more of the original company or trust.

For companies, the arrangement must be one in which all owners of voting shares in the original entity can participate. For trusts, this means all owners of trust voting interests in the original entity or, if there are no voting interests, all owners of units or other fixed interests can participate.

There are special rules if a company or trust has a small number of shareholders or beneficiaries or there is a significant common stakeholder. If the company or trust does not let you know, you will need to seek information from them about whether the conditions have been satisfied.

The rollover allows you to disregard the capital gain made from the original shares, units or other interest. You are taken to have acquired the replacement shares, units or other interest for the cost base of the original interest.

You can apply the CGT discount when you dispose of new shares providing the combined period that you owned the original shares and the new shares is at least 12 months. The same applies to units in a trust. Note that you have to deduct any capital losses (including unapplied net capital losses from earlier years) from your capital gains before applying the CGT discount.

You may only be eligible for a partial rollover if you exchange shares, units or interests for similar interests in another entity (replacement interest) plus something else, usually cash.

This is because the rollover applies only to the replacement interest. You will need to apportion the cost base of the original interest between the replacement interest and the cash (or other proceeds not eligible for the rollover).

If your original shares, units or other interests were acquired before 20 September 1985 (pre-CGT), you are not eligible for a scrip-for-scrip rollover. Instead, you acquire the replacement interest at the time of the exchange and the replacement interest is no longer a pre-CGT asset. However, if the arrangement is one that would otherwise qualify for a scrip-for-scrip rollover, the cost base of the replacement interest is its market value just after the acquisition.

EXAMPLE: Partial scrip-for-scrip rollover

Gunther owns 100 shares in Windsor Ltd, each with a cost base of \$9. He accepts a takeover offer from Regal Ltd, which provides for Gunther to receive one Regal share plus \$10 cash for each share in Windsor. Gunther receives 100 shares in Regal and \$1,000 cash. Just after Gunther is issued shares in Regal, each share is worth \$20.

Gunther receives \$10 cash for each of his Windsor shares and so has \$1,000 to which a rollover does not apply.

In this case, it is reasonable to allocate a portion of the cost base of the original shares having regard to the proportion that the cash bears to the total proceeds. That is:

$$\begin{array}{ccccccc} \$1,000 & \div & \$3,000 & \times & \$900 & = & \$300 \\ \text{(cash)} & & \text{(total proceeds} & & \text{(cost base of} & & \text{(proportion of} \\ & & \text{- cash and} & & \text{original shares)} & & \text{cost base for} \\ & & \text{value of shares} & & & & \text{which cash was} \\ & & \text{received)} & & & & \text{received)} \end{array}$$

Gunther's capital gain is as follows:

$$\begin{array}{ccccccc} \$1,000 & - & \$300 & = & \$700 \\ \text{(cash)} & & \text{(cost base)} & & \text{(capital gain)} \end{array}$$

Gunther calculates the cost base of each of his Regal shares as follows:

$$\$900 - \$300 \div 100 = \$6$$

EXAMPLE: Scrip-for-scrip rollover

Stephanie owns ordinary shares in Reef Ltd. On 28 February 2007, she accepted a takeover offer from Starfish Ltd, under which she received one ordinary share and one preference share for each Reef share. The market value of the Starfish shares just after Stephanie acquired them was \$20 for each ordinary share and \$10 for each preference share.

The cost base of each Reef share just before Stephanie ceased to own them was \$15.

The offer made by Starfish Ltd satisfied all the requirements for a scrip-for-scrip rollover.

If the rollover did not apply, Stephanie would have made a capital gain per share of:

$$\begin{array}{ccccccc} \$30 & - & \$15 & = & \$15 \\ \text{(capital proceeds)} & & \text{(cost base)} & & \text{(capital gain)} \end{array}$$

Scrip-for-scrip rollover allows Stephanie to disregard the capital gain. The cost base of the Starfish shares is the cost base of the Reef Ltd shares.

Apportioning the cost base

As the exchange is one share in Reef Ltd for two shares in Starfish Ltd, Stephanie needs to apportion the cost base of the Reef Ltd share between the ordinary share and the preference share.

Cost base of ordinary share:

$$\$20 \div 30 \times \$15 = \$10$$

Cost base of preference share:

$$\$10 \div 30 \times \$15 = \$5$$

DEMERGERS

A demerger involves the restructuring of a corporate or fixed trust group by splitting its operations into two or more entities or groups. Under a demerger, the owners of the head entity of the group (that is, the shareholders of the company or unit holders of the trust) acquire a direct interest (shares or units) in an entity that was formerly part of the group (the demerged entity).

EXAMPLE: Demerger

Peter owns shares (his original interest) in Company A. Company B is a wholly owned subsidiary of Company A. Company A undertakes a demerger by transferring all of its shares in Company B to its shareholders. Following the demerger, all of the shareholders in Company A, including Peter, will own all of the shares in Company B (their new interests) in the same proportion that they hold their shares in Company A.

Demergers on or after 1 July 2002

Certain rules apply to eligible demergers that happened on or after 1 July 2002. The following are major demergers which are subject to these new rules – you will find specific details in appendix 4:

- BHP Billiton Ltd demerger of BHP Steel Ltd (now known as BlueScope), and
- CSR Ltd demerger of Rinker Group Ltd.

Demerger rollover

If you received new interests in a demerged entity under an eligible demerger that happened on or after 1 July 2002, you need to be aware of the following CGT consequences:

- you may be entitled to choose rollover for any capital gain or capital loss you make under the demerger, and
- you must calculate the cost base and reduced cost base of your interests in the head entity and your new interests in the demerged entity immediately after the demerger.

NOTE

The head entity will normally advise you whether it has undertaken an eligible demerger. We may have provided advice to the head entity in the form of a class ruling.

Rollover available

To choose a rollover, the demerger must be an eligible demerger.

If you choose a rollover:

- you disregard any capital gain or capital loss made under the demerger, and
- your new interests in the demerged entity are acquired on the date of the demerger. However, if a proportion of your original interests was acquired before 20 September 1985 (pre-CGT), the same proportion of your new interests in the demerged entity is treated as pre-CGT assets.

If you do not choose a rollover:

- you cannot disregard any capital gain or capital loss made under the demerger, and
- all your new interests in the demerged entity are acquired on the date of the demerger.

Cost base calculations

You must recalculate the first element of the cost base and reduced cost base of your remaining **original** interests in the head entity and of your **new interests** in the demerged entity. You must make these calculations whether you choose a rollover or not, or if no CGT event happens to your original interests under the demerger.

The calculation will depend on whether you have pre-CGT original interests in the head entity.

Cost base calculations where you do not have pre-CGT interests

You work out the cost base and reduced cost base of your remaining **post-CGT** original interests and your post-CGT new interests immediately after the demerger. You do this by spreading the total cost base of your post-CGT original interests (immediately before the demerger) over both your remaining post-CGT original interests and your post-CGT new interests. The following steps explain how to do this.

The steps and example below work out new cost bases using a method referred to as the 'relative market value method', which is sometimes also referred to as

the 'averaging method'. You may be able to use other methods if they are reasonable. For more information, visit www.ato.gov.au/demergers

STEP 1 Add the cost bases of your post-CGT original interests immediately before the demerger. (Do not reduce your total cost base by any capital amounts returned to you under the demerger and do not include indexation.)

STEP 2 Use the relevant percentages to apportion the step 1 amount between:

- your post-CGT original interests in the head entity, and
 - your post-CGT new interests in the demerged entity.
- The head entity should advise you of the relevant percentages to use.

STEP 3 Divide the cost base apportioned to the head entity interests (from step 2) by the number of remaining post-CGT original interests you own.

STEP 4 Divide the cost base apportioned to the demerged entity interests (from step 2) by the number of post-CGT new interests you own.

These amounts will form the first element of the cost base and reduced cost base of your post-CGT original interests and post-CGT new interests.

EXAMPLE: No pre-CGT interests

Under the BHP Billiton Ltd demerger of BHP Steel Ltd, shareholders received one BHP Steel share for every five BHP Billiton shares they owned at the date of the demerger.

Anita owned 280 BHP Billiton shares (all post-CGT) with a cost base of \$2,500 immediately before the demerger. Under the demerger, Anita received 56 BHP Steel shares. Anita works out the cost base and reduced cost base of her BHP Billiton shares and BHP Steel shares as follows:

STEP 1 The total cost base of the BHP Billiton shares immediately before the demerger was \$2,500.

STEP 2 BHP Billiton advised shareholders to apportion 94.937% of the total cost base from step 1 to BHP Billiton shares and 5.063% to BHP Steel shares:

(a) BHP Billiton:
 $94.937\% \times \$2,500 = \$2,373.43$

(b) BHP Steel:
 $5.063\% \times \$2,500 = \126.58

STEP 3 Divide the step 2(a) amount by the 280 BHP Billiton shares:

$$\frac{\$2,373.43}{280} = \$8.48 \text{ per share}$$

STEP 4 Divide the step 2(b) amount by the 56 BHP Steel shares:

$$\frac{\$126.58}{56} = \$2.26 \text{ per share}$$

Cost base calculations where you have pre-CGT interests

If you choose a rollover

If you choose rollover and a proportion of your original interests are pre-CGT, the same proportion of your new interests will be treated as pre-CGT interests. It is not necessary to calculate the cost base and reduced cost base for your pre-CGT interests.

You calculate the cost base and reduced cost base of your remaining post-CGT original interests and your post-CGT new interests in the same way as shown in the example above.

There is no change to the acquisition date of your original interests.

If you do not or cannot choose a rollover

If you do not or you cannot choose a rollover (for example, because a CGT event did not happen to your original interests), the new interests that you receive for your pre-CGT original interests are treated as post-CGT interests. You work out the cost base of these new interests under the ordinary cost base rules (this will generally be equal to the capital return and dividend distributed from the head entity that is applied to acquire those new interests).

NOTE

It may be to your advantage not to choose a rollover for new interests you receive for your pre-CGT original interests – for example, where the reduced cost bases of those new interests calculated under the ordinary cost base rules mean you will make a capital loss when you dispose of them.

You calculate the cost base and reduced cost base of your remaining post-CGT original interests and your post-CGT new interests (other than those received for pre-CGT original interests) in the same way as shown in the example above – except that you ignore the new interests received for pre-CGT original interests in the calculation.

There is no change to the acquisition date of your original interests.

EXAMPLE: With pre-CGT interests

Anita owned 400 BHP Billiton shares immediately before the demerger:

- 120 pre-CGT shares, and
- 280 post-CGT shares (the cost base of which, immediately before the demerger, was \$2,500).

(i) If Anita chose a rollover, the 24 BHP Steel shares she received for the 120 pre-CGT BHP Billiton shares will also be pre-CGT. It is not necessary to work out the cost base and reduced cost base for your pre-CGT interests.

Immediately after the demerger, she calculates the cost base and reduced cost base of her 280 post-CGT BHP Billiton shares and the 56 BHP Steel shares she received for those BHP Billiton shares in the same way as shown in the example on the previous page.

(ii) If Anita did not choose a rollover, the 24 BHP Steel shares she received for the 120 pre-CGT BHP shares are post-CGT shares acquired on the date of the demerger. Immediately after the demerger, the cost base and reduced cost base of the 24 BHP Steel shares are \$3.45 per share (the capital return of \$0.69 per share × 5).

Immediately after the demerger, she calculates the cost base and reduced cost base of her 280 post-CGT BHP Billiton shares and the 56 BHP Steel shares she received for those BHP Billiton shares in the same way as shown in the example on the previous page.

In either case, there is no change to the pre-CGT status of Anita's 120 BHP Billiton shares.

Using the discount method if you sell your shares after the demerger

If you sell your new interests in the demerged entity after the demerger, you must have owned those interests for at least 12 months from the date you acquired the corresponding original interests in the head entity in order to use the discount method.

EXAMPLE

You received BHP Steel Ltd shares under the demerger on 22 July 2002. They related to shares you acquired in BHP Billiton Ltd on 15 August 2001. You can only use the discount method to work out your capital gain on these shares if you dispose of them after 15 August 2002 – that is, more than 12 months after the date you acquired the BHP Billiton shares.

However, you calculate the 12 months from the date of demerger if you:

- did not choose the rollover and you received new interests in the demerged entity which relate to pre-CGT interests in the head entity, or
- acquired your new interests without a CGT event happening to your original interests.

EXAMPLE

You received BHP Steel Ltd shares under the demerger where you calculated the cost base as \$3.45 per share (because they related to pre-CGT shares you owned in BHP Billiton Ltd and you did not choose rollover). You can only use the discount method to work out your capital gain on these shares if you disposed of them after 22 July 2003 – that is, more than 12 months after the demerger.

▶ DEMERGERS CALCULATOR AND OTHER PRODUCTS AND INFORMATION

We have a **demergers calculator** on our website to help you make these calculations.

We also have other products to assist you, such as question-and-answer sheets for some demergers undertaken by major listed entities.

See our website at www.ato.gov.au/demergers

DIVIDEND REINVESTMENT PLANS

Some companies ask their shareholders whether they would like to participate in a **dividend reinvestment plan**. Under these plans, shareholders can choose to use their dividend to acquire additional shares in the company instead of receiving a cash payment. These shares are usually issued at a discount on the current market price of the shares in the company.

For CGT purposes, if you participate in a dividend reinvestment plan you are treated as if you had received a cash dividend and then used the cash to buy additional shares.

Each share (or parcel of shares) acquired in this way – on or after 20 September 1985 – is subject to CGT. The cost base of the new shares includes the price you paid to acquire them – that is, the amount of the dividend.

EXAMPLE: Dividend reinvestment plans

Natalie owns 1,440 shares in PHB Ltd. The shares are currently worth \$8 each. In November 2006, the company declared a dividend of 25 cents per share.

Natalie could either take the \$360 dividend as cash (1,440 × 25 cents) or receive 45 additional shares in the company (360 ÷ 8).

Natalie decided to participate in the dividend reinvestment plan and received 45 new shares on 20 December 2006. She included the \$360 dividend in her 2006–07 assessable income.

For CGT purposes, she acquired the 45 new shares for \$360 on 20 December 2006.

BONUS SHARES

Bonus shares are additional shares a shareholder receives for an existing holding of shares in a company. If you dispose of bonus shares received on or after 20 September 1985, you may make a capital gain. You may also have to modify the cost base and reduced cost base of your existing shares in the company if you receive bonus shares.

The cost base and reduced cost base of bonus shares depend on whether the bonus shares are assessable as a dividend.

As a result of changes to company and taxation laws, the paid-up value of bonus shares is now generally not assessable as a dividend. An exception to this rule is where you have the choice of being paid a cash dividend or of being issued shares under a dividend reinvestment plan. These shares are treated as dividends and the amount of the dividend is included in your assessable income.

The following table explains how the time of issue of your bonus shares affects whether the paid-up value of the bonus shares is assessed as a dividend.

Date	Implications of timing of bonus shares
From 20 September 1985 to 30 June 1987 inclusive	Many bonus shares issued were paid out of a company's asset revaluation reserve or from a share premium account. These bonus shares are not usually assessable dividends.
From 1 July 1987 to 30 June 1998 inclusive	The paid-up value of bonus shares issued is assessed as a dividend unless paid from a share premium account.
From 1 July 1998	The paid-up value of bonus shares issued is not assessed as a dividend unless part of the dividend was paid in cash or paid as part of a dividend reinvestment plan.

There are other, less common, circumstances where bonus shares will be assessed as a dividend – for example, where:

- the bonus shares are being substituted for a dividend to give a tax advantage, or
- the company directs bonus shares to some shareholders and dividends to others to give them a tax benefit.

Flowchart 1 in appendix 3 summarises the different rules applying to different bonus shares issued on or after 20 September 1985.

▶ For more information about bonus shares, see **More information** at the back of this guide.

Bonus shares issued where no amount is assessed as a dividend

Original shares acquired on or after 20 September 1985

If your bonus shares relate to other shares that you acquired on or after 20 September 1985 (referred to as your original shares) your bonus shares are taken to have been acquired on the date you acquired your original shares. If you acquired your original shares at different times, you will have to work out how many of your bonus shares are taken to have been acquired at each of those times.

Calculate the cost base and reduced cost base of the bonus shares by apportioning the cost base and reduced cost base of the original shares over both the original and the bonus shares. Effectively, this results in a reduction of the cost base and reduced cost base of the original shares. You also include any calls paid on partly paid bonus shares as part of the cost base and reduced cost base that is apportioned between the original and the bonus shares.

Original shares acquired before 20 September 1985

Your CGT obligations depend on when the bonus shares were issued and whether they are fully paid or partly paid. For more information, see flowchart 1 in appendix 3.

EXAMPLE: Fully paid bonus shares

Chris bought 100 shares in MAC Ltd for \$1 each on 1 June 1985. He bought 300 more shares for \$1 each on 27 May 1986. On 15 November 1986, MAC Ltd issued Chris with 400 bonus shares from its capital profits reserve, fully paid to \$1. Chris did not pay anything to acquire the bonus shares and no part of the value of the bonus shares was assessed as a dividend.

For CGT purposes, the acquisition date of 100 of the bonus shares is 1 June 1985 (pre-CGT). Therefore, those bonus shares are not subject to CGT.

The acquisition date of the other 300 bonus shares is 27 May 1986. Their cost base is worked out by spreading the cost of the 300 shares Chris bought on that date over both those original shares and the remaining 300 bonus shares. As the 300 original shares cost \$300, the cost base of each share will now be 50 cents.

EXAMPLE: Partly paid bonus shares

Klaus owns 200 shares in MAC Ltd, which he bought on 31 October 1984, and 200 shares in PUP Ltd, which he bought on 31 January 1985.

On 1 January 1987, both MAC Ltd and PUP Ltd made their shareholders a one-for-one bonus share offer of \$1 shares partly paid to 50 cents. Klaus elected to accept the offer and acquired 200 new partly paid shares in each company. No part of the value of the bonus shares was taxed as a dividend.

On 1 April 1989, PUP Ltd made a call for the balance of 50 cents outstanding on the partly paid shares, payable on 30 June 1989. Klaus paid the call payment on that date. MAC Ltd has not yet made any calls on its partly paid shares.

For CGT purposes, Klaus is treated as having acquired his bonus PUP Ltd shares on the date he became liable to pay the call (1 April 1989). The cost base of the bonus shares in PUP Ltd includes the amount of the call payment (50 cents) plus the market value of the shares immediately before the call was made.

The MAC Ltd bonus shares will continue to have the same acquisition date as the original shares (31 October 1984) and are therefore not subject to CGT. However, this will not be the case if Klaus makes any further payments to the company on calls made by the company for any part of the unpaid amount on the bonus shares. In this case, the acquisition date of the bonus shares will be when the liability to pay the call arises and the bonus shares will then be subject to CGT.

Bonus shares issued where the paid-up value is assessed as a dividend

If the paid-up value of bonus shares is assessed as a dividend, you may have to pay CGT when you dispose of the bonus shares, regardless of when you acquired the original shares.

Original shares acquired on or after 20 September 1985

If your bonus shares relate to original shares that you acquired on or after 20 September 1985, the acquisition date of the bonus shares is the date they were issued. Their cost base and reduced cost base includes the amount of the dividend, plus any call payments you made to the company if they were only partly paid.

! EXCEPTION – BONUS SHARES RECEIVED BEFORE 1 JULY 1987

The exception to this rule is bonus shares you received before 1 July 1987. They are taken to be acquired on the date you acquired your original shares. Their cost base is calculated as if the amount was not taxed as a dividend (see **Bonus shares issued where no amount is assessed as a dividend** in the previous column).

Original shares acquired before 20 September 1985

The rules that apply where you acquired your original shares before 20 September 1985 depend on when the bonus shares were issued and whether they were partly paid or fully paid. For further details, see flowchart 1 in appendix 3.

EXAMPLE: Cost base of bonus shares

Mark owns 1,000 shares in RIM Ltd, which he bought on 30 September 1984 for \$1 each.

On 1 February 1997, the company issued him with 500 bonus shares partly paid to 50 cents. The paid-up value of bonus shares (\$250) is an assessable dividend to Mark.

On 1 May 1997, the company made a call for the 50 cents outstanding on each bonus share, which Mark paid on 1 July 1997.

The total cost base of the bonus shares is \$500, consisting of the \$250 dividend received on the issue of the bonus shares on 1 February 1997 plus the \$250 call payment made on 1 July 1997.

The bonus shares were acquired on 1 February 1997.

Because Mark held the bonus shares for more than 12 months when he sold them, he can use the indexation method to calculate his capital gain.

Amounts payable to a company on shares in the company can be indexed only from the date of actual payment. In Mark's case, he can only index the \$250 call payment from the date he paid it (1 July 1997).

However, indexation on the \$250 dividend included in his assessable income on the issue of the bonus shares was available from 1 February 1997. This is different from the indexation treatment of amounts paid to acquire assets in other circumstances where indexation is available from the time the liability to make the payment arises. The indexation rules are explained in more detail in chapter 2.

If Mark disposes of the shares after 11.45am (by legal time in the ACT) on 21 September 1999, he can calculate his capital gain using either the indexation method or the discount method.

BONUS UNITS

If you have received bonus units on or after 20 September 1985, you may make a capital gain when you dispose of them.

The CGT rules for bonus units are similar to those for bonus shares. However, the rules do not apply if the bonus units are issued by a corporate unit trust or a public trading trust.

When the unit trust issues the bonus units, they will generally tell you what amount (if any) you have to include in your assessable income. You need to keep a record of that information to work out your CGT obligation when you dispose of them.

Flowchart 2 in appendix 3 summarises the rules applying to bonus units issued on or after 20 September 1985.

Bonus units issued where no amount is included in assessable income

Original units acquired on or after 20 September 1985

If your bonus units relate to other units that you acquired on or after 20 September 1985, your bonus units are taken to have been acquired on the date you acquired your original units. If you have original units that you acquired at different times, you will have to work out how many of your bonus units are taken to have been acquired at each of those times.

Calculate the cost base and reduced cost base of the bonus units by apportioning the cost base and reduced cost base of the original units over the original units and the bonus units. Effectively, this results in a reduction of the cost base and reduced cost base of the original units. You also include any calls paid on partly paid bonus units that are apportioned between the original units and the bonus units as part of the cost base and reduced cost base.

Original units acquired before 20 September 1985

The rules that apply if you acquired your original units before 20 September 1985 depend on when the bonus units were issued and whether they were partly paid or fully paid. For further details, see flowchart 2 in appendix 3.

EXAMPLE: Unit trusts

Sarah is a unit holder in the CPA Unit Trust. She bought 1,000 units on 1 September 1985 for \$1 each and 1,000 units on 1 July 1996 for \$2 each. On 1 March 1997, the unit trust made a one-for-one bonus unit issue to all unit holders. Sarah received 2,000 new units. She did not include any amount in her assessable income as a result.

The 1,000 new units issued for the original units she acquired on 1 September 1985 are also treated as having been acquired on that date and are therefore not subject to CGT.

However, the 1,000 new units issued for the original units she acquired on 1 July 1996 are subject to CGT. Their cost base is worked out by spreading the cost of the original units (\$2,000) acquired on that date over both the original units and the bonus units. Each of the units therefore has a cost base of \$1.

Bonus units issued where an amount is included in assessable income

If you include any amount in your assessable income as a result of the issue of bonus units, their acquisition date is the date they were issued, regardless of when you acquired the original units.

The cost base and reduced cost base of the bonus units is the amount included in your assessable income as a result of the issue of those units, plus any calls you made if they were only partly paid.

If the bonus units were issued before 20 September 1985, any capital gain or capital loss is disregarded, as they are pre-CGT assets.

RIGHTS OR OPTIONS TO ACQUIRE SHARES OR UNITS

If you own shares or units, you may be issued rights or options to acquire additional shares or units at a specified price.

Rights and options issued directly to you from a company or trust for no cost

You are taken to have acquired the rights and options at the same time as you acquired the original shares or units. Therefore, if you acquired the original shares or units before 20 September 1985, you disregard any capital gain or capital loss you make when the rights or options expire or are sold, as they are pre-CGT assets.

If you acquired the original shares or units on or after 20 September 1985, you make a capital gain if the capital proceeds on the sale or expiry of the rights or options are more than their cost base. You make a capital loss if the reduced cost base of the rights or options is more than those capital proceeds.

Rights and options you paid to acquire from a company or trust – or that you acquired from another person

If you acquired your rights or options on or after 20 September 1985, they are treated much like any other CGT asset and are subject to CGT.

Flowcharts 3, 4 and 5 in appendix 3 summarise the different rules applying to the treatment of rights or options to acquire shares or units.

EXERCISING RIGHTS OR OPTIONS TO ACQUIRE SHARES OR UNITS

Many people decide to exercise their rights or options to acquire new shares or units rather than sell them. In most cases, no CGT is payable at the time you exercise the rights or options.

The acquisition date of the shares or units is the date of exercise of the rights or options to acquire the shares or units.

If you exercise the rights or options on or after 20 September 1985, some special rules apply for calculating the cost base and reduced cost base of shares or units acquired as a result.

The rules outlined below do not apply to rights or options to acquire shares under an employee share scheme.

Rights or options issued directly to you for no cost from a company or trust in which you are a shareholder or unit holder

The amount included in the cost base and reduced cost base of the shares or units you acquire on exercise of

the rights or options depends on when you acquired your original shares or units. The following rules do not apply to rights or options to acquire units issued before 29 January 1988.

Original shares or units acquired before 20 September 1985

The first element of the cost base and reduced cost base for the shares or units you acquire on exercising your rights or options is:

- the market value of the rights or options at the time you exercised them, *plus*
- the amount you paid to exercise the rights or options, *plus*
- if the rights or options were exercised on or after 1 July 2001 and, as a result, an amount was included in your assessable income – that amount.

Original shares or units acquired on or after 20 September 1985

The first element of the cost base and reduced cost base for the shares or units you acquire on exercising your rights or options is:

- the cost base of the rights or options at the time you exercised them, *plus*
- the amount you paid to exercise the rights or options (except to the extent that the amount is represented in the cost base of the rights or options at the time of exercise), *plus*
- if the rights or options were exercised on or after 1 July 2001 and, as a result, an amount was included in your assessable income – that amount.

Flowchart 3 in appendix 3 summarises the rules relating to the treatment of such options and rights.

Rights or options you acquired from an individual or entity that received them as a shareholder in the company or as a unit holder in the trust

The amount included in the cost base and reduced cost base of the shares or units you acquire depends on when you acquired your rights or options. The following rules do not apply to rights or options to acquire units issued before 29 January 1988.

Rights or options acquired before 20 September 1985

If the rights or options were exercised on or after 20 September 1985, the first element of the cost base and reduced cost base for the shares is:

- the market value of the rights or options at the time you exercised them, *plus*
- the amount you paid to exercise the rights or options, *plus*
- if the rights or options were exercised on or after 1 July 2001 and, as a result, an amount was included in your assessable income – that amount.

Rights or options acquired on or after 20 September 1985

The first element of the cost base and reduced cost base for the shares or units you acquire on exercising your rights or options is:

- the cost base for the rights or options (including any amount you paid for them), *plus*
- the amount you paid for the shares or units on exercising the rights or options (except to the extent that the amount is represented in the cost base of the rights or options at the time of exercise), *plus*
- if the rights or options were exercised on or after 1 July 2001 and, as a result, an amount was included in your assessable income – that amount.

Flowchart 4 in appendix 3 summarises the rules relating to the treatment of such options and rights.

Rights or options you paid for that were issued directly to you from the company or trust or that you acquired from an individual or entity that was not a shareholder or unit holder

For rights or options to acquire units, these rules apply to rights or options exercised on or after 27 May 2005.

The amount included in the cost base and reduced cost base of the shares or units you acquire depends on when you acquired your rights or options.

Rights or options acquired before 20 September 1985

This includes rights or options last renewed or extended after that date if they were exercised before 27 May 2005.

If the rights or options were exercised on or after 20 September 1985 the first element of the cost base and reduced cost base for the shares or units is:

- the market value of the rights or options at the time you exercised them, *plus*
- the amount you paid for the shares or units on exercising the rights or options.

Rights or options acquired on or after 20 September 1985

This includes rights or options you acquired before 20 September 1985 which were last renewed or extended after that date and were exercised before 27 May 2005.

The first element of the cost base and reduced cost base for the shares or units you acquire on exercising your rights or options is:

- the amount you paid for the rights or options, *plus*
- the amount you paid for the shares or units on exercising the rights or options.

Flowchart 5 in appendix 3 summarises the rules relating to the treatment of such options and rights.

EXAMPLE: Sale of rights

Shanti owns 2,000 shares in ZAC Ltd. She bought 1,000 shares on 1 June 1985 and 1,000 shares on 1 December 1996.

On 1 July 1998, ZAC Ltd granted each of its shareholders one right for each four shares owned to acquire shares in the company for \$1.80 each. Shanti therefore received 500 rights in total. At that time, shares in ZAC Ltd were worth \$2. Each right was therefore worth 20 cents.

Shanti decided that she did not wish to buy any more shares in ZAC Ltd, so she sold all her rights for 20 cents each – a total amount of \$100. Only those rights issued for the shares she bought on 1 December 1996 are subject to CGT. As Shanti did not pay anything for the rights, she has made a \$50 taxable capital gain on their sale.

The \$50 Shanti received on the sale of her rights for the shares she bought on 1 June 1985 is not subject to CGT, as those rights are taken to have been acquired at the same time as the shares – that is, before 20 September 1985.

EXAMPLE: Rights exercised

Assume that, in the previous example, Shanti wished to acquire more shares in ZAC Ltd. She therefore exercised all 500 rights on 1 August 1998 when they were still worth 20 cents each.

There are no CGT consequences arising from the exercise of the rights.

However, the 500 shares Shanti acquired on 1 August 1998 when she exercised the rights are subject to CGT and are acquired at the time of the exercise.

When Shanti exercised the rights issued for the shares she bought on 1 December 1996, the cost base of the 250 shares she acquired is the amount she paid to exercise each right – \$1.80 for each share.

When Shanti exercised the rights for the shares she bought before 20 September 1985, Shanti's cost base for each of the 250 shares she acquired includes not only the exercise price of the right (\$1.80) but also the market value of the right at that time – 20 cents. The cost base of each share is therefore \$2.

CGT discount on shares or units acquired from exercise of rights or options

You can only use the discount method to calculate your capital gain from an asset if you own it for at least 12 months. In calculating any capital gain on shares or units you acquire from the exercise of a right or option, the 12-month period applies from the date you acquire the shares or units (not the date you acquired the right or option).

CONVERTIBLE INTERESTS

Convertible notes

A convertible note (which is one type of convertible interest) is another type of investment you can make in a company or unit trust. A convertible note earns interest on the amount you pay to acquire the note until the note's expiry date. On expiry of the note, you can either ask for the return of the money paid or convert that amount to acquire new shares or units.

Convertible notes you acquired after 10 May 1989 will generally not be subject to CGT if you sold or disposed of them before they were converted into shares. Instead, you include any gain you make on your tax return as ordinary income and any loss you make is included as a deduction.

➤ For more information, see *You and your shares 2007* (NAT 2632–6.2007).

➤ If you have sold or disposed of a convertible note that you acquired before 11 May 1989, phone the Business Infoline on **13 28 66**. When you phone, make sure you know the date you acquired the convertible note as this may affect the tax treatment.

Conversion of notes to shares

The tax treatment that applies when your convertible notes are converted to shares depends on when you acquired the convertible notes, the type of convertible note, when the conversion occurred and when the convertible note was issued.

Shares acquired by the conversion of convertible notes on or after 20 September 1985 will be subject to CGT when

they are sold or disposed of as the shares are taken to be acquired when the conversion happens.

You may have acquired the convertible notes on or after 20 September 1985 and, as a traditional security or qualifying security, you have already included the gain you made on the conversion of the notes on your tax return as income (or as a deduction if you made a loss). The way you calculate the cost base of the shares varies depending on whether the notes converted to shares before 1 July 2001 or on or after that date. Table 1 below provides a summary.

Convertible notes issued after 14 May 2002

If your convertible notes are traditional securities and were issued by a company after 14 May 2002:

- any gains you make when these notes are converted or exchanged for ordinary shares in a company will not be ordinary income at the time of conversion or exchange, and any losses you make will not be deductible
- instead, any gains or losses you make on the later sale or disposal of the shares (incorporating any gain or loss that would have been made on the conversion or exchange of the notes) will be:
 - subject to CGT if you are an ordinary investor, or
 - ordinary income (or deductible, in the case of a loss) if you are in the business of trading in shares and other securities.

If you are an individual who is an ordinary investor, this means you will be able to get the benefit of the CGT discount if you own the shares for more than 12 months. The table below sets out how you calculate the cost base.

TABLE 1: Treatment of convertible notes acquired after 10 May 1989, converted to shares

Convertible note	Converted before 1 July 2001	Converted on or after 1 July 2001
The note is a traditional security* that was issued before 15 May 2002.	You include gain on conversion as income (or loss on conversion is deducted). Cost base of shares includes their market value at the date the convertible notes were converted.	You include gain on conversion as income (or loss on conversion is deducted). Cost base of shares includes cost base of the convertible note, any amount paid on conversion and any amount included in your assessable income on conversion.
The note is a traditional security* that was issued after 14 May 2002.		You disregard gain (or loss) on conversion. Cost base of shares includes cost base of the convertible note and any amount paid on conversion.
The note is a qualifying security**.	You include accrued gains as income and include any gain on conversion as income (or deduct any loss on conversion). Cost base of shares includes amounts paid to acquire the note and any amount paid on conversion.	You include accrued gains as income and include any gain on conversion as income (or deduct any loss on conversion). Cost base of shares includes cost base of the convertible note, any amount paid on conversion and any amount included in your assessable income on conversion.

* A traditional security is one that is not issued at a discount of more than 1.5%, does not bear deferred interest and is not capital indexed. It may be, for example, a bond, a deposit with a financial institution, or a secured or unsecured loan.

** A qualifying security is one that has a deferred income element – that is, it is issued under terms such that the investor's return on investment (other than periodic interest) will be greater than 1.5% per annum.

Conversion of notes to units

Convertible notes – converted before 1 July 2001

If your convertible notes are traditional securities, the first element of the cost base and reduced cost base of the units is their market value at the time of conversion. You disregard any capital gain or capital loss made on their conversion to units in the unit trust.

If your convertible notes are not traditional securities and were issued by the unit trust after 28 January 1988, the first element of the cost base and reduced cost base of the units includes both the cost of the convertible notes and any further amount payable on their conversion. You disregard any capital gain or capital loss made on their conversion to units in the unit trust.

Convertible notes – converted after 1 July 2001

If your convertible notes are traditional securities the first element of the cost base and reduced cost base of the units includes:

- the cost base of the convertible notes, *plus*
- any amount paid on conversion, *plus*
- any amount included in your assessable income on conversion.

You disregard any capital gain or capital loss made on their conversion to units in the unit trust.

Similarly, if the convertible notes are not traditional securities and were issued by the unit trust after 28 January 1988, the first element of the cost base and reduced cost base of the units includes:

- the cost base of the convertible notes, *plus*
- any amount paid on conversion, *plus*
- any amount included in your assessable income on conversion.

You disregard any capital gain or capital loss made on their conversion to units in the unit trust.

EXAMPLE: Converting notes to shares

David bought 1,000 convertible notes in DCS Ltd on 1 July 1997 (that is, notes that were issued before 15 May 2002). The notes cost \$5 each. Each convertible note is convertible into one DCS Ltd share. On expiry of the notes on 1 July 2000, shares in the company were worth \$7 each. David converted the notes to shares, which are subject to CGT. No further amount was payable on conversion of the notes. David sold the shares on 4 December 2006 for \$10 each.

The \$2 (\$7 – \$5) gain David made on the conversion of each of the notes to shares was assessable to David as ordinary income at the time of conversion – that is, in the 2000–01 income year. As such, David has no capital gain in that year.

The \$3 (\$10 – \$7) gain David made on the sale of each of the shares is subject to CGT. The \$7 cost base is the market value per share on the date the notes converted to shares. Because he sold the shares after 11.45am (by legal time in the ACT) on 21 September 1999 and owned them for at least 12 months, David can claim the CGT discount. David calculates his capital gain as follows:

\$3 per share × 1,000 shares =	\$3,000
less CGT discount of 50%	\$1,500
Net capital gain	\$1,500

David includes the capital gain on his 2007 tax return.

STAPLED SECURITIES

Stapled securities are created when two or more different securities are legally bound together so that they cannot be sold separately. Many different types of securities can be stapled together. For example, many property trusts have their units stapled to the shares of companies with which they are closely associated.

The effect of stapling depends on the specific terms of the stapling arrangement. The issuer of the stapled security will be able to provide you with detailed information on their particular stapling arrangement. However, in general, the effect of stapling is that each individual security retains its character and there is no variation to the rights or obligations attaching to the individual securities.

Although a stapled security must be dealt with as a whole, the individual securities that are stapled are treated separately for tax purposes. For example, if a share in a company and a unit in a unit trust are stapled, you:

- continue to include separately on your tax return dividends from the company and trust distributions from the trust, and
- work out any capital gain or capital loss separately for the unit and the share.

Because each security that makes up your stapled security is a separate CGT asset, you must work out a cost base and reduced cost base for each separately.

If you acquired the securities after they were stapled (for example, you bought the stapled securities on the ASX), you do this by apportioning, on a reasonable basis, the amount you paid to acquire the stapled security (and any other relevant costs) between the various securities that are stapled. One reasonable basis of apportionment is to have regard to the portion of the value of the stapled security that each security represented. The issuer of the stapled security may provide assistance in determining these amounts.

EXAMPLE: Apportionment of cost base and reduced cost base to the separate securities

On 1 September 2002, Cathy acquired 100 ABC stapled securities, which comprised a share in ABC Ltd and a unit in the ABC Unit Trust. She paid \$4.00 for each stapled security, and on the basis of the information provided to her by the issuer of the stapled securities, she determined that 60% of the amount paid was attributable to the value of the share and 40% to the value of the unit. On this basis, the first element of the cost base and reduced cost base of each of Cathy's shares in ABC Ltd will be \$2.40 ($\$4.00 \times 60\%$). The first element of the cost base and reduced cost base of each of Cathy's units in ABC Unit Trust will be \$1.60 ($\$4.00 \times 40\%$).

If you acquired your stapled securities as part of a corporate restructure you will, during the restructure, have owned individual securities that were not stapled. The way you work out the cost base and reduced cost base of each security depends on the terms of the stapling arrangement.

The stapling does not result in any CGT consequences for you, because the individual securities are always treated as separate securities. However, there may be other aspects of the whole restructure arrangement which will result in CGT consequences for you.

EXAMPLE: CGT consequences associated with the stapling of securities

Jamie acquired 100 units in the Westfield America Trust (WFA) in January 2003. Immediately before the merger of Westfield America Trust with Westfield Holdings Ltd and Westfield Trust (July 2004), the cost base of each of his units was \$2.12 (total cost base = \$212 ($\2.12×100)).

Under the arrangement, Jamie's original units in WFA were firstly consolidated in the ratio of 0.15 consolidated WFA unit for each original WFA unit. After the consolidation, Jamie held 15 consolidated WFA units with a cost base of \$14.13 ($\$212 \div 15$) each. There were no CGT consequences for Jamie as a result of the consolidation of his units in WFA.

Jamie then received a capital distribution of \$1.01 for each consolidated unit he held.

CGT event E4 happens as a result of the capital distribution (see appendix 1). Consequently, Jamie must reduce the cost base of each of his consolidated WFA units by \$1.01 to \$13.12.

The capital distribution was compulsorily applied to acquire a share in Westfield Holdings Ltd (WSF) for \$0.01 and a unit in the Westfield Trust (WFT) for \$1.00. The first element of the cost base and reduced cost base of each of Jamie's new shares in WSF will be \$0.01 and, for each new WFT unit, \$1.00.

The units and shares were then stapled to form a Westfield Group Security. There were no CGT consequences for Jamie as a result of the stapling of each consolidated WFA unit to each new WFT unit and WSF share.

Following the arrangement, Jamie holds 15 Westfield Group Securities with the following CGT attributes:

Element	WFA unit	WFT unit	WSF share	Total
Cost base (initial)	\$13.12	\$1.00	\$0.01	\$14.13

When you dispose of your stapled securities, you must divide the capital proceeds (on a reasonable basis) between the securities that make up the stapled security and then work out whether you have made a capital gain or capital loss on each security.

! NOTE

Other tax provisions may apply upon disposal of some securities – for example, you include a gain made on a traditional security in your assessable income under other tax provisions.

EXAMPLE: Apportioning the capital proceeds between the separate securities

On 1 August 1983, Kelley purchased 100 shares in XYZ Ltd for \$4.00 per share. In August 2002, Kelley was allocated 100 units in XYZ Unit Trust under a corporate reorganisation of the XYZ Group. The units were acquired for \$1.00 each, with the funds to acquire the units coming from a capital reduction made in respect of her shares. At that same time, Kelley's shares in XYZ Ltd and units in XYZ Unit Trust were stapled and became known as XYZ stapled securities.

Kelley disposed of all of her XYZ stapled securities on 1 March 2007 for \$8.00 per security. On the basis of the information provided by the issuer of the stapled securities, Kelley determined that of this amount, 70% or \$5.60 per share ($\$8.00 \times 70\%$) was attributable to the value of her XYZ Ltd shares, and 30% or \$2.40 per unit ($\$8.00 \times 30\%$) attributable to the value of her units in the XYZ Unit Trust.

Kelley must account for the sale of each share and unit (that make up the stapled security) separately.

As Kelley acquired her XYZ Ltd shares before 20 September 1985, she disregards any capital gain or capital loss she makes on the disposal of these shares.

Kelley will make a capital gain of \$1.40 per unit ($\$2.40 - \1.00) on the disposal of her units in the XYZ Unit Trust. As Kelley owned those units for more than 12 months, she can reduce her capital gain by the CGT discount of 50% after applying any capital losses.

➤ For more information on stapled securities, see our fact sheet *Stapled securities and capital gains tax*.

EMPLOYEE SHARE SCHEMES

Some companies encourage employees to participate in employee share schemes by offering them discounted shares or rights (including options) to acquire shares. Employee share scheme income tax rules (ESS tax rules) apply to this discount.

! NOTE

From 1 July 2006, the ESS tax rules apply to certain stapled securities (and rights to acquire them) acquired under employee share schemes. The ESS tax rules are limited to certain stapled securities and rights to acquire them that include an ordinary share and are listed for quotation in the official list of ASX Ltd. For more information, see *Employee share schemes – answers to frequently asked questions by employees*, available on our website.

If the employee acquires ‘qualifying shares or rights’ (those that satisfy certain ESS tax rules), the employee can choose when they include the discount given on the shares or rights in their assessable income.

The employee includes the discount in their assessable income:

- in the income year they acquire shares or rights, if the employee makes an election under the ESS tax rules. The discount is calculated at the date the shares or rights were acquired, or
- in the income year that ‘cessation time’ of the shares or rights occurs. For shares, the cessation time is usually the earlier of employment ceasing or when the disposal restrictions cease and forfeiture conditions expire on the shares. For rights, the cessation time is usually the earlier of employment ceasing or the exercise of the rights to acquire the shares. The discount is calculated at the date of cessation time.

If the employee acquires shares or rights that are not qualifying shares or rights, the employee includes the discount, calculated at the date they were acquired, in their assessable income for the income year in which they acquired them.

The first element of the cost base of the shares or rights is their market value as determined under the ESS tax rules at the date the discount was calculated. If a CGT event happens to, or in relation to, the shares or rights, the capital gain or capital loss is calculated under the rules that apply to that event.

If an arm’s length CGT event A1 (sale or disposal of a CGT asset), C2 (cancellation, surrender or similar ending), E1 (creating a trust over a CGT asset), E2 (transferring a CGT asset to a trust) or E5 (beneficiary becoming entitled to a trust asset) happens to the qualifying shares or rights (or any shares acquired as a result of exercise of the rights) within 30 days of cessation time, the capital gain or capital loss is disregarded.

If an employee makes an election under the ESS tax rules, special rules apply if the employee acquires a beneficial interest in the qualifying shares or rights – that is, the shares or rights were acquired on their behalf by the trustee of an employee share trust but, due to restrictions, the trustee is unable to dispose of them on behalf of the employee.

If the employee acquired their beneficial interest before 5.00pm (by legal time in the ACT) on 27 February 2001, the cost base of the shares or rights is either:

- their market value at the date the employee became absolutely entitled to the shares or rights (the date the disposal restrictions are lifted and the trustee can sell them on behalf of, or transfer them to, the employee), or
- if the employee chooses, their market value at the date the employee acquired the beneficial interest.

However, the 12-month ownership requirement for the 50% CGT discount commences from the date the employee acquired absolute entitlement in the shares or rights.

If the employee acquired the beneficial interest after 5.00pm (by legal time in the ACT) on 27 February 2001, the cost base of the shares or rights is their market value at the date the employee acquired the beneficial interest. The 12-month ownership requirement for the 50% CGT discount commences from the date the employee acquired the beneficial interest in the shares or rights.

For cost base purposes, the market value of the shares or rights is established under the ESS tax rules.

Elections under the ESS tax rules must be made by the employee in writing and should be kept with their tax return for the relevant income year.

If a liquidator or administrator declares that rights acquired under an employee share scheme are worthless, no capital loss is available. For employee shares that are declared worthless, a capital loss is only available in certain circumstances – see **Shares in a company in liquidation or administration** on page 41.

➤ For more general information on employee share schemes, see *Employee share schemes – answers to frequently asked questions by employees*.

CGT implications for employee shares and rights under a corporate restructure

If employee shares or rights are exchanged for replacement shares or rights in a new company under a corporate restructure that happened on or after 1 July 2004, a rollover may be available so that there is no taxing point under the ESS tax rules. Corporate restructures affected include mergers, demergers (in limited circumstances) and 100% takeovers. Any capital gain or capital loss made on the employee shares or rights because of the restructure will be disregarded where this rollover applies.

➤ For more information, see our fact sheet *Employee share schemes – rollover relief*.

Changing residence or working in multiple countries

There are specific CGT rules relating to ESS shares or rights held by employees who become, or cease to be, Australian residents. There are also specific rules for temporary residents.

NON-ASSESSABLE PAYMENTS

You may need to adjust the cost base of shares or units for CGT calculations if you receive a non-assessable payment without disposing of your shares or units. A payment or distribution can include money and property.

You need to keep accurate records of the amount and date of any non-assessable payments on your shares and units.

NON-ASSESSABLE PAYMENTS AFTER A RECENT RESTRUCTURE

As a result of some stapling arrangements, some investors in managed funds have received units which have a very low cost base. The payment of certain non-assessable amounts in excess of the cost base of the units will result in these investors making a capital gain.

Non-assessable payments from a company (CGT event G1)

Non-assessable payments to shareholders are not very common and would generally be made only if a company has shareholder approval to reduce its share capital – for example, to refund part of the paid-up value of shares to shareholders. Before 1 July 1998, a company needed court approval to reduce its share capital.

If you receive a non-assessable payment from a company (that is, a payment that is not a dividend), you need to adjust the cost base of the shares at the time of the payment. If the amount of the non-assessable payment is not more than the cost base of the shares at the time of payment, you reduce the cost base and reduced cost base by the amount of the payment.

You make a capital gain if the amount of the non-assessable payment is more than the cost base of the shares. The amount of the capital gain is equal to the excess. If you make a capital gain, you reduce the cost base and reduced cost base of the shares to nil. You cannot make a capital loss from the making of a non-assessable payment.

Interim liquidation distributions that are not dividends can be treated in the same way as other non-assessable payments under CGT event G1 (see appendix 1).

The exception is if the payment is made to you by a liquidator after the declaration and the company is dissolved within 18 months of such a payment. In this case, you include the payment as capital proceeds on the cancellation of your shares (rather than you making a

capital gain at the time of the payment). In preparing your tax return, you may delay declaring any capital gain until your shares are cancelled unless you are advised by the liquidator in writing that the company will not cease to exist within 18 months of you receiving the payment.

EXAMPLE: Non-assessable payments

Rob bought 1,500 shares in RAP Ltd on 1 July 1994 for \$5 each, including brokerage and stamp duty. On 30 November 2006, as part of a shareholder-approved scheme for the reduction of RAP's share capital, he received a non-assessable payment of 50 cents per share. Just before Rob received the payment, the cost base of each share (without indexation) was \$5.

As the amount of the payment is not more than the cost base (without indexation), he reduces the cost base of each share at 30 November 2006 by the amount of the payment to \$4.50 (\$5.00 – 50 cents). As Rob has chosen not to index the cost base, he can claim the CGT discount if he disposes of the shares in the future.

Non-assessable payments from a unit trust (CGT event E4)

Unit trusts often make non-assessable payments to unit holders. Your CGT obligations in this situation are explained in chapter 4.

When you sell the units, you must adjust their cost base and reduced cost base. The amount of the adjustment is based on the amount of non-assessable payments you received during the income year up to the date of sale. You use the adjusted cost base and reduced cost base to work out your capital gain or capital loss.

NON-ASSESSABLE PAYMENTS UNDER A DEMERGER

If you receive a non-assessable payment under an eligible demerger, you do not deduct the payment from the cost base and the reduced cost base of your shares or units. Instead, you adjust your cost base and reduced cost base under the demerger rules. You may make a capital gain on the non-assessable payment if it exceeds the cost base of your original share or unit, although you will be able to choose a CGT rollover.

An eligible demerger is one that has happened on or after 1 July 2002 and satisfies certain tests. The head entity will normally advise shareholders or unit holders if this is the case.

For more information about demergers, see **Demergers** on page 43.

INVESTMENTS IN FOREIGN HYBRIDS

A foreign hybrid is an entity that was taxed in Australia as a company but taxed overseas as a partnership. This can include a limited partnership, a limited liability partnership and a US limited liability company.

If you have an investment in a foreign hybrid (referred to as being a member of a foreign hybrid), you are treated for Australian tax purposes as having an interest in each asset of the partnership.

As a consequence, any capital gain or capital loss made in relation to a foreign hybrid or its assets is taken to be made by the member. Further information is available on our website.

GENERAL VALUE SHIFTING REGIME (GVSR)

If you own shares in a company or units (or other fixed interests) in a trust, you may be affected by value shifting rules. These rules may apply to you if:

- you have interests in a company or trust in which equity or loan interests have been issued or bought back at other than market value, or varied such that the values of some interests have increased while others have decreased (direct value shifts on interests), or
- you have interests in an entity whose dealings (such as providing loans or other services, or transferring assets) with another entity are neither at market value nor arm's length and both entities are under the same control or ownership (indirect value shifting).

➤ For more information on whether the GVSR rules apply to you, see *General value shifting regime: who it affects*. For detailed information on the operation of the rules, see the *Guide to the general value shifting regime*.

USING THE CAPITAL GAIN OR CAPITAL LOSS WORKSHEET FOR SHARES

In the example in the next column, Tony uses the indexation method, the discount method and the 'other' method to calculate his capital gain so he can decide which method gives him the best result. This example shows you how to complete the **Capital gain or capital loss worksheet** at the back of this guide to calculate your capital gain when you acquire or dispose of shares.

See chapter 2 for a description of each method and when you can use each one.

Remember that if you bought and sold your shares within 12 months, you must use the 'other' method to calculate your capital gain. If you owned your shares for 12 months or more, you may be able to use either the discount method or the indexation method – whichever gives you the better result.

Because each share in a parcel of shares is a separate CGT asset, you can use different methods to work out the amount of any capital gain for shares within a parcel. This may be to your advantage if you have capital losses to apply. See the example of Clare on page 27.

EXAMPLE: Using all three methods to calculate a capital gain

On 1 July 1993, Tony bought 10,000 shares in Kimbin Ltd for \$2 each. He paid brokerage of \$250 and stamp duty of \$50.

On 1 July 2006, Kimbin Ltd offered each of its shareholders one right for each four shares owned to acquire shares in the company for \$1.80 each. The market value of the shares at the time was \$2.50.

On 1 August 2006, Tony exercised all rights and paid \$1.80 per share.

On 1 December 2006, Tony sold all his shares in Kimbin Ltd for \$3.00 each. He incurred brokerage of \$500 and stamp duty of \$50.

! SEPARATE RECORDS

Tony has two parcels of shares – those he acquired on 1 July 1993 and those he acquired at the time he exercised all rights, 1 August 2006. He needs to keep separate records for each parcel and apportion the sale brokerage of \$500 and stamp duty of \$50.

The completed **Capital gain or capital loss worksheets** on the following pages show how Tony can evaluate which method gives him the best result.

He uses the 'other' method for the 2,500 shares he owned for less than 12 months, as he has no choice:

\$7,500	–	\$4,610	=	\$2,890
capital proceeds		cost base		capital gain

For the 10,000 shares he has owned for 12 months or more, his capital gain using the indexation method would be:

\$30,000	–	\$23,257	=	\$6,743
capital proceeds		cost base		capital gain

This means his net capital gain would be:

\$2,890	+	\$6,743	=	\$9,633
'other' method		indexation method		net capital gain

If Tony uses the discount method instead (assuming he has no capital losses), his capital gain would be:

\$30,000	–	\$20,740	=	\$9,260
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He applies the CGT discount of 50%:

$$\$9,260 \times 50\% = \$4,630$$

This means his net capital gain would be:

\$2,890	+	\$4,630	=	\$7,520
'other' method		discount method		net capital gain

In this case, he would choose the discount method rather than the indexation method, as it gives him the better result (a lower net capital gain).

Dividend paid by a listed investment company (LIC) that includes LIC capital gain

If a LIC pays a dividend to you that includes a **LIC capital gain amount**, you may be entitled to an income tax deduction.

You can claim a deduction if:

- you are an individual
- you were an Australian resident when a LIC paid you a dividend, and
- the dividend included a LIC capital gain amount.

The amount of the deduction is 50% of the LIC capital gain amount. The LIC capital gain amount will be shown separately on your dividend statement.

You do **not** show the LIC capital gain amount at item **17** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees.

EXAMPLE: LIC capital gain

Ben, an Australian resident, was a shareholder in XYZ Ltd, a LIC. For the 2006–07 income year, Ben received a fully franked dividend from XYZ Ltd of \$70,000 including a LIC capital gain amount of \$50,000. Ben includes on his tax return the following amounts:

franked dividend (written at T item 11 in his tax return)	\$70,000
<i>plus</i> franking credit (written at U item 11 in his tax return)	\$30,000
	\$100,000
<i>less</i> 50% deduction for LIC capital gain (written as deduction at item D7 on his tax return)	\$25,000
Net amount included in taxable income	\$75,000

NOTE

If Ben uses the Tax return for retirees, he writes the amounts as follows: franked dividend at **T** item **8**, franking credit at **U** item **8** and deduction for LIC capital gain at item **12**.

CAPITAL GAIN OR CAPITAL LOSS WORKSHEET

This worksheet helps you calculate a capital gain for each CGT asset or any other CGT event¹ using the indexation method², the discount method³ and/or the 'other' method. It also helps you calculate a capital loss.

CGT asset type or CGT event

Shares and units (in unit trusts)
 Real estate

Other CGT assets and any other CGT events⁴
 Collectables⁵

Description of CGT asset or CGT event

Tony's 2,500 shares in Kimbin Ltd - Exercise of rights, given 1/7/2005, exercised 1/8/2005

Date of acquisition Date of CGT event

ELEMENTS OF THE COST BASE OR REDUCED COST BASE

	1	2	3	4	5	6	7
	Amount	Amounts to be deducted for cost base ⁹	Cost base (1 - 2)	Amounts to be deducted for reduced cost base ⁹	Reduced cost base (1 - 4)	Indexation factor ¹⁰	Cost base indexed (3 x 6)
Acquisition or purchase cost of the CGT asset ⁶	4,500	0	4,500				
Incidental costs to acquire the CGT asset	110	0	110				
Incidental costs that relate to the CGT event ⁷							
Costs of owning the CGT asset ⁸							
Capital expenditure to increase or preserve the asset's value or install or move it							
Capital costs to establish, preserve or defend title to, or a right over, the CGT asset							
Cost base unindexed			\$ 4,610				
Reduced cost base					\$		
Cost base indexed							\$

CAPITAL GAIN CALCULATION

Indexation method	Discount method	'Other' method (CGT asset held less than 12 months)
Capital proceeds ¹¹ \$	Capital proceeds ¹¹ \$	Capital proceeds ¹¹ \$
less: cost base indexed \$	less: cost base unindexed \$	less: cost base unindexed \$
Capital gain (a) \$	Capital gain (b)* \$	Capital gain \$

* In choosing between capital gain (a) or (b), remember that the CGT discount will not apply to (a) but it will reduce the amount of capital gain remaining after capital losses are deducted from (b).

Transfer the capital gain to part A1 of the CGT summary worksheet, except for a capital gain from collectables which is transferred to part A2 of that worksheet.

CAPITAL LOSS CALCULATION

Capital loss
Reduced cost base \$
less: capital proceeds ¹¹ \$
Capital loss¹² \$

Transfer the capital loss to part B of the CGT summary worksheet, except for a capital loss from collectables which is transferred to part A2 of that worksheet.

CAPITAL GAIN OR CAPITAL LOSS WORKSHEET

This worksheet helps you calculate a capital gain for each CGT asset or any other CGT event² using the indexation method⁶, the discount method³ and/or the 'other' method. It also helps you calculate a capital loss.

CGT asset type or CGT event

Shares and units (in unit trusts)
 Real estate

Other CGT assets and any other CGT events⁴
 Collectables⁵

Description of CGT asset or CGT event

Tony's 10,000 shares in Kimbin Ltd

Date of acquisition

01/07/1993

Date of CGT event

01/12/2006

ELEMENTS OF THE COST BASE OR REDUCED COST BASE

	1	2	3	4	5	6	7
	Amount	Amounts to be deducted for cost base ⁹	Cost base (1 - 2)	Amounts to be deducted for reduced cost base ⁹	Reduced cost base (1 - 4)	Indexation factor ¹⁰	Cost base indexed (3 x 6)
Acquisition or purchase cost of the CGT asset ⁶	20,000	0	20,000			1.124	22,480
Incidental costs to acquire the CGT asset	300	0	300			1.124	337
Incidental costs that relate to the CGT event ⁷	440	0	440			1	440
Costs of owning the CGT asset ⁸							
Capital expenditure to increase or preserve the asset's value or install or move it							
Capital costs to establish, preserve or defend title to, or a right over, the CGT asset							
Cost base unindexed			\$ 20,740				
Reduced cost base					\$		
Cost base indexed							\$ 23,257

CAPITAL GAIN CALCULATION

Indexation method	Discount method	'Other' method (CGT asset held less than 12 months)
Capital proceeds ¹¹ \$ 30,000	Capital proceeds ¹¹ \$ 30,000	Capital proceeds ¹¹ \$
less: cost base indexed \$ 23,257	less: cost base unindexed \$ 20,740	less: cost base unindexed \$
Capital gain (a) \$ 6,743	Capital gain (b)* \$ 9,260	Capital gain \$

* In choosing between capital gain (a) or (b), remember that the CGT discount will not apply to (a) but it will reduce the amount of capital gain remaining after capital losses are deducted from (b).

Transfer the capital gain to part A1 of the CGT summary worksheet, except for a capital gain from collectables which is transferred to part A2 of that worksheet.

CAPITAL LOSS CALCULATION

Capital loss
Reduced cost base \$
less: capital proceeds ¹¹ \$
Capital loss¹² \$

Transfer the capital loss to part B of the CGT summary worksheet, except for a capital loss from collectables which is transferred to part A2 of that worksheet.

This chapter explains your CGT obligations for real estate. Real estate includes vacant blocks of land, business premises, rental properties, holiday houses and hobby farms. The CGT exemption for a **main residence** is also explained in this chapter.

Apart from the main residence rules, capital gains and capital losses on real estate are worked out under the rules set out earlier in this guide.

Land is a CGT asset. In some cases, improvements made to land are treated as separate CGT assets – see **Separate assets** on page 10. A depreciating asset that is found in a building (for example, carpet or a hot-water system) is also taken to be a separate CGT asset from the building. When a CGT event happens to your property, you must work out a capital gain or capital loss for each CGT asset it comprises (or balancing adjustment in the case of **depreciating assets** sold with the property).

The most common CGT event that happens to real estate is its sale or disposal – CGT event A1. The time of the event is:

- when you enter into the contract for the disposal
- if there is no contract – when the change of ownership occurs, or
- if the asset is compulsorily acquired by an entity – the earliest of:
 - when you received compensation from the entity
 - when the entity became the asset's owner
 - when the entity entered it under a power of compulsory acquisition, or
 - when the entity took possession under that power.

If land is disposed of under a contract, it is taken to have been disposed of when the contract is entered into – not the settlement date. The fact that a contract is subject to a condition, such as finance approval, will generally not affect this date.

You are not required to include any capital gain or capital loss on your tax return for the relevant income year until settlement occurs. When settlement occurs, you must include any capital gain or capital loss on your tax return for the income year in which the contract was made. If an assessment has already been made for that income year, you may need to have that assessment amended. Where an assessment is amended to include a net capital gain and a liability for shortfall interest charge (SIC) arises, remission of that interest charge will be considered on a case-by-case basis. Generally, it would be expected that the SIC would be remitted in full where requests for amendment are lodged within a reasonable time after the date of settlement – which, in most cases, is considered to be one month. If you consider that the SIC should

be remitted, you should provide reasons why when you request the amendment to your assessment. More information about SICs is available on our website.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally, they are also explained in detail in the section where they first appear.

RULES TO KEEP IN MIND

There are a few rules to keep in mind when you calculate your capital gain or capital loss from real estate, in particular rules relating to:

- the costs of owning the real estate, and
- cost base adjustments for capital works deductions.

Costs of owning

You do not include rates, insurance, land tax, maintenance and interest on money you borrowed to buy the property or finance improvements to it in the reduced cost base. You only include them in the cost base if:

- you acquired the property under a contract entered into after 20 August 1991 (or if you didn't acquire it under a contract, you became the owner after that date), and
- you could not claim a deduction for the costs because you did not use the property to produce assessable income – for example, it was vacant land, your main residence, or a holiday home during the period.

Cost base adjustments for capital works deductions

In working out a capital gain for property that you used to produce assessable income – such as, a rental property or business premises – you may need to exclude from the cost base and reduced cost base capital works deductions you have claimed in any income year (or omitted to claim, but can still claim, because the period for amending the relevant income tax assessment has not expired).

For information on when property (for example, a building, structure or other capital improvement to land) is treated for CGT purposes as a CGT asset separate from the land, see chapter 1, and **Major capital improvements to a dwelling acquired before 20 September 1985** on page 79.

You must exclude from the cost base of a CGT asset (including a building, structure or other capital improvement to land that is treated as a separate asset for CGT purposes) the amount of capital works deductions you claimed (or omitted to but can still claim because the period for amending the relevant income tax assessment has not expired) for the asset if:

- you acquired the asset after 7.30pm (by legal time in the ACT) on 13 May 1997, or
- you acquired the asset before that time and the expenditure that gave rise to the capital works deductions was incurred after 30 June 1999.

However, if you omitted to claim capital works deductions because you did not have sufficient information to determine the amount and nature of the construction expenditure, there is no need to exclude the amount of such deductions from the cost base of the CGT asset.

Reduced cost base

You exclude the amount of the capital works deductions you claimed (or omitted to claim but can still claim because the period for amending the relevant income tax assessment has not expired) from the reduced cost base. However if you omitted to claim capital works deductions because you did not have sufficient information to determine the amount and nature of the construction expenditure, there is no need to exclude the amount of such deductions from the reduced cost base of the CGT asset.

EXAMPLE: Capital works deduction

Zoran acquired a rental property on 1 July 1997 for \$200,000. Before disposing of the property on 30 June 2007, he had claimed \$10,000 in capital works deductions.

At the time of disposal, the cost base of the property was \$210,250. Zoran must reduce the cost base of the property by \$10,000 to \$200,250.

Rollover

There is no rollover or exemption for a capital gain you make when you sell an asset and put the proceeds into a superannuation fund, or use the proceeds to purchase an identical or similar asset, or you transfer an asset into a superannuation fund. For example, if you sell a rental property and put the proceeds into a superannuation fund, or use the proceeds to purchase another rental property, a rollover is not available. However, a rollover may be available in special circumstances – in particular for destruction or compulsory acquisition of property (see chapter 7) or marriage breakdown (see chapter 8). However, an asset or the capital proceeds from the sale of an asset may be transferred into a superannuation fund in order to satisfy certain conditions under the small business retirement exemption. For more information about the CGT concessions for small business, see the *Guide to capital gains tax concessions for small business*.

Keeping records

Keep appropriate records – see **Records relating to real estate** on page 31.

SALE OF A RENTAL PROPERTY

The example below shows how you would calculate your capital gain on the sale of your rental property.

The sample worksheet on page 63 shows how you would complete the **Capital gain or capital loss worksheet** for this example.

EXAMPLE: Sale of a rental property

Brett travelled interstate in February 1997 to inspect a number of properties and incurred travel and accommodation costs. He purchased one of the properties, a residential rental property, on 1 July 1997. The price he paid was \$150,000, of which \$6,000 was attributable to depreciating assets. He also paid \$20,000 in total for pest and building inspections, stamp duty and solicitor's fees.

In the next few years, Brett incurred the following expenses on the property:

interest on money borrowed	\$10,000
rates and land tax	\$8,000
deductible (non-capital) repairs	\$15,000
Total	\$33,000

Brett cannot include the expenses of \$33,000 in the cost base, as he was able to claim a deduction for them. Nor can he include the travel and accommodation costs incurred before he acquired the property as they do not come within any of the five elements of cost base, see **Elements of the cost base** page 12.

When Brett decided to sell the property, a real estate agent advised him that if he spent around \$30,000 on major structural improvements, the property would be valued at around \$500,000. The major structural improvements were completed on 1 October 2006 at a cost of \$30,000.

On 1 April 2007, he sold the property for \$500,000 (of which \$4,000 was attributable to depreciating assets).

Brett could not claim any capital works deductions for the original construction costs, as construction of the property began before 18 July 1985. However, he could claim a capital works deduction of \$375 ($\$30,000 \times 2.5\% \times 183 \div 365$) for the major structural improvements. For information about capital works that qualify for a deduction, see *Rental properties 2007* (NAT 1729–6.2007). For information about how capital works deductions affect the CGT cost base, see page 60.

This is Brett's only capital gain for the year – and he has no capital losses to offset from this income year or previous years.

EXAMPLE: Sale of a rental property (continued)

Brett works out his cost base as follows:

purchase price of property (not including depreciating assets)	\$144,000
<i>plus</i>	
pest and building inspections, stamp duty and solicitor's fees on purchase of the property	\$20,000
capital expenditure (major structural improvements) \$30,000 less capital works deduction (\$375)	\$29,625
real estate agent's fees and solicitor's fees on sale of the property	\$12,500
Cost base unindexed	\$206,125

Brett deducts his cost base from his capital proceeds (sale price):

proceeds from selling the house (not including depreciating assets)	\$496,000
<i>less</i>	
cost base unindexed	\$206,125
	\$289,875

He decides the discount method will give him the best result, so he uses this method to calculate his capital gain:

$$\$289,875 \times 50\% = \$144,937$$

Brett writes \$144,937 at **A** item **17** on his tax return (supplementary section), or item **9** if he uses the Tax return for retirees.

Brett writes \$289,875 at **H** **Total current year capital gains** at item **17** on his tax return (supplementary section), or at item **9** if he uses the Tax return for retirees. Brett must also make balancing adjustment calculations for his depreciating assets. Because he used the property 100% for taxable purposes, he will not make a capital gain or capital loss from the depreciating assets.

Other CGT events affecting real estate

CGT event B1 This happens to real estate if you enter into an agreement where the new owner is entitled to possession of the land or the receipt of rents and profits before becoming entitled to a transfer or conveyance of the land.

Where this happens under a contract, it is known as a 'terms contract' and the new owner usually completes the purchase by paying the balance of the purchase price and receiving the instrument of transfer and title deeds.

It may also happen where an agreement is made with a relative or other party to use and enjoy the property for a specified period, after which title to the property passes to them. It will not happen where, under an arrangement, title to a property may pass at an unspecified time in the future.

CGT event B1 happens when use and enjoyment of the land is first obtained by the new owner. Use and enjoyment of the land from a practical point of view takes place at the time the new owner gets possession of the land or the date the new owner becomes entitled to the receipt of rents and profits.

If the agreement falls through before completion and title to the land does not pass to the new owner, you may be entitled to amend your assessment for the year in which CGT event B1 happened.

CGT event C1 This happens if an asset is lost or destroyed. This event may happen if, for example, a building on your land is destroyed by fire. Your capital proceeds for CGT event C1 happening include any insurance proceeds you may receive for the loss or destruction. The market value substitution rule for capital proceeds that generally applies if you receive no capital proceeds does not apply if CGT event C1 happens. For more information, see chapter 7.

CGT event D1 This happens if you give someone a right to reside in a dwelling. The capital proceeds include money (but not rent) and the value of any property you receive.

The market value substitution rule for capital proceeds (see **Definitions** on page 132) applies if:

- the amount of capital proceeds you receive is more or less than the market value of the right, and
- you and the person you granted the right to were not dealing with each other at arm's length in connection with the event.

CGT event D2 happens if you grant an option to a person or an entity, or renew or extend an option that you had granted.

The amount of your capital gain or capital loss from CGT event D2 is the difference between what you receive for granting the right and any expenditure you incurred on it. The CGT discount does not apply to CGT event D2.

EXAMPLE: Granting of an option

You were approached by Colleen, who was interested in buying your land. On 30 June 2007, you granted her an option to purchase your land within 12 months for \$200,000. Colleen pays you \$10,000 for the grant of the option. You incur legal fees of \$500. You made a capital gain in the 2006–07 income year of \$9,500.

Exercise of an option

If the option you granted is later exercised, you ignore any capital gain or capital loss you made from the grant, renewal or extension. You may have to amend your income tax assessment for an earlier income year.

Similarly, any capital gain or capital loss that the grantee would otherwise make from the exercise of the option is disregarded.

(continued on page 64)

CAPITAL GAIN OR CAPITAL LOSS WORKSHEET

This worksheet helps you calculate a capital gain for each CGT asset or any other CGT event² using the indexation method², the discount method³ and/or the 'other' method. It also helps you calculate a capital loss.

CGT asset type or CGT event Shares and units (in unit trusts) Other CGT assets and any other CGT events⁴
 Real estate Collectables⁵

Description of CGT asset or CGT event Brett's property at 30 Jones St. Oldtown

Date of acquisition 01/07/1997 **Date of CGT event** 01/04/2007

ELEMENTS OF THE COST BASE OR REDUCED COST BASE		1	2	3	4	5	6	7
		Amount	Amounts to be deducted for cost base ⁹	Cost base (1 - 2)	Amounts to be deducted for reduced cost base ⁹	Reduced cost base (1 - 4)	Indexation factor ¹⁰	Cost base indexed (3 x 6)
Acquisition or purchase cost of the CGT asset ⁶		144,000	0	144,000			123.4 ÷ 119.7 = 1.031	148,464
Incidental costs to acquire the CGT asset		20,000	0	20,000			1.031	20,620
Incidental costs that relate to the CGT event ⁷		12,500	0	12,500			1	12,500
Costs of owning the CGT asset ⁸		33,000	33,000	0				0
Capital expenditure to increase or preserve the asset's value or install or move it		30,000	375	29,625			1	29,625
Capital costs to establish, preserve or defend title to, or a right over, the CGT asset								
		Cost base unindexed		\$ 206,125		Reduced cost base		
						\$		\$ 211,209

CAPITAL LOSS CALCULATION	
Capital loss	
Reduced cost base	\$
less: capital proceeds ¹¹	\$
Capital loss¹²	\$

Transfer the capital loss to part B of the CGT summary worksheet, except for a capital loss from collectables which is transferred to part A2 of that worksheet.

CAPITAL GAIN CALCULATION		
Indexation method	Discount method	'Other' method (CGT asset held less than 12 months)
Capital proceeds ¹¹	Capital proceeds ¹¹	Capital proceeds ¹¹
\$ 496,000	\$ 496,000	\$
less: cost base indexed	less: cost base unindexed	less: cost base unindexed
\$ 211,209	\$ 206,125	\$
Capital gain (a)	Capital gain (b)*	Capital gain
\$ 284,791	\$ 289,875	\$

* In choosing between capital gain (a) or (b), remember that the CGT discount will not apply to (a) but it will reduce the amount of capital gain remaining after capital losses are deducted from (b).
 Transfer the capital gain to part A1 of the CGT summary worksheet, except for a capital gain from collectables which is transferred to part A2 of that worksheet.

The effect of the exercise of an option depends on whether the option was a 'call option' or a 'put option'. A call option is one that binds the grantor to dispose of an asset. A put option binds the grantor to acquire an asset.

EXAMPLE: Granting of an option (cont)

On 1 February 2007, Colleen exercised the option you granted her. You disregard the capital gain that you made in 2005–06 income year and you request an amendment of your income tax assessment to exclude that amount. The \$10,000 you received for the grant of the option is considered to be part of the capital proceeds for the sale of your property in the 2006–07 income year. Your capital gain or capital loss from the property is the difference between its cost base/reduced cost base and \$210,000.

CGT event D4 happens if you enter into a conservation covenant after 15 June 2000 over land that you own and if you receive capital proceeds for entering into the covenant.

From 1 July 2002, CGT event D4 also happens if you receive no capital proceeds for entering into the covenant and you can claim a tax deduction for entering into the covenant. One of the conditions for a tax deduction is that the covenant is entered into with a deductible gift recipient or an Australian Government agency (that is, the Commonwealth, a state, a territory or one of their authorities).

A 'conservation covenant' is a covenant that:

- restricts or prohibits certain activities on the land that could degrade the environmental value of the land
- is permanent and binding on current and future land owners (by way of registration on the title to the land where possible), and
- is approved by the Minister for the Environment and Water Resources (including those entered into under a program approved by that Minister).

If CGT event D4 happens, you calculate your capital gain by comparing your capital proceeds from entering into the covenant with the portion of the cost base of the land that is attributable to the covenant.

Similarly, you calculate your capital loss by comparing your capital proceeds from entering into the covenant with the portion of the reduced cost base of the land that is attributable to the covenant.

NOTE

The market value substitution rule for capital proceeds that generally applies if you receive no consideration for a CGT event does not apply if CGT event D4 happens. Instead, the capital proceeds are equal to the amount you can claim as a tax deduction for entering into the covenant.

Calculate the relevant portion of the cost base and reduced cost base attributable to the covenant using this formula:

$$\text{cost base (reduced cost base)} \times \frac{\text{capital proceeds from entering into the covenant over land}}{\text{those capital proceeds plus the market value of the land just after you enter into the covenant}}$$

As the conservation covenant will affect the value of the entire land you must use the cost base of the entire land in calculating the cost base apportioned to the covenant. This is the case even if the covenant specifically states within its terms that the restrictions as to use only apply to part of the land.

CGT event D4 will not happen if you receive no capital proceeds and the conditions for a tax deduction for entering into the covenant are not satisfied. In this case, CGT event D1 will apply.

CGT events involving leases

There are a number of CGT events that may apply to the lease of land.

CGT event F1 This happens if you grant a lease to a person or entity or if you extend or renew a lease that you had previously granted. In the case of a long-term lease (one that may be expected to continue for at least 50 years), you can choose to treat the grant (renewal or extension) of the lease as a part disposal of the underlying leased property.

EXAMPLE: Receiving an amount for granting a lease

Elisabeth operates a profitable footwear retailing business, and wishes to lease some shop space in a prestigious location in the Sydney CBD. However, the demand for shop space in the locality is great, and competition between prospective tenants is fierce. In order to ensure that she secures the lease of the particular shop space that she wants, Elisabeth pays John (the owner of the shop space) a premium of \$6,000 in consideration for the grant of that particular lease.

She enters into the lease on 6 September 2006, and John incurs stamp duty of \$300 and solicitor's fees of \$500 on the grant of the lease.

John makes a capital gain of \$5,200 from CGT event F1

capital proceeds:	\$6,000
incidental costs: (that is, stamp duty of \$300 and solicitors fees of \$500)	\$800

Note: For Elisabeth, this transaction results in CGT event C2 when the lease expires.

The amount of your capital gain or capital loss from CGT event F1 is the difference between any premium you got for granting the lease and the expenditure you incurred in granting it. The CGT discount does not apply to CGT event F1. The market value substitution rule for capital proceeds that generally applies if you receive no consideration for a CGT event does not apply if CGT event F1 happens.

CGT event F2 You can choose for CGT event F2 to apply (rather than CGT event F1) when you grant, renew or extend a long-term lease. It can apply if you are the owner of the underlying land or if you grant a sub-lease.

Your capital proceeds if CGT event F2 happens are the greatest of:

- the market value of the freehold or head lease (at the time you grant, renew or extend the lease)
- the market value if you had not granted, renewed or extended the lease, and
- any premium from the grant, renewal or extension.

There are special cost base rules that apply if you choose for CGT event F2 to apply.

For any later CGT event that happens to the land or the lessor's lease of it, its cost base and reduced cost base (including the cost base and reduced cost base of any building, part of a building, structure or improvement that is treated as a separate CGT asset) excludes:

- any expenditure incurred before CGT event F2 happens, and
- the cost of any depreciating asset for which the lessor has deducted or can deduct an amount for its decline in value.

The fourth element of the property's cost base and reduced cost base includes any payment by the lessor to the lessee to vary or waive a term of the lease or for the forfeiture or surrender of the lease, reduced by the amount of any input tax credit to which the lessor is entitled for the variation or waiver.

CGT event F3 This happens if you make a payment to a lessee to vary a lease. You can only make a capital loss from this CGT event. Your capital loss is equal to the expenditure you incurred to change the lease.

CGT event F4 This happens if you (as lessee) receive a payment from the lessor for agreeing to vary or waive a term of the lease.

You cannot make a capital loss from this CGT event. You will only make a capital gain from CGT event F4 if the amount of the payment you received exceeds the cost base of your lease at the time when the term is varied. In other cases, you will be required to adjust the cost base of your lease.

The market value substitution rule for capital proceeds that applies if you do not receive market value for a CGT event does not apply if CGT event F4 happens.

EXAMPLE: Payment to lessee for change in lease

Sam is the lessor of a commercial property. His tenant, Peter, currently holds a three-year lease over the property, which has another 26 months to run. A business associate of Sam's wishes to lease the property from Sam for a 10-year period, beginning in six months' time, for twice the rent that Peter is currently paying. Sam approaches Peter with an offer of \$5,000 cash for Peter to agree to vary the terms of the lease so that the lease will expire in six months' time. Peter agrees to vary the terms on 10 August 2006.

Sam will make a capital loss of \$5,000 from CGT event F3 happening:

capital proceeds:	\$0
incidental costs/expenditure incurred:	\$5,000

For Peter, this transaction results in CGT event F4 happening. The cost base of Peter's lease at the time of the variation was \$500. He makes a capital gain of \$4,500 (\$5,000 – \$500).

! NOTE

You disregard any capital loss you make from the expiry, forfeiture, surrender or assignment of a lease (except one granted for 99 years or more) if you did not use it solely or mainly for the purpose of producing assessable income – for example, if you used it for private purposes.

CGT event F5 This happens if you, as lessor, receive a payment for changing a lease.

The amount of your capital gain or capital loss from CGT event F5 is the difference between what you receive for changing the lease and any expenditure you incurred on it. The CGT discount does not apply to CGT event F5.

SUBDIVISION OF LAND

If you subdivide a block of land, each block that results is registered with a separate title. For CGT purposes, the original land parcel is divided into two or more separate assets. Subdividing land does not result in a CGT event if you retain ownership of the subdivided blocks. Therefore, you do not make a capital gain or a capital loss at the time of the subdivision.

However, you may make a capital gain or capital loss when you sell the subdivided blocks. The date you acquired the subdivided blocks is the date you acquired the original parcel of land and the cost base of the original land is divided between the subdivided blocks on a reasonable basis.

! WHEN THE PROFIT IS ORDINARY INCOME

You may have made a profit from the subdivision and sale of land which occurred in the ordinary course of your business or which involved a commercial transaction or business operation entered into with the purpose of making a profit. In this case, the profit is ordinary income (see *Taxation Ruling TR 92/3 – Income tax: whether profits on isolated transactions are income*). You reduce any capital gain from the land by the amount otherwise included in your assessable income.

EXAMPLE: Land purchased before 20 September 1985, land subdivided after that date and house built on subdivided land

In 1983, Mike bought a block of land that was less than 2 hectares. He subdivided the land into two blocks in May 2006 and began building a house on the rear block, which he finished in August 2006 and did not use as his main residence. He sold the rear block (including the house) in October 2006 for \$250,000. Mike got a valuation from a qualified valuer who valued the rear block at \$150,000 and the house at \$100,000. The construction cost of the house was \$85,000.

Mike acquired the rear block before 20 September 1985, so it is not subject to CGT. As the new house was constructed after 20 September 1985 on land purchased before that date, the house is taken to be a separate asset from the land. Mike is taken to have acquired the house in May 2006 – when he began building it. Mike made a capital gain of \$15,000 (\$100,000 – \$85,000) when he sold the house because he did not use it as his main residence.

As Mike had owned the house for less than 12 months, he used the 'other' method to calculate his capital gain.

EXAMPLE: Dwelling purchased on or after 20 September 1985 and land subdivided after that date

Kym bought a house on a 0.2 hectare block of land in June 2006 for \$350,000. The house was valued at \$120,000 and the land at \$230,000. Kym lived in the house as her main residence. She incurred \$12,000 in stamp duty and legal fees purchasing the property.

Kym found the block was too big for her to maintain. In January 2007, she subdivided the land into two blocks of equal size. She incurred \$10,000 in survey, legal and subdivision application fees, and \$1,000 to connect water and drainage to the rear block. In March 2007, she sold the rear block for \$130,000.

As Kym sold the rear block of land separately, the **main residence exemption** does not apply to that land. She contacted several local real estate agents who advised her that the value of the front block was \$15,000 higher than the rear block. Kym apportioned the \$230,000 original cost base into \$107,500 for the rear block (46.7%) and \$122,500 for the front block (53.3%). Kym incurred \$3,000 legal fees on the sale.

The cost base of the rear block is calculated as follows:

cost of the land	\$107,500
plus 46.7% of the \$12,000 stamp duty and legal fees on the purchase	\$5,604
plus 46.7% of the \$10,000 cost of survey, legal and application fees	\$4,670
plus cost of connecting water and drainage	\$1,000
plus legal fees on sale	\$3,000
Total	\$121,774

The capital gain on the sale of the rear block is \$8,226. She calculates this by subtracting the cost base (\$121,774) from the sale price (\$130,000). As Kym had owned the land for less than 12 months, she uses the 'other' method to calculate her capital gain.

Kym will get the full exemption for her house and the front block if she uses them as her main residence for the full period she owns them.

AMALGAMATION OF TITLE

The amalgamation of the titles to various blocks of land that you own does not result in a CGT event happening.

Land you acquire before 20 September 1985 that is amalgamated with land acquired on or after that date retains its pre-CGT status.

EXAMPLE: Amalgamation of title

On 1 April 1984, Robert bought a block of land. On 1 June 1999, he bought another block adjacent to the first one. Robert amalgamated the titles to the two blocks into one title.

Robert is taken to have two separate assets. The first block continues to be treated as a pre-CGT asset.

Examples of CGT calculations affecting real estate

There are a number of other examples in this guide that explain how to calculate your capital gain or capital loss on the sale of real estate:

- calculation of capital gain (including worksheet), where a person can choose the indexation or discount method to calculate their capital gain – see example of Val on page 28
- calculation of capital gain on property owned for 12 months or less – see example of Marie-Anne on page 24
- recoupment of expenditure affecting CGT cost base calculation – see example of John on page 14
- deductions affecting CGT cost base calculations – see example of Zoran on page 61.

MAIN RESIDENCE

Generally, if you are an individual – not a company or trust – you can ignore a capital gain or capital loss from a CGT event that happens to your **ownership interest** in a dwelling that is your main residence (also referred to as ‘your home’).

To get the full exemption from CGT:

- the dwelling must have been your home for the whole period you owned it
- you must not have used the dwelling to produce assessable income, and
- any land on which the dwelling is situated must be 2 hectares or less.

If you inherited a dwelling or a share of a dwelling and it was not the deceased’s main residence, you may not get a full exemption (see flowchart 6 in appendix 3, and **Inherited main residence** on page 80).

If you are not fully exempt, you may be partially exempt if:

- the dwelling was your main residence during only part of the period you owned it
- you used the dwelling to produce assessable income, or
- the land on which the dwelling is situated is more than 2 hectares.

Short absences from your home – for example, annual holidays – do not affect your exemption.

If a dwelling was not your main residence for the whole time you owned it, some special rules may entitle you to a full exemption or to extend the partial exemption you would otherwise get. These rules can apply to land or a dwelling if:

- you choose to treat the dwelling as your main residence, even though you no longer live in it (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74)
- you moved into the dwelling as soon as practicable after its purchase (see **Moving into a dwelling** on page 69)
- you are changing main residences (see **Moving from one main residence to another** on page 73)

- you are yet to live in the dwelling but will do so as soon as practicable after it is constructed, repaired or renovated and you will continue to live in it for at least three months (see **Constructing, renovating or repairing a dwelling on land you already own** on page 76), or
- you sell vacant land after your main residence is accidentally destroyed (see **Destruction of dwelling and sale of land** on page 77).

Special rules

There are some special CGT rules that are not covered in this chapter that may affect you if your home was:

- destroyed and you receive money or another asset as compensation or under an insurance policy (see chapter 7)
- transferred to you as a result of its conversion to strata title, or
- compulsorily acquired (see chapter 7).

If you own more than one dwelling during a particular period, only one of them can be your main residence at any one time.

The exception to this rule is if you move from one main residence to another. In this case you can treat two dwellings as your main residence for a limited time (see page 73 for more information). Special rules apply if you have a different main residence from your spouse or dependent children (see page 77).

WHAT IS A DWELLING?

A dwelling is anything that is used wholly or mainly for residential accommodation. Certain mobile homes can also be a dwelling. Examples of a dwelling are:

- a home or cottage
- an apartment or flat
- a strata title unit
- a unit in a retirement village
- a caravan, houseboat or other mobile home.

Any land the dwelling is on is included as part of the dwelling, but it only qualifies for the main residence exemption if the land and the dwelling are sold together. Also, the exemption applies to a maximum of 2 hectares of land (including the land on which the dwelling is built). Any excess is subject to CGT. Land adjacent to the dwelling may also qualify for an exemption (see page 69 for more information).

WHAT IS AN OWNERSHIP INTEREST?

In the case of a flat or home unit, you have an ownership interest if you have:

- a legal or equitable interest in a strata title in the flat or home unit
- a licence or right to occupy the flat or home unit, or
- a share in a company that owns a legal or equitable interest in the land on which the flat or home unit is constructed and that share gives you a right to occupy the flat or home unit.

In the case of a dwelling that is not a flat or home unit, you have an ownership interest if you have:

- a legal or equitable interest in the land on which it is constructed, or
- a licence or right to occupy it.

In the case of land, you have an ownership interest if you have:

- a legal or equitable interest in it, or
- a right to occupy it.

An equitable interest may include life tenancy of a dwelling that you acquire – for example, under a deceased's will.

When do you acquire an ownership interest?

For the purposes of the main residence exemption, you have an ownership interest in a dwelling or land you acquire under a contract from the time you get legal ownership (unless you have a right to occupy it at an earlier time).

You have legal ownership of a dwelling or land from the date of settlement of the contract of purchase (or if you have a right to occupy it at an earlier time, that time) until the date of settlement of the contract of sale. This period is called your ownership period. If the dwelling is on 2 hectares of land or less, is your main residence for the whole of the ownership period and you do not use it to produce assessable income, the home is fully exempt.

EXAMPLE: Full exemption

Frank signed a contract on 14 August 1999 to purchase 0.1 hectare of land from a developer and to have a house constructed on the land. Under the contract, settlement did not occur until construction was completed on 26 October 2000.

Frank moved into the house immediately upon settlement of the contract he had with the developer – that is, on 26 October 2000. He did not have a right to occupy the house at an earlier time under the purchase contract. He signed the contract to sell it on 25 May 2007 and settlement occurred on 20 July 2007. The house was Frank's main residence for the full period he owned it and he did not use any part of it to produce income.

For CGT purposes, Frank is taken to have acquired the land on which the house was constructed on the date he entered into the contract – 14 August 1999. However, because the house was Frank's main residence for the whole period between settlement of the purchase contract and settlement of the sale contract, it is fully exempt.

The period between when Frank entered into the purchase contract and started to live in the house – 14 August 1999 to 25 October 2000 – is ignored. This is because the relevant dates for the main residence exemption are the settlement dates or, if you had a right under the purchase contract to occupy the dwelling at an earlier time, that time until settlement of the sale contract.

Even though the settlement dates are used to calculate the period for which the main residence exemption applies, the dates you enter into the purchase and sale contracts are important.

A CGT event occurs when you enter into the sale contract. You include any capital gain on your tax return for the income year of income in which the CGT event occurs. The dates you enter into the purchase and sale contracts are also relevant for determining what method you can use to work out your capital gain from your main residence.

EXAMPLE: Partial exemption

The facts are the same as in the previous example except that Frank rented out the house from 26 October 2000 – the date of settlement of the purchase contract – until 2 March 2002.

Frank makes a capital gain of \$90,000 on the house. To work out the part of the capital gain that is not exempt, Frank must determine how many days in his ownership period the dwelling was not his main residence.

Frank had an ownership interest in the property from settlement of the purchase contract (26 October 2000) until settlement of the sale contract (20 July 2007) – a total of 2,459 days.

The period between the dates the purchase contract was signed (14 August 1999) and settled (25 October 2000) is ignored. Because the house was not Frank's main residence from 26 October 2000 to 2 March 2002 (493 days), he does not get the exemption for this period.

Frank calculates his capital gain as follows:

$$\begin{array}{r} \$90,000 \\ \text{capital gain} \end{array} \times \frac{493 \text{ days}}{2,459 \text{ days}} = \begin{array}{r} \$18,044 \\ \text{taxable portion} \end{array}$$

Because Frank entered into the purchase contract before 11.45am (by legal time in the ACT) on 21 September 1999 and entered into the sale contract after owning the house for at least 12 months, he can choose either the indexation or the discount method to calculate his capital gain. Frank decides to reduce his capital gain by the CGT discount of 50% after applying any capital losses.

Because Frank signed the sale contract on 25 May 2007, the CGT event occurred in the 2006–07 income year, even though settlement occurred in the next income year. Frank writes the capital gain on his 2007 tax return.

IS THE DWELLING YOUR MAIN RESIDENCE?

The following factors may be relevant in working out whether a dwelling is your main residence:

- the length of time you live there – there is no minimum time a person has to live in a home before it is considered to be their main residence

- whether your family lives there
- whether you have moved your personal belongings into the home
- the address to which your mail is delivered
- your address on the electoral roll
- the connection of services (for example, phone, gas or electricity)
- your intention in occupying the dwelling.

A mere intention to construct or occupy a dwelling as your main residence – without actually doing so – is not sufficient to get the exemption.

In certain circumstances, you may choose to treat a dwelling as your main residence even though:

- you no longer live in it (for more information, see **Continuing main residence status after dwelling ceases to be your main residence** on page 74), or
- you are yet to live in it, but will do so as soon as practicable after it is constructed, repaired or renovated and you will continue to live in it for at least three months (for more information, see **Constructing, renovating or repairing a dwelling on land you already own** on page 76).

MOVING INTO A DWELLING

A dwelling is considered to be your main residence from the time you acquired your ownership interest in it if you moved into it as soon as practicable after that time. If you purchased the dwelling, this would generally be the date of settlement of the purchase contract. However, if there is a delay in moving in because of illness or other unforeseen circumstances, the exemption may still be available from the time you acquired your ownership interest in the dwelling.

If you could not move in because the dwelling was being rented to someone, you are not considered to have moved in as soon as practicable after you acquired your ownership interest.

As mentioned earlier, there is a special rule that allows you to treat more than one dwelling as your main residence for a limited time if you are changing main residences (see **Moving from one main residence to another** on page 73).

EXAMPLE: Moving in as soon as practicable

Mary signs a contract to buy a townhouse on 1 March 2007. She is to take possession when settlement occurs on 30 April 2007.

On 11 March 2007, Mary is directed by her employer to go overseas on an assignment for four months, leaving on 25 March 2007. Mary moves into the townhouse on her return to Australia in late July 2007.

Mary's overseas assignment was unforeseen at the time of purchasing the property. As she moved in as soon as practicable after settlement of the contract occurred, Mary can treat the townhouse as her main residence from the date of settlement until she moved in.

LAND ADJACENT TO THE DWELLING

The land adjacent to a dwelling is also exempt if:

- during the period you owned it, the land is used mainly for private and domestic purposes in association with the dwelling, and
- the total area of the land around the dwelling, including the land on which it stands, is not greater than 2 hectares. If the land used for private purposes is greater than 2 hectares, you can choose which 2 hectares are exempt.

Land is adjacent to your dwelling if it is close to, near, adjoining or neighbouring the dwelling.

If you sell any of the land adjacent to your dwelling separately from the dwelling, the land is not exempt. It is only exempt when sold with the dwelling. There is an exception if the dwelling is accidentally destroyed and you sell the vacant land (see **Destruction of dwelling and sale of land** on page 77).

Any part of the land around a dwelling used to produce income is not exempt, even if the total land is less than 2 hectares. However, the dwelling and any buildings and other land used in association with it remain exempt if you do not use them to produce income.

EXAMPLE: Land used for private purposes

Tim bought a home with 15 hectares of land in November 2000. He uses 10 hectares of the land to produce income and 5 hectares for private purposes. Tim can get the main residence exemption for the home and 2 hectares of land he selects out of the 5 hectares that are used for private purposes.

Tim gets a valuation which states that the home and 2 hectares of land that he has selected are worth two-thirds of the total value of the property. The relative values of the different parts of the property remained the same between the time of purchase and the time of sale.

Tim entered into a contract to sell the property on 8 May 2007. The capital gain from the property is \$150,000. Tim may claim the main residence exemption on the two-thirds of the capital gain attributable to the house and 2 hectares of land – that is, \$100,000.

Because he entered into the contract to acquire the property after 11.45am (by legal time in the ACT) on 21 September 1999 and owned it for at least 12 months, Tim reduces his remaining \$50,000 gain (attributable to the land) by the CGT discount of 50% after applying any capital losses.

OTHER STRUCTURES ASSOCIATED WITH THE DWELLING

A flat or home unit often includes areas (for example, a laundry, storeroom or garage) that are physically separate from the flat or home unit. As long as you use these areas primarily for private or domestic purposes in association with the flat or home unit for the whole period you own it, they are exempt on the same basis that the flat or home unit is exempt.

However, if you dispose of one of these structures separately from the flat or home unit, they are not exempt.

PARTIAL EXEMPTION

Main residence for only part of the period you owned it

If a CGT event happens to a dwelling you acquired on or after 20 September 1985 and that dwelling was not your main residence for the whole time you owned it, you get only a partial exemption.

You calculate the part of the capital gain that is taxable as follows:

$$\begin{array}{r} \text{total capital gain made from} \\ \text{the CGT event} \end{array} \times \frac{\begin{array}{r} \text{number of days in your ownership} \\ \text{period when the dwelling was not} \\ \text{your main residence} \end{array}}{\begin{array}{r} \text{total number of days in your} \\ \text{ownership period} \end{array}}$$

EXAMPLE: Main residence for part of the ownership period

Andrew bought a house on 1 hectare of land under a contract that was settled on 1 July 1990 and moved in immediately. On 1 July 1993, he moved out and began to rent out the house. He did not choose to treat the house as his main residence for the period after he moved out, although he could have done this under the 'continuing main residence status after dwelling ceases to be your main residence' rule (see page 68). The 'home first used to produce income' rule (explained on page 71) does not apply because Andrew used the home to produce income before 21 August 1996.

A contract for the sale of the house was entered into on 1 July 2006 and settled on 31 August 2006 and Andrew made a capital gain of \$100,000. As he is entitled to a partial exemption, Andrew's capital gain is as follows:

$$\$100,000 \times \frac{4,809 \text{ days}}{5,905 \text{ days}} = \$81,439$$

As Andrew entered into the contract to acquire the house before 11.45am (by legal time in the ACT) on 21 September 1999 but the CGT event occurred after this date, and he had owned the house for at least 12 months, Andrew can choose to use the discount method or the indexation method to calculate his capital gain.

If a dwelling was not your main residence for the whole time you owned it, some special rules may entitle you to a full exemption or to extend the partial exemption you would otherwise get. These rules apply to land or a dwelling if:

- you choose to treat the dwelling as your main residence, even though you no longer live in it (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74)
- you moved into the dwelling as soon as practicable after its purchase (see **Moving into a dwelling** on page 69)
- you are changing main residences (see **Moving from one main residence to another** on page 73)
- you are yet to live in the dwelling but will do so as soon as practicable after it is constructed, repaired or renovated and you will continue to live in it for at least three months (see **Constructing, renovating or repairing a dwelling on land you already own** on page 76), or
- you sell vacant land after your main residence is accidentally destroyed (see **Destruction of dwelling and sale of land** on page 77).

DWELLING USED TO PRODUCE INCOME

Usually, you cannot get the full main residence exemption if you:

- acquired your dwelling on or after 20 September 1985 and used it as your main residence
- used any part of it to produce income during all or part of the period you owned it, and
- would be allowed a deduction for interest had you incurred it on money borrowed to acquire the dwelling (interest deductibility test).

The interest deductibility test applies regardless of whether you actually borrowed money to acquire your dwelling. You must apply it on the assumption that you did borrow money to acquire the dwelling.

If you rent out part of your home, you would be entitled to deduct part of the interest if you had borrowed money to acquire the dwelling.

If you run a business or professional practice in part of your home, you would be entitled to deduct part of the interest on money you borrowed to acquire the dwelling if:

- part of the dwelling is set aside exclusively as a place of business and is clearly identifiable as such, and
- that part of the home is not readily adaptable for private use – for example, a doctor's surgery located within the doctor's home.

You would not be entitled to deduct any interest expenses if, for convenience, you use a home study to undertake work usually done at your place of work. Similarly, you would not be entitled to deduct interest expenses if you do paid child-minding at home (unless a special part of the home was set aside exclusively for that purpose). In these situations, you could still get a full main residence exemption.

EXAMPLE: Renting out part of a home

Thomas purchased a home under a contract that was settled on 1 July 1999 and sold it under a contract that was settled on 30 June 2007. The home was his main residence for the entire eight years.

Throughout the period Thomas owned the home, a tenant rented one bedroom, which represented 20% of the home. Both Thomas and the tenant used the living room, bathroom, laundry and kitchen, which represented 30% of the home. Only Thomas used the remainder of the home. Therefore, Thomas would be entitled to a 35% deduction for interest if he had incurred it on money borrowed to acquire his home. The 'home first used to produce income' rule (explained in the next column) does not apply because Thomas used the home to produce income from the date he purchased it.

Thomas made a capital gain of \$120,000 when he sold the home. Of this total gain, the following proportion is not exempt:

capital gain	×	percentage of floor area	=	taxable portion
\$120,000	×	35%	=	\$42,000

As Thomas entered into the contract to acquire the home before 11.45am (by legal time in the ACT) on 21 September 1999, and entered into the contract to sell it after he had held it for at least 12 months, he can use either the indexation or the discount method to calculate his capital gain.

If you set aside and use part of the dwelling exclusively as a place of business, you cannot get a CGT exemption for that part of the dwelling by not claiming a deduction for the interest. Nor can you include interest in the cost base if you are entitled to a deduction but do not claim it.

You can still get a full main residence exemption if someone else uses part of your home to produce income and you receive no income from that person.

When a CGT event happens to the home, the proportion of the capital gain or capital loss that is taxable is an amount that is reasonable according to the extent to which you would have been able to deduct the interest on money borrowed to acquire the home.

In most cases, this is the proportion of the floor area of the home that is set aside to produce income and the period you use the home to produce income. This includes if the dwelling is available (for example, advertised) for rent.

EXAMPLE: Running a business in part of a home for part of the period of ownership

Ruth bought her home under a contract that was settled on 1 January 1999. She sold it under a contract that was entered into on 1 November 2006 and was settled on 31 December 2006. It was her main residence for the entire eight years.

From the time she bought it until 31 December 2002, Ruth used part of the home to operate her photographic business. She modified the rooms for that purpose and they were no longer suitable for private and domestic use. They represented 25% of the total floor area of the home.

When she sold the home, Ruth made a capital gain of \$80,000. The following proportion of the gain is taxable:

capital gain	×	percentage of floor area not used as main residence	×	percentage of period of ownership that that part of the home was not used as main residence	=	taxable portion
\$80,000	×	25%	×	50%	=	\$10,000

As Ruth entered into the contract to acquire the home before 11.45am (by legal time in the ACT) on 21 September 1999, and entered into the contract to sell it after she had held it for at least 12 months, she can use either the indexation or discount method to calculate her capital gain.

The 'home first used to produce income' rule (explained below) does not apply, because Ruth used the home to produce income from the date she purchased it.

➤ For more information on rental properties (for example, negative gearing and deductions), see *Rental properties 2007*.

Home first used to produce income

If you start using part or all of your main residence to produce income for the first time after 20 August 1996, a special rule affects the way you calculate your capital gain or capital loss.

In this case, you are taken to have acquired the dwelling at its market value at the time you first used it to produce income if all of the following apply:

- you acquired the dwelling on or after 20 September 1985
- you first used the dwelling to produce income after 20 August 1996
- when a CGT event happens to the dwelling, you would get only a partial exemption, because you used the dwelling to produce assessable income during the period you owned it, and

- you would have been entitled to a full exemption if the CGT event happened to the dwelling immediately before you first used it to produce income.

If all of the above apply, you **must** work out your capital gain or capital loss using the market value of the dwelling at the time you first used it to produce income. You do not have a choice.

A similar rule applies if you inherit a dwelling that was the deceased's main residence and you use it to produce income – see **Using a home you inherited to produce income** on page 82.

! FULL EXEMPTION

You may have made the choice to treat a dwelling as your main residence after the dwelling ceases to be your main residence (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74). In this case, if the dwelling is fully exempt, the 'home first used to produce income' rule does not apply.

In working out the amount of capital gain or capital loss, the period before the dwelling is first used by you to produce income is not taken into account. The extent of the exemption depends on the period after that time and the proportion of the home used to produce income. The example on this page explains this.

If the 'home first used to produce income' rule applies and the period between when you first used the dwelling to produce income and the CGT event happening is less than 12 months, the CGT discount method is not available.

EXAMPLE: Home becomes a rental property after 20 August 1996

Erin purchased a home on 0.9 hectares of land in July 2000 for \$280,000. The home was her main residence until she moved into a new home on 1 August 2003. On 2 August 2003, she commenced to rent out the old home. At that time, the market value of the old home was \$450,000.

Erin does not want to treat the old home as her main residence (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74) as she wants the new home to be treated as her main residence from when she moved into it.

On 14 April 2007, Erin sold the old home. Erin is taken to have acquired the old home for \$450,000 on 2 August 2003, and calculates her capital gain to be \$46,000.

Because Erin is taken to have acquired the old home on 2 August 2003 and has held it for more than 12 months, she can use the discount method to calculate her capital gain. As Erin has no capital losses, she includes a capital gain of \$23,000 on her 2007 tax return.

EXAMPLE: Part of home first used to produce income after 20 August 1996

Louise purchased a home in December 1991 for \$200,000. The home was her main residence. On 1 November 2005, she started to use 50% of the home for a consultancy business. At that time the market value of the house was \$320,000.

She decided to sell the property in August 2006 for \$350,000. As Louise was still living in the home, she could not get a full exemption under the 'continuing main residence status after dwelling ceases to be your main residence' rule (see page 74). The capital gain is 50% of the proceeds less the cost base.

percentage of use	×	(proceeds – cost base)	=	capital gain
50%	×	(\$350,000 – \$320,000)	=	\$15,000

Louise is taken to have acquired the property on 1 November 2005 at a cost of \$320,000. Because she is taken to have acquired it at this time, Louise is taken to have owned it for less than 12 months and must use the 'other' method to calculate her capital gain.

If you make the choice to continue to treat a dwelling as your main residence after it ceases to be your main residence (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74), and you do not get a full exemption, the 'home first used to produce income' rule may apply.

EXAMPLE: Dwelling used to produce income for more than six years and first used to produce income after 20 August 1996

Roya purchased an apartment in Australia for \$280,000 under a contract that was settled on 15 September 1994, and immediately started using the apartment as her main residence.

On 29 September 1996, she moved overseas and began renting out the apartment. During the time she was overseas, she did not acquire another dwelling and continued to rent out the apartment. After she returned to Australia in July 2006, she sold the apartment for \$555,000. Settlement occurred on 29 September 2006 and she incurred \$15,000 in real estate agent's and solicitor's costs.

As Roya rented out the apartment, she is only entitled to choose to continue to treat the dwelling as her main residence during her absence for a maximum of six years – that is, for the period 29 September 1996 to 29 September 2002.

As Roya is only entitled to a partial CGT exemption, she first used the property to produce income after 20 August 1996, and she would have been entitled to a full CGT exemption for the dwelling immediately before she started renting it out, she treats the dwelling as having been acquired on 29 September 1996 at the market value at that time, which was \$340,000.

Roya works out her capital gain as follows:

capital proceeds	\$555,000
cost base:	\$340,000
	+ \$15,000
total capital gain	\$200,000

$$\$200,000 \times \frac{1,462 \text{ days}}{3,653 \text{ days}} = \$80,044$$

Roya chooses to use the discount method and, because she has no other capital gains or capital losses, she includes a net capital gain of \$40,022 (\$80,044 × 50%) on her 2007 tax return.

MOVING FROM ONE MAIN RESIDENCE TO ANOTHER

If you acquire a new home before you dispose of your old one, both dwellings are treated as your main residence for up to six months if:

- the old dwelling was your main residence for a continuous period of at least three months in the 12 months before you disposed of it
- you did not use the old dwelling to produce assessable income in any part of that 12 months when it was not your main residence, and
- the new dwelling becomes your main residence.

If you dispose of the old dwelling within six months of acquiring the new one, both dwellings are exempt for the whole period between when you acquire the new one and dispose of the old one.

If you disposed of your old home before 1 July 1998, both homes are exempt for a maximum of three months.

EXAMPLE: Exemption for both homes

Jill and Norman bought their new home under a contract that was settled on 1 January 2007 and they moved in immediately. They sold their old home under a contract that was settled on 15 April 2007. Both the old and new homes are treated as their main residence for the period 1 January to 15 April, even though they did not live in the old home during that period.

If it takes longer than six months to dispose of your old home, both homes are exempt only for the last six months before you dispose of the old one. You get only a partial exemption when a CGT event happens to your old home.

EXAMPLE: Partial exemption for old home

Jeneen and John bought their home under a contract that was settled on 1 January 1999 and they moved in immediately. It was their main residence until they bought another home under a contract that was entered into on 2 November 2005 and settled on 1 January 2006.

They retained their old home after moving into the new one on 1 January 2006, but did not use the old one to produce income. They sold the old home under a contract that was settled on 1 October 2006. They owned this home for a total period of 2,831 days.

Both homes are treated as their main residence for the period 1 April 2006 to 1 October 2006 – the last six months that Jeneen and John owned their old home. Therefore, their old home is treated as their main residence only for the period before settlement of their new home and during the last six months before settlement of the sale of the old home.

The 90 days from 1 January 2006 to 31 March 2006, when the old home was not their main residence, are taken into account in calculating the proportion of their capital gain that is taxable (90 ÷ 2,831).

Because they entered into the contract to acquire their old home before 11.45am (by legal time in the ACT) on 21 September 1999 and entered into the contract to sell it after they had held it for at least 12 months, Jeneen and John can use either the indexation or the discount method to calculate their capital gain.

If it takes longer than six months to dispose of your old home, you may get an exemption for the old home for the period in excess of the six months by choosing to treat it as your main residence for that period under the 'continuing main residence status after dwelling ceases to be your main residence' rule (see page 74). If you do this, you get only a partial exemption when you dispose of your new home.

EXAMPLE: Partial exemption for new home

The facts are the same as in the previous example, except that Jeneen and John choose to continue to treat their old home as their main residence for the period from 1 January 2006 to 31 March 2006 under the 'continuing main residence status after dwelling ceases to be your main residence' rule.

This means they get a full exemption when they sell it.

Because both homes can only be exempt for a maximum of six months when you are moving from one to the other, Jeneen and John will not get a full exemption for their new home when they sell it. The exemption would not be available for the new home for the 90 days from 1 January 2006 to 31 March 2006.

CONTINUING MAIN RESIDENCE STATUS AFTER DWELLING CEASES TO BE YOUR MAIN RESIDENCE

In some cases, you can choose to treat a dwelling as your main residence even though you no longer live in it. You cannot make this choice for a period before a dwelling first becomes your main residence – see **Is the dwelling your main residence?** on page 68.

EXAMPLE: Not main residence until you move in

Therese bought a house and rented it out immediately. Later, she stopped renting it out and moved in.

Therese cannot choose to treat the house as her main residence during the period she was absent under the continuing main residence rule, because the house was not her main residence before she rented it out. She will only be entitled to a partial exemption if she sells the dwelling.

This choice needs to be made only for the income year that the CGT event happens to the dwelling – for example, the year that you enter into a contract to sell it. If you own both:

- the dwelling that you can choose to treat as your main residence after you no longer live in it, and
 - the dwelling you actually lived in during that period
- you make the choice for the income year you enter into the contract to sell the first of those dwellings.

If you make this choice, you cannot treat any other dwelling as your main residence for that period (except for a limited time if you are changing main residences, see **Moving from one main residence to another** on page 73).

If you do not use it to produce income – for example, you leave it vacant or use it as a holiday home – you can treat the dwelling as your main residence for an unlimited period after you stop living in it.

If you do use it to produce income – for example, you rent it out or it is available for rent – you can choose to treat it as your main residence for up to six years after you stop living in it. If you make this choice and as a result of it the dwelling is fully exempt, the ‘home first used to produce income’ rule (explained on page 76) does not apply.

You can choose when you want to stop the period covered by this choice.

For information about when and how you make a choice, see **Choices** on page 18.

EXAMPLE: Choosing to stop the period covered by the choice early

James bought his home in Brisbane on 1 July 2002 and moved in immediately. On 31 July 2003, he moved to Perth and rented out his Brisbane home. James bought a new residence in Perth on 31 January 2006. He sold the property in Brisbane on 31 July 2006. In completing his 2007 tax return, James decided to continue to treat the Brisbane property as his main residence after he moved out of it, but only until 31 January 2006 – when he purchased his new main residence in Perth.

If you rent out the dwelling for more than six years, the ‘home first used to produce income’ rule may apply, which means you are taken to have acquired the dwelling at its market value at the time you first used it to produce income – see **Home first used to produce income** on page 76.

If you are absent more than once during the period you own the home, the six-year maximum period that you can treat it as your main residence while you use it to produce income applies separately to each period of absence.

EXAMPLE: One period of absence of 10 years

Home ceases to be the main residence and is used to produce income for one period of six years

Lisa bought a house after 20 September 1985, but stopped using it as her main residence for the 10 years immediately before she sold it. During this period, she rented it out for six years and left it vacant for four years.

Lisa chooses to treat the dwelling as her main residence for the period after she stopped living in it, so she disregards any capital gain or capital loss she makes on the sale of the dwelling. The maximum period the dwelling can continue to be her main residence while she used it to produce income is six years. However, while the house is vacant, the period is unlimited, which means the exemption applies for the whole 10 years.

In addition to this, as the dwelling is fully exempt because Lisa made this choice, the ‘home first used to produce income’ rule does not apply.

Home used to produce income for more than one period totalling six years

In the 10-year period after Lisa stopped living in the dwelling, she rented it out for three years, left it vacant for two years, rented it out for the next three years, then once more left it vacant for two years.

If she chooses to treat the dwelling as her main residence for the period after she stopped living in it, she again disregards any capital gain or capital loss she makes on selling it. This is because the period she used the home to produce income during each absence is not more than six years. (See the example on the next page for more detail.)

EXAMPLE: Home ceases to be the main residence and is used to produce income for more than six years during a single period of absence

1 July 1992

Ian settled a contract to buy a home in Sydney on 0.9 hectares of land and used it as his main residence.

1 January 1994

Ian was posted to Brisbane and settled a contract to buy another home there.

1 January 1994 to 31 December 1998

Ian rented out his Sydney home during the period he was posted to Brisbane.

31 December 1998

Ian settled a contract to sell his Brisbane home and the tenant in his Sydney home left.

The period of five years from 1994 to 1998 is the first period the Sydney home was used to produce income for the purpose of the six-year test.

1 January 1999

Ian was posted from Brisbane to Melbourne for three years and settled a contract to buy a home in Melbourne. He did not return to his Sydney home at this time.

1 March 1999

Ian again rented out his Sydney home – this time for two years.

28 February 2001

The tenant of his Sydney home left.

The period of two years from 1999 to 2001 is the second period the Sydney home was used to produce income under the six-year test.

31 December 2001

Ian sold his home in Melbourne.

31 December 2002

Ian returned to his home in Sydney and it again became his main residence.

28 February 2007

Ian settled a contract to sell his Sydney home.

Ian chooses to treat the Sydney home as his main residence for the period after he stopped living in it. The effect of making this choice is that any capital gains Ian made on the sale of both his Brisbane home in 1998–99 and his Melbourne home in 2001–02 are not exempt.

Ian cannot get the main residence exemption for the whole period of ownership of the Sydney home because the combined periods he used it to produce income (1 January 1994 to 31 December 1998 and 1 March 1999 to 28 February 2001) during his one absence were more than six years.

As a result, the Sydney house is not exempt for the period it was used to produce income that exceeds the six-year period – that is, one year.

If the capital gain on the disposal of the Sydney home is \$250,000, he calculates the amount of the gain that is taxable as follows:

Period of ownership of the Sydney home:	
1 July 1992 to 28 February 2007	5,356 days
Periods the Sydney home was used to produce income after Ian stopped living in it:	
1 January 1994 to 31 December 1998	1,826 days
1 March 1999 to 28 February 2001	731 days
	2,557 days
First six years the Sydney home was used to produce income:	
1 January 1994 to 31 December 1998	1,826 days
1 March 1999 to 28 February 2000	365 days
	2,191 days
Income producing period of more than six years after Ian stopped living in it:	365 days

Proportion of capital gain taxable in 2006–07

$$\$250,000 \times \frac{365}{5,356} = \$17,037$$

Because Ian entered into the contract to acquire the house before 11.45am (by legal time in the ACT) on 21 September 1999 and entered into the contract to sell it after that time, and owned it for at least 12 months, he can use either the indexation or the discount method to calculate his capital gain.

! 21 AUGUST 1996 IMPORTANT
 The 'home first used to produce income' rule does not apply because the home was first used by Ian to produce income before 21 August 1996.

HOME USED TO PRODUCE INCOME AND THEN YOU STOP LIVING IN IT

If you use any part of your home to produce income before you stop living in it, you cannot apply the 'continuing main residence status after dwelling ceases to be your main residence' rule (see page 74) to that part. This means you cannot get the main residence exemption for that part of the dwelling either before or after you stop living in it.

EXAMPLE: Ceasing to live in a home after part of it is used to produce income

Helen purchased a home under a contract that was settled on 1 July 1994, and she moved in immediately. She used 75% of the home as her main residence and the remaining 25% as a doctor's surgery, which she used until 30 June 2001.

On 1 July 2001, she moved out and rented out the home until it was sold under a contract that was settled on 30 June 2007. Helen chose to treat the dwelling as her main residence for the six years she rented it out. She made a capital gain of \$100,000 when she sold the home.

As 25% of the home was not used as her main residence during the period before Helen stopped living in it, part of the capital gain is taxable, calculated as follows:

$$\$100,000 \times 25\% = \$25,000$$

Because Helen entered into the contract to acquire the house before 11.45am (by legal time in the ACT) on 21 September 1999 and sold it after she had owned it for at least 12 months, she can use either the indexation or the discount method to calculate her capital gain.

The 'home first used to produce income' rule does not apply because she used it to produce income from the time she purchased it.

CONSTRUCTING, RENOVATING OR REPAIRING A DWELLING ON LAND YOU ALREADY OWN

Generally, if you build a dwelling on land you already own, the land does not qualify for exemption until the dwelling becomes your main residence. However, you can choose to treat land as your main residence for up to four years before the dwelling becomes your main residence in certain circumstances.

You can choose to have this exemption apply if you acquire an ownership interest (other than a life interest) in land and you:

- build a dwelling on the land
- repair or renovate an existing dwelling on the land, or
- finish a partly constructed dwelling on the land.

There are conditions that you must satisfy before you can claim the exemption. You must first finish building, repairing or renovating the dwelling and then:

- move into the dwelling as soon as practicable after it is finished, and
- continue to use the dwelling as your main residence for at least three months after it becomes your main residence.

The land, including the dwelling that is being built, renovated, repaired or finished on it, is exempt for the shorter of the following periods:

- the four-year period immediately before the date the dwelling becomes your main residence, or
- the period between the date you acquired the land and the date the dwelling becomes your main residence.

However, if after you acquired the land you or someone else occupied a dwelling that was already on the land, the period of exemption starts from the date that dwelling was vacated.

If a newly constructed dwelling is built to replace a previous dwelling that was demolished or destroyed, you can get a full exemption when you dispose of the property if:

- the original dwelling was your main residence for the full period you owned it, you did not use it to produce assessable income, and it was on land covering an area of 2 hectares or less
- the new dwelling becomes your main residence as soon as practicable after it is completed, it continues to be your main residence until you dispose of it, and that period is at least three months
- you make a choice to treat the vacant land and new dwelling as your main residence in the period starting when you stopped occupying the previous dwelling and ending when the new dwelling becomes your main residence, and this period is four years or less, and
- you dispose of the land and new dwelling together.

If you make this choice, you cannot treat any other dwelling as your main residence for the period, except for a limited time under the 'moving from one main residence to another' rule (explained on page 73).

Therefore, if you have a dwelling you acquired on or after 20 September 1985 and you live in it while you build your new home, you must decide whether to:

- maintain the exemption for your old home, or
- have the exemption apply to the land (including the dwelling that is being built, renovated, repaired or finished on it) for the shorter of:
 - the time from when you acquire the land until the new home becomes your main residence, or
 - the four-year period immediately before the date on which the new home becomes your main residence.

If you acquired your old main residence before 20 September 1985, it is fully exempt. (The exception is if you made major capital improvements after that date and did not use them exclusively as your main residence – see **Major capital improvements to a dwelling acquired**)

before 20 September 1985 on page 79). This means you will benefit from choosing to treat the land on which your new dwelling is to be built, renovated, repaired or finished as your main residence for the relevant dates above.

You cannot choose to have a shorter period of exemption for the new home in order to exempt the old home for part of the construction period.

For information about when and how you make a choice, see **Choices** on page 18.

EXAMPLE: Choosing to claim exemption for the land from the date of construction

Grant bought vacant land, on which he intended to build a new home, under a contract that was settled on 3 September 2002. He bought his previous home under a contract that was settled on 3 November 1991.

Grant finished building his new home on 8 September 2006. He moved into it on 7 October 2006, which was as soon as practicable after completion. He sold his previous home under a contract that was settled on 1 October 2006.

If Grant wants to, he can:

- treat the new home as his main residence from 3 September 2002, and
- claim the exemption for his previous home from 3 November 1991 to 2 September 2002.

Both homes are also exempt from 1 April 2006 to 1 October 2006, the date Grant disposed of the old home. This is because the maximum six-month exemption also applies – see **Moving from one main residence to another** on page 73.

If you were to die at any time between entering into contracts for the construction work and the end of the first three months of residence in the new home, this exemption can still apply.

If you owned the land as a joint tenant and you die, the surviving joint tenant (or if none, the trustee of your estate) can choose to treat the land and the dwelling as your main residence for the shorter of:

- four years before your death, or
- the period starting when you acquired the land and ending when you die.

If there was already a dwelling on the land when you acquired it and someone else occupied it after that time, the surviving joint tenant (or if none, the trustee of your estate) can choose to treat the land and the dwelling as your main residence for the shorter of:

- four years before your death, or
- the period starting when the dwelling stopped being occupied so that it could be repaired or renovated and ending when you die.

DESTRUCTION OF DWELLING AND SALE OF LAND

If your home is accidentally destroyed and you then dispose of the vacant land on which it was built, you can choose to apply the main residence exemption as if the home had not been destroyed and continued to be your main residence.

You can get a full exemption for the land if you used it solely for private purposes in association with your home and it does not exceed 2 hectares. You cannot claim the main residence exemption for this period for any other dwelling, except for a limited time if you are changing main residences (see **Moving from one main residence to another** on page 73).

HAVING A DIFFERENT HOME FROM YOUR SPOUSE OR DEPENDENT CHILD

If you and a dependent child under 18 years old have different homes for a period, you must choose one of the homes as the main residence for both of you for the period.

If you and your spouse have different homes for a period, you and your spouse must either:

- choose one of the homes as the main residence for both of you for the period, or
- nominate the different homes as your main residences for the period.

If you and your spouse nominate different homes for the period, and you own 50% or less of the home you have nominated, you qualify for an exemption for your share. If you own more than 50%, your share is exempt for half the period you and your spouse had different homes.

The same applies to your spouse. If your spouse owns 50% or less of the home they have nominated, they qualify for an exemption for their share. However, if your spouse owns more than 50% of the home, their share is exempt for only half the period you had different homes.

This rule applies to each home the spouses own, whether they have sole ownership or own the home jointly (either as joint tenants or tenants in common).

Your spouse is your husband or wife to whom you are legally married, or a person who lives with you on a genuine domestic basis as your husband or wife. Under Australian law your husband or wife cannot be the same sex as you.

This rule applies also if you choose to treat a dwelling as your main residence when you no longer live in it (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74), and this choice results in your having a different main residence from your spouse or a dependent child for a period.

For information about when and how you make a choice, see **Choices** on page 18.

EXAMPLE: Spouses with different main residences

Under a contract that was settled on 1 July 1998, Kathy and her spouse, Grahame purchased a townhouse, in which they lived together. Grahame owns 70% of the townhouse while Kathy owns the other 30%.

Under a contract that was settled on 1 August 2000, they purchased a beach house, which they own in equal shares. From 1 May 2001, Kathy lives in their beach house while Grahame keeps living in the townhouse. Grahame nominated the townhouse as his main residence and Kathy nominated the beach house as her main residence.

Kathy and Grahame sold the beach house under a contract that was settled on 15 April 2007. As it was Kathy's main residence and she owned 50% of it, she disregards her share of any capital gain or capital loss for the period she and Grahame had different homes (1 May 2001 – 15 April 2007).

As Grahame did not live in the beach house or nominate it as his main residence when he and Kathy had different homes, he does not ignore his share of any capital gain or capital loss for any of the period he owned it.

Grahame and Kathy also sold the townhouse, under a contract that was settled on 15 April 2007.

Because Grahame owns more than 50% of the townhouse, it is taken to have been his main residence for half of the period when he and Kathy had different homes.

If the total capital gain on the sale of the townhouse is \$100,000, Grahame's share of the capital gain is \$70,000 (reflecting his 70% ownership interest). The amount of the gain that Grahame disregards under the main residence exemption is worked out as follows:

$$\$70,000 \times \frac{1,035 \text{ days}^*}{3,211 \text{ days}^{**}} = \$22,563$$

plus

$$\$70,000 \times 50\% \times \frac{2,176 \text{ days}^{***}}{3,211 \text{ days}^{**}} = \$23,718$$

* townhouse was Grahame's home and he and Kathy did not have different homes

** total ownership period

*** when Grahame and Kathy had the different homes

The total amount disregarded by Grahame is:

$$\$22,563 + \$23,718 = \$46,281$$

As Grahame bought the townhouse before 11.45am (by legal time in the ACT) on 21 September 1999 and entered into the contract to sell it after owning his share for at least 12 months, he can use either the indexation or the discount method to calculate his capital gain.

Kathy's share of the \$100,000 capital gain on the townhouse is \$30,000, reflecting her 30% ownership interest. The amount she disregards is:

$$\$30,000 \times \frac{1,035 \text{ days}^*}{3,211 \text{ days}^{**}} = \$9,670$$

* period before 1 May 2001 when the townhouse was Kathy's home

** total ownership period

As Kathy entered into the contract to buy the townhouse before 11.45am (by legal time in the ACT) on 21 September 1999 and entered into the contract to sell it after owning her share for at least 12 months, she can use either the discount method to calculate her capital gain or the indexation method.

EXAMPLE: Different main residences

Anna and her spouse, Mark, jointly purchased a townhouse under a contract that was settled on 5 February 1999. They both lived in it from that date until 29 April 2007, when the contract of sale was settled. Anna owned more than 50% of the townhouse.

Before 5 February 1999, Anna had lived alone in her own flat, which she rented out after moving to the townhouse. She then sold her flat and settled the sale on 11 March 2000. Anna chose to treat the flat as her main residence from 5 February 1999 until she sold it under the 'continuing main residence status after dwelling ceases to be your main residence' rule (see page 74).

Because of Anna's choice, Mark had a different main residence from Anna for the period 5 February 1999 to 11 March 2000. Therefore, Mark must either:

- treat Anna's flat as his main residence for that period, or
- nominate the townhouse as his main residence for that period.

If he chooses to treat Anna's flat as his main residence, a part of any gain Mark makes when he sells the townhouse will be taxable. He will not get an exemption for the townhouse for the period that he nominated Anna's flat as his main residence (that is, 5 February 1999 – 11 March 2000).

If Mark nominates the townhouse as his main residence, he qualifies for a full exemption on any capital gain he makes when it is sold because he owned 50% or less of it. However, because Mark and Anna have different main residences as a result of Mark's choice, and Anna owns more than 50% of the flat, her gain on the flat will only qualify for a 50% exemption for the period from 5 February 1999 to 11 March 2000.

Any capital gain Anna makes on the townhouse is taxable, except for the period from 12 March 2000 to 29 April 2007 and the part that is ignored under the 'moving from one main residence to another' rule (see page 73).

MAJOR CAPITAL IMPROVEMENTS TO A DWELLING ACQUIRED BEFORE 20 SEPTEMBER 1985

If you acquired a dwelling before 20 September 1985 and you make major capital improvements after that date, part of any capital gain you make when a CGT event happens to the dwelling could be taxable. Even though you acquired the dwelling before CGT started, major capital improvements are considered to be separate CGT assets from the original asset, and may therefore be subject to CGT in their own right if you make them on or after 20 September 1985.

If the dwelling is your main residence and you use the improvements as part of your home, they are still exempt. This includes improvements on land adjacent to the dwelling (for example, installing a swimming pool) if the total land, including the land on which the home stands, is 2 hectares or less.

However, if the dwelling is not your main residence or you used the improvements to produce income for any period, the part of any gain that is attributable to the improvements for that period is taxable.

A capital improvement to an existing structure, such as a renovation to your house, is taken to be major if its original cost (indexed for inflation if the improvements were made under a contract entered into before 11.45am (by legal time in the ACT) on 21 September 1999) is:

- more than 5% of the amount you receive when you dispose of the dwelling, and
- is greater than a certain threshold. The threshold increases every income year to take account of inflation. Improvement thresholds for 1985–86 to 2006–07 are shown in the table on page 11.

When you dispose of the dwelling, you calculate the capital gain or capital loss on the major improvements by taking away the cost base of the improvements from the proceeds of the sale that are reasonably attributable to the improvements:

capital gain on major improvements	=	proceeds of sale attributable to improvements	–	cost base of improvements
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You can choose to calculate the capital gain made on the improvements using either the indexation or the discount method if:

- the improvements were made under a contract entered into before 11.45am (by legal time in the ACT) on 21 September 1999
- the dwelling was sold after that time, and
- you owned the improvements for at least 12 months.

If you entered into the contract to make the improvements after 11.45am (by legal time in the ACT) on 21 September 1999 and you owned them for more than 12 months, you can calculate your capital gain using the CGT discount of 50%.

In calculating the amount of capital proceeds to be attributed to the improvements, you must take whatever steps are appropriate to work out their value. If you make an estimate of this amount, it must be reasonable and you must be able to show how you arrived at the estimated amount.

EXAMPLE: Improvement on land acquired before 20 September 1985

Martin bought a home in 1984. On 1 December 1993, he undertook major renovations to his home, costing \$120,000. He sold the home for \$500,000 under a contract that was settled on 1 December 2006. At the date of sale, the indexed cost base of the improvements was \$134,640.

Of the \$500,000 he received for the home, \$200,000 could be attributed to the improvements. Martin used the improvements to produce income from the time they were finished until the time he sold them with the home.

The 'home first used to produce income' rule does not apply to the improvements because they were first used to produce income before 21 August 1996.

The cost base of the improvements is more than 5% of the \$500,000 capital proceeds (that is, \$25,000) and more than the 2006–07 threshold of \$112,512. Therefore, because the improvements were used to produce income, the capital gain on the improvements is taxable. (Because the improvements were made under a contract entered into before 11.45 am (by legal time in the ACT) on 21 September 1999 the indexed cost base is used.)

As Martin acquired the improvements before 11.45am (by legal time in the ACT) on 21 September 1999 and sold the home after he had held the improvements for at least 12 months, he could use either the indexation method or the discount method to calculate his capital gain on the improvements.

Martin calculates his capital gain using the indexation method as follows:

Amount of proceeds attributable to the improvements	\$200,000
Less cost base of improvements indexed for inflation	\$134,640
Taxable capital gain	\$65,360

EXAMPLE: Improvement on land acquired before 20 September 1985 (continued)

Martin's capital gain using the discount method (assuming he has no capital losses or other capital gains in the 2006–07 income year and does not have any unapplied net capital losses from earlier years) is:

Amount of proceeds attributable to the improvements	\$200,000
less cost base of improvements (without indexation)	\$120,000
Capital gain	\$80,000
less 50% discount	\$40,000
Net capital gain	\$40,000

Martin chooses the discount method because this gives him a lower capital gain.

Note: If the improvements had been used as part of Martin's main residence, this gain would be exempt. However, if the home (including the improvements) had been rented out for one-third of the period, one-third of the capital gain made on the improvements would have been taxable.

If construction of the improvements started after 13 May 1997 and they were used to produce income, Martin would also reduce the cost base by the amount of any capital works deductions he claimed or can claim (see **Cost base adjustments for capital works deductions** on page 60). If Martin makes a capital loss, the reduced cost base of the improvements is reduced by the amount of any capital works deductions irrespective of when construction started.

Buildings or structures constructed on land acquired before 20 September 1985

Buildings or structures constructed on or after 20 September 1985 on land acquired before that date are also considered to be separate CGT assets from the original land. The major capital improvement threshold and 5% of capital proceeds rules (see page 11) do not apply to them. Therefore, they may be subject to CGT if you use them other than as your main residence.

DWELLINGS TRANSFERRED AFTER MARRIAGE BREAKDOWN

Special rules apply to dwellings transferred to you from a spouse, or a company or trustee of a trust, if the marriage breakdown rollover applies.

For more information, see **Real estate that was a main residence** on page 91 in chapter 8.

INHERITED MAIN RESIDENCE

If you inherit a deceased person's dwelling, you may be exempt or partially exempt when a CGT event happens to it. The same exemptions apply if a CGT event happens to a deceased's estate of which you are the trustee. Flowchart 6 in appendix 3 sets out the full exemption rules if you inherit a dwelling. Alternatively, the rules are set out below.

If you are a joint tenant and another joint tenant dies, their interest in the dwelling is taken to pass in equal shares to you and any other surviving joint tenants on that date.

For the purpose of the main residence exemption, you are treated as if that interest in the dwelling has passed to you as beneficiary of the deceased estate – which means the following rules apply to that interest. (For more information about other rules affecting joint tenants, see **Joint tenants** on page 97.)

Full exemption

Deceased died before 20 September 1985

As you acquired the dwelling before 20 September 1985, any capital gain you make is exempt. However, major capital improvements you make to the dwelling on or after 20 September 1985 may be taxable (see **Major capital improvements to a dwelling acquired before 20 September 1985** on page 79).

Deceased died on or after 20 September 1985

a) The deceased acquired the dwelling before 20 September 1985 (it does not matter whether the dwelling was the main residence of the deceased person).

You may have an ownership interest in a dwelling that passed to you as a beneficiary in a deceased estate or you may have owned it as trustee of a deceased estate. In either case, you disregard any capital gain or capital loss you make from a CGT event that happens to the dwelling if either of the following applies:

1 You disposed of your ownership interest within two years of the person's death – that is, if the dwelling was sold under a contract, settlement occurred within two years. This exemption applies whether or not you used the dwelling as your main residence or to produce income during the two-year period. We have no discretion to extend the two-year period.

or

2 From the deceased's death until you disposed of your ownership interest, the dwelling was not used to produce income and was the main residence of one or more of:

- a person who was the spouse of the deceased immediately before the deceased's death (but not a spouse who was permanently separated from the deceased)
- an individual who had a right to occupy the home under the deceased's will, or
- you, as a beneficiary, if you disposed of the dwelling as a beneficiary.

The dwelling can be the main residence of one of the above people (even though they may have stopped living in it) if they choose to treat it as their main residence under the 'continuing main residence status after dwelling ceases to be your main residence' rule (see page 74).

b) The deceased acquired the dwelling on or after 20 September 1985.

You disregard any capital gain or capital loss you make when a CGT event happens to the dwelling or your ownership interest in the dwelling if:

- Condition 2 in (a) above is met and the dwelling passed to you as beneficiary or trustee on or before 20 August 1996. For this to apply, the deceased must have used the dwelling as their main residence from the date they acquired it until their death, and they must not have used it to produce income.

OR

- One of the conditions in (a) above is met and the dwelling passed to you as beneficiary or trustee after 20 August 1996, and just before the date the deceased died, it was their main residence and was not being used to produce income.

A dwelling can still be regarded as the deceased's main residence even though they stopped living in it – see **Continuing main residence status after dwelling ceases to be your main residence** on page 74.

EXAMPLE: Full exemption

Rodrigo was the sole occupant of a home he bought in April 1990. He did not live in or own another home.

He died in January 2006 and left the house to his son, Petro. Petro rented out the house and then disposed of it 15 months after his father died.

Petro is entitled to a full exemption from CGT, as he acquired the house after 20 August 1996 and disposed of it within two years of his father's death.

Partial exemption

If you do not qualify for a full exemption from CGT for the home, you may be entitled to a partial exemption.

You calculate your capital gain or capital loss as follows:

$$\text{capital gain or capital loss amount} \times \frac{\text{non-main residence days}}{\text{total days}}$$

Non-main residence days

'Non-main residence days' is the number of days that the dwelling was not the main residence.

- a) If the deceased acquired the dwelling before 20 September 1985, non-main residence days is the number of days in the period from their death until settlement of your contract for sale of the dwelling when it was not the main residence of one of the following:
- a person who was the spouse of the deceased (except a spouse who was permanently separated

from the deceased)

- an individual who had a right to occupy the dwelling under the deceased's will, or
 - you, as a beneficiary, if you disposed of the dwelling as a beneficiary.
- b) If the deceased acquired the dwelling on or after 20 September 1985, non-main residence days is the number of days calculated under (a) plus the number of days in the deceased's period of ownership when the dwelling was not their main residence.

Total days

- a) If the deceased acquired their ownership interest before 20 September 1985, 'total days' is the number of days from their death until you disposed of your ownership interest.
- b) If the deceased acquired the ownership interest on or after 20 September 1985, total days is the number of days in the period from when the deceased acquired the dwelling until you disposed of your ownership interest.

NOTE

A further adjustment may be required if the dwelling was a main residence, but was partly used to produce income – for example, if, for a period, part of it was rented out or used as a place of business.

EXAMPLE: Partial exemption

Vicki bought a house under a contract that was settled on 12 February 1995 and she used it solely as a rental property. When she died on 17 November 1998, the house became the main residence of her beneficiary, Lesley. Lesley sold the property under a contract that was settled on 27 November 2006.

As Vicki had never used the property as her main residence, Lesley cannot claim a full exemption from CGT. However, as Lesley used the house as her main residence, she is entitled to a partial exemption from CGT.

Vicki owned the house for 1,375 days and Lesley then lived in the house for 2,933 days, a total of 4,308 days. Assuming Lesley made a capital gain of \$100,000, the taxable portion is:

$$\$100,000 \times \frac{1,375}{4,308} = \$31,917$$

In working out her capital gain, Lesley can use either the discount method or the indexation method. This is because, for the purposes of using those methods, she is taken to have acquired the property on 12 February 1995 (when Vicki acquired it) and this is before 11.45am (by legal time in the ACT) on 21 September 1999, and more than 12 months before Lesley entered into the contract to sell it.

If you dispose of your ownership interest in a dwelling within two years of the person's death, you can ignore the main residence days and total days in the period from the person's death until you dispose of the dwelling if this lessens your tax liability.

You also ignore any non-main residence days before the deceased's death in calculating the capital gain or capital loss if:

- you acquired the dwelling after 20 August 1996
- the dwelling was the deceased's main residence just before their death, and
- the dwelling was not being used to produce income at the time of their death.

Using a home you inherited to produce income

If a person acquired their main residence on or after 20 September 1985, and they died and it passed to you as a beneficiary (or as trustee of their estate) after 20 August 1996, you are taken to have acquired the dwelling at its market value at the time you first used it to produce your income if:

- you first used the dwelling to produce income after 20 August 1996
- when a CGT event happens to the dwelling, you would get only a partial exemption because you used the dwelling to produce assessable income during the period you owned it
- you would have been entitled to a full exemption if the CGT event happened to the dwelling immediately before you first used it to produce income, and
- the CGT event did not happen to the dwelling within two years of the person's date of death.

If all of the above apply, you **must** work out your capital gain or capital loss using the market value of the dwelling at the time you first used it to produce income. You do not have a choice.

Cost to you of acquiring the dwelling

If you acquire a dwelling the deceased had owned, there are special rules for calculating your cost base.

These rules apply in calculating any capital gain or capital loss when a CGT event happens to the dwelling.

The first element of the cost base and reduced cost base of a dwelling – its acquisition cost – is its market value at the date of death if either:

- the dwelling was acquired by the deceased before 20 September 1985, or
- the dwelling passes to you after 20 August 1996 (but not as a joint tenant), and it was the main residence of the deceased immediately before their death and was not being used to produce income at that date.

In any other case, your acquisition cost is the deceased's cost base and reduced cost base on the day they died. You may need to contact the trustee or the deceased's recognised tax adviser to obtain the details. If that cost base includes indexation, you must recalculate it to exclude

the indexation component if you prefer to use the discount method to work out your capital gain from the property.

If you are a beneficiary, the cost base and the reduced cost base also include amounts that the trustee of the deceased's estate would have been able to include in the cost base and reduced cost base.

Continuing main residence status

If the deceased was not living in the home at the date of their death, they or their trustee may have chosen to continue to treat it as their main residence. You may need to contact the trustee or the deceased's recognised tax adviser to find out whether this choice was made. If it was, the dwelling can still be regarded as the deceased's main residence:

- for an indefinite period – if the dwelling was not used to produce income after the deceased stopped living in it, or
- for a maximum of six years after they stopped living in it – if it was used to produce income after they stopped living in it.

EXAMPLE: Continuing main residence status

Aldo bought a house in March 1995 and lived in it.

He moved into a nursing home in December 2002 and left the house vacant. He chose to treat the house as his main residence after he stopped living in it under the Continuing main residence status after dwelling ceases to be your main residence rule (see page 74).

Aldo died in February 2007 and the house passed to his beneficiary, Con, who uses the house as a rental property.

As the house was Aldo's main residence immediately before his death and was not being used to produce income at that time, Con can get a full exemption for the period Aldo owned it.

If Con rented out the house and sold it more than two years after Aldo's death, the capital gain for the period from the date of Aldo's death until Con sold it is taxable.

If Con had sold the house within two years of Aldo's death, he could have ignored the main residence days and total days between Aldo's death and him selling it – which would have given him exemption for this period.

If Aldo had rented out the house after he stopped living in it, he could also have chosen to continue to treat it as his main residence (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74). The house would be considered to be his main residence until his death because he rented it out for less than six years.

If this choice had been made, Con would get an exemption for the period Aldo owned the house.

INHERITING A DWELLING FROM SOMEONE WHO INHERITED IT THEMSELVES

The formula for calculating the partial main residence exemption is adjusted if the deceased individual also acquired the interest in the dwelling on or after 20 September 1985 as a beneficiary (or trustee) of a deceased estate. The main residence exemption is calculated having regard to the number of days the dwelling was the main residence of yourself and the previous beneficiaries.

EXAMPLE

Ahmed acquired a dwelling after 20 September 1985.

The dwelling was his main residence from the date of settlement of the contract for purchase until he died. The number of days Ahmed owned the dwelling after 19 September 1985 was 3,700.

Under his will, Ahmed left the dwelling to his son, Fayeze. Fayeze was the sole beneficiary of Ahmed's estate. No other individual had a right to occupy the dwelling under Ahmed's will.

Some years later, Fayeze died. He had owned the dwelling for 2,600 days and it wasn't his main residence at any time during this period.

The dwelling was left to Mardianah under Fayeze's will.

Mardianah sold the dwelling in 2006–07 and made a capital gain of \$100,000. She owned the dwelling for 750 days and it wasn't her main residence at any time during that period.

The taxable proportion of Mardianah's \$100,000 capital gain is \$47,518. This is worked out as follows:

$$\$100,000 \times \frac{2,600 + 750}{2,600 + 750 + 3,700} = \$47,518$$

Because the combined period that Ahmed, Fayeze and Mardianah owned the dwelling was more than 12 months, Mardianah can reduce her \$47,518 capital gain by the 50% discount (after deducting any capital losses).

Because Mardianah gets an exemption for the period the dwelling was Ahmed's main residence, her capital gain is less than it otherwise would have been.

For more information about deceased estates, see chapter 9.

DEATH DURING CONSTRUCTION

If an individual entered into a contract to construct, repair or renovate a home on land they already owned, and they die before certain conditions are met, the trustee may choose to have the home and land treated as the deceased's main residence for up to four years before the home became (or was to become) their main residence.

The trustee can make this choice if the deceased dies:

- before the home is finished
- before it was practicable for the home to be their main residence, or
- before they had lived in the home for three months.

If the trustee makes this choice, no other dwelling can be treated as the deceased's main residence during that time.

LOSS, DESTRUCTION OR COMPULSORY ACQUISITION OF AN ASSET

07

This chapter explains your CGT obligations if your CGT asset is lost, destroyed or compulsorily acquired.

Generally, there are no CGT obligations for assets acquired before 20 September 1985 (pre-CGT).

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally they are also explained in detail in the section where they first appear.

There may be a situation where you receive money or another CGT asset (or both) as compensation when you dispose of an asset involuntarily (or under an insurance policy against the risk of such an event happening). In this case, you may be able to choose to:

- defer your liability to pay tax on any capital gain arising on the disposal, or
- get a CGT exemption for any replacement asset if you acquired the original asset before 20 September 1985.

This concession is known as a rollover. It may be available if one of the following events happens:

- all or part of your CGT asset is lost or destroyed
- your CGT asset is compulsorily acquired by an Australian government agency
- your CGT asset is compulsorily acquired by an entity (other than by an Australian government agency or a foreign government agency) under a power of compulsory acquisition conferred by an Australian or foreign law. However, the compulsory acquisition of minority interests – such as shares in a company – under the Corporations Act or similar foreign law are excluded
- you dispose of your CGT asset to an entity (other than a foreign government agency) after a notice is served on you inviting you to negotiate a sale agreement. You must have been informed that, if the negotiations are unsuccessful, the asset will be compulsorily acquired under a power of compulsory acquisition conferred by an Australian or foreign law. However, the compulsory acquisition of minority interests – such as shares in a company – under the Corporations Act or similar foreign law are excluded
- you dispose of land to an entity (other than a foreign government agency) where a mining lease was compulsorily granted over the land, the lease significantly affected your use of the land, the lease was in force immediately before the disposal and the entity to which you disposed of the land was the lessee

- you dispose of land to an entity (other than a foreign government agency) where a mining lease would have been compulsorily granted over the land, the lease would have significantly affected your use of the land and the entity to which you disposed of the land would have been the lessee, or
- a lease that had been granted to you by an Australian Government agency under a Commonwealth, state or territory law expires and is not renewed.

This rollover is not available for plant disposed of after 11.45am (by legal time in the ACT) on 21 September 1999 and other depreciating assets from 1 July 2001. Instead, if a depreciating asset is lost or destroyed or, acquired compulsorily or by forced negotiation (other than by a foreign government agency), the capital allowances provisions may allow for a balancing adjustment offset.

This means that rather than including an amount in your assessable income by way of a balancing adjustment, you can offset that amount against the cost of a replacement asset (or assets).

If you choose to take rollover, you do not need to lodge a written election stating your choice – it will be clear from the way you prepare your tax return.

You cannot choose to defer a capital loss but you can use it to reduce any capital gain made in the current income year or a later income year.

For rollover relief to apply, the replacement asset you receive cannot be a car, motorcycle or similar vehicle.

Further, from 1 July 2001, for rollover relief to apply, the replacement asset you receive cannot become an item of your trading stock, nor can it be a depreciating asset.

TIME OF THE CGT EVENT

You need to know the time of a CGT event to work out in which income year a capital gain or capital loss affects your income tax.

If an asset is lost or destroyed and you receive compensation, the time of the CGT event is when you first receive the compensation.

If you do not receive any compensation, the time of the CGT event is when the loss is discovered or the destruction occurred.

If your asset was compulsorily acquired by an entity under an Australian law or foreign law, the time of the CGT event is the earlier of when:

- you first received compensation from the entity, or
- the entity enters the asset (for example, land) or takes possession of it.

If an entity acquires your asset following negotiation (rather than compulsorily acquiring it), the time of the CGT event is:

- the date the contract to acquire it is made, or
- the date of the change of ownership if there is no contract.

If a lease that had been granted to you by an Australian government agency expires and is not renewed, the time of the CGT event is when the lease expires.

IF YOU RECEIVE MONEY

If you receive money because a CGT event happens, you can choose a rollover only if:

- you incur expenditure in acquiring another CGT asset that is used:
 - in your business for a reasonable period if the original asset was a business asset, or
 - otherwise, for a reasonable period for the same or a similar purpose as the original asset, or
- part of the original asset is lost or destroyed and you incur expenditure of a capital nature in repairing or restoring it.

You must incur at least some of the expenditure:

- no earlier than one year before the event happens, or
- within one year after the end of the income year in which the event happens.

This period may be extended in special circumstances.

EXAMPLE: Rollover applies

Trish paid for the repair of an asset for which she was compensated after part of it was destroyed on 1 September 2005. Trish's expenditure qualifies for the rollover concession if it was incurred any time during the period 1 September 2004 to 30 June 2007.

The replacement asset need not be identical to the one it is replacing. However, for a rollover to apply, you must use it in the same business (or for the same or a similar purpose) as the one for which you used the original asset. Also, your replacement asset cannot become an item of trading stock, nor can it be a depreciating asset.

EXAMPLE: Rollover does not apply

Denise receives money when her manufacturing business premises are destroyed. She buys a rental property with this money.

Denise cannot access the rollover concession because she does not use the rental property for the same or similar purpose as her old business premises.

Consequences of receiving money

If you receive money and choose to take a rollover, the consequences depend on whether:

- you acquired the original asset before 20 September 1985
- you acquired the original asset on or after 20 September 1985, and
 - the money received for the asset is more than the cost of repair or replacement
 - the money received does not exceed the cost of repair or replacement.

Original asset acquired before 20 September 1985

If you acquired the original asset before 20 September 1985, you are taken to have acquired the repaired or replacement asset before that day if:

- you repair or restore the original asset, or
- you replace the original asset:
 - at a cost of no more than 120% of its market value at the time of the event, or
 - at any cost, provided it (or part of it) was lost or destroyed by a natural disaster and the replacement asset is substantially the same.

This means you disregard any capital gain or capital loss you make when a later CGT event happens to the repaired or replacement asset.

Original asset acquired on or after 20 September 1985

If you acquired the original asset on or after 20 September 1985, the way rollover applies will depend on whether the money you received is more or less than the cost of repairing or replacing the asset. If it is more, it also depends on whether the capital gain you make when the event happens is:

- more than that excess, or
- less than or equal to that excess.

Money received is more than the cost of repair or replacement

If you do not use all of the money you received to repair or replace the original asset, this affects your CGT obligations. The amount of capital gain you include on your tax return depends on whether the capital gain is more or less than the difference between the amount you received and the cost of the repair or replacement.

If the capital gain is more than that difference, you reduce your capital gain to the amount of the excess. Include this amount on your tax return in the year the event happens. This gain may be eligible for the CGT discount (see chapter 2 for more information).

When a later CGT event happens, you reduce the amount of expenditure included in the cost base of the asset by the difference between the capital gain before it is reduced and the excess. This enables you to defer part of your CGT liability until a later CGT event happens.

If the capital gain is less than or equal to the excess (the compensation amount less the cost of the repair or replacement), you do not reduce the capital gain and the amount of the expenditure on the repair or replacement included in the cost base (see the example in the next column).

Money received does not exceed the cost of repair or replacement

If the amount of money you received is less than or equal to the expenditure you incurred to repair or replace the original asset, you disregard any capital gain. You reduce the expenditure you include in the cost base of the asset when a later CGT event happens by the amount of the gain (see the example below).

EXAMPLE: Money received is less than expenditure incurred

Gerard's business premises were destroyed by fire on 15 March 2007. He received \$246,000 in compensation from his insurance company.

It cost him \$257,000 to reconstruct the premises, – \$11,000 more than the amount of compensation he received.

Gerard made a capital gain of \$2,000 because his cost base apportioned to the building was \$244,000 at the time of the fire.

compensation money received	\$246,000
less cost base	\$244,000
capital gain	\$2,000
compensation money received	\$246,000
less replacement expenditure	\$257,000
shortfall	\$11,000

As the compensation money does not exceed the repair expenditure, Gerard disregards the capital gain.

However, the amount of expenditure that Gerard can include in the cost base of the repaired building is reduced by the amount of the capital gain (\$2,000) to \$255,000.

EXAMPLE: Money received is more than the expenditure incurred

Assume that, in the above example, Gerard incurred only \$240,000 for repairs and the cost attributed to the building was \$230,000.

compensation money received	\$246,000
less cost base	\$230,000
capital gain	\$16,000
compensation money received	\$246,000
less replacement expenditure	\$240,000
excess	\$6,000

The compensation money (\$246,000) is \$6,000 more than the replacement expenditure (\$240,000). The capital gain (\$16,000) is \$10,000 more than the excess of \$6,000. The capital gain is reduced to the excess amount of \$6,000.

Gerard's capital gain (before applying the CGT discount of 50%) is \$6,000. Therefore, assuming he has not made any other capital losses or capital gains in the 2006–07 income year (and does not have any unapplied net capital losses from earlier years) Gerard includes \$3,000 (\$6,000 × 50%) as his net capital gain for the 2006–07 income year.

Also, he reduces the expenditure he incurred on the replacement asset by the balance of the capital gain (\$10,000) to \$230,000. This means \$10,000 of the capital gain is deferred.

IF YOU RECEIVE AN ASSET

If you receive a replacement asset when the CGT event happens, you can choose a rollover only if:

- the replacement asset is not a depreciating asset or held as trading stock when you acquire it, and
- the market value of the replacement asset is more than the cost base of the original asset just before the event happened.

Consequences of receiving an asset

If you choose to take a rollover when you receive a replacement asset, you disregard any capital gain you make from the original asset. The other consequences are outlined below.

Original asset acquired before 20 September 1985

If you acquired the original asset before 20 September 1985, you are taken to have acquired the new asset before that day.

Original asset acquired on or after 20 September 1985

If you acquired the original asset on or after 20 September 1985, the first element of the cost base and reduced cost base of the replacement asset is taken to be the cost base and reduced cost base of the original asset at the time of the event.

However, you may have to recalculate the first element of the cost base of your replacement asset if the cost base of the original asset included an amount of indexation and you are seeking to apply the CGT discount to a capital gain from the replacement asset.

EXAMPLE: Asset received

Jon acquired land after 19 September 1985 which the state government compulsorily acquired on 14 July 2006. The cost base of the land at the time it was compulsorily acquired was \$180,000. As compensation, Jon received another piece of land with a market value of \$200,000.

Because the market value of the replacement land was greater than the cost base of the original land just before it was compulsorily acquired, Jon disregards the capital gain made on the disposal of the original land. Jon is taken to have paid \$180,000 to acquire the replacement land (that is, the cost base of the original land at the time it was compulsorily acquired).

IF YOU RECEIVE BOTH MONEY AND AN ASSET

If you receive both money and an asset and choose to take a rollover, the requirements and consequences are different for each part of the compensation.

You need to separately determine what happens to the replacement asset and the money, having regard to the proportion of the original asset attributable to each type of compensation.

The rules are then applied separately to the money and to the asset.

EXAMPLE: Money and an asset received as compensation

The state government compulsorily acquires land Kris bought in 2002. Its cost base at the time was \$150,000 but Kris received compensation worth \$160,000.

Half of the total compensation is money (\$80,000) and half is replacement land (market value \$80,000).

Therefore, the cost base of the original land attributable to each part of the compensation is \$75,000 (50% × \$150,000). Kris bought additional replacement land for \$82,000.

The total capital gain is \$10,000 which is capital proceeds of cash and property totalling \$160,000 less the cost base of \$150,000. Half of this capital gain can be attributed to the money and half to the asset (the replacement land).

The money Kris received as compensation is less than the amount he paid to buy the additional land. He can therefore disregard the \$5,000 of the capital gain that is attributable to the money compensation. He reduces the expenditure on the additional land by \$5,000, so the first element of its cost base is only \$77,000.

As the market value of the replacement land is more than that part of the cost base of the original land, Kris can choose to take rollover relief and disregard the capital gain of \$5,000 relating to the land.

As a result, the value of the replacement land (\$75,000) forms the first element of its cost base, not its market value (\$80,000) when he acquired it.

INDEXATION OR CGT DISCOUNT

If a CGT event happens to the replacement asset (for example, a later disposal), you may be able to use the indexation method or the discount method to calculate your capital gain. This applies only if the periods of ownership of the original asset and the replacement asset add up to at least 12 months. For indexation to apply, you must have acquired the asset before 11.45am (by legal time in the ACT) on 21 September 1999.

Read this chapter if your marriage or de facto marriage ended on or after 20 September 1985 and:

- you transfer an asset or a share of an asset to your spouse
- you receive an asset or a share of an asset from your spouse, or
- a company or trustee of a trust transfers an asset to you or your spouse.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally they are also explained in detail in the section where they first appear.

When we talk about ‘your spouse’, this includes your former spouse or former de facto spouse. ‘Transfer’ of an asset means transferring ownership of an asset to the transferee spouse and includes ‘creating’ an asset in their favour (such as a right to use property). Where we talk about ‘an asset’, this includes a share of, or an interest in, a jointly owned asset.

The term ‘transferee spouse’ refers to the spouse to whom an asset is transferred, while the ‘transferor’ is the person (or a company or the trustee of a trust) who transfers an asset to the transferee spouse.

As a general rule, CGT applies to all changes of ownership of assets on or after 20 September 1985. However, if you transfer an asset to your spouse as a result of the breakdown of your marriage or de facto marriage, there is an automatic rollover in certain cases. You cannot choose whether or not it applies.

This rollover ensures the transferor spouse disregards a capital gain or capital loss that would otherwise arise. In effect, the one who receives the asset (the transferee spouse) will make the capital gain or capital loss when they subsequently dispose of the asset. If you are the transferee spouse, the cost base of the asset is transferred to you.

CONDITIONS FOR THE MARRIAGE BREAKDOWN ROLLOVER

For the rollover to apply, the CGT event must have happened because of:

- an order of a court or court order made by consent under the *Family Law Act 1975* or a similar law of a foreign country, or
- a court order under a state, territory or foreign law relating to de facto marriage breakdowns

The rollover also applies to CGT events that happen after 12 December 2006 because of one of the following:

- a financial agreement that is binding under section 90G of the *Family Law Act 1975* (known as a ‘binding financial agreement’) or a corresponding written agreement that is binding because of a corresponding foreign law,
- an award made in an arbitration referred to in section 13H of the *Family Law Act 1975* (known as an ‘arbitral award’) or a similar award under a corresponding state, territory or foreign law, or
- a written agreement that is binding because of a state, territory or foreign law relating to de facto marriage breakdowns and which cannot be overridden by an order of a court, except to avoid injustice. (These are referred to below as ‘binding agreements used by de facto couples’.) The following agreements relating to de facto marriage breakdowns meet these requirements:
 - a domestic relationship agreement or termination agreement that complies with subsection 47(1) of the *New South Wales Property (Relationships) Act 1984*
 - a recognised agreement within the meaning of the *Queensland Property Law Act 1974*
 - a cohabitation agreement that is a certificated agreement within the meaning of the *South Australian De Facto Relationships Act 1996*
 - a personal relationship agreement or separation agreement that complies with subsection 62(1) of the *Tasmanian Relationships Act 2003*
 - a financial agreement that complies with subsection 205ZS(1) of the *Western Australian Family Court Act 1997*
 - a domestic relationship agreement or termination agreement that complies with subsection 33(1) of the *Australian Capital Territory’s Domestic Relationships Act 1994*
 - a cohabitation agreement or separation agreement that complies with subsection 45(2) of the *Northern Territory’s De Facto Relationships Act*.

Currently, Victoria does not have laws providing for written agreements relating to de facto marriage breakdowns.

! TIMING OF THE CGT EVENT

Because certain changes to the marriage breakdown rollover rules apply to CGT events that happen after 12 December 2006 it is important to know when those events happen. Appendix 1 on page 115 contains information about the timing of CGT events.

If an asset is transferred under a contract, the CGT event happens when the contract is entered into.

- A binding financial agreement may be a contract. The time at which a contract is entered into depends on the terms and conditions of the agreement and the relevant legislation being satisfied such that the agreement can take effect. In the case of a binding financial agreement, a separation declaration has to be made under section 90DA of the *Family Law Act 1975* before the agreement can take effect.
- A binding agreement used by a de facto couple may be a contract. The time at which a contract is entered into depends on the terms and conditions of the agreement and the relevant legislation being satisfied such that the agreement can take effect.

If there is no contract, the CGT event happens when the change of ownership of the asset occurs.

- Transfers made because of a court order or arbitral award are not made under a contract. Therefore, no CGT event happens until the asset is transferred under the order or award.

If the asset is transferred under an agreement to which CGT event B1 (see appendix 1) applies, the event happens when use of the asset passes.

Binding financial agreements can be entered into before, during or after marriage. Arbitral awards allow property and financial matters of married couples to be settled using arbitration. These arrangements allow separating couples to settle their affairs without having to go through court processes, which are often costly and protracted.

The rollover is not available for transfers that happen on the breakdown of a same-sex relationship.

Additional rollover conditions for agreements that do not require court intervention

For transfers that happen because of a binding financial agreement, or a binding agreement used by a de facto couple, the rollover only applies if at the time of the transfer:

- the spouses involved are separated
- there is no reasonable likelihood of cohabitation being resumed, and
- the transfer happened because of reasons directly connected with the breakdown of the marriage or of the de facto marriage.

The transfer may not be directly connected with the breakdown if, for example:

- the spouses had an agreement before the breakdown of their marriage or de facto marriage stating that the particular property was to be transferred between them for other reasons not directly related to the marriage breakdown, or
- the agreement provided for the transfer of non-specific property, the transfer does not occur for a considerable time (say, more than 12 months) after the agreement, and factors are present that suggest the transfer was not directly connected to the marriage breakdown.

Relevant CGT events

For the rollover to apply, one of the following events must happen. The transferor:

- disposes of an asset to the transferee spouse (CGT event A1)
- enters into an agreement with the transferee spouse under which:
 - the right to use and enjoy a CGT asset passes to the transferee spouse
 - title in the asset will or may pass to the transferee spouse at the end of the agreement (CGT event B1). There is no rollover if title in the CGT asset does not pass to the transferee spouse when the agreement ends
- creates a contractual or other right in favour of the transferee spouse (CGT event D1)
- grants an option to the transferee spouse or renews or extends an option granted to them (CGT event D2)
- owns a prospecting or mining entitlement, or an interest in one, and grants the transferee spouse a right to receive income from operations carried on by the entitlement (CGT event D3), or
- is a lessor and grants, renews or extends a lease to the transferee spouse (CGT event F1).

There is no rollover for the transfer of trading stock.

CONSEQUENCES OF THE ROLLOVER

You transfer the asset

If you transfer the asset, the consequences of the rollover are:

- you disregard any capital gain or capital loss for assets acquired before 20 September 1985, and
- for assets acquired on or after 20 September 1985, the marriage breakdown rollover ensures you disregard any capital gain or capital loss you make from the CGT event that involves you and the transferee spouse.

The asset is transferred to you

Assets acquired before 20 September 1985

If a CGT asset, including a share of a jointly owned asset, was transferred to you because of the breakdown of your marriage and it was acquired by the transferor before 20 September 1985, you are also taken to have acquired the asset before that date. You disregard any capital gain or capital loss you make when you later dispose of the asset.

However, if you make a major capital improvement to that asset after 20 September 1985, you may be subject to CGT when you dispose of it or another CGT event happens to that asset (see **Other capital improvements to pre-CGT assets** on page 11).

Assets acquired on or after 20 September 1985

The rules are different if the asset was acquired by the transferor on or after 20 September 1985. In this case, if you receive the CGT asset (or a share of a jointly owned asset) and there is a marriage breakdown rollover, you are taken to have acquired the asset (or share of the asset) at the time it was transferred from your spouse (or the company or trustee).

To calculate your capital gain or capital loss when a later CGT event happens, the first element of your cost base and reduced cost base will be the same as the cost base and reduced cost base of your spouse (or the company or trustee) at the time of the transfer. Your cost base and reduced cost base also include any costs incurred by you or the previous owner (your spouse, the company or trustee) in transferring the particular asset on the breakdown of your marriage – such as conveyancing costs and stamp duty. General legal costs relating to the breakdown or incurred in seeking a property settlement are not included.

If the transferor's cost base includes an amount of indexation, you may later have to recalculate the first element of your cost base to exclude that amount if you want to apply the CGT discount to your capital gain.

If you acquired the asset from your spouse (or the company or trustee) before 11.45am (by legal time in the ACT) on 21 September 1999, you may be able to use the indexation method when calculating your capital gain. This can only apply if your and your spouse's combined period of ownership is 12 months or more (or your and the company's or trustee's combined period of ownership is 12 months or more).

If you acquired the asset after 11.45am (by legal time in the ACT) on 21 September 1999, you cannot use the indexation method when calculating your capital gain but you may be able to use the discount method. You can use the discount method to calculate your capital gain if your and your spouse's combined period of ownership is 12 months or more. If the period is less than 12 months, you use the 'other' method.

Collectables or personal use assets remain collectables or personal use assets when they are transferred from your spouse (or the company or trustee) in the case of a marriage breakdown rollover.

For information about collectables and personal use assets, see **What is a CGT asset?** on page 9.

There are several instances where your spouse (or a company or trustee) may create an asset in your favour. The table below explains how to calculate the first element of your cost base and reduced cost base of that asset in each case.

CGT event	First element of cost base and reduced cost base
Creating contractual or other rights (D1)	Incidental costs incurred by the transferor that relate to the event
Granting an option (D2)	Expenditure incurred by the transferor to grant the option
Granting a right to income from mining (D3)	Expenditure incurred by the transferor to grant the right
Granting a lease (F1)	Expenditure incurred by the transferor on the grant renewal or extension of the lease

You are taken to have acquired the asset at the time specified by the CGT event. For example, for CGT event D1, you acquire the asset at the time you enter into the contract, or, if there is no contract, at the time the right is created. For more information, see appendix 1.

CGT ASSETS TRANSFERRED BY A COMPANY OR TRUST

If a company or a trustee of a trust transfers a CGT asset to a spouse, adjustments are required to the relevant cost base and reduced cost base of interests in the company or trust. These may be shares (or indirect interests in shares) in the company, units in a unit trust and other interests in the trust. They are reduced in value by an amount that reasonably reflects the fall in their market value as a result of the transfer of the CGT asset.

If the transferor is a controlled foreign corporation or a foreign trust, there are special rules for working out the capital gain or capital loss in relation to a subsequent CGT event.

NOTE

In certain circumstances, the transfer of an asset from a company to a spouse who is a shareholder or an associate of a shareholder may be a dividend. For more information, see the fact sheet *Division 7A – Overview*.

EXAMPLE: Transfer of assets from a marriage or a de facto marriage

Danny and Claudia jointly owned the following assets immediately before their marriage breakdown:

Asset	When purchased	Cost
The family home	January 1985	\$75,000
Holiday house	December 1988	\$65,000
Shares in a company	March 1999	\$35,000

After their permanent separation in October 2005, the Family Court approved the couple's agreement and made an appropriate court order by consent.

Danny transferred his interest in the family home to Claudia in March 2007 under the court order. Because it was acquired by the couple before 20 September 1985 and the CGT rollover applied, she is taken to have acquired Danny's interest in the home before that date. Therefore, Claudia will not have to pay tax on any capital gains when she sells the home – that is, either on her original interest in the home, or the interest Danny transferred to her.

Danny has no CGT obligation on the transfer to Claudia of his interest in the family home.

Claudia's interests in the shares and the holiday house were transferred to Danny in March 2007 under the court order. The holiday house did not become his home.

Although the couple acquired these assets on or after 20 September 1985, Claudia's capital gains from the transfer of her interests in these assets to Danny are disregarded under the marriage breakdown rollover.

Danny is taken to have acquired Claudia's interests in these assets at the time of transfer for her relevant cost bases. If he were to sell the holiday home or the shares, he would separately calculate his capital gain or capital loss in respect of his original interest and the interest he acquired from Claudia.

When he sells the assets, Danny can choose to apply the indexation method or the discount method to work out the amount of any capital gain from his original interests because they were acquired before 21 September 1999.

Because he acquired Claudia's interests after that date, he can only choose the discount method to work out any capital gain on them. However, in applying the 12-month ownership test for the purposes of the CGT discount, he can take into account the period that Claudia owned the interest.

Danny will have to ensure that the cost bases of the interests he acquired from Claudia do not include any amount of indexation.

If these rules apply to you seek help from us or a recognised tax adviser.

SUPERANNUATION INTERESTS

A CGT rollover may apply if an interest in a small superannuation fund is subject to a payment split on the breakdown of a marriage, but not a de facto marriage, and a CGT asset of a small superannuation fund is transferred to another small superannuation fund.

A small superannuation fund is one that is a complying fund and has fewer than five members.

The consequences of the rollover are the same as for transfers between spouses.

CASH SETTLEMENTS

The law has been changed to ensure that no CGT liability arises in relation to the ending of spouses' rights that directly relate to the breakdown of their marriage or de facto marriage, including if they receive cash as part of a marriage breakdown settlement. No CGT liability arises if, at the time the rights end, the spouses were separated and there was no reasonable likelihood of cohabitation being resumed.

REAL ESTATE THAT WAS A MAIN RESIDENCE

Transfers from your spouse where the CGT event happened on or before 12 December 2006

If a dwelling, or an interest in a dwelling, acquired by your spouse on or after 20 September 1985 was transferred to you under a CGT event that happened on or before 12 December 2006 and marriage breakdown rollover applies, you are entitled to an exemption from CGT (when you dispose of it) for the period it was your main residence after it was transferred to you.

If the dwelling was your main residence, you may only qualify for a partial exemption if:

- it was your main residence for only part of the period after it was transferred to you,
- you used the dwelling to produce assessable income, or
- the land on which the dwelling is situated is more than 2 hectares.

For more information about the main residence exemption, see chapter 6.

Keep all relevant records. Make sure you get any records you need from your spouse if you don't already have a copy, including records that show:

- how and when they acquired the dwelling (or the interest in a dwelling),
- its cost base when they transferred it to you.

Transfers from your spouse where the CGT event happened after 12 December 2006

If a dwelling (or an interest in a dwelling) acquired by your spouse on or after 20 September 1985 is transferred to you under a CGT event that happened after 12 December

2006, and the marriage breakdown rollover applies, you take into account the way in which both of you used the dwelling during your combined period of ownership when determining your eligibility for the main residence exemption.

This means you are entitled to a full exemption from CGT (when you dispose of it) if the land on which the dwelling is situated is 2 hectares or less, and:

- during the period your spouse owned the dwelling, it was their main residence and was not being used by them to produce assessable income, and
- during the period you owned the dwelling, it was your main residence and was not being used by you to produce assessable income.

If any of these conditions are not met, you may qualify for a partial exemption.

If the dwelling was not your or your spouse's main residence during all of your combined period of ownership, you work out the proportion of your capital gain that is taxable using the formula:

$$\begin{array}{r} \text{total capital} \\ \text{gain or} \\ \text{capital loss} \end{array} \times \frac{\begin{array}{r} \text{number of days} \\ \text{it was not your} \\ \text{spouse's main} \\ \text{residence during} \\ \text{their ownership} \\ \text{period} \end{array} + \begin{array}{r} \text{number of days it} \\ \text{was not your main} \\ \text{residence during} \\ \text{your ownership} \\ \text{period} \end{array}}{\begin{array}{r} \text{number of days in your combined period of} \\ \text{ownership} \end{array}}$$

For more information about the main residence exemption, see chapter 6.

Keep all relevant records. Make sure you get any records you need from your spouse if you don't already have a copy, including records that show:

- how and when they acquired the dwelling (or the interest in a dwelling),
- its cost base when they transferred it to you,
- the extent (if any) to which it was used to produce income during their ownership period – for example, the period(s) it was rented out or available for rent – and the proportion of the dwelling that was used for that purpose, and
- the number of days (if any) it was their main residence during their ownership period.

EXAMPLE: Dwelling transferred to you under a CGT event that happened after 12 December 2006 becomes your home

George and Natalie jointly purchased a holiday home on 0.1 hectare of land. Settlement of the purchase contract happened on 13 March 2005. On 13 March 2007, George transferred his half-interest to Natalie under the terms of an arbitral award.

Natalie uses the dwelling as her main residence for three years after the date of the CGT event until she sells it. Settlement of the sale contract happens on 13 March 2010.

Because the dwelling was Natalie's main residence for three years out of the five years she owned her original interest, she is entitled to a 60% main residence exemption on that interest.

Because George's half interest in the dwelling was transferred to Natalie under a CGT event that happened after 12 December 2006 and CGT marriage breakdown rollover applied, Natalie is also entitled to a 60% main residence exemption on that half interest – having regard to how they both used that interest during their combined period of ownership.

In working out the cost base of the interest George transferred to her, Natalie adds any relevant costs she incurred after George transferred it to her to the cost base of his interest at the time of the transfer.

Home first used to produce income rule applies to combined period of ownership

If a dwelling acquired on or after 20 September 1985 is used as a main residence from the time it is acquired and is later used to produce income, the Home first used to produce income rule may apply. For the rule to apply, the first income-producing use must be after 20 August 1996 and the dwelling must qualify for full main residence exemption immediately prior to it being used to produce income. See **Home first used to produce income** on page 71.

If the dwelling (or an interest in the dwelling) is transferred to you under a CGT event that happened after 12 December 2006 and the marriage breakdown rollover applies to the transfer, the CGT main residence exemption rules take into account the way you and your spouse use the dwelling during your combined period of ownership.

Where the Home first used to produce income rule and the marriage breakdown rollover apply and the dwelling (or an interest in the dwelling) was transferred to you by your spouse, you are taken to have acquired it at the time it is first used to produce income for its market value at that time. The first income-producing use may be during your or your spouse's ownership period.

EXAMPLE: Home transferred under a CGT event that happens after 12 December 2006 and the 'first used to produce income' rule applies

Harry bought a house on 0.2 hectare of land for \$200,000 on 17 November 1999. It was his main residence and was not used by him to produce income.

On 1 June 2003, he and Anita started living together as husband and wife. Harry moved into Anita's townhouse and rented out the house. The house was valued at \$250,000 at the time.

Harry and Anita had one child before their relationship broke down in 2006. Harry gave notice to the tenants that the lease on the house wouldn't be renewed.

On 1 June 2007, Anita moved into the house with their child. Under a binding agreement entered into on the same day, Harry transferred the house to Anita. A CGT rollover applied. (Anita also transferred her townhouse to Harry under the agreement).

Anita is taken to have acquired the house on 1 June 2003 for the market value at that time (\$250,000) because:

- Harry acquired the house after 19 September 1985,
- it was his main residence from the time he became the owner,
- the house was first rented out after 20 August 1996,
- the CGT event under which the house was transferred to Anita happened after 12 December 2006 and a CGT rollover applied,
- Anita would be entitled to a partial main residence exemption on the sale of the house,
- Harry would have obtained a full main residence exemption had he sold it just before he began renting it out on 1 June 2003.

If Anita sells the house under a contract that is settled on 1 June 2013 and it is her main residence until that time, she would obtain a 60% exemption – because it would have been her main residence for six years (1 June 2007 – 1 June 2013) out of the 10 years after she is taken to have acquired it.

Choices made under the CGT main residence rules

In certain circumstances, you may choose to treat a dwelling as your main residence for a period, even though you no longer live in it (see **Continuing main residence status after dwelling ceases to be your main residence** on page 74) or you are yet to live in it (see **Constructing, renovating or repairing a dwelling on land you already own** on page 76).

Such choices are not required to be made by a transferor spouse where a rollover applies because the capital gain or capital loss is disregarded. However, there is nothing to prevent the transferor spouse making a choice – for example, as part of the negotiations with the transferee spouse and transferee spouse's advisers about the transfer of a dwelling or an interest in a dwelling.

If there was a period when the transferor spouse and transferee spouse had different main residences before they separated, they need to make a choice to:

- treat one of the dwellings as the main residence of both of them for the period, or
- nominate the different dwellings as their main residences (and obtain a partial exemption on both).

Choices relating to the main residence exemption generally need to be made by the day the person lodges their tax return for the income year they transfer or enter into the contract to sell the dwelling (or their interest in it) or another CGT event happens to it. In most cases, the way in which the tax return is prepared is sufficient evidence of that choice.

For the practical reasons of negotiating a property settlement, any choices the transferor spouse decides to make would generally be expected to be made before they transfer the dwelling (or their interest in it) to the transferee spouse.

A signed statement could be provided by the transferor spouse to the transferee spouse at the time of the property settlement as evidence of the making of a choice. Such a statement would be evidence that the transferee spouse could use to support the calculation of any capital gain or capital loss they make when the dwelling is later disposed of or another CGT event happens to the dwelling.

For more information about choices made under CGT, see **Choices** on page 18.

EXAMPLE: Choice made by transferor spouse to treat dwelling as their main residence

At the time of negotiating their property settlement on the breakdown of their marriage in 2007, Calvin and Denise discuss with their advisers how to divide their joint assets.

When she was single, Denise had purchased a townhouse under a contract that was settled on 1 August 1998. She lived in it for three years.

On 14 August 2001, Denise and Calvin rented a flat and started living together as husband and wife. At that time, Denise began renting out her townhouse. After living together for two years in the flat, Denise and Calvin bought a house. They moved in on 25 September 2003, the date of settlement of the purchase contract.

Denise continued to rent out the townhouse.

In 2007, their relationship broke down. Denise and Calvin decided that Calvin would transfer his half share in the house to Denise (where she and their daughter would continue to live) and she would transfer the townhouse to Calvin (for him to live in) under a binding financial agreement.

Because the townhouse had been Denise's main residence, she could choose to continue to treat it as such for up to six years of any period of absence.

In negotiating their binding financial agreement, Denise provided Calvin with a signed statement which indicated she had chosen to treat the townhouse as her main residence for the two years between the time she moved out and the time they bought the house together.

Because the Home first used to produce income rule applies, Calvin is taken to have acquired the townhouse for its market value on 14 August 2001 and will qualify for a partial main residence exemption when he sells it. (The period from 1998 to 2001 is ignored from their combined period of ownership)

The effect of Denise's choice is that the townhouse is exempt from CGT for the period between 14 August 2001 (when she moved out) and 25 September 2003 (when she and Calvin bought the house together). So when Calvin sells it, he will get an exemption for that period as well as for the period he lived in it after the marriage broke down.

If Denise had not made the choice, Calvin would not get the exemption for the period from 14 August 2001 to 25 September 2003.

Dwellings transferred from a company or the trustee of a trust after marriage breakdown

If a dwelling (or an interest in a dwelling) was transferred to you from a company or trustee of a trust, and the marriage breakdown rollover applies to the transfer, you are treated as having owned the dwelling while it was owned by the company or trustee. However, you cannot get the main residence exemption during any part of the period that the company or trustee owned it (even if you lived in the dwelling during that time).

Therefore, if a dwelling is transferred to you by a company or trustee as a result of your marriage breakdown, you will be entitled to the exemption only for the period after it was transferred when it was your main residence. You work out the proportion of your capital gain or capital loss that is exempt by dividing the period after the transfer that it was your main residence by the combined period you and the company or trustee owned it.

See chapter 6 for more information about the main residence exemption.

CONSEQUENCES OF THE ROLLOVER NOT APPLYING

If you and your spouse divide your property under a private or informal agreement (not because of a court order, a binding financial agreement, an arbitral award or another agreement or award referred to above), the marriage breakdown rollover does not apply.

If this is the case, you must take any capital gain or capital loss you make on the transfer of the asset into account in working out your net capital gain (or net capital losses carried forward to future years) on your tax return for that income year.

The spouse to whom the asset is transferred is taken to have acquired the asset at the time of transfer.

Special rules may apply if a spouse receiving property does not pay anything for it or, if the amount paid by one spouse for property owned by the other is greater or less than the market value of the property and they are not dealing at arm's length. In these cases, the transferee is taken to have paid the market value of the property and the transferor is taken to have received the market value of the property. (You are said to be dealing at arm's length with someone if each of you acts independently and neither of you exercises influence or control over the other in connection with the transaction. It depends not only on the nature of your relationship but also the quality of the bargaining between you).

EXAMPLE: Rollover does not apply

Laurie and Jennie separated after living in a de facto marriage for four years. To avoid legal costs, they decided that they would divide their assets without involving solicitors.

During their relationship they had occupied a townhouse owned by Laurie. As part of their informal arrangement, they decided Laurie would keep it. They owned separate household items and decided each of them would keep whatever they had bought.

They also agreed that Laurie would transfer his half share of their rental property to Jennie in return for \$6,000. Under the arrangement, Jennie would also become liable for the whole of the mortgage after the date of transfer.

Little or no bargaining took place between Laurie and Jennie and no other assets were transferred.

Jennie is taken to have paid the market value of Laurie's share of the rental property. (The \$6,000 she actually paid and the mortgage liability she assumed from Laurie are ignored.) This is because:

- a CGT rollover did not apply (as the transfer did not happen because of a court order or a relevant agreement or award), and,
- Jennie and Laurie did not deal with each other at arm's length in connection with the transfer.

Laurie is taken to have received the market value of his share of the rental property at the time it was transferred to Jennie. This means, in working out his net capital gain for the income year he transferred the property to Jennie, he takes into account a capital gain or capital loss – based on the market value of his half share at that time.

If you are a deceased person's legal personal representative or a beneficiary of a deceased estate, read this chapter to find out about the special CGT rules that apply.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally they are also explained in detail in the section where they first appear.

When a person dies, the assets that make up their estate can:

- pass directly to a beneficiary (or beneficiaries), or
- pass directly to their legal personal representative (for example, their executor) who may dispose of the assets or pass them to the beneficiary (or beneficiaries).

A beneficiary is a person entitled to assets of a deceased estate. They can be named as a beneficiary in a will or they can be entitled to the assets as a result of the laws of intestacy (when a person dies without having made a will).

A legal personal representative can be either:

- the executor of a deceased estate (that is, a person appointed to wind up the estate in accordance with the will), or
- an administrator appointed to wind up the estate if the person does not leave a will.

CAPITAL GAIN OR CAPITAL LOSS ON DEATH IS DISREGARDED

There is a general rule that CGT applies to any change of ownership of a CGT asset, unless the asset was acquired before 20 September 1985 (pre-CGT).

There is a special rule that allows any capital gain or capital loss made on a post-CGT asset to be disregarded if, when a person dies, an asset they owned passes:

- to their legal personal representative or to a beneficiary, or
- from their legal personal representative to a beneficiary.

Exceptions to this rule

A capital gain or capital loss is not disregarded if a post-CGT asset owned at the time of death passes from the deceased to a **tax-advantaged entity** (See next column) or to a foreign resident. In these cases, a CGT event is taken to have happened to the asset just before the person died. The CGT event will result in:

- a capital gain if the market value of the asset on the day the person died was more than the cost base of the asset, or

- a capital loss if the market value was less than the asset's reduced cost base.

These capital gains and losses should be taken into account in the deceased person's 'date of death return' (the tax return for the period from the start of the income year to the date of the person's death).

However, any capital gain or capital loss from a testamentary gift of property can be disregarded if:

- the gift is made under the Cultural Bequests Program (which applies to certain gifts of property – not land or buildings – to a library, museum or art gallery), or
- the gift is made to a deductible gift recipient or a registered political party and the gift would have been income tax deductible if it had not been a testamentary gift.

The condition that testamentary gifts of property must be valued at greater than \$5,000 before the CGT exemption applies does not apply to gifts made on or after 1 July 2005.

Tax-advantaged entity

A tax-advantaged entity is:

- a tax-exempt entity (for example, a church or charity), or
- the trustee of:
 - a complying superannuation fund
 - a complying approved deposit fund, or
 - a pooled superannuation trust.

Foreign resident beneficiary

Deceased died before 12 December 2006.

If a foreign resident is a beneficiary of a deceased's post CGT asset, any capital gain or capital loss is taken into account in preparing the deceased person's date of death return if:

- the deceased died before 12 December 2006
- the deceased was an Australian resident when they died, and
- the asset does not have the 'necessary connection with Australia' (see page 16) in the hands of the beneficiary.

Deceased died on or after 12 December 2006.

If a foreign resident is a beneficiary of a deceased's post CGT asset, any capital gain or capital loss is taken into account in preparing the deceased person's date of death return if:

- the deceased died on or after 12 December 2006
- the deceased was an Australian resident when they died, and
- the asset is not 'taxable Australian property' (see page 17) in the hands of the beneficiary.

ASSETS WHICH PASS TO THE BENEFICIARY OR LEGAL PERSONAL REPRESENTATIVE

Main residence

Special rules apply if the asset was the deceased person's or beneficiary's main residence (see **Inherited main residence** on page 80 and flowchart 6 on page 127).

Other real estate

Even if the property was not the deceased person's main residence, special rules may mean you qualify for a full or partial exemption when you dispose of it (see **Inherited main residence** on page 80 and flowchart 6 on page 127).

Other assets

In administering and winding up a deceased estate, a legal personal representative may need to dispose of some or all of the assets of the estate. Assets disposed of in this way are subject to the normal rules and any capital gain the legal personal representative makes on the disposal is subject to CGT.

Similarly, it may be necessary for the legal personal representative to acquire an asset (for example, to satisfy a specific legacy made). Any capital gain or capital loss they make on disposal of that asset to the beneficiary is subject to the normal CGT rules.

If a beneficiary sells an asset they have inherited, the normal CGT rules also apply.

Acquisition of asset

If you acquire an asset owned by a deceased person as their legal personal representative or beneficiary, you are taken to have acquired the asset on the day the person died. If that was before 20 September 1985, you disregard any capital gain or capital loss you make from the asset.

Cost base of asset

Assets acquired by the deceased person before 20 September 1985

If the deceased person acquired their asset before 20 September 1985, the first element of your cost base and reduced cost base (that is, the amount taken to have been paid for the asset) is the market value of the asset on the day the person died.

If, before they died, a person made a major improvement to a pre-CGT asset on or after 20 September 1985, the improvement is not treated as a separate asset.

The beneficiary or legal personal representative is taken to have acquired the improved asset when the person died. Although the deceased used to treat the asset and the improvement as separate assets, the beneficiary or legal personal representative now treats them as one asset.

Assets acquired by the deceased person on or after 20 September 1985

If a deceased person acquired their asset on or after 20 September 1985, the first element of your cost base and reduced cost base is taken to be the cost base and reduced cost base of the asset on the day the person died.

There is an exception if the asset is a dwelling and certain conditions are met. See **Cost to you of acquiring the dwelling** on page 82.

If the deceased person died before 21 September 1999, and you choose the indexation method to work out the capital gain when you dispose of the asset (or when another CGT event happens), you index the first element of the cost base from the date the deceased person acquired it up until 21 September 1999.

If the deceased person died on or after 21 September 1999, you cannot use the indexation method and, when you dispose of the asset, you must recalculate the first element of your cost base to leave out any indexation that was included in the deceased's cost base.

Expenditure incurred by a legal personal representative

As a beneficiary, you can include in your cost base (and reduced cost base) any expenditure the legal personal representative (for example, the executor) would have been able to include in their cost base if they had sold the asset instead of distributing it to you. You can include the expenditure on the date they incurred it.

For example, if an executor incurs costs in confirming the validity of the deceased's will, these costs form part of the cost base of the estate's assets.

CHOOSING THE INDEXATION METHOD OR THE DISCOUNT METHOD

If the deceased died before 11.45am (by legal time in the ACT) on 21 September 1999 and you dispose of the asset (as legal personal representative or beneficiary) after that date, there are two ways of calculating your capital gain. You can use either the indexation method or the discount method, whichever gives you the better result. However, the CGT discount is only available if you are an individual, a trust or a complying superannuation entity.

Elements of an asset's cost base can be indexed only if you own the asset for at least 12 months before disposing of it. For the purposes of this 12-month ownership test you are taken to have acquired the asset when the deceased acquired it, not from the date of their death.

For the CGT discount to apply, you must have acquired the asset at least 12 months before disposing of it. For the purposes of this 12-month ownership test, you are taken to have acquired the asset at one of the following times:

- for pre-CGT assets, the date the deceased died, and
- for post-CGT assets, the date the deceased acquired it.

EXAMPLE: Transfer of an asset from the executor to a beneficiary

Maria died on 13 October 2000, leaving two assets: a parcel of 2,000 shares in ABC Ltd and a vacant block of land. Giovanni was appointed executor of the estate (the legal personal representative).

When the assets are transferred to Giovanni, he disregards any capital gain or capital loss. Giovanni disposes of (sells) the shares to pay Maria's outstanding debts. As the shares are not transferred to a beneficiary, any capital gain or capital loss on this disposal must be included on the tax return for Maria's deceased estate.

When all debts and tax have been paid, Giovanni transfers the land to Maria's beneficiary, Antonio, and pays the conveyancing fee of \$5,000. As the land is transferred to a beneficiary, any capital gain or capital loss is disregarded. The first element of Antonio's cost base is taken as Maria's cost base on the date of her death. Antonio is also entitled to include in his cost base the \$5,000 Giovanni spent on the conveyancing.

EXAMPLE: Indexation and CGT discount

Leonard acquired a property on 14 November 1998 for \$126,000. He died on 6 August 1999 and left the property to Gladys. She sold the property on 6 July 2006 for \$240,000. The property was not the main residence of either Leonard or Gladys.

Although Gladys acquired the property on 6 August 1999, for the purpose of determining whether she had owned the property for at least 12 months, she was taken to have acquired it on 14 November 1998 (the day Leonard acquired it).

At the time of disposal, Gladys had owned the property for more than 12 months. As she is taken to have acquired it before 11.45am (by legal time in the ACT) on 21 September 1999 and disposed of it after that date, Gladys could choose to index the cost base. However, if the discount method would give her a better result, she could choose to claim the CGT discount.

If Gladys chooses the discount method she would have to exclude from the first element of her cost base the amount that represented indexation that had accrued to Leonard up until the time he died.

Collectables and personal use assets

A post-CGT collectable or personal use asset is still treated as such when you receive it as a beneficiary or the legal personal representative of the estate.

JOINT TENANTS

If two or more people acquire a property asset together, it can be either as tenants in common or as joint tenants.

If a tenant in common dies, their interest in the property is an asset of their deceased estate. This means it can be transferred only to a beneficiary of the estate or be sold (or otherwise dealt with) by the legal personal representative of the estate.

If one of the joint tenants dies, their interest in the property passes to the surviving joint tenant(s). It is not an asset of the deceased estate.

For CGT purposes, if you are a joint tenant you are treated as if you are a tenant in common owning equal shares in the asset. However, if you are a joint tenant and another joint tenant dies, on that date their interest in the asset is taken to pass in equal shares to you and any other surviving joint tenants, as if their interest is an asset of their deceased estate and you are beneficiaries.

This means that if the dwelling was the deceased's main residence, you may be entitled to the main residence exemption (see **Inherited main residence** on page 80) for the interest you acquired from them.

If the joint tenant who dies acquired their interest in the asset on or after 20 September 1985, the first element of the cost base of the interest you acquire from them is the cost base of their interest on the day they died, divided by the number of joint tenants (including you) who acquire it. The first element of the reduced cost base of the interest you acquire from them is worked out similarly.

EXAMPLE: Surviving joint tenants

In 1999, Ming and Lee buy a residential property for \$250,000 as joint tenants. Each one is taken to have a 50% interest in it. On 1 May 2001, Lee dies.

On 1 May 2001, Ming is taken to have acquired Lee's interest for an amount equal to Lee's cost base on that day.

If Ming uses the property as his main residence after Lee dies, he may be entitled to the main residence exemption (see chapter 6) for the interest he acquired from Lee as well as for his original interest.

If the joint tenant who dies acquired their interest in the asset before 20 September 1985, the first element of the cost base of the interest you acquire from them is the market value of their interest on the day they died, divided by the number of joint tenants (including you) who acquire it. The first element of the reduced cost base of the interest you acquire from them is worked out similarly.

For the indexation and discount methods to apply, you must have owned the asset (or your share of it) for at least 12 months. As a surviving joint tenant, for the purposes of this 12-month test, you are taken to have acquired the deceased's interest in the asset (or your share of it) at the time the deceased person acquired it.

EXAMPLE: CGT and joint tenants

Trevor and Kylie acquired land as joint tenants before 20 September 1985. Trevor died in October 2006. For CGT purposes, Kylie is taken to have acquired Trevor's interest in the land at its market value at the date of his death.

Kylie holds her original 50% interest as a pre-CGT asset, and the inherited 50% interest as a post-CGT asset which she is taken to have acquired at its market value at the date of Trevor's death.

If Kylie sold the land within 12 months of Trevor's death, she would qualify for the CGT discount on any capital gain she makes on her post-CGT interest. She qualifies for the CGT discount because, for the purposes of the 12-month ownership test, she is taken to have acquired Trevor's interest at the time he acquired it, which was before 20 September 1985.

UNAPPLIED NET CAPITAL LOSSES

If the deceased had any unapplied net capital losses when they died, these cannot be passed on to you as the beneficiary or legal personal representative for you to offset against any net capital gains.

LIFE AND REMAINDER INTERESTS

There may be CGT consequences on the creation, surrender, expiry or disposal of a life interest or remainder interest.

We have issued *Taxation Ruling TR 2006/14 – Income tax: capital gains tax: consequences of creating life and remainder interests in property and of later events affecting those interests* to explain these. For more information, visit our website or seek advice from a recognised tax adviser.

Introduction		100	Step 6	Applying net capital losses from earlier years	102
Step 1	Types of CGT assets and CGT events	100	Step 7	Applying the CGT discount	103
Step 2	Calculating your current year capital gain or capital loss for each CGT asset or CGT event	100	Step 8	Applying the small business CGT concessions	103
Step 3	Total current year capital gains	101	Step 9	Working out your net capital gain	103
Step 4	Capital losses	101	Step 10	Capital losses carried forward to later income years	103
Step 5	Applying current year capital losses	101			

COMPLETING THE CAPITAL GAINS SECTION OF YOUR TAX RETURN

- item **17** of the *Tax return for individuals (supplementary section) 2007*
- item **9** of the *Tax return for retirees 2007*



Read this first

Are you an individual?

If you are completing a tax return on behalf of an individual (rather than an entity), read this part of the guide.

If you need help completing the:

- **Capital gain or capital loss worksheet** – go to step 1 of part C (ignore the word 'entity')
- **CGT summary worksheet for 2006–07 tax returns** – go to steps 2 and 3 of part C.

Is your entity a company, trust or fund?

If the tax return is for a company, trust or fund, go to part C of this guide.

INTRODUCTION

Read part B if you are an individual and a CGT event happened in 2006–07 or you received a distribution from a trust (including a managed fund) that included a net capital gain.

If you have sold only a few shares or units, or have a managed fund distribution, you may find it easier to use the *Personal investors guide to capital gains tax 2007*.

The steps that follow explain how to calculate your net capital gain or net capital loss for 2006–07 and complete item **17 Capital gains** on your *Tax return for individuals (supplementary section) 2007*, or item **9** if you use the *Tax return for retirees 2007*. **Note:** You cannot use the Tax return for retirees if you had a distribution from a managed fund during the income year.

Individuals, including individual partners in a partnership, who lodge using a paper tax return, are not required to complete a CGT schedule.

Chapter 2 in part A explains how to calculate a capital gain or capital loss for each CGT event or asset using the **Capital gain or capital loss worksheet** that you can tear out from the back of this guide. For most individuals, this worksheet is all you will need to work out what needs to be included at item **17** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees. Make copies of the worksheet if you need more than one. If you need help completing the **Capital gain or capital loss worksheet**, read step 1 in part C (ignore the word 'entity').

If you have a number of the **Capital gain or capital loss worksheets** because several CGT events happened, you may wish to use the CGT summary worksheet (also at the back of this guide) to help you calculate your net capital gain or net capital loss. Read steps 2 and 3 in part C of this guide (ignoring the word 'entity') to find out how to complete the summary worksheet. Then complete item **17** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally they are also explained in detail in the section where they first appear.

STEP 1 Types of CGT assets and CGT events

Certain capital gains and capital losses (that is, those from collectables and personal use assets) are treated differently when calculating your net capital gain or net capital loss. See chapter 1 in part A for explanations of these assets. In particular, you should note that you disregard capital losses from personal use assets and do not take them into account when working out your net capital gain. You can only use capital losses from collectables to reduce capital gains from collectables.

You need to separate the records of your CGT events into the following three categories:

- those relating to collectables (for example, jewellery)
- those relating to personal use assets (for example, a boat you use for recreation)
- other CGT assets or CGT events, including distributions of capital gains from managed funds.

STEP 2 Calculating your current year capital gain or capital loss for each CGT asset or CGT event

Calculate whether you have made a capital gain or capital loss for each CGT event that has happened during the income year. The **Capital gain or capital loss worksheet** at the back of this guide can help you work this out. Do not include capital gains that are disregarded, deferred or reduced, or capital losses that are disregarded – see **Exemptions and rollovers** on page 19. If you are a small business owner and qualify for one or more of the following small business CGT concessions: the 50% active asset reduction, small business rollover relief or the small business retirement exemption – you include the relevant capital gains at this step. You apply the concessions to the amount of any relevant capital gains remaining after step 7.

In calculating your capital gain, you will use one of the following three methods for each asset:

- indexation method
- discount method, or
- 'other' method.

See chapter 2 in part A for a full explanation of these methods and how to use them to calculate your capital gain or capital loss for each CGT event.

For a CGT event that happens after 11.45am (by legal time in the ACT) on 21 September 1999 to a CGT asset that you acquired at or before that time, you can choose to use either the indexation or the discount method to calculate your capital gain if you have owned the asset for at least 12 months. If you bought and sold your asset within 12 months, you must use the 'other' method to calculate your capital gain.

If you use the discount method, do not apply the discount percentage until you have applied current year capital losses and unapplied net capital losses from earlier years.

You also need to work out the amount of any capital gains that you are taken to have made as part of a distribution from a trust. You must use the same method the trustee used in calculating the amount of the capital gain. For more information, see chapter 4 in part A.

! CONCESSIONS THAT MAY APPLY

There are special rules if a trust's net capital gain was reduced by the CGT discount or by applying the small business 50% active asset reduction, or both. The trust should advise you if it has claimed either (or both) of these concessions as you will need to adjust the amount of the net capital gain to be included in your total capital gains (see chapter 4 in part A for more information).

STEP 3 Total current year capital gains

If you do not have any capital gains from collectables, add up all your capital gains from step 2 and write this amount at **H Total current year capital gains** item **17** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees.

If you have a capital gain from collectables, deduct any capital losses from collectables (including unapplied net capital losses from earlier years from collectables). Do not deduct capital losses from other capital gains at this stage.

Any capital gain remaining is added to all your other capital gains from step 2. Write the total amount at **H** item **17** on your tax return (supplementary section), or at item **9** if you use the Tax return for retirees.

If you received (or are entitled to receive) a distribution from a trust that includes a net capital gain, you also need to include this amount here in your total capital gains. Do not include this amount as a distribution from the trust at item **12 Partnerships and trusts** on your tax return (supplementary section).

If your capital gains from collectables were reduced to zero when you applied your losses from collectables – and you still have capital losses from collectables remaining – make a note of this amount.

This capital loss can be carried forward to future years (see step 9) and will be recorded at **V Net capital losses carried forward to later income years** item **17** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees.

STEP 4 Capital losses

If you have no current year capital losses or unapplied net capital losses from earlier years, go to step 7. Otherwise, read on.

From your **Capital gain or capital loss worksheet**, add up all your capital losses for 2006–07 and make a note of this amount. Remember that you do not include:

- capital losses from personal use assets
- capital losses from collectables, or
- capital losses that are disregarded (for example, those from assets acquired before 20 September 1985) – see **Exemptions** on page 19.

If you have a current year capital loss, go to step 5.

If you have only unapplied net capital losses from earlier years and no current year capital gains, go to step 6.

STEP 5 Applying current year capital losses

You must apply your current year capital losses from step 4 against (that is, deducted from) any capital gains you made during the year to determine your net capital gain or net capital loss.

EXAMPLE: Sale of shares and collectables

Kathleen sold some assets during the year and has the following capital gains and capital losses for 2006–07:

Capital gain on the sale of 1000 shares for \$6 each on 17 December 2006

Kathleen bought these shares on 17 November 1998 and each has a cost base of \$3 (including incidental costs of acquisition and disposal).

$$\text{Capital gain} = \$6,000 - \$3,000 = \$3,000$$

Kathleen chooses to calculate her capital gain using the discount method.

Capital gain on the sale of 130 shares for \$8 each on 27 February 2007

Kathleen bought these shares on 10 October 2006 and each has a cost base of \$4 (including incidental costs of acquisition and disposal). As the asset was bought and sold within 12 months, Kathleen must use the 'other' method to calculate her capital gain from these shares:

$$130 \times \$8 = \$1,040 - (130 \times \$4) = \$520$$

Capital loss on the sale of jewellery for \$1,000 on 1 April 2007

Kathleen bought this jewellery for \$1,500 and sold it six months later for \$1,000.

She calculates her capital loss as follows:

$$\$1,000 - \$1,500 = \$500 \text{ capital loss}$$

Kathleen takes the following steps to complete item **17** on her tax return (supplementary section), or item **9** if she uses the Tax return for retirees.

Firstly, Kathleen writes her total current year capital gains of \$3,520 (\$3,000 + \$520) from her shares at **H Total current year capital gains**. This is the amount before deducting any capital losses or applying the CGT discount. If Kathleen had made a net capital gain on her collectables (her jewellery), she would also have included it here.

Next, Kathleen notes her capital loss from collectables on her **Capital gain or capital loss worksheet** or on a separate piece of paper. Although she made a capital loss from collectables, she cannot reduce her other capital gains by this amount. However, she can carry this amount over so that if she makes a capital gain from collectables in the future, she can deduct this capital loss from her capital gain on a later tax return. If Kathleen has no other capital losses from the current year or earlier income years, she will now write the amount of \$500 at **V Net capital losses carried forward to later income years** item **17** on her tax return (supplementary section), or item **9** if she uses the Tax return for retirees.

Kathleen still has to complete **A Net capital gain**.

EXAMPLE: Capital loss on the sale of shares

Using the facts from the previous example, we will also assume that Kathleen has the following to consider:

Capital loss on the sale of 600 shares for \$3 each on 25 June 2007

Kathleen had bought these shares on 10 October 2006 and each has a reduced cost base of \$4 (including incidental costs of acquisition and disposal).

reduced cost base	600 × \$4 =	\$2,400
capital proceeds	600 × \$3 =	\$1,800
Capital loss		\$600

Kathleen now has a \$600 loss she can use to deduct from her capital gains. From the earlier example, we know Kathleen has a \$3,000 capital gain calculated using the discount method.

She has another capital gain of \$520 that she calculated using the 'other' method. Kathleen chooses to deduct the first \$520 of her capital loss from the capital gain calculated using the 'other' method and to deduct the remaining \$80 from the capital gain calculated using the discount method. Working this way gives her the best result:

'other' method capital gain	\$520
capital loss of	\$520
	\$0
discount method capital gain	\$3,000
less Capital loss of (\$600 – \$520)	\$80
	\$2,920

Kathleen makes a note that she has capital gains of \$2,920 calculated using the discount method.

When applying your current year capital losses, you can choose the method that gives you the best result to reduce your current year capital gains. While you will need to consider your own situation, for most people the order that usually gives the greatest benefit and the smallest net capital gain is to apply the capital losses against capital gains calculated using the:

- 1 'other' method
- 2 indexation method
- 3 discount method.

Apply your current year capital losses against your current year capital gains and make a note of any capital gains remaining. If you have current year capital losses that can be applied this income year they must be applied here. You cannot choose to defer to a later year any amount that can be applied this year.

If your total capital losses for the year are more than your total capital gains, you will need to keep a record of the difference. This amount – your net capital loss – is carried over and used to reduce your future capital gains. There is

no time limit on how long you can carry forward your net capital loss. If you have reduced your capital gains to zero, do not put anything at **A Net capital gain**.

STEP 6 Applying net capital losses from earlier years

If you do not have any unapplied net capital losses from earlier years, go to step 7. Otherwise, read on.

You can further reduce your current year capital gains by your unapplied net capital losses from earlier years.

You must apply unapplied net capital losses from earlier years against capital gains in the order you made them (for example, use net capital losses from 1998–99 before you use any net capital losses from 1999–2000). You can then apply these capital losses against your capital gains in the manner that gives you the best result. Again, for most people the order that usually gives the greatest benefit and the smallest net capital gain is to apply the capital losses against capital gains calculated using the:

- 1 'other' method
- 2 indexation method
- 3 discount method.

Reduce your remaining current year capital gains by any unapplied net capital losses from earlier years and make a note of any capital gains remaining. If you have unapplied net capital losses from earlier years that can be applied this income year, they must be applied here. You cannot choose to defer to a later income year any amount that can be applied this income year.

You will need to keep a record of any unapplied net capital losses from earlier years. You can continue to carry over these amounts and use them to reduce your future capital gains. There is no time limit on how long you can carry over your net capital losses. You record these at **V Net capital losses carried forward to later income years** (see step 9). If you have reduced your capital gains to zero, do not put anything at **A Net capital gain**.

EXAMPLE: Unapplied net capital losses from earlier years

Following on from our earlier example, let us also now assume that Kathleen has the following to consider:

Kathleen has unapplied net capital losses from earlier years of \$400 that are not from collectables or personal use assets.

In our example so far, Kathleen applied her current year capital loss and had \$2,920 of capital gains calculated using the discount method remaining.

Taking this example further, Kathleen would now also deduct the unapplied net capital losses of \$400 from earlier income years from her capital gain of \$2,920 calculated using the discount method:

$$\$2,920 - \$400 = \$2,520$$

This leaves \$2,520 of capital gains calculated using the discount method.

Kathleen must use all current year capital losses and all the unapplied net capital losses from earlier years before applying the CGT discount of 50%. In this example, the amount at **V** is still \$500 because this is what she will carry forward as losses from collectables to future income years.

STEP 7 Applying the CGT discount

You can now reduce any remaining current year capital gains calculated using the discount method by the discount percentage (50% for individuals).

You cannot apply the discount to capital gains calculated using the indexation method or the 'other' method.


EXAMPLE: Total capital gains calculated using the discount method

From our earlier example, we know Kathleen had capital gains of \$2,520 calculated using the discount method after applying relevant capital losses. She works out her total capital gains by multiplying her capital gain by the CGT discount of 50%:

$$\$2,520 \times 50\% = \$1,260$$

STEP 8 Applying the small business CGT concessions

If you are a small business owner, you may qualify for one or more of the following small business CGT concessions: the 50% active asset reduction, small business rollover relief or the small business retirement exemption. You can apply these concessions now to the amount of any relevant capital gains remaining after step 7. You may apply the concessions to capital gains calculated using any of the three methods.

 For more information, see the *Guide to capital gains tax concessions for small business*.

STEP 9 Working out your net capital gain

The amount of your remaining capital gains becomes your net capital gain, which you write at **A** **Net capital gain** item **17** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees.

It represents the amount you have written at **H** **Total current year capital gains** reduced in accordance with:

- Step 5 **Applying current year capital losses**

- Step 6 **Applying net capital losses from earlier years**
- Step 7 **Applying the CGT discount**, and/or
- Step 8 **Applying the small business CGT concessions**.

If you have capital losses that have reduced your capital gains to zero, do not put anything at **A** **Net capital gain**. If you have any capital losses remaining after reducing your capital gains, you can carry these forward to future income years (see step 10). Again do not include losses from:

- assets you acquired before 20 September 1985
- personal use assets, or
- other losses that are disregarded.

EXAMPLE: Net capital gain – **A**

Because no other CGT concessions apply to Kathleen she writes \$1,260 at **A** **Net capital gain** item **17** on her tax return (supplementary section), or item **9** if she uses the Tax return for retirees.

STEP 10 Capital losses carried forward to later income years

Your net capital losses amount to be carried forward is the total of:

- any unapplied current year net capital loss from step 5
- any unapplied net capital losses from earlier years from step 6, and
- any capital losses from collectables to be applied in future income years from step 3. You will need to keep a separate record of unapplied net capital losses from collectables because you can only use these to reduce capital gains from collectables in later income years. There is no time limit on how long you can carry over the net capital losses.

Write this amount (if any) at **V** item **17** on your tax return (supplementary section), or item **9** if you are using the Tax return for retirees. Remember to deduct these losses from any capital gains in future income years.

EXAMPLE: Net capital losses to be carried forward – **V**

Kathleen has deducted all her current year capital losses (except those from collectables) and her net capital losses from earlier years from her capital gains in the order that gave her the best result. This means she will only have capital losses from collectables to carry forward to a later income year. Kathleen writes \$500 at **V** item **17** on her tax return (supplementary section), or item **9** if she uses the Tax return for retirees.

Kathleen must make a note of this capital loss for next year, as she did with the unapplied net capital losses from earlier years that she used this year. She must also note that her capital losses this year are capital losses from collectables, as she will only be able to deduct them against capital gains from collectables in a future year.

Introduction	105	
Steps you need to take	105	
Step 1	How to complete the capital gain or capital loss worksheet for each CGT event	106
Step 2	How to complete the CGT summary worksheet	106
Step 3	How to complete the capital gains item on your entity's tax return	111
Step 4	How to complete the CGT schedule	112

INSTRUCTIONS FOR COMPANIES, TRUSTS AND FUNDS (ENTITIES)

Individuals: if you use the worksheets and need help completing them, read steps 1, 2 and 3 in this part (ignore the word 'entity')



Read this first

Are you an individual?

If you are completing a tax return on behalf of an individual (rather than an entity), read part B.

If you need help completing the:

- **Capital gain or capital loss worksheet** – read step 1 of this part (ignoring the word 'entity')
- **CGT summary worksheet for 2006–07 tax returns** – read steps 2 and 3 in this part.

Is your entity a company, trust or fund?

Read this part.

Do you expect your entity's total capital gains or total capital losses for the 2006–07 income year to be \$10,000 or less?

YES Work through steps 1 to 3.

NO Work through steps 1 to 4. Step 4 will show you how to complete the CGT schedule.

INTRODUCTION

The instructions in this part are designed to help companies, trusts and funds (your entity) to calculate a capital gain or capital loss and to complete the capital gains items on the relevant tax return:

- *Company tax return 2007* – item **7**
- *Trust tax return 2007* – item **18**, or
- *Fund income tax and regulatory return 2007* – item **9a**.

Funds include superannuation funds, approved deposit funds and pooled superannuation trusts.

The labels to complete at these items on your entity's tax return are:

G Did you have a CGT event during the year?

A Net capital gain

You will also need to complete **V** **Net capital losses carried forward to later income years** at the **Losses information item** on your entity's tax return.

The relevant item number on each tax return is:

- *Company tax return 2007* – item **11**
- *Trust tax return 2007* – item **24**
- *Fund income tax and regulatory return 2007* – item **10**.

! NEW TERMS

We may use some terms that are new to you. These words are printed in **red** the first time they are used and explained in **Definitions** on page 132. Generally, they are also explained in detail in the section where they first appear.

! ENTITY

The term 'entity' is used to describe a company (including a head company of a consolidated group), a trust and a fund in this part of the guide.

Worksheets

The worksheets provided at the back of this guide are the:

- **Capital gain or capital loss worksheet** (to calculate the capital gain or capital loss from each CGT event)
- **CGT summary worksheet for 2006–07 tax returns** (to calculate the net capital gain for the 2006–07 income year or net capital losses carried forward to later income years and to complete the CGT labels on the 2007 tax return).

You can tear out the worksheets and complete them as you work through this part.

The worksheets are optional and your entity may prefer to use a different worksheet or a computer-based alternative. We have used these worksheets throughout this part of the guide as examples to help you complete the capital gains item on your entity's tax return, and a CGT schedule if this is required.

CGT schedule

Your entity must complete this schedule for the 2006–07 income year if the:

- total current year capital gains are greater than \$10,000, or
- total current year capital losses are greater than \$10,000.

If your entity is required to complete a CGT schedule, you must attach it to your entity's 2007 tax return.

In the worksheets and CGT schedule at the back of this guide, 'current year capital gain' (CYCG), 'current year capital losses' (CYCL) and 'prior year net capital losses' (PYNCL) refer to 'current income year' and 'prior income year'.

! CONSOLIDATED GROUPS

If a group consolidates during the income year, the head company must lodge a CGT schedule if the total capital gains or total capital losses that it makes – as head company of the consolidated group and while not a member of a consolidated group – are greater than \$10,000.

An entity that has joined a consolidated group or groups during the year of income as a subsidiary member must lodge a CGT schedule covering any periods of non-membership if the entity satisfies the requirements for lodgment of that schedule.

Detailed information on the operation of consolidation is available on our website or phone the Tax Reform Infoline on **13 24 78**.

STEPS YOU NEED TO TAKE

The completion of the CGT labels on your entity's 2007 tax return involves a three-step process (for entities with capital gains or capital losses under the \$10,000 threshold) or a four-step process (for entities with capital gains or capital losses over the \$10,000 threshold):

STEP 1 Calculate the capital gain or capital loss for each CGT event that happens during the 2006–07 income year using the Capital gain or capital loss worksheet.

STEP 2 Calculate the net capital gain for the 2006–07 income year or net capital losses carried forward to later income years using the CGT summary worksheet.

STEP 3 Complete the capital gains item on your entity's tax return.

STEP 4 If required, complete a CGT schedule.

STEP 1 How to complete the Capital gain or capital loss worksheet for each CGT event

The Capital gain or capital loss worksheet calculates a capital gain or capital loss for each separate CGT event. Do not attach completed worksheets to your entity's 2007 tax return – these are your working papers and should be kept with your entity's tax records.

There are a few things to remember when you are using the worksheet.

Firstly, you show the type of CGT asset or CGT event that resulted in the capital gain or capital loss.

Organise each of these under one of the following four categories:

- shares and units in unit trusts
- real estate
- other CGT assets (including personal use assets) and any other CGT events
- collectables.

Secondly, there are special rules that apply when working out a capital gain or capital loss for a depreciating asset. A capital gain or capital loss will only arise to the extent that a depreciating asset is used for a non-taxable purpose (for example, used privately). You calculate the capital gain or capital loss according to concepts used in the uniform capital allowance provisions. Those provisions also treat as income or allow as a deduction any gain or loss from a depreciating asset to the extent that it was used for a taxable purpose.

Thirdly, if a capital gain was made, you calculate it using:

- the indexation method (see note 2 of the worksheet) for capital gains made on CGT assets acquired before 11.45am (by legal time in the ACT) on 21 September 1999 and owned for at least 12 months, or
- the discount method (see note 3 of the worksheet) for assets owned for at least 12 months and for which you are not using the indexation method, or
- the 'other' method (if neither the indexation method nor the discount method applies).

These three methods of calculating a capital gain are explained in full in part A chapter 2 and are also listed in **Definitions** on page 132.

When choosing between the indexation and discount methods, the amounts at (a) and (b) at the bottom of the worksheet do not yet reflect any capital losses or CGT discount you may be able to apply. This affects your choice of the amount to transfer to the CGT summary worksheet, which you can use to calculate your net capital gain or net capital loss.

➤ Transfer the capital gain or capital loss calculated on each Capital gain or capital loss worksheet to the CGT summary worksheet. Transfer a capital gain according to the method you used to calculate it and the type of asset that gave rise to it.

STEP 2 How to complete the CGT summary worksheet for 2006–07 tax returns

You use the CGT summary worksheet to calculate your entity's net capital gain for the 2006–07 income year or net capital losses carried forward to later income years. It also provides the information you need to complete the capital gains item on your entity's tax return and, if required, the CGT schedule.

You should include on this worksheet any capital gain your entity is entitled to as a distribution from a trust.

The CGT summary worksheet is designed for entities that make capital gains or capital losses during the income year. However, you may also find it useful if you are an individual (including a partner in a partnership) who has more complex CGT affairs.

The CGT summary worksheet differentiates between capital gains from active assets and non-active assets. Generally, an active asset is a business asset the entity owns – for example, goodwill of a business.

A share and an interest in a trust can also be active assets if certain conditions are met.

There are four small business CGT concessions that may apply to capital gains from active assets:

- The small business 15-year exemption: this exemption, subject to certain conditions being satisfied, means a capital gain is totally disregarded if your small business entity has continuously owned the CGT asset for at least 15 years, and:
 - you are 55 years old or over and retiring, or
 - you are permanently incapacitated.
- The small business 50% active asset reduction: this concession provides a 50% reduction of a capital gain for an active asset.
- The small business retirement exemption: this allows you to disregard capital gains for active assets (up to a lifetime limit of \$500,000) if the conditions are satisfied. If you are eligible for this exemption and are under 55 years old just before you choose it, you must pay the amount into a superannuation (or similar) fund.
- The small business rollover: this enables you to defer all or part of a capital gain if you acquire a replacement asset or make an improvement to an existing asset and satisfy other conditions.

➤ To find out if your business is eligible for the small business CGT concessions, see the *Guide to capital gains tax concessions for small business* which is available on our website.

! ACTIVE ASSETS

At **Active assets** in the CGT summary worksheet (and the CGT schedule), you should only include a capital gain from an active asset that qualifies for one or more of the following three small business CGT concessions:

- small business 50% active asset reduction
- small business retirement exemption
- small business rollover.

If the asset does not qualify for one or more of these three concessions, include the capital gain at **Non-active assets**.

! LIMIT ON VALUE OF ASSETS

The small business CGT concessions are not available if the net value of the assets of your entity and related entities just before the CGT event exceeds \$5 million. If your entity is not entitled to the small business concessions, include the capital gain at **Non-active assets**.

! LIFE INSURANCE COMPANIES

Life insurance companies, including friendly societies that conduct life insurance business, need to complete two CGT summary worksheets – one for each class of income they derived (superannuation class and ordinary class income). You can only apply capital losses from one class of income against capital gains from that class of income. Combine the details from both summary worksheets onto one CGT schedule, if it is required.

The parts in this step relate to the parts of the CGT summary worksheet. Work through each relevant part to complete your worksheet.

Part A Total current year capital gains

In part A you write your entity's total current year capital gains.

Part A1 Current year capital gains from CGT assets and CGT events or a distribution from a trust that includes a capital gain (other than capital gains from collectables)

! WHAT TO INCLUDE AND EXCLUDE

You generally do not include any capital gain to which an exemption (for example, the small business 15-year exemption) or exception applies.

However, you must include in the **Active assets** columns capital gains for which your entity may be exempt because it is entitled to one or more of the following:

- small business 50% active asset reduction
- small business retirement exemption
- small business rollover.

If a capital gain does not qualify for one or more of these three concessions, include it at **Non-active assets**.

At **A to I** and **M to U** on this worksheet, write the current year capital gains (other than from collectables) transferred from the Capital gain or capital loss worksheets.

Trust capital gains

You must also include at **G to I** and **S to U** on the worksheet any distribution from a trust of a net capital gain from a CGT event (other than one involving a collectable) that your entity is entitled to.

You must use the same method as the method used by the trustee to calculate your entity's capital gain from the trust. For example, if the trustee used the discount method to calculate a capital gain, you must use the discount method. In some cases, your entity must gross up the amount of the trust's capital gain. If this applies, you include the grossed-up amount at **H, S, T** and **U**, as explained below.

If the trustee used the discount method to calculate a capital gain, you need to gross it up by multiplying the distribution amount by two. Include the result at **H**. Grossing up ensures that any capital losses your entity has made are deducted from your entity's grossed-up capital gain before the CGT discount is applied.

If the trust's capital gain was reduced by the small business 50% active asset reduction, again it needs to be grossed-up by multiplying the distribution amount by two. Include the result at **S** or **U**.

If the trust's capital gain was reduced by the CGT discount and by the small business 50% active asset reduction, multiply the distribution amount by four and include the result at **T**.

Amount of capital gain

Write the full amounts of all capital gains in part A1.

Do not apply:

- capital losses (which are applied at part D of the worksheet)
- the CGT discount (which is applied at part F of the worksheet), or
- the small business CGT concessions (which are applied at part G of the worksheet).

Transfer the amounts at **A1 to A6** to the corresponding **A1 to A6** in part A3 of the CGT summary worksheet.

Part A2 Capital gains and capital losses from collectables

▶ Did your entity make a capital gain or a capital loss from a collectable during the income year? Or did the entity receive a distribution from a trust during the income year that includes a net capital gain from a collectable?

YES

Read on.

NO

Go to part A3.

Transfer any capital gains from collectables from the Capital gain or capital loss worksheets to **C1, C2** or **C3** on your

CGT summary worksheet. Transfer any capital losses from collectables to **C4** on your CGT summary worksheet.

If your entity was entitled to a distribution of a net capital gain from a trust resulting from a collectable, write this amount at **C5** to **C7**. You must use the same method as the trustee to calculate your entity's capital gain from the trust. For example, if the trustee used the discount method to calculate a capital gain, you need to do the same and write the grossed up amount at **C6**.

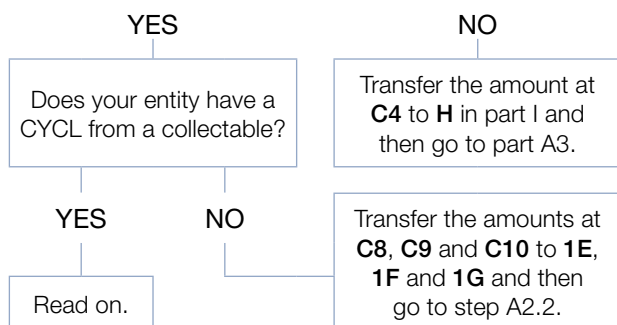
If the trustee used the discount method to calculate a capital gain, gross it up by multiplying the distribution amount by two. Grossing up ensures that any capital losses your entity has made are deducted from your grossed-up capital gain before the CGT discount is applied.

Write the totals of all of your entity's capital gains from collectables at **C8** to **C10**.

Step A2.1 Apply any current year capital losses from collectables

If your entity has any current year capital losses from collectables, deduct these from any current year capital gains from collectables. This reduces your CGT obligation. If your entity has current year capital losses from collectables that can be deducted they must be deducted here. You cannot choose to defer to a later year any amount that can be deducted this year.

➤ Does your entity have any current year capital gains from collectables?



Deduct any current year capital losses from collectables (written at C4) from your current year capital gains from collectables (written at C8 to C10).

You can do this in the order that gives the best result, which would usually be to apply the losses against capital gains calculated using the:

- 1 'other' method
- 2 indexation method
- 3 discount method.

Write the amounts to be deducted from capital gains from your collectables at **1A** to **1C**, depending on the choice made about how to deduct the losses. Write the total losses from collectables deducted from gains from collectables (**1A** to **1C**) at **1D**.

Write the resulting capital gains from collectables at **1E** to **1G**.

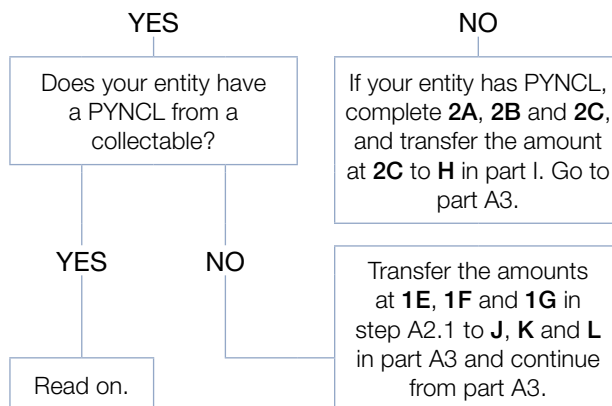
If your entity has net capital losses from collectables (**C4** minus **1D**), you can carry this forward to reduce the capital gains from collectables in later income years. There is no time limit on how long you can carry forward this loss. Transfer the amount of excess capital losses from collectables to **H UNCL from collectables** in part I.

Step A2.2 Apply any prior year net capital losses from collectables

Prior year net capital losses (PYNCL) are the unapplied net capital losses carried forward from earlier years.

If your entity has prior year net capital losses that can be deducted, deduct them here. You cannot choose to defer to a later year any amount that can be deducted this year.

➤ Does your entity have any remaining current year capital gains from collectables?



At **2C**, write the available prior year net capital losses from collectables after you have made any necessary adjustments for commercial debts forgiven written at **2B**. For more information on commercial debts forgiven, see page 15 and refer to your entity's tax return instructions.

Again, you can deduct PYNCL from collectables from any remaining capital gains from collectables in the manner that produces the best result. You must, however, deduct them in the order in which they were made – for example, you should deduct a 1995–96 income year capital loss before a 1998–99 income year capital loss.

At **2D** to **2F**, write the amounts of prior year net capital losses from collectables in the order you have chosen.

At **2G**, write the total amount of prior year net capital losses from collectables that you have deducted from the current year capital gains from collectables (**2D** to **2F**).

At **J**, **K** and **L** in step A2.2, write the capital gains from collectables after you have applied the current year capital losses and prior year net capital losses from collectables.

You can carry forward any unapplied net capital losses from collectables (**2C** minus **2G**) but in later income years you can only use them to reduce any capital gains from collectables (not from other CGT assets). There is no time limit on how long you can carry forward these losses.

When you have completed step A2.2, transfer:

- the amounts at **J**, **K** and **L** to the corresponding labels in part A3, and
- the amount of unapplied prior year net capital losses from collectables (referred to above) to **H UNCL from collectables** in part I (together with any net capital losses from collectables at step A2.1).

Part A3 Total current year capital gains

In Part A3, add **A1** and **J**, **A2** and **K**, and **A3** and **L**, to give **A7**, **A8** and **A9** respectively.

Copy **A4**, **A5** and **A6** down to **A10**, **A11** and **A12** respectively.

At **Total CYCG** in Part A3, write the total of your entity's capital gains at **A7** to **A12**.

➤ Your entity may not have any of the following losses:

- current year capital losses
- prior year net capital losses
- capital losses transferred in.

In this case, transfer the amounts at **A7** to **A12** in part A3 to **A** to **F** in part E and continue from part F.

If your entity has one or more of these losses, read on.

Part B Current year capital losses from CGT assets and CGT events, other than capital losses from collectables

In part B, write any current year capital losses your entity has made from:

- shares and units (in unit trusts) at **A**
- real estate at **B**, and
- other CGT assets and any other CGT events at **C**.

Write the total at **D**.

You can transfer these from your Capital gain or capital loss worksheets.

If your entity does not have any current year capital losses (other than from collectables), go to part D.

Do not include any capital loss made from personal use assets at **C Other CGT assets and any other CGT events**. You disregard capital losses from personal use assets and cannot apply them to reduce capital gains.

Do not write capital losses made from collectables in part B – they should have been written in part A2.

➤ Now continue to part D – there is no part C in this worksheet.

Part D Apply capital losses against current year capital gains

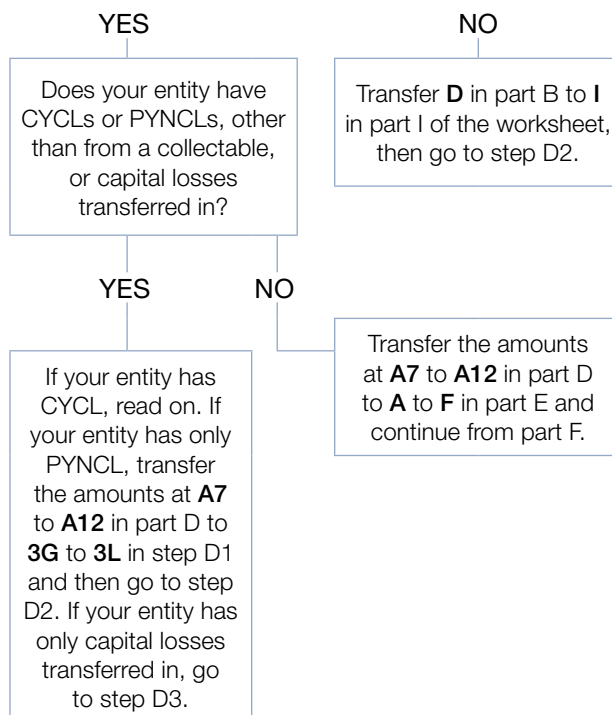
In part D, write your entity's current year capital gains (CYCG) reduced by:

- current year capital losses, other than from collectables (step D1)
- prior year net capital losses, other than from collectables (step D2) and
- capital losses transferred in (for companies only – step D3).

Step D1 Apply current year capital losses against total current year capital gains written at rows A7 to A12 above

If your entity has current year capital losses (other than capital losses from collectables) that can be deducted, you must deduct them here. You cannot choose to defer to a later income year any amount that can be deducted this income year.

➤ Have you written current year capital gains for your entity at **A7** to **A12** in part D?



You can choose the order in which you deduct your entity's current year capital losses (at **D** in part B) from the current year capital gains (at **A7** to **A12**).

Generally, if your entity is entitled to the small business CGT concessions, it is better to reduce the non-active asset capital gains first. Within the non-active and active categories you usually get the greatest benefit by reducing:

- 1 capital gains calculated using the 'other' method, then
- 2 capital gains calculated using the indexation method, then
- 3 capital gains calculated using the discount method.

At **3A** to **3F**, write the amounts of current year capital losses deducted in the order you have chosen with the total at **H**. At **3G** to **3L**, write the capital gains after applying (deducting) the current year capital losses.

You can carry forward net capital losses other than from collectables (**D** in part B minus **H**) to reduce capital gains in later income years.

When you have completed step D1, transfer the amount of net capital losses (**D** minus **H**) to **I UNCL from other CGT assets** in part I.

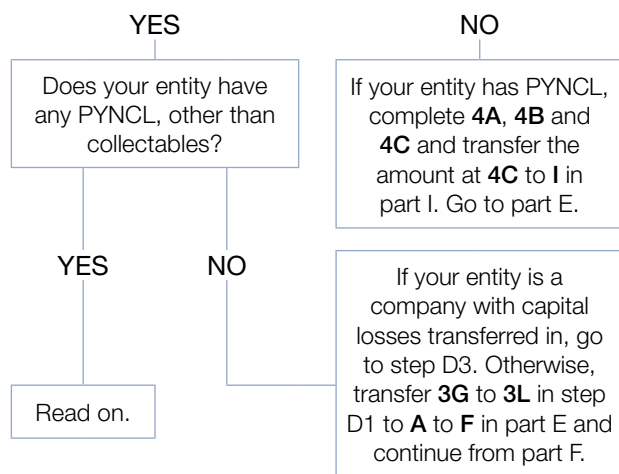
Step D2 Apply any prior year net capital losses, other than those from collectables, against current year capital gains remaining after step D1

Prior year net capital losses are the unapplied net capital losses carried forward from earlier income years.

If your entity has prior year net capital losses (other than from collectables) that can be deducted, they must be deducted here.

You cannot choose to defer to a later income year any amount that can be deducted this income year.

➤ Does your entity have any current year capital gain remaining?



Reduce the prior year net capital losses at **4A** by any adjustment for commercial debts forgiven at **4B**. For more information on commercial debts forgiven, see page 15 and refer to your entity's tax return instructions.

Again, you can deduct prior year net capital losses from any remaining capital gains in the way that produces the best result. See discussion for step D1 on the previous page. However, you must deduct them in the order in which they were made – for example, you must deduct a 1995–96 income year capital loss before a 1998–99 income year capital loss.

At **4D** to **4I**, write the amounts of prior year net capital losses you have chosen to be deducted and the total at **L**. At **4J** to **4O**, write the capital gains after you have applied the prior year net capital losses.

You can carry forward any unapplied prior year net capital losses (**4C** minus **L**) to reduce the capital gains in later income years. There is no time limit on how long you can carry forward these losses.

When you have completed step D2, transfer the amount of unapplied prior year net capital losses (**4C** minus **L**) to **I UNCL from other CGT assets** in part I (together with any net capital losses at step D1).

➤ If your entity is a company with capital losses transferred in, go to step D3.

Otherwise, transfer the remaining capital gain amounts at **4J** to **4O** to **A** to **F** in part E.

Step D3 Companies only – Apply any capital losses transferred in

Only follow this step if your entity is a group company with capital losses transferred in.

A group company may transfer the whole or a part of a capital loss to another company where:

- both companies are members of the same wholly owned group
- one of the companies is:
 - an Australian branch of a foreign bank, or
 - an Australian permanent establishment of a foreign financial entity if the capital loss is for an income year commencing on or after 26 June 2005
- the other company is
 - the head company of a consolidated group or multiple entry consolidated (MEC) group, or
 - not a member of a consolidatable group, and
- further conditions in Subdivision 170-A of the *Income Tax Assessment Act 1997* are satisfied.

You need to apply the capital losses transferred in to your entity in the order they were received. Your entity must have enough capital gains to absorb the capital losses transferred in.

When you have completed step D3, transfer the amount of CYCG remaining after applying CYCL, PYNCL (**4J** to **4O** in step D2) and capital losses transferred in to **A** to **F** in part E.

Part E Current year capital gains after applying capital losses

In part E, write your entity's current year capital gains reduced by current year capital losses, prior year net capital losses and capital losses transferred in.

Part F CGT discount on capital gains

In part F, apply the CGT discount.

➤ Does your entity have a capital gain at **Capital gains – discount method (B or E)** in part E?



! CGT DISCOUNT

Companies are not eligible for the CGT discount unless they are life insurance companies or friendly societies that carry on life insurance business. These companies may be entitled to the CGT discount for their complying superannuation business.

Next, calculate the CGT discount that applies to the capital gains at **B** and **E** in part E. The CGT discount percentage is:

- 33 $\frac{1}{3}$ % for complying superannuation entities, or
- 50% for individuals and trusts.

Write the amount of the CGT discount at **J** and **K** in part F.
Write the amount of your remaining capital gains at **6A** to **6F** in part F.

Part G Small business CGT concessions

In part G, apply the small business CGT concessions your entity is claiming. For more information about the small business CGT concessions, see the *Guide to capital gains tax concessions for small business*.

➤ Is your entity eligible for the small business CGT concessions?



Write:

- the amount of your entity's small business 50% active asset reduction (SBAAR) at **L** to **N**
- the amount of your entity's small business retirement exemption (SBRE) at **O** to **Q**, and
- the amount of your entity's small business rollover (SBRO) at **R** to **T**.

Write the total amount of the small business CGT concessions your entity is claiming at **7A** to **7D** of part G.

Part H Net capital gain calculation

In part H, write the amount of your entity's net capital gain.

Your entity's net capital gain is the amount remaining after applying any current year capital losses, net capital losses from prior income years, capital losses transferred in, the CGT discount and any applicable CGT small business concessions.

Include a net capital gain as assessable income on your entity's tax return at the relevant item. See step 3 in the next column.

Part I Unapplied net capital losses carried forward to later income years

In part I, write any unapplied net capital losses (UNCL) your entity is carrying forward. These losses will be available to reduce any capital gains in later income years.

➤ Does your entity have any unapplied net capital losses?



At **H** and **I**, write details of any capital losses that are unapplied (that is, that have not been used).

At **H**, write the unapplied capital losses from collectables only. This is the sum of:

- any current year capital losses from collectables that you have not used to reduce capital gains from collectables this income year (that is, deduct **1D** in step A2.1 from **C4** in part A2), and

- any prior year net capital losses from collectables that you have not used to reduce capital gains from collectables this income year (that is, deduct **2G** from **2C** in step A2.2).

At **I**, write all of the other capital losses – that is, the sum of:

- the current year capital losses that you have not used to reduce capital gains (that is, deduct **H** in step D1 from **D** in part B), and
- the prior year net capital losses that you have not used to reduce capital gains (that is, deduct **L** in step D2 from **4C** in step D2).

At **V**, write the total of the amounts at **H** and **I**.

The amounts at **H** and **I** are the unapplied net capital losses available to be carried forward and used to reduce your capital gains in later income years.

You can only use unapplied net capital losses from collectables to reduce capital gains from collectables in later income years.

STEP 3 How to complete the capital gains item on your entity's tax return

In the earlier steps, you calculated your capital gain or capital loss for each CGT event, then worked out your net capital gain or net capital loss.

If your entity made a capital gain or capital loss during the income year:

- print **Y** (for YES) at **G Did you have a capital gains tax event during the year?** at the capital gains item on your entity's tax return
- transfer the amount at **G** in part H of your entity's CGT summary worksheet to **A Net capital gain** on your entity's tax return, and
- add the amounts, if any, at **H** and **I** in part I of your entity's CGT summary worksheet and write the total amount at **Losses information, V Net capital losses carried forward to later income years** on your entity's tax return.

If you are an individual completing your *Tax return for individuals (supplementary section) 2007* or a registered tax agent completing a tax return on behalf of an individual:

- print **Y** (for YES) at **G Did you have a capital gains tax event during the year?** item **17 Capital gains** on your tax return (supplementary section) or item **9** if you use the Tax return for retirees
- transfer the amount at **Total CYCG**, part A3 of your CGT summary worksheet to **H Total current year capital gains** item **17 Capital gains** on your tax return (supplementary section) or item **9** if you use the Tax return for retirees
- transfer the amount at **G**, part H of your CGT summary worksheet to **A Net capital gain** item **17 Capital gains** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees, and
- add the amounts, if any, at **H** and **I** in part I of your CGT summary worksheet and write the total at **V Net capital losses carried forward to later income years** item **17 Capital gains** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees.

STEP 4 How to complete the CGT schedule

Your entity must complete a CGT schedule for the 2006–07 income year if:

- the total current year capital gains are greater than \$10,000, or
- the total current year capital losses are greater than \$10,000.

! CONSOLIDATED GROUPS

If a group consolidates during the income year, the head company must lodge a CGT schedule if the total capital gains or total capital losses that it makes – as head company of the consolidated group and while not a member of a consolidated group – are greater than \$10,000.

An entity that has joined a consolidated group or groups during the income year as a subsidiary member must lodge a CGT schedule covering any periods of non-membership if the entity satisfies the requirements for lodgment of that schedule.

If your entity is required to complete a CGT schedule, attach it to your entity's 2007 tax return. You should lodge only one CGT schedule with your entity's tax return.

If you are lodging a paper tax return and CGT schedule, use the preprinted CGT schedule provided at the back of this guide. To get extra copies of the preprinted schedule, phone our Publications Distribution Service on **1300 720 092**.

Print your entity's TFN, name and Australian business number in the boxes provided. The CGT schedule must be signed in the same way that the 2007 tax return is signed.

Part A Capital gains from CGT assets and CGT events

- 1 Transfer the amounts from **A** to **I** and from **M** to **U** on your CGT summary worksheet to the corresponding labels in part A of the CGT schedule.
- 2 Transfer the amounts at **J**, **K** and **L** on your CGT summary worksheet (after step A2.2) to the corresponding labels in part A of the CGT schedule.

Add the totals **V**, **W** and **X**.

Part B Current year capital losses (CYCL) from CGT assets and CGT events – other than capital losses from collectibles

Transfer the amounts at **A**, **B**, **C** and **D** on your CGT summary worksheet to the corresponding labels in part B of the CGT schedule.

Add the total **D**.

Part D Applying capital losses against current year capital gains

From step D1 of the CGT summary worksheet:

- 1 Add the amounts at columns **3A** and **3D** and transfer the total to **E** in part D of the CGT schedule.
- 2 Add the amounts at columns **3B** and **3E** and transfer the total to **F** in part D of the CGT schedule.
- 3 Add the amounts at columns **3C** and **3F** and transfer the total to **G** in part D of the CGT schedule.
- 4 Transfer the amount at **Total CYCL applied amount H** to **H** in part D of the CGT schedule.

From step D2 of the CGT summary worksheet:

- 1 Add the amounts at columns **4D** and **4G** and transfer the total to **I** in part D of the CGT schedule.
- 2 Add the amounts at columns **4E** and **4H** and transfer the total to **J** in part D of the CGT schedule.
- 3 Add the amounts at columns **4F** and **4I** and transfer the total to **K** in part D of the CGT schedule.
- 4 Transfer the amount at **Total PYNCL applied L** to **L** in part D of the CGT schedule.

From step D3 of the CGT summary worksheet:

- 1 Add the amounts at columns **5A** and **5D** and transfer the total to **M** in part D of the CGT schedule.
- 2 Add the amounts at columns **5B** and **5E** and transfer the total to **N** in part D of the CGT schedule.
- 3 Add the amounts at columns **5C** and **5F** and transfer the total to **O** in part D of the CGT schedule.
- 4 Transfer the amount at **Total capital losses transferred in P** to **P** in part D of the CGT schedule.

Add the totals **H**, **L** and **P**.

Part E Current year capital gains (CYCG) after applying capital losses

Transfer the amounts at **A**, **B**, **C**, **D**, **E** and **F** of the CGT summary worksheet to the corresponding labels in part E of the CGT schedule.

Add the totals **G**, **H** and **I**.

Part F Applying the CGT discount on capital gains

Transfer the amounts at **J** and **K** of the CGT summary worksheet to the corresponding labels in part F of the CGT schedule.

Part G Applying the CGT concessions for small business

Transfer the amounts at rows **L** to **N**, **O** to **Q** and **R** to **T** of the CGT summary worksheet to the corresponding labels in part G of the CGT schedule.

Part H Calculating net capital gain

Follow the instructions on the schedule to calculate **G** in part H of the CGT schedule.

Part I Unapplied net capital losses (UNCL) carried forward to later income years

Transfer the amounts at **H** and **I** of the CGT summary worksheet to the corresponding labels in part I of the CGT schedule.

Part J Small business 15-year exemption

Write the total amount of any capital gains disregarded by the small business 15-year exemption (do not apply the CGT discount) at **J** in part J of the CGT schedule.

Print in the box at **K** the code from the list below that best describes the CGT asset or CGT event from which your entity made the capital gain. If your entity made capital gains from more than one CGT asset or CGT event, select the code which best describes the type of CGT asset or CGT event that produced the largest amount of capital gain.

CGT asset or CGT event code

- S** shares
- U** units in unit trusts
- R** real estate
- G** goodwill
- O** other CGT assets or CGT events not listed above

Part K Scrip-for-scrip rollover for exchanging taxpayer

During the income year, did your entity choose a scrip-for-scrip rollover when an arrangement was made to exchange original interests for replacement interests?

Original interests are shares or units or other interests (or an option, right or similar interest in a company or trust), while replacement interests are similar interests in another company or trust.

Print **X** in the appropriate box at **A**.

If you printed **Y** for **Yes**:

Write at **B** the amount of the cost base for all of the original interests exchanged (regardless of whether or not full rollover was available).

Write at **C** the total of the market value of the replacement interests acquired.

Write at **D** the total of the amount of cash and other considerations received. Do not include any amount already included at **C**.

Part L Scrip-for-scrip rollover for acquiring entity – to be completed by companies and trusts only

Was the company or trust an 'acquiring entity' during the income year under an arrangement for which original interest holders qualified for scrip-for-scrip rollover?

Print **X** in the appropriate box at **E**.

If you printed **Y** for **Yes**, provide the information requested below for the arrangement. If interests were acquired in more than one original entity, write at **F** the number of original entities subject to such arrangements and provide

the information requested below for the arrangement involving the greatest cost base for the interests acquired.

Write at **G** the TFN for the original entity.

Write at **H** the number of shares, units or other interests issued in exchange for the shares or units or other interests acquired in the original entity.

Write at **I** the number of options, rights or similar interests issued in exchange for the options, rights or similar interests acquired in the other entity.

Write at **J** the amount of other considerations (including cash) given to acquire the shares, units or other interests, options, rights or similar interests in the original entity.

Write at **K** the total of the first element of the cost bases of the shares, units or other interests, options, rights or similar interests acquired in the original entity as a result of the arrangement.

Did the company that issued replacement interests or the trustee of the trust, jointly with a significant or common stakeholder, choose to receive a rollover?

Print **Y** for **Yes** or **N** for **No** at **L**.

If the answer at **L** is **Yes**, write at **M** the total of the first element of the cost bases of the shares, or units or other interests, or options, rights or similar interests in the original entity (original interests) acquired directly from significant and common stakeholders for the arrangement, or issued by the original entity to the company or trust and attributable to original interests of significant and common stakeholders that were cancelled under the arrangement.

Part M Did you have an employee share scheme in place at any time during the year – to be completed by companies only

Did the company have an employee share scheme in place at any time during the income year?

Print **X** in the appropriate box at **N**.

Part N Same majority underlying ownership and pre-CGT assets – Division 149 – to be completed by companies only

Was there no change in the majority underlying interests of any assets to which Division 149 applies?

Declare whether or not there was a change in the majority underlying ownership in any assets the company acquired before 20 September 1985. If there was a change, answer **N** for **No**. In this case, the cost base of the relevant asset(s) is reset under Division 149.

If there was no change, answer **yes**.

Print **X** in the appropriate box at **O**.

After following all these steps, you have completed your entity's CGT schedule.

Remember to lodge the CGT schedule with your entity's tax return.

Do **not** lodge your worksheets – keep these with your own records.

Appendix 1	Summary of CGT events	115
Appendix 2	Consumer price index (CPI)	121
Appendix 3	Flowcharts	122
Appendix 4	Some major share transactions	128
	Definitions	132

APPENDIXES

APPENDIX 1 Summary of CGT events

DISPOSAL				
CGT event		Time of event	Capital gain	Capital loss
A1	Disposal of a CGT asset	when the disposal contract is entered into or, if none, when the entity stops being the asset's owner	capital proceeds from disposal <i>less</i> the asset's cost base	asset's reduced cost base <i>less</i> capital proceeds

HIRE PURCHASE AND SIMILAR AGREEMENTS				
CGT event		Time of event	Capital gain	Capital loss
B1	Use and enjoyment before title passes	when use of the CGT asset passes	capital proceeds <i>less</i> the asset's cost base	asset's reduced cost base <i>less</i> capital proceeds

END OF A CGT ASSET				
CGT event		Time of event	Capital gain	Capital loss
C1	Loss or destruction of a CGT asset	when compensation is first received or, if none, when the loss is discovered or destruction occurred	capital proceeds <i>less</i> the asset's cost base	asset's reduced cost base <i>less</i> capital proceeds
C2	Cancellation, surrender and similar endings	when the contract ending an asset is entered into or, if none, when an asset ends	capital proceeds from the ending <i>less</i> the asset's cost base	asset's reduced cost base <i>less</i> capital proceeds
C3	End of an option to acquire shares and so on	when the option ends	capital proceeds from granting the option <i>less</i> expenditure in granting it	expenditure in granting the option <i>less</i> capital proceeds

BRINGING A CGT ASSET INTO EXISTENCE				
CGT event		Time of event	Capital gain	Capital loss
D1	Creating contractual or other rights	when the contract is entered into or the right is created	capital proceeds from creating the right <i>less</i> incidental costs of creating the right	incidental costs of creating the right <i>less</i> capital proceeds
D2	Granting an option	when the option is granted	capital proceeds from the grant <i>less</i> expenditure to grant it	expenditure to grant the option <i>less</i> capital proceeds
D3	Granting a right to income from mining	when the contract is entered into or, if none, when the right is granted	capital proceeds from the grant of right <i>less</i> the expenditure to grant it	expenditure to grant the right <i>less</i> capital proceeds
D4	Entering into a conservation covenant	when covenant is entered into	capital proceeds from covenant <i>less</i> cost base apportioned to the covenant	reduced cost base apportioned to the covenant <i>less</i> capital proceeds from covenant

TRUSTS

CGT event		Time of event	Capital gain	Capital loss
E1	Creating a trust over a CGT asset	when the trust is created	capital proceeds from creating the trust <i>less</i> the asset's cost base	asset's reduced cost base <i>less</i> capital proceeds
E2	Transferring a CGT asset to a trust	when the asset is transferred	capital proceeds from the transfer <i>less</i> the asset's cost base	asset's reduced cost base <i>less</i> capital proceeds
E3	Converting a trust to a unit trust	when the trust is converted	market value of the asset at that time <i>less</i> its cost base	asset's reduced cost base <i>less</i> that market value
E4	Capital payment for trust interest	when the trustee makes the payment	non-assessable part of the payment <i>less</i> the cost base of the trust interest	<i>no capital loss</i>
E5	Beneficiary becoming entitled to a trust asset	when the beneficiary becomes absolutely entitled	for a trustee – market value of the CGT asset at that time <i>less</i> its cost base; for a beneficiary – that market value <i>less</i> the cost base of the beneficiary's capital interest	for a trustee – reduced cost base of the CGT asset at that time <i>less</i> that market value; for a beneficiary – reduced cost base of the beneficiary's capital interest <i>less</i> that market value
E6	Disposal to a beneficiary to end an income right	the time of the disposal	for a trustee – market value of the CGT asset at that time <i>less</i> its cost base; for a beneficiary – that market value <i>less</i> the cost base of the beneficiary's right to income	for a trustee – reduced cost base of the CGT asset at that time <i>less</i> that market value; for a beneficiary – reduced cost base of the beneficiary's right to income <i>less</i> that market value
E7	Disposal to a beneficiary to end capital interest	the time of the disposal	for a trustee – market value of the CGT asset at that time <i>less</i> its cost base; for a beneficiary – that market value <i>less</i> the cost base of the beneficiary's capital interest	for a trustee – reduced cost base of the CGT asset at that time <i>less</i> that market value; for a beneficiary – reduced cost base of the beneficiary's capital interest <i>less</i> that market value
E8	Disposal by a beneficiary of capital interest	when the disposal contract is entered into or, if none, when the beneficiary ceases to own the CGT asset	capital proceeds <i>less</i> the appropriate proportion of the trust's net assets	appropriate proportion of the trust's net assets <i>less</i> the capital proceeds
E9	Creating a trust over future property	when the entity makes an agreement	market value of the property (as if it existed when the agreement was made) <i>less</i> incidental costs in making the agreement	incidental costs in making the agreement <i>less</i> the market value of the property (as if it existed when the agreement was made)

LEASES

CGT event		Time of event	Capital gain	Capital loss
F1	Granting a lease	for granting a lease – when the entity enters into the lease contract or, if none, at the start of the lease; for a lease renewal or extension – at the start of the renewal or extension	capital proceeds <i>less</i> the expenditure on grant, renewal or extension	expenditure on grant, renewal or extension <i>less</i> capital proceeds
F2	Granting a long-term lease	for granting a lease – when the lessor grants the lease; for a lease renewal or extension – at the start of the renewal or extension	capital proceeds from the grant, renewal or extension <i>less</i> the cost base of the leased property	reduced cost base of the leased property <i>less</i> the capital proceeds from the grant, renewal or extension
F3	Lessor pays lessee to get lease changed	when the lease term is varied or waived	<i>no capital gain</i>	amount of expenditure to get lessee's agreement
F4	Lessee receives payment for changing a lease	when the lease term is varied or waived	capital proceeds <i>less</i> the cost base of lease	<i>no capital loss</i>
F5	Lessor receives payment for changing a lease	when the lease term is varied or waived	capital proceeds <i>less</i> expenditure in relation to variation or waiver	expenditure in relation to variation or waiver <i>less</i> capital proceeds

SHARES

CGT event		Time of event	Capital gain	Capital loss
G1	Capital payment for shares	when the company pays a non-assessable amount	payment <i>less</i> cost base of shares	<i>no capital loss</i>
G3	Liquidator or administrator declares shares or financial instruments worthless	when declaration is made	<i>no capital gain</i>	shares' or financial instruments' reduced cost base

SPECIAL CAPITAL RECEIPTS

CGT event		Time of event	Capital gain	Capital loss
H1	Forfeiture of a deposit	when the deposit is forfeited	deposit <i>less</i> expenditure in connection with the prospective sale	expenditure in connection with the prospective sale <i>less</i> deposit
H2	Receipt for an event relating to a CGT asset	when the act, transaction or event occurred	capital proceeds <i>less</i> the incidental costs	incidental costs <i>less</i> capital proceeds

CESSATION OF RESIDENCY

CGT event		Time of event	Capital gain	Capital loss
I1	Individual or company stops being an Australian resident	when the individual or company stops being an Australian resident	for each CGT asset the person owns, its market value <i>less</i> its cost base	for each CGT asset the person owns, its reduced cost base <i>less</i> its market value
I2	Trust stops being a resident trust	when the trust ceases to be a resident trust for CGT purposes	for each CGT asset the trustee owns, its market value <i>less</i> its cost base	for each CGT asset the trustee owns, its reduced cost base <i>less</i> its market value

REVERSAL OF ROLLOVER

CGT event		Time of event	Capital gain	Capital loss
J1	Company stops being a member of a wholly owned group after a rollover	when the company stops being a member of a wholly owned group after a rollover	market value of the asset at the time of the event <i>less</i> its cost base	reduced cost base of the asset <i>less</i> that market value
J2	Change in relation to replacement asset or improved asset after a rollover under Subdivision 152-E	when the change happens	the amount mentioned in subsection 104-185(5)	<i>no capital loss</i>
J3	(does not apply to CGT events that happen after 30 June 2006)			
J4	Trust failing to cease to exist after rollover under Subdivision 124-N	when the failure to cease to exist happens	for the company – market value of the asset at the time the company acquired it <i>less</i> its cost base at that time for a shareholder – market value of the share at the time the shareholder acquired it <i>less</i> its cost base at that time	for the company – reduced cost base of the asset at the time the company acquired it <i>less</i> its market value at that time for a shareholder – reduced cost base of the share at the time the shareholder acquired it <i>less</i> its market value at that time
J5	Failure to acquire replacement asset and to incur fourth element expenditure after a rollover under Subdivision 152-E	at the end of the replacement asset period	the amount of the capital gain that you disregarded under Subdivision 152-E	<i>no capital loss</i>
J6	Cost of acquisition of replacement asset or amount of fourth element expenditure, or both, not sufficient to cover disregarded capital gain	at the end of the replacement asset period	the amount mentioned in subsection 104-198(3)	<i>no capital loss</i>

OTHER CGT EVENTS

CGT event		Time of event	Capital gain	Capital loss
K2	Bankrupt pays an amount in relation to debt	when payment is made	<i>no capital gain</i>	that part of the payment that relates to the denied part of a net capital loss
K3	Asset passing to a tax-advantaged entity	when an individual dies	market value of the asset at death <i>less</i> its cost base	reduced cost base of the asset <i>less</i> that market value
K4	CGT asset starts being trading stock	when the asset starts being trading stock	market value of asset <i>less</i> its cost base	reduced cost base of asset <i>less</i> that market value
K5	Special capital loss from a collectable that has fallen in market value	when CGT event A1, C2 or E8 happens to shares in the company, or an interest in the trust, that owns the collectable	<i>no capital gain</i>	market value of the shares or interest (as if the collectable had not fallen in market value) <i>less</i> the capital proceeds from CGT event A1, C2 or E8
K6	Pre-CGT shares or trust interest	when another CGT event involving the shares or interest happens	capital proceeds from the shares or trust interest that are attributable to post-CGT assets owned by the company or trust, <i>less</i> the assets' cost bases	<i>no capital loss</i>
K7	Balancing adjustment occurs for a depreciating asset that you used for purposes other than taxable purposes	when the balancing adjustment event occurs	termination value <i>less</i> cost <i>times</i> fraction	cost <i>less</i> termination value <i>times</i> fraction
K8	Direct value shifts affecting your equity or loan interests in a company or trust	the decrease time for the interests	the capital gain worked out under section 725-365	<i>no capital loss</i>
K9	Entitlement to receive payment of a carried interest	when you become entitled to receive the payment	capital proceeds from the entitlement	<i>no capital loss</i>
K10	You make a forex realisation gain as a result of forex realisation event 2 and item 1 of the table in subsection 775-70(1) applies	when the forex realisation event happens	equal to the forex realisation gain	<i>no capital loss</i>
K11	You make a forex realisation loss as a result of forex realisation event 2 and item 1 of the table in subsection 775-75(1) applies	when the forex realisation event happens	<i>no capital gain</i>	equal to the forex realisation loss
K12	Foreign hybrid loss exposure adjustment	just before the end of the income year	<i>no capital gain</i>	the amount stated in subsection 104-270(3)

CONSOLIDATIONS

CGT event		Time of event	Capital gain	Capital loss
L1	Reduction under section 705-57 in tax cost setting amount of assets of entity becoming subsidiary member of consolidated group or MEC group	just after entity becomes subsidiary member	<i>no capital gain</i>	amount of reduction
L2	Amount remaining after step 3A etc of 'joining allocable cost amount is negative'	just after entity becomes subsidiary member	amount remaining	<i>no capital loss</i>
L3	Tax cost setting amounts for retained cost base assets exceed joining allocable cost amount	just after entity becomes subsidiary member	amount of excess	<i>no capital loss</i>
L4	No reset cost base assets against which to apply excess of net allocable cost amount on joining	just after entity becomes subsidiary member	<i>no capital gain</i>	amount of excess
L5	Amount remaining after step 4 of 'leaving allocable cost amount is negative'	when entity ceases to be subsidiary member	amount remaining	<i>no capital loss</i>
L6	Error in calculation of tax cost setting amount for joining entity's assets	start of the income year when the Commissioner becomes aware of the errors	the net overstated amount resulting from the errors, or a portion of that amount	the net understated amount resulting from the errors, or a portion of that amount
L7	Discharged amount of liability differs from amount for allocable cost amount purposes	start of the income year in which the liability is realised	your allocable cost amount <i>less</i> what it would have been had you used the correct amount for liability	what your allocable cost amount would have been had you used the correct amount for the liability <i>less</i> your allocable cost amount
L8	Reduction in tax cost – setting amount for reset cost base assets on joining cannot be allocated	just after entity becomes subsidiary member	<i>no capital gain</i>	amount of reduction that cannot be allocated

APPENDIX 2 Consumer price index (CPI)

ALL GROUPS – WEIGHTED AVERAGE OF EIGHT CAPITAL CITIES

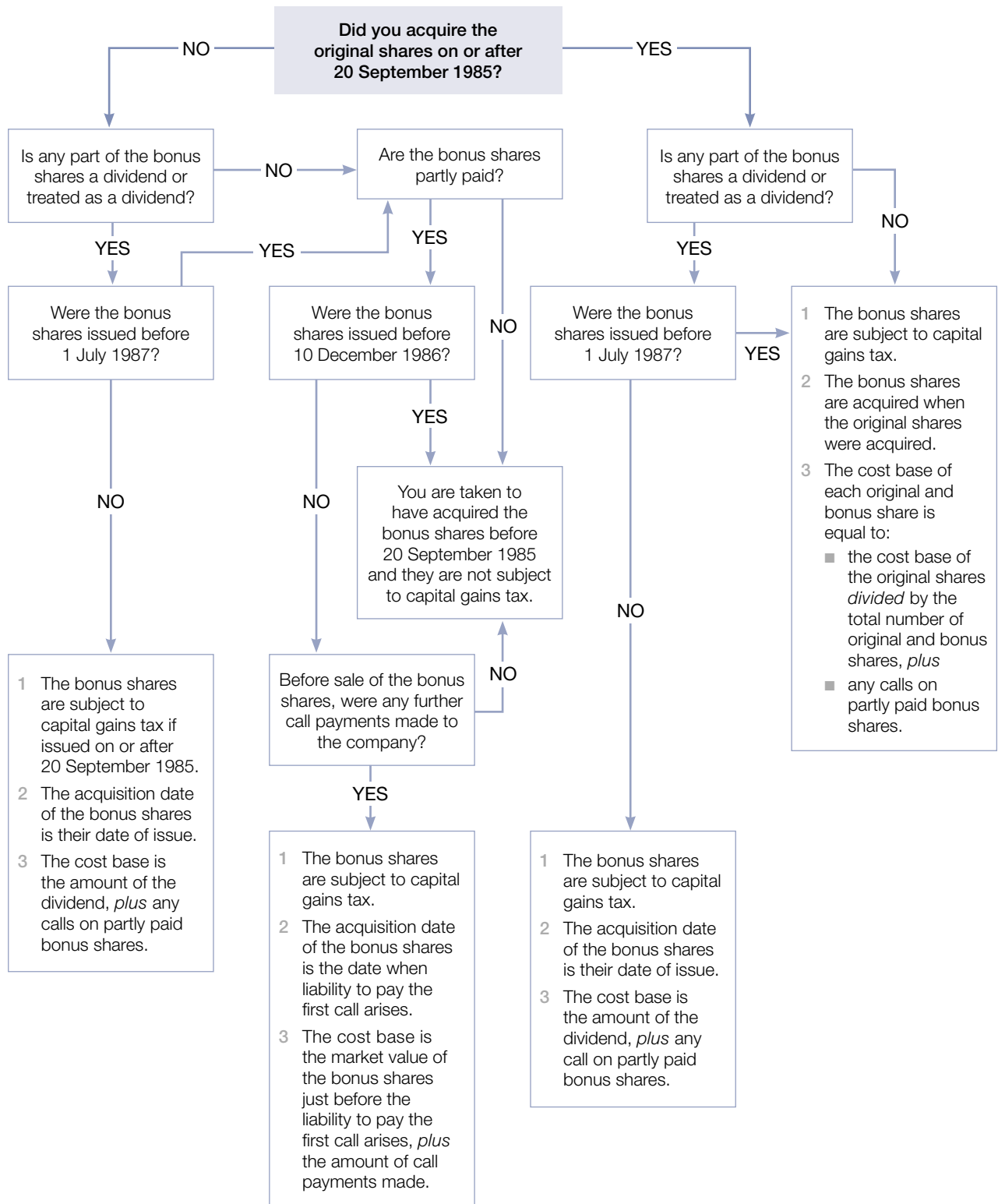
Year	Quarter ending			
	31 Mar	30 Jun	30 Sep	31 Dec
1985	–	–	71.3	72.7
1986	74.4	75.6	77.6	79.8
1987	81.4	82.6	84.0	85.5
1988	87.0	88.5	90.2	92.0
1989	92.9	95.2	97.4	99.2
1990	100.9	102.5	103.3	106.0
1991	105.8	106.0	106.6	107.6
1992	107.6	107.3	107.4	107.9
1993	108.9	109.3	109.8	110.0
1994	110.4	111.2	111.9	112.8
1995	114.7	116.2	117.6	118.5
1996	119.0	119.8	120.1	120.3
1997	120.5	120.2	119.7	120.0
1998	120.3	121.0	121.3	121.9
1999	121.8	122.3	123.4	N/A*

For an explanation of indexation and how it applies, see page 25.

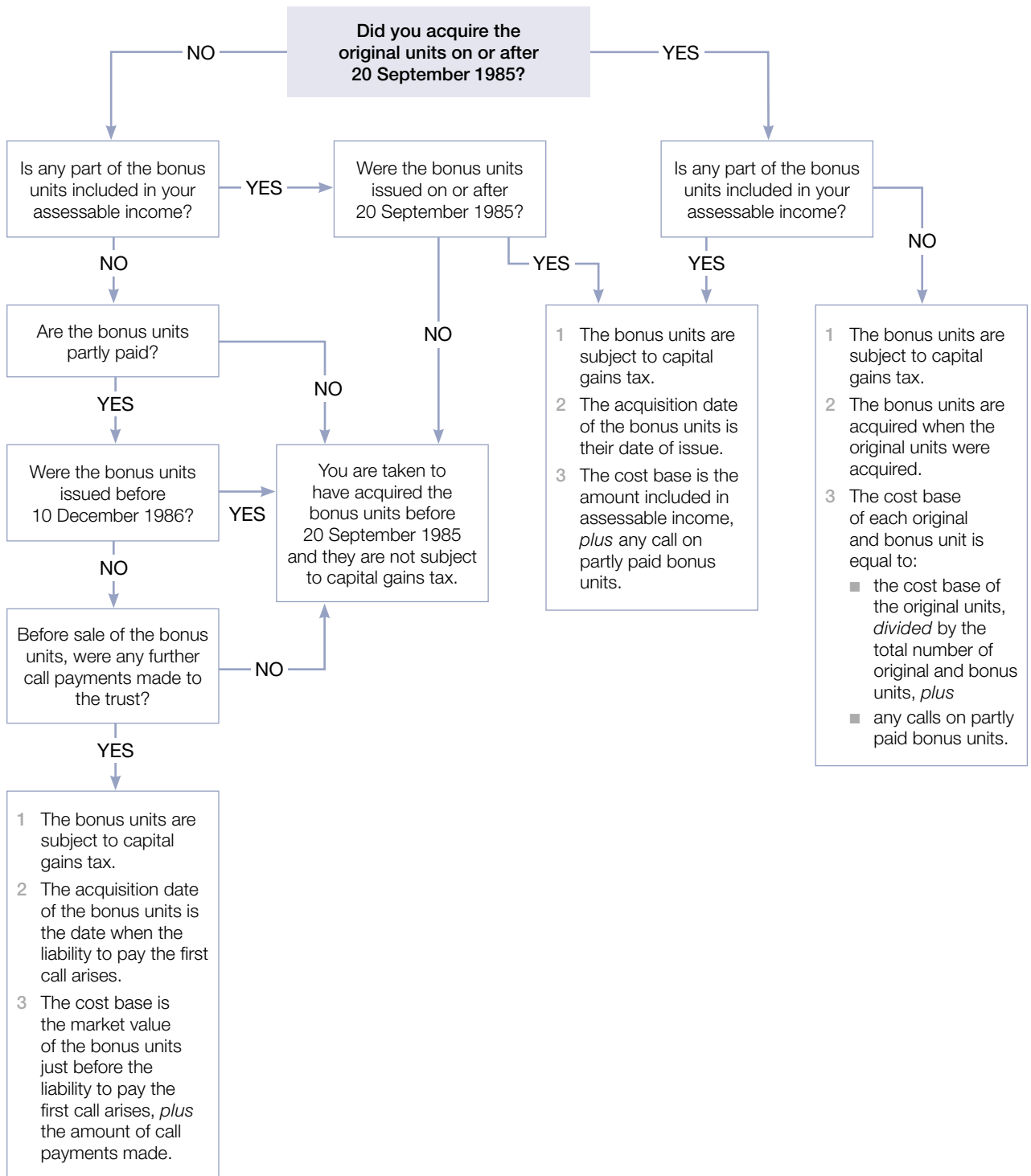
*If you use the indexation method to calculate your capital gain, the indexation factor is based on increases in the CPI up to September 1999 only.

APPENDIX 3 Flowcharts

FLOWCHART 1 Treatment of **bonus shares** issued on or after 20 September 1985

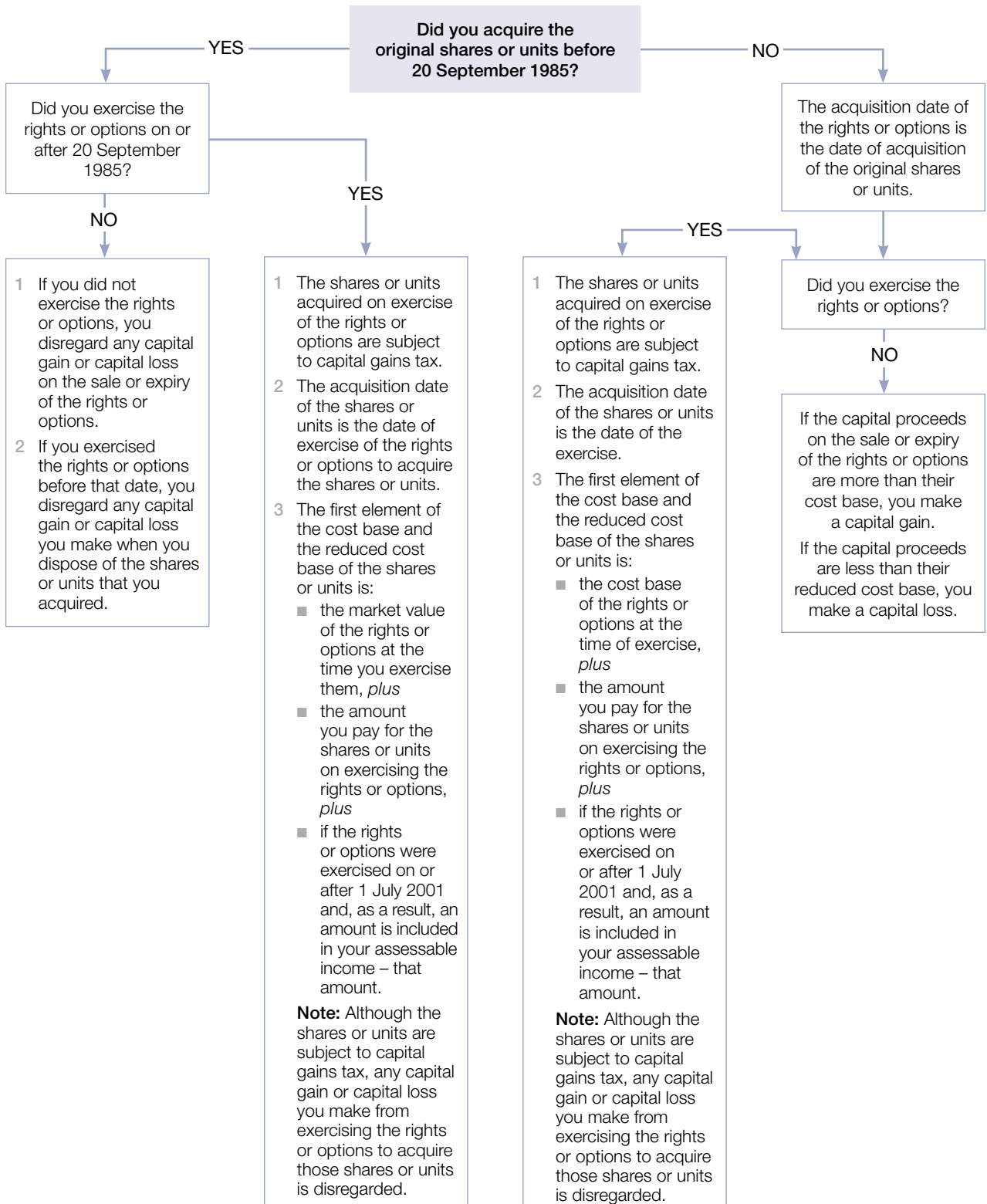


FLOWCHART 2 Treatment of **bonus units** issued on or after 20 September 1985



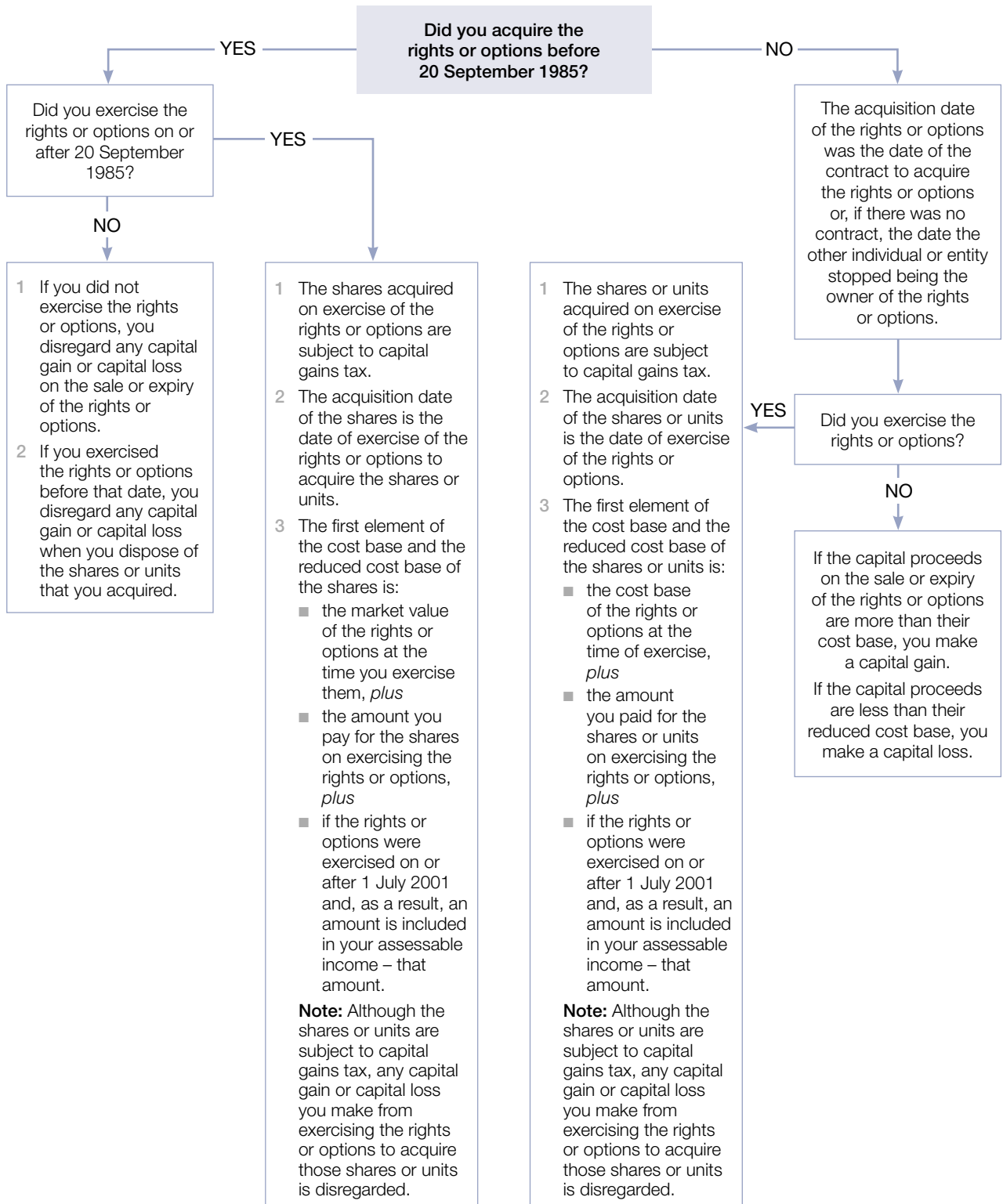
FLOWCHART 3 Treatment of rights or options:

- to acquire shares where the rights or options were issued directly to you by the company (but not under an employee share scheme) for no payment because you were a shareholder, or
- to acquire units where the rights or options were issued directly to you after 28 January 1988 by the trust for no payment because you were a unit holder.



FLOWCHART 4 Treatment of rights or options:

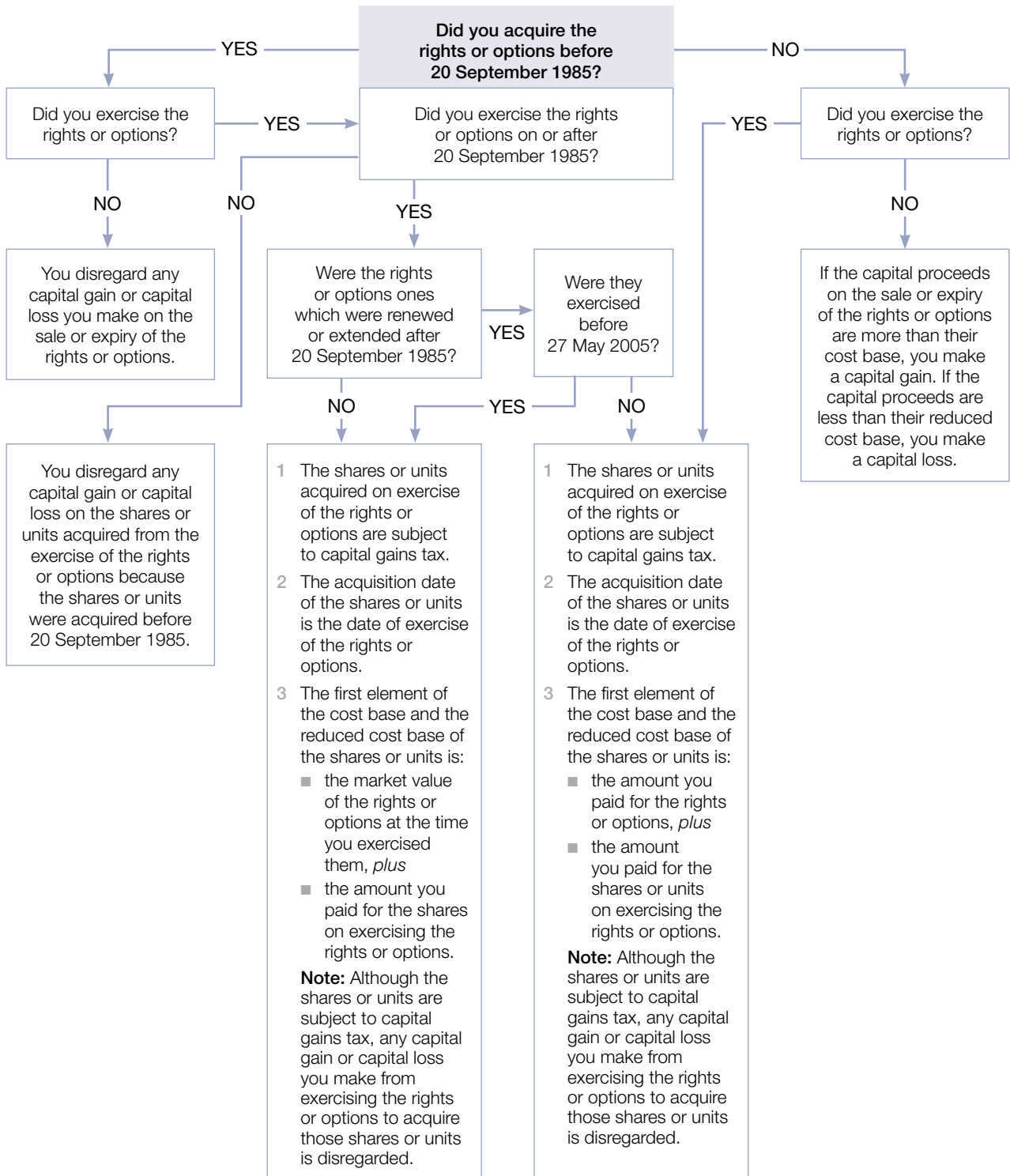
- to acquire shares where the rights or options were acquired by you from an individual or entity that acquired them as a shareholder in the company, or
- to acquire units where the rights or options were issued after 28 January 1988 and were acquired by you from an individual or entity that acquired them as a unit holder in the trust.



FLOWCHART 5 Treatment of rights or options to acquire shares or units:

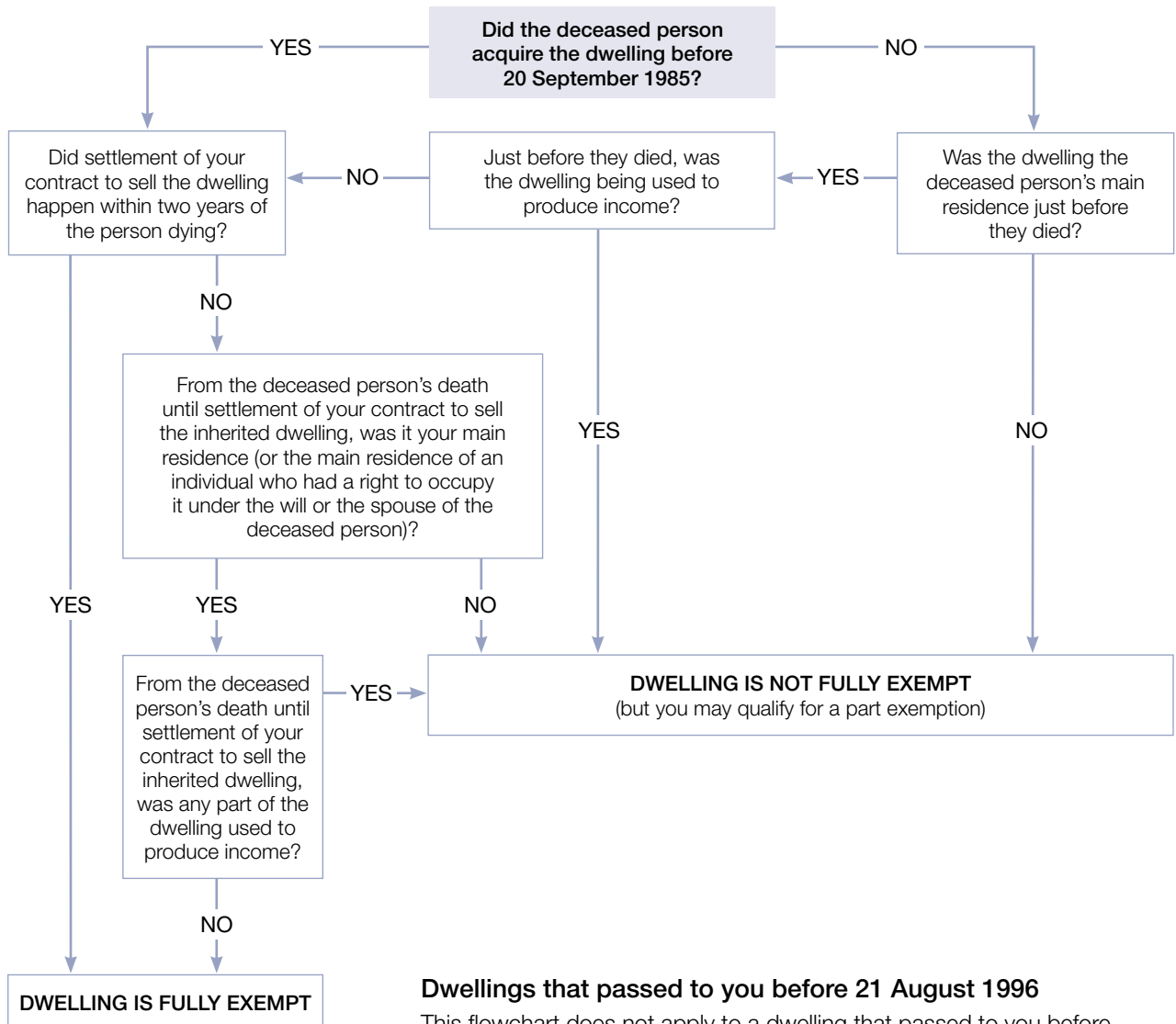
- you paid for and which were issued directly to you from the company (but not under an employee share scheme) or trust, or
- you acquired from an individual or entity that was not a shareholder or unit holder.

Note: This flowchart does not apply to rights or options for the issue of units by the grantor of the rights or options if they were exercised before 27 May 2005.



FLOWCHART 6 The capital gains tax (CGT) main residence exemption rules when you sell a dwelling you inherited.

Chapter 6 needs to be read with this flowchart.



Dwellings that passed to you before 21 August 1996

This flowchart does not apply to a dwelling that passed to you before 21 August 1996. Chapter 6 sets out the rules that apply in that situation.

Where the deceased person died before 20 September 1985

If the deceased person died before 20 September 1985, the dwelling is fully exempt when you sell it. However, if you made a major capital improvement to the dwelling on or after 20 September 1985 and have used it to produce assessable income it may be subject to CGT (see chapter 6).

APPENDIX 4 Some major share transactions

You can obtain information on key transactions involving major companies and other institutions from our website www.ato.gov.au. These transactions include mergers, takeovers, demergers, demutualisations, returns of capital, share buy-backs, and declarations by liquidators and administrators that shares are worthless.

Go to the 'Individuals' menu and choose 'Capital gains tax' from the drop-down menu and you will find this information on the 'Capital gains tax essentials' page under 'Key events for Australian shareholders', for 2006–07 and earlier years.

Check the website for a list of events that may affect your 2007 tax return.

The table below contains information on some major transactions that have given rise to a CGT event for many people. Remember to take into account any capital gains or capital losses from these transactions on your tax return for the relevant income year. Also, make sure you record any changes to the cost base of your shares or units. Check the website for a more complete list of events in earlier years.

If you are affected by a demerger there is a demerger calculator at www.ato.gov.au/demergers

COMPANY	DETAILS OF TRANSACTION
<p>Alinta Ltd</p>	<p>Merger</p> <p>In October 2006, Alinta Ltd merged with Australian Gas Light Company (AGL).</p> <p>Former Alinta Ltd shareholders transferred their Alinta Ltd shares to the New Alinta group in exchange for shares in New Alinta. Shareholders received one share in New Alinta for each former Alinta Ltd share exchanged.</p> <p>A CGT event happened as a result of the exchange of former Alinta Ltd shares for shares in New Alinta. However, shareholders can choose scrip for scrip rollover.</p> <p>See our fact sheet <i>Alinta Ltd merger with Australian Gas Light Company (AGL) – October 2006</i>. (AGL shareholders should refer to our fact sheet <i>Merger of AGL and Alinta Ltd – October 2006</i>) at www.ato.gov.au/CGT under the heading 'Special circumstances'.</p>
<p>AMP Ltd</p>	<p>Demutualisation</p> <p>The acquisition cost for AMP Ltd shares was \$10.43 per share and the acquisition date was 20 November 1997.</p> <p>Demerger</p> <p>In December 2003 the United Kingdom operations of AMP (referred to as 'HHG') were demerged from AMP. There were tax consequences from the demerger for shareholders in 2003–04 which are set out in our fact sheet <i>AMP Group demerger: How it affects Australian resident shareholders</i> at www.ato.gov.au/CGT (follow the link under 'View previous years' pages' then 'Special circumstances').</p> <p>You can also work out the cost base of AMP and HHG shares after the demerger using the fact sheet or the AMP demerger calculator on our website at www.ato.gov.au/demergers (follow the link under 'Advanced' then 'Calculators').</p> <p>2005 return of capital</p> <p>On 16 June 2005, AMP made a return of capital to shareholders of \$0.40 per share. Shareholders needed to reduce the cost base and reduced cost base of each share by \$0.40. For each share that had a cost base of less than \$0.40, the difference was a capital gain in 2004–05.</p> <p>See our fact sheet <i>AMP Limited (AMP): 2005 return of capital</i> on our website at www.ato.gov.au/CGT (follow the link under 'View previous years' pages' then 'Advanced' followed by 'Publications').</p> <p>2006 return of capital</p> <p>On 19 June 2006, AMP made a return of capital to shareholders of \$0.40 per share.</p> <p>Shareholders needed to reduce the cost base and reduced cost base of each share by \$0.40. For each share that had a cost base of less than \$0.40, the difference was a capital gain in 2005–06.</p> <p>See our fact sheet <i>AMP Limited (AMP): 2006 return of capital</i> on our website at www.ato.gov.au/CGT under the heading 'Special circumstances'.</p>

COMPANY	DETAILS OF TRANSACTION
Aristocrat Leisure Ltd	<p>2005 return of capital</p> <p>On 15 July 2005, Aristocrat made a return of capital to shareholders of \$0.21 per share.</p> <p>Shareholders needed to reduce the cost base and reduced cost base of each share by \$0.21. For each share that had a cost base of less than \$0.21, the difference was a capital gain in 2005–06.</p> <p>See our fact sheet <i>Aristocrat Leisure Limited (Aristocrat): 2005 return of capital</i> at www.ato.gov.au/CGT under the heading ‘Special circumstances’.</p>
Australian Gas Light Company Ltd (AGL)	<p>Merger</p> <p>In October 2006, Australian Gas Light Company (AGL) merged with Alinta Ltd.</p> <p>Under the merger, former AGL shareholders transferred each AGL share to the New Alinta group, in exchange for 0.5775 of a New Alinta ordinary share and one New Alinta converting share.</p> <p>Immediately after the AGL shareholders received the New Alinta converting shares, they were bought back by New Alinta. As consideration for the buy-back of those converting shares, shareholders received one AGL Energy ordinary share for each converting share bought back.</p> <p>A CGT event happened as a result of both the exchange of AGL shares-for-shares in New Alinta and the buy-back of New Alinta converting shares for AGL Energy shares. In both cases, most AGL shareholders are eligible for CGT concessions that mean they may not need to include anything in their 2006–07 tax return from this transaction.</p> <p>See our fact sheet <i>Merger of AGL and Alinta Ltd – October 2006</i> (Alinta shareholders should refer to our fact sheet <i>Alinta Ltd merger with Australian Gas Light Company (AGL) – October 2006.</i>) at www.ato.gov.au/CGT under the heading ‘Special circumstances’.</p>
Aviva Corporation Ltd	<p>Demerger</p> <p>In September 2004, NGM Resources Ltd (NGM) was demerged from Aviva Corporation Ltd (Aviva). The demerger involved a return of capital of \$0.0012 per share, and a demerger dividend of approximately \$0.002 per share in Aviva. This amount was compulsorily applied as a consideration for the acquisition of shares in NGM. Aviva shareholders were entitled to one NGM share for every 37 of their Aviva shares.</p> <p>The fact sheet <i>2004 Aviva Corporation Ltd demerger</i> and the demergers calculator on our website at www.ato.gov.au/demergers (follow the link under ‘Shareholder information’) will help you work out the cost bases of your Aviva and NGM shares after the demerger.</p>
BHP Billiton Ltd	<p>Demerger</p> <p>In July 2002, BHP shareholders received one BHP Steel Ltd share for every five BHP Billiton shares held. In November 2003 BHP Steel Ltd changed its name to BlueScope Steel Ltd.</p> <p>BHP Billiton has advised that BHP Steel represented 5.063% of the market value of the group as a whole just after the demerger. Shareholders who received BHP Steel shares should use this percentage to apportion the sum of the cost bases of their post-CGT BHP Billiton shares between these shares and the BHP Steel shares they received in relation to those post-CGT BHP Billiton shares.</p> <p>The fact sheet <i>2002 BHP Billiton Group demerger</i> and the demergers calculator on our website at www.ato.gov.au/demergers (follow the link under ‘Shareholder information’) will help you work out the cost bases of your BHP Billiton and BlueScope shares after the demerger.</p> <p>2006 share buy-back</p> <p>On 3 April 2006, BHP Billiton completed an off-market share buy-back. Shareholders who took part in the buy-back received \$23.45 per share, which included a fully franked dividend of \$21.35 per share.</p> <p>For CGT purposes, they are taken to have received \$5.96 per share.</p> <p>The date the shares were sold under the buy-back was 3 April 2006.</p> <p>If the capital proceeds of \$5.96 were more than the cost base of the share, the difference is a capital gain to the shareholder in 2005–06. If \$5.96 was less than the share’s reduced cost base, the difference is a capital loss.</p> <p>See our fact sheet <i>BHP Billiton 2006 off-market share buy-back</i> at www.ato.gov.au/CGT under the heading ‘Special circumstances’.</p>

COMPANY	DETAILS OF TRANSACTION
Commonwealth Bank of Australia Ltd	<p>Public share offer</p> <p>The Commonwealth Bank public shares were acquired on 13 July 1996. For shareholders who use the indexation method in calculating their capital gain, they index their first and final instalments from 13 July 1996.</p>
CSR Limited – Rinker Group Ltd	<p>Demerger</p> <p>In April 2003, CSR shareholders received one Rinker share for every CSR share they held.</p> <p>CSR has advised that Rinker represented 75% of the market value of the group as a whole just after the demerger. Shareholders who received Rinker shares should use this percentage to apportion the sum of the cost bases of their post-CGT CSR shares between these shares and the Rinker shares they received in relation to those post-CGT CSR shares.</p> <p>The demergers calculator on our website at www.ato.gov.au/demergers under the heading ‘Advanced’ then ‘Calculators’ will help you work out the cost bases of your Rinker and CSR shares after the demerger. Also see our fact sheet in ‘Shareholder information’ under CSR Ltd demerger of Rinker Group, <i>Demergers: 2003 CSR demerger: impact on resident individual shareholders</i>.</p> <p>2005 return of capital</p> <p>On 4 August 2005, CSR made a return of capital to shareholders of \$0.20 per share.</p> <p>Shareholders needed to reduce the cost base and reduced cost base of each share by \$0.20. For each share that had a cost base of less than \$0.20, the difference was a capital gain in 2005–06.</p> <p>See our fact sheet <i>CSR Limited (CSR): 2005 return of capital</i> at www.ato.gov.au/CGT under the heading ‘Special circumstances’.</p>
Mayne Group Ltd	<p>Demerger</p> <p>On 30 November 2005 Mayne Group demerged Mayne Pharma and shareholders received a return of capital of \$2.49 for every Mayne Group share they owned. These amounts were compulsorily applied as consideration for the acquisition of shares in Mayne Pharma. Shareholders received one Mayne Pharma Ltd share for every Mayne Group share they held. After the demerger Mayne Group Limited changed its name to Symbion Health Ltd.</p> <p>Mayne Group has advised that Mayne Pharma represented 44.217% of the market value of the group as a whole just after the demerger. Shareholders who received Mayne Pharma shares should use this percentage to apportion the sum of the cost bases of their post-CGT Mayne Group shares between these shares and the Mayne Pharma shares they received in relation to those post-CGT Mayne Group shares.</p> <p>The fact sheet <i>Demergers: 2005 Mayne Group Ltd (renamed Symbion Health Ltd) demerger</i> and the demergers calculator on our website at www.ato.gov.au/demergers will help you work out the cost bases of your Mayne Group and Mayne Pharma shares after the demerger and to work out whether you have made a capital gain under the demerger.</p>
Minotaur Resources Ltd	<p>Demerger and takeover</p> <p>On 17 February 2005, Minotaur Resources Ltd (Minotaur) demerged Minotaur Exploration Ltd (MinEx) and shareholders received a return of capital of \$0.3258 and a dividend for every Minotaur share they owned. These amounts were compulsorily applied as consideration for the acquisition of shares in MinEx. That is, shareholders did not receive a cash payment, instead these amounts were used to give them a MinEx share.</p> <p>For every Minotaur share owned, shareholders received one MinEx share.</p> <p>In conjunction with the demerger, Oxiana Ltd (Oxiana) and Minotaur shareholders agreed to a takeover of Minotaur. Under the takeover, Minotaur shareholders received 1.85 new Oxiana shares for each of their Minotaur shares.</p> <p>The fact sheet <i>Demergers: 2005 Minotaur Resources Ltd demerger</i> and the demergers calculator on our website at www.ato.gov.au/demergers (follow the link under ‘Shareholder information’) will help you to calculate the cost bases of your MinEx and Oxiana shares after the demerger and to work out whether you have made a capital gain under the demerger.</p>

COMPANY	DETAILS OF TRANSACTION
Patrick Corporation Ltd	<p>Takeover</p> <p>From 29 September 2005 to 25 May 2006, Toll Holdings Ltd made a takeover offer for Patrick shares.</p> <p>Patrick shareholders who accepted the offer received \$3 cash plus 0.4 Toll shares for each Patrick share. Patrick shareholders who did not accept the offer before 7.00pm (Melbourne time) on 25 May 2006 had their shares compulsorily acquired on 1 July 2006 and received the same number of Toll shares and cash as the other shareholders.</p> <p>The disposal of your Patrick shares is a CGT event. You can choose a scrip-for-scrip rollover and disregard the capital gains on the disposal of your Patrick shares to the extent you received Toll shares (but not cash) for them. Shareholders who accepted Toll's offer, made a capital gain or capital loss in the 2005–06 year. Shareholders whose Patrick shares were compulsorily acquired made a capital gain or capital loss in the 2006–07 year.</p> <p>See our fact sheet <i>Patrick Corporation Limited takeover by Toll Holdings Limited</i> at www.ato.gov.au/CGT under the heading 'Advanced' then 'Publications' to help you work out the tax consequences of the takeover.</p>
Pivot Ltd	<p>Merger</p> <p>Pivot Ltd changed its name to Incitec-Pivot Ltd in April 2003 and then merged with Incitec Fertilizers Ltd (IFL) on 1 June 2003.</p> <p>Shareholders of Pivot who acquired their shares before 20 September 1985 made a capital gain under CGT event K6 if their capital proceeds per share was more than \$15.08 and they disposed of them after 28 July 2003.</p> <p>The capital gain is equal to 70% of the difference between the capital proceeds and \$15.08. (No capital loss is available under CGT event K6.)</p> <p>See our fact sheet <i>Pivot merger with Incitec – CGT on sale of pre-CGT shares</i> at www.ato.gov.au/CGT under the heading 'Special circumstances'.</p>
Promina Group Ltd	<p>2005 return of capital</p> <p>On 20 June 2005 Promina Group Ltd made a return of capital to shareholders of \$0.23 per share. Shareholders needed to reduce the cost base and reduced cost base of each share by \$0.23. For each share that had a cost base of less than \$0.23, the difference was a capital gain in 2004–05.</p> <p>See our fact sheet <i>Promina Group Ltd (Promina) 2005 return of capital</i> at www.ato.gov.au/CGT (follow the link under 'View previous years' pages' then 'Advanced' then 'Publications').</p> <p>2006 return of capital</p> <p>On 16 June 2006 Promina Group Ltd made a return of capital to shareholders of \$0.15 per share. Shareholders needed to reduce the cost base and reduced cost base of each share by \$0.15. For each share that had a cost base of less than \$0.15, the difference was a capital gain in 2005–06.</p> <p>See our fact sheet <i>Promina Group Ltd (Promina): 2006 return of capital</i> at www.ato.gov.au/CGT under the heading 'Special circumstances'.</p>
St George Bank	<p>2006 share buy-back</p> <p>On 21 February 2006, St George Bank completed an off-market share buy-back. Shareholders who took part in the buy-back received \$25.69 per share, which included a fully franked dividend of \$19.15 per share.</p> <p>For CGT purposes, they are taken to have received \$10.59 per share as the capital component of the buy-back price.</p> <p>The date the shares were sold under the buy-back was 21 February 2006.</p> <p>If the capital proceeds of \$10.59 per share were more than the cost base of the share, the difference is a capital gain to the shareholder in 2005–06. If \$10.59 was less than the share's reduced cost base of each share, the difference is a capital loss.</p> <p>See our fact sheet <i>St George Bank: 2006 off-market share buy-back</i> at www.ato.gov.au/CGT under the heading 'Special circumstances'.</p>

DEFINITIONS

ASSESSABLE INCOME

Assessable income is all the income you have received that should be included on your tax return. Generally, assessable income does not include non-assessable payments from a unit trust, including a managed fund.

BONUS SHARES

Bonus shares are additional shares a shareholder receives wholly or partly as a dividend. You may also be required to pay an amount to get them.

BONUS UNITS

Bonus units are additional units a unit holder receives from the trust. You may also be required to pay an amount to get them.

CALL ON SHARES

A company may sometimes issue a share at less than its par or face value and then makes a call to pay up part or all of the remaining outstanding balance.

CAPITAL GAIN

You may make a capital gain from a CGT event such as the sale of an asset. Generally, your capital gain is the difference between your asset's cost base (what you paid for it) and your capital proceeds (what you received for it). You can also make a capital gain if a managed fund or other unit trust distributes a capital gain to you.

CAPITAL GAINS TAX

Capital gains tax (CGT) refers to the income tax you pay on any net capital gain you make and include on your annual income tax return. For example, when you sell (or otherwise dispose of) an asset as part of a CGT event, you are subject to CGT.

CAPITAL IMPROVEMENT

A capital improvement does not include a repair that is deductible for income tax purposes.

CAPITAL LOSS

Generally, you may make a capital loss as a result of a CGT event if you received less capital proceeds for an asset than its reduced cost base (what you paid for it).

CAPITAL PROCEEDS

Capital proceeds is the term used to describe the amount of money or the value of any property you receive or are entitled to receive as a result of a CGT event. For shares or units, capital proceeds may be:

- the amount you receive from the purchaser
- the value of shares (or units) you receive on a demerger
- the value of shares (or units) and the amount of cash you receive on a merger/takeover, or
- their market value if you give them away.

CGT ASSET

CGT assets include shares, units in a unit trust, collectables (such as jewellery), assets for personal use (such as furniture or a boat) and other assets (such as an investment property).

CGT-CONCESSION AMOUNTS

These amounts are the CGT discount component of any actual distribution from a managed fund.

CGT DISCOUNT

The CGT discount is the amount (or percentage) by which a capital gain may be reduced under the discount method (see **Discount method**).

CGT EVENT

A CGT event happens when a transaction takes place such as the sale of a CGT asset. The result is usually a capital gain or capital loss.

CONSOLIDATION RULES

Effective from 1 July 2002. Consolidation refers to taxing wholly owned groups as single entities, and enables assets to be transferred between members of a group without triggering capital gains or requiring cost base adjustments for membership interests. Subsidiary members are treated as part of the head company. Intra-group transactions are disregarded for income tax purposes.

CONVERTIBLE NOTE

A convertible note is another type of investment you can make in a company or unit trust. A convertible note earns interest on the amount you pay to acquire the note until the note's expiry date. On expiry of the note, you can either ask for the return of the money paid or convert that amount to acquire new shares or units.

COST BASE

The cost base of an asset is generally what it costs you. It is made up of five elements:

- money you paid or property you gave for the asset
- incidental costs of acquiring or selling it (for example, brokerage and stamp duty)
- costs of owning it (generally this will not apply to shares or units because you will usually have claimed or be entitled to claim these costs as tax deductions)
- costs associated with increasing or preserving its value or installing or moving it, and
- what it has cost you to preserve or defend your title or rights to it – for example, if you paid a call on shares.

You may need to reduce the cost base for a share or unit by the amount of any non-assessable payment you receive from the company or fund.

DEBT FORGIVENESS

A debt is forgiven if you are freed from the obligation to pay it. A commercial debt that is forgiven may reduce your capital loss, your cost base or your reduced cost base.

DEMERGER

A demerger involves the restructuring of a corporate or trust group by splitting its operations into two or more entities or groups. Under a demerger, the owners of the head entity of the group acquire a direct interest in an entity (demerged entity) that was formerly part of the group.

DEMERGER ROLLOVER

This may apply to CGT events that happened on or after 1 July 2002 to interests that you own in the head entity of a demerger group where a company or trust is demerged from the group. Generally, the head entity undertaking the demerger will advise owners whether demerger rollover is available but you should seek our advice if you are in any doubt. We may have provided advice in the form of a class ruling on a specific demerger, confirming that the rollover is available.

This rollover allows you to defer your CGT obligation until a later CGT event happens to your original or your new shares or units.

DEMUTUALISATION

A company demutualises when it changes its membership interests to shares. If you received shares as part of a demutualisation of an Australian insurance company (for example, AMP, IOOF or NRMA), you are not subject to CGT until you sell the shares or another CGT event happens.

Usually the company will advise you of your cost base for the shares you received. The company may give you the choice of keeping the shares they have given you or of selling them and giving you the capital proceeds.

DEPRECIATING ASSETS

A depreciating asset is an asset that has a limited effective life and can reasonably be expected to decline in value over the time it is used. Depreciating assets include items such as computers, tools, furniture and motor vehicles.

Land and items of trading stock are specifically excluded from the definition of depreciating asset, as are most intangible assets such as options, rights and goodwill.

DISCOUNT METHOD

The discount method is one of the ways to calculate your capital gain if:

- the CGT event happened after 11.45am (by legal time in the ACT) on 21 September 1999
- you acquired the asset at least 12 months before the CGT event.

If you use the discount method, you do not index the cost base but you may be able to reduce your capital gain by the CGT discount. However, you must first reduce your capital gains by the amount of any capital losses made in the year and any unapplied net capital losses from earlier years. You discount any remaining capital gain.

If you acquired the asset before 11.45am (by legal time in the ACT) on 21 September 1999, you may be able to choose either the discount method or the indexation method, whichever gives you the better result.

DISCOUNTED CAPITAL GAIN

A discounted capital gain is a capital gain that has been reduced by the CGT discount. If you received the discounted capital gain from a managed fund you will need to gross up the amount before you apply any capital losses and then the CGT discount.

DIVIDEND REINVESTMENT PLANS

Under these plans, shareholders can choose to have their dividend used to acquire additional shares in the company instead of receiving a cash payment. For CGT purposes, you are treated as if you received a cash dividend and then used it to buy additional shares. Each share (or parcel of shares) received in this way is treated as a separate asset when the shares are issued to you.

DWELLING

A dwelling is anything that is used wholly or mainly for residential accommodation. Examples of a dwelling are a home, an apartment, a strata title unit or a unit in a retirement village.

EMPLOYEE SHARE SCHEMES

If you acquired shares or rights at a discount under an employee share scheme and the scheme complies with the income tax rules for employee share schemes, you can choose when to include the amount of the discount in your assessable income on your tax return. There are special CGT rules relating to the calculation of the cost base of these shares or rights and, in some circumstances, you disregard a capital gain or capital loss you make.

GROSS UP

Grossing up applies to unit holders who are entitled to a share of the fund's income that includes a capital gain reduced by the CGT discount. In this case, you 'gross up' your capital gain by multiplying by two your share of any discounted capital gain you have received from the fund. You may also have to gross up a capital gain that was reduced by the small business 50% active asset reduction.

INCOME YEAR

An income year is the same as a financial year – a period of 12 months beginning on 1 July and ending on the next 30 June – and is the period covered by your tax return. (In particular circumstances, the Commissioner may allow a company or other entity to adopt another 12-month period).

INDEXATION FACTOR

The indexation factor is worked out based on the consumer price index (CPI) at appendix 2.

The indexation of the cost base of an asset is frozen as at 30 September 1999. For CGT events after that time, the indexation factor is the CPI for the September 1999 quarter (123.4), divided by the CPI for the quarter in which you incurred costs relating to the asset. The result is rounded to three decimal places.

INDEXATION METHOD

The indexation method is one of the ways to calculate your capital gain if you acquired a CGT asset before 11.45am (by legal time in the ACT) on 21 September 1999. This method allows you to increase the cost base by applying an indexation factor (based on increases in the consumer price index up to September 1999).

You cannot use the indexation method for:

- CGT assets acquired after 11.45am (by legal time in the ACT) on 21 September 1999, or
- expenditure relating to a CGT asset acquired after that date.

For CGT events after 11.45am (by legal time in the ACT) on 21 September 1999 the discount method may give you the better result.

LEGAL PERSONAL REPRESENTATIVE

A legal personal representative can be either:

- the executor of a deceased estate (that is, a person appointed to wind up the estate in accordance with the will), or
- an administrator appointed to wind up the estate if the person does not leave a will.

LIC CAPITAL GAIN AMOUNT

This is an amount notionally included in a dividend from a listed investment company (LIC) which represents a capital gain made by that company. The amount is not included as a capital gain at item **17** on the tax return (supplementary section), or item **9** if you use the Tax return for retirees. See page 57 for an example and the instructions for dividend income for question 11 in *TaxPack 2007* (or question 8 if you use *Retirees TaxPack 2007*).

MAIN RESIDENCE

Your main residence is your home – that is, the dwelling you regard as your main place of residence and nominate as such for any CGT concessions dealing with the disposal of a main residence. See **Is the dwelling your main residence?** on page 68 for more information.

MAIN RESIDENCE EXEMPTION

Generally, you can ignore a capital gain or capital loss from a CGT event that happens to a dwelling that is your main residence (also referred to as 'your home'). You may make a capital gain or capital loss if you have used your home to produce income, if it was not your home for the full period you owned it or if the land around your home is more than 2 hectares.

MANAGED FUND

A managed fund is a unit trust. The types of managed funds available include cash management trusts, fixed interest trusts, mortgage trusts, property trusts, equity trusts, international trusts and diversified trusts.

MARKET VALUE SUBSTITUTION RULE FOR CAPITAL PROCEEDS

In some cases, if you receive nothing in exchange for a CGT asset (for example, if you give it away as a gift) you are taken to have received the market value of the asset at the time of the CGT event. You may also be taken to have received the market value if your capital proceeds are more or less than the market value of the CGT asset, and you and the purchaser were not dealing with each other at arm's length in connection with the event.

You are said to be dealing at arm's length with someone if each party acts independently and neither party exercises influence or control over the other in connection with the transaction. The law looks at not only the relationship between the parties but also the quality of the bargaining between them.

MARKET VALUE SUBSTITUTION RULE FOR COST BASE AND REDUCED COST BASE

In some cases, the general rules for calculating the cost base and reduced cost base have to be modified. For example, the market value may be substituted for the first element of the cost base and reduced cost base if:

- you did not incur expenditure to acquire the asset
- some or all of the expenditure you incurred cannot be valued, or
- you did not deal at arm's length with the previous owner in acquiring the asset.

NET CAPITAL GAIN

A net capital gain is the difference between your total capital gains for the year and the total of your capital losses for the year and unapplied net capital losses from earlier years, less any CGT discount and small business CGT concessions to which you are entitled.

NET CAPITAL LOSS

If your total capital losses for the year are more than your total capital gains, the difference is your net capital loss for the year. This loss can be carried forward and deducted from capital gains you make in later years. There is no time limit on how long you can carry forward a net capital loss.

Capital losses from collectables can only be used to reduce capital gains from collectables. If your total capital losses from collectables for the year are more than your total capital gains from collectables, you have a net capital loss from collectables for the year. This loss is carried forward and deducted from capital gains from collectables in later years. There is no time limit on how long you can carry forward a net capital loss from a collectable.

NON-ASSESSABLE PAYMENT

A non-assessable payment is a payment received from a company or fund that is not assessed as part of your income on your tax return.

This includes some distributions from unit trusts, managed funds and companies.

For more information see page 55.

'OTHER' METHOD

To calculate your capital gain using the 'other' method, you subtract your cost base from your capital proceeds. You must use this method for any shares or units you have bought and sold within 12 months (that is, when the indexation and discount methods do not apply).

OWNERSHIP INTEREST

You have an ownership interest if you own a dwelling or land and/or meet the conditions outlined in **What is an ownership interest** on page 67.

PRE-CGT

Acquired before 20 September 1985. Assets acquired before this date are generally exempt from CGT. An exception is if CGT event K6 applies.

PRIOR YEAR NET CAPITAL LOSSES

See **Unapplied net capital losses from earlier years**.

POST-CGT

Acquired on or after 20 September 1985.

REDUCED COST BASE

The reduced cost base is the amount you take into account when you are working out whether you have made a capital loss when a CGT event happens.

The reduced cost base may need to have amounts deducted from it such as non-assessable payments.

The reduced cost base does not include indexation or costs of owning the asset such as interest on monies borrowed to buy it.

ROLLOVER

A rollover allows a capital gain to be deferred or disregarded until a later CGT event happens.

SCRIP-FOR-SCRIP ROLLOVER

A scrip-for-scrip rollover can apply to CGT events that happened on or after 10 December 1999 in the case of a takeover or merger of a company or fund in which you have holdings. The company or fund would usually advise you if the rollover conditions have been satisfied.

This rollover allows you to defer your CGT obligation until a later CGT event happens to your shares or units.

You may only be eligible for partial rollover if you received shares (or units) plus cash for your original shares. In that case, if the information provided by the company or fund is not sufficient for you to calculate your capital gain, you may need to seek advice from us.

SHARE BUY-BACK

If you disposed of shares back to a company under a buy-back arrangement, you may have made a capital gain or capital loss.

Some of the buy-back price may have been treated as a dividend for tax purposes. The time you make the capital gain or capital loss will depend on the conditions of the particular buy-back offer.

SMALL BUSINESS CGT CONCESSIONS

There are four small business CGT concessions available if certain conditions are satisfied. They are, the:

- small business 15-year exemption
- small business 50% active asset reduction
- small business retirement exemption
- small business rollover.

These concessions apply to CGT events that happened after 11.45am (by legal time in the ACT) on 21 September 1999. For information on these concessions, see the *Guide to capital gains tax concessions for small business*.

TAKEOVERS AND MERGERS

If a company in which you held shares was taken over or merged and you received new shares in the takeover or merged company, you may be entitled to a scrip-for-scrip rollover.

If the scrip-for-scrip conditions were not satisfied, your capital proceeds for your original shares will be the total of any cash and the market value of the new shares you received.

TAX-ADVANTAGED ENTITY

A tax-advantaged entity is a tax-exempt entity, or the trustee of:

- a complying superannuation fund
- a complying approved deposit fund, or
- a pooled superannuation fund.

TAX-DEFERRED AMOUNTS

These amounts include indexation allowed to a trust on its capital gains and accounting differences in income.

TAX-EXEMPTED AMOUNTS

These amounts are generally made up of exempt income and non-assessable non-exempt income of the trust, amounts on which the trust has already paid tax or income you had to repay to the trust. Tax-exempted amounts do not affect your cost base or your reduced cost base.

TAX-FREE AMOUNTS

These amounts arise where certain tax concessions allowed to the trust enable it to pay greater distributions to its beneficiaries.

UNAPPLIED NET CAPITAL LOSSES FROM EARLIER YEARS

This is the amount of net capital losses from earlier years remaining after you have deducted any capital gains made between the year(s) when the losses were made and the current year.

You use unapplied net capital losses from earlier years to reduce capital gains in the current year (after those capital gains have been reduced by any capital losses in the current year).

You can only use unapplied net capital losses from collectables from earlier years to reduce capital gains from collectables in the current and future years.

UNIT TRUST

A unit trust is a trust or fund that is divided into units representing capital and income entitlements. Units may be traded or redeemed (including the switching and transferring of units). A managed fund is a type of unit trust.

INDEX

A

accountants, remuneration of, 12
acquisition costs of real estate, 82
active asset test, 6
active assets, 24, 106–7
 see also small business 50% active
 asset reduction
advertising, 12
agents, remuneration of, 12
AGL Ltd, 129
Allinta Ltd, 128
Alternative Dispute Resolution
 Assistance Scheme, 5, 20
AMP Ltd, 40, 128
annuity instruments, 20
antiques, 9
apartments and flats, 67
application fees, 66
approved deposit funds, 21, 105
arbitral awards for marriage breakdown,
 89
Aristocrat Leisure Ltd, 129
arm's length dealings, 11, 54, 135
art galleries, gifts to, 95
artworks, 9
assessable income (definition), 132
asset registers, 32
assets, *see* CGT assets; depreciating
 assets
auctioneers, remuneration of, 12
Australian business number, 112
average cost method, 39
Aviva Corporation Ltd, 129
awards for valour or bravery, 19

B

balancing adjustment offset, 84
balancing adjustments, 13, 22–3, 60,
 119
bankrupts, 119
beneficiaries, 34
 deceased estates, 15, 25, 32, 80–3,
 95–6
 foreign residents, 95–8
 testamentary trusts, 6
BHP Billiton Ltd, 129
binding financial agreements for
 marriage breakdown, 88
boats, 10
bonds, 41
bonus shares, 15, 32, 39, 46–9, 122,
 132
bonus units, 39, 48–9, 123, 132
 acquisition date, 48
borrowing expenses, 12, 70–1
brokers, remuneration of, 12
business premises, 31, 60, 85–6
buy-backs of shares, 14, 40–1, 128–31,
 135

C

calculation methods
 capital gains, 24–9, 100
 capital losses, 30
call options, 64
calls on shares, 13, 25, 132
capital expenditure, 13, 31
capital gain or loss worksheet, 105–6
 how to complete, 29, 56–9, 106
capital gains, 112, 132
 how to calculate, 24–9, 103
 from earlier years, 102–3
 from trusts, 107
 total current year, 101, 107–10
capital gains tax (definition), 8, 132
capital gains tax (CGT) schedule, 4, 100,
 105, 112
 how to complete, 112–3
capital improvements, 10–11, 76–7,
 79–80, 132
 thresholds, 11
capital losses, 101, 132
 carried forward, 103
 current year, 101–2, 107, 112
 prior year, 102–3, 108–10
 how to calculate, 30
capital proceeds, 11, 132
capital works deductions, 60–1
caravans, 67
carpet, 60
cars, 19, 33, 84
cash settlements and marriage
 breakdown, 91
'cessation time' of shares, 54
CGT assets, 9–11, 100, 132
 acquisition of, 15–16
 acquisition costs, 82
 codes, 113
 disposal of, 9
 gifting, 11
 loss, destruction or compulsory
 acquisition of, 5, 84–7
 transferred to a spouse by a
 company or trust, 90–1
 see also depreciating assets
CGT-concession amounts, 34–8, 132
CGT discount, 25–8, 34–8, 50, 54, 87,
 103, 110–12
CGT events, 8–9, 26, 60, 62, 89–90,
 100, 115–20, 132
 codes, 113
 timing of, 84–5, 89
CGT summary worksheet, 105–6
 how to complete, 106–11
charities, 95
child-minding work at home, 71
choices available under CGT laws,
 18–19, 26–8, 84
 calculation methods, 106
 main residence rules, 93–4

churches, 95
coins (collectables), 9
collectables, 9–10, 19, 23, 90, 97,
 100–101, 107–9, 119
commercial debt forgiveness, 15
Commonwealth Bank of Australia Ltd,
 130
companies, instructions for, 104–13
compensation, 16, 19–20, 60, 84–7
compliance, 4
complying superannuation funds, 21, 25
compulsory acquisition of CGT assets,
 5, 19–20, 25, 60–1, 84–7
computers, 134
concessions, 6, 22
 see also small business CGT
 concessions
conservation covenants, 9, 64, 115
consolidated groups, 12, 14, 105, 112,
 119
consolidation rules, 119, 132
construction of main residence, 76–7
consultants, remuneration of, 12
consumer price index (CPI), 121
continuing main residence status after
 dwelling ceases to be your main
 residence, 72
contract settlement dates for real estate,
 68–9
contractual rights, 10, 115
convertible notes, 10, 51–2, 132
conveyancing costs, 12, 90
cost base, 12–15, 44–6, 54–5, 82, 90,
 133
 and inherited assets, 96–7
 see also reduced cost base
costs of owning real estate, 60
covenants, 9, 26
Crown leases, 21
CSR Limited – Rinker Group Ltd, 130
Cultural Bequests Program, 95
currency swap contracts, 41
current pension assets, 20

D

dairy industry exit payments, 20
damages payments, *see* compensation
data matching, 4
date of contract settlements for real
 estate, 68–9
'date of death' tax return, 95
de facto marriages and spouses, 88
 see also marriage breakdown;
 spouses
death
 date of, 10, 32, 82
 during construction of main residence,
 83
debentures, 49
debt forgiveness, 15, 133

deceased estates, 15, 25, 32, 80–3, 95–8
deductible gift recipients, 6, 64
deeds of trusts, 21
demerger rollover, 44, 133
demergers, 19, 36, 43–6, 55, 128–31, 133
demutualisation, 40, 128–31, 133
insurance companies, 40
deposits, forfeiture of, 117
depreciating assets, 21–3, 60, 65, 84, 106, 133
disposal of, 9
see also CGT assets
destruction
of CGT assets, 9, 19–20, 25, 62, 84–7, 115
of main residence, 77
of real estate, 61
direct value shifts, 119
see also general value shifting regime
discount method, 13, 25–8, 87, 96–7, 133
discounted capital gains, 38, 133
discounted shares or rights, 54
disposal, 115
of depreciating assets, 9
of real estate, 60
of shares, 32
distributions/dividends, 57
from managed funds, 100
from trusts, 34–8, 108
dividend reinvestment plans, 46, 133
divorce, see marriage breakdown
donated shares, 6
due dates for payments, 21
dwellings, 67, 133

E
electrical goods, 9
eligible deductible gift recipients, 6
‘embedded value’, 40
employee share schemes, 6, 17, 39, 54–5, 113, 134
entities, 105
instructions for, 104–13
environment protection, see conservation covenants
exempt assets, 33
exemptions, 5, 19–21, 23
see also main residence exemption;
small business 15-year exemption;
small business retirement exemption
extension of time to make choices, 18–19

F
family home, 31, 67
see also main residence
farm re-establishment grants, 20
financial services reform regime, 21
firearms surrender arrangements, 20

first day covers (collectables), 9
‘first in, first out’ method for shares and units, 39–40, 67–8
flats and apartments, 70
foreign currency, 12, 21–2
foreign currency denominated assets, 21–2
foreign exchange (forex) gains and losses, 21–2, 119
foreign hybrid entities, 119
investments in, 56
foreign residents, 5, 9, 16–17
and deceased estates, 95–8
forfeiture of deposits, 117
forgiven debts, see commercial debt
forgiveness; debt forgiveness
forward contracts, 41
funds, instructions for, 104–13
furniture, 10
future property trusts, 26, 116
futures contracts, 107

G
gambling winnings and losses, 20
garages, 70
General Practice Rural Incentives Program payments, 20
general value shifting regime, 14, 56
see also direct value shifts; indirect value shifting
German Forced Labour Compensation Programme payments, 20
gifts, 11
see also Cultural Bequests Program
goods and services tax, 9, 11–13
goodwill, 10, 13, 106
grants, 5, 20
grossed up amounts, 34–8, 107–8, 134
guns, see firearms surrender arrangements

H
heritage conservation expenditure, 13
HIH company rights, 20
hire purchase agreements, 115
hobby farms, 31, 60
holiday houses, 31, 60
home first used to produce income rule, 26, 71–6, 79, 92
home units, 67–8, 70
hot water systems, 60
houseboats, 67
household items, 10

I
illness payments, see compensation
improved assets, 26, 96, 106, 118
see also capital improvements
incidental costs, 65–5, 90, 101–2, 115–7, 134
income year, 134
incorporated companies, 21
indexation factor, 134

indexation method, 13, 19, 25–8, 87, 96–7, 134
indexation of CGT discount, 87
indirect interests, 90
in real estate, 5, 18
indirect value shifting, 14, 56
see also general value shifting regime
information matching, 4
inheritances, 95–8
assets, 32
main residence, 32, 67, 80–3, 127
injury payments, see compensation
insolvency, see bankrupts
insurance
policies and premiums, 20, 31, 60, 84
proceeds, 62
insurance companies, 40
intellectual property rights, 23
interest deductibility test, 70
interest expenses, 31, 60, 70–1
international tax reform, 5
interposed companies, 21
investments, 39–57
involuntary disposal of assets, see compulsory acquisition of CGT assets

J
jewellery, 9
joint tenants, 10, 77, 80
and deceased estates, 97–8

L
land, 10–11, 31, 60, 68
adjacent to main residence, 69, 79–80
pre-CGT, 11
sale of, 77
subdivision of, 9
land rates and taxes, 31, 60
land titles
amalgamation of, 66–7
fees, 12
landcare expenditure, 13
laundries, 70
leases, 10, 26, 64–5, 84–5, 117
and marriage breakdown, 89
legal advisers, remuneration of, 12
legal costs, 66
legal personal representatives, 95, 134
and deceased estates, 15, 25, 96
libraries, gifts to, 95
licenses, 10
intellectual property, 23
real estate, 67–8
life insurance companies, 25, 107
life insurance policies, 20
life tenants, 6, 68
limited partnerships, 56
listed investment company capital gains, 57, 134
loans, 41, 70–1

application fees, 12
loss of CGT assets, 9, 19–20, 25, 62,
84–7, 115
low-value pool, 22

M

M4/M5 Cashback Scheme payments,
20
main residence, 134
 capital improvements to, 76–7, 79–80
 death during construction of, 83
 destruction of, 77
 different to dependent children or
 spouse, 79–80
 inherited, 80–3
 land adjacent to, 69, 79–80
 moving from one to another, 73
 ownership interest, 68
 ownership period, 68
 used to produce income, 72–7
main residence exemption, 4–5, 19,
66–83, 127
 and inherited dwellings, 127
 and marriage breakdown, 69, 80,
 91–4
 after dwelling ceases to be your main
 residence, 72
main residence rule, 72–5
maintenance costs of real estate, 60
managed funds, 9, 34, 39, 100
market value substitution rule, 11, 14,
62, 64–5, 134–5
marketing fees, 12
marriage breakdown, 20, 25, 69, 88–94
marriage breakdown rollover, 5–6, 61
 and superannuation, 6, 20–1, 91
 cash settlements, 20, 91
 financial agreements, 88
maximum net asset value test, 6
Mayne Group Ltd, 130
MEC groups, *see* multiple entry
 consolidated groups
medallions (collectables), 9
mergers, 39, 42, 128–131, 136
mining leases, 5, 84
mining rights, 17, 21, 26, 115
 and marriage breakdown, 89
minority interests, 84
Minotaur Resources Ltd, 130
mobile homes, 67
mortgage discharge fees, 12
motor vehicles, 19, 33, 84
moving house, 73, 77
museums, gifts to, 95
multiple entry consolidated groups, 119

N

necessary connection with Australia,
16–17
net capital gains, 103, 111–12, 135
net capital losses, 135
 carried forward, 111, 113
 see also unapplied net capital losses

 from earlier years
non-active assets, 107
non arm's length dealings, 11, 14, 56,
62, 94, 135–6
non-assessable payments, 9, 34–7, 55,
135
non-discounted capital gains, 34, 38
non-dividend payments from
 companies, 9

O

offsets, 13
 balancing adjustment, 84
options and rights, 5, 10, 21, 26, 39,
49–50, 62, 64, 115, 124–6
 acquisition date, 49
ordinary income, 66
'other' method, 24, 135
ownership interests (real estate), 67–9,
135
ownership period (real estate), 68

P

partly paid shares or units, 25
partnerships, 10
Patrick Corporation Ltd, 131
payments
 from companies (non-dividend), 9
 from local councils, 9
permanent establishments, 5
personal injury payments, *see*
 compensation
personal use assets, 10, 19, 23, 90, 97,
100–103
Pivot Ltd, 131
plant, 84
 see also depreciating assets
pooled development funds, 19
pooled superannuation trusts, 105
post-CGT assets, 135
postage stamps (collectables), 9
pre-CGT assets, 11, 44–50, 90, 113,
119, 136
prior year net capital losses, 135
private company shares, 16
prizes, 20
Promina Group Ltd, 131
promissory notes, 41
prospecting rights, 17, 21,
 and marriage breakdown, 89
public share offers, 130
put options, 64

Q

qualifying securities, 51
quarrying rights, 17

R

rare books, folios and manuscripts
 (collectables), 9
rates (land), 31, 60
rates of tax, 8

real estate, 5, 60–83
 and marriage breakdown, 80, 91–4
 acquisition costs, 82
 costs of owning, 60
 record keeping, 31–3
 settlement dates, 68–9
rebates, *see* offsets
record keeping requirements, 31–3, 56,
91
recouped expenditure, 14
reduced cost base, 12–15
 see also cost base
reimbursements, 20
related companies and transferred CGT
 assets, 21
remainder interests, 98
renovation of main residence, 76–7
rental properties, 31, 60
 and marriage breakdown, 92
 sale of 61–5
repair costs, 31
 of main residence, 76–7
replacement assets, 21, 25–6, 84–7
replacements interests, 113
residency status, changing, 9, 17–18,
55, 117
restrictive covenants, 9, 26
restructures, 21, 53
retirement exemptions, *see* small
 business retirement exemption
retirement village units, 67
rights and options, 5, 10, 21, 26, 39,
49–50, 56, 58, 62, 64, 115, 124–6
 acquisition date, 49
roadworks, disruption to business, 9
rollovers, 5, 19–21, 61, 35
 demerger, 44
 loss, destruction or compulsory
 acquisition of CGT assets, 84–7
 marriage breakdown, 5–6, 88–94
 reversals, 118
 same asset, 21
 scrip-for-scrip, 19, 113, 135

S

same asset rollover, 21
same majority underlying ownership,
113
same-sex relationship breakdown, 89
scrip-for-scrip rollover, 19–20, 42–3,
113, 128, 135
search fees, 12
securities, 41
 lending arrangements, 21
 see also qualifying securities
separate assets, 10
shares, 10, 19, 32, 39–59, 117
 and marriage breakdown, 90–1
 bonus shares, 32, 46–9, 122
 buy-backs, 14, 40–1, 128–31, 135
 cancelled, surrendered or
 redeemed, 9
 disposal of, 32

- donations, 6
- exchange of, 21
- in a company in liquidation or administration, 41–2
- major transactions, 128–31
- partly paid, 25
- private company, 16
- sale of, 101–2
- worthless, 9, 19, 39, 41–2
 - see also employee share schemes
- short-term residents, 18
- shortfall interest charge, 60
- Simplified Tax System
 - assets, 23
 - taxpayers, 6
- small business assets, 21
- small business CGT concessions, 4, 100, 103, 106–7, 111–12, 136
- small business 15-year exemption, 106, 113
- small business 50% active asset reduction, 34–5, 100, 103, 106–7, 111
- small business retirement exemption, 19, 100, 103, 106–7, 111
- small business rollover, 100, 103, 106–7, 111
- small superannuation funds, 20–1
 - and marriage breakdown, 91
- spouses, 88
 - asset transfers to, 5
 - rights, 5
 - transferee and transferor, 88
 - with different main residences, 79–80
 - see also marriage breakdown
- St George Bank, 131
- stamp duty, 12, 90
- stamps (collectables), 9
- stapled securities, 6, 52–4
- statutory licenses, 21
- storerooms, 70
- strata title, 21, 67
- subdivided land, 9
- Sugar Industry Reform Program
 - payments, 20
- superannuation, 19
 - and marriage breakdown, 6, 20–1, 91
- superannuation funds, 21, 105
- surveyors, remuneration of, 12, 66
- swimming pools, 79
- Sydney Aircraft Noise Insulation Project
 - payments, 20

T

- takeovers, 42, 39, 128–31, 136
- tax-advantaged entities, 95, 119, 136,
- tax-deferred amounts, 36, 136
- tax-exempted amounts, 36, 136
- tax file number, 112
- tax-free amounts, 36, 136
- tax rates, 8
- tax return, how to complete, 100–12, 111
- taxable Australian property, 16–17
- taxable use fraction, 22
- TFN, see tax file number
- temporary residents, 5, 16–18, 55
- tenants in common, 10
- terms contract (real estate), 62
- testamentary gifts, 20
- testamentary trusts, 6
- timing of CGT events, 84–5, 89
- titles (real estate), see land titles, amalgamation of
- tools, 134
- trading stock, 8, 19, 84–6, 89, 119, 134
- traditional securities, 51
- transfer fees, 12
- transfers
 - CGT assets between related companies, 21
 - dwellings after marriage breakdown, 94
- trusts, 25, 116
 - and marriage breakdown, 90–1
 - capital gains, 107–8
 - distributions from, 34–8, 108
 - future property, 26, 116
 - instructions for, 104–113
 - non-assessable payments from, 35–7
 - residency status, 117
 - restructures, 21
 - testamentary, 6
 - unit trusts, 21, 32, 39–57, 136
- 12-month ownership rule, 25–6, 50, 54, 91, 96–8

U

- unapplied net capital losses
 - and deceased estates, 98
 - carried forward, 111, 113
 - from earlier years, 136
- uniform capital allowances provisions, 22–3, 106

- unit trusts, 9–10, 21, 32, 39–57, 136
 - and marriage breakdown, 90–1
 - bonus units, 48–9, 123
- United States limited liability companies, 56
- units, partly paid, 25
- Unlawful Termination Assistance Scheme payments, 5, 20

V

- valuers, remuneration of, 12
- value shifts, see general value shifting regime
- venture capital investments, 20

W

- water facilities expenditure, 13
- wholly owned companies and groups, 21, 42–3, 110, 118, 133
- worker entitlement contributions, 21
- worthless shares, 9, 19, 39, 41, 54, 117

Z

- zoning changes, 13

PUBLICATIONS

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- visit our website at **www.ato.gov.au/publications**
- phone our Publications Distribution Service on **1300 720 092**, or
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Publications relevant to this guide include:

- *Capital allowances schedule instructions 2007* (NAT 4089–6.2007)
- *Capital gains tax (CGT) schedule 2007* (NAT 3423–6.2007)
- *Carrying on a business of share trading*
- *Choices you make under capital gains tax*
- *Company tax return 2007* (NAT 0656–6.2007)
- *Consolidation reference manual*
- *Division 7A – overview*
- *Draft Taxation Ruling TR 2004/D25 – Income tax: capital gains: meaning of the words ‘absolutely entitled to a CGT asset as against the trustee of a trust’ as used in Parts 3-1 and 3-3 of the Income Tax Assessment Act 1997*
- *Employee share schemes – answers to frequently asked questions by employees*
- *Employee share schemes – rollover relief*
- *Foreign exchange (forex): acquisition of a CGT asset* (NAT 10557)
- *Foreign exchange (forex): acquisition of a CGT asset (election out of 12 month rule)* (NAT 10625)
- *Foreign exchange (forex): disposal of CGT asset denominated in foreign currency—incidental costs (election out of 12 month rule)* (NAT 10627)
- *Foreign exchange (forex): disposal price of CGT asset denominated in foreign currency* (NAT 10628)
- *Foreign exchange (forex): disposal price of CGT asset denominated in foreign currency (election out of 12 month rule)* (NAT 10654)
- *Foreign exchange (forex): overview*
- *Foreign exchange (forex): the general translation rule* (NAT 9339)
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- *Fund income tax and regulatory return 2007* (NAT 0658–6.2007)
- *General value shifting regime: who it affects* (NAT 8933)
- *Guide to capital gains tax concessions for small business* (NAT 8384–06.2007)
- *Guide to depreciating assets 2007* (NAT 1996–6.2007)
- *Guide to the general value shifting regime* (NAT 8366)
- *Personal investors guide to capital gains tax 2007* (NAT 4152–6.2007)
- *Practice Statement Law Administration (General Administration) PS LA 2005/1 (GA) – Taxation of capital gains of a trust*
- *Practice Statement Law Administration (General Administration) PS LA 2006/1 (GA) – Calculating the cost base and reduced cost base of a CGT asset if a taxpayer does not have sufficient information to determine the amount of construction expenditure on the asset for the purpose of working out their entitlement to a deduction under Division 43 of the Income Tax Assessment Act 1997*
- *Rental properties 2007* (NAT 1729–6.2007)
- *Shares and securities that become worthless*
- *Stapled securities and capital gains tax*
- *Tax return for individuals (supplementary section) 2007* (NAT 2679–6.2007)
- *Tax return for retirees 2007* (NAT 2597–6.2007)
- *Taxation Determination TD 2004/3 – Income tax: capital gains tax: does an asset ‘pass’ to a beneficiary of a deceased estate under section 128-20 of the Income Tax Assessment Act 1997 if the beneficiary becomes absolutely entitled to the asset as against the trustee of the estate?*
- *Taxation Determination TD 2005/33: Does expenditure – which is a non-capital cost of ownership of a CGT asset – form part of the cost base of the asset, if it is a tax benefit in connection with a scheme to which the general anti-avoidance rules in Part IVA of the Income Tax Assessment Act 1936 apply?*
- *Taxation Determination TD 2005/47 – Income tax: what do the words ‘can deduct’ mean in the context of those provisions in Division 110 of the Income Tax Assessment Act 1997 which reduce the cost base or reduced cost base of a CGT asset by amounts you ‘have deducted or can deduct’, and is there a fixed point in time when this must be determined?*
- *Taxation Determination TD 2006/73 – Income tax: demergers: in reallocating the cost bases of ownership interests under a demerger, as required by subsection 125-80(2) of the Income Tax Assessment Act 1997, is there more than one method that produces a reasonable apportionment?*
- *Taxation Determination TD 2007/2 – Income tax: should a taxpayer who has incurred a tax loss or made a net capital loss for an income year retain records relevant to the ascertainment of that loss only for the record retention period prescribed under income tax law?*
- *Taxation Ruling TR 92/3 – Income tax: whether profits on isolated transactions are income*
- *Taxation Ruling TR 95/35 – Income tax: capital gains: treatment of compensation receipts*
- *Taxation Ruling TR 2002/10 – Income tax: capital gains tax: assets register*
- *Taxation Ruling TR 2004/18 – Income tax: capital gains: application of CGT event K6 (about pre-CGT shares and pre-CGT trust interests) in section 104-230 of the Income Tax Assessment Act 1997*
- *Taxation Ruling TR 2005/6 – Income tax: lease surrender receipts and payments*

- *Taxation Ruling TR 2005/9 – Income tax: record keeping – electronic records*
- *Taxation Ruling TR 2005/15 – Income tax: tax consequences of financial contracts for differences*
- *Taxation Ruling TR 2005/23: Income tax: Listed investment companies*
- *Taxation Ruling TR 2006/4 – Income tax: capital gains: meaning of the words ‘the beneficiaries and terms of both trusts are the same’ in paragraphs 104-55(5)(b) and 104-60(5)(b) of the Income Tax Assessment Act 1997*
- *Taxation Ruling TR 2006/14 – Income tax: capital gains tax: consequences of creating life and remainder interests in property and of later events affecting those interests*
- *Trust tax return 2007 (NAT 0660–6.2007)*
- *Venture capital tax concession: overview*
- *Worthless shares and financial instruments relating to a company*
- *You and your shares 2007 (NAT 2632–6.2007)*
- *Fact sheets for shareholders referred to in appendix 4 (for information on how to get these from our website, see appendix 4).*

CGT SUMMARY WORKSHEET FOR 2006–07 TAX RETURNS

This worksheet is for the use of individuals (including individual partners in partnership), companies, trusts and funds.

Complete only the parts or steps of this worksheet indicated for the taxpayer's type. For example, if you are an individual, complete only the parts or steps indicated to be completed by individuals.

PART A TOTAL CURRENT YEAR CAPITAL GAINS

Part A1: Current year capital gains from CGT assets and CGT events or a distribution from a trust that includes a capital gain (other than capital gains from collectables)

	NON-ACTIVE ASSETS			ACTIVE ASSETS		
	Capital gains – indexation method	Capital gains – discount method	Capital gains – ‘other’ method	Capital gains – indexation method	Capital gains – discount method	Capital gains – ‘other’ method
Shares and units (in unit trusts)	A	B	C	M	N	O
Real estate	D	E	F	P	Q	R
Other CGT assets and any other CGT events	G	H	I	S	T	U
Subtotal current year capital gains	A1	A2	A3	A4	A5	A6

If you need to complete a CGT schedule, transfer the amounts at **A** to **I** and **M** to **U** in the table above to the corresponding labels in part A of the CGT schedule.

If you made any capital gains or capital losses from collectables, complete part A2 on the next page. Otherwise, go to part A3.

Part A2: Capital gains and capital losses from collectables

	Capital gains – indexation method	Capital gains – discount method	Capital gains – ‘other’ method	Current year capital losses
	C1	C2	C3	C4
CYCG and CYCL – from collectables				
Capital gains from collectables received as a distribution from a trust – grossed up at C6 as required	C5	C6	C7	
Total CYCG from collectables	C8	C9	C10	

Step A2.1 Apply any current year capital losses from collectables

	Capital gains – indexation method	Capital gains – discount method	Capital gains – ‘other’ method	Total CYCL from collectables applied
	1A	1B	1C	1D
CYCL from collectables applied				
CYCG from collectables after applying CYCL from collectables	1E	1F	1G	

In each column, the amount in the row **1A** to **1C** cannot exceed the amount in the row **C8** to **C10** in the table above. The amount at **1D** cannot exceed the amount at **C4**.

Step A2.2 Apply any prior year net capital losses from collectables

PYNCL from collectables available	2A
Less any adjustment for commercial debts forgiven	2B
Remaining PYNCL from collectables available	2C

	Capital gains – indexation method	Capital gains – discount method	Capital gains – ‘other’ method	Total PYNCL from collectables applied
	2D	2E	2F	2G
PYNCL from collectables applied				
CYCG from collectables after applying CYCL and PYNCL	J	K	L	

In applying the PYNCL from collectables, the amount in each column of row **2D** to **2F** cannot exceed the amount at step A2.1 in each column at row **1E** to **1G**. The amount at **2G** cannot exceed the amount at **2C**.

! ABBREVIATIONS

CYCG current year capital gain
CYCL current year capital losses
PYNCL prior year net capital losses

Part A3: Total current year capital gains

	NON-ACTIVE ASSETS		ACTIVE ASSETS	
	Capital gains – indexation method	Capital gains – discount method	Capital gains – discount method	Capital gains – ‘other’ method
Subtotal CYCG – from part A1	A1	A2	A5	A6
CYCG from collectables after applying CYCL and PYNCL – from part A2	J	K		
Total current year capital gains	A7	A8	A10	A11
		A9		A12
				Total CYCG

Individual taxpayers: transfer the amount at ‘Total CYCG’ to **17** Total current year capital gains item 17 (Capital gains) on the 2007 tax return for individuals (*supplementary section*) or item 9 if you use the Tax return for retirees.

If you need to complete a CGT schedule, transfer the amounts at **J**, **K** and **L** above to the corresponding labels in part A of the CGT schedule.

If you made current year capital losses – other than capital losses from collectables – complete part B. Otherwise, go to part D.

PART B CURRENT YEAR CAPITAL LOSSES FROM CGT ASSETS AND CGT EVENTS, OTHER THAN CAPITAL LOSSES FROM COLLECTABLES

	Current year capital losses
Shares and units (in unit trusts)	A
Real estate	B
Other CGT assets and any other CGT events	C
Total CYCL	D

If you need to complete a CGT schedule, transfer the amounts at **A**, **B**, **C** and **D** to the corresponding labels in part B of the CGT schedule.

NOTE

There is no part C to this worksheet.

! ABBREVIATIONS

CYCG current year capital gain
CYCL current year capital losses
PYNCL prior year net capital losses

PART D APPLYING CAPITAL LOSSES AGAINST CURRENT YEAR CAPITAL GAINS

NON-ACTIVE ASSETS		ACTIVE ASSETS	
Capital gains – indexation method	Capital gains – discount method	Capital gains – discount method	Capital gains – ‘other’ method
A7	A8	A11	A12
Total CYCG from part A3		A10	

If you had current year capital losses at **D** in part B, complete step D1. Otherwise, go to step D2.

Step D1 Apply current year capital losses against total current year capital gains written at rows A7 to A12 above

NON-ACTIVE ASSETS		ACTIVE ASSETS		Total CYCL applied
Capital gains – indexation method	Capital gains – discount method	Capital gains – discount method	Capital gains – ‘other’ method	
3A	3B	3E	3F	H
3G	3H	3K	3L	
Current year capital losses applied				
CYCG after applying CYCL				

In applying the current year capital losses, the amount in each column in row **3A** to **3F** cannot exceed the amount in row **A7** to **A12**. The amount at **H** cannot exceed the amount at **D** in part B.

If you need to complete a CGT schedule:

Add the amounts at columns **3A** and **3D** above and transfer the total to **E** in part D of the CGT schedule.

Add the amounts at columns **3B** and **3E** above and transfer the total to **F** in part D of the CGT schedule.

Add the amounts at columns **3C** and **3F** above and transfer the total to **G** in part D of the CGT schedule.

Transfer the **Total CYCL applied** amount at **H** in part D of the CGT schedule.

If you have prior year net capital losses go to step D2. Otherwise, for individuals, trusts and funds go to part E. For companies, go to step D3.



ABBREVIATIONS

CYCG current year capital gain

CYCL current year capital losses

PYNCL prior year net capital losses

Step D2 Apply any prior year net capital losses, other than those from collectables, against current year capital gains remaining after step D1

PYNCL available	4A
Less any adjustment for commercial debts forgiven	4B
Remaining PYNCL available	4C

	NON-ACTIVE ASSETS	
	Capital gains – indexation method	Capital gains – ‘other’ method
PYNCL applied	4D	4F
CYCG after applying CYCL and PYNCL	4J	4L

	ACTIVE ASSETS		Total PYNCL applied
	Capital gains – discount method	Capital gains – ‘other’ method	
	4G	4I	L
	4M	4O	

In applying the PYNCL, the amount in each column of row **4D** to **4I** cannot exceed the amount at step D1 in each column in row **3G** to **3L**.

The amount at **L** cannot exceed the amount at **4C**.

If you need to complete a CGT schedule:

Add the amounts at columns **4D** and **4G** above and transfer the total to **L** in part D of the CGT schedule.
 Add the amounts at columns **4E** and **4H** above and transfer the total to **J** in part D of the CGT schedule.
 Add the amounts at columns **4F** and **4I** above and transfer the total to **K** in part D of the CGT schedule.
 Transfer the **Total PYNCL applied** amount at **L** to **L** in part D of the CGT schedule.
 Companies go to step D3. Individuals, trusts and funds go to part E.

! ABBREVIATIONS

CYCG current year capital gain
 CYCL current year capital losses
 PYNCL prior year net capital losses

Step D3 Companies only – Apply any capital losses transferred in

If the company had any capital losses transferred in from other eligible group companies (see page 110), complete step D3. Otherwise, go to part E.

	NON-ACTIVE ASSETS	
	Capital gains – indexation method	Capital gains – ‘other’ method
PYNCL applied	5A	5C
	5B	5E

	ACTIVE ASSETS		Total capital losses transferred in
	Capital gains – discount method	Capital gains – ‘other’ method	
	5D	5F	P

In applying capital losses transferred in, the amounts at labels in each column of row **5A** to **5F** cannot exceed the amounts in each column at step D2, row **4J** to **4O**.

The amount at **P** cannot exceed remaining CYCG (after deducting CYCL and PYNCL).

If the company needs to complete a CGT schedule:

- Add the amounts at columns **5A** and **5D** at step D3 above and transfer the total to **M** in part D of the CGT schedule.
 - Add the amounts at columns **5B** and **5E** at step D3 above and transfer the total to **N** in part D of the CGT schedule.
 - Add the amounts at columns **5C** and **5F** at step D3 above and transfer the total to **O** in part D of the CGT schedule.
- Transfer the **Total capital losses transferred** in amount at **P** in step D3 to **P** in part D of the CGT schedule.

PART E CURRENT YEAR CAPITAL GAINS (CYCG) AFTER APPLYING CAPITAL LOSSES

	NON-ACTIVE ASSETS		ACTIVE ASSETS	
	Capital gains – indexation method	Capital gains – discount method	Capital gains – discount method	Capital gains – ‘other’ method
CYCG after applying CYCL, PYNCL and capital losses transferred in	A	B	D	E
		C		F

If you need to complete a CGT schedule, transfer the amounts at **A, B, C, D, E** and **F** to the corresponding labels in part E of the CGT schedule.

PART F CGT DISCOUNT ON CAPITAL GAINS

To be completed by individuals, trusts and funds only. Companies go to part G.

Calculate the CGT discount applicable to the capital gains at **B** and **E** in part E by applying the discount percentage – 50% for individuals and trusts and 33 $\frac{1}{3}$ % for complying superannuation entities (fund tax return). Write the amount of the discount at **J** and **K** respectively, then deduct the discount amounts at **J** and **K** from the amounts at **B** and **E** respectively in part E. Transfer the amounts at **A, C, D** and **F** in part E to **6A, 6C, 6D** and **6F** respectively.

! ABBREVIATIONS
 CYCG current year capital gain
 CYCL current year capital losses
 PYNCL prior year net capital losses

	NON-ACTIVE ASSETS		ACTIVE ASSETS	
	Capital gains – indexation method	Capital gains – discount method	Capital gains – discount method	Capital gains – ‘other’ method
Discount amount		J	K	
CYCG after capital losses and discount	(A above) 6A	(B above – J) 6B	(D above) 6D	(E above – K) 6E
		6C		(F above) 6F

If you need to complete a CGT schedule, transfer the amounts at **J** and **K** to the corresponding labels in part F of the CGT schedule.

PART G CGT SMALL BUSINESS CONCESSIONS

This part does not include the small business 15-year exemption—this is shown separately at part K of the CGT schedule (if a schedule is required). Part G to be completed by individuals, companies, trusts and funds (where appropriate).

Apply one or more of the concessions to which you are entitled—small business 50% active asset reduction, small business retirement exemption, small business active asset rollover or any combination of these concessions to which you are entitled.

	ACTIVE ASSETS				Total CGT small business concessions	7D
	Capital gains – indexation method	Capital gains – discount method	Capital gains – ‘other’ method	Capital gains – ‘other’ method		
SBAAR	L	M	N			
SBRE	O	P	Q			
SBRO	R	S	T			
Totals CGT small business concessions	7A	7B	7C			

If you need to complete a CGT schedule, transfer the amounts at rows **L** to **N**, **O** to **Q** and **R** to **T** to the corresponding labels in part G of the CGT schedule.

PART H NET CAPITAL GAIN CALCULATION

For individuals, trusts and funds, add up the current year capital gains at **6A**, **6B**, **6C**, **6D**, **6E** and **6F** in part F and deduct the total CGT small business concessions at **7D** in part G (where appropriate).

For companies, add up the current year capital gains at **A**, **B**, **C**, **D**, **E** and **F** in part E and deduct the total CGT small business concessions at **7D** in part G. Write the result at **G**.

Net capital gain	G
------------------	----------

If you do not need to complete a CGT schedule, transfer the amount at **G** to **A** **Net capital gain**, item **17** on your tax return (supplementary section), or item **9** if you use the Tax return for retirees.

If you need to complete a CGT schedule, transfer the amount at **G** to **G** in part H of the CGT schedule.



ABBREVIATIONS

CYCG	current year capital gain
CYCL	current year capital losses
PYNCL	prior year net capital losses
SBAAR	small business 50% active asset reduction
SBRE	small business retirement exemption
SBRO	small business active asset rollover
UNCL	unapplied net capital losses

PART I UNAPPLIED NET CAPITAL LOSSES CARRIED FORWARD TO LATER INCOME YEARS

UNCL from collectables	H
UNCL from other CGT assets	I
UNCL carried forward to later income years	V (H + I)

Transfer the amount at **V** to **V** **Net capital losses carried forward to later income years** on your tax return (supplementary section).

If you need to complete a CGT schedule, transfer the amounts at **H** and **I** to the corresponding labels in part I of the CGT schedule.

! ABBREVIATIONS

CYCG	current year capital gain
CYCL	current year capital losses
PYNCL	prior year net capital losses
SBAAR	small business 50% active asset reduction
SBRE	small business retirement exemption
SBRO	small business active asset rollover
UNCL	unapplied net capital losses

CAPITAL GAIN OR CAPITAL LOSS WORKSHEET

This worksheet helps you calculate a capital gain for each CGT asset or any other CGT event¹ using the indexation method², the discount method³ and/or the 'other' method. It also helps you calculate a capital loss.

CGT asset type or CGT event

Shares and units (in unit trusts)
 Real estate

Other CGT assets and any other CGT events⁴
 Collectables⁵

Description of CGT asset or CGT event

Date of acquisition **Date of CGT event**

ELEMENTS OF THE COST BASE OR REDUCED COST BASE

1	2	3	4	5	6	7
Amount	Amounts to be deducted for cost base ⁶	Cost base (1 - 2)	Amounts to be deducted for reduced cost base ⁹	Reduced cost base (1 - 4)	Indexation factor ¹⁰	Cost base indexed (3 x 6)
Acquisition or purchase cost of the CGT asset ⁶						
Incidental costs to acquire the CGT asset						
Incidental costs that relate to the CGT event ⁷						
Costs of owning the CGT asset ⁸						
Capital expenditure to increase or preserve the asset's value or to install or move it						
Capital costs to establish, preserve or defend title to, or a right over, the CGT asset						
Cost base unindexed		\$				
			Reduced cost base	\$		
					Cost base indexed	\$

CAPITAL GAIN CALCULATION

Indexation method	Discount method	'Other' method (CGT asset held less than 12 months)
Capital proceeds ¹¹ \$	Capital proceeds ¹¹ \$	Capital proceeds ¹¹ \$
less: cost base indexed \$	less: cost base unindexed \$	less: cost base unindexed \$
Capital gain (a) \$	Capital gain (b)* \$	Capital gain \$

* In choosing between capital gain (a) or (b), remember that the CGT discount will not apply to (a) but it will reduce the amount of capital gain remaining after capital losses are deducted from (b).

Transfer the capital gain to part A1 of the CGT summary worksheet, except for a capital gain from collectables which is transferred to part A2 of that worksheet.

CAPITAL LOSS CALCULATION

Capital loss
Reduced cost base \$
less: capital proceeds ¹¹ \$
Capital loss¹² \$

Transfer the capital loss to part B of the CGT summary worksheet, except for a capital loss from collectables which is transferred to part A2 of that worksheet.

FOOTNOTES

See the back of this worksheet.

1 CGT event

You make a capital gain or capital loss if certain events or transactions (called CGT events) happen. Most commonly, CGT events happen to a CGT asset (for example, the disposal of a CGT asset) but some CGT events can happen without involving a CGT asset. For more information about CGT events, see the *Guide to capital gains tax 2007*.

2 Indexation method*

For CGT assets acquired before 11.45am (by legal time in the ACT) on 21 September 1999, the indexation of the cost base of an asset is frozen as at 30 September 1999. Individuals, trusts and superannuation entities can choose to use either the cost base indexed, frozen as at 30 September 1999, or the CGT discount.

3 Discount method*

If a CGT event happens to a CGT asset after 11.45am (by legal time in the ACT) on 21 September 1999 and you acquired the asset at least 12 months before the CGT event, you may be entitled to discount the capital gain after applying capital losses. The discount percentage for an individual or trust is 50% and for a complying superannuation entity it is 33¹/₃%.

Companies (other than those life insurance companies and friendly societies which carry on life insurance business that are entitled to the CGT discount in respect of their complying superannuation business) are not eligible for the CGT discount. You apply current year capital losses and then unapplied net capital losses from earlier years against current year capital gains before applying the CGT discount. If any capital gains qualify for the CGT small business concessions, you then apply those concessions to each capital gain.

*** Note:** For CGT assets acquired before 11.45am (by legal time in the ACT) on 21 September 1999, you have the option of choosing the CGT discount or calculating the capital gain using

4 Other CGT assets and any other CGT events

This category is for a capital gain or capital loss made from a CGT asset or any other CGT event that is not from shares and units (in unit trusts), real estate or a collectable. You include capital gains from personal use assets here. If you acquired a personal use asset for \$10,000 or less, you disregard any capital gain. You disregard capital losses from personal use assets.

Note: There are special rules that apply when working out a capital gain or capital loss for a depreciating asset. A capital gain or capital loss will only arise to the extent that you use a depreciating asset for a non-taxable purpose (for example, used privately). You calculate the gain or loss having regard to concepts used in the uniform capital allowance provisions. Those provisions also treat as income or allow as a deduction any gain or loss from a depreciating asset to the extent that you use it for a taxable purpose.

5 Collectables

If you acquired a collectable – for example, jewellery or an antique – for \$500 or less, you disregard any capital gain or capital loss. You can only use capital losses from collectables to offset capital gains from collectables.

6 Acquisition or purchase cost

This is money you paid, property you gave or you are required to pay or give to acquire a CGT asset. The market value of any property you gave, or are required to give, is worked out at the time of acquisition. Modifications and special rules may apply to this element of the cost base – for example, the market value substitution rule.

indexation frozen as at 30 September 1999. Calculate your capital gain under each option to determine the best result in your particular circumstances.

7 Incidental costs that relate to a CGT event

This includes the incidental costs of disposal of a CGT asset or, if there is no disposal of a CGT asset, those incidental costs that relate to the CGT event.

8 Costs of owning the asset

Costs of owning the asset include interest on borrowed money, rates and land tax, and the costs of repairing or maintaining the CGT asset. You include them in the cost base provided you acquired the CGT asset after 20 August 1991. These costs cannot be indexed or used to work out a capital loss. You do not include non-capital costs of owning the asset in the cost base of collectables or personal use assets.

9 Cost base and reduced cost base

For the cost base, exclude all expenditure recouped or that has been deducted or can be deducted on assets acquired after 7.30pm (by legal time in the ACT) on 13 May 1997. For assets acquired before this time, exclude all expenditure recouped, or in respect of incidental costs and costs of owning, that have been claimed or can be claimed as a tax deduction. In some cases, cost base reductions are made before indexing (for example, recouped expenditure) and in others, after indexing (for example, capital works deductions). For the reduced cost base, exclude any expenditure recouped, that has been deducted, can be deducted or is a cost of owning. Indexation does not apply to the reduced cost base.

10 Indexation factor

Indexation is not relevant to:

- expenditure incurred after 11.45am (by legal time in the ACT) on 21 September 1999 relating to a CGT asset acquired before that time, or
- expenditure relating to a CGT asset acquired after that time.

The cost base includes indexation, frozen as at 30 September 1999, only if you acquired the CGT asset at or before 11.45am (by legal time in the ACT) on 21 September 1999 and have owned it for at least 12 months. There are some exceptions – for example, rollovers and assets inherited from a deceased estate. Indexation is not available for costs of owning the asset and it is not relevant to the reduced cost base. The indexation factor is an amount equal to the consumer price index (CPI) for the quarter of the year in which the CGT event happened to the asset, divided by the CPI for the quarter of the year in which you incurred the expenditure included in any of the cost base elements (except the third element – costs of owning). A list of CPI is at appendix 2.

11 Capital proceeds

This is money and the market value of any property that you have received (or are entitled to receive), in respect of the CGT event happening. Modifications and special rules may apply to change the capital proceeds for certain CGT events. If the capital proceeds are greater than the cost base, you make a capital gain. If the capital proceeds are less than the reduced cost base, you make a capital loss. If the capital proceeds are between the cost base, or if applicable the indexed cost base, and the reduced cost base, you make neither a capital gain nor a capital loss.

12 Capital losses

You can only use capital losses from collectables to offset capital gains from collectables. You disregard capital losses from personal use assets. You cannot deduct net capital losses from your assessable income. If you became a bankrupt during the year, you disregard unapplied net capital losses from earlier years.



Australian Government
Australian Taxation Office

Capital gains tax (CGT) schedule

2007

Use in conjunction with company, trust or fund income tax return. For instructions on how to complete this schedule refer to the publication *Guide to capital gains tax*.
 Print neatly in BLOCK LETTERS with a black or blue ballpoint pen only. Do not use correction fluid or tape. Print one letter or number in each box.

Tax file number (TFN)

Taxpayer's name

Australian business number (ABN)

Signature as prescribed in tax return

Part A Capital gains from CGT assets and CGT events

Non-active assets

Capital gains – indexation method

Shares and units (in unit trusts) **A**

Real estate **D**

Other CGT assets and any other CGT events **G**

Collectables **J**

Capital gains – discount method

B

E

H

K

Other capital gains

C

F

I

L

Active assets

Shares and units (in unit trusts) **M**

Real estate **P**

Other CGT assets and any other CGT events **S**

N

Q

T

O

R

U

Add amounts at **A** to **S** above and write the total at **V** below.

Total current year capital gains (C)(CG) **V**

Add amounts at **B** to **T** above and write the total at **W** below.

W

Add amounts at **C** to **U** above and write the total at **X** below.

X



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MORE INFORMATION

INTERNET

- For general tax information and comprehensive information about deductions, visit www.ato.gov.au

INFOLINES

We can offer a more personalised service if you provide a tax file number (TFN).

- **Personal tax** **13 28 61**
Individual income tax and general personal tax enquiries, including capital gains tax
- **Business** **13 28 66**
General business tax enquiries including capital gains tax, GST rulings, Australian business number (ABN), pay as you go (PAYG) instalments, business deductions, activity statements (including lodgment and payment), accounts and business registration (including ABN and TFN), dividend and royalty withholding tax
- **Superannuation** **13 10 20**
- **Fax** **13 28 60**
Get information faxed to you about individual taxes – phone **13 28 60** and follow the instructions.

OTHER SERVICES

- **Translating and Interpreting Service** **13 14 50**
If you do not speak English well and want to talk to a tax officer, phone the Translating and Interpreting Service for help with your call.
- **Hearing or speech impairment**
If you are deaf or have a hearing or speech impairment, you can phone the Tax Office through the **National Relay Service**:
 - If you are a TTY or modem user, phone **13 36 77** and ask for the number you want. For 1800 free call numbers, phone **1800 555 677** and ask for the number you want.
 - If you are voice-only (speak and listen) user, phone **1300 555 727** and ask for the number you want. For 1800 free call numbers, phone **1800 555 727** and ask for the number you want.

