Australian income or losses from investments or property

How to complete myTax if you have interest, dividends, managed fund distributions, capital gains or rent.

Interest

How to report interest when you lodge your return using myTax.

Dividends

How to report dividends when you lodge your return using myTax.

Rent

How to report rental income and expenses when you lodge your return using myTax.

Managed funds

How to complete the managed funds section in your return using myTax.

Capital gains

~~How to report your capital gains or losses when you lodge your~~

Capital gains tax schedule

How to report your capital gains tax schedule when you lodge your return using myTax.

QC 80073

myTax 2023 Interest

How to report interest when you lodge your return using myTax.

Last updated 1 June 2023

Things to know

Complete this section if you had interest paid or credited to you from any source in Australia.

Interest includes:

- interest earned from accounts and term deposits held with financial institutions in Australia
- interest we paid or credited to you
- interest from children's accounts you opened or operated with funds that belonged to you or funds that you used as if they belonged to you. For more information about children's accounts, see Taxation Determination TD 2017/11 *Income tax: who should be assessed to interest on bank accounts?*

Tax file number amounts

Tax file number (TFN) amounts are amounts of tax withheld by financial institutions because you did not provide your TFN or Australian business number (ABN) to them. TFN amounts are shown on your statement or document as 'Commonwealth tax' or 'TFN withholding tax'. You must show these amounts as gross interest on your tax return.

Do not show at this section

Do not show the following types of interest at this section:

- Distributions of interest you received, or were entitled to receive, from a partnership or trust (including a cash management trust, property trust, unit trust or other similar trust investment product), go to **Partnerships** or **Trusts**.
- Interest from a foreign source, go to **Other foreign income**.

Completing this section

You will need:

- your statements or other documentation from your financial institutions and other sources that show 2022–23 interest income
- any statement of account or notice of assessment (or amended assessment) you received from us during 2022–23 that shows interest we paid or credited to you, for example
  - interest on early payments
  - interest on overpayments
  - delayed refund interest.

We pre-fill your tax return with interest information provided to us. This may include any interest from **children's savings accounts** that have your TFN or name attached to it (we provide this information to allow you to work out if the income needs to be declared in your tax return or not). Check them and any interest paid or credited to you from any source in Australia that has not pre-filled.

To personalise your return to show interest, at **Personalise return** select:

- You had Australian interest, or other Australian income or losses from investments or property

- Interest

To show your interest, at **Prepare return** select 'Add/Edit' at the Interest banner.

At the **Interest** banner:

1. For each account where interest has not been pre-filled in your tax return, select **Add** and enter information into the corresponding fields.

   Joint accounts
   If you had a joint account, show the number of account holders, the total gross interest and total TFN amounts withheld. MyTax will divide the amounts equally between the number of account holders.

   You may alter your share of the gross interest and TFN amounts withheld for any account where the account holders don't share equally in the interest. If you do, keep a record of how you worked out your share.
2. Were you an Australian resident for tax purposes for the full financial year?
   - **Yes** – go to step 5.
   - **No** – go to step 3.
3. Were you an Australian resident for tax purposes for any part of the financial year?
   - **Yes** – go to step 4.
   - **No** – go to step 6.
4. For each interest paid or credited to you where you were an Australian resident for tax purposes for part of the financial year, answer the question **Were you an Australian resident for tax purposes when the interest was paid or credited?**
   - **Yes** – go to step 5.
   - **No** – go to step 6.
5. Enter information into the corresponding fields.
   Don't include in the **TFN amounts withheld** field any TFN amounts withheld that the ATO has already refunded to you. Go to step 8.

6. For each interest where you were not an Australian resident for tax purposes when the interest was paid or credited, was withholding tax deducted?
    - **Yes** – **Don't include that interest**. Withholding tax deducted is a final tax. Go to step 8.
    - **No** – go to step 7.
7. Enter information into the corresponding fields.
   For each interest, select the **Country of residence when the interest was paid or credited**.
   This amount will not be included in your taxable income. We will advise you of the amount of withholding tax you have to pay on this interest. Go to step 8.
8. Select **Save**.
9. Select **Save and continue** when you have completed the **Interest** section.

You can't delete any pre-filled interest records that include an alert stating '**The ATO has confidence in this data, as supplied by your financial institution**'. Visit What if you don’t agree with the pre-filled information? to learn more.

What if you don't agree with the pre-filled information?

If you have checked the pre-filled information against your own records and it doesn't match, generally you can edit the prefilled information in myTax.

If you do this, it is important to resolve any discrepancies with the third-party provider before you lodge. They may need to send new or amended information to us to ensure our records are accurate.

Changing pre-filled interest records

What you can do with a pre-filled interest record will depend on whether it has an alert.

Step 1

Expand the record.

Step 2

Does the pre-filled interest record show an alert stating '**The ATO has confidence in this data, as supplied by your financial institution**'?

Yes - go to step 3.

No - go to step 4.

Step 3

You cannot delete the pre-filled interest record if it includes an alert stating '**The ATO has confidence in this data, as supplied by your financial institution**'. However, you may adjust these records.

To adjust a pre-filled interest record with an alert:

- Select **Adjust**.
- A message will display that says 'We are confident in this pre-fill data. If you choose to adjust your tax record and it is incorrect, we may amend it, which may result in penalties or a tax bill, or both'. To continue, select **Adjust**.
- In the interest record, indicate a **Reason for adjustment**.
  - If the **Reason for adjustment** you select is 'Other', you will need to enter your reason at **Other reason** (up to 100 characters).
- Edit any information in the corresponding fields and select **Save**.
- Go to step 5.

Step 4

You can edit or delete the record if the pre-filled interest record does **not** include an alert stating '**The ATO has confidence in this data, as supplied by your financial institution**'.

To edit or delete a pre-filled interest record without an alert:

- Expand the record.
- Edit any information in the corresponding fields and select **Save**, or to delete an entire record select **Delete**.
- Go to step 5.

Step 5

When you are finished, select **Save and continue**.

QC 72022

myTax 2023 Dividends

How to report dividends when you lodge your return using myTax.

Last updated 1 June 2023

Things to know

Complete this section if you had dividends and distributions that were paid or credited to you by Australian companies that you had shares in.

Dividends and distributions include:

- dividends applied under a dividend reinvestment plan
- dividends that were dealt with on your behalf
- bonus shares that qualify as dividends
- distributions by a corporate limited partnership
- dividends paid by a corporate unit trust
- dividends paid by a public trading trust
- dividends paid by a listed investment company.

The following may also be included as dividends:

- earnings you received, or were credited with, on a non-share equity interest
- amounts you received from, or were credited by, a private company as a shareholder or an associate of a shareholder in the form of

payments, loans or debts forgiven (these are generally unfranked dividends)

- amounts you received from, or were credited by, the trustee of a trust estate in the form of payments, loans or debts forgiven where a private company in which you were a shareholder, or an associate of a shareholder, had an unpaid present entitlement (or was going to have such an entitlement by a certain time) from the trust (these are generally unfranked dividends).

Do not include dividends paid under a demerger unless the company advised you to include them.

Dividend statement

Your statements may show:

- amounts of franked and unfranked dividends
- amounts of franking credits
- tax file number (TFN) amounts withheld from unfranked dividends.

Franking credits are amounts of tax paid by the company that are allocated to your dividend or distribution. You include as assessable income both:

- the amount of your dividend or distribution
- the amount of the franking credits allocated to you.

You also receive a tax credit on your tax assessment for an amount equal to the franking credits.

You may not be entitled to claim the franking credits if:

- within 45 days of buying the shares (90 days for certain preference shares), you either sold them or entered into an arrangement to reduce the risk of making a loss on them
- you were under an obligation to make, or were likely to make, a related payment, or
- you received a dividend as a result of a dividend washing arrangement.

For more information on these rules, see **When you are not entitled to claim a franking tax offset**.

TFN amounts are amounts of tax withheld from dividends and some distributions by investment bodies because you did not provide your TFN or ABN to them. TFN amounts are shown on your dividend statement. These amounts must be included in the amount of unfranked dividends you show on your tax return.

Do not show at this section

If you:

- received a distribution from a partnership or trust, go to **Partnerships** or **Trusts**
- carried on a business of trading in shares, go to **Business income or losses**
- sold, redeemed, cancelled or otherwise disposed of shares during the year (but did not carry on a business of trading in shares), go to **Capital gains or losses**
- received dividends from a foreign company, go to **Other foreign income**
- received dividends from a New Zealand company with Australian franking credits attached, go to **Other foreign income**
- received dividends or a distribution on which family trust distribution tax had been paid, go to **Amount on which family trust distribution tax has been paid**.

Completing this section

You will need your statements from each Australian company, corporate limited partnership, corporate trading trust, public trading trust and listed investment company that paid you dividends or made distributions to you from 1 July 2022 to 30 June 2023 inclusive. Your dividend statements will show the amounts and should show the payment dates.

We pre-fill your tax return with dividend information provided to us. Check them and add any dividends and distributions that were paid or credited to you by Australian companies that have not pre-filled.

To personalise your return to show dividends, at **Personalise return** select:

- You had Australian interest, or other Australian income or losses from investments or property
- Dividends

To show your dividends, at **Prepare return** select 'Add/Edit' at the Dividends banner.

At the **Dividends** banner:

1. For each dividend that has not been pre-filled in your tax return, select **Add** and enter information into the corresponding fields.
   Joint owners
   If you held shares in joint names, show the number of account holders and the total amount of dividends, credits and tax withheld. MyTax will divide the amounts equally between the number of account holders.
   You may alter your share of the amount of dividends, credits and tax withheld if the shares are owned in unequal proportions. If you do, keep a record of how you worked out your share.
2. Were you an Australian resident for tax purposes for the full financial year?
   - **Yes** – go to step 5.
   - **No** – go to step 3.
3. Were you an Australian resident for tax purposes for any part of the financial year?
   - **Yes** – go to step 4.
   - **No** – go to step 7.
4. For each dividend where you were an Australian resident for tax purposes for part of the financial year, answer the question **Were you an Australian resident for tax purposes when the dividend was paid or credited?**
   - **Yes** – go to step 5.
   - **No** – go to step 7.
5. Enter information into the corresponding fields.
   If your statement does not show franked and unfranked portions of

the dividend, enter the total dividend amount at **Total franked amount**. Go to step 6.

6. For each dividend that has been pre-filled which includes a listed investment company (LIC) capital gains deduction, the amount will be 50% of the amount shown as a LIC capital gain on your dividend statement. Dividend deductions provides more information about LIC capital gains. Go to step 9.

7. For each dividend where you were not an Australian resident for tax purposes when the dividend was paid or credited, did **all** of the following conditions apply?

    - It was not fully franked.
    - It was not declared to be conduit foreign income.
    - Withholding tax was not withheld from the unfranked amount.
    Yes – go to step 8.
    No – **Do not include that dividend**. Go to step 9.

8. Enter information into the corresponding fields.
For each dividend, select the **Country of residence when the dividend was paid or credited**.
This amount will not be included in your taxable income. We will advise you of the amount of withholding tax you have to pay on this dividend. Go to step 9.

9. Select **Save**.

10. Select **Save and continue** when you have finished the **Dividends** section.

The You and your shares guide provides help to people who hold shares or bonds as an investment, including:

- how dividends received by Australian resident and non-resident individuals are taxed
- the type of expenses you may be able to claim against dividend income, and
- records you need to keep.

If you acquired shares after 19 September 1985, capital gains tax (CGT) may apply when you dispose of them. For more information see Guide to capital gains tax.

QC 72020

myTax 2023 Rent

How to report rental income and expenses when you lodge your return using myTax.

Last updated 1 June 2023

On this page

Things to know

Complete this section for rental income earned and expenses incurred when you rent out your rental property located in Australia.

Co-ownership

The way rental income and expenses are divided between co-owners varies depending on whether the co-owners are joint tenants, tenants in common or whether there is a partnership carrying on a business of letting rental properties.

Co-ownership of rental property provides more information on how to work out your share of the rent and expenses that you can claim, including:

- dividing income and expenses according to legal interest
- co-owners of an investment property (not in business)
- partners carrying on a business of letting rental properties.

Renting out part or all of your home

If you rented out part, or all, of your home, the rent money you received is assessable income. This means:

- you must declare the rental income in your tax return
- you can claim deductions for associated expenses, such as part or all of the interest on your home loan
- you may not be entitled to the full main residence exemption from capital gains tax (CGT) when you sell your home.

If you rented out part, or all, of your home at:

- normal commercial rates, the tax treatment of income and expenses is the same as for any **residential rental property**
- **less than normal commercial rates**, you limit the deductions you can claim.

Payments from a family member for board or lodgings are considered to be domestic arrangements and are not rental income You can't claim income tax deductions.

Related page

Sharing economy and tax: Renting out all or part of your home
When renting out part of or your entire home through the sharing economy, there are a number of things you need to know for tax purposes.

Renting out your holiday home

If you have a **holiday home** that you rent out, you must include the rent money you received in your assessable income. You can also claim deductions for the associated expenses. In deducting your expenses, you must ensure that you are apportioning expenses to account for any private use of the property. You can only claim expenses for periods that your holiday home was being rented or was genuinely available for rent.

Rental deductions for vacant land

You can no longer claim rental deductions for the cost of holding **vacant land**. This applies to land you held both before and from 1 July 2019.

If your rental property was destroyed by a natural disaster or circumstances beyond your control, you can still claim deductions for the cost of holding the land for 3 years from the time the property was destroyed. You may apply to the Commissioner for an extension to the 3-year limit.

Do not show at this section

Don't show the following at this section:

- a deduction for the decline in value of a low-value pool, go to **Low-value pool deduction**
- foreign source rental income, that is, rental income from properties outside Australia, go to **Other foreign income**
- expenses incurred in earning rental income from properties located outside Australia, go to **Other foreign income**
- income earned, or expenses incurred, from peer-to-peer sharing or your car, caravan or car parking space, go to **Any other income**
- capital gains or losses if you disposed of your property (for example, by selling it, gifting it or transferring it to someone else), go to **Capital gains or losses**
  From 1 July 2021 no CGT event arises to eligible individuals on certain granny flat arrangements

Video tutorials

The following video shows you how to include rental income and expenses in myTax.

Media:Co-ownership
http://tv.ato.gov.au/ato-tv/media?v=bd1bdiubtjsfhw
The following video shows you how to use the Depreciation and capital allowances tool.

Media:Renting out part or all of your home
http://tv.ato.gov.au/ato-tv/media?v=bd1bdiuboi7hki

Completing this section

You must have the right records for the claims that you make. You will need details of:

- all rental income earned
- interest charged on money you borrowed for the rental property
- other expenses relating to your rental property

- if applicable, the period your property was genuinely available for rent
- any expenditure on capital works to your rental property.

See simple steps when preparing your return for useful guidance on how to show your income and expenses.

To personalise your return to show Australian rental income and expenses, at **Personalise return** select:

- You had Australian interest, or other Australian income or losses from investments or property
- Rent (Australian properties)

To show your Australian rental income and expenses, at **Prepare return** select 'Add/Edit' at the Rent banner.

At the **Rent** banner:

Rental property details

We may pre-fill your tax return with some rental property details from your last year's tax return.

1. For each rental property you own or have an interest in that
    - has pre-filled, check them and add rental property details not pre-filled into the corresponding fields.
    - has not pre-filled, select **Add** and enter rental property details into the corresponding fields.
        - **Property name**
        - **Address**
          In the **Search address** field, start entering an address and select your property address from the drop-down menu.
          If your rental property address is not listed in the drop-down menu, select **Use entered address** and enter the full rental property address in the fields provided.
        - **Date property first genuinely available for rent**
          Enter the first date that the property was genuinely available for rent
        - **Number of weeks property was rented this year**
          Enter the number of weeks the property was rented out

during the income year

  – **Ownership percentage**
    Enter the percentage amount of your ownership.
    If you co-own the rental property, you need to be aware of the way that rental income and expenses are divided between co-owners. Visit Co-ownership to learn more.

Rental income

2. For each rental property, complete the rental income fields

- **Total rental income**
  Enter the total amount of rent payments received for the property
- **Total other rental-related income**
  Enter the total of other rental-related income.

If your ownership percentage is less than 100%, myTax will use your ownership percentage to calculate your share of the income amounts. You may alter your share of the amounts. If you do, keep a record of how you worked out your share.

MyTax will calculate **Total gross rent**. If your ownership percentage is less than 100%, myTax will also calculate **Your share of gross rent**.

Rental expenses

3. For each rental property, complete the rental expenses fields.

The **Depreciation and capital allowances tool** can help you work out any decline in value. It can also work out any deductible balancing adjustment when you stop holding a depreciating asset. Access this tool when you enter your rental income or expense details.
Fields from this tool can't be adjusted in myTax. To make any adjustments or to add new assets to the tool, select the 'Use the depreciation and capital allowances tool' link.

If your ownership percentage is less than 100%, myTax will use your ownership percentage to calculate your share of the expense amounts. You may alter your share of the amounts. If you do, keep a record of how you worked out your share.

MyTax will calculate **Total expenses**. If your ownership percentage is less than 100%, myTax will also calculate **Your share of total expenses**.

MyTax will calculate **Net rent** based on the calculated amounts in **Total gross rent** and **Total expenses**. If your ownership percentage is less than 100%, myTax will also calculate **Your share of net rent**.

4. Select **Save**.
5. Select **Save and continue** when you have completed the **Rent** section.

Related pages

Keeping records
Keep records of both income and expenses relating to your rental property.

Rental properties
The rental properties guide explains how to treat rental income and expenses. It also includes information on how to treat more than 230 residential rental property items.

More information

In this section

- Rental income
- Rental expenses
- Other tax considerations

Rental income

Rental income is the full amount of rent and rental associated payments you earn when you rent out your property (including renting out a room). If payment is made in goods or services, you will need to work out the monetary value of these. Your gross rental income amount includes:

- rental income – rent paid to you
- rental-related income – such as
  - any bond money you

  - retained in place of rent
  - kept because of damage to the property requiring repairs

- an insurance payout for lost rent, or a reimbursement of any rental expenses, you claimed in 2022–23 or in an earlier year
- fees retained from cancelled booking.

You must declare all the income you receive for your Australian rental property in this section. **Rental income you must declare** includes more information, including types of rental income.

If your **holiday home** is rented out, you need to include the rental income you receive as income in your tax return.

You need to keep records of all rental income earned and declare it in your tax return. GST is not payable on amounts of residential rent you earn.

Rental expenses

You can claim most expenses relating to your rental property but only for the period your property was rented or genuinely available for rent, for example, advertised for rent without limiting its exposure to potential clients.

Expenses could include advertising for tenants, bank charges, body corporate fees, borrowing expenses, council rates, decline in value of depreciating assets, gardening and lawn mowing, insurance, land tax, pest control, property agent fees or commissions, repairs and maintenance, stationery, phone and water charges.

If you were **renting out only part of your home** – for example, a single room – you can claim expenses related to renting out only that part of the house.

You cannot claim the total amount of the expenses – you need to apportion the expenses. As a general guide, you should **apportion expenses** on a floor-area basis based on the area solely occupied by the renter (user), and add that to a reasonable amount based on their access to common areas.

You can claim expenses only for the period the room in your home was rented to a tenant. You cannot claim deductions for expenses when the room is not rented.

You can claim 100% of fees or commissions charged by a sharing economy facilitator or administrator.

If you own a **holiday home**, you can only claim tax deductions for expenses to the extent the home is rented out or genuinely available for rent.

If the **co-owner of the property rents the property** the nature of the arrangement affects the deductibility of the expenses.

Other rental expenses information

Rental expenses are deductible to the extent that they are incurred for the purpose of producing rental income.

For information on expenses incurred prior to a property being available for rent, see **expenses prior to property genuinely available for rent**.

You can claim expenditure such as interest on loans, local council, water and sewerage rates, land taxes and emergency service levies you incurred during renovations to a property you intend to rent out. However, you cannot claim deductions from the time your intention changes, for example, if you decide to use the property for private purposes.

If you **prepay a rental property expense**, such as insurance or interest on money borrowed, that covers a period of 12 months or less **and** the period ends on or before 30 June 2024, you can claim an immediate deduction. A prepayment that does not meet these criteria **and** is $1,000 or more may have to be spread over 2 or more years.

Related pages

Guide to depreciating assets
Use this guide if you bought capital assets to use in gaining or producing your assessable income and you would like to claim a deduction for the assets' decline in value.

Always check your supplier's ABN
From 1 July 2020, if you make a payment to a contractor (such as a tradesperson) for services connected with your rental property and they don't provide you with an ABN, you may have to withhold 47% from that payment and pay it to us.

Types of rental expenses

There are 3 categories of rental expenses:

- expenses you can claim a deduction now (in the income year you incur the expense), such as interest on loans – see **Rental expenses you can claim now**
  - **Body corporate fees and charges**
  - **Council rates and local government expenses**
  - **Interest on loans**
  - **Land tax**
  - **Legal expenses**
  - **Agent fees or commissions**
  - **Repairs and maintenance**
  - **Travel and car expenses** (in some cases only)
  - Other expenses
    - **Lease document expenses**
    - **Mortgage discharge expenses**
- expenses you can claim a deduction over several years, such as depreciation – see **Rental expenses you claim over several years**
  - **Borrowing expenses**
  - **Capital allowances**
    - **Limit on deductions for decline in value of second-hand depreciating assets**
  - **Capital works**
- expenses you can't claim a deduction, such as costs your tenant paid, deductions unrelated to your investment property and expenses related to holding vacant land – see **Rental expenses you can't claim**

Other tax considerations

There are some other tax considerations you may need to know about for your rental property.

In this section

- Capital gains tax (CGT)
- Goods and services tax (GST)
- Negative gearing
- Pay as you go (PAYG) instalments

Capital gains tax (CGT)

You may make a capital gain or capital loss when you sell (or otherwise cease to own) a rental property that you acquired after 19 September 1985. To learn more, visit **capital gains tax**.

Granny flat arrangements

Since 1 July 2021, provided certain conditions are met, no CGT event arises when you agree to an eligible arrangement that creates, varies or ends an eligible granny flat interest. The exemption does not apply to other CGT events:

- that happen with such transactions, and
- that do not relate to your granny flat interest's creation, variation or termination.

To learn more, visit **Granny flat arrangements and CGT**.

Goods and services tax (GST)

If you are registered for GST and it was payable in relation to your rental income, do not include it in the amounts you show as income in your tax return.

Similarly, if you are registered for GST and entitled to claim input tax credits for rental expenses, you do not include the input tax credits in the amounts of expenses you claim. If you are not registered for GST, or the rental income was from residential premises, you include any GST in the amounts of rental expenses you claim.

Negative gearing

A rental property is **negatively geared** if it is purchased with the assistance of borrowed funds and the net rental income, after deducting other expenses, is less than the interest on the borrowings.

Pay as you go (PAYG) instalments

If you make a profit from renting your property, you will need to know about the **PAYG instalments** system. You will generally be required to pay PAYG instalments if you earn $4,000 or more of business or investment income, such as rental income, and the debt on your income tax assessment is more than $1,000.

Simple steps when preparing your return

Rental property owners should remember three simple steps when preparing their return:

1. Include all the income you receive, including
    - income from short term rental arrangements (for example, a holiday home)
    - sharing part of your home
    - other rental-related income such as insurance payouts and rental bond money you retain.

2. Get your expenses right
    - **Eligibility** – Claim only for expenses incurred for the period your property was rented or when you were actively trying to rent the property on commercial terms.
    - **Timing** – Some expenses must be claimed over a number of years.
    - **Apportionment** – Apportion your claim where your property was rented out for part of the year or only part of your property was rented out, where you used the property yourself or rented it below market rates. You must also apportion in line with your ownership interest.

3. Keep records to prove it
    You should keep records of both income and expenses relating to your rental property, as well as purchase and sale records.

And remember, renting property (including all or part of your own home) will usually give rise to a capital gain or loss when you sell the property – which you will need to include in your return in that year. For more information, see **Capital gains or losses**.

Related page

Top 10 tips to help rental property owners avoid common tax mistakes
Whether you use a tax agent or choose to lodge your tax return yourself, avoiding these top 10 common rental property mistakes will save you time and money.

QC 72350

myTax 2023 Managed funds

How to complete the managed funds section in your return using myTax.

Last updated 1 June 2023

On this page

Things to know

Complete this section if your only source of income from trusts, capital gains or foreign income is from managed funds.

If you received a managed funds statement that shows income, deductions or credits, you can show the distribution amounts at this section.

Some examples of a managed fund include:

- cash management trust
- money market trust

- mortgage trust
- unit trust
- property trust
- share trust
- equity trust
- growth trust
- imputation trust
- balanced trust.

If you are unsure whether you have invested in such a trust, check with the entity in which you have invested.

Completing this section

We pre-fill your tax return with information provided to us by managed investment funds and trusts. Check them and add any managed fund distributions you received that has not pre-filled.

If the information is not pre-filled, you will need your statement from the managed fund. Your statement will indicate where you need to show the amounts on your tax return.

- Your statement may include the
  - tax return label (such as **13U**)
  - tax return field name (such as **Non-primary production income**).
- In myTax at Managed fund distributions enter the amount at the corresponding field, such as **13U. Total non-primary production income**.

If you think that any detail is wrong or is missing from the statement, contact the fund manager.

To personalise your return to show managed fund distributions, at **Personalise return** select:

- You had Australian interest, or other Australian income or losses from investments or property

- Managed fund distributions (including where distribution has capital gains and foreign income)

To show your managed fund distributions, at **Prepare return** select 'Add/Edit' at the Managed fund distributions banner.

At the **Managed fund distributions** banner:

1. For each managed fund distribution not pre-filled, select **Add** and enter information into the corresponding fields.

   Joint accounts
   If you had a joint account, show the number of account holders and the total amounts. MyTax will divide the amounts equally between the number of account holders.

   You may alter your share of the amounts. If you do, keep a record of how you worked out your share.
2. For each managed fund statement that has a **13S. Total credit for tax paid by trustee** greater than '0'.
   a. select the **Reason the trustee paid tax**
   b. enter the **Share of income**.
3. Select **Save**.
4. Select **Save and continue** when you have completed the **Managed fund distributions** section.

Notes

- If your only capital gains are from a managed fund and, at the **Managed fund distributions** section, your share of the current year capital gains is more than $10,000:
  - myTax will prompt you to complete the Capital gains or losses section
  - myTax will complete **Total current year capital gains** and **Net capital gain** in the **Capital gains or losses** section from information shown in the **Managed fund distributions** section, and
  - you will need to complete the Capital gains tax schedule.

- If you have capital gains from a managed fund and a separate capital gains tax event during the year, when completing the Capital gains or losses section:
  - the capital gains amounts shown in the **Managed fund distributions** section will be automatically carried over for your review, and
  - you will need to ensure that all your capital gains, including those from managed funds, are included in what you show at **Total current year capital gains** and **Net capital gain**.
- If you have capital gains from a managed fund, no other capital gains tax event during the year but have a carried forward capital loss from a prior year:
  - myTax will prompt you to complete the Capital gains or losses section
  - the capital gains amounts shown in the **Managed fund distributions** section will be automatically carried over for your review, and
  - you will need to ensure that your capital gains from managed funds are included in what you show at **Total current year capital gains** and **Net capital gain**.

QC 72337

myTax 2023 Capital gains or losses

How to report your capital gains or losses when you lodge your return using myTax.

Last updated 1 June 2023

On this page

What you may need

More information

Things to know

Complete this section if a capital gains tax (CGT) event happened in 2022–23. You may have made a capital gain, capital loss, or you may be entitled to apply an exemption or rollover.

For most CGT events, you make a:

- **capital gain** if the amount of money and property you received, or were entitled to receive, from the CGT event was more than the cost base of your asset; you may then have to pay tax on your capital gain
- **capital loss** if the amount of money and property you received, or were entitled to receive, from the CGT event was less than the reduced cost base of your asset.

Don't show at this section a 'listed investment company capital gain amount' included in a dividend paid by a listed investment company. See Dividend deductions.

Did you have a capital gains tax event in 2022–23?

There is a wide range of CGT events. The most common CGT event happens when you sell or give away a CGT asset, such as:

- real estate, including your family home, holiday home, investment property, hobby farm or vacant block of land
- shares and similar investments
- units in a unit trust or managed investment fund
- forestry managed investment scheme interests (as a subsequent participant)
- crypto assets
- collectables, for example, jewellery
- personal use assets.

Other CGT events happen, such as:

- an asset you owned was lost or destroyed
- you received an amount for entering into an agreement, for example, you agreed not to work in a particular industry for a set time period
- you entered a conservation covenant over land that you owned
- you received a non-assessable payment from a trust or company.

You may also have made a capital gain if:

- you were a beneficiary of, or had money invested in, a trust (including a managed investment fund), and
- the trust made a capital gain.

If you are not sure whether a CGT event happened in 2022–23, see 'Appendix 1, Summary of CGT events' in Guide to capital gains tax.

You can't deduct a capital loss from your assessable income, but in most cases, it can be used to reduce a capital gain you made in 2022–23. If you made no capital gain in 2022–23, defer the capital loss until you make a capital gain.

Generally, you disregard a capital gain or capital loss on:

- disposal of your main residence, if you were an Australian resident for tax purposes when you signed the sale contract
- assets you acquired before 20 September 1985
- cars, motorcycles and similar vehicles
- personal use assets such as boats, furniture, electrical goods and household items used or kept mainly for personal use or enjoyment which you acquired for $10,000 or less. If you acquired it
  - for more than $10,000, you disregard only capital losses
  - for $10,000 or less, you disregard both capital gains and capital losses
- collectables, for example an antique or jewellery, which you acquired for $500 or less
- compensation you received for personal injury
- the exchange of shares or units you owned in a company or trust under a takeover, if certain conditions were met

- shares in a company, or interests in a trust, where there was a demerger and certain conditions were met
- disposal of shares in a pooled development fund
- shares in a qualifying early stage innovation company (ESIC) held for less than 10 years and, in the case of capital gains, the shares were also held for at least 12 months; see **Tax incentives for early stage investors**
- disposal of certain investments by
  - a venture capital limited partnership
  - an early stage venture capital limited partnership
  - an Australian venture capital fund of funds
- disposal of an asset to which the small business 15-year exemption applies
- transfer of an asset where the Small business restructure roll-over is available (gains or losses are deferred until the asset is disposed of).

If you have received or are entitled to a share of the income of a trust or managed fund, there may be CGT consequences depending on the component(s) of the distribution.

If you are a foreign resident beneficiary of a trust, and if 'managed-investment trust withholding tax' is payable on an amount that you received from that trust (other than in the capacity of a trustee), don't include any part of that amount on your tax return.

Real estate

Most **Real estate** is subject to CGT. Generally you disregard a capital gain or loss on **Your main residence (your home)** if you were an Australian resident for tax purposes when you signed the sale contract.

When 2 people separate or divorce, assets transferred between them usually qualify for the **Relationship breakdown** rollover.

If you have provided affordable rental housing to people earning low to moderate income you may be entitled to Tax incentives for investments in affordable housing.

Granny flat arrangements

From 1 July 2021 no CGT event arises to eligible individuals on certain granny flat arrangements if the arrangement satisfies the requirements of the provisions. A granny flat arrangement is a written agreement that gives an eligible person the right to occupy a property for life.

The CGT exemption will apply to the creation, variation or termination of a granny flat arrangement. To learn more, visit **Granny flat arrangements and CGT**.

Inheritance

CGT applies when you dispose of a CGT asset that you inherited. See **Inherited assets and capital gains tax** for more information on the tax treatment and capital gains exemptions of inherited assets.

Employee share schemes

If you have an interest in an employee share scheme (ESS), CGT may apply. See **ESS and capital gains tax** for more information on the CGT consequences for shares acquired under an employee share scheme.

Norfolk Island residents

For **Norfolk Island residents**, CGT may apply to assets acquired after 23 October 2015. CGT remains payable on Australian mainland assets.

Foreign and temporary residents

If you are a foreign resident see **Main residence exemption for foreign residents** for information on whether the main residence exemption applies to you.

The 50% CGT discount is not available to foreign and temporary resident individuals. You can only apply the discount to part of your capital gain if either of the following happened:

- you acquired the asset on or before 8 May 2012
- you had a period of Australian residency after 8 May 2012.

Under the Foreign resident capital gains withholding rules, foreign residents that dispose of certain Australian assets may have an amount withheld from the sale proceeds they receive. See **Capital gains withholding: Impacts on foreign and Australian residents** for more information on amounts withheld from sale proceeds.

Video tutorials

In **myTax capital gains or losses digital resources**, we've developed a series of videos designed to help you complete the capital gains section of myTax.

Completing this section

Before completing this section, you may wish to read What you may need.

We have shown any:

- capital gains you have at the **Managed fund distributions** section
- shares or real estate disposal information provided to us
  - we may provide a link to additional shares and units records unable to be displayed in myTax. This link will open a new window. When you have finished reviewing those records go back to myTax, which will be open in another tab or window
  - if shares or units amounts differ to your own records, check if the difference is the brokerage fee. Visit shares or units capital proceeds data to learn more. Note that the amounts shown **have not** been apportioned by your ownership percentage
- capital loss carried forward from your 2021–22 tax return, and
- indicator that you may have a CGT event for a crypto asset.

Check for any other CGT event information not pre-filled and include it all when calculating your capital gain or loss.

If you have an exemption or rollover that may allow you to reduce, defer or disregard your capital gain or capital loss, see CGT events and applying an exemption or rollover.

If you have a capital gain in the **Managed fund distributions** section, see Capital gains and managed funds.

To personalise your return to show capital gains or losses, at **Personalise return** select:

- You had Australian interest, or other Australian income or losses from investments or property

- Capital gains or losses that are not from a managed fund distribution.

To show your capital gains or losses, at **Prepare return** select 'Add/Edit' at the Capital gains or losses banner.

At the **Capital gains or losses** heading:

1. Work out the capital gains or loss amounts to show at this section using the CGT record keeping tool, or manually calculate your capital gains or loss.
   The CGT record keeping tool can help work out basic gain or loss events. CGT pre-fill data shown in myTax will be transferred to the tool.
   If you do use the CGT record keeping tool, go to step 5.
   Otherwise, if you manually calculate your capital gain or loss, read on.
2. Enter your **Total current year capital gains**.
   This is calculated by adding all your capital gains for 2022–23 (except those that are disregarded). Do not apply capital losses, any CGT discounts or the small business concessions yet (other than the 15-year exemption).
3. Enter your **Net capital gain**.
   This is the amount remaining after applying to your 2022–23 capital gains whichever of the following items are relevant to you (in the order listed)
   a. 2022–23 capital losses
   b. unapplied net capital losses from earlier years
   c. any CGT discounts (including any **CGT discount for affordable housing**)
   d. the small business 50% active asset reduction
   e. the small business retirement exemption or rollover.

If you have capital losses to apply, you will find it to your advantage to apply them first to any capital gains that do not qualify for the CGT discount.

If you have a discount capital gain, you may not be entitled to the maximum CGT discount percentage of 50% if you are an individual (including a beneficiary of a trust) and:

- a foreign or temporary resident, or
- an Australian resident with a period of non-residency after 8 May 2012.

For more information, see **CGT discount for foreign residents**.

If the total amount remaining is positive or zero, enter the amount.
If you have a negative amount, enter zero. You have net capital losses to carry forward to later income years.

You can only use capital losses from collectables to reduce capital gains from collectables. You must disregard capital losses from personal use assets.

4. Enter your **Net capital loss carried forward to later income years**.
   If you have a negative amount from your calculation of **Net capital gain** at step 3, you have a net capital loss to carry forward to later income years. You can use net capital losses from earlier years that you have not yet used to reduce a capital gain in later years.
5. Answer the question **Have you applied an exemption, rollover or additional discount?**
   If **No**, go to step 7.
   If **Yes**, go to step 6.
6. Select the [Capital gains tax exemption, rollover or additional discount type code](#).
   For more information about CGT exemptions, rollovers or additional discount, see **Guide to capital gains tax**.
7. Enter the amount of the credit you are entitled to claim under the foreign resident capital gains withholding rules. For more information, see **Capital gains withholding: Impacts on foreign and Australian residents**.
8. Complete the **Capital gains tax schedule** if:

1. your current year capital gain or loss is more than $10,000, or
2. you select the Capital gains tax exemption, rollover or additional discount type code of 'W: Affordable housing discount'.

9. Select **Save and continue** when you have completed the **Capital gains or losses** section.

CGT events and applying an exemption or rollover

There are exemptions and rollovers that may allow you to reduce, defer or disregard your capital gain or capital loss. For more information about CGT exemptions and rollovers, see **Guide to capital gains tax**.

How you complete this section will depend on your circumstances:

- If you applied a full exemption or rollover to disregard or defer capital gains or capital losses, when completing the **Capital gains or losses** section:
  - Do not complete **Total current year capital gains** and **Net capital gain**, and
  - Go to [step 5](#) in Completing this section.
  - For example, if you applied full exemption as you are continuing to **treat your former home as your main residence**, in myTax you would:
    - at step 5, answer Yes to the question Have you applied an exemption, rollover or additional discount?
    - at step 6 to select 'I: Main residence exemption' at Capital gains tax exemption, rollover or additional discount type code.
- If you applied a partial exemption or rollover to disregard or defer some capital gains or capital losses, when completing the **Capital gains or losses** section:
  - Add up all your capital gains for 2022–23 (except those that are disregarded) to work out your Total current year capital gains. Do not apply capital losses, any CGT discounts or the small business concessions (other than the 15-year exemption) to these capital gains.
  - Work out your net capital gain or net capital loss.
  - Go to [step 1](#) in Completing this section.

Capital gains and managed funds

How you complete this section will depend on your circumstances:

- If your only capital gains are from a managed fund and, at the **Managed fund distributions** section, your share of the current year capital gains is $10,000 or less, you do not need to complete the **Capital gains or losses** section.

- If your only capital gains are from a managed fund and, at the **Managed fund distributions** section, your share of the current year capital gains is more than $10,000:
  - myTax will prompt you to complete the **Capital gains or losses** section
  - myTax will complete **Total current year capital gains** and **Net capital gain** in the **Capital gains or losses** section from the information shown in the **Managed fund distributions** section, and
  - you will need to complete the Capital gains tax schedule
  - Go to [step 5](#) in Completing this section.
- If you have capital gains from a managed fund and a separate CGT tax event during the year, when completing the **Capital gains or losses** section:
  - the capital gains amounts shown in the **Managed fund distributions** section will be automatically carried over to the **Capital gains or losses** section for you to review, and
  - you will need to ensure that all your capital gains, including those from managed funds, are included in what you show at **Total current year capital gains** and **Net capital gain**
  - Go to [step 1](#) in Completing this section.
- If you have capital gains from a managed fund, no other CGT event during the year but have a carried forward capital loss from a prior year:
  - myTax will prompt you to complete **Capital gains or losses** section
  - the capital gains amounts shown in the **Managed fund distributions** section will be automatically carried over to the **Capital gains or losses** section for you to review, and
  - you will need to ensure that your capital gains from managed funds are included in what you show at **Total current year capital gains** and **Net capital gain**

– Go to step 1 in Completing this section.

CGT exemption, roll-over or additional discount type codes

Using the table below, choose the exemption, rollover or additional discount code that best describes your circumstances. If more than one code applies, choose the code that applies to the largest amount of capital gain.

Exemption, rollover or additional discount codes

Code	CGT exemption, roll-over or additional discount
A	Small business active asset reduction (subdivision 152-C)
B	Small business retirement exemption (Subdivision 152-D)
C	Small business roll-over (Subdivision 152-E)
D	Small business 15-year exemption (Subdivision152-B)
E	Foreign resident CGT exemption (Division 855)
F	Scrip for scrip roll-over (Subdivision 124-M)
I	Main residence exemption (Subdivision 118-B)
J	Capital gains disregarded as a result of the sale of a pre-CGT asset
K	Disposal or creation of assets in a wholly owned company (Division 122)
L	Replacement asset roll-overs (Division 124)

M	Exchange of shares or units (Subdivision 124-E)
N	Exchange of rights or options (Subdivision 124-F)
O	Exchange of shares in one company for shares in another company (Division 615)
P	Exchange of units in a unit trust for shares in a company (Division 615)
R	Demerger roll-over (Subdivision 125-B)
S	Same asset roll-overs (Division 126)
T	Small business restructure roll-over (Subdivision 328-G)
U	Early stage investor (Subdivision 360-A)
V	Venture capital investment (Subdivision 118-F)
W	Affordable housing discount
X	Other exemptions and rollovers

Shares or units capital proceeds data

Some market participants (for example, brokers) may report capital proceeds data to you differently to how they report it to the ATO:

- the sale amount (capital proceeds) reported to you is reduced by the brokerage fees incurred
- the capital proceeds reported to the ATO is not reduced by brokerage fees.

While both amounts reported are correct, the different amounts may be confusing and lead to incorrect calculation and reporting of the capital gain.

The table below shows an example comparison of the amounts reported.

Company code	Pre-filled capital proceeds amount (provided by reporter to ATO and pre-filled)	Sale amount (provided by reporter to you)	Difference
XYZ	$3,500.97	$3,481.02	$19.95
ZYX	$4,341.80	$4,321.85	$19.95

Check your amounts in your pre-filling service for accuracy. Shares and units pre-filling is informational only and entering differing amounts into your tax return will not prevent you from lodging.

What you may need

Before you start this section, you may want to ensure that you have your CGT details at hand, as well as helpful publications about CGT.

Your CGT details

These may include:

- details of the amount of any unapplied net capital losses from earlier years
- documents showing
  - the date you acquired any asset to which a CGT event happened
  - the date of the CGT event
  - the date and amounts of any expenditure you incurred that
    - form part of the cost base and reduced cost base of the asset
    - are required to work out your capital gain or capital loss

- year-end, annual or distribution statements from trusts with net capital gains from which you received or were entitled to receive
  - distributions of income
  - distributions of non-assessable amounts.

Helpful publications

You may also need one or more of the following publications to complete this section. They explain the 3 methods available to calculate a capital gain: the indexation method, the discount method and the 'other' method.

- **Capital gains tax** explains what a capital gain is, how it applies, what assets are included and the exceptions and exemptions.
- **Guide to capital gains tax** explains how CGT works and will help you to calculate your net capital gain or net capital loss. It covers:
  - the sale of a rental property
  - vacant land
  - a holiday home
  - collectables (for example, jewellery)
  - personal use assets (for example, a boat you use for recreation), and
  - real estate, shares and units you inherited or got from the breakdown of your marriage or relationship.
- **Small business CGT concessions** explains what concessions are available to small businesses.
- **Keeping records** explains what to record and how long you need to keep records.
- **Personal investors guide to capital gains tax** is shorter and simpler than *Guide to capital gains tax*. It covers
  - the sale, gift or other disposal of shares and units
  - distribution of capital gains from managed funds
  - non-assessable payments from companies and managed funds.

The personal investors guide to capital gains tax does not cover other CGT events, nor the CGT consequences for bonus shares, shares acquired under an employee share scheme, bonus units, rights and options, and shares and units where a takeover or demerger has occurred; for those see **Guide to capital gains tax**.

More information

Share of the income of a trust or managed fund

Managed funds (unit trusts) include:

- property trusts
- share trusts
- equity trusts
- growth trusts
- imputation trusts
- balanced trusts.

Other trusts include:

- discretionary trusts
- family trusts
- hybrid trusts
- business trusts.

Distributions from trusts and managed funds can include two components that have CGT consequences:

- distributions of trust income where the trust's net income for tax purposes includes a net capital gain
- distributions of non-assessable amounts.

You need to know whether your distribution includes these 2 amounts. To find out, check the statement (distribution statement, year-end or annual statement) from the trust. The statement should also show which method the trust used to calculate the capital gains included in the trust's net capital gain. There are 3 methods of calculating capital gains:

- indexation
- discount
- 'other'.

You must use the same method as the trust to calculate your own net capital gain.

Trustees and fund managers may use different terms to describe the calculation methods used and they may refer to capital gains calculated using the indexation and 'other' methods as 'non-discount gains'. If you are in doubt, check with your trust or fund manager.

Your distribution statement may include amounts called:

- NCMI capital gains
- Excluded from NCMI capital gains

Include both these amounts in the calculation of the net capital gain.

Tax incentives for investments in affordable housing

An additional capital gains tax (CGT) discount of up to 10% may be available when you sell an Australian residential rental property you used to provide affordable rental housing to people earning low to moderate incomes.

This increases the maximum capital gains discount percentage on capital gains upon the sale of this property from 50% up to 60% for eligible investors.

To be eligible for up to an additional 10% discount, you must meet the following conditions:

- the capital gain must have been either
  - made by you as an Australian resident individual
  - made by you as a foreign or temporary resident who is entitled to a discount percentage greater than 0 and you have been an Australian resident but not a temporary resident for some of the period after 1 January 2018 when the property was provided as affordable housing
  - distributed or attributed to you either

  - directly from a trust or managed investment trust (MIT)
  - indirectly from a trust through an interposed partnership, MIT or other trust (this does not include public unit trusts or super funds)
- all the following must apply to the residential rental property you provided
  - new or existing affordable housing through a registered community housing provider
  - rental rates below market rent
  - affordable housing to eligible tenants on low to moderate incomes (based on household income thresholds and household consumption)
  - affordable housing for a minimum period of 3 years (1,095 days) from 1 January 2018. This can be continuous or an aggregation of 3 years over a longer period. The number of days you may have provided affordable housing before 1 January 2018 will not be counted.

You can apply this additional discount on or after 30 December 2020, if you meet all the conditions. This is the first date that you may be able to satisfy the 3-year qualifying period for the additional discount.

To **calculate your affordable housing capital gain discount**, you will need the number of days your investment property was used to provide affordable housing. If your investment was made:

- directly by you – you should have received an annual affordable housing certificate from your community housing provider
- through a trust or managed investment trust – you may need to contact the trustee to get the number of affordable housing days.

Related page

CGT discount for affordable housing
When you sell a property that you used for affordable rental housing, you can reduce your CGT by 10% more than the 50% discount.

myTax 2023 Capital gains tax schedule

How to report your capital gains tax schedule when you lodge your return using myTax.

Last updated 1 June 2023

Things to know

You must complete the Capital gains tax (CGT) schedule if:

- your total current year capital gains or losses are more than $10,000.
  This includes if you received a distribution from a trust (including a managed fund) that has a net capital gain
- you select the capital gains tax exemption, rollover or additional discount type code of 'W: Affordable housing discount'.

Completing this section

At the **Net capital gains** banner:

1. Expand any relevant section and enter information into the corresponding fields. The amounts you show under this banner must equal the amounts you have shown at **Total current year capital gains**, **Net capital gain** and **Net capital loss carried forward to later income years**.
   For more information, see:
   - Current year capital gains and losses
   - Capital losses applied
   - Unapplied net capital losses carried forward

- CGT discount
- CGT concessions for small business

At the **Other CGT information** banner:

2. Enter information into the corresponding fields if your capital gains are:
   - disregarded as a result of scrip for scrip rollover
   - disregarded as a result of an inter-company asset rollover
   - disregarded by a demerging entity
   - subject to small business 15-year exemption
     - If you enter an amount at **Small business 15 year exemption - exempt capital gains**, select the CGT asset/event code that best describes the CGT asset or CGT event from which you made the capital gain or produced the largest amount of capital gain:
S shares
U units in unit trusts
R real estate
G goodwill
O other CGT assets or CGT events not listed above.
   - disregarded by a foreign resident

At the **Earnout arrangements** banner:

3. If you are a party to an earnout arrangement, enter information into the corresponding fields. For more information, see Earnout arrangements.

Net capital gain

Current year capital gains and losses

Using the following categories, enter the 2022–23 total capital gain or capital loss amounts:

- shares in Australian listed companies
- other shares
- units in Australian listed unit trusts

- other units
- Australian real estate (including any Australian residential rental property used to provide **affordable housing**)
- overseas real estate
- collectables
- other assets
- capital gains from trusts (including a managed fund).

Do not include capital gains that are disregarded, deferred or reduced, or capital losses that are disregarded, see **Exemptions and rollovers**.

For more information, see **Capital gains tax**.

Capital losses applied

Total current year capital losses applied: Enter the amount of current year capital losses you can apply to reduce your current year capital gains.

- If you have current year capital losses that can be deducted, you can't choose to defer those losses to a later income year. For more information, see **Applying current year capital losses**.

Total prior year net capital losses applied: Enter the amount of any remaining prior year net capital losses you can apply to reduce your current year capital gains, after you applied current year capital losses. Prior year net capital losses are the unapplied net capital losses carried forward from earlier income years.

- If you have prior year net capital losses that can be applied, you can't choose to defer those losses to a later income year.
- You can deduct prior year net capital losses from any remaining capital gains in the way that produces the best result. However, you must deduct them in the order in which they were made. For example, you must deduct a 1998–99 income year capital loss before a 1999–2000 income year capital loss.
- If you have capital losses from collectables you can only apply those to your capital gains from collectables.

For more information, see **Applying net capital losses from earlier years**.

Total capital losses transferred in applied: You can leave this field blank. This field is only applicable to group companies with net capital losses transferred in.

Unapplied net capital losses carried forward

Net capital losses from collectables carried forward to later income years: Enter your net capital losses from collectables.

- If you have capital losses from collectables you can only apply those to your capital gains from collectables.
- If your prior year capital losses from collectables are greater than your current year capital gains from collectables remaining after applying current year capital losses from collectables, you need to reduce them by the amount of the gain.
- Any unapplied prior year net capital losses from collectables are carried forward to later income years.

Other net capital losses carried forward to later income years: Enter your unapplied capital losses. They will be available to reduce capital gains in later income years.

CGT discount

Total CGT discount applied: You can reduce any remaining current year capital gains after applying capital losses, using the discount method by the discount percentage.

- Individuals can generally discount a capital gain by 50% if they hold the asset for at least 12 months.
- Up to an additional 10% CGT discount may be available when you sell an Australian residential rental property you used to provide affordable housing. This increases the maximum capital gains discount percentage on capital gains upon the sale of this property from 50% up to 60%.
- You can't apply the discount to capital gains calculated using the indexation method or the 'other' method.
- Individuals (including a beneficiary of a trust and a partner in a partnership) who have a period of foreign residency after 8 May 2012 may not be entitled to the full 50% discount on a capital gain from a CGT event that happened after 8 May 2012.

CGT concessions for small business

If you are a small business owner, you may qualify for one or more of the following small business CGT concessions:

- **Small business active asset reduction**
- **Small business retirement exemption,** or
- **Small business rollover**.

Other CGT information

Capital gains disregarded as a result of scrip for scrip rollover

You may 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. 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. For more information, see scrip for scrip rollover.

Capital gains disregarded as a result of inter-company assets rollover

A same asset rollover may be available where:

- a company transfers or creates a CGT asset in another company that is a member of the same wholly-owned group
- at least one of the companies is a foreign resident.

For more information, see inter-company asset rollover.

Capital gains disregarded by a demerging entity

You may be eligible to disregard any capital gains arising from a demerger if you are a demerging entity in a demerger group application. For more information, see demerger exemption.

Small business 15-year exemption

Subject to certain conditions being satisfied, this means a capital gain is totally disregarded if you or 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.

Enter the total amount of any capital gains disregarded by the small business 15-year exemption. Do not apply the CGT discount.

Capital gains disregarded by a foreign resident

If you are a foreign resident, you are subject to CGT if a CGT event happens to a CGT asset that is ‘taxable Australian property’. However, if you are eligible for an exemption then you may disregard the capital gain you have made.

Enter the total amount of any capital gains disregarded by the application of foreign resident exemption. Do not apply the CGT discount.

If your CGT asset is not a taxable Australian property, you do not need to enter an amount.

Earnout arrangements

Guide to capital gains tax has information on the look-through CGT treatment for certain Earnout arrangements.

Where the guide instructs you to write an amount at Item 7 Label G on the schedule, you will need to lodge an amendment. To personalise your amendment to show this 7G amount, at **Personalise return** select:

- You had Australian interest, or other Australian income or losses from investments or property
- Request an amendment in relation to an earnout arrangement

To show your 7G amount in your amendment, at **Prepare return** select 'Add/Edit' at the Capital gains or losses banner.

At the **Request an amendment** banner, enter this amount at **Amended net capital gain or capital losses carried forward**.

If you have already lodged an amendment in relation to an earnout arrangement and wish to submit another amendment in relation to the earnout arrangement, you can't use myTax. See Amend your tax return.

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Our commitment to you

We are committed to providing you with accurate, consistent and clear information to help you understand your rights and entitlements and meet your obligations.

If you follow our information and it turns out to be incorrect, or it is misleading and you make a mistake as a result, we will take that into account when determining what action, if any, we should take.

Some of the information on this website applies to a specific financial year. This is clearly marked. Make sure you have the information for the right year before making decisions based on that information.

If you feel that our information does not fully cover your circumstances, or you are unsure how it applies to you, contact us or seek professional advice.