Calculating your CGT

How to calculate your capital gains tax (CGT), including how to use capital losses and work out your cost base.

If you acquired an asset before 21 September 1999, you can

Using capital losses to reduce capital gains

Find out when you can use capital losses to reduce your capital gains, and how to carry forward a net capital loss.

QC 66020

How to calculate your CGT

Use the calculator or steps to work out your CGT, including your capital proceeds and cost base.

Last updated 6 November 2025

What you pay tax on

If you sold assets during the year, such as property or shares, you need to work out your capital gain or loss for each asset.

When you sell an asset for:

- more than it cost you – you have a capital gain
- less than it cost you – you have a capital loss.

You pay tax on your **net** capital gains, which is calculated as your:

> Total capital gains *less* Any capital losses *less* Any discount you are entitled to on your gains

There is a capital gains tax (CGT) **discount** of 50% for Australian resident individuals who own an asset for 12 months or more. This means you pay tax on only half the net capital gain on that asset.

Some assets, such as your home, are **exempt from CGT**.

Example: CGT with discount

Justin, an Australian resident, buys a block of land. He owns it for 18 months and sells it, making a profit of $10,000. He has no capital losses.

Justin is entitled to the 50% CGT discount for the land. He will declare a capital gain of $5,000 in his tax return.

Calculate your CGT

Work out your CGT using our online calculator and record keeping tool.

CGT calculator and record keeping tool

If you have **inherited assets from a deceased estate**, you can't use this tool. Use the steps below to calculate CGT yourself.

Calculate CGT yourself

Step 1: Work out what you received for the asset

- This is your **capital proceeds**. It is what you receive when you sell the asset or another CGT event happens to it – for example, if the asset is destroyed and you receive an insurance payout.
- If you give an asset away or sell it to a friend for less than it is worth, your capital proceeds are the market value of the asset.

Step 2: Work out your costs for the asset

- This is your **cost base**. It is what it cost you to acquire the asset, plus certain other costs you had to acquire, hold and dispose of the asset.
- If you made a loss on the asset, you work out the loss amount using the **reduced cost base**.
- If you made a gain on the asset and acquired it before 21 September 1999 you can **index the cost base** for inflation up to that date instead of using the CGT discount to reduce your capital gain. This may give you a lower net capital gain in some circumstances, such as if you also have capital losses.

Step 3: Subtract the costs (step 2) from what you received (step 1)

If the result is:

- more than zero, you have a capital gain for this asset
- less than zero, you have a capital loss for this asset (make sure you used the **reduced** cost base at step 2).

Step 4: Repeat steps 1–3 for each CGT event you have had this financial year

- Make sure you account for each asset you have sold.

Step 5: Subtract your capital losses from your capital gains

- If you have no allowable capital losses, go to step 7.
- If you have a net capital loss carried forward from previous years, subtract this first.
- You can choose which capital gains to subtract your losses from. If you have any capital gains that are not eligible for the CGT discount, subtract your losses from these gains first. This will give you the best result (the lowest CGT).

Step 6: Work out if you had a net capital gain or loss

If the remaining amount after step 5 is:

- more than zero – go to step 7
- less than zero – this is your net capital loss. Go to step 8.

Step 7: Apply the CGT discount (50% for individuals and trusts) to any remaining capital gains that are eligible

- Generally, a capital gain is eligible for the discount if you are an Australian resident and you owned the asset for at least 12 months.
- If you owned an asset less than 12 months you can't discount a capital gain on that asset.
- For complying super funds, the discount is 33.33%. Companies can't use the discount.
- If you owned a property that you used for affordable rental housing, such as a house, unit or apartment, the discount is up to 60%.

- If you acquired the asset before 21 September 1999 and chose to index its cost base at step 2, you can't use the discount.

Step 8: Report your net capital gain or loss in your tax return

- If you have a net capital **gain** you pay tax on the gain at your marginal income tax rate.
- If you have a net capital **loss** you can't deduct it from your other income. However, you can **carry it forward** to reduce capital gains you make in future years.

Example: working out CGT for a single asset

Rhi buys an investment property for $500,000 and sells it 5 years later for $600,000.

She has no other capital gains or losses.

Using the steps above, Rhi works out her capital gain as follows.

1. The capital proceeds from the CGT event are $600,000.
2. The cost base is $530,000, made up of:
   - purchase costs of $500,000 + $15,000 stamp duty + $1,200 conveyancing fees
   - sale costs of $1,300 conveyancing fees + $12,500 agent's commission.
3. Rhi’s capital gain on the investment property is $600,000 – $530,000 = $70,000.
4. Rhi has no other capital gains or losses, so she skips to step 7.
5. This step is not applicable.
6. This step is not applicable.
7. Rhi can use the CGT discount to reduce her capital gain because she is an Australian resident and owned the asset for at least 12 months. The CGT discount is $70,000 × 50% = $35,000.
8. Rhi reports a net capital gain of $35,000 and a capital gain of $70,000 at question **18** – labels **A** and **H** respectively in the

supplementary section of her tax return. She will pay tax on the net capital gain at her marginal income tax rate.

The capital gain for the property happens on the date of the sale contract, not the date of settlement. For example, if contracts are exchanged on 4 June 2025 and settlement happens on 6 July 2025, Rhi must report her capital gain in her tax return for the financial year ending 30 June 2025.

Example: working out CGT for multiple assets

Take the same facts as above, except that in addition to the investment property, Rhi also sells some shares in the same financial year, as follows:

- Rhi bought 1,000 shares at $10 each for a total of $10,000, including stamp duty and brokerage costs.
- Rhi sells the shares (at a loss) for $5,500. There are no brokerage costs on the sale of the shares.

Using the steps above, Rhi works out her net capital gain or loss as follows:

1. The capital proceeds from the sale of the shares are $5,500.
2. The reduced cost base is $10,000. This includes stamp duty and brokerage, which are costs Rhi had to acquire the asset.
3. Rhi's capital loss on the shares is $5,500 − $10,000 = ($4,500).
4. Rhi also had a capital gain of $70,000 on her investment property (see previous example).
5. Rhi's has a net capital gain calculated as $70,000 (gain from property) − $4,500 (losses from share) = $65,500
6. Rhi has a capital gain so she continues to step 7.
7. Rhi can use the CGT discount to reduce the remaining capital gain on her investment property, calculated $65,500 × 50% = $32,750.

8. Rhi reports a net capital gain of $32,750 and a capital gain of $70,000 at question **18** – labels **A** and **H** respectively in the supplementary section of her tax return. She will pay tax on the net capital gain at her marginal income tax rate.

QC 104071

Capital proceeds from disposing of assets

Money and other types of capital proceeds, market valuation of an asset, and reductions to your capital proceeds.

Last updated 23 June 2025

Types of capital proceeds

Capital proceeds are what you receive, or are entitled to receive, from a capital gains tax (CGT) event, such as selling an asset.

For most CGT events your capital proceeds will be money. They can also be the value of any property you receive or are entitled to receive.

If you receive:

- foreign currency – work out the capital proceeds by converting it to Australian currency at the time of the CGT event
- property (including shares) subject to a deed of escrow – your capital proceeds include the market value of the property at the time of the CGT event (a deed of escrow imposes a restriction on dealing in that property).

If you give away or sell an asset for less than it's worth, your capital proceeds equal the market value of the asset.

Market value substitution

If you receive nothing in exchange for a CGT asset, you are taken to have received the **market value** of the asset at the time of the CGT event.

This is the market value substitution rule for capital proceeds.

You may also be taken to have received the market value if both of the following apply:

- what you received was more or less than the market value of the CGT asset
- you and the new owner were not dealing with each other at arm's length.

You are dealing at 'arm's length' with someone when each party acts independently. This occurs when neither party exercises influence or control over the other in connection with the transaction.

The law looks at the relationship between the parties and the quality of the bargaining between them.

The market value substitution rule may apply when **transferring property to family or friends**.

Example: gifting an asset

Martha and Stephen bought a block of land in 2010.

Later, after many years, they complete a transfer form to gift the block to their son, Paul.

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

Reducing your capital proceeds

You reduce your capital proceeds from a CGT event if:

- you're not likely to receive some or all of the proceeds
- it's not due to anything you have done or failed to do
- you took all reasonable steps to get payment.

If you repay part of the proceeds and you aren't entitled to a tax deduction for the repayment, your capital proceeds are reduced by the amount you repaid. The same applies to compensation you pay that can reasonably be regarded as a repayment of the proceeds.

If you are registered for GST, any GST payable on the amount you receive is not part of the capital proceeds.

Proceeds from a depreciating asset

CGT doesn't apply to depreciating assets you use solely for taxable purposes. This includes assets such as business equipment or items in a rental property. If you have used a depreciating asset for private purposes, CGT may apply.

There are special rules for calculating the proceeds from a **depreciating asset**.

If you sold assets during the year, such as property or shares, work out your capital gain or loss for each asset. See, **How to calculate your CGT**.

QC 66021

Cost base of assets

Work out the cost base of an asset, including foreign currency and excluded amounts, and when not to use the cost base.

Last updated 23 June 2025

Work out the cost base for a capital gain

The cost base of a capital gains tax (CGT) asset is generally what it cost you to buy it, plus other costs you incur to hold and dispose of it.

Work out your cost base using our online calculator and record keeping tool. You can also access the tool and save your data through your myGov account.

CGT calculator and record keeping tool

To work out the cost base of a CGT asset yourself, add these 5 elements:

1. Money paid or property given for the CGT asset
2. Incidental costs of acquiring the CGT asset or that relate to the CGT event
3. Costs of owning the CGT asset
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 CGT asset

Don't include any costs for which you can claim a tax deduction. For example, you don't include the cost of capital works for which you can claim a deduction.

First element: money paid or property given for the CGT asset

This is 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.

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

There are 10 incidental costs you may have incurred when you acquired the asset or when the CGT event (such as selling or disposing of the asset) occurred.

They are:

- remuneration for the services of a surveyor, valuer, auctioneer, accountant, broker, agent, consultant, or legal adviser – you can include the cost of tax advice as an incidental cost if the advice was provided by a recognised tax adviser and you incurred it 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 of making a valuation or apportionment to calculate your capital gain or loss
- search fees for an asset – this includes fees to check land titles, but not travel costs to find an asset suitable for purchase
- cost of a conveyancing kit (or a similar cost)
- borrowing expenses, such as loan application fees and mortgage discharge fees
- expenses incurred as a direct result of your ownership of a CGT asset ending. This includes termination and exit fees
- expenses by the head company of a consolidated group where the expense
  - is to an entity that is not a member of the group
  - reasonably relates to a CGT asset held by the head company
  - is incurred because of a transaction between members of the group.

Third element: costs of owning the CGT asset

The costs of owning an asset include:

- rates
- land taxes
- repairs
- insurance premiums
- any non-deductible interest on loans used to finance
  - the acquisition of a CGT asset
  - capital expenditure to increase an asset’s value.

These expenses can be included in the cost base only if they are not deductible. This would happen if, for example, they were incurred for vacant land.

You can't:

- include costs you can claim an income tax deduction for
- include these costs in the cost base of collectables or personal use assets
- index these costs
- use these costs to work out a capital loss
- include these costs if you acquired the asset before 21 August 1991.

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

These are capital costs you incurred:

- for the purpose of increasing or preserving the asset's value – for example, the costs of applying (successfully or unsuccessfully) for zoning changes
- to install or move an asset.

The fourth element doesn't include capital expenditure for goodwill. This may be deductible as a business-related cost.

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

This is your capital expenditure to preserve or defend your ownership of, or rights to, the asset – for example, if you paid a call on shares.

Work out the reduced cost base for a capital loss

The reduced cost base of a CGT asset has the same 5 elements as the cost base, except that the third element is different.

Use the Capital gains tax calculator

To work out the reduced cost base of a CGT asset , add these 5 elements:

1. Money paid or property given for the CGT asset
2. Incidental costs of acquiring the CGT asset or that relate to the CGT event
3. Balancing adjustment amount for the asset. This is any amount that is assessable because of a balancing adjustment for the asset. It includes amounts 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 CGT asset.

You don't index these elements because you can't use indexation for capital losses.

Don’t include any costs you can claim a tax deduction for, such as the cost of capital works.

Foreign currency amounts

If the cost base or reduced cost base includes an amount paid in a foreign currency, you must convert it to Australian currency.

Use the exchange rate at the time of the relevant transaction or event – for example, when the money was paid for the asset.

Amounts not included

The following amounts aren’t included in the cost base or the reduced cost base.

Deductible costs

The cost base and reduced cost base don’t include any costs you can claim as a tax deduction.

Example: effect of capital works deduction on reduced cost base

Danuta acquired a new income-producing asset on 28 September 2012 for $100,000.

She sold it for $90,000 in November 2024

While she owned it, she claimed capital works deductions of $7,500 for expenditure incurred by the previous owner.

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

In some cases, a deduction you have claimed on a CGT asset can be partly or wholly 'reversed'. This happens when the value of part or all of the deduction may be declared as income in the year the CGT event happens.

When a deduction is wholly or partly reversed, the cost base of the CGT asset is increased by the amount reversed and must be included in your assessable income.

GST for registered businesses

If you are:

- **registered for GST**, you reduce each element by the amount of any GST net input tax credits included in the cost
- **not registered for GST**, you don't make any adjustment. The GST is included in the cost base.

Expenditure on heritage conservation, land care and water facilities

If you acquired a CGT asset after 13 May 1997, the cost base and reduced cost base don't include:

- heritage conservation expenditure
- land care and water facilities expenditure incurred after 12 November 1998, which gave rise to a tax offset.

Recouped expenditure

Recouped expenditure includes insurance payouts you received or an amount paid for by someone else.

You don't include expenditure you subsequently recoup in the cost base and reduced cost of a CGT asset, unless you included the recouped amount in your assessable income.

Example: recouped expenditure

Amid bought a building in 2003 for $200,000 and incurred $10,000 in legal costs associated with the purchase.

As part of the settlement, the vendor agreed to pay $4,000 of the legal costs. Amid did not claim any part of the $6,000 he paid in legal costs as a tax deduction.

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

Expenditure not attributable to asset

If only part of your expenditure can be attributed to acquiring a CGT asset, only that part can be included in the asset's cost base or reduced cost base.

The same applies to other elements of the cost base and reduced cost base.

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

CGT events where cost base isn't used

Cost base and reduced cost base aren't relevant for some CGT events. For example, if you enter an agreement not to work in a particular industry for a period, calculate your capital gain or loss by comparing the capital proceeds with the incidental costs.

For depreciating assets there are special rules for calculating capital gains – the cost base is not relevant.

Interaction with other rules

There are other CGT rules that may affect the cost base or reduced cost base of an asset. You should check these rules if:

- the asset is your home and you **used your home to produce income**
- the asset is a property and you have **capital works expenses for which you can claim a deduction**
- the asset is an **inherited property**
- the asset is **bonus shares**, **bonus units**, **rights and options to acquire shares or units**, or **convertible notes**
- the asset is a **depreciating asset**
- the CGT event happens under a **demerger**
- you are in a **consolidated group**
- you are affected by the **general value shifting regime**
- you have been **freed from paying a debt**
- you start or cease to have a **financial arrangement** as consideration for acquiring a CGT asset.

To work out your capital gain or loss for each asset, see **Calculating your CGT**.

QC 66022

Cost base adjustments for capital works

Capital works deductions can't be included in the cost base or reduced cost base of an asset.

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Capital works expenses you can claim as deductions against income can't be included in either:

- the **cost base** of an asset (including a structure or other capital improvement treated as a **separate asset for capital gains tax purposes**)
- the **reduced cost base** of an asset.

There are 2 exceptions to this rule:

- You acquired the asset at or before 7:30 pm (ACT time) on 13 May 1997 and incurred the capital works expense by 30 June 1999 – see the **Guide to capital gains tax** for more information about this situation.
- You were unable to claim a deduction because you didn't know the full amount or exact nature of the construction expense – you can include the expense in your cost base or reduced cost base.

Example: adjusting cost for capital works

Brett purchased a residential rental property on 1 July 2005 for $150,000.

- As part of the purchase he had non-deductible expenses of $20,000 for pest and building inspections, stamp duty and solicitor's fees.
- Over the next few years, Brett incurred deductible expenses of $33,000 for interest on money borrowed, council rates and deductible (non-capital) repairs.
- In 2024 Brett decided to sell the property. Prior to the sale he spent $30,000 on major structural repairs to increase the value of the property. The repairs were completed on 1 October 2024.

- On 1 February 2025 he sold the property. The real estate agent’s fees and solicitor’s fees for the sale of the property totalled $12,500.

The purchasing expenses of $20,000 and sale expenses of $12,500 are capital costs and not deductible. These are added to the cost base of the property.

The deductible expenses of $33,000 are not added to the cost base because Brett is able to claim deductions for them.

Brett can claim a capital works deduction for the major structural repairs:

- at the depreciation rate for capital works of 2.5% per year
- for the period between completing the capital works and selling the property (124 days).

Therefore, Brett's deduction for the major structural repairs is:

- $30,000 × 2.5% × (124 days ÷ 365 days) = $254

When working out his cost base, Brett reduces the capital costs element by the amount that he was able to claim as a deduction:

Purchase price of property	$150,000
Purchase-related costs	$20,000
Capital costs (major structural repairs): $30,000 less capital works deduction ($254)	$29,746
Sale-related costs	$12,500
Cost base	**$212,246**

QC 66023

Indexing the cost base

If you acquired an asset before 21 September 1999, you can index its cost base for inflation to reduce capital gains.

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How indexation works

The indexation method adjusts the amount of an asset's costs by the rate of inflation. The adjustment is based on the consumer price index (CPI).

The increased cost amounts will reduce your capital gain on the asset.

However, you:

- must have incurred the costs by 21 September 1999
- can index for inflation only up to 30 September 1999
- cannot index the third element of the cost base (costs of owning the asset).

When to use indexation

If your asset is eligible for indexation, it is probably also eligible for the 50% **CGT discount** for individuals.

You can use whichever of these methods gives you the best result (the lowest capital gain), but not both.

In most cases the discount will give you the best result. Indexation may give you a better result in some situations, such as if you also have capital losses. The **Guide to capital gains tax** has information on choosing the indexation or discount method.

Companies cannot use the CGT discount. They should use indexation for assets acquired before 21 September 1999.

If you have had a capital loss on an asset, you cannot use indexation.

How to apply indexation

You can use the CGT calculator to work out your capital gain. It will automatically apply the method (indexation or discount) that gives you the best result.

Use the Capital gains tax calculator

If you prefer to index your asset cost base yourself, follow these steps.

Step 1: Identify your eligible capital costs

- The costs must be incurred no later than 21 September 1999.
- Costs of owning the asset (the third element of the cost base) cannot be indexed.

Step 2: For each eligible cost, identify the CPI rate for the quarter in which the cost was incurred

- Use the **CPI quarter-ending rates** table to find the applicable rate.
- If there is a call on partly paid shares or units you acquired after 15 August 1989, you index the full cost of buying them from the date you made the later payment.

Step 3: Calculate the indexation factor for the cost

- Divide 68.7 (the CPI for 30 September 1999) by the CPI from step 2.
- Limit the indexation factor to 3 decimal places. If the fourth decimal figure is 5 or higher, round it up (for example, 1.4125 would become 1.413).

Step 4: Multiply the cost by the indexation factor

Step 5: Total your indexed eligible costs and any non-indexed capital costs

- This is your indexed cost base for the asset.

Step 6: Subtract the indexed cost base from your capital proceeds for the asset

- This is your capital gain for the asset.
- Remember, if you index the cost base you cannot apply the CGT discount.

Example: indexing the cost base

Val bought an investment property for $150,000 under a contract dated 24 June 1991. She paid:

- a deposit of $15,000 on 24 June 1991
- the balance of $135,000 on settlement on 5 August 1991
- stamp duty of $5,000 on 20 July 1991
- solicitor's fees of $2,000 on 5 August 1991 as part of settlement.

Val sold the property on 15 October 2024 (the day contracts were exchanged) for $600,000. She incurred costs of:

- $1,500 in solicitor’s fees
- $15,000 in agent’s commission.

Using the steps above, Val works out her cost base as follows.

1. The costs of buying the property are eligible for indexation. They were incurred prior to 21 September 1999.
2. The CPI rates for the quarters in which Val incurred her eligible costs are:
   - deposit and balance: CPI for June 1991 quarter = 59.0
   - stamp duty and solicitor's fees: CPI for September 1991 quarter = 59.3

   Although the balance was paid in the September quarter, it is indexed from the date of contract, which was in the June quarter.
3. The indexation factors are:
   - for the June 1991 quarter: 68.7 ÷ 59.0 = 1.164
   - for the September 1991 quarter: 68.7 ÷ 59.3 = 1.159
4. The indexed costs are:

   Deposit × indexation factor
   $15,000 × 1.164 = $17,460

   Balance × indexation factor
   $135,000 × 1.164 = $157,140

Stamp duty × indexation factor
$5,000 × 1.159 = $5,795

Solicitors' fees for purchase of property × indexation factor
$2,000 × 1.159 = $2,318

5. Val's total cost base is $199,213, made up of:
   - indexed costs $17,460 + $157,140 + $5,795 + $2,318 = $182,713
   - $1,500 solicitor's fees for sale of property (not eligible for indexation)
   - $15,000 agent's commission for sale of property (not eligible for indexation)
6. Using indexation, Val's capital gain for the asset is:

   Capital proceeds – cost base (indexed) = capital gain
   $600,000 – $199,213 = $400,787

Val is eligible to use the CGT discount instead of indexation. Unless she has significant capital losses to apply, she will get a better result by using the CGT discount to calculate CGT.

For more information on how to calculate your CGT, see **Calculating your CGT**.

QC 66024

Using capital losses to reduce capital gains

Find out when you can use capital losses to reduce your capital gains, and how to carry forward a net capital loss.

Last updated 23 June 2025

When to use capital losses

You use your current year capital losses to offset your current year capital gains. You can choose which capital gains to subtract your capital losses from. If you have any capital gains that are not eligible for the CGT discount, subtract your capital losses from these gains first. This will result in the lowest payable CGT.

If you have capital losses from prior years, also known as net capital losses carried forward, you can use them to offset your current year capital gains. If your prior year capital losses extinguished your current year capital gain, you don't have a current year capital gain.

As net capital losses can be carried forward indefinitely, there is an order of using your capital losses to offset capital gains. You apply your net capital losses in the order that you make them.

There are capital losses you can't use to offset capital gains, they are listed at non-allowable capital losses.

Carrying forward a net capital loss

If your allowable capital losses are greater than your capital gains, you have a net capital loss. You can carry it forward to later income years to be deducted from future capital gains. You can’t deduct capital losses or a net capital loss from your other assessable income.

There is no time limit on how long you can carry forward a net capital loss.

Non-allowable capital losses

You can't deduct capital losses you make from:

- **personal use assets**, such as boats or furniture
- assets that are **exempt from CGT**, such as cars and motorcycles
- **collectables below a certain value**
- a lease (whether the result of expiry, forfeiture, surrender or assignment) – except if its main purpose is producing income, such as for a commercial rental property or a car

- paying **personal services income** to yourself through an entity you have set up.

Capital losses from collectables

Capital losses from **collectables** can only be deducted from capital gains made from collectables. They can't be deducted from gains made from other assets.

If you don't have a capital gain from another collectable, you can carry forward the capital loss to deduct it against a gain from a collectable in a future year.

A collectable is not subject to CGT if you acquired it for $500 or less (or acquired an interest in it when it had a market value of $500 or less). This means you ignore a capital gain or loss from the collectable.

Company capital losses

A company can deduct previous net capital losses from capital gains in the current year as long as it is either:

- substantially under the same ownership and control
- still in the same line of business.

Trust capital losses

Capital losses made by a trust can't be distributed to the trust's beneficiaries. The trust can carry forward its net capital losses and deduct them from capital gains in future years.

Exempt entity losses

Losses made by an entity that is exempt from income tax are disregarded.

For more information and help on how to calculate your CGT, see **Calculating your CGT**.

QC 66025

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.