



# ***PR 2003/5 - Income tax: Australian Growth - Timber 2002/2003***

 This cover sheet is provided for information only. It does not form part of *PR 2003/5 - Income tax: Australian Growth - Timber 2002/2003*

 This document has changed over time. This is a consolidated version of the ruling which was published on *19 October 2005*

## Product Ruling

### Income tax: Australian Growth – Timber 2002/2003

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#### **Preamble**

*The number, subject heading, and the **What this Product Ruling is about** (including **Tax law(s)**, **Class of persons** and **Qualifications** sections), **Date of effect**, **Withdrawal**, **Arrangement** and **Ruling** parts of this document are a 'public ruling' in terms of Part IVAAA of the **Taxation Administration Act 1953**. Product Ruling PR 1999/95 explains Product Rulings and Taxation Rulings TR 92/1 and TR 97/16 together explain when a Ruling is a public ruling and how it is binding on the Commissioner.*

*[Note: This is a consolidated version of this document. Refer to the Tax Office Legal Database (<http://law.ato.gov.au>) to check its currency and to view the details of all changes.]*

#### **No guarantee of commercial success**

The Australian Taxation Office (ATO) **does not** sanction or guarantee this product. Further, we give no assurance that the product is commercially viable, that charges are reasonable, appropriate or represent industry norms, or that projected returns will be achieved or are reasonably based.

Potential participants must form their own view about the commercial and financial viability of the product. This will involve a consideration of important issues such as whether projected returns are realistic, the 'track record' of the management, the level of fees in comparison to similar products, how this product fits an existing portfolio, etc. We recommend a financial (or other) adviser be consulted for such information.

This Product Ruling provides certainty for potential participants by confirming that the tax benefits set out below in the **Ruling** part of this document are available **provided that** the arrangement is carried out in accordance with the information we have been given and have described below in the **Arrangement** part of this document.

If the arrangement is not carried out as described below, participants lose the protection of this Product Ruling. Potential participants may wish to seek assurances from the promoter that the arrangement will be carried out as described in this Product Ruling.

Potential participants should be aware that the ATO will be undertaking review activities to confirm the arrangement has been implemented as described below and to ensure that the participants in the arrangement include in their income tax returns income derived in those future years.

#### **Terms of Use of this Product Ruling**

This Product Ruling has been given on the basis that the person(s) who applied for the Ruling, and their associates, will abide by strict terms of use. Any failure to comply with the terms of use may lead to the withdrawal of this Ruling.

## What this Product Ruling is about

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1. This Ruling sets out the Commissioner's opinion on the way in which the 'tax laws' identified below apply to the defined class of persons who take part in the arrangement to which this Ruling refers. In this Ruling this arrangement is sometimes referred to as the 'Australian Growth – Timber 2002/2003' or simply as 'the Project'.

### Tax law(s)

2. The tax laws dealt with in this Ruling are:
- Section 6-5 of the *Income Tax Assessment Act 1997* ('ITAA 1997');
  - Section 8-1 (ITAA 1997);
  - Section 17-5 (ITAA 1997);
  - Division 27 (ITAA 1997);
  - Division 35 (ITAA 1997);
  - Division 328 (ITAA 1997);
  - Section 82KL of the *Income Tax Assessment Act 1936* ('ITAA 1936');
  - Section 82KZL (ITAA 1936);
  - Section 82KZME (ITAA 1936);
  - Section 82KZMF (ITAA 1936);
  - Section 82KZMG (ITAA 1936); and
  - Part IVA (ITAA 1936).

### Goods and Services Tax

3. In this Ruling all fees and expenditure referred to include Goods and Services Tax ('GST') where applicable. In order for an entity (referred to in this Ruling as a Grower) to be entitled to claim input tax credits for the GST included in its expenditure, it must be registered or required to be registered for GST and hold a valid tax invoice.

### Changes in the Law

4. The Government is currently evaluating further changes to the tax system in response to the *Ralph Review of Business Taxation* and continuing business tax reform is expected to be implemented over a

number of years. Although this Ruling deals with the taxation legislation enacted at the time it was issued, later amendments may impact on this Ruling. Any such changes will take precedence over the application of this Ruling and, to that extent, this Ruling will be superseded.

5. Taxpayers who are considering participating in the Project are advised to confirm with their taxation adviser that changes in the law have not affected this Product Ruling since it was issued.

### **Note to promoters and advisers**

6. Product Rulings were introduced for the purpose of providing certainty about tax consequences for participants in projects such as this. In keeping with that intention, the Tax Office suggests that promoters and advisers ensure that participants are fully informed of any legislative changes after the Ruling is issued.

### **Class of persons**

7. The class of persons to whom this Ruling applies is the persons who are more specifically identified in the Ruling part of this Product Ruling and who enter into the arrangement specified below on or after the date this Ruling is made. They will have a purpose of staying in the arrangement until it is completed (i.e., being a party to the relevant Agreements until their term expires) and deriving assessable income from this involvement. In this Ruling these persons are referred to as 'Growers'.

8. The class of persons to whom this Ruling applies does not include persons who intend to terminate their involvement in the arrangement prior to its completion or who otherwise do not intend to derive assessable income from it.

### **Qualifications**

9. The Commissioner rules on the precise arrangement identified in the Ruling. If the arrangement described in the Ruling is materially different from the arrangement that is actually carried out, the Ruling has no binding effect on the Commissioner. The Ruling will be withdrawn or modified.

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## Date of effect

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11. This Ruling applies prospectively from 19 February 2003, the date this Ruling is made. However, the Ruling does not apply to taxpayers to the extent that it conflicts with the terms of settlement of a dispute agreed to before the date of issue of the Ruling (see paragraphs 21 and 22 of Taxation Ruling TR 92/20).

12. If a taxpayer has a more favourable private ruling (which is legally binding), the taxpayer can rely on that private ruling if the income year to which it relates has ended or has commenced but not yet ended. However if the arrangement covered by the private ruling has not commenced, and the income year to which it relates has not yet commenced, this Ruling applies to the taxpayer to the extent of the inconsistency only (see Taxation Determination TD 93/34).

## Withdrawal

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13. This Product Ruling is withdrawn and ceases to have effect after 30 June 2006. The Ruling continues to apply, in respect of the tax law(s) ruled upon, to all persons within the specified class who enter into the arrangement specified below. Thus, the Ruling continues to apply to those persons, even following its withdrawal, who entered into the specified arrangement prior to withdrawal of the Ruling. This is subject to there being no change in the arrangement or in the person's involvement in the arrangement.

## Arrangement

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14. The arrangement that is the subject of this Ruling is specified below. This arrangement incorporates the following documents:

- Application for Product Ruling dated 19 December 2002;

- Australian Growth-Timber 2002/2003 Project Product Disclosure Statement dated 17 May 2002;
- **Lease and Management Agreement (Growers - 1 January 2003 to 30 June 2003) between Australian Growth Managers Ltd [the “Responsible Entity” and “Lessor”], and the Grower, dated 10 December 2002;**
- **Lease and Management Agreement (Growers - 1 July 2003 to 1 January 2004) between Australian Growth Managers Ltd [the “Responsible Entity” and “Lessor”], and the Grower, dated 10 December 2002;**
- **Constitution for Australian Growth-Timber 2002/2003, dated 10 December 2002;**
- Compliance Plan for the Australian Growth-Timber 2002/2003, undated;
- Head Lease between Australian Growth Landholdings Ltd and Australian Growth Managers Ltd, undated;
- Deed of Loan, undated; and
- Additional correspondence from the Applicant dated 16 January 2003, 24 January 2003, 28 January 2003, 4 February 2003 and 10 February 2003.

**Note: Certain information received from the applicant has been provided on a commercial-in-confidence basis and will not be disclosed or released under the Freedom of Information legislation.**

15. The documents highlighted are those that the Growers enter into. There are no other agreements, whether formal or informal, and whether or not legally enforceable, which a Grower, or an associate of the Grower will be a party to that are part of the arrangement to which this Ruling applies.

16. All Australian Securities and Investments Commission (ASIC) requirements are, or will be, complied with for the term of the agreements.

**Overview**

17. This arrangement is called Australian Growth – Timber 2002/2003.

Location	Kangaroo Island in South Australia
Type of business each participant is carrying on	<p>Plan A – Commercial growing, and cultivation of <i>Eucalyptus globulus</i> (Tasmanian Blue Gums) trees for the purpose of producing timber for woodchipping</p> <p>Plan B – Commercial growing and cultivation of <i>Eucalyptus globulus</i> (Tasmanian Blue Gums) and <i>Eucalyptus nitens</i> (Shining Gum) trees for the purpose of producing timber for timber products</p> <p>Plan C – Commercial growing and cultivation of <i>Pinus radiata</i> (Radiata Pine) trees for the purpose of producing timber for timber products</p>
Number of hectares under cultivation	Approximately 2000 hectares
Size of each leasehold area	1 hectare
Number of trees per hectare	Approximately 1,000
The term of the Project (financial years)	<p>Plan A – 12 years</p> <p>Plan B – 18 years</p> <p>Plan C – 26 years</p>
Initial cost per Woodlot	<p>Plan A - \$5,500</p> <p>Plan B - \$5,500</p> <p>Plan C - \$5,500</p>
Initial cost per hectare	<p>Plan A - \$5,500</p> <p>Plan B - \$5,500</p> <p>Plan C - \$5,500</p>
Ongoing costs	Maintenance, Rent, Pruning fees and Harvest fees

18. Growers participating in the arrangement will enter into Lease and Management Agreements for the Project. These Agreements are set out in the Sixth Schedule to the Constitution. The Agreements give a Grower a sub-lease from Australian Growth Managers Ltd over an identifiable area of land called a 'Woodlot' until the expiry of the sub-lease in accordance with Item A of Schedules 2, 3 and 4 to the Lease and Management Agreements. Each Woodlot is 1 hectare in size.

19. Under this offer, Growers may enter the Project on or from 1 January 2003 to 30 June 2003 (defined as '2003 Growers' for the purposes of this Ruling) or the period on or from 1 July 2003 to 1 January 2004 ('2004 Growers'). For 2003 Growers, applications must be accepted by the Responsible Entity by 30 June 2003. Applicants whose agreements are executed on or after 1 July 2003 but before 1 January 2004 will participate in the Project as 2004 Growers. 2003 Growers will enter into a Lease and Management Agreement (Growers - 1 January 2003 to 30 June 2003) and 2004 Growers will enter into a Lease and Management Agreement (Growers - 1 July 2003 to 1 January 2004). For the purposes of this Ruling, these Agreements will be referred to as the 'Lease and Management Agreements'.

20. The Project Land is situated on Kangaroo Island in South Australia. Australian Growth Landholdings Ltd will lease land to Australian Growth Managers Ltd.

21. Australian Growth Managers Ltd will sub-lease the Woodlot to the Growers to enable the Growers to carry on a long term commercial afforestation business. Growers are specifically granted rights to harvest timber on their Woodlots for this purpose.

22. The Product Disclosure Statement states that there is no minimum subscription for this Project. Each Grower may subscribe for a minimum of one Woodlot, at a cost of \$5,500 per Woodlot under Plans A, B & C. Where Growers lodge their application by 1 January 2004, a minimum of 1,000 seedlings or trees will be planted per Woodlot (1,000 seedlings or trees per hectare) on or before 30 September 2004 (Item 1.1.2, Schedules 2, 3, and 4).

### **Constitution**

23. The Constitution for the Project sets out the terms and conditions under which the Responsible Entity agrees to act for the Grower and to manage the Project. The Responsible Entity will keep a register of Growers (clause 9.3). The Lease and Management Agreements are annexed to the Constitution and will be executed on behalf of a Grower following them signing the Application and a Power of Attorney Form in the Product Disclosure Statement.



Growers are bound by the Constitution by virtue of their participation in the Project.

### **Compliance Plan**

24. The Responsible Entity has prepared a Compliance Plan in accordance with the *Corporations Act 2001*. Under the Compliance Plan, a Compliance Committee will monitor to what extent the Responsible Entity meets its obligations as the Responsible Entity of the Project and the rights of the Growers are protected.

### **Interest in Land**

25. Growers participating in the arrangement will enter into Lease and Management Agreements between Australian Growth Managers Ltd (the 'Responsible Entity' and 'Lessor'), and the Grower. Growers are granted an interest in land in the form of a sub-lease to use their Woodlot for the purpose of conducting their afforestation business.

26. Each Grower who invests in Plan A must pay a fee for rent to the Responsible Entity of an amount equal to 4.4% of all the Forest Product harvested and sold by the Responsible Entity, as agent for the Growers, from all areas leased by Growers under the Project that were planted in the same year less any amounts due to the Responsible Entity under the Lease and Management Agreements (Schedule 2, Item 2.5). Growers who invest in either Plan B or Plan C must pay a fee for rent of \$165 which is payable annually on 30 October during that financial year commencing after 30 June 2003 for 2003 Growers or 30 June 2004 for 2004 Growers (Item B, Schedules 3 and 4).

27. Where the Grower invests in Plan A (Item A, Schedule 2) the term of the Grower's sub-lease is the earliest of, 12 years after the commencement date, the date the harvesting of the wood is completed or the day immediately preceding the termination of the Head Lease. Where a Grower invests in Plan B, the term of the sub-lease is, the earliest of 17 years after the commencement date, the date the harvesting of the wood is completed, or the day immediately preceding the termination of the Head Lease (Item A, Schedule 3). The term of the sub-lease for Growers who invest in Plan C is the earliest of, 25 years after the commencement date, the date the harvesting of the wood is completed, or the day immediately preceding the termination of the Head Lease (Item A, Schedule 4).

### **Lease and Management Agreements**

28. Each Grower enters into a Lease and Management Agreement with the Responsible Entity for each Woodlot. Growers contract with

the Responsible Entity to establish and maintain the plantation until maturity. Each Grower who invests in Plan A must pay a maintenance fee to the Responsible Entity of an amount equal to 3.3% of the net sales proceeds of all the Forest Product harvested and sold by the Responsible Entity (Schedule 2, Item 2.5). For Growers who invest in Plan B and/or Plan C the annual maintenance fee is \$110 indexed annually (Item 2.3, Schedules 3 and 4).

29. The Lease and Management Agreements provide that each Grower appoints the Responsible Entity to perform services under the Agreement. Schedules 2, 3 and 4 of the Agreement specify the services to be performed by the Responsible Entity. The Responsible Entity will perform the following establishment services within a 12 month period from the commencement date;

- use all reasonable measures to exterminate and keep the Plantation free from rabbits and other vermin prior to initial planting;
- take all such measures as are necessary to remove annual grass and weeds prior to initial planting;
- undertake ripping of the Plantation in preparation for planting;
- undertake mounding and/or cultivation in preparation for planting; and
- plant either *Eucalyptus globulus*, *Eucalyptus nitens* or *Pinus radiata* as applicable on the Woodlots.

30. The planting services will be carried out after the establishment services and will be completed by 30 September 2004.

31. The Responsible Entity will perform annual services which include supervising and managing all silvicultural activities on behalf of each Grower and must:

- monitor nutrient status and application of fertiliser as required;
- undertake appropriate inter-row weed control between March and June in the year following planting;
- keep access roads in good repair and each Woodlot free from rabbits and other vermin; and
- maintain the Woodlots according to good silvicultural and forestry practices.

32. The Responsible Entity will perform harvesting services for all Growers, for a fee of 3.3% of the net sale proceeds of all the Forest Product harvested from all areas leased by Growers under the Project that were planted in the same year less any amounts due to the

Responsible Entity under the Agreement. The Grower will be responsible for paying the cost of annual insurance on the Woodlot.

### **Planting**

33. During the period from the date the establishment services are completed to 30 September 2004, the Responsible Entity is required to plant either *Eucalyptus globulus*, *Eucalyptus nitens* or *Pinus radiata* on the Woodlots. After the planting services have been completed, the Responsible Entity will maintain the trees in accordance with good silvicultural practice. The services to be provided by the Responsible Entity over the term of the Project are outlined in the Lease and Management Agreements (Schedules 2, 3 and 4).

### **Fees**

34. The initial fee payable under the Lease and Management Agreements is \$5,500 (Plans A, B & C) per Woodlot. These fees include a fee for establishment services of \$5,335 (Schedules 2, 3 and 4, Item 2.1 of the Lease and Management Agreements). These services will be completed within a 12 month period from the commencement date.

35. A planting service fee of \$165 is also payable on application for planting services. These services will be carried out from the date the establishment services are completed up to 30 September 2004.

36. For Growers who participate in Plans B and C, a maintenance fee of \$110, to be indexed (commencing 30 June 2004 for 2003 Growers, or 30 June 2005 for 2004 Growers) by the percentage increase in the Consumer Price Index over the four quarters preceding the Annual Payment Date, is payable on or before 30 October of each income year for services to be provided during 1 July to 30 June for that year. This fee commences to be payable on 30 October 2003 for 2003 Growers, or 30 October 2004 for 2004 Growers.

37. For Growers who participate in Plan A, a deferred maintenance fee of 3.3% of the net sale proceeds of all the Forest Product harvested from all areas leased by Growers under the Project that were planted in the same year less any amounts due to the Responsible Entity under the Agreement, is payable after harvest.

38. Each Grower who participates in Plan A must pay a fee for rent to the Responsible Entity of an amount equal to 4.4% of the net sale proceeds of all the Forest Product harvested and sold by the Responsible Entity as agent for the Growers from all areas leased by Growers under the Project that were planted in the same year less any amounts due to the Responsible Entity under the Lease and Management Agreements (Schedule 2, Item 2.5). Growers who

participate in either Plan B or Plan C must pay a fee for rent of \$165 per year, commencing 30 October 2003 for 2003 Growers or 30 October 2004 for 2004 Growers (Item B, Schedules 3 and 4).

39. For Growers who participate in Plans B and/or C, a pruning fee of \$110, to be indexed (commencing 30 June 2004 for 2003 Growers or 30 June 2005 for 2004 Growers) by the percentage increase in the Consumer Price Index over the four quarters preceding the Annual Payment Date, is payable on or before 30 October of each income year for services to be provided in the period 1 July to 30 June for that year. This fee commences to be payable on 30 October 2003 for 2003 Growers, or 30 October 2004 for 2004 Growers (Item 2.4, Schedules 3 and 4).

40. A harvest fee of 3.3% of the net sale proceeds of all the Forest Product harvested from all areas leased by Growers under the Project that were planted in the same year less any amounts due to the Responsible Entity under the Lease and Management Agreements, is required to be paid by all Growers, after harvest (Item 2.5, Schedules 2, 3 and 4).

## **Finance**

41. Growers can fund their investment in the Project by borrowing from Australian Growth Finance Ltd (a lender associated with the Responsible Entity).

42. Those Growers may enter into one of the following finance arrangements;

### **Option 1**

- Australian Growth Finance Ltd will lend 100% of the Grower's application amount;
- 6 Year Term with interest only repayments in the first 12 months and principal and interest repayments for the remainder of the term;
- fixed interest rate of 11.5%; and
- default interest rate of 15.5%.

### **Option 2**

- Australian Growth Finance Ltd will lend 100% of the Grower's application amount;
- 5 Year Term with principal and interest repayments over the whole term;
- fixed interest rate of 10.5%; and
- default interest rate of 14.5%.

## Option 3

- Australian Growth Finance Ltd will lend 80% of the Grower's application amount;
- 5 year term with principal and interest repayments over the whole term;
- fixed interest rate of 9.5%; and
- default interest rate of 13.5%.

43. For all of the above financial arrangements an administration fee of \$30 per quarter applies and monthly repayments must be made by Direct Debit from a nominated bank account.

44. This Ruling does not apply if the finance arrangement entered into by the Grower includes or has any of the following features:

- there are split loan features of a type referred to in Taxation Ruling TR 98/22;
- there are indemnity arrangements or other collateral agreements in relation to the loan designed to limit the borrower's risk;
- 'additional benefits' are or will be granted to the borrowers for the purpose of section 82KL or the funding arrangements transform the Project into a 'scheme' to which Part IVA may apply;
- the loan or rate of interest is non-arm's length;
- repayments of the principal and payments of interest are linked to the derivation of income from the Project;
- the funds borrowed, or any part of them, will not be available for the conduct of the Project but will be transferred (by any mechanism, directly or indirectly) back to the lender or any associate of the lender;
- lenders do not have the capacity under the loan agreement, or a genuine intention, to take legal action against defaulting borrowers; or
- entities associated with the Project other than Australian Growth Finance Ltd are involved or become involved in the provision of finance to Growers for the Project.

## **Ruling**

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### **Application of this Ruling**

45. This Ruling applies only to Growers who are accepted to participate in the Project from 19 February 2003 to 1 January 2004 and who have executed Lease and Management Agreements before 1 January 2004. The Grower's participation in the Project must constitute the carrying on of a business of primary production. A Grower is not eligible to claim any tax deductions until the Grower's application to enter the Project is accepted and the Project has commenced. This Ruling does not apply to those Growers who make an election under the Lease and Management Agreements to take delivery of and market the timber produced from their Woodlot(s).

### **The Simplified Tax System ('STS')**

#### **Division 328**

46. To be an 'STS taxpayer' a Grower must be eligible to be an 'STS taxpayer' and must have elected to be an 'STS taxpayer'. Changes to the STS rules apply from 1 July 2005. From that date, STS taxpayers may use the accruals accounting method. For a Grower participating in the Project, the recognition of income and the timing of tax deductions under the STS where the Grower uses the cash accounting method is different.

### **Qualification**

47. This Product Ruling assumes that a Grower who is an 'STS taxpayer' is so for the income year in which their participation in the Project commences. A Grower may become an 'STS taxpayer' at a later point in time. Also, a Grower who is 'STS taxpayer' may choose to stop being an 'STS taxpayer', or may cease to be eligible to be an 'STS taxpayer', during the term of the Project. These are contingencies relating to the circumstances of individual Growers that cannot be accommodated in this Ruling. Such Growers can ask for a private ruling on how the taxation legislation applies to them.

### **Prepaid expenditure for Planting Services**

#### **Sections 82KZME and 82KZMF**

48. The following expenditure incurred by a Grower who is accepted into this Project is subject to the prepayment rules in sections 82KZME and 82KZMF:

- \$165 for planting services.

49. In this context, a prepayment refers to advance expenditure incurred by a Grower in return for the doing of a thing that will not be wholly done in the year in which the expenditure is incurred. Other than expenditure deductible under section 82KZMG, where a Grower prepays expenditure that would otherwise be a general deduction under section 8-1 of the ITAA 1997 in the expenditure year, the Grower must apportion the prepayment over the period the prepayment covers unless it is 'excluded expenditure' (see Note (iii) below).

50. Subsection 82KZMF(1) provides the formula for determining how much of the prepaid expenditure a Grower can deduct for each income year. In that formula, which is shown below, the 'eligible service period' means the period during which the thing under the agreement is to be done. The eligible service period begins on the day on which the thing under the agreement commences to be done or on the day on which the expenditure is incurred, whichever is the later, and ends on the last day on which the thing under the agreement ceases to be done, up to a maximum of 10 years.

$$\text{Expenditure} \times \frac{\text{Number of days of eligible service period in the year of income}}{\text{Total number of days of eligible service period}}$$

51. Sections 82KZME and 82KZMF are discussed in greater detail below at paragraphs 85 to 92.

## **Prepaid expenditure for 'seasonally dependent agronomic activities'**

### **Section 82KZMG**

52. Where certain advance expenditure, and the agreement under which that expenditure is incurred, meets the requirements of section 82KZMG, the formula in subsection 82KZMF(1) will not operate to determine the timing of the deduction allowable. The requirements of section 82KZMG are set out below in paragraphs 93 to 97.

53. Among other things, expenditure that complies with section 82KZMG must be for 'seasonally dependent agronomic activities' that are carried out by the manager during the Project's 'establishment period'. The 'eligible service period' relating to this expenditure must be 12 months or shorter and must end on or before the last day of the year of income after the expenditure year.

54. Under the Lease and Management Agreements, for each Woodlot, a Grower incurs \$5,335 for 'seasonally dependent agronomic activities'. This expenditure is deductible in the income year that the Grower incurs this amount.

**Tax outcomes for Growers who are not ‘STS taxpayers’****Assessable Income****Section 6-5**

55. That part of the gross sales proceeds from the Project attributable to the Grower’s produce, less any GST payable on those proceeds (section 17-5), will be assessable income of the Grower under section 6-5.

56. The Grower recognises ordinary income from carrying on the business of afforestation at the time that income is derived.

**Deductions for the Establishment Services Fee, Planting Services Fee, Rent, Maintenance Fee, Pruning Fee and Interest****Section 8-1**

57. A Grower who is not an ‘STS taxpayer’ may claim tax deductions for the following revenue expenses:

**Plan A – 2003 Growers**

<b>Fee Type</b>	<b>ITAA 1997 Section</b>	<b>Year ended 30/6/2003</b>	<b>Year ended 30/6/2004</b>	<b>Year ended 30/6/2005</b>	<b>Year ended 30/6/2006</b>
<b>Establishment Services Fee</b>	8-1	\$5,335 – See Notes (i) & (ii) (below)			
<b>Planting Services Fee</b>	8-1	\$165 – See Notes (i) & (iii) (below)			
<b>Interest</b>	8-1	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)



**PR 2003/5****Plans B & C – 2003 Growers**

Fee Type	ITAA 1997 Section	Year ended 30/6/2003	Year ended 30/6/2004	Year ended 30/6/2005	Year ended 30/6/2006
<b>Establishment Services Fee</b>	8-1	\$5,335 – See Notes (i) & (ii) (below)			
<b>Planting Services Fee</b>	8-1	\$165 – See Notes (i) & (iii) (below)			
<b>Rent</b>	8-1		*\$165 – See Notes (i) & (iv) (below)	*\$165 – See Notes (i) & (iv) (below)	*\$165 – See Notes (i) & (iv) (below)
<b>Maintenance Fee</b>	8-1		*\$110 – See Notes (i) & (iv) (below)	*\$110 – See Notes (i) & (iv) (below)	*\$110 – See Notes (i) & (iv) (below)
<b>Pruning Fee</b>	8-1		*\$110 – See Notes (i) & (iv) (below)	*\$110 – See Notes (i) & (iv) (below)	*\$110 – See Notes (i) & (iv) (below)
<b>Interest</b>	8-1	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)

**Plan A – 2004 Growers**

Fee Type	ITAA 1997 Section	Year ended 30/6/2004	Year ended 30/6/2005	Year ended 30/6/2006
<b>Establishment Services Fee</b>	8-1	\$5,335 – See Notes (i) & (ii) (below)		
<b>Planting Services Fee</b>	8-1	\$165 – See Notes (i) & (iii) (below)		
<b>Interest</b>	8-1	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)

**Plans B & C – 2004 Growers**

<b>Fee Type</b>	<b>ITAA 1997 Section</b>	<b>Year ended 30/6/2004</b>	<b>Year ended 30/6/2005</b>	<b>Year ended 30/6/2006</b>
<b>Establishment Services Fee</b>	8-1	\$5,335 – See Notes (i) & (ii) (below)		
<b>Planting Services Fee</b>	8-1	\$165 – See Notes (i) & (iii) (below)		
<b>Rent</b>	8-1		**\$165 – See Notes (i) & (iv) (below)	**\$165 – See Notes (i) & (iv) (below)
<b>Maintenance Fee</b>	8-1		**\$110 – See Notes (i) & (iv) (below)	**\$110 – See Notes (i) & (iv) (below)
<b>Pruning Fee</b>	8-1		**\$110 – See Notes (i) & (iv) (below)	**\$110 – See Notes (i) & (iv) (below)
<b>Interest</b>	8-1	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)	As incurred – See Note (v) (below)

\* These fees are subject to indexation on 30 June 2004 and on 30 June each year thereafter. The amount will be the prior year fee indexed at the annual rate of inflation.

\*\* These fees are subject to indexation on 30 June 2005 and on 30 June each year thereafter. The amount will be the prior year fee indexed at the annual rate of inflation.

**Notes:**

- (i) If the Grower is registered or required to be registered for GST, amounts of outgoing would need to be adjusted as relevant for GST (e.g., input tax credits): Division 27. See Example 1 at paragraph 130.
- (ii) Expenditure for 'seasonally dependent agronomic activities' is deductible in the income year in which it is incurred.
- (iii) Although the Lease and Management Agreements require the planting services fee to be prepaid, for a Grower who acquires the minimum allocation of one interest, the amount of the prepaid planting services fee is less than \$1,000. For the purposes of this Project, an

amount of less than \$1,000 is 'excluded expenditure'. 'Excluded expenditure' is an 'exception' to the prepayment rules and, for a Grower who is not an 'STS taxpayer', is deductible in full in the year in which it is incurred (see Example 2 at paragraph 131). However, where a Grower acquires more than the minimum allocation in the Project, the amount of either or both of these prepaid fees may be \$1,000 or more. Where this occurs, such Growers **MUST** determine the relevant deduction for the prepaid planting services fee, using the formula shown above in paragraph 50.

- (iv) Where a Grower who is not an 'STS taxpayer', pays the maintenance fees, rent and pruning fees in the relevant income years shown in the Lease and Management Agreements those fees are deductible in full in the year that they are incurred. However, if a Grower **chooses** to prepay fees for the doing of a thing (e.g., the provision of management services or the leasing of land) that will not be wholly done in the income year the fees are incurred, the prepayment rules of the ITAA 1936 may apply to apportion those fees. In such cases, the tax deduction for the prepaid fee must be determined using the formula shown in paragraph 50 unless the expenditure is 'excluded expenditure'.
- (v) The deductibility or otherwise of interest arising from loan agreements entered into with financiers other than Australian Growth Finance Ltd, the internal financier, is outside the scope of this Ruling. However all Growers, including those who finance their participation in the Project other than with Australian Growth Finance Ltd, should read the discussion of the prepayment rules in paragraphs 85 to 92 (below) as those rules may be applicable if interest is prepaid. Subject to the 'excluded expenditure' exception, the prepayment rules apply whether the prepayment is required under the relevant loan agreement or is at the Grower's choice.

## **Tax outcomes for Growers who are 'STS taxpayers'**

### **Assessable Income**

#### **Section 6-5 and section 328-105**

58. That part of the gross sales proceeds from the Project attributable to the Grower's produce, less any GST payable on those

proceeds (section 17-5), will be assessable income of the Grower under section 6-5.

59. The Grower recognises ordinary income from carrying on the business of afforestation at the time the income is received (paragraph 328-105(1)(a)).

59A. For the 2005-06 income year and later years, a Grower's ordinary income from carrying on a business of afforestation will be assessable in the income year in which that income is derived where that Grower uses the accruals accounting method, or in the income year in which that income is received where that Grower uses the cash accounting method.

### **Deductions for Establishment Services Fee, Planting Services Fee, Rent, Maintenance Fee, Pruning Fee, and Interest**

#### **Section 8-1 and section 328-105**

60. A Grower who is an 'STS taxpayer' may claim tax deductions for the following revenue expenses:

#### **Plan A – 2003 Growers**

<b>Fee Type</b>	<b>ITAA 1997 Section</b>	<b>Year ended 30/6/2003</b>	<b>Year ended 30/6/2004</b>	<b>Year ended 30/6/2005</b>	<b>Year ended 30/6/2006</b>
<b>Establishment Services Fee</b>	8-1 & 328-105	\$5,335 – See Notes (vi), (vii) & (viii) (below)			
<b>Planting Services Fee</b>	8-1 & 328-105	\$165 – See Notes (vi), (vii) & (ix) (below)			
<b>Interest</b>	8-1 & 328-105	When paid – See Note (xi) (below)	When paid – See Note (xi) (below)	When paid – See Note (xi) (below)	When paid (STS taxpayers using cash accounting) or when incurred (STS taxpay ers using accruals accounting) – See Note (xi) (below)

**PR 2003/5****Plans B & C – 2003 Growers**

<b>Fee Type</b>	<b>ITAA 1997 Section</b>	<b>Year ended 30/6/2003</b>	<b>Year ended 30/6/2004</b>	<b>Year ended 30/6/2005</b>	<b>Year ended 30/6/2006</b>
<b>Establishment Services Fee</b>	8-1 & 328-105	\$5,335 – See Notes (vi), (vii) & (viii) (below)			
<b>Planting Services Fee</b>	8-1 & 328-105	\$165 – See Notes (vi), (vii) & (ix) (below)			
<b>Rent</b>	8-1 & 328-105		*\$165 – See Notes (vi), (vii) & (x) (below)	*\$165 – See Notes (vi), (vii) & (x) (below)	*\$165 – See Notes (vi), (vii) & (x) (below)
<b>Maintenance Fee</b>	8-1 & 328-105		*\$110 – See Notes (vi), (vii) & (x) (below)	*\$110 – See Notes (vi), (vii) & (x) (below)	*\$110 – See Notes (vi), (vii) & (x) (below)
<b>Pruning Fee</b>	8-1 & 328-105		*\$110 – See Notes (vi), (vii) & (x) (below)	*\$110 – See Notes (vi), (vii) & (x) (below)	*\$110 – See Notes (vi), (vii) & (x) (below)
<b>Interest</b>	8-1 & 328-105	When paid – See Note (xi) (below)	When paid – See Note (xi) (below)	When paid – See Note (xi) (below)	When paid (STS taxpayers using cash accounting) or when incurred (STS taxpay ers using accruals accounting) – See Note (xi) (below)

**Plan A – 2004 Growers**

<b>Fee Type</b>	<b>ITAA 1997 Section</b>	<b>Year ended 30/6/2004</b>	<b>Year ended 30/6/2005</b>	<b>Year ended 30/6/2006</b>
<b>Establishment Services Fee</b>	8-1 & 328-105	\$5,335 – See Notes (vi), (vii) & (viii) (below)		
<b>Planting Services Fee</b>	8-1 & 328-105	\$165 – See Notes (vi), (vii) & (ix) (below)		
<b>Interest</b>	8-1 & 328-105	When paid – See Note (xi) (below)	When paid – See Note (xi) (below)	When paid (STS taxpayers using cash accounting) or when incurred (STS taxpa yers using accruals accounting) – See Note (xi) (below)

**Plans B & C – 2004 Growers**

<b>Fee Type</b>	<b>ITAA 1997 Section</b>	<b>Year ended 30/6/2004</b>	<b>Year ended 30/6/2005</b>	<b>Year ended 30/6/2006</b>
<b>Establishment Services Fee</b>	8-1 & 328-105	\$5,335 – See Notes (vi), (vii) & (viii) (below)		
<b>Planting Services Fee</b>	8-1 & 328-105	\$165 – See Notes (vi), (vii) & (ix) (below)		
<b>Rent</b>	8-1 & 328-105		**\$165 – See Notes (vi), (vii) & (x) (below)	**\$165 – See Notes (vi), (vii) & (x) (below)
<b>Maintenance Fee</b>	8-1 & 328-105		**\$110 – See Notes (vi), (vii) & (x) (below)	**\$110 – See Notes (vi), (vii) & (x) (below)

**PR 2003/5**

<b>Pruning Fee</b>	8-1 & 328-105		**\$110 – See Notes (vi), (vii) & (x) (below)	**\$110 – See Notes (vi), (vii) & (x) (below)
<b>Interest</b>	8-1 & 328-105	When paid – See Note (xi) (below)	When paid – See Note (xi) (below)	When paid (STS taxpayers using cash accounting) or when incurred (STS taxpa yers using accruals accounting) – See Note (xi) (below)

\* These fees are subject to indexation on 30 June 2004 and on 30 June each year thereafter. The amount will be the prior year fee indexed at the annual rate of inflation.

\*\* These fees are subject to indexation on 30 June 2005 and on 30 June each year thereafter. The amount will be the prior year fee indexed at the annual rate of inflation.

**Notes:**

- (vi) If the Grower is registered or required to be registered for GST, amounts of outgoing would need to be adjusted as relevant for GST (e.g., input tax credits): Division 27. See Example 1 at paragraph 130.
- (vii) For the 2002-03 to 2004-05 income years, an amount shown in the table above is deductible in full in the year in which it is paid (where the Grower is an 'STS taxpayer'). For the 2005-06 income year, an amount shown in the table above is deductible in full in the year that it is incurred where the Grower is an 'STS taxpayer' using the accruals accounting method, or in the year it is paid where the Grower is an 'STS taxpayer' using the cash accounting method.
- (viii) Expenditure for 'seasonally dependent agronomic activities' is deductible in the income year in which it is incurred.
- (ix) Although the Lease and Management Agreements, requires the planting services fee to be prepaid, for a Grower who acquires the minimum allocation of one interest, the amount of the prepaid planting services fee

is less than \$1,000. For the purposes of this Project, amounts of less than \$1,000 are 'excluded expenditure'. Excluded expenditure is an 'exception' to the prepayment rules and it is therefore deductible in full in the year in which it is paid (see Example 2 at paragraph 131) for a Grower who, in the 2002-03 to 2004-05 income years is an 'STS taxpayer' or in the 2005-06 income year is an 'STS taxpayer' using the cash accounting method. For an 'STS taxpayer' using the accruals accounting method in the 2005-06 income year, it is deductible in the year in which it is incurred. However, where a Grower acquires more than the minimum allocation in the Project, the amount of either or both of these prepaid fees may be \$1,000 or more. Where this occurs, such Growers **MUST** determine the relevant deduction for the prepaid planting services fee using the formula shown above in paragraph 50.

- (x) If a Grower **chooses** to prepay fees for the doing of a thing (e.g., the provision of management services or the leasing of land) that will not be wholly done in the income year the fees are incurred, the prepayment rules of the ITAA may apply to apportion those fees (see paragraphs 85 to 92). In such cases, the tax deduction for the prepaid fee must be determined using the formula shown in paragraph 50, unless the expenditure is 'excluded expenditure'.
- (xi) The deductibility or otherwise of interest arising from loan agreements entered into with financiers other than Australian Growth Finance Ltd, the internal financier, is outside the scope of this Ruling. However all Growers, including those who finance their participation in the Project other than with Australian Growth Finance Ltd, should read the discussion of the prepayment rules in paragraphs 85 to 92 (below) as those rules may be applicable if interest is prepaid. Subject to the 'excluded expenditure' exception, the prepayment rules apply whether the prepayment is required under the relevant loan agreement or is at the Grower's choice.



**Tax outcomes that apply to all Growers****Division 35 – Deferral of losses from non-commercial business activities****Section 35-55 – Commissioner’s discretion**

61. For a Grower who is an individual and who enters the Project during the year ended 30 June 2003 the rule in section 35-10 may apply to the business activity comprised by their involvement in this Project. For 2003 Growers who invest in Plan A, under paragraph 35-55(1)(b) the Commissioner will decide for the income years ending 30 June 2003 to 30 June 2013 that the rule in section 35-10 does not apply to this activity provided that the Project is carried out in the manner described in this Ruling. For 2003 Growers who invest in Plan B, under paragraph 35-55(1)(b) the Commissioner will decide for the income years ending 30 June 2003 to 30 June 2019 that the rule in section 35-10 does not apply to this activity provided that the Project is carried out in the manner described in this Ruling. For 2003 Growers who invest in Plan C, under paragraph 35-55(1)(b) the Commissioner will decide for the income years ending 30 June 2003 to 30 June 2027 that the rule in section 35-10 does not apply to this activity provided that the Project is carried out in the manner described in this Ruling.

62. For a Grower who is an individual and who enters the Project during the year ended 30 June 2004 the rule in section 35-10 may apply to the business activity comprised by their involvement in this Project. For 2004 Growers who invest in Plan A, under paragraph 35-55(1)(b) the Commissioner will decide for the income years ending 30 June 2004 to 30 June 2013 that the rule in section 35-10 does not apply to this activity provided that the Project is carried out in the manner described in this Ruling. For 2004 Growers who invest in Plan B, under paragraph 35-55(1)(b) the Commissioner will decide for the income years ending 30 June 2004 to 30 June 2019 that the rule in section 35-10 does not apply to this activity provided that the Project is carried out in the manner described in this Ruling. For 2004 Growers who invest in Plan C, under paragraph 35-55(1)(b) the Commissioner will decide for the income years ending 30 June 2004 to 30 June 2027 that the rule in section 35-10 does not apply to this activity provided that the Project is carried out in the manner described in this Ruling.

63. This exercise of the discretion in subsection 35-55(1) will not be required where, for any year in question:

- the ‘exception’ in subsection 35-10(4) applies (see paragraph 117 in the Explanations part of this ruling, below);

- a Grower's business activity satisfies one of the tests in sections 35-30, 35-35, 35-40 or 35-45; or
- the Grower's business activity produces assessable income for an income year greater than the deductions attributable to it for that year (apart from the operation of subsection 35-10(2)).

64. Where, the exception in subsection 35-10(4) applies, the Grower's business activity satisfies one of the tests, or the discretion in subsection 35-55(1) is exercised, section 35-10 will not apply. This means that a Grower will not be required to defer any excess of deductions attributable to their business activity in excess of any assessable income from that activity, i.e., any 'loss' from that activity, to a later year. Instead, this 'loss' can be offset against other assessable income for the year in which it arises.

65. Growers are reminded of the important statement made on Page 1 of this Product Ruling. Therefore, Growers should not see the Commissioner's decision to exercise the discretion in paragraph 35-55(1)(b) as an indication that the Tax Office sanctions or guarantees the Project or the product to be commercially viable. An assessment of the Project or the product from this perspective has not been made.

### **Section 82KL, and Part IVA**

66. For a Grower who participates in the Project and incurs expenditure as required by the Lease and Management Agreements the following provisions of the ITAA 1936 have application as indicated:

- section 82KL does not apply to deny the deductions otherwise allowable; and
- the relevant provisions in Part IVA will not be applied to cancel a tax benefit obtained under a tax law dealt with in this Ruling.

## **Explanations**

### **Is the Grower carrying on a business?**

67. For the amounts set out in the Tables above to constitute allowable deductions the Grower's afforestation activities as a participant in Australian Growth - Timber 2002/2003 must amount to the carrying on of a business of primary production.

68. Where there is a business, or a future business, the gross proceeds from the sale of the wood produce will constitute gross assessable income in their own right. The generation of 'business income' from such a business, or future business, provides the backdrop against which to judge whether the outgoings in question have the requisite connection with the operations that more directly gain or produce this income.

69. For schemes such as that of Australian Growth - Timber 2002/2003, Taxation Ruling TR 2000/8 sets out in paragraph 89 the circumstances in which the Grower's activities can constitute the carrying on of a business. As Taxation Ruling TR 2000/8 sets out, these circumstances have been established in court decisions such as *FCT v. Lau* 84 ATC 4929; (1984) 16ATR 55.

70. Generally, a Grower will be carrying on a business of afforestation, and hence primary production, if:

- the Grower has an identifiable interest (by lease or by licence) in the land on which the Grower's trees are established;
- the Grower has a right to harvest and sell the timber produce from those trees;
- the afforestation activities are carried out on the Grower's behalf;
- the afforestation activities of the Grower are typical of those associated with a afforestation business; and
- the weight and influence of general indicators point to the carrying on of a business.

71. In this Project, each Grower enters into a Lease and Management Agreement.

72. Under the Lease and Management Agreements each individual Grower will have rights over a specific and identifiable area of one hectare of land. The Lease and Management Agreements provide the Grower with an ongoing interest in the specific trees on the Woodlot(s). Under the sub-lease the Grower must use the land in question for the purpose of carrying out afforestation activities, and for no other purpose. The sub-lease allows the Responsible Entity to come onto the land to carry out its obligations under the Lease and Management Agreements.

73. Under the Lease and Management Agreements the Responsible Entity is engaged by the Grower to establish and maintain a Woodlot on the Grower's identifiable area of land during the term of the Project. The Responsible Entity has provided evidence that it holds the appropriate professional skills and credentials to provide the

management services to establish and maintain the Woodlot on the Grower's behalf.

74. The Responsible Entity is also engaged to harvest and sell, on the Grower's behalf, the timber produce grown on the Grower's Woodlot unless the Grower is a Non-Participating Grower under the Lease and Management Agreements.

75. The general indicators of a business, as used by the Courts, are described in Taxation Ruling TR 97/11. Positive findings can be made from the Project's description for all the indicators.

76. The activities that will be regularly carried out during the term of the Project demonstrate a significant commercial purpose. Based on reasonable projections, a Grower in the Project will derive assessable income from the sale of the timber produce that will return a before-tax profit, i.e., a profit in cash terms that does not depend in its calculation on the fees in question being allowed as a deduction.

77. The pooling of timber produce from trees grown on the Grower's Woodlot with the timber produce of other Growers is consistent with general afforestation practices. Each Grower's proportionate share of the sale proceeds of the pooled timber produce will reflect the proportion of the trees contributed from their Woodlot.

78. The Responsible Entity's services are also consistent with general silvicultural practices. They are of the type ordinarily found in afforestation ventures that would commonly be said to be businesses. While the size of a Woodlot is relatively small, it is of a size and scale to allow it to be commercially viable. (see Taxation Ruling IT 360).

79. The Grower's degree of control over the Responsible Entity as evidenced by the Lease and Management Agreements, and supplemented by the Corporations Act, is sufficient. During the term of the Project, the Responsible Entity will provide the Grower with regular progress reports on the Grower's Woodlot and the activities carried out on the Grower's behalf. Growers are able to terminate arrangements with the Responsible Entity in certain instances, such as cases of default or neglect.

80. The afforestation activities, and hence the fees associated with their procurement, are consistent with an intention to commence regular activities that have an 'air of permanence' about them. For the purposes of this Ruling, the Growers' afforestation activities in Australian Growth - Timber 2002/2003 will constitute the carrying on of a business.

**The Simplified Tax System****Division 328**

81. Subdivision 328-F sets out the eligibility requirements that a Grower must satisfy in order to enter the STS and Subdivision 328-G sets out the rules for entering and leaving the STS.

82. The question of whether a Grower is eligible to be an 'STS taxpayer' is outside the scope of this Product Ruling. Therefore, any Grower who relies on those parts of this Ruling that refer to the STS will be assumed to have correctly determined whether or not they are eligible to be an 'STS taxpayer'.

**Deductibility of the Establishment Services Fee, Planting Services Fee, Maintenance Fee, Pruning Fee, and Rent****Section 8-1**

83. Consideration of whether the establishment services fee, planting services fee, maintenance fee, pruning fee, and rent are deductible under section 8-1 begins with the first limb of the section. This view proceeds on the following basis:

- the outgoing in question must have a sufficient connection with the operations or activities that directly gain or produce the taxpayer's assessable income;
- the outgoings are not deductible under the second limb if they are incurred when the business has not commenced; and
- where all that happens in a year of income is that a taxpayer is contractually committed to a venture that may not turn out to be a business, there can be doubt about whether the relevant business has commenced, and hence, whether the second limb applies. However, that does not preclude the application of the first limb in determining whether the outgoing in question has a sufficient connection with activities to produce assessable income.

84. The establishment services fee, planting services fee, maintenance fee, pruning fee, and rent associated with the afforestation activities will relate to the gaining of income from the Grower's business of afforestation (see above), and hence have a sufficient connection to the operations by which income (from the harvesting and sale of timber produce) is to be gained from this business. They will thus be deductible under the first limb of section 8-1. Further, no 'non-income producing' purpose in incurring the fee is identifiable from the arrangement. The fee appears to be reasonable.

There is no capital component of the Establishment services fee. The tests of deductibility under the first limb of section 8-1 are met. The exclusions do not apply.

### **Prepayment provisions**

#### **Sections 82KZL to 82KZMF**

85. The prepayment provisions contained in Subdivision H of Division 3 of Part III of the ITAA 1936 affect the timing of deductions for certain prepaid expenditure. These provisions apply to certain expenditure incurred under an agreement in return for the doing of a thing under the agreement (e.g., the performance of management services or the leasing of land) that will not be wholly done within the same year of income as the year in which the expenditure is incurred. If expenditure is incurred to cover the provision of services to be provided within the same year, then it is not expenditure to which the prepayment rules apply.

86. For this Project only section 82KZL (an interpretative provision) and sections 82KZME and 82KZMF are relevant. Where the requirements of sections 82KZME and 82KZMF are met, taxpayers determine deductions for prepaid expenditure under section 82KZMF using the formula in subsection 82KZMF(1). These provisions also apply to 'STS taxpayers' because there is no specific exclusion contained in section 82KZME that excludes 'STS taxpayers' from the operation of section 82KZMF.

#### **Sections 82KZME and 82KZMF**

87. Where the requirements of subsections 82KZME(2) and (3) are met, the formula in subsection 82KZMF(1) (see below) will apply to apportion expenditure that is otherwise deductible under section 8-1 of the ITAA 1997. The requirements of subsection 82KZME(2) will be met if expenditure is incurred by a taxpayer in return for the doing of a thing that is not to be wholly done within the year the expenditure is made. The year in which such expenditure is incurred is called the 'expenditure year' (subsection 82KZME(1)).

88. The requirements of subsection 82KZME(3) will be met where the agreement (or arrangement) has the following characteristics:

- the taxpayer's allowable deductions under the agreement for the 'expenditure year' exceed any assessable income attributable to the agreement for that year;
- the taxpayer does not have effective day to day control over the operation of the agreement. That is, the

significant aspects of the arrangement are managed by someone other than the taxpayer; and

- either :
  - a) there is more than one participant in the agreement in the same capacity as the taxpayer; or
  - b) the person who promotes, arranges or manages the agreement (or an associate of that person) promotes similar agreements for other taxpayers.

89. For the purpose of these provisions, the agreement includes all activities that relate to the agreement (subsection 82KZME(4)). This has particular relevance for a Grower in this Project who, in order to participate in the Project may borrow funds from a financier other than Australian Growth Finance Ltd. Although undertaken with an unrelated party, that financing would be an element of the arrangement. The funds borrowed and the interest deduction are directly related to the activities under the arrangement. If a Grower prepays interest under such financing arrangements, the deductions allowable will be subject to apportionment under section 82KZMF.

90. There are a number of exceptions to these rules, but for Growers participating in this Project, only the 'excluded expenditure' exception in subsection 82KZME(7) is relevant. 'Excluded expenditure' is defined in subsection 82KZL(1). However, for the purposes of Growers in this Project, 'excluded expenditure' is prepaid expenditure incurred under the arrangement that is less than \$1,000. Such expenditure is immediately deductible.

91. Where the requirements of section 82KZME are met, section 82KZMF applies to apportion relevant prepaid expenditure. Section 82KZMF uses the formula below, to apportion prepaid expenditure and allow a deduction over the period that the benefits are provided.

$$\text{Expenditure} \times \frac{\text{Number of days of eligible service period in the year of income}}{\text{Total number of days of eligible service period}}$$

92. In the formula 'eligible service period' (defined in subsection 82KZL(1)) means, the period during which the thing under the agreement is to be done. The eligible service period begins on the day on which the thing under the agreement commences to be done or on the day on which the expenditure is incurred, whichever is the later, and ends on the last day on which the thing under the agreement ceases to be done, up to a maximum of 10 years.

**Section 82KZMG**

93. Under section 82KZMG(1), expenditure is excluded from the prepayment rules that would otherwise apply, to the extent that the prepaid amount satisfies the requirements of subsections 82KZMG(2) to (4).

94. Subsection 82KZMG(2) requires that the expenditure is:

- incurred on or after 2 October 2001 and on or before 30 June 2006; and
- the eligible service period must be 12 months or shorter and must end on or before the last day of the year of income after the expenditure year; and
- for the doing of a thing under the agreement that is not to be wholly done within the expenditure year.

95. To satisfy subsection 82KZMG(3) the agreement must satisfy the following requirements:

- it must be an agreement for planting and tending trees for felling; and
- be an agreement where the taxpayer does not have day to day control over the operations arising out of the agreement. (A right to be consulted or to give directions does not equate to day to day control for the purposes of this requirement); and
- either:
  - (i) there must be more than one participant in the agreement in the same capacity as the taxpayer who incurs the expenditure; or
  - (ii) the manager manages, arranges or promotes the agreement, or an associate of the manager, manages, arranges or promotes similar agreements.

96. Under subsection 82KZMG(4) the expenditure incurred by the taxpayer must be paid for seasonally dependent agronomic activities undertaken by the manager during the 'establishment period' for the relevant planting of trees for felling.

97. Subsection 82KZMG(5) defines the 'establishment period' to commence at the time that the first seasonally dependent agronomic activity is performed in relation to a specific planting of trees and to conclude with the planting of trees. Where it is necessary to apply a fertiliser or herbicide to the trees at the same time as planting then those activities fall within the establishment period. Planting of trees refers to the main planting of the particular plantation and expressly



excludes specific planting to replace existing seedlings that have not survived.

***Application of the prepayment provisions to this Project***

98. Under the Lease and Management Agreements, a Grower incurs an establishment services fee consisting of expenditure of \$5,335 for 'seasonally dependent agronomic activities'. As the requirements of section 82KZMG have been met, a deduction is allowable in the income year ended 30 June 2003, for 2003 Growers, or 30 June 2004, for 2004 Growers, for the establishment services fee incurred under the Lease and Management Agreements for 'seasonally dependent agronomic activities'.

99. The prepaid planting services fee does not meet the requirements of section 82KZMG. Therefore, unless one of the exceptions to section 82KZME applies the amount and timing of tax deductions for this fee is determined under section 82KZMF.

100. The prepaid planting services fee, being an amount of less than \$1,000, constitutes 'excluded expenditure' as defined in subsection 82KZL(1). Under Exception 3 (subsection 82KZME(7)) 'excluded expenditure' is specifically excluded from the operation of section 82KZMF. A Grower who is a 'STS taxpayer' can, therefore claim an immediate deduction for the planting services fee in the income year in which the fee is paid. A Grower who is not an 'STS taxpayer' can claim an immediate deduction for the planting services fee in the income year in which the fee is incurred.

101. However, where a Grower acquires more than the minimum investment of one interest in the Project and the quantum of the prepaid planting services fee is \$1,000 or more, the deduction allowable for those amounts will instead be subject to apportionment according to the formula in subsection 82KZMF(1).

102. The Lease and Management Agreements also requires that a Grower incurs a maintenance fee of \$110 per year for the performance of maintenance services during the term of the Project, and a pruning fee of \$110 for Plans B and C. Under the Lease and Management Agreements a Grower incurs rent of \$165 to lease land during the term of the Project for Plans B and C.

103. The maintenance fee, pruning fee and rent incurred under the Lease and Management Agreements are not prepaid. These fees are charged for providing maintenance services and for the lease of the land to a Grower until 30 June of the year in which the fees are incurred. A Grower who is an 'STS taxpayer' (for the 2002-03 to 2004-05 income years) or an 'STS taxpayer' using the cash accounting method (for the 2005-06 income year) can, therefore, claim an immediate deduction for each of the relevant fees in the

income year in which the fee is paid. A Grower who is not an 'STS taxpayer' or an 'STS taxpayer' using accruals accounting method (for the 2005-06 income year) can claim an immediate deduction for each of the relevant fees in the income year in which the fee is incurred.

**Growers who choose to pay fees for a period in excess of that required by the Project's agreements**

104. Although not required under either the Lease and Management Agreements, or the Loan Agreement with Australian Growth Finance Ltd, a Grower participating in the Project may choose to prepay fees/interest for a period beyond the 'expenditure year'. Where this occurs, contrary to the conclusion reached in paragraph 103 above, section 82KZMF will apply to apportion the expenditure and allow a deduction over the period in which the prepaid benefits are provided.

105. For these Growers, the amount and timing of deductions for any relevant prepaid maintenance fees, prepaid pruning fees and prepaid rent, or prepaid interest will depend upon when the respective amounts are incurred and what the 'eligible service period' is in relation to these amounts.

106. However, as noted above, prepaid fees of less than \$1,000 incurred in an expenditure year will be 'excluded expenditure' and will be not subject to apportionment under section 82KZMF.

**Interest deductibility**

**Section 8-1**

***(i) Growers who use Australian Growth Finance Ltd as the finance provider***

107. Some Growers may finance their participation in the Project through a loan facility with Australian Growth Finance Ltd. Whether the resulting interest costs are deductible under section 8-1 depends on the same reasoning as that applied to the deductibility of the maintenance fees, pruning fees, and rent.

108. The interest incurred for the year ended 30 June 2003, for 2003 Growers, or 30 June 2004, for 2004 Growers, and in subsequent years of income will be in respect of a loan to finance the Grower's business operations - the cultivation and growing trees and the lease (or licence) of the land on which the trees will have been planted - that will continue to be directly connected with the gaining of 'business income' from the Project. Such interest will, therefore, have a sufficient connection with the gaining of assessable income to be deductible under section 8-1.

109. As with the maintenance fees, pruning fees, and rent in the absence of any application of the prepayment provisions (see paragraphs 85 to 92), the timing of deductions for interest will again depend upon whether a Grower is an 'STS taxpayer' or is not an 'STS taxpayer'.

110. If the Grower is not an 'STS taxpayer' or an 'STS taxpayer' using accruals accounting method (for the 2005-06 income year), interest is deductible in the year in which it is incurred.

111. If the Grower is an 'STS taxpayer' (for the 2002-03 to 2004-05 income years) or an 'STS taxpayer' using the cash accounting method (for the 2005-06 income year), the interest is not deductible until it has been both incurred and paid. If interest that is properly incurred in an income year remains unpaid at the end of that income year, the unpaid amount is deductible in the income year in which it is actually paid.

***(ii) Growers who DO NOT use Australian Growth Finance Ltd as the finance provider***

112. The deductibility of interest incurred by Growers who finance their participation in the Project through a loan facility with a bank or financier other than Australian Growth Finance Ltd is outside the scope of this Ruling. Product Rulings only deal with arrangements where all details and documentation have been provided to, and examined by the Tax Office.

113. While the terms of any finance agreement entered into between relevant Growers and such financiers are subject to commercial negotiation, those agreements may require interest to be prepaid. Alternatively, a Grower may choose to prepay such interest. Unless such prepaid interest is 'excluded expenditure' any tax deduction that is allowable will be subject to the prepayment provisions of the ITAA 1936 (see paragraphs 85 to 92).

**Deferral of losses from non-commercial business activities**

**Division 35**

114. Division 35 applies to losses from certain business activities for the income year ended 30 June 2001 and subsequent years. Under the rule in subsection 35-10(2) a deduction for a loss made by an individual from certain business activities will not be taken into account in an income year unless:

- the exception in subsection 35-10(4) applies;
- one of four tests in sections 35-30, 35-35, 35-40 or 35-45 is met; or

- if one of the tests is not satisfied, the Commissioner exercises the discretion in section 35-55.

115. Generally, a loss in this context is, for the income year in question, the excess of an individual taxpayer's allowable deductions attributable to the business activity over that taxpayer's assessable income from the business activity.

116. Losses that cannot be taken into account in a particular year of income, because of subsection 35-10(2), can be applied to the extent of future profits from the business activity, or are deferred until one of the tests is passed, the discretion is exercised, or the exception applies.

117. For the purposes of applying Division 35, subsection 35-10(3) allows taxpayers to group business activities 'of a similar kind'. Under subsection 35-10(4), there is an 'exception' to the general rule in subsection 35-10(2) where the loss is from a primary production business activity and the individual taxpayer has other assessable income for the income year from sources not related to that activity, of less than \$40,000 (excluding any net capital gain). As both subsections relate to the individual circumstances of Growers who participate in the Project they are beyond the scope of this Product Ruling and are not considered further.

118. In broad terms, the tests require:

- (a) at least \$20,000 of assessable income in that year from the business activity (section 35-30);
- (b) the business activity results in a taxation profit in 3 of the past 5 income years (including the current year)(section 35-35);
- (c) at least \$500,000 of real property, or an interest in real property, (excluding any private dwelling) is used on a continuing basis in carrying on the business activity in that year (section 35-40); or
- (d) at least \$100,000 of certain other assets (excluding cars, motor cycles and similar vehicles) are used on a continuing basis in carrying on the business activity in that year (section 35-45).

119. A Grower who participates in the Project will be carrying on a business activity that is subject to these provisions. Information provided with the application for this Product Ruling indicates that a Grower who acquires the minimum allocation of one Woodlot in the Project is unlikely to ever pass one of the tests.

120. Therefore, unless the Commissioner exercises an arm of the discretion under paragraphs 35-55(1)(a) or (b), the rule in subsection 35-10(2) will apply to defer to a future income year any loss that arises from the Grower's participation in the Project.

121. The first arm of the discretion in paragraph 35-55(1)(a) relates to ‘special circumstances’ applicable to the business activity, and has no relevance for the purposes of this Product Ruling. However, the second arm of the discretion in paragraph 35-55(1)(b) may be exercised by the Commissioner where:

- (i) the business activity has started to be carried on;
- (ii) because of its nature, it has not yet met one of the tests set out in Division 35; and
- (iii) there is an expectation that the business activity of an individual taxpayer will either pass one of the tests or produce a taxation profit within a period that is commercially viable for the industry concerned.

122. Information provided with this Product Ruling indicates that 2003 and 2004 Growers who acquire the minimum investment of one Woodlot in Plan A, Plan B and/or Plan C in the Project are expected to be carrying on a business activity that will either pass one of the tests, or produce a taxation profit, for the year ended 30 June 2014, 30 June 2011 and 30 June 2018 respectively.

123. The Commissioner will decide for 2003 and 2004 Growers that it would be reasonable to exercise the second arm of the discretion for all income years up to, and including the income year ended 30 June 2013 for Growers who participate in Plan A, 30 June 2019 for Growers who participate in Plan B and/or 30 June 2027 for Growers who participate in Plan C. The taxation profit that is projected for the income year ended 30 June 2011 for Growers who participate in Plan B, and the income years ended 30 June 2018 and 30 June 2024 for Growers who participate in Plan C do not affect the period of the Commissioner’s discretion as they are considered to be ‘one-off events’ that are specific to the afforestation industry.

124. This Product Ruling is issued on a prospective basis (i.e., before an individual Grower’s business activity starts to be carried on). The Project, however, may fail to be carried on during the income years specified above (see paragraphs 61 and 62), in the manner described in the Arrangement (see paragraphs 14 to 44). If so, this Ruling, and specifically the decision in relation to paragraph 35-55(1)(b), that it would be unreasonable that the loss deferral rule in subsection 35-10(2) not apply, may be affected, because the Ruling no longer applies (see paragraph 9). Growers may need to apply for private rulings on how paragraph 35-55(1)(b) will apply in such changed circumstances.

125. In deciding that the second arm of the discretion in paragraph 35-55(1)(b) will be exercised on this conditional basis, the Commissioner has relied upon:

- the report of the independent forester and additional expert or scientific evidence provided with the application by the Responsible Entity; and
- independent, objective, and generally available information relating to the afforestation industry which substantially supports cash flow projections and other claims, including prices and costs, in the Product Ruling application submitted by the Responsible Entity.

**Section 82KL - recouped expenditure**

126. The operation of section 82KL depends, among other things, on the identification of a certain quantum of 'additional benefits(s)'. Insufficient 'additional benefits' will be provided to trigger the application of section 82KL. It will not apply to deny the deduction otherwise allowable under section 8-1.

**Part IVA - general tax avoidance provisions**

127. For Part IVA to apply there must be a 'scheme' (section 177A), a 'tax benefit' (section 177C) and a dominant purpose of entering into the scheme to obtain a tax benefit (section 177D).

128. Australian Growth - Timber 2002/2003 will be a 'scheme'. A Grower will obtain a 'tax benefit' from entering into the scheme, in the form of tax deductions for the amounts detailed at paragraphs 57 and 60 that would not have been obtained but for the scheme. However, it is not possible to conclude the scheme will be entered into or carried out with the dominant purpose of obtaining this tax benefit.

129. Growers to whom this Ruling applies intend to stay in the scheme for its full term and derive assessable income from the harvesting and sale of the wood produce. There are no facts that would suggest that Growers have the opportunity of obtaining a tax advantage other than the tax advantages identified in this Ruling. There is no non-recourse financing or round robin characteristics, and no indication that the parties are not dealing at arm's length or, if any parties are not dealing at arm's length, that any adverse tax consequences result. Further, having regard to the factors to be considered under paragraph 177D(b) it cannot be concluded, on the information available, that participants will enter into the scheme for the dominant purpose of obtaining a tax benefit.

## Examples

### Example 1 - Entitlement to GST input tax credits

130. Susan, who is a sole trader and registered for GST, contracts with a manager to manage her afforestation business. Her manager is registered for GST and charges her a management fee payable every six months in advance. On 1 December 2001 Susan receives a valid tax invoice from her manager requesting payment of a management fee in advance, and also requesting payment for an improvement in the connection of electricity for her vineyard that she contracted him to carry out. The tax invoice includes the following details:

Management fee for period 1/1/2002 to 30/6/2002	\$4,400*
Carrying out of upgrade of power for your vineyard as quoted	<u>\$2,200*</u>
Total due and payable by 1 January 2002 (includes GST of \$600)	<u>\$6,600</u>

\*Taxable supply

Susan pays the invoice by the due date and calculates her input tax credit on the management fee (to be claimed through her Business Activity Statement) as:

$$\frac{1}{11} \times \$4,400 = \$400.$$

Hence her outgoing for the management fee is effectively \$4,400 less \$400, or \$4,000.

Similarly, Susan calculates her input tax credit on the connection of electricity as:

$$\frac{1}{11} \times \$2,200 = \$200.$$

Hence her outgoing for the power upgrade is effectively \$2,200 less \$200, or \$2,000.

In preparing her income tax return for the year ended 30 June 2002, Susan is aware that the management fee is deductible in the year incurred. She calculates her management fee deduction as \$4,000 (not \$4,400).

Susan is aware that the electricity upgrade is deductible 10% per year over a 10 year period. She calculates her deduction for the power upgrade as \$200 (one tenth of \$2,000 only, not one tenth of \$2,200).

**Example 2 – Apportionment of fees where there is a contractual ‘eligible service period’ and the fees include expenditure that is ‘excluded expenditure’**

131. On 1 June 2002 Kevin applies for an interest into the Western Bluegum Project, a prospectus based afforestation project of 12 years. Kevin is accepted into the project and executes a lease and management agreement with the Responsible Entity for the provision of management services and the lease of his Woodlot. The terms of the lease and management agreement require Kevin to prepay the management fees and the lease fee on or before the 30 June each year for the lease of his 1 hectare Woodlot and the provision of management services between the 1 July and 30 June in the following income year. On 15 June 2002 Kevin pays the Year 1 lease fee of \$400 and the Year 1 management fee of \$8,600. The Year 1 management fee is made up of \$7,500 for ‘seasonally dependent agronomic activities’ undertaken by the manager during the ‘establishment period’ and \$1,100 for other management services.

Kevin, who is not an ‘STS taxpayer’ is not registered, nor required to be registered for GST.

He calculates his tax deduction for management fees and the lease fee for the **2002 income year** as follows:

*Management fee*

Even though he paid the \$8,600 in the 2002 income year, Kevin is only able to claim a deduction of \$7,500 for the ‘seasonally dependent agronomic expenditure’ in that income year. Because there are no ‘days of eligible service period’ in the 2002 income year, Kevin is unable to claim any part of the management fees paid to the manager for other management services, as a tax deduction in his tax return for the year ended 30 June 2002.

*Lease fee*

Because the \$400 lease fee is less than \$1,000 it is ‘excluded expenditure’ and can be claimed in full as a tax deduction in Kevin’s tax return for the year ended 30 June 2002.

In the **2003 income year** Kevin can claim a tax deduction for that part of his first year’s management fees that was not deductible in the 2002 income year. The tax deduction is calculated as follows:

$$\begin{array}{rcl} \$1,100 & \times & \frac{365}{365} \\ & & 365 \end{array}$$

= **\$1,100** (this represents the whole of that part of the first year’s management fee prepaid in the 2002 income year for management services that are not ‘seasonally dependent agronomic activities’ undertaken by the manager in the ‘establishment period’. Although



this amount was incurred in the 2002 income year it is not deductible until the 2003 income year).

For the term of the Project Kevin continues to calculate his tax deduction for prepaid fees using this method.

## Detailed contents list

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**Commissioner of Taxation**

19 February 2003

*Previous draft:*

Not previously issued in draft form.

*Related Rulings/Determinations:*

TR 2000/8; PR 1999/95; TR 92/1;  
 TR 92/20; TR 97/11; TR 97/16;  
 TD 93/34; TR 98/22; IT 360

*Subject references:*

- carrying on a business
- commencement of business
- primary production
- primary production expenses
- management fee expenses
- producing assessable income
- product rulings
- public rulings
- schemes and shams
- taxation administration
- tax avoidance
- tax benefits under tax avoidance schemes
- tax shelters

*Legislative references:*

- TAA 1953 Pt IVAAA
- ITAA 1997 6-5
- ITAA 1997 8-1
- ITAA 1997 17-5
- ITAA 1997 Div 27
- ITAA 1997 Div 35
- ITAA 1997 35-10
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- ITAA 1997 35-10(3)
- ITAA 1997 35-10(4)
- ITAA 1997 35-30
- ITAA 1997 35-35
- ITAA 1997 35-40
- ITAA 1997 35-45
- ITAA 1997 35-55
- ITAA 1997 35-55(1)
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- ITAA 1997 35-55(1)(b)
- ITAA 1997 Div 328
- ITAA 1997 Subdiv 328-F
- ITAA 1997 Subdiv 328-G
- ITAA 1997 328-105
- ITAA 1997 328-105(1)(a)
- ITAA 1997 328-105(1)(b)
- ITAA 1936 82KL

- ITAA 1936 82KZL
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- ITAA 1936 82KZME(7)
- ITAA 1936 82KZMF
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