

Individual Tax Return

2023

1 Jul 2022—30 Jun 2023

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM I)

This declaration is to be completed where a taxpayer elects to use the Electronic Lodgment Service. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request your tax file number (TFN). We will use your TFN to identify you in our records. It is not an offence not to provide your TFN. However, you cannot lodge your income tax form electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and to disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

Electronic Funds Transfer — Direct Debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.


Tax File Number	Name	Year
TFN Recorded	Abayasiri, Pubudu	2023

Declaration — I declare that:

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Important

The tax law imposes heavy penalties for giving false or misleading information.

Signature	Date
 <small>Pubudu Abayasiri (May 9, 2024 10:38 GMT+8)</small>	09/05/24

PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
	25220543	Australian Taxation Services (Aust) Pty Ltd	1300762001

Declaration — I declare that:

- I have prepared this tax return in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

Agent's Signature	Date

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Total income	\$9,156.00	
Less total deductions and applied losses (L1)	\$152.00	
Taxable income		\$9,004.00
Tax on taxable income		\$2,926.30
Assessed tax payable		\$2,926.30
Plus Other Liabilities		
Total other liabilities		\$0.00
Assessed tax payable (includes other liabilities)		\$2,926.30
Less PAYG credits and other entitlements		
PAYG instalments paid or payable	\$2,479.00	
Total PAYG credits and other entitlements		\$2,479.00
Amount payable		\$447.30

AMOUNTS SUBJECT TO NON-RESIDENT WITHHOLDING TAX

	Amount	Withholding tax
Interest received while resident of a treaty country	\$0.00	\$0.00
Interest received while resident of a non-treaty country	\$472.97	\$47.30
Unfranked dividends received while resident of a treaty country	\$0.00	\$0.00
Unfranked dividends received while resident of a non-treaty country	\$615.09	\$184.53
Sub-total	\$1,088.06	\$231.83
Credit for amount withheld from income		\$0.00
Estimated withholding tax balance		\$231.83

Disclaimer

This estimate is only a guide and should not be taken as taxation, financial or investment advice. Our calculation is based on the information you have supplied and current legislation, proposals and information provided by the Australian Tax Office.

There are numerous factors that may affect the accuracy of this assessment including but not limited to:

- changes in tax legislation and Australian Tax Office practices and rulings;
- any prior year tax assessments that may be applicable; and
- adjustments relating to other Government Departments eg the Department of Human Services.

Do not rely on this estimate to make any decisions until you have received a notice of assessment from the ATO and/or obtained professional advice.

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YOUR NAME

Title	Given Name	Family Name	Other Name
MR	Pubudu	Abayasiri	

Suffix	Date of Birth
	19/10/1979

Are you an Australian Resident?	Australian residency start date	Australian residency end date
No		

Has part of your name changed since completing your last tax return?

No

YOUR POSTAL ADDRESS

Flat NA, 8/F, Tower 3, Phase 2
Festival City, 1 Mei Tin Road
New Territories

State	Postcode
TAI WAI	

Country — if not Australia
Hong Kong

YOUR HOME ADDRESS

Flat NA, 8/F, Tower 3, Phase 2
Festival City, 1 Mei Tin Road
New Territories

State	Postcode
Tai Wai	

Country — if not Australia
Hong Kong

Has your postal address changed since completing your last tax return?

No

YOUR CONTACT DETAILS

Mobile number	Day time contact number	Email address
	13 00762001	

YOUR BANKING INFORMATION (EFT DETAILS)

Deduct fee from refund

No

BSB Number	Account Number	Account Name	Financial Institution Name
733289	525753	Pubudu Rakkhita Abayasiri	Westpac Banking Corporation

CONTACT NAME

Full Name
Shane Macfarlane

TAX AGENT CONTACT DETAILS

Tax Contact	Agent Ref Number	Contact Number
Australian Taxation Services (Aust) Pty Ltd	25220543	1300762001

Income

Tax withheld								Income	
TOTAL TAX WITHHELD									
11	DIVIDENDS								
WORKSHEET									
Company or trust	No. of Account Holders	Percent	Treaty country	NRWT Rate	Estimated NRWT	Unfranked	Franked	Franking Credits	TFN Withheld
Raiz Invest Australia	1	100%	No	30%	\$184.53	\$615.09			
Total					\$184.53	\$615.09	\$0.00	\$0.00	\$0.00
TOTAL SUPPLEMENT INCOME									\$9,156.00
TOTAL INCOME									\$9,156.00

Deductions

D10 COST OF MANAGING TAX AFFAIRS		
Other expenses incurred in managing your tax affairs		M \$150.00
WORKSHEET		
Description		Amount
Tax agent fee		\$150.70
Total		\$150.70
TOTAL SUPPLEMENT DEDUCTIONS		Items D11 to D15 \$2.00
TOTAL DEDUCTIONS		\$152.00
SUBTOTAL		TOTAL INCOME less TOTAL DEDUCTIONS \$9,004.00
Taxable income		\$9,004.00

Income tests

IT1	TOTAL REPORTABLE FRINGE BENEFITS		
	Employers exempt from FBT under section 57A of the FBTA 1986	N	\$0.00
	Employers not exempt from FBT under section 57A of the FBTA 1986	W	\$0.00
IT2	REPORTABLE EMPLOYER SUPERANNUATION	T	\$0.00
IT3	TAX-FREE GOVERNMENT PENSIONS	U	\$0.00
IT4	TARGET FOREIGN INCOME	V	\$0.00
IT5	NET FINANCIAL INVESTMENT LOSS	X	\$0.00
IT6	NET RENTAL PROPERTY LOSS	Y	\$0.00
IT7	CHILD SUPPORT YOU PAID	Z	\$0.00
IT8	NUMBER OF DEPENDENT CHILDREN	D	2

Medicare levy related items

M1	MEDICARE LEVY REDUCTION OR EXEMPTION	M2	MEDICARE LEVY SURCHARGE
Reduction based on family income		For the whole period 1 July 2022 to 30 June 2023, were you and all your dependents including your spouse—if you had any—covered by private patient HOSPITAL cover?	
Number of dependent children and students	Y 2	E No	
Exemption categories			
Full 2.0% levy exemption – number of days	V 365	Number of days NOT liable for surcharge	A 365
Half 2.0% levy exemption – number of days	W		

Spouse details – married or de facto

YOUR SPOUSE'S NAME

First given name	Wan Chi
Other given names	
Surname or family name	Lam
Date of birth	K 23 Oct 1978
Your spouse's gender	Female
Your spouse has residency	No

PERIOD YOU HAD A SPOUSE – MARRIED OR DE FACTO

Did you have a spouse for the full year	L Yes
Did your spouse die during the year?	No

THIS INFORMATION RELATES TO YOUR SPOUSE'S INCOME

Your spouse's taxable income (excluding FHSS released amounts)	O \$0.00
Your spouse's taxable income	\$0.00
Your spouse's assessable FHSS released amounts	
Your spouse's section 98 trust income – not included in spouse's taxable income	T
Distributions to your spouse on which family trust distribution tax has been paid	U
Your spouse's total reportable fringe benefits amount	
Employers exempt from FBT under section 57A of the FBTA 1986	R
Employers not exempt from FBT under section 57A of the FBTA 1986	S
Amount of any Australian Government pensions and allowances received by your spouse in the year of the return	P
Amount of any exempt pension income received by your spouse in the year of the return	Q
Spouse reportable superannuation contributions	A
Spouse reportable employer superannuation contributions	
Spouse deductible personal superannuation contributions	
Your spouse's tax-free government pensions	B
Your spouse's target foreign income	C

Your spouse's foreign income	
Your spouse's exempt foreign employment income	
Your spouse's net investment loss	D
Your spouse's net financial investment loss	
Your spouse's net rental property loss	
Child support your spouse paid	E
Your spouse's taxed element of a SLS zero tax rate	F
Your spouse's total ATI amount	\$0.00
Your spouse's rebate income	
Your spouse's assessable income	

Supplementary section

13	PARTNERSHIPS AND TRUSTS		
Non-primary production			
Share of net income from trusts less capital gains, foreign income and franked distributions		U	\$29.00 P
Net non-primary production amount			\$29.00

WORKSHEET			
Name		Credit / Offset	PP Amount NPP amount
18	CAPITAL GAINS		
Did you have a capital gains tax event during the year?		G	Yes
Net capital gain		A	\$34.00
Losses carried forward			
Net capital losses from collectables			\$0.00
Other net capital losses			\$0.00
Total current year capital gains		H	\$34.00
Net capital losses carried forward to later income years		V	\$0.00
19	FOREIGN ENTITIES		
Did you have either a direct or indirect interest in a controlled foreign company CFC?		I	No
Have you ever, either directly or indirectly, caused the transfer of property—including money—or services to a non-resident trust estate?		W	No
20	FOREIGN SOURCE INCOME AND FOREIGN ASSETS OR PROPERTY		
During the year did you own, or have an interest in, assets located outside Australia which had a total value of AUD\$50,000 or more?		P	Yes

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RENT

Gross rent	P	\$38,580.00	
Interest deductions	Q	\$0.00	
Capital works deductions	F	\$10,088.00	
Other rental deductions	U	\$19,399.00	
Net rent	P less (Q + F + U)		\$9,093.00

WORKSHEET

Address	Gross rent	Interest	Capital works	Other Deductions	Net rent
10 Daryl Avenue	\$38,580.00		\$10,088.00	\$19,399.15	\$9,092.85

Income Averaging

Primary Producer

Basic taxable income 2022 / 2023

\$8,970.00

TOTAL SUPPLEMENT INCOME	Items 13 to 24	\$9,156.00
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Deductions

D15

OTHER DEDUCTIONS

Other deductions	J	\$2.00
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TOTAL SUPPLEMENT DEDUCTIONS	Items D11 to D15	\$2.00
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Tax offsets

TOTAL SUPPLEMENT TAX OFFSETS	Items T3, T4, T6, T7, T8 and T9
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Rental schedule — 10 Daryl Avenue, GLEN WAVERLEY VIC 3150

Address	Town/City	State	Postcode
10 Daryl Avenue	GLEN WAVERLEY	VIC	3150

Name of property	
Date property first earned rental income	24/01/2019
Number of weeks property was rented this year	52
The number of weeks the property was available for rent this year	52
Entity's % ownership	100
Has the loan for the property been renegotiated this year?	No

Acquisitions and Disposal	Date	Amount
Acquisition		
Disposal		
Capital gain/loss on sale of this property		
Value of capital allowances (depreciation on plant) recouped on the sale of the property		
Value of capital works deductions (special building write-off) recouped on the sale of the property		

Owners		
Name	TFN	Percentage
Abayasiri, Pubudu	TFN Recorded	100%
		100%

Income / Expenses			
Income		Gross	My share
Rental income	A	\$38,580.00	\$38,580.00
Gross rent	C	\$38,580.00	\$38,580.00
Expenses			
Council rates	H	\$2,959.75	\$2,959.75
Insurance	K	\$1,571.19	\$1,571.19
Land tax	M	\$8,255.00	\$8,255.00
Agents fees	P	\$2,121.84	\$2,121.84
Repairs	Q	\$3,762.00	\$3,762.00
Capital works deductions	R	\$10,088.00	\$10,088.00
Water	U	\$729.37	\$729.37
Total expenses	W	\$29,487.15	\$29,487.15
Total net rent	X	\$9,092.85	\$9,092.85

Capital gains tax worksheet

Asset Type: Trust distribution or managed funds	Description: Raiz Invest Australia
Date of acquisition	
CGT Method	Other
Capital proceeds	\$34.73
Ownership %	100%
Share of Capital Proceeds	\$34.73
Gross Capital Gain	\$34.73
Prior Year losses available to apply	
Current Year losses available to apply	
Apply losses manually	No
Losses Applied	\$0.00
Subtotal	\$34.73
Discount applied	
Subtotal	\$34.73
Net Capital Gain	\$34.73

Managed Fund Worksheet - Individual

Managed fund name	Raiz Invest Australia		
Client / Investor name	Pubudu Abayasiri		
Number of Account Holders	1		
Share percentage (%)	100		
Capital gains	Total	My share	
Current year capital gains - Other method	\$34.73	\$34.73	
18H Total current year capital gains	\$34.73	\$34.73	
18A Net capital gains	\$34.73	\$34.73	

Managed fund name	VVLU - Vanguard Global Value Equity Active ETF		
Client / Investor name	Pubudu Abayasiri		
Number of Account Holders	1		
Share percentage (%)	100		
Non-primary production	Total	My share	
NPP income	<div>U</div> \$29.13	\$29.13	

Rental schedule worksheets — 10 Daryl Avenue, GLEN WAVERLEY VIC 3150

Q REPAIRS

Description	Amount
Evaporative cooling fix - per statement	\$422.00
Gutter clean - per statement	\$160.00
Oven repair - per statement	\$330.00
Repair kitchen cupboard door & drawer - per statement	\$150.00
Fence replacement	\$1,028.00
Plumbing	\$132.00
Cost of defective structural report	\$1,045.00
Energy Saving Assessment	\$495.00
Total	\$3,762.00

R CAPITAL WORKS DEDUCTIONS

Description	Amount
Per depreciation report	\$10,088.00
Total	\$10,088.00

Worksheets

10 GROSS INTEREST

Financial Institution	No. of Account Holders	Percent	Treaty Country	NRWT Rate	Estimated NRWT	Gross Tax Withheld	Gross Interest	Shared Tax Withheld	Shared Interest
WESTPAC BANKING CORPORATION	1	100%	No	10%	\$16.29	\$0.00	\$162.91	\$0.00	\$162.91
Raiz Invest Australia	1	100%	No	10%	\$31.01	\$0.00	\$310.06	\$0.00	\$310.06
Total					\$47.30	\$0.00	\$472.97	\$0.00	\$472.97

11 DIVIDEND

Company or trust	No. of Account Holders	Percent	Treaty country	NRWT Rate	Estimated NRWT	Unfranked	Franked	Franking Credits	TFN Withheld
Raiz Invest Australia	1	100%	No	30%	\$184.53	\$615.09			
Total					\$184.53	\$615.09	\$0.00	\$0.00	\$0.00

D10 OTHER EXPENSES INCURRED IN MANAGING YOUR TAX AFFAIRS

Description	Amount
Tax agent fee	\$150.70
Total	\$150.70

D15 OTHER DEDUCTIONS

OTHER

Description	Expense Code	Amount
Raiz Invest Management fee	D	\$2.61
Total		\$2.61