

Trust Tax Return

2019

1 Jul 2018—30 Jun 2019

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM T)

This declaration is to be completed where the tax return is to be lodged to the ATO electronically. 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 the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information – it outlines our commitment to safeguarding your details.

Tax File Number	Name of trust	Year
TFN Recorded	Steindls Property Trust	2019

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

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.

Signature	Date

PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
STEINT2	24706581	AMCDV 2 Pty Ltd	0756795815

Declaration - I declare that:

- I have prepared this tax return and/or family tax benefit tax claim 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

Trust Tax Return

2019

1 Jul 2018—30 Jun 2019

TFN Recorded

TRUST DETAILS**Name of Trust**

Steindls Property Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

14 832 679 030

CURRENT POSTAL ADDRESSPO Box 4454
Ashmore Plaza
Ashmore**State**

QLD

Postcode

4214

PREVIOUS POSTAL ADDRESS**State****Postcode****FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT****Name of non-individual**

Midcoast Pty Ltd

ABN**Contact number**

07 56795815

CONTACT DETAILS**Name**

Adrian De Vito

Phone number

07 56795815

Hours taken to prepare and complete this return

Trust information

TYPE OF TRUST

U - Fixed unit trust,
other than a public
unit trust described
in P or Q

Is this also a Charitable Trust?	No
Is any tax payable by the trustee?	No
Final tax return?	No

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES

Income	Primary production	Non-primary production	Totals
Total business income			
Is the trust a small business entity?			
Net small business income			V
9 RENT			
Gross rent	F	\$206,597.00	
Interest deductions	G	\$0.00	
Capital works deductions	X	\$15,951.00	
Other rental deductions	H	\$9,677.00	
Net rent		(F - G - X - H)	\$180,969.00

12 DIVIDENDS

Unfranked amount	K	\$0.00
Franked amount	L	\$613.00
Franking credit	M	\$262.00
TFN amounts withheld from dividends	N	\$0.00

15 Total of items 5 to 14 **\$181,844**

Deductions

18 OTHER DEDUCTIONS **Q** \$2,193.00

19 TOTAL OF ITEMS 16 TO 18 **\$2,193.00**

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS **\$179,651.00**

Capital gains and foreign income

21 CAPITAL GAINS

Prior year losses brought forward	
Did you have a CGT event during the year?	G No

Losses carried forward

Net Capital Losses from Collectables	\$0.00
Other Net Capital Losses	\$0.00

Foreign income**22 ATTRIBUTED FOREIGN INCOME**

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust? **S** No

24 TOTAL OF ITEMS 20 TO 23 \$179,651.00

26 TOTAL NET INCOME \$179,651.00

29 OVERSEAS TRANSACTIONS

Was the aggregate amount of your transactions or dealings with international related parties greater than \$2 million? **W** No

Thin capitalisation

Did the thin capitalisation provisions affect you? **O** No

Was any beneficiary who was not a resident of Australia at any time during the income year 'presently entitled' to a share of the income of the trust? **A** No

Transactions with specified countries **C** No

30 PERSONAL SERVICES INCOME

Does your income include an individual's personal services income? (PSI) **N** No

Key financial information

32 ALL CURRENT ASSETS **F** \$70,411.00

33 TOTAL ASSETS **G** \$1,184,269.00

34 ALL CURRENT LIABILITIES **I** \$53,097.00

35 TOTAL LIABILITIES **J** \$53,097.00

Business and professional items

41 TRADE DEBTORS **E** \$0.00

54 INCOME OF THE TRUST ESTATE **A** \$179,651.00

Beneficiary not entitled**55 INCOME TO WHICH NO BENEFICIARY IS PRESENTLY ENTITLED**

Distribution Percentage 100%

SHARE OF INCOME

Share of other refundable tax offsets **X** \$0.00

57 BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST No

58 NON-RESIDENT TRUST

Is the trust a non-resident trust? No

Beneficiary – Steindls Superannuation Fund

Tax File Number	TFN Recorded	Entity code	U	S - SMSF
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			Steindls Superannuation Fund	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
Level 6 RSL Centre 6 Beach Road	Surfers Paradise	QLD	4214	
Distribution type	Percentage	Distribution Percentage	100%	
Assessment calculation code		V	35	
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate		W	\$179,651.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)		L	\$0.00	
Australian franking credits from a New Zealand franking company		N	\$0.00	
SHARE OF INCOME				
Primary production		A		
Non-primary production		B	\$178,776.00	
Credit for tax withheld where ABN not quoted		C	\$0.00	
Franked distributions		U	\$875.00	
Franking credit		D	\$262.00	
TFN amounts withheld		E	\$0.00	
Share of credit for TFN amounts withheld from payments from closely held trusts		O	\$0.00	
Capital gains		F	\$0.00	
Share of credit for foreign resident capital gains withholding amounts		Z	\$0.00	
Attributed foreign income		G	\$0.00	
Other assessable foreign source income		H	\$0.00	
Foreign income tax offset		I	\$0.00	
Share of national rental affordability scheme tax offset		R	\$0.00	
Exploration credits distributed		M	\$0.00	
Early stage venture capital limited partnership tax offset		T		
Early stage investor tax offset		J		
SMALL BUSINESS INCOME TAX OFFSET INFORMATION				
Share of net small business income		Y	\$0.00	
NON-RESIDENT BENEFICIARY ADDITIONAL INFORMATION				
s98(3) assessable amount	J	s98(4) assessable amount	K	
TB STATEMENT INFORMATION		Will you make a TB statement?		
Tax preferred amounts	P	Untaxed part of share of net income	Q	

ANNUAL TRUSTEE PAYMENT REPORT INFORMATION

Distribution from ordinary or statutory income during income year	S	Total TFN amounts withheld from payments	T
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Rental schedule — Level 6 RSL Centre, 6 Beach Road, Surfers Paradise...

Address	Town/City	State	Postcode
Level 6 RSL Centre 6 Beach Road	Surfers Paradise	QLD	4217

Date property first earned rental income	08/03/1994
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	08 Mar 1994	\$1,120,806.00
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
Steindls Property Trust	TFN Recorded	100%
		100%

Income / Expenses

Income		Gross	My share
Rental income	A	\$206,597.00	\$206,597.00
Gross rent	C	\$206,597.00	\$206,597.00
Expenses			
Council rates	H	\$3,524.00	\$3,524.00
Capital allowance assets	I	\$1,350.00	\$1,350.00
Repairs	Q	\$98.00	\$98.00
Capital works deductions	R	\$15,951.00	\$15,951.00
Sundry	V	\$4,705.00	\$4,705.00
Total expenses	W	\$25,628.00	\$25,628.00
Total net rent	X	\$180,969.00	\$180,969.00

Asset worksheets — Level 6 RSL Centre, 6 Beach Road,...

I CAPITAL ALLOWANCE ASSETS

Description	Type	Method	Rate	OWDV	Decline	Business Use	Business Decline	CWDV
Assets from Stein. Serv. trust	PLT	DV	15.00	\$4,223	\$634	100%	\$634	\$3,589
2 x Air con units	PLT	DV	10.00	\$708	\$71	100%	\$71	\$637
Air Con	PLT	DV	25.00	\$1,708	\$427	100%	\$427	\$1,281
New Carpets and Tiles	BLD	P	2.50	\$8,569	\$218	100%	\$218	\$8,351
Total				\$15,208	\$1,350		\$1,350	\$13,858

R CAPITAL WORKS DEDUCTIONS

Description	Type	Method	Rate	OWDV	Decline	Business Use	Business Decline	CWDV
Building cost	BLD	P	2.50	\$148,144	\$15,951	100%	\$15,951	\$132,193
Total				\$148,144	\$15,951		\$15,951	\$132,193

Rental schedule worksheets — Level 6 RSL Centre, 6 Beach Road,...

☒ SUNDRY

Description	Amount
Electricity	\$4,600.00
Bank fees	\$105.00
Total	\$4,705.00

Worksheets

12	DIVIDENDS			
Description	Unfranked	Franked	Franking Credits	TFN Withheld
Oz Minerals Ltd	\$0.00	\$213.00	\$91.29	\$0.00
Oz Minerals Ltd	\$0.00	\$400.00	\$171.43	\$0.00
Total	\$0.00	\$613.00	\$262.72	\$0.00

18	OTHER DEDUCTIONS	
Name of each item of deduction		Amount
Accounting		\$1,930.00
Filing fees		\$263.00
Total		\$2,193.00