

Trust Tax Return

2020

1 Jul 2019—30 Jun 2020

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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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	BPP Unit Trust 12	2020

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
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PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
BPP12	25276660	Meena Bebawy	07 3355 3990

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
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Trust Tax Return

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TRUST DETAILS**Name of Trust**

BPP Unit Trust 12

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

11 223 013 551

CURRENT POSTAL ADDRESSPO Box 247
EVERTON PARK**State**

QLD

Postcode

4053

PREVIOUS POSTAL ADDRESS**State****Postcode****Country**

Australia

FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT**Name of non-individual**

Bugwash Pty Ltd

ABN

40 605 438 506

Contact number**CONTACT DETAILS****Name**

Solution Accountants Pty Ltd

Phone number

07 33553990

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 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	\$25,236.00	
Interest deductions	G	\$7,921.00	
Capital works deductions	X	\$4,936.00	
Other rental deductions	H	\$18,588.00	
Net rent		(F - G - X - H)	(\$6,209.00)
11 GROSS INTEREST - INCLUDING AUSTRALIAN GOVERNMENT LOAN INTEREST			J \$1.00
TFN amounts withheld from gross interest	I	\$0.00	
15 Total of items 5 to 14			(\$6,208)

Deductions

18 OTHER DEDUCTIONS	Q	\$1,080.00
19 TOTAL OF ITEMS 16 TO 18		\$1,080.00
20 NET AUSTRALIAN LOSS - OTHER THAN CAPITAL GAINS		\$7,288.00

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 (\$7,288.00)

26 TOTAL NET LOSS \$7,288.00

27 LOSSES INFORMATION

Tax losses carried forward to later income years **U** \$36,969.00

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

33 ALL CURRENT ASSETS **F** \$12,161.00

34 TOTAL ASSETS **G** \$526,040.00

35 ALL CURRENT LIABILITIES **I** \$1.00

36 TOTAL LIABILITIES **J** \$196,633.00

Business and professional items

55 INCOME OF THE TRUST ESTATE **A** \$0.00

Beneficiary not entitled

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

59 NON-RESIDENT TRUST

Is the trust a non-resident trust? No

Rental schedule — 22/3031 The Boulevard, CARRARA QLD 4211

Address	Town/City	State	Postcode
22/3031 The Boulevard	CARRARA	QLD	4211
Date property first earned rental income	29/12/2017		
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	04 Oct 2016	\$520,842.00
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
BPP Unit Trust 12	TFN Recorded	100%
		100%

Income / Expenses

Income		Gross	My share
Rental income	A	\$24,643.00	\$24,643.00
Other rental income	B	\$593.00	\$593.00
Gross rent	C	\$25,236.00	\$25,236.00
Expenses			
Body corporate fees	E	\$2,326.00	\$2,326.00
Borrowing expenses	F	\$477.00	\$477.00
Council rates	H	\$1,716.00	\$1,716.00
Capital allowance assets	I	\$3,766.00	\$3,766.00
Insurance	K	\$476.00	\$476.00
Interest	L	\$7,921.00	\$7,921.00
Agents fees	P	\$2,033.00	\$2,033.00
Repairs	Q	\$673.00	\$673.00
Capital works deductions	R	\$4,936.00	\$4,936.00
Water	U	\$1,281.00	\$1,281.00
Sundry	V	\$5,840.00	\$5,840.00

Total expenses	W	\$31,445.00	\$31,445.00
Total net rent	X	(\$6,209.00)	(\$6,209.00)

Losses worksheet

1 TAX LOSSES CARRIED FORWARD FROM PRIOR INCOME YEARS

2018-2019	\$12,989.00
2017-2018	\$12,529.00
2016-2017	\$4,163.00
Total	\$29,681.00

2 LOSSES RECONCILIATION

Balance of tax losses brought forward from the prior income year	\$29,681.00
ADD Tax loss incurred (if any) during current year	\$7,288.00
Total tax losses carried forward to later income years	\$36,969.00

3 TAX LOSSES CARRIED FORWARD TO LATER INCOME YEARS

2019-2020	\$7,288.00
2018-2019	\$12,989.00
2017-2018	\$12,529.00
2016-2017	\$4,163.00
Total	\$36,969.00

Rental schedule worksheets — 22/3031 The Boulevard, CARRARA QLD 4211

V SUNDRY

Description	Amount
Postage	\$71.00
Bank fees & charges	\$166.00
Management fees - Bugwash	\$5,603.00
Total	\$5,840.00

Worksheets

11 GROSS INTEREST - INCLUDING AUSTRALIAN GOVERNMENT LOAN INTEREST

Description	Tax	Gross
Westpac	\$0.00	\$1.00
Total	\$0.00	\$1.00

18 OTHER DEDUCTIONS

Name of each item of deduction	Amount
Accounting Fees	\$1,080.00
Total	\$1,080.00