

PART A Electronic lodgment declaration (Form P, T, F, SMSF or EX)

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. 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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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.

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 870 679 364

Year 2022

Name of partnership, trust, fund or entity BSFMC PROPERTY TRUST

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

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 the 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 of partner, trustee or director

SIGN
HERE

Date

PART D Tax agent's certificate (shared facilities only)

CRASE CONSULTING GROUP PTY LTD

I declare that:

- I have prepared this tax return in accordance with the information supplied by the partner, trustee, director or public officer
- I have received a declaration made by the entity that the information provided to me for the preparation of this tax return is true and correct, and
- I am authorised by the partner, trustee, director or public officer to lodge this tax return, including any applicable schedules.

Agent's signature

Date

Client reference

BEEN0004

Contact name

DAVID CRASE

Agent's phone number 08 8231 1888

Agent's reference number 74618002

Trust tax return**2022**

Day Month Year to Day Month Year

			to			
--	--	--	----	--	--	--

or specify period if part year or approved substitute period

Notes to help you prepare this tax return are provided in the Trust tax return instructions 2022 (the instructions), available from the website www.ato.gov.au

Return year

2022

Tax file number (TFN)

870 679 364

Have you attached any
'other attachments'?

No

See the Privacy note in the Taxpayer's declaration.

Name of trust

BSFMC PROPERTY TRUST

Australian business number (ABN)

61 363 321 290

Current postal address

If the address has not changed, print it exactly as shown on the last notice of assessment or the last tax return lodged.

C/- CRASE CONSULTING GROUP PTY LTD

LEVEL 4 / 20 GRENFELL STREET

ADELAIDE

SA

5000

Postal address on previous tax return

If the address has changed, print your previous address exactly as shown on the last notice of assessment or the last tax return lodged.

Full name of the trustee to whom notices should be sent

If the trustee is an individual, print details here.

Title—for example, Mr, Mrs, Ms, Miss

Surname or family name

Given names

If the trustee is a company, print details here including ABN.

Name

60 121 987 282

ABN

Daytime contact phone number

Area code

Telephone number

Family trust election status

If the trustee has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2021-22 income year write 2022).

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation and complete and attach the Family trust election, revocation or variation 2022.

Interposed entity election status

If the trustee has an existing election, write the earliest income year specified. If the trustee is making one or more elections this year, write the earliest income year being specified and complete an Interposed entity election or revocation 2022 for each election.

If revoking an interposed entity election, print **R** and complete and attach the Interposed entity election or revocation 2022.

Type of trust

Print the code representing the type of trust.

Print X if also a charity

If code D, write the date of death.

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

Managed Investment trusts

Is the trust a managed investment trust (MIT)?

Print Y for yes or N for no.

Must be completed if Type of trust is either F, M, U, P or Q

CODE

MIT type

If the trust is a managed investment trust, has the trustee made an election into capital account treatment?

Print Y for yes or N for no.

Is any tax payable by the trustee?

Print Y for yes or N for no.

Final tax return

Electronic funds transfer (EFT)

Use Agent Trust Account?

We need your financial institution details to pay any refund owing to you, even if you have provided them to us before.

Write the BSB number, account number and account name below.

(See relevant instructions.)

BSB number (must be six digits)

Account number

Account name

1 Description of main business activity

Industry code **A**

6 Tax withheld

Tax withheld where ABN not quoted **T**

Credit for tax withheld - foreign resident withholding (excluding capital gains) **U**

8 Partnerships and trusts

Primary production

Distribution from partnerships **A** /

Share of net income from trusts **Z** /

Deductions relating to amounts shown **A** and **Z** **S**

Net primary production amount /

Non-primary production

Distribution from partnerships, less foreign income **B** /

Share of net income from trusts, less capital gains, foreign income and franked distributions **R** /

Deductions relating to amounts shown at **B** and **R** **T**

Franked distributions from trusts **F**

Deductions relating to franked distributions from trusts in label **F** **G**

Net non-primary production amount /

Capital gains from another trust and net foreign capital gains need to be included at item 21.
Amounts of foreign income must be included at item 22 or 23.

Share of credits from income

Share of credit for tax withheld where ABN not quoted **C**

Share of franking credit from franked distributions **D**

Share of credit for TFN amounts withheld from interest, dividends and unit trust distributions **E**

Credit for TFN amounts withheld from payments from closely held trusts **O**

Share of credit for tax withheld - foreign resident withholding (excluding capital gains) **U**

9 Rent

Gross rent **F**

Interest deductions **G**

Capital works deductions **X**

Other rental deductions **H**

Net rent /

15 Total of items 5 to 14

Add the boxes

Deductions relating to franked distributions should not include deductions included at G item 8

Franked distributions **R**

18 Other deductions - show only deductions not claimable at any other item

Q

Name of each item of deduction	Amount
ACCOUNTANCY	4,540
FILING FEES	549

19 Total of items 16 to 18

5,089

20 Net Australian income or loss - other than capital gains

Subtract item 19 from item 15

\$ 93,128

/ L

21 Capital gainsDo you need to complete a *Capital gains tax (CGT) Schedule 2022?*

Did you have a CGT event during the year?

G YAnswer yes at **G** if the trust had an amount of capital gains from another trust.

Have you applied an exemption or rollover?

M YType **Y** for yes or **N** for no.

Code

Net capital gain

A 1,875,747

Credit for foreign resident capital gains withholding amounts

B

Net capital losses brought forward from prior years

Net capital losses carried forward to later income years

Non-Collectables

Collectables

24 Total of items 20 to 23Add the boxes

1,782,619

/ **25 Tax losses deducted****C**

464,155

	Prior year PP loss	Prior year NPP loss	Reduction amount
Auto calculate	<input type="text"/>	464,155	<input type="text"/>

OR

	Prior year PP loss	Prior year NPP loss
Own calculation	<input type="text"/>	<input type="text"/>

26 Total net income or loss

Subtract item 25 from item 24.

1,318,464

/ **Overseas transactions / thin capitalisation****29 Overseas transactions**

Was the aggregate amount of your transactions or dealings with international related parties (including the value of any property/service transferred or the balance of any loans) greater than \$2 million?

W N

Print Y for yes or N for no.

Did the thin capitalisation provisions affect you?

O N

Print Y for yes or N for no.

Interest expenses overseas

D

Royalty expenses overseas

E

If you answered Yes at label W or O or completed D or E, complete and attach the International dealings schedule 2022

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 N

Print Y for yes or N for no.

If you answered Yes at label A, attach the information requested in the instructions.

Transactions with specified countriesDid you directly or indirectly send to, or receive from, one of the countries specified in the instructions, any funds or property **or**

Do you have the ability or expectation to control, whether directly or indirectly, the disposition of any funds, property, assets or investments located in, or located elsewhere but controlled or managed from one of those countries?

C N

Print Y for yes or N for no.

30 Personal services income

Does your income include an individual's personal services income (PSI)? **N** **N** Print **Y** for yes or **N** for no.

Total amount of PSI included at item 5 income labels **A**

Total amount of deductions against PSI included at item 5 expense labels **B**

Did you satisfy the results test in respect of any individual? **C** Print **Y** for yes or **N** for no.

Do you hold a personal services business (PSB) determination in respect of any individual? **D** Print **Y** for yes or **N** for no.

For any individual for whom you did not satisfy the results test or hold a PSB determination, and each source of their PSI income yielded less than 80% of their total PSI, indicate if you satisfied any of the following personal services business tests - print **X** in the appropriate box(es).

Unrelated clients test **E1**

Employment test **E2**

Business premises test **E3**

32 Non-Concessional MIT Income (NCMI)**Business income****Primary production**

Non-concessional MIT Income (NCMI) **A**

Excluded from NCMI **B**

Amounts shown at A and B must also be included at 5G PP – Other business income

Non-Primary production

Non-concessional MIT Income (NCMI) **C**

Excluded from NCMI **D**

Amounts shown at C and D must also be included at 5H Non-PP – Other business income

Partnerships and trusts**Primary production**

Non-concessional MIT Income (NCMI) **E**

Excluded from NCMI **F**

Amounts shown at E and F must also be included at 8A Distribution from partnerships

Non-concessional MIT Income (NCMI) **G**

Excluded from NCMI **H**

Amounts shown at G and H must also be included at 8Z Share of net income from trusts

Non-Primary production

Non-concessional MIT Income (NCMI) **I**

Excluded from NCMI **J**

Amounts shown at I and J must also be included at 8B Distribution from partnerships, less foreign income

Non-concessional MIT Income (NCMI) **K**

Excluded from NCMI **L**

Amounts shown at K and L must also be included at 8R Share of net income from trusts, less capital gains, foreign income and franked distributions

Capital gains

NCMI **X**

Excluded from NCMI **Z**

The amounts shown at labels X and Z must be included in the calculation of the amount at 21A Net capital gain.

54 Non-refundable carry forward tax offsets

Early stage venture capital limited partnership tax offset **H**

Early stage investor tax offset **I**

Sensitive (when completed)

56 Income of the trust estate**A**

1,318,464

57 Statement of distribution**Distribution details**

Complete the distribution details on the following pages for BENEFICIARY 1 to 3 if required, and for Income to which no beneficiary is presently entitled and in which no beneficiary has an indefeasible vested interest, and the trustee's share of credit for tax deducted, if it applies.

If there are more than three beneficiaries see the instructions for more information.

Note: It is not an offence not to quote a TFN for a beneficiary. However, TFNs help the Tax ATO to correctly identify each beneficiary's tax records. The ATO is authorised by the Income Tax Assessment Act 1936 and the Income Tax Assessment Act 1997 to ask for information in this tax return. We need this information to help administer the tax laws. To make a correct Trustee Beneficiary (TB) statement you must quote the TFN of a resident trustee beneficiary of a closely held trust.

Note: If the trust needs to provide annual reports under the Trustee Beneficiary Rules or the TFN withholding rules you will be able to do so by completing the information in the statement of distribution

57 Statement of distribution - continued

Beneficiary's name and tax file number or postal address

Distribution Fraction 1 %

Tax file number 98 603 622 Entity code U S Date of birth

See the Privacy note in the Taxpayer's declaration.

Name BEENLEIGH STEEL FABRICATIONS SUPERANNUATION FUND

Address 41 MAGNESIUM DRIVE CRESTMEAD QLD 4132

Assessment calculation code V 35 Entity code U S Share of credit for TFN amounts withheld from payments from closely held trusts O

Share of income of the trust estate W 1,318,464 Capital gains F 1,875,747

Share of credit for tax withheld - foreign resident withholding (excluding capital gains) L NCMi capital gains F1

Australian franking credits from a New Zealand franking company N Excluded from NCMi capital gains F2

Primary production A Share of credit for foreign resident capital gains withholding amounts Z

PP - NCMi A1 Attributed foreign income G

PP - Excluded from NCMi A2 Other assessable foreign source income H

Share of income Non-primary production B 557,283 L Foreign income tax offsets I

Invest Other 557,283 L Share of National rental affordability scheme tax offset R

Non-PP - NCMi B1 Exploration credits distributed M

Non-PP - Excluded from NCMi B2 Early stage venture capital limited partnership tax offset T

Credit for tax withheld where ABN not quoted C Early stage investor tax offset J

Franked distributions U Div 6AA Eligible income C1

Invest Other

Franking credit D

TFN amounts withheld E

Small business income tax offset information

Share of net small business income Y

Non-resident beneficiary additional information

s98(3) assessable amount J

s98(4) assessable amount K

TB statement information

For each trustee beneficiary, indicate whether you will be making a TB statement:

TB statement? Print Y for yes or N for no.

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

57 Statement of distribution - continued

Income to which no beneficiary is presently entitled and in which no beneficiary has an indefeasible vested interest, and the trustee's share of credit for tax deducted.

Assessment calculation code	V <input type="text"/>	Share of credit for TFN amounts withheld from payments from closely held trusts	O <input type="text"/>
Share of income of the trust estate	W <input type="text"/>	Capital gains	F <input type="text"/>
Share of credit for tax withheld – foreign resident withholding (excluding capital gains)	L <input type="text"/>	NCMI capital gains	F1 <input type="text"/>
Australian franking credits from a New Zealand franking company	N <input type="text"/>	Excluded from NCMI capital gains	F2 <input type="text"/>
Share of income	Primary production	A <input type="text"/>	Share of credit for foreign resident capital gains withholding amounts
	PP – NCMI	A1 <input type="text"/>	Attributed foreign income
	PP – Excluded from NCMI	A2 <input type="text"/>	Other assessable foreign source income
	Non-primary production	B <input type="text"/>	Foreign income tax offset
	Non-PP – NCMI	B1 <input type="text"/>	Share of National rental affordability scheme tax offset
	Non-PP – Excluded from NCMI	B2 <input type="text"/>	Share of other refundable tax offsets
Credit for tax withheld where ABN not quoted	C <input type="text"/>	Early stage venture capital limited partnership tax offset	T <input type="text"/>
Franked distributions	U <input type="text"/>	Early stage venture capital limited partnership tax offset carried forward from previous year	K <input type="text"/>
Franking credit	D <input type="text"/>	Early stage investor tax offset	J <input type="text"/>
TFN amounts withheld	E <input type="text"/>	Early stage investor tax offset carried forward from previous year	M <input type="text"/>

If you completed labels T, K, J or M, attach the information requested in the instructions.

58 Choice for resident trustee to be assessed to capital gains on behalf of beneficiaries

Assessment calculation code **X**

Amount of capital gains on which the trustee has chosen to be assessed on behalf of beneficiaries **Y**

Items 59 and 60 must be answered for all trusts - if you answer yes to any of these questions, answer Yes to the 'other attachments' question on page 1 of this tax return.

59 Beneficiary under legal disability who is presently entitled to income from another trust

Was any beneficiary in this trust, who was under a legal disability on 30 June 2022, also presently entitled to a share of the income of another trust?

N Print Y for yes or N for no.

If yes, or the answer is not known, furnish the information requested in the instructions.

60 Non-resident trust

Is the trust a non-resident trust? N Print Y for yes or N for no.

If yes, state the amount of income derived outside Australia to which no beneficiary is presently entitled. Print NIL if applicable.

Declarations

TAXPAYER'S DECLARATION

Important

Before making this declaration check to ensure that all income has been disclosed and the tax return, all attached schedules and any additional documents are true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements in tax returns.

This declaration must be signed by a trustee or public officer.

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 beneficiary in our records. It is not an offence not to provide the TFNs. However, if the TFNs are not provided, it could increase the chance of delay or error in each beneficiary's assessment.

Taxation law authorises the ATO to collect information including personal information about the person authorised to sign the declaration. For information about your privacy go to ato.gov.au/privacy

DECLARATION:

I declare that the information on this tax return, including any attached schedules and additional documentation is true and correct.

Signature

Date Day Month Year

Hours taken to prepare and complete this tax return

TAX AGENT'S DECLARATION

I,

declare that this tax return has been prepared in accordance with information supplied by the taxpayer, that the taxpayer has given me a declaration stating that the information provided to me is true and correct and that the taxpayer has authorised me to lodge the tax return.

Agent's signature

Client's reference

Contact name

Date Day Month Year

Agent's phone number (include area code)

Area code

Telephone number

Agent's reference number

Office use only

Capital Gains Worksheet

2022

Description

Net Capital Gains - manual entry

PROFIT ON SALE OF PROPERTY	R	3,751,494	/	
----------------------------	---	-----------	---	--

2022 Capital gains from CGT Assets/Events

Amounts shown are PRE any applicable discount and/or losses.

	Indexation	Discountable	Other
Shares - Aust (S)	-	-	-
Shares - Other (X)	-	-	-
Units in Unit Trusts - Australia (U)	-	-	-
Units in Unit Trusts - Other (Y)	-	-	-
Real Estate - Australia (R)	-	3,751,494	-
Real Estate - Other (Z)	-	-	-
Capital gains from Trusts (T)	-	-	-
Collectables (C)	-	-	-
Other (O)	-	-	-
Previously Deferred (D)	-	-	-
Community Housing Providers (H)	-	-	-

2022 Current year capital Losses (CYCL) from CGT Assets/Events

Shares - Aust (S)	-
Shares - Other (X)	-
Units in Unit Trusts - Australia (U)	-
Units in Unit Trusts - Other (Y)	-
Real Estate - Australia (R)	-
Real Estate - Other (Z)	-
Capital gains from Trusts (T)	-
Collectables (C)	-
Other (O)	-
Previously Deferred (D)	-
Community Housing Providers (H)	-

Applying capital losses against current year capital gains

	Indexation	Discountable	Other
Current year capital losses applied	-	-	-
Prior year capital losses applied	-	-	-

Current year capital gains (CYCG) after applying capital losses

	Indexation	Discountable	Other
Totals	-	3,751,494	-

2022 Capital Gains Tax Worksheet - Summary Listing

Asset Description		Indexation	Discountable	Other	Loss	Net Cap Gain
PROFIT ON SALE OF PROPERTY	R	-	3,751,494	-	-	1,875,747 *

* amount after discount applied.

1,875,747

Depreciation Worksheet

2022

Title STRUCTURAL IMPROVEMENTS
Transfer to 3 Rental: 215 GILMORE ROAD
Private Use % (default private use % for this worksheet)

Taxpayer is eligible for Small Business accelerated depreciation for General Pool (Y or BLANK)

Total Cost	Opening	Acquisition Date	Acquisition Cost	Total Value	Rate %	Type P/D	Decline in Value	Private Portion	Closing
All Assets (4)									
SURVEYOR COSTS									
2,100	1,411		0	1,411	2.50	P	52	0	0
Disposal		Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct			
		27/06/2022	1,359	0	0	0			
SITE COSTS									
4,989	3,364		0	3,364	2.50	P	124	0	0
Disposal		Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct			
		27/06/2022	3,240	0	0	0			
FENCE									
18,761	6,124		0	6,124	5.00	P	930	0	0
Disposal		Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct			
		27/06/2022	5,194	0	0	0			
FENCE									
5,600	2,013		0	2,013	5.00	P	278	0	0
Disposal		Disposal Date	Consid Received	Assess Adjust	Deduct Adjust	Private Deduct			
		27/06/2022	1,735	0	0	0			
Total Cost	Opening		Acquisition Cost	Total Value			Decline in Value	Private	Closing
31,450	12,912		0	12,912			1,384	0	0

	Deduct for Private Use	<input type="text" value="0"/>
	Net Depreciation	<input type="text"/>
Disposals:	Deduct for Private Use	<input type="text"/>
	Net Adjustment (assessable)	<input type="text"/>
	Total Claimed for Depreciation	<input type="text" value="1,384"/>

Total Assets - 4 [On hand the full year - 0, Acquisitions - 0, Disposals - 4]

Rental Property Schedule 2022**Trust**

Name of Property			
Address of Rental Property	215 GILMORE ROAD		
	BERRINBA	QLD	4117
Date property first earned rental income	16/10/2007		
Number of weeks property was rented this year	52		
Private Use %	0.00		

Number of weeks property was available for rent this year	52
What is the entity's % ownership of the property?	100
Date property was purchased	16/10/2007
Purchase price of property	1,563,846

Date property was sold (if property disposed of during year)	27/06/2022
Sale price of property	11,400,000
Capital gain/loss on sale of this property	
Value of capital allowances (depreciation on plant) recouped on the sale	11,528
Value of capital works deductions (special building write-off) recouped	0

Has the loan for the property been renegotiated this year?	N
--	---

Ownership**% owned**

BSFMC PROPERTY TRUST		BEEN0004	100.00
----------------------	--	----------	--------

Income**Return**

Gross rental income	47,101	47,101
Other rental related income		
Gross Rent	47,101	47,101

Expenses**Total****Prv %****Return**

F BANK FEES		587		587
F BORROWING EXPENSES		35,000		35,000
H COUNCIL RATES		2,771		2,771
L INTEREST ON LOANS		75,178		75,178
N LEGAL FEES		18,005		18,005
M Land Tax		2,215		2,215
I Depreciation Transferred		1,384		1,384

Total expenses	135,140	135,140
-----------------------	---------	---------

Net Rent

88,039	/ L	88,039	/ L
--------	-----	--------	-----