

5 Yandina Bare Trust

BARE TRUST DEED

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Document Version:

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This Deed of Trust is made on:

BETWEEN:

The Parties named in Item 1 of the Schedule

DEFINITION

For the purpose of this Deed the term “the Property” shall refer to the single acquirable asset, which is the subject of this Deed, as defined in accordance with section 67A of the *Superannuation Industry (Supervision) Act 1993* (Cth).

BACKGROUND:

- A. The Bare Trustee acquired the Property as trustee for the Beneficiary.
- B. The Beneficiary paid the deposit for the acquisition of the Property.
- C. The funds provided by the Beneficiary for the purchase of the Property will include funds, which the Beneficiary has borrowed from a financier.
- D. The Bare Trustee acquired the Property solely for the benefit of the Beneficiary.
- E. The Bare Trustee has legal title to the Property.

OPERATIVE PART:

- 1. In this deed, unless the context requires another meaning, a reference:
 - 1.1 to the singular includes the plural and vice versa.
 - 1.2 to a gender includes all genders.
 - 1.3 to a party means a party to this Deed including their successors, executors, administrators and permitted assigns.
- 2. Capitalised terms in this deed have the meaning set out in the Schedule, which forms part of this deed.
- 3. Any clause binding a party consisting of more than one person binds each of those persons separately, together or in any combination.
- 4. The Bare Trustee acknowledges and declares that it holds the Property on trust on behalf of the Beneficiary as and from the date the Property was acquired.
- 5. The Beneficiary acknowledges and confirms that it holds the beneficial interest in the Property as and from the date of acquisition by the Bare Trustee subject to the provisions of this deed.
- 6. The Beneficiary is entitled to the full beneficial ownership and interest in the Property and any income, rents, profits, dividends or other rights accruing from it.

7. The Bare Trustee confirms and agrees that:
- 7.1 The Property is the sole and absolute property of the Bare Trustee subject to the Beneficiary's rights as contained in this deed and the Bare Trustee has the authority and power to hold the Property on behalf of the Beneficiary.
- 7.2 It will not deal in any way with the Property without the prior written consent of the Beneficiary.
- 7.3 It will not transfer legal title to the property to the Beneficiary until such time as the Beneficiary has made one or more payments to extinguish its borrowing obligations in respect of the property in accordance with the provisions of section 67A(1)(c) of the *Superannuation Industry (Supervision) Act 1993* (Cth).
8. The Bare Trustee irrevocably appoints the Beneficiary to be its attorney with power to execute all instruments of transfer and do the acts the Bare Trustee could personally execute or do in relation to the Property and the income and rights accruing from it and the Bare Trustee undertakes to ratify everything the Beneficiary may do pursuant to this power of attorney.
9. At the written request of the Beneficiary the Bare Trustee must execute all necessary documents transferring the Property to the Beneficiary.
10. Except in the case of fraud or willful misconduct on the part of the Bare Trustee the Beneficiary indemnifies the Bare Trustee against any loss, expense, liability or damage the Bare Trustee may sustain or incur in relation to the Property.
- 10A Bare Trustee's liability and indemnity
- 10A.1 No personal liability
- The Bare Trustee is not personally liable for the consequences of any act, error or omission, whether of law or of fact or generally for any breach in exercising or carrying out or failing to exercise or carry out any power contained in this deed unless the Bare Trustee fails to act honestly or intentionally or recklessly breaches its obligations.
- 10A.2 Indemnity
- The Bare Trustee is entitled to be indemnified from the assets of the trust being the Property against any expenses, liability or claim that is incurred by or made against the Bare Trustee in that capacity, unless it is attributable either to the Bare Trustee's dishonesty or to an act or omission by the Bare Trustee which the Bare Trustee knows is a breach of trust.
11. In relation to the replacement of the Bare Trustee the parties confirm and agree that:
- 11.1 the Bare Trustee may resign at any time by giving not less than 30 days' prior notice to the Beneficiary.
- 11.2 the Beneficiary may remove the Bare Trustee by giving not less than 30 days' prior notice to the Bare Trustee; and
- 11.3 on any notice of resignation or removal the Beneficiaries may appoint a successor Bare Trustee whose appointment will be effected by its execution of a deed substantially in the form of this

deed and the successor Bare Trustee will have all the rights, powers and obligations of the retiring Bare Trustee who will be discharged from its rights, powers and obligations apart from any liabilities arising out of anything done or omitted to be done by it while it was acting as Bare Trustee.

12. The parties must do all things and execute all further documents necessary to give full effect to this deed.
13. This deed is governed by the laws of the State in which the property is acquired ("the said State") and the parties irrevocably and unconditionally submit to the non-exclusive jurisdiction of the courts of the said State.
14. Beneficiary hereby agrees that it will not direct the Bare Trustee to transfer legal title to the property to the Beneficiary until such time as the Beneficiary has made 1 or more payments to extinguish its borrowing obligations in respect of the property.

SCHEDULE

Bare Trustee & Bare Trust:	DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695) in its capacity As Trustee For 5 Yandina Bare Trust of Suite 4 Level 7 350 Collins Street Melbourne VIC 3000
Beneficiary:	DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260) in its capacity As Trustee For DJ & DJ Webber Superannuation Fund of Suite 4 Level 7 350 Collins Street Melbourne VIC 3000
Description of Asset:	Real Property Lot 5, 35 Farrell Street Yandina QLD 4563

EXECUTED as an Agreement by the parties on the date specified herein.

EXECUTED for and on behalf of DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695) in its capacity as Trustee of 5 Yandina Bare Trust in accordance with section 127(1) of the *Corporations Act 2001 (Cth)*

.....
Darren James Webber
Director

.....
Deborah Jean Webber
Director

EXECUTED for and on behalf of by DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260) in its capacity as Trustee of DJ & DJ Webber Superannuation Fund in accordance with section 127(1) of the *Corporations Act 2001 (Cth)*

.....
Darren James Webber
Director

.....
Deborah Jean Webber
Director

Limited Recourse Borrowing Trust Agreement

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Table of Contents

BACKGROUND:	2
1. DEFINITIONS AND INTERPRETATION	2
2. PROPERTY IDENTIFICATION AND ACQUISITION COSTS	3
3. FIRST INSTALLMENT	4
4. SUBSEQUENT INSTALLMENTS/BORROWED FUNDS	4
5. FURTHER INSTALLMENTS	4
6. INCOME AND RIGHTS DERIVED FROM THE PROPERTY	5
7. FINAL INSTALLMENT AND TRANSFER OF THE PROPERTY	5
8. SALE OF PROPERTY AND/OR ROLLOVER OF PROPERTY	5
9. OBLIGATIONS OF THE BARE TRUSTEE	6
10. GST	6
11. GENERAL	6

This AGREEMENT is made on:

BETWEEN: The parties named in item 1 of the Schedule.

BACKGROUND:

- A. The Fund Trustee is the trustee of The Superannuation Fund as specified in the Schedule.
- B. The Fund Trustee wishes to acquire an asset using a combination of cash and borrowed funds on a limited recourse borrowing arrangement basis and, in such manner, as to comply with sections 67 and 67A of the SIS Act and the SIS Act generally.
- C. The Bare Trustee has agreed to acquire the Property as specified in the Schedule (as an asset within the meaning of "acquirable asset" given by section 67A of the SIS Act) with funds provided by the Fund Trustee to facilitate the Superannuation Fund's acquisition of assets on a limited recourse borrowing arrangement basis.
- D. The parties wish to enter into this Agreement in order to document the terms of their arrangement.

THE PARTIES AGREE:

1. DEFINITIONS AND INTERPRETATION

1.1 In this Agreement unless the context requires another meaning:

"Acquisition Costs" means the costs incurred in connection with the borrowed funds or the acquisition of the Property including the deposit, the balance of purchase price, stamp duty, brokerage costs, commission and loan establishment fees, GST, professional fees and disbursements, the cost of expert reports and investigations, borrowing costs and fees including conveyancing fees, and any adjustments made on settlement of the purchase.

"Agreement" means this agreement and any document that varies or supplements it.

"Bare Trustee" means the party referred to as such in the Schedule.

"Final Instalment" means the aggregate of the following amounts which may be paid in one or more payments:

- a) all amounts required to be paid to repay any funds borrowed by the Fund Trustee for the purpose of acquiring the Property and a discharge of any mortgage or encumbrance over the Property and a release of the obligations of the Fund Trustee and the Bare Trustee and any other party in respect of such borrowed funds; and
- b) the costs of transferring the legal ownership of the Property from the Bare Trustee to the Fund Trustee including any stamp duty payable in respect of such transfer.

"First instalment" means an amount equivalent to the Acquisition Costs less any funds borrowed by the Fund Trustee.

"Fund Trustee" means the Trustee of the Superannuation Fund as identified in the Schedule.

"GST" means GST as defined by the GST law.

"GST law" means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) as amended or replaced from time to time and any associated legislation including without limitation delegated legislation.

"Property" means the Property referred to in the Schedule or any Replacement Property.

"Rate of GST" means 10% or such other rate of GST as is payable under the GST law.

"Replacement Property" means any asset replacing the Property referred to in the Schedule as permitted by section 67B of the SIS Act.

"SIS Act" means the *Superannuation Industry (Supervision) Act 1993* (Cth).

- 1.2 References to recitals, clauses, subclauses, paragraphs, annexures or schedules are references to recitals, clauses, subclauses, paragraphs, annexures and schedules of or to this Agreement.
- 1.3 Headings in this Agreement are for convenience only and do not affect interpretation or construction.
- 1.4 In this Agreement unless the context requires another meaning, a reference-
- a) to the singular includes the plural and vice versa.
 - b) to a gender includes all genders.
 - c) to a party means a party to this agreement including their successors, executors, administrators and permitted assigns.
 - d) to a person means a natural person and any association, body or entity whether incorporated or not.
 - e) to any legislation, proclamation, rule, code, regulation or ordinance includes any amendment, consolidation, modification, re-enactment or reprint of it or any legislation, proclamation, rule, code, regulation or ordinance replacing it.
 - f) to time refers to time in the State in which the property is acquired ("the said State").
 - g) to a "Business Day" means a day other than a Saturday, Sunday or public holiday in the said State.
 - h) to any thing is a reference to the whole and each part of it.
 - i) to a group of persons is a reference to all of them collectively and to each of them individually.
 - j) to a document includes all amendments or supplements to, or replacements or novations of, that document.

2. PROPERTY IDENTIFICATION AND ACQUISITION COSTS

- 2.1 The Fund Trustee will identify the Property it wishes to acquire and will determine the Acquisition Costs.
- 2.2 The Bare Trustee will advise the Fund Trustee will acquire the identified Property and the requirements (if any) for doing so

- 2.3 The Fund Trustee must pay funds equivalent to the Acquisition Costs. The payment of such funds may be made by a combination of cash and borrowed funds.

3. FIRST INSTALMENT

- 3.1 The Fund Trustee must provide or make available the First Instalment. The First Instalment may be paid by one or more payments.
- 3.2 The First Instalment to the Acquisition Costs including the deposit for the Property shall be paid by the Fund Trustee. A member of the Fund may pay the whole or part of the Acquisition costs or the deposit via a contribution to the Fund.

4. SUBSEQUENT INSTALMENTS/BORROWED FUNDS

- 4.1 After payment of the First Instalment the Fund Trustee must obtain funding for the balance of the Acquisition Costs in a manner that is consistent with the requirements of sections 67 and 67A of the SIS Act and of the SIS Act generally.
- 4.2 If requested by the Fund Trustee, the Bare Trustee must grant and register a mortgage over the Property to secure the borrowed funds referred to in clause 4.1. The Fund Trustee must ensure that it has the primary liability to repay the funding under the mortgage and must sign all documentation as required by the lender(s) of the borrowed funds to effect a registration of the mortgage. The recourse under the mortgage must be limited to the Property described in the Schedule.
- 4.3 The Bare Trustee must sign any other documentation required by a lender(s) of the borrowed funds to enable the Fund Trustee to secure the funding including the granting of any mortgage, guarantee, indemnity or guarantee and indemnity or where the Property is to be leased:
- a) a direction to any tenant to pay all rent to the lender; or
 - b) an agreement that the net rental be remitted to the lender to repay any mortgage granted to the lender.
- 4.4 The Bare Trustee and the Fund Trustee agree, to do all things necessary to ensure that the Superannuation Fund complies with sections 67 and 67A of the SIS Act and of the SIS Act generally in relation to the Property.
- 4.5 The acquisition of the Property by the Bare Trustee will only be with monies provided or sourced by the Fund Trustee.

5. FURTHER INSTALMENTS

- 5.1 The Fund Trustee is responsible for, and agrees to pay and indemnify the Bare Trustee in respect of expenses incurred by the Bare Trustee in connection with the acquisition and maintenance and repair of the Property including:
- a) rates, taxes, duties levied upon the Property.
 - b) insurances.

- c) leasing and management costs.
- d) the costs of complying with applicable legislation; and
- e) any other expenses relating to the ownership of the Property as permitted by section 67A of the SIS Act.

5.2 The payments referred to above must be made by instalments on such dates and in such manner as required.

6. INCOME AND RIGHTS DERIVED FROM THE PROPERTY

6.1 The Bare Trustee acknowledges that as the registered proprietor of the Property, the Fund Trustee is entitled to all income, gains, benefits and opportunities earned by, derived or arising from the Property.

6.2 The Bare Trustee agrees to act under the direction of the Fund Trustee with respect to any decision, option, right or entitlement that may arise in connection with the Property and will seek the direction of the Fund Trustee with respect to these matters. In the event that no such direction is provided, the Fund Trustee acknowledges that the Bare Trustee will make its own decision whether to act or not. The Bare Trustee will be held harmless by the Fund Trustee for any decision made by the Bare Trustee in good faith.

6.3 Any additional or bonus entitlements or augmentations to the Property that arise from any decision or exercise of option, right or entitlement will be held by the Bare Trustee for the benefit of the Fund Trustee on the same terms and conditions expressed in this Agreement or that arise by necessary implication.

7. FINAL INSTALMENT AND TRANSFER OF THE PROPERTY

7.1 The Fund Trustee will require the transfer of the Property to it as trustee for The Superannuation Fund and the Bare Trustee must do all things to enable the Fund Trustee to take title to the Property subject to any borrowed amount used to acquire the property being repaid in full.

7.2 Each of the Fund Trustee and the Bare Trustee hereby irrevocably appoints the other (or any director of the other) with effect from the time of request pursuant to clause 7.1 as its true and lawful attorney to discharge any encumbrance or transfer the Property and to sign all notices deeds and documents for the purpose of such discharge and transfer in the name of the other, and on such discharge and transfer the parties are freed and discharged from any action suit claim or demand by or obligation to the other in respect of the Property under or by virtue of this Agreement.

8. SALE OF PROPERTY AND/OR ROLLOVER OF PROPERTY

8.1 At the request of the Fund Trustee subject to any rights of the Lender the Bare Trustee must do all things necessary to sell, dispose or exchange the Property referred to in the Schedule and must if directed by the Fund Trustee:

- a) pay any net proceeds after discharging any encumbrance over the Property to the Fund Trustee; or

- b) retain any net proceeds for use in the acquisition of a Replacement Property as permitted by section 67B of the SIS Act.

9. OBLIGATIONS OF THE BARE TRUSTEE

9.1 The Bare Trustee agrees at all times:

- a) to act in a proper and businesslike manner.
- b) to carry out the instructions of Fund Trustee including (if applicable):
 - i) to keep the Property insured.
 - ii) to enter into or surrender leases and otherwise deal with lessees of the Property.
 - iii) to do all things necessary for the preservation, maintenance, and repair of the Property; and
 - iv) to replace the Property referred to in the Schedule by acquiring a Replacement Property.
- c) to provide the Fund Trustee with a copy of all documents relating to the Property referred to in the Schedule or any Replacement Property.
- d) to allow or facilitate registration in respect of the Property with a notation that the Fund Trustee holds an interest in the Property for the benefit of the Superannuation Fund.

9.2 The Bare Trustee may request additional instalment payments from the Fund Trustee in order to carry out the instructions of the Fund Trustee referred to in clause 9.1b) and otherwise contemplated by this Agreement.

9.3 The Bare Trustee agrees that it will not without the prior consent of Fund Trustee:

- a) carry out any other business enterprise.
- b) further encumber the Property.
- c) dispose of any Property unless any encumbrance is in default and the Bare Trustee reasonably believes that the disposal of the Property is in the best interest of the Superannuation Fund and necessary to discharge the encumbrance.

10. GST

10.1 If any supply made under this Agreement constitutes a supply under GST Law and GST is levied or imposed in respect of such supply, the recipient of the supply after receiving a tax invoice must pay the supplier the GST at the GST Rate.

11. GENERAL

11.1 A covenant, warranty, agreement, representation, provision or obligation in this Agreement which is made or given by or which applies to more than one person or which extends to or is for the benefit of more than one person binds and extends to or is for the benefit of, as the case may be, all of them jointly and each of them severally.

- 11.2 This Agreement is governed by the laws of the said State and the parties irrevocably and unconditionally submit to the non-exclusive jurisdiction of the courts of the said State.
- 11.3 No failure, delay, relaxation or indulgence by a party in exercising any power or right conferred upon it under this Agreement will operate as a waiver of that power or right. No single or partial exercise of any power or right precludes any other or future exercise of it, or the exercise of any other power or right under this Agreement.
- 11.4 If any provision of this Agreement is invalid, void or unenforceable, all other provisions which are capable of separate enforcement without regard to an invalid, void or unenforceable provision are and will continue to be of full force and effect in accordance with their terms.
- 11.5 This Agreement may not be varied except by mutual agreement of the parties.
- 11.6 A notice or other communication required or permitted to be given by a party to another must be in writing and:
- a) delivered by hand; or
 - b) sent by post, postage prepaid; or
 - c) sent by facsimile transmission
- to that party's address or facsimile number for service as set out in the Schedule or any other address or facsimile number that a party may notify to the other.
- 11.7 A notice or other communication will be taken, for the purposes of this Agreement, to have been given if:
- a) delivered by hand, upon delivery to the recipient's address.
 - b) mailed, on the expiration of 3 Business Days after posting; or
 - c) sent by facsimile transmission, on receipt by the sender of an acknowledgement of transmission report generated by the sender's facsimile machine indicating the facsimile was sent to the recipient's number.
- 11.8 The Fund Trustee is responsible for the costs and disbursements in connection with the negotiation, preparation and execution of this Agreement.
- 11.9 No party may assign or otherwise transfer the benefit of this Agreement without the prior consent of the other party or parties.

SCHEDULE

Superannuation Fund Trustee	DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260) of Suite 4 Level 7 350 Collins Street Melbourne VIC 3000
Superannuation Fund	DJ & DJ Webber Superannuation Fund of 93 Wilton Dr East Maitland NSW 2323
Bare Trustee	DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695) of Suite 4 Level 7 350 Collins Street Melbourne VIC 3000
Description of Asset	Real Property Lot 5, 35 Farrell Street Yandina QLD 4563
Lender	

EXECUTED as an Agreement by the parties on the date specified herein.

EXECUTED for and on behalf of DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695) in its capacity as Trustee of 5 Yandina Bare Trust in accordance with section 127(1) of the *Corporations Act 2001 (Cth)*

.....
Darren James Webber
Director

.....
Deborah Jean Webber
Director

EXECUTED for and on behalf of by DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260) in its capacity as Trustee of DJ & DJ Webber Superannuation Fund in accordance with section 127(1) of the *Corporations Act 2001 (Cth)*

.....
Darren James Webber
Director

.....
Deborah Jean Webber
Director

DJ & DJ Webber Superannuation Fund
5 Yandina Bare Trust Arrangement
MEMBERS ACKNOWLEDGEMENT

Members: Darren James Webber
 Deborah Jean Webber

Declare that:

1. We are members of DJ & DJ Webber Superannuation Fund and controllers of that fund.
2. We acknowledge and approve the super fund borrowing for the purpose of acquiring the asset detailed in the trustee minutes and entering into the agreement referred to in the trustee minutes (the "**Arrangement**").
3. We understand that the nature, purpose and effect of the arrangement, specifically with respect to the fact that it involves a borrowing of funds so as to finance an acquisition of an asset which secures the borrowing by way of a mortgage.
4. We believe that the entering into of the arrangement is in the interests of the members individually and collectively.
5. We have directed the trustee to enter the arrangements so as to give effect to these.
6. I have read the documents tabled and referred to in the minutes/resolution.

Signed:

.....
Darren James Webber

.....
Deborah Jean Webber

Dated:

STATUTORY DECLARATION

I, Darren James Webber, C/- 93 Wilton Dr East Maitland NSW 2323 make the following declaration under the *Statutory Declarations Act 1959*.

1. I have the authority to make this declaration.
2. The Directors of DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260) ("the Superannuation Fund Trustee") for the DJ & DJ Webber Superannuation Fund are Darren James Webber and Deborah Jean Webber, the Beneficiary referred to in a Bare Trust Deed ("the Beneficiary") established by DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695) as the Custodial Trustee and the Beneficiary regarding the real property asset situated at Lot 5, 35 Farrell Street Yandina QLD 4563 ("the Asset").
3. The initial deposit for and the remainder of the purchase proceeds for the Asset shall be paid by the Beneficiary.
4. It is the objective of the Custodial Trustee and Superannuation Trustee that at all material time the Custodial Trustee will retain proprietorship of the Asset solely for the Beneficiary absolutely.
5. The Beneficiary was established simultaneously or prior to the creation of the Bare Trust Deed.

AND I MAKE this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of an Act of the Parliament of the said state rendering persons making a false declaration punishable for willful and corrupt perjury.

DECLARED at _____ in the said State this _____ day of _____ 20____

.....
Darren James Webber

Before me:

.....
Name.....

Address.....

.....
Occupation.....

Please complete name and address of the Authorised Witness for Statutory Declarations

Certificate of Asset Beneficial Ownership

This is to confirm and certify that the Bare Trustee referred to in the Schedule below is the registered proprietor of the Asset as detailed herein in accordance with the terms and conditions of the provisions of a Bare Trust Deed established by the Bare Trustee and Superannuation Fund Trustee ("the Superannuation Trustee") referred to herein in its capacity as Trustee of the Superannuation Fund ("the Superannuation Fund") specified below.

The Superannuation Fund, in accordance with the Bare Trust, shall at all relevant times be the beneficial owner of the Asset.

The Bare Trustee shall transfer, in accordance with the requirements of Section 67A of the *Superannuation Industry (Supervision) Act*, the proprietorship of the Asset to the Superannuation Trustee in its capacity as Trustee of the Superannuation Fund when all loans, charges or other encumbrance is fully paid and discharged.

SCHEDULE:

Description of Asset	Real Property Lot 5, 35 Farrell Street Yandina QLD 4563
Bare Trustee:	DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695)
Superannuation Trustee	DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260)
Superannuation Fund:	DJ & DJ Webber Superannuation Fund

EXECUTED for and on behalf of DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695) in its capacity as Trustee of 5 Yandina Bare Trust in accordance with section 127(1) of the *Corporations Act 2001 (Cth)*

.....
Darren James Webber
Director

.....
Deborah Jean Webber
Director

EXECUTED for and on behalf of by DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260) in its capacity as Trustee of DJ & DJ Webber Superannuation Fund in accordance with section 127(1) of the *Corporations Act 2001 (Cth)*

.....
Darren James Webber
Director

.....
Deborah Jean Webber
Director

DATED:

**Minutes of a Meeting by the Directors of
DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695)
as Trustee of 5 Yandina Bare Trust ('the Bare Trust')**
Re: Acquisition of an Asset using Limited Recourse Borrowing Arrangement

Date of Meeting:	02/07/2024
Address of Meeting:	Suite 4 Level 7 350 Collins Street Melbourne VIC 3000
Attendees (and Role):	Darren James Webber (Chairperson) Deborah Jean Webber

Limited Recourse Borrowing Arrangement

The Chairperson tabled the minutes of the Fund Trustee resolving for the establishment of a Limited Recourse Borrowing Arrangement ('LRBA') for the acquisition of an asset.

The Chairperson detailed the asset to be acquired by the Trustee of the Bare Trust is Real Property. The address of this property being acquired is Lot 5, 35 Farrell Street Yandina QLD 4563 (the Asset). The purchase price of this property is \$809,900.00.

Trustee Resolutions

It is resolved by the Trustee:

1. To proceed with the 5 Yandina Bare Trust (Bare Trust);
2. That the Company, DJ and DJ Webber Custodian Pty Ltd (A.C.N. 678-796-695) accept the role as Trustee of the Bare Trust;
3. The Asset be provided as security to the Lender, secured by way of mortgage as determined by the Trustee of the Fund pursuant to a LRBA to be entered into between the Custodial Trustee and the Trustee of the Fund in accordance with the superannuation laws; and
4. The Directors of the Custodial Trustee would sign all necessary documents to enable the LRBA to proceed.

A copy of this trustee minute is to be retained within the records of the Fund for the minimum prescribed period of time.

This concluded the business of the meeting.

Date: 02/07/2024

Darren James Webber
Chairperson

**Minutes of a Meeting by the Directors of
DJ & DJ Webber Superannuation Pty Ltd (A.C.N. 677-902-260)
as Trustee of DJ & DJ Webber Superannuation Fund ('the Fund')
Re: Acquisition of an Asset using Limited Recourse Borrowing Arrangement**

Date of Meeting:	02/07/2024
Address of Meeting:	93 Wilton Dr East Maitland NSW 2323
Attendees (and Role):	Darren James Webber (Chairperson) Deborah Jean Webber

Limited Recourse Borrowing Arrangement

The Fund Trustee hereby agrees to proceed with the proposed acquisition of Real Property via a Limited Recourse Borrowing Arrangement (LRBA) pursuant to section 67A of the *Superannuation Industry (Supervision) Act 1993* (Cth) and Rule 15 in the Fund's Deed.

The Chairperson tabled the minutes of the Custodial Trustee established by the Fund Trustee resolving to act as the Custodial Trustee of the 5 Yandina Bare Trust ('Bare Trust').

Trustee Resolutions

It is resolved by the Trustee:

1. \$Res_OtherLender\$
2. The Trustee of the Fund would borrow sufficient funds from the Lender (the Loan) as required by the Fund to facilitate the LRBA;
3. The Trustee of the Fund shall sign all security or mortgage documents provided by the Lender and do all things necessary to facilitate the Loan to the Fund from the Lender; and
4. The Trustees of the Fund would provide the balance of all purchase proceeds of the Asset inclusive of stamp duty, other government and legal fees to facilitate the settlement of the acquisition of the Asset acquired with the LRBA.

A copy of this trustee minute is to be retained within the records of the Fund for the minimum prescribed period of time.

This concluded the business of the meeting.

Date: 02/07/2024

Darren James Webber
Chairperson