

MINUTES OF A MEETING OF THE DIRECTORS HELD AT

TIME OF MEETING	7.45pm
DATE	
PERSONS PRESENT	
SMSF PROPERTY PURCHASE	<p>Members of _____ has decided to purchase the following property at _____ and that the property be held on trust for the fund by _____ as trustee for _____ Trust under the limited recourse borrowing arrangement that satisfies section 67A & 67B of the SIS Act.</p> <p>the trustee/s of the property trust are instructed to execute the necessary documentation to purchase the underlying property.</p> <ul style="list-style-type: none"> • Contract of purchase – Property Trustee company as purchaser • Deposit payment • Commence loan application <p>Under article 5 (ii) of _____ deed, members are permitted to borrowing funds to purchase property under a limited recourse borrowing arrangement (LRBA) or SMSF loan</p>
SMSF LOAN	The members have decided on _____ as the loan provider for their property purchase. This borrowing between the trustee of the SMSF and the Lender satisfies section 67A & 67B of the SIS Act
INVESTMENT STRATEGY	The members tabled a revised investment strategy for the fund. The revised strategy provides for the trustees to invest in direct property using an limited recourse borrowing arrangement consistently with section 67A & 67B of the SIS Act. The members agreed to adopt the revised Investment Strategy for the fund
PROPERTY TRUST DEED	The members tabled a property trust deed prepared by Executive Legal, that is required to be signed to establish the bare trust relationship between the trustee of the SMSF and the trustee of the property trust and limited recourse borrowing arrangement with the lender, to satisfy section 67A & 67B of the SIS Act. The members agreed sign the necessary documents.
PRODUCT DISCLOSURE STATEMENT	All of the members of the fund are also trustees of the fund and all of them have access to all of the documentation of the fund. Accordingly, the fund is exempt from the requirement to issue a PDS under section 1012D(2A) of the <i>Corporations Act 2001</i> (Cth). It was agreed, that the fund not issue a Product Disclosure Statement (PDS) as a result of this transaction.
	<p>Signed as a true and correct record of the proceedings of the meeting</p> <hr/> <p>Chairperson</p>

STATUTORY DECLARATION
Commonwealth of Australia

We, and

Being the only director and shareholder of
incorporated on (trustee of property trust) do solemnly and sincerely
declare that:

1. incorporated on ("trustee of property trust") is the trustee of the ("the property trust") and is intending to be the 'apparent purchaser', of a property known and situated at ('Underlying Property');
2. The intended 'real purchaser', of the Property is the incorporated on as trustee for The Rogers Family Super Fund, which is a complying self-managed superannuation fund as defined in section 17A of the Superannuation Industry (Supervision) Act 1993 (Cth) ('the SIS Act');
3. The trustee of the SMSF and the trustee of the property custodian trust have entered into a deed entitled 'Property Trust Deed' called the
4. The property trust deed evidences the declaration of trust(bare) made by the trustee of the property custodian trust as the apparent purchaser and the trustee of the SMSF as the real purchaser of the Underlying Property;
5. The Underlying Property has been purchased by the trustee of the SMSF as 'real purchaser' via the trustee of the property custodian trust as the 'apparent purchaser';
6. The trustee of the property custodian trust and the trustee of the SMSF intend that upon the acquisition of the Underlying Property the beneficial ownership and any other beneficial interest in the Underlying Property is to be acquired will remain at all times, with the trustee of the SMSF.
7. The whole of the deposit and the balance of the purchase moneys, including related costs (eg stamp duty and legal fees) to purchase the property will be paid by the trustee of the SMSF;
8. The intention of all parties at all material times is that the legal title to the Underlying Property will be held by the trustee of the property custodian trust to be held on bare

trust for the trustee of the SMSF who the beneficial owner of the Underlying Property will be;

9. All parties agree that the Underlying Property is to be purchased in the name of the trustee of the property trust for the purposes of the trustee of the SMSF acquiring the property under the limited recourse borrowing arrangements under section 67A & 67B of the SIS Act;

and we make this solemn declaration by virtue of the Statutory Declarations Act 1959 (Cth) and subject to the penalties provided by that Act for the making of false statements in statutory declarations, conscientiously believing the statements contained in this declaration to be true in every particular.

Declared on

before me

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Signature of person before
whom the declaration is made

.....
Signature of person making the declaration

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Title of person before whom the
declaration is made

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Signature of person before
whom the declaration is made

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Signature of person making the declaration

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declaration is made