

TRUSTEES DECLARATION
BUSINESS REAL PROPERTY

We, Van Superfund Pty Ltd, ACN: 165994007, being the trustee of the Van Health Superannuation Fund, ABN: 52713294321, hereby **Declare**, that the business real property held by the Fund situated at 1212 North Road, Oakleigh South VIC 3167 is leased to a related party, as defined by the SIS Act 1993 of Van Superfund Pty Ltd being the trustee of the Van Health Superannuation Fund, and the leasing arrangements were conducted on commercial terms on an arm's length basis pursuant to section 109 of the SIS Act 1993 during the financial year ending 30 June 2022.

In support of this declaration, the trustee obtained an independent market appraisal of the rent to be charged and market value of the property, both of which are attached, as well as the, collection periods of the rent from the tenant to satisfy section 109 of the SIS Act which also included the Outgoings to be paid by the tenant as required with Commercial Leasing Agreements to address any potential breaches of Non Arm's Length Income and or Non Arm's Length Expenditure

Dated: **Nov 21, 2023**
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Van Superfund Pty Ltd being the trustee of the Van Health Superannuation Fund – **Tim Van**

Signed *Tim Van*
Tim Van (Nov 21, 2023 10:50 GMT+11)

Van Superfund Pty Ltd being the trustee of the Van Health Superannuation Fund – **Minh Van**

Signed *Minh Van*
Minh Van (Nov 21, 2023 10:20 GMT+11)

Van Superfund Pty Ltd being the trustee of the Van Health Superannuation Fund – **Nghia Van**

Signed *Nghia Van*
Nghia Van (Nov 21, 2023 10:10 GMT+11)

Van Superfund Pty Ltd being the trustee of the Van Health Superannuation Fund – **Pei Wu**

Signed *Pei Wu*
Pei Wu (Nov 21, 2023 10:49 GMT+11)










Van Health Superannuation Fund -Trustee Declaration for Commerical Property (2022FY)


Final Audit Report

2023-11-20


Created:	2023-10-30
By:	Tarkan Oz (tarkan.oz@aeag.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmQO7qq_BFN3PlimR2P20uu9kAuXe_4Pw

"Van Health Superannuation Fund -Trustee Declaration for Commerical Property (2022FY)" History

-  Document created by Tarkan Oz (tarkan.oz@aeag.com.au)
2023-10-30 - 11:23:19 PM GMT
-  Document emailed to timvan@gmail.com for signature
2023-10-30 - 11:24:10 PM GMT
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2023-10-31 - 0:59:46 AM GMT
-  Tarkan Oz (tarkan.oz@aeag.com.au) added alternate signer Timothy Van (tim.van@gmail.com). The original signer timvan@gmail.com can still sign.
2023-11-20 - 10:33:14 PM GMT
-  Document emailed to Timothy Van (tim.van@gmail.com) for signature
2023-11-20 - 10:33:15 PM GMT
-  Email viewed by Timothy Van (tim.van@gmail.com)
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-  Signer Timothy Van (tim.van@gmail.com) entered name at signing as Nghia Van
2023-11-20 - 11:10:33 PM GMT
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2023-11-20 - 11:10:36 PM GMT

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 Agreement completed.

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