



PO Box 3607 Paramatta NSW 2124
 Email: superfundhomeoanteam@stgeorge.com.au
 Telephone: 13 33 30
 Fax: 1300 852 141

Self Managed Super Fund Loan Applications – Trustee Acknowledgement

To be signed by all individual trustees of the SMSF or all directors of the corporate trustee of the SMSF (as applicable).

RE: Application for a loan (the "Loan") to purchase property located at:

26 Regency Road, Moore Park Beach QLD 4670 (the "Property")

Loan Amount: **\$296,000.00**

In relation to the above application, I **Edna Dube**,

as a director of **Dube Investments Super Fund Pty Ltd ACN 160 134 734** which is the trustee of

the **Dube Investments Superannuation Fund** (the "Fund") acknowledge and confirm that:

1. The trustee is responsible for ensuring that the Fund complies with the Superannuation Industry (Supervision) Act 1993 ("SIS Act") and other relevant legislation.
2. The trustee is responsible for the administration of the Fund, including costs and investment strategy.
3. The documented investment Strategy of the Fund takes into account:
 - a. The risks associated with investments.
 - b. The likely return from investments, taking into account the Fund's objectives and expected cash flow requirements.
 - c. Investment diversity and the Fund's exposure to risk due to Inadequate diversification.
 - d. The liquidity of the Fund's investments having regard to the Fund's expected cash flow requirements in discharging its current and future liabilities, including benefit payments and the Loan being applied for.
 - e. Whether the Fund should hold insurance cover for one or more members of the Fund.
4. I understand the financial implications of the Loan, including that the amount owing on the Loan must be repaid in full before the legal title to the security property can be transferred to the Fund.
5. I understand the risks associated with gearing and direct property investment and freely wish to apply for the Loan.
6. I have been advised by the Bank to seek independent legal advice in relation to the Loan and that any advice should be obtained from advisors that will derive no commercial benefit from the sale of the Property.
7. Except to the extent I have sought advice from one of the Bank's financial planners, neither the Bank nor any of its employees or representatives is providing any advice in relation to legal, financial or taxation aspects of the Loan.
8. I am not relying, and have not relied, on any representations made by the Bank.

x *Edna Dube*

Signature of trustee/director

x

Signature of trustee/director

Edna Dube

Name of trustee/director (print)

Name of trustee/director (print)

Offer of legal advice acknowledgment

I, Edna Dube of, 17/28 Burford Street, Merrylands NSW 2160 make the following declarations:

1. I am a director of Dube Investments Super Fund Pty Ltd ACN 160 134 734 ("SMSF Trustee"), the trustee of the Dube Investments Superannuation Fund ("SMSF").
2. In its capacity as trustee of the SMSF, the SMSF Trustee is the borrower named in St.George loan and security documents relating to a residential investment property located at 26 Regency Road, Moore Park Beach QLD 4670 (the "Property").
3. RAMS and St.George offered to assist me with the costs of obtaining independent legal advice regarding:
 - a. the SMSF's arrangements;
 - b. reviewing the SMSF's trust documents to determine whether the documents:
 - i. complied with the requirements of the *Superannuation Industry (Supervision) Act 1993* (the "SIS Act") and were otherwise satisfactory for their intended purpose;
 - ii. were in a form that St.George would consider to be acceptable if submitted by a customer;
 - c. amending or redrafting the SMSF's documents so that they fulfilled the requirements of paragraph 3(b)(i) and (ii) (if necessary);
 - d. verifying that the correct structures were in place to enter the new limited recourse borrowing arrangement and confirming that the new loan structure complied with the requirements for SMSF borrowing contained in the SIS Act; and
 - e. how to complete the pro forma enforceable undertaking required by the Australian Taxation Office in respect of this loan.
4. Following the offer from RAMS and St.George, I [accepted / declined] to obtain the legal advice referred to in paragraph 3.

Edna Dube



Signature

23/08/2017

Date