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# The Linden Solutions Fund Security Trust Rules

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*~ Parties*

LR Linden Solutions Pty Ltd  
(Trustee)

&

Linden Solutions Pty Ltd  
(Beneficiary)

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Dated: 12<sup>th</sup> June 2013

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Client	1 0 5 1 3 6 2	Duties Act 2001
Transaction No.	5 0 8 - 7 7 0 - 6 2 5	
Duty Paid \$	00.00	<input type="checkbox"/> Exempt
BTTS		
Date	30 19 114	Signature: <i>[Handwritten Signature]</i>

101 Beaumont Street Hamilton NSW 2303  
T 02 4910 2500 F 4910 2510  
2020 Legal Solutions Pty Ltd ACN 145 797 968

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THESE RULES ARE dated 12<sup>th</sup> June 2013

**PARTIES**

1. **LR Linden Solutions Pty Ltd ACN 164 157 644 of 101 Beaumont Street, Hamilton NSW 2303**("Trustee").
2. **Linden Solutions Pty Ltd ACN 164 156 978** as trustee for **The Linden Solutions Fund of 101 Beaumont Street, Hamilton NSW 2303**("Beneficiary").

**INTRODUCTION**

- A. These Rules identify the Trustee and Beneficiaries of any future Declaration of Trust made pursuant to these Rules.
- B. The Trustee may enter into agreements for the purchase of freehold property or other assets (the Trust property), at the direction of the Beneficiary.
- C. The Beneficiary will provide to the Trustee the consideration for purchase of the freehold property or other assets and the Trustee will agree to hold the freehold property and other assets subject to the rules set out in this agreement.

**IT IS AGREED**

1. That this Document sets out the rules which will apply to any declarations of Trust that may be made by the trustee in favour of the Beneficiary.

**2. INTERPRETATION**

In these Rules, unless otherwise indicated by the context:

**Beneficiary** includes the Beneficiary's executors, administrators and assigns.

**Trustee** includes any Trustee for the time being of the future Trusts declared in accordance with these rules.

**Trust Property** means any freehold properties and other assets that are acquired by the Trustee on behalf of the Beneficiary under the terms of this Deed.

**3. FUTURE DECLARATIONS OF TRUST**

Each freehold property or other asset acquired by the Trustee on behalf of the Beneficiary shall comprise a separate trust and be held under a separate trust arrangement pursuant to s67A and s67B of the Superannuation Industry (Supervision) Act 1993. The Trustee will make a separate declaration of trust for each property or other asset acquired by the Trustee to hold the trust property upon trust for the Beneficiary absolutely. This declaration shall be made in the form set out in clause 11 of these Rules, or other suitable form.

#### **4. IDENTIFICATION OF TRUST PROPERTY**

Each freehold property or other asset held under the trusts created in accordance with these rules is to be identified by completion of the details as set out in Clause 11 of these Rules under the signatures of the Trustee for the time being of the trusts and the Beneficiary.

#### **5. FUNDS FOR PURCHASE OF THE TRUST PROPERTY**

1.1 The parties acknowledge that the funds provided by the Beneficiary for the purchase of each freehold property or other asset under the trusts created in accordance with these rules will include funds which the Beneficiary has borrowed from a financier.

1.2 The Beneficiary must comply with all statutory requirements, including s67A of the Superannuation Industry (Supervision) Act 1993, prior to requiring transfer of legal ownership of the Trust Property from the Trustee.

#### **6. INCOME FROM AND LIABILITIES OF THE PROPERTY**

6.1 The Beneficiary is entitled to all income derived from Trust Property and is responsible for all expenses related to Trust Property during the term of each trust created in accordance with these rules including, but not limited to any expenses incurred by the Trustee relating to the performance of its duties pursuant to this Deed.

6.2 The Trustee will deal with any income derived from Trust Property of each trust created in accordance with these rules as directed by the Beneficiary.

#### **7. APPOINTMENT OF NEW TRUSTEE**

The Beneficiary may at any time by written notice delivered to the Trustee remove the Trustee as trustee and appoint a new trustee in lieu of the Trustee or in addition to the Trustee.

#### **8. HEADINGS**

Headings to clauses are included for the sake of convenience only and will not affect the meaning of the clauses to which they relate.

#### **9. REQUIREMENT FOR WRITING**

Notwithstanding any other provision in these Rules, the Trustee may only act or exercise any rights it has under these Rules in relation to the Property, on written instructions from the Beneficiary.

#### **10. IDENTIFICATION OF DOCUMENT**

These Rules shall be known as The Linden Solutions Fund Security Trust Rules.

**11. FORM OF DECLARATION OF THE LINDEN SOLUTIONS FUNDTRUST TO BE PROVIDED FOR CLAUSE 3 & 4**

11.1 FORM TO BE PROVIDED FOR PROPERTY AQUISITION IN ALL STATES AND TERRITORIES EXCEPT QUEENSLAND:

**TRUST DECLARATION NO. (..)  
THE LINDEN SOLUTIONS FUND SECURITY TRUST NO. (..)**

**Declaration of Trust, Direction to Purchase and Schedule of Trust Property**

**(Refers to clauses 3 & 4 of the Rules Deed)**

By this instrument the parties to The Linden Solutions Fund Security Trust Rules executed on \_\_\_\_\_ establish The Linden Solutions Fund Security Trust No. (..) The Trustee is directed to purchase the asset listed below:

Freehold Property or asset Description:

The parties acknowledge that a separate trust is created by this instrument for this asset which is identified as Trust Property under rules set out in The Linden Solutions Fund Security Trust Rules dated \_\_\_\_\_ and the Trustee declares that the Trustee holds the property upon trust for the beneficiary absolutely.

**EXECUTED** for and on behalf of **LR Linden Solutions Pty Ltd ACN 164 157 644** as **Trustee** under **The Linden Solutions Fund** Security Trust No.(..) in accordance with section 127(1) of the *Corporations Act 2001* by authority of the Directors:

.....  
Relle Evans  
Director

.....  
Rodney Douglas Pumpa  
Director

**EXECUTED** for and on behalf of Linden Solutions Pty Ltd ACN 164 156 978 as **Beneficiary** under **The Linden Solutions Fund** Security Trust No. (..) in accordance with Section 127(1) of the *Corporations Act 2001* by authority of the Directors:

.....  
Relle Evans  
Director

.....  
Rodney Douglas Evans  
Director

This instrument is dated \_\_\_\_\_

11.2 FORM TO BE PROVIDED FOR PROPERTY ACQUISITION IN THE STATE OF QUEENSLAND:

TRUST DECLARATION NO. (..)

THE LINDEN SOLUTIONS FUND SECURITY TRUST NO. (..)

Declaration of Trust, Direction to Purchase and Schedule of Trust Property

**(Refers to clauses 3 & 4 of the Rules Deed)**

By this instrument the parties to The Linden Solutions Fund Security Trust Rules executed on \_\_\_\_\_ establish The Linden Solutions Fund Security Trust No. (..) The Trustee is directed to purchase the asset listed below:

Freehold Property or asset Description:

The parties acknowledge that a separate trust is created by this instrument for this asset which is identified as Trust Property under rules set out in The Linden Solutions Fund Security Trust Rules dated \_\_\_\_\_ and the Trustee declares that the Trustee holds the property upon trust for the beneficiary absolutely.

Both the Trustee and the Beneficiary declare and acknowledge that subsection 22(3) of the *Duties Act 2001 (QLD)* applies to the relationship as between the Trustee and the Beneficiary with respect to the Trust Property. Specifically;

- (a) The Trustee acknowledges that it is an agent, as contemplated by subsection 22(3) of the *Duties Act 2001 (QLD)* with respect of the Trust Property
- (b) The Trust Property is to be held upon bare trust by the Trustee for The Beneficiary, with the Beneficiary the "principal", as contemplated by subsection 22(3) for the *Duties Act 2001 (QLD)* with respect to the Trust Property; and
- (c) All of the money for the acquisition of the Trust Property (including transfer duty) has been or will be provided by the Beneficiary.

EXECUTED for and on behalf of LR Linden Solutions Pty Ltd ACN 164 157 644 as Trustee under **The Linden Solutions Fund** Security Trust No.(..) in accordance with section 127(1) of the *Corporations Act 2001* by authority of the Directors:

.....  
Relle Evans  
Director

.....  
Rodney Douglas Pumpa  
Director

EXECUTED for and on behalf of Linden Solutions Pty Ltd ACN 164 156 978 as **Beneficiary** under **The Linden Solutions Fund** Security Trust No. (..) in accordance with Section 127(1) of the *Corporations Act 2001* by authority of the Directors

.....  
Relle Evans  
Director


.....  
Rodney Douglas Evans  
Director

This instrument is dated \_\_\_\_\_

**12. EXECUTION**

**EXECUTED BY THE PARTIES**

**EXECUTED** for and on behalf of **LR Linden Solutions Pty Ltd ACN 164 157 644** as **Trustee** under **The Linden Solutions Fund** Security Trust Rules in accordance with section 127(1) of the *Corporations Act 2001* by authority of the Directors:

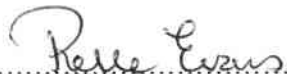
  
.....

Relle Evans  
Director

  
.....

Rodney Douglas Pumpa  
Director

**EXECUTED** for and on behalf of **Linden Solutions Pty Ltd ACN 164 156 978** as **Beneficiary** under **The Linden Solutions Fund** Security Trust Rules in accordance with Section 127(1) of the *Corporations Act 2001* by authority of the Directors:

  
.....

Relle Evans  
Director

  
.....

Rodney Douglas Pumpa  
Director

**THE LINDEN SOLUTIONS FUND SECURITY TRUST NO. 1**  
**Declaration of Trust, Direction to Purchase and Schedule of Trust Property**

(Refers to clauses 3 & 4 of the Rules Deed)

By this instrument the parties to The Linden Solutions Fund Security Trust Rules executed on 12 June 2013 establish The Linden Solution Fund Security Trust No.1. The Trustee is directed to purchase the asset listed below:

**Freehold Property or asset Description:** 32 Torrens Street, Waterford West, QLD 4133 being 129/RP842567

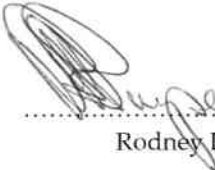
The parties acknowledge that a separate trust is created by this instrument for this asset which is identified as Trust Property under rules set out in The Linden Solutions Fund Security Trust Rules dated 12 June 2014 and the Trustee declares that the Trustee holds the property upon trust for the beneficiary absolutely.

Both the Trustee and the Beneficiary declare and acknowledge that subsection 22(3) of the *Duties Act 2001 (QLD)* applies to the relationship as between the Trustee and the Beneficiary with respect to the Trust Property. Specifically;


- a. The Trustee acknowledges that it is an agent, as contemplated by subsection 22(3) of the *Duties Act 2001 (QLD)* with respect of the Trust Property.
- b. The Trust Property is to be held upon bare trust by the Trustee for The Beneficiary, with the Beneficiary the "principal", as contemplated by subsection 22(3) for the *Duties Act 2001 (QLD)* with respect to the Trust Property; and
- c. All of the money for the acquisition of the Trust Property (including transfer duty) has been or will be provided by the Beneficiary.

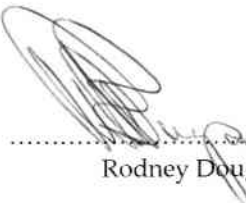
**EXECUTED** for and on behalf of **LR Linden Solutions Pty Ltd ACN 164 157 644** as **Trustee** under The Linden Solutions Fund Security Trust No.1 in accordance with section 127(1) of the *Corporations Act 2001* by authority of the Directors:

  
.....  
Relle Evans  
Director

  
.....  
Rodney Douglas Pumpa  
Director

**EXECUTED** for and on behalf of **Linden Solutions Pty Ltd ACN 164 156 978** as **Beneficiary** under The Linden Solutions Fund Security Trust No. 1 in accordance with Section 127(1) of the *Corporations Act 2001* by authority of the Directors:

  
.....  
Relle Evans  
Director

  
.....  
Rodney Douglas Pumpa  
Director

This instrument is dated 21/7/14