

Dated 20th June 2020

HOLLANDERB PTY LIMITED
(ACN 639 985 309)
Bare Trustee

-and-

RUSSTEE PTY LIMITED
(ACN 639 976 659)
ATF
RUSHOLSUP SUPERANNUATION FUND
Beneficial Owner

Hollanderb Bare Trust
Bare Trust Deed

THIS DEED is dated 29th June 2020

BETWEEN:

Russtee Pty Limited (ACN 639 976 659) ATF Rusholsup Superannuation Fund

of Level 4, 16 A Bolton Street Newcastle NSW 2300 (**Beneficial Owner**); and

Hollanderb Pty Limited (ACN 639 985 309)

of Level 4, 16 A Bolton Street Newcastle NSW 2300 (**Bare Trustee**).

Office of State Revenue	
NSW Treasury	
Client No: 113705060	3527
Duty: \$500	Trans No: 9852407.001
Asst details: _____	

RECITALS:

- A** The Beneficial Owner is the trustee of a self managed superannuation fund that falls within the meaning of the Superannuation Industry (Supervision) Act 1993 (Cth) (**SIS Act**).
- B** The Beneficial Owner has purchased, or wishes to purchase, the property outlined in the Schedule (**Property**) via a complying borrowing arrangement pursuant to section 67A of the SIS Act.
- C** The Bare Trustee holds, or will hold, the Property upon trust for the Beneficial Owner until such time as the Beneficial Owner instructs the Bare Trustee in writing to transfer legal title to the Property to the Beneficial Owner.


PROVISIONS:

1. The Beneficial Owner has purchased, or wishes to purchase, the Property.
2. The Beneficial Owner is, or will be, the real purchaser in respect of the Property. The Beneficial Owner has procured, or will procure, the total moneys relating to the purchase of the Property, including the proceeds of any loans from a lender in respect of the purchase of the Property.
3. The Bare Trustee has not, and will not, provide any of the moneys relating to the purchase of the Property.
4. The Bare Trustee will hold the Property upon trust for the Beneficial Owner. The Bare Trustee will hold on trust for the Beneficial Owner any benefits (including but not limited to all rents and profits) that accrue from the Property and will promptly remit any moneys accruing from the Property to the Beneficial Owner.
5. The Beneficial Owner will at all times be absolutely beneficially entitled to the Property.
6. The Beneficial Owner authorises the Bare Trustee to execute all such documents as are necessary and desirable to grant legal title to the Property to the Bare Trustee, including but not limited to a contract of sale and transfer of land instrument.

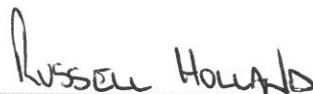
7. The Bare Trustee must exercise all rights, powers and remedies in respect of the Property in accordance with the directions of the Beneficial Owner and the Bare Trustee must not exercise any discretion under this deed other than at the direction of the Beneficial Owner.
8. The provisions of this deed must not be altered or varied other than in writing executed by the Beneficial Owner and the Bare Trustee.
9. At any time, by notice in writing to the Beneficial Owner, the Bare Trustee may resign as trustee of the trust and at any time, by notice in writing to the Bare Trustee, the Beneficial Owner may remove or replace the Bare Trustee or appoint a new trustee of the trust.
10. Should the Bare Trustee be removed or resign as trustee of the trust, the Bare Trustee must, at the direction of the Beneficial Owner, do all things necessary and desirable to transfer legal title to the Property to the replacement trustee.
11. The Beneficial Owner indemnifies the Bare Trustee against all costs of and incidental to the holding of the Property upon trust for the Beneficial Owner including but not limited to the acquisition, maintenance and retention of the Property and the Bare Trustee's trusteeship of the trust.

EXECUTED as a deed

EXECUTED BY RUSSTEE PTY LIMITED)
(ACN 639 976 659) ATF RUSHOLSUP)
SUPERANNUATION FUND as Beneficial)
Owner in accordance with the)
Corporations Act:



Signature of Sole Director and Sole
Company Secretary

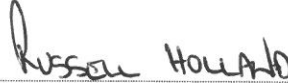


Name of Sole Director and Sole
Company Secretary

EXECUTED BY HOLLANDERB PTY)
LIMITED (ACN 639 985 309) as Bare)
Trustee in accordance with the)
Corporations Act:)



Signature of Sole Director and Sole
Company Secretary



Name of Sole Director and Sole
Company Secretary

Schedule

1 **Property**

Unit 9, 10 Superior Avenue Edgeworth NSW 2285

Destination Financial Line Item(s):

	Transaction ID	Category	Account Name	Account Details	Amount
1	PEXA204673855D01F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	N/A	\$ 8,992.00
2	PEXA204673855D04F	PEXA Fees	PEXA	N/A	\$ 114.07
3	PEXA204673855D06F	Third Party Beneficiary	OSR EPS Tax Remitting Account	032001 205573	\$ 500.00
4	PEXA204673855D08F	Water Rates	HUNTER WATER (747717)	54487275976	\$ 124.10
5	PEXA204673855D07F	Council Rates	LAKE MACQUARIE CITY COUNCIL ELNO (301960)	02228542	\$ 1,331.62
6	PEXA204673855D09F	Body Corporate Fees	DEFT PAYMENT SYSTEMS (96503)	28400801833577	\$ 1,173.51
7	PEXA204673855D14F	Professional Fees	Scott Ayerst	032501 202520	\$ 1,773.20
8	PEXA204673855D15F	Third Party Beneficiary	Russtee Pty Limited	182512 967870874	\$ 586.40

Total Destination Amount:

\$ 14,594.90

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Financial Settlement Statement

Settlement Details

Subscriber: SCOTT AYERST SOLICITOR
 Subscriber Reference: 720058 HollanderB
 PEXA Workspace ID: PEXA204673855
 Subscriber Role: Incoming Proprietor
 Settlement Date: 24/07/2020
 Lodgement Override: Proceed with Financial Settlement

Signature(s):

Owen Ayerst 24/07/2020 07:19 AEST

Certifications:

SCOTT AYERST SOLICITOR certifies that all financial information in the financial settlement schedule is accurate.

SCOTT AYERST SOLICITOR hereby agrees to the financial settlement schedule details listed in this statement and agree to the fees that will be charged as a result of this settlement transaction.

SCOTT AYERST SOLICITOR understands that if the settlement time is extended during the settlement run due to a delay, this document will not automatically become unsigned. A user will then be able to stop settlement in the financial settlement schedule if they wish.

Source Financial Line Item(s):

	Transaction ID	Category	Account Name	Account Details	Client Name	Amount
1	PEXA204673855S02F	Purchaser's Equity	Scott Ayerst Law Practice Trust Account	032501 237678	Hollanderb Pty Limited	\$ 127,691.69

Total Source Amount: \$ 127 691 69



SCOTT AYERST SOLICITOR
Post Office Box 185
STOCKTON NSW 2295

Table with 2 columns: Field Name and Value. Fields include Duties Assessment Number, Total amount payable, Due date, Assessment no, Your reference, and Client ID.

Liable party: Hollanderb Pty Limited

Assessment summary

Table with 2 columns: Description and Amount. Rows include Duty assessed (\$500.00) and Total amount payable (\$500.00).

If you do not pay the total amount payable by the due date, then interest will be imposed on any outstanding balance. You can find information on the current rate of interest at www.revenue.nsw.gov.au

The due date for payment of this assessment by return has been set in accordance with your approval under section 37 of the Taxation Administration Act, 1996.

Please see the back of this notice for general information about this assessment and payment methods.

Please refer to the attached statement for detailed information about this assessment.

Scott Johnston

Chief Commissioner of State Revenue

Revenue NSW - Electronic Duties Returns

Do not staple, pin or fold remittance slip



BPay - Internet or phone banking:

Bill Code: 3384 Reference: 1710097518
Credit card payments are not accepted.



Electronic payments:

BSB no: 032001 Account no: 205573
Account name: OSR EPS Tax Remitting Account
Electronic payment code: 1710097518SRX

Client name: SCOTT AYERST SOLICITOR

Summary table with 2 columns: Field Name and Value. Fields include Duties Assessment Number, Due date, and Total Amount Payable.





Revenue

Duties Assessment Number	9852407-001
Client name	SCOTT AYERST SOLICITOR
Your reference	720058 Holland
Lodgement date	20 Jul 2020

Transaction Details

Document type	Declaration of Trust by Custodian
Execution date	29 Jun 2020
Dutiable amount	\$300,000.00
Duty assessed	\$500.00
Liable party names(s)	Hollanderb Pty Limited (ACN 639985309)
Property ID(s)	S99759/9
Exemption type	
Related Duties Assessment Number	

Stamping details

Duties Assessment Number		9852407-001
Document		\$500.00
No of duplicates	x0	\$0.00
No of transfers	x0	\$0.00

This duty statement is a summary of the transaction submitted to the Revenue NSW through Electronic Duties Return. This duty statement confirms that the transaction has been assessed by the Revenue NSW.

Scott Johnston

Chief Commissioner of State Revenue