

TRILOGY

06 January 2021

G & J Musa Pty Ltd <G & J Musa Super Fund>
22 Lidell Street
OAKHURST NSW 2761

TRILOGY FUNDS
MANAGEMENT
LIMITED

AEN 59 080 383 679
AFSL 261425

BRISBANE
CPO Box 1648
Brisbane QLD 4001
1800 230 099
(within Australia)
+61 7 3039 2829

SYDNEY
Level 13
56 Pitt Street
Sydney NSW 2000
+61 2 8028 2828

Dear Josefina,

Trilogy Monthly Income Trust – Units Issued

Investor Name: G & J Musa Pty Ltd <G & J Musa Super Fund>
Investor ID: 2000099201

Thank you for choosing to invest with Trilogy. We received your application money of \$100,000.00* in the Trilogy Monthly Income Trust (Trust) on 04 January 2021. If you are applying for more units than this investment amount and making the payment in instalments, you will receive separate confirmations as the amounts are received.

You were issued with units in the Trust as follows:

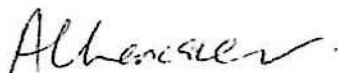
Number of Units	Date of Issue	Unit Price
100,000.00	04 January 2021	\$1.00 per unit.

Distributions are paid to investors monthly, usually on or about the eighth business day of each month, in accordance with the instructions for payment that you indicated on the application form, either to your nominated account or reinvested in further units.

Should you wish to change your details at any time (including your distribution payment preference), please contact the Investor Relations team on 1800 230 099 or email investorrelations@trilogyfunds.com.au. Additionally, if you have any enquiries regarding the Trust, please contact the Investor Relations team or your Financial Adviser.

On behalf of the team at Trilogy, we welcome you as an Investor in the Trust and we look forward to working with you.

Yours sincerely,



Alison Lancaster
Head of Investor Relations & Distribution

<http://www.trilogyfunds.com.au/tmit>

- [skip to Main Navigation](#)
- [skip to Content](#)



Menu

Or claim up to \$400
credit per day*

*Residential elec customers only. Clear, safe access to meter required. Must be booked online before 1pm Mon-Fri (excl. public holidays). Not available all areas or for new properties. Credit to cover related expenses per day power is not on. Amount incl. GST.

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[Property Value Fairway Drive 218/100 Fairway Drive](#)

Search for a street address

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[101-129 Fairway Drive](#)

OFF MARKET

This property is **not currently for sale or rent** on realestate.com.au

218/100 Fairway Drive

Norwest NSW 2153

Bedrooms - Bathrooms - Car Spaces -

Own this property?

Get access to insights and data tailored
for property owners.

[Track this property](#)

[What is tracking?](#)



Next best steps for buyers

Track your loan

Compare home loans

First home buyer's checklist

Estimated value

\$880k
Low range

\$922k

\$970k
High range

HIGH CONFIDENCE

Last updated 14 March, 2022

How do we calculate estimated value?

To work out the estimated value of a property, our algorithm looks at:

Property features

Your property's type, characteristics, land size and location help us estimate its value.

Suburb Norwest	Land size 7,106 m ²	Property type Unit	Year built -	Bedrooms -	Bathrooms -
Car spaces -	Floor area -				

[Track to update details](#)

Comparable sales

Past sales

How much do you trust this value estimate?



Want a professional opinion?

Find a local agent to help you understand what your property is worth.

[Get a market appraisal](#)

Property sale history

- 2020
May 2020
\$790,400



This information is supplied by Realestate.com.au (ABN 21 080 195 535) on behalf of Proptack Pty Ltd (ABN 43 127 386 298)

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Calculate your equity

Equity is the difference between the current value of your home and how much you owe on it. Find out how much equity you may be able to access from your home loan.

Estimated property value

Outstanding loan amount

Your estimated equity

\$--

--%

You own approximately --% of your property. You could potentially unlock \$-- ⓘ

Track your equity over time

Add your home loan details to your realestate.com.au account and we'll monitor your equity and home loan against the market so you can set and forget and never miss an opportunity to save.

320,000+ Aussies found the right loan through us

Join thousands of happy property buyers by chatting to your own personal expert.

Get started

About this unit

218/100 Fairway Drive is a *unit*. See land size, building size and more below

Land size 7,106 m²

Floor area Unavailable

Year built Unavailable

Data supplied by PropTrack

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Market Activity for apartments/units in Norwest, NSW

- 65 For sale
- 52 Recently sold
- 6 Open for inspections this week
- 1 Auctions upcoming

Norwest market wrap for all apartments/units

\$1,075,000

MEDIAN SALE PRICE

17.5%

ANNUAL GROWTH

SPONSORED

RayWhite What's your property worth? Get a guide to the market. Get the guide

Important information on local market data

The information published regarding market data is of a general nature only and does not consider your personal or investment objectives, financial situation or particular needs. Information is based on historical data and past performance is not necessarily indicative of future results. Realestate.com.au does not hold an Australian financial services or credit license and cannot provide any endorsement, recommendation or suggestion about any information or products displayed on this property profile. We strongly recommend that you obtain independent advice before you make any financial decisions using the information or investment tools contained on the property investment destination site, and we make no warranty as to the accuracy, completeness or reliability of the information or investment tools, nor do we accept any liability and responsibility arising in any way from omissions or errors contained on the property investment destination.

Featured news, tips and guides



What is a Body Corporate (Owners Corporation) an...
3 min read



This is what home buyers are looking for in 2021
Presented by **GLO**



How to maximise your search to find your dream...
2 min read



Apartment vs condo: what is the difference?
3 min read



First home buyer who's eligible?
3 min read

Similar homes in Norwest

Looking at similar homes in Norwest, NSW 2153 can help you better understand this unit's potential value.

Sold For Sale For Rent



517/11 Spurway Drive, Norwest, NSW 2153

31/03/2022, 00:00

218/100 Fairway Drive, Norwest, NSW 2153

Bedrooms

2

Bathrooms

2

Car Spaces

1

\$772,500

29 Mar 2022



313/1 Lucinda Avenue, Norwest, NSW 2153

Bedrooms

2

Bathrooms

1

Car Spaces

2

\$715,000

18 Mar 2022



24 Stone Mason Drive, Norwest, NSW 2153

Bedrooms

4

Bathrooms

2

Car Spaces

2

\$1,487,000

10 Mar 2022



409/13 Spurway Drive, Norwest, NSW 2153

Bedrooms

3

31/03/2022, 00:00

218/100 Fairway Drive, Norwest, NSW 2153

Bathrooms

2

Car Spaces

2

\$1,170,000

08 Mar 2022



412/2 Lucinda Avenue, Norwest, NSW 2153

Bedrooms

4

Bathrooms

3

Car Spaces

2

\$1,610,000

04 Mar 2022



802/11 Solent Circuit, Norwest, NSW 2153

Bedrooms

2

Bathrooms

2

Car Spaces

2

\$1,200,000

28 Feb 2022



15 Durack Crest, Norwest, NSW 2153

Bedrooms

4

Bathrooms

2

Car Spaces

2

\$1,351,400

09 Feb 2022



7/60-62 Barina Downs Road, Norwest, NSW 2153

Bedrooms

4

Bathrooms

2

Car Spaces

2

\$1,450,000

07 Feb 2022



702/13 Spurway Drive, Norwest, NSW 2153

Bedrooms

1

Bathrooms

1

Car Spaces

1

\$665,000

04 Feb 2022



21/2 Lucinda Avenue, Norwest, NSW 2153

Bedrooms

3

Bathrooms

2

Car Spaces

2

31/03/2022, 00:00

218/100 Fairway Drive, Norwest, NSW 2153

\$940,000

01 Feb 2022

Show more Show less

Research homes neighbouring 218/100 Fairway Drive







prev
next

See all the homes on Fairway Drive, Norwest, NSW 2153.

[Explore this street](#)

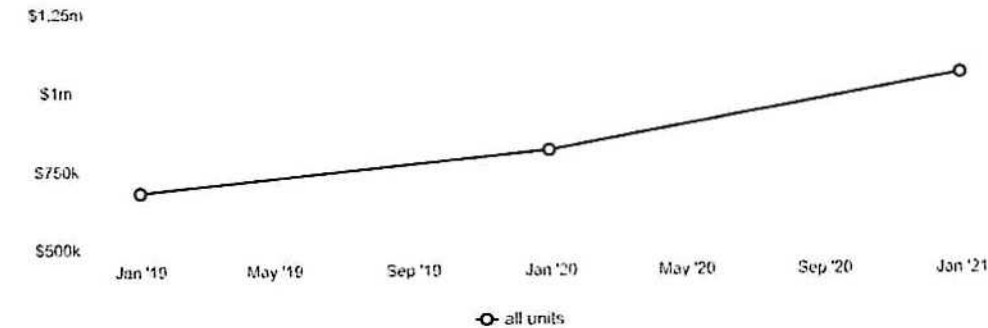
Market Trends

Discover market trends for units in Norwest

- Median sale price
- Median rent
- Properties sold

\$1.08m
median sale price
CURRENT
Norwest median sale price trends (last 10 years)

1 year 10 years



How was this calculated?

Median sale price: The price of a property that falls in the middle of the total number of properties sold over the preceding 12 month period for '1 year' trends & calendar year for '10 years' trends. Data current as of 28 February 2022. Data supplied by PropTrack.

Median rent: The advertised weekly rent of a property that falls in the middle of the total number of properties listed over the preceding 12 month period for '1 year' trends & calendar year for '10 years' trends. Data current as of 27 March 2022. Data supplied by realestate.com.au.

Properties sold: The total number of properties sold over the preceding 12 month period for '1 year' trends & calendar year for '10 years' trends. Data current as of 28 February 2022. Data supplied by PropTrack.

Get an appraisal from local sales agents in Norwest

You don't have to be ready to sell to get an appraisal. Speak to an expert to find your potential sale price and better understand the local market and selling process.



Maree McCrorieMcGrath - Castle Hill8 Recent Sales

[Request appraisal](#)



Wayne GayPRD Norwest4 Recent Sales

[Request appraisal](#)



[Soha Soheili](#)The Avenue Real Estate Agency - CASTLE HILL3 Recent Sales
[Request appraisal](#)



[Zach Fadie](#)Manor Real Estate2 Recent Sales
[Request appraisal](#)
[See more agents](#)

Based on suburb sales and performance for recent unit sales in Norwest

Schools closest to 218/100 Fairway Drive

School name	Address	Type	Sector	Distance
Bella Vista Public School View Website	83 free settlers drive, bella vista 2153	Primary	Government	0.42 km
Anglican Technical College - Western Sydney View Website	1000 old windsor road, glenwood 2768	Secondary	Independent	1.62 km
St Angela's Primary School View Website	40 harrington avenue, castle hill 2154	Primary	Catholic	1.84 km
Glenwood High School View Website	forman ave & glenwood park dr, glenwood 2768	Secondary	Government	2.00 km
Kellyville Public School View Website	windsor road, kellyville 2155	Primary	Government	2.06 km
Show more	Show less			

"Distance" is a straight line calculation. See more about our schools data

We receive schools data from government agencies, schools, real estate agents and the general public. We update our schools data from regular updates and feedback received. "Distance" refers to the straight line between the property and the school address on our database. We recommend contacting schools directly regarding zoning and admission.

What is an 'estimated value'?

An 'estimated value' is a computer generated price calculated and supplied monthly by PropTrack using automated statistical models based on available local property data, including the type of property, recent sales and local price trends. It is not a price prediction and is only used as an indication of the potential value of a property. The 'estimated value' is current at the time of publication and should not be relied upon as an accurate representation of the market value of a property. realestate.com.au Pty Ltd makes no warranty as to the accuracy or reliability of the information contained in the 'estimated value' and realestate.com.au and its related entities, directors, officers and agents disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by the recipient through relying on anything contained in or omitted from an 'estimated value'.

We encourage homeowners and property seekers to supplement this information with an appraisal from a local real estate agent.

Speak to a [real estate agent in Norwest](#) for an agent appraisal of your property.

[Visit FAQ](#) OK, got it

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Updated by property owner

This property has been updated by the property owner. They have tracked the property as the owner and successfully submitted an update to the property.

[Visit FAQ](#) OK, got it

What is tracking?

Track your property to monitor recent sales for similar properties and receive monthly updates on its estimated value.

By telling us your relationship with the property you are tracking, we will tailor your realestate.com.au experience and the property insights we send you.

You can also track multiple properties including your primary residence and any investment properties.

We're continually improving the My Property experience to help you make better decisions, whether you're looking to buy, sell, renovate or lease out.

About our sold prices

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Close

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Sydney's Garden Shire

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www.thehills.nsw.gov.au | council@thehills.nsw.gov.au
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SUPPLEMENTARY RATES NOTICE
13TH AUGUST 2020 TO 30TH JUNE 2021

Gerpines Realty Pty Ltd
C/- The Property Investors Alliance
2 Australia Ave
SYDNEY OLYMPIC PARK NSW 2127

Assessment Number	2242576
Due Date	30-Nov-2020
Posting Date	26-Oct-2020
Rateable Value	85,560
Valuation Base Date	01 July 2019
Rate Category	Residential
Interest Rate - Jul-Dec	0.0%
Jan-Jun	7.0%

For emailed notices:
thehills.enotices.com.au
eNotices Reference No:

PROPERTY LOCATION AND DESCRIPTION

Building D 218/100 Fairway Drive, NORWEST NSW 2153
Lot 193 SP 101404

PARTICULARS OF RATES AND CHARGES

	RATE IN \$ / UNIT CHARGE	RATEABLE VALUE / UNITS	AMOUNT
Residential AdValorem	0.00082271	85,560	62.10
Residential Base Amt			459.50
Domestic Waste Manage	320.0000	1.00000	253.37
Residential Strata St	12.5000	1.00000	11.03

RECEIVED
28 OCT 2020

Daily interest accrues on all arrears and instalments not received by the due date.

1st INSTALMENT	2nd INSTALMENT	3rd INSTALMENT	4th INSTALMENT	TOTAL
Due Date	Due Date	Due Date	Due Date	AMOUNT DUE
30-Sep-2020	30-Nov-2020	28-Feb-2021	31-May-2021	
\$0.00	\$268.00	\$259.00	\$259.00	\$786.00

PAYMENT METHODS

Direct Debit - Visit www.thehills.nsw.gov.au

Online - Visit www.thehills.nsw.gov.au > Make a Payment

By Phone - 1300 720 992. Assessment No: 2242576

Biller Code: 4374
Reference: 2242576
BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 2242576

Post Billpay
Billpay Code: 0289
Reference: 2242 576
Pay in-store at Australia Post,
online at auspost.com.au/postbillpay,
by phone 13 18 16 or via AusPost app



*289 2242576

Assessment Number	2242576
Name	Gerpines Realty Pty Ltd
Address	Building D 218/100 Fairway Drive NORWEST NSW 2153
Due Date	30-Nov-2020
Current Instalment Due	\$268.00
OR Amount Paid	

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3rd INSTALMENT NOTICE
1 JULY 2020 TO 30 JUNE 2021



Gerpines Realty Pty Ltd
C/- The Property Investors Alliance
2 Australia Ave
SYDNEY OLYMPIC PARK NSW 2127



006
RG_8139

Assessment Number	2242576
Due Date	28 Feb 2021
Posting Date	15 Jan 2021
Rate Category	Residential
Interest Rate - Jul-Dec	0.0%
Jan-Jun	7.0%

For emailed notices:
thehills.enotices.com.au
eNotices Reference No: 0BA70DA6DB

PROPERTY LOCATION AND DESCRIPTION

Building D 218/100 Fairway Drive, NORWEST NSW 2153
Lot 193 SP 101404

Current Instalment

\$259.00



Daily interest will be charged on arrears from 1 January 2021

Please deduct any payments made since 11 January 2021

**TOTAL
AMOUNT DUE**

\$259.00

PAYMENT METHODS



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Online - Visit www.thehills.nsw.gov.au > Make a Payment



By Phone - 1300 720 992. Assessment No: 2242576



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Reference: 2242576

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Billpay

Billpay Code: 0289
Reference: 2242 576

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*289 2242576

Assessment Number	2242576
Name	Gerpines Realty Pty Ltd
Address	Building D 218/100 Fairway Drive NORWEST NSW 2153
Due Date	28 Feb 2021
Amount Due	\$259.00
OR Amount Paid	

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4th INSTALMENT NOTICE

1 JULY 2020 TO 30 JUNE 2021



Gerpines Realty Pty Ltd
C/- The Property Investors Alliance
2 Australia Ave
SYDNEY OLYMPIC PARK NSW 2127

006
R6_8489

Assessment Number	2242576
Due Date	31 May 2021
Posting Date	16 Apr 2021
Rate Category	Residential
Interest Rate - Jul-Dec	0.0%
Jan-Jun	7.0%



For emailed notices:
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eNotices Reference No: A7826191ED

PROPERTY LOCATION AND DESCRIPTION

Building D 218/100 Fairway Drive, NORWEST NSW 2153
Lot 193 SP 101404

Current Instalment

\$259.00



Daily interest will be charged on arrears from 1 January 2021

TOTAL
AMOUNT DUE

Please deduct any payments made since 12 April 2021

\$259.00

PAYMENT METHODS



Direct Debit - Visit www.thehills.nsw.gov.au



Online - Visit www.thehills.nsw.gov.au > Make a Payment



By Phone - 1300 720 992. Assessment No: 2242576



Bill Code: 4374
Reference: 2242576

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Billpay Code: 0289
Reference: 2242 576

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by phone 13 18 16 or via AusPost app

POSTbillpay/



*289 2242576

Assessment
Number

2242576

Name

Gerpines Realty Pty Ltd

Address

Building D 218/100 Fairway Drive
NORWEST NSW 2153

Due Date

31 May 2021

Amount Due

\$259.00

OR Amount Paid

N/G L

+000000002242576+ +00000000000000+ +000015+ +000509201761+ +333+



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RATES & CHARGES NOTICE
1 JULY 2021 TO 30 JUNE 2022



Gerpines Realty Pty Ltd
C/- The Property Investors Alliance
2 Australia Ave
SYDNEY OLYMPIC PARK NSW 2127

006
R7_8253

Assessment Number	2242576
Due Date	31-Aug-2021
Posting Date	09-Jul-2021
Rateable Value	85,560
Valuation Base Date	01 July 2019
Rate Category	Residential
Interest Rate	6.0%

To have your notices emailed
Register at thehills.enotices.com.au
Reference No: 3DA9AFEC5E

PROPERTY LOCATION AND DESCRIPTION

Building D 218/100 Fairway Drive, NORWEST NSW 2153
Lot 193 SP 101404

PARTICULARS OF RATES AND CHARGES

	RATE IN \$ / UNIT CHARGE	RATEABLE VALUE / UNITS	AMOUNT
Residential AdValorem	0.00083925	85,560	71.81
Residential Base Amt			531.28
Domestic Waste Management Charge	320	1	320.00
Residential Strata Stormwater Management Charge	12.5	1	12.50

PLEASE DEDUCT ANY PAYMENTS
MADE SINCE 05-JUL-2021

1st INSTALMENT	2nd INSTALMENT	3rd INSTALMENT	4th INSTALMENT	TOTAL AMOUNT DUE
Due Date	Due Date	Due Date	Due Date	
31-Aug-2021	30-Nov-2021	28-Feb-2022	31-May-2022	
\$236.59	\$233.00	\$233.00	\$233.00	\$935.59

PAYMENT METHODS

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*289 2242576

Assessment Number	2242576
Name	Gerpines Realty Pty Ltd
Address	Building D 218/100 Fairway Drive
Due Date	31-Aug-2021
Current Instalment Due	\$236.59
OR Amount Paid	

N/G L

+0000000002242576+ +00000000000000+ +000015+ +000509201761+ +333+



THE HILLS

Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
PO Box 7064 Norwest 2153 LBN 25 034 494 656
www.thehills.nsw.gov.au | council@thehills.nsw.gov.au
161 2 9843 6555 | DX 9966 Norwest

2nd INSTALMENT NOTICE

1 JULY 2021 TO 30 JUNE 2022



Gerpines Realty Pty Ltd
C/- The Property Investors Alliance
2 Australia Ave
SYDNEY OLYMPIC PARK NSW 2127

006
R6_7151

Assessment Number	2242576
Due Date	30 Nov 2021
Posting Date	15 Oct 2021
Rate Category	Residential
Interest Rate	6.0%



To have your notices emailed
Register at thehills.onotices.com.au
Reference No: 889806277Y

PROPERTY LOCATION AND DESCRIPTION

Building D 218/100 Fairway Drive, NORWEST NSW 2153
Lot 193 SP 101404

Current Instalment

\$233.00

Daily interest will be charged on arrears at 6% per annum

Please deduct any payments made since 11 October 2021

TOTAL
AMOUNT DUE

\$233.00

PAYMENT METHODS



Direct Debit - Visit www.thehills.nsw.gov.au



Online - Visit www.thehills.nsw.gov.au > Make a Payment



By Phone - 1300 720 992. Assessment No: 2242576



Bill Code: 4374

Reference: 2242576

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 2242576



Billpay Code: 0289

Reference: 2242 576

Pay in-store at Australia Post,
online at auspost.com.au/postbillpay,
by phone 13 18 16 or via AusPost app

POST Billpay



*289 2242576

Assessment
Number

2242576

Name

Gerpines Realty Pty Ltd

Address

Building D 218/100 Fairway
Drive
NORWEST NSW 2153

Due Date

30 Nov 2021

Amount Due

\$233.00

OR Amount Paid

N/G L

+000000002242576+ +00000000000000+ +000015+ +000509201761+ +333+



THE HILLS

Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
PO Box 7088, Norwest 2153 | ABN 25 036 494 656
www.thehills.nsw.gov.au | council@thehills.nsw.gov.au
t 61 2 9843 0555 | 0X 9966 Norwest

3rd INSTALMENT NOTICE

1 JULY 2021 TO 30 JUNE 2022



Gerpines Realty Pty Ltd
C/- The Property Investors Alliance
2 Australia Ave
SYDNEY OLYMPIC PARK NSW 2127

006
R8_7367

Assessment Number	2242576
Due Date	28 Feb 2022
Posting Date	14 Jan 2022
Rate Category	Residential
Interest Rate	6.0%



To have your notices emailed
Register at thehills.enotices.com.au
Reference No: 22AAB5ECAD

PROPERTY LOCATION AND DESCRIPTION

Building D 218/100 Fairway Drive, NORWEST NSW 2153
Lot 193 SP 101404

Current Instalment

\$233.00



Daily interest will be charged on arrears at 6% per annum

Please deduct any payments made since 10 January 2022

TOTAL
AMOUNT DUE

\$233.00

PAYMENT METHODS



Direct Debit - Visit www.thehills.nsw.gov.au



Online - Visit www.thehills.nsw.gov.au > Make a Payment



By Phone - 1300 720 992. Assessment No: 2242576



Bill Code: 4374
Reference: 2242576

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POST Billpay



*289 2242576

Assessment
Number

2242576

Name

Gerpines Realty Pty Ltd

Address

Building D 218/100 Fairway
Drive
NORWEST NSW 2153

Due Date

28 Feb 2022

Amount Due

\$233.00

OR Amount Paid

N/G L

+0000000002242576+ +00000000000000+ +000015+ +000509201761+ +333+



Australian Government
Australian Taxation Office

Agent DS ACCOUNTING & BUSINESS
SOLUTIONS PTY
Client THE TRUSTEE FOR G & J MUSA
SUPER FUND
ABN 26 715 408 801
TFN 558 488 640

Income tax 002

Date generated

Overdue	30/03/2022
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from 30 March 2020 to 30 March 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Mar 2021	2 Mar 2021	Payment received		\$5,273.45	\$0.00
2 Mar 2021	2 Mar 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$5,273.45		\$5,273.45 DR



Australian Government
Australian Taxation Office

Agent DS ACCOUNTING & BUSINESS
SOLUTIONS PTY
Client THE TRUSTEE FOR G & J MUSA
SUPER FUND
ABN 26 715 408 801
TFN 558 488 640

Activity statement 004

Date generated	30/03/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

9 results found - from 30 March 2020 to 30 March 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Mar 2022	7 Mar 2022	General interest charge			\$0.00
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$1,188.00		\$0.00
2 Mar 2022	28 Feb 2022	Payment received		\$1,188.00	\$1,188.00 CR
1 Nov 2021	1 Nov 2021	General interest charge			\$0.00
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$1,188.00		\$0.00
26 Oct 2021	25 Oct 2021	Payment received		\$1,188.00	\$1,188.00 CR
21 Jun 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$1,188.00		\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
21 Jun 2021	21 Jun 2021	General interest charge			\$1,188.00 DR
6 Jun 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$1,188.00		\$1,188.00 DR

Cash transactions

1 Jul 2020 to 30 Jun 2021



Account name G & J MUSA PTY LTD ATF G & J MUSA SUPER FUND Active
 Account number 967378225
 BSB 182-512
 Product Cash Management Account
 Issued 30/03/2022

Balance
 \$123,367.47

Date	Category	Description	Debit	Credit	Balance
30 Jun 2021	Interest	MACQUARIE CMA INTEREST PAID		7.31	74,863.96
21 Jun 2021	Transfers	QUICKSUPER QUICKSPR2989033962		830.28	74,856.65
10 Jun 2021	Transfers	TMIT WORKING ACC 2000099201TMITDIST		468.82	74,026.37
07 Jun 2021	Transfers	QUICKSUPER QUICKSPR2979350490		828.85	73,557.55
31 May 2021	Interest	MACQUARIE CMA INTEREST PAID		7.31	72,728.70
24 May 2021	Transfers	QUICKSUPER QUICKSPR2969032999		828.85	72,721.39
13 May 2021	Transfers	TMIT WORKING ACC 2000099201TMITDIST		476.71	71,892.54
10 May 2021	Transfers	QUICKSUPER QUICKSPR2957997943		854.14	71,415.83
30 Apr 2021	Interest	MACQUARIE CMA INTEREST PAID		6.82	70,561.69
26 Apr 2021	Transfers	QUICKSUPER QUICKSPR2946421386		828.85	70,554.87
14 Apr 2021	Transfers	TMIT WORKING ACC 2000099201TMITDIST		522.33	69,726.02
12 Apr 2021	Transfers	QUICKSUPER QUICKSPR2935026474		879.42	69,203.69
31 Mar 2021	Interest	MACQUARIE CMA INTEREST PAID		6.84	68,324.27
29 Mar 2021	Transfers	QUICKSUPER QUICKSPR2924319122		828.85	68,317.43
15 Mar 2021	Transfers	QUICKSUPER QUICKSPR2913222247		828.85	67,488.58

Date	Category	Description	Debit	Credit	Balance
10 Mar 2021	Transfers	TMIT WORKING ACC 2000099201TMITDIST		490.96	66,659.73
02 Mar 2021	Uncategorised	BPAY TO TAX OFFICE PAYMENTS #tax - SMSF	5,273.45		66,168.77
02 Mar 2021	Transfers	QUICKSUPER QUICKSPR2903002702		829.33	71,442.22
26 Feb 2021	Interest	MACQUARIE CMA INTEREST PAID		6.45	70,612.89
15 Feb 2021	Transfers	QUICKSUPER QUICKSPR2890367530		828.85	70,606.44
10 Feb 2021	Transfers	TMIT WORKING ACC 2000099201TMITDIST		495.56	69,777.59
29 Jan 2021	Transfers	QUICKSUPER QUICKSPR2877587989		775.63	69,282.03
29 Jan 2021	Interest	MACQUARIE CMA INTEREST PAID		10.00	68,506.40
15 Jan 2021	Transfers	QUICKSUPER QUICKSPR2867377418		764.92	68,496.40
05 Jan 2021	Transfers	QUICKSUPER QUICKSPR2859629743		853.31	67,731.48
04 Jan 2021	Transfers	TRANSACT FUNDS TFR TO TRILOGY MONTHLY IN MUSA - G & J MUSA PTY LTD ATF G & J MUSA SUPER FUND	100,000.00		66,878.17
31 Dec 2020	Interest	MACQUARIE CMA INTEREST PAID		41.87	166,878.17
23 Dec 2020	Direct Debits	AIA AUSTRALIA . 67917410 28/12/20	3,003.93		166,836.30
18 Dec 2020	Transfers	QUICKSUPER QUICKSPR2848773319		828.09	169,840.23
10 Dec 2020	Transfers	TRANSACT FUNDS TFR TO G & J MUSA PTY LTD SMSF MODA Offset Account	50,000.00		169,012.14
03 Dec 2020	Transfers	QUICKSUPER QUICKSPR2836992493		828.09	219,012.14
02 Dec 2020	Financial Advice	REBATE OF ADVISER COMMISSION		44.68	218,184.05
20 Nov 2020	Transfers	QUICKSUPER QUICKSPR2826898520		828.09	218,139.37
06 Nov 2020	Transfers	QUICKSUPER QUICKSPR2816072550		828.09	217,311.28

Date	Category	Description	Debit	Credit	Balance
03 Nov 2020	Financial Advice	REBATE OF ADVISER COMMISSION		46.25	216,483.19
23 Oct 2020	BPAY Payments	BPAY TO ASIC ASIC GerpinesRealtyPL	273.00		216,436.94
23 Oct 2020	Transfers	QUICKSUPER QUICKSPR2805794041		828.09	216,709.94
20 Oct 2020	Uncategorised	BPAY TO ASIC ASIC paid for Special purpose c/o Accountant	55.00		215,881.85
08 Oct 2020	Transfers	QUICKSUPER QUICKSPR2794527480		828.09	215,936.85
07 Oct 2020	Transfers	TRANSACT FUNDS TFR TO G AND J MUSA PTY L MODA - SMSF Mortgage	10,000.00		215,108.76
02 Oct 2020	Financial Advice	REBATE OF ADVISER COMMISSION		46.86	225,108.76
30 Sep 2020	Interest	MACQUARIE CMA INTEREST PAID		9.39	225,061.90
24 Sep 2020	Transfers	QUICKSUPER QUICKSPR2784654951		828.09	225,052.51
10 Sep 2020	Transfers	QUICKSUPER QUICKSPR2774714420		828.09	224,224.42
09 Sep 2020	Transfers	PEXA Lot 193 surplus		48,635.22	223,396.33
03 Sep 2020	Transfers	LOT 193 MODA PURCHASERS EQUITY	253,000.00		174,761.11
02 Sep 2020	Financial Advice	REBATE OF ADVISER COMMISSION		94.39	427,761.11
31 Aug 2020	Interest	MACQUARIE CMA INTEREST PAID		18.78	427,666.72
28 Aug 2020	Transfers	QUICKSUPER QUICKSPR2765731883		828.09	427,647.94
19 Aug 2020	Transfers	STAMP DUTY FOR GERPINES REALTY PTY LTD	31,020.00		426,819.85
14 Aug 2020	Transfers	QUICKSUPER QUICKSPR2755907989		828.08	457,839.85
04 Aug 2020	Financial Advice	REBATE OF ADVISER COMMISSION		96.59	457,011.77
31 Jul 2020	Transfers	QUICKSUPER QUICKSPR2745787986		828.09	456,915.18
31 Jul 2020	Interest	MACQUARIE CMA INTEREST PAID		19.24	456,087.09

Date	Category	Description	Debit	Credit	Balance
17 Jul 2020	Transfers	QUICKSUPER QUICKSPR2736221586		828.09	456,067.85
10 Jul 2020	Transfers	TMIT WORKING ACC 2000099201TMITDIST		2,000.66	455,239.76
06 Jul 2020	Transfers	QUICKSUPER QUICKSPR2727976995		828.10	453,239.10
02 Jul 2020	Financial Advice	REBATE OF ADVISER COMMISSION		15.98	452,411.00
Totals			452,625.38	75,094.32	

This transaction list isn't a statement. We recommend you or your client review all transactions to ensure they're accurate.

Account details

G & J MUSA PTY LTD ATF G & J MUSA SUPER FUND
967378225
Cash Management Account



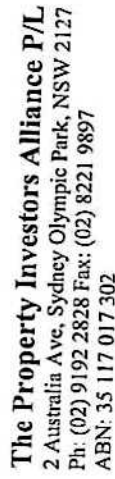
The Property Investors Alliance P/L
 2 Australia Ave, Sydney Olympic Park, NSW 2127
 Ph: (02) 9192 2828 Fax: (02) 8221 9897
 ABN: 35 117 017 302

Gerpines Realty Pty Ltd Acn 635773492
 22 Liddell Street
 Oakhurst NSW 2761

Reference: PIAM17207

Owner Income & Expenditure for July 2020 to June 2021
 Property: Lot 193, Unit 218/100 Fairway Drive, Norwest NSW 2153
 Manager: Massimo Facci [Mobile: 0477777632 Email: massimo.facci@pia.com.au]

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Total
Balance Brought Forward													
Income	0.00	0.00	0.00	0.00	437.13	0.00	0.00	2063.19	0.00	0.00	0.00	934.35	3434.67
101 Rent													
0.00	0.00	0.00	0.00	1296.43	2592.86	2679.29	2679.29	2420.00	2679.29	2592.86	2679.29	2592.86	22212.17
164 Outgoings Recovered - Water Usage													
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.45	0.00	0.00	96.35	0.00	206.80
Total Income	0.00	0.00	0.00	1296.43	2592.86	2679.29	2679.29	2530.45	2679.29	2592.86	2775.64	2592.86	22418.97
Expenditure													
200 Other Expenditure													
0.00	0.00	0.00	-250.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00
201 Municipal Rates													
0.00	0.00	0.00	0.00	0.00	-268.00	0.00	0.00	-259.00	0.00	0.00	-259.00	0.00	-786.00
202 Water Rates													
0.00	0.00	0.00	0.00	0.00	0.00	0.00	-463.24	-374.18	0.00	0.00	-363.01	0.00	-1200.43



Carried Forward

Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance

SETTLEMENT SHEET

SETTLEMENT AS AT 08 SEPTEMBER 2020 AT 2.00PM
AT PEXA
ADJUSTMENT AS AT 08 SEPTEMBER 2020
975577
LOT 193, MODA

	Payable by Vendor (\$)	Payable by Purchaser (\$)
PURCHASE PRICE		790,400.00
LESS DEPOSIT		79,040.00
BALANCE PURCHASE MONEY		711,360.00
COUNCIL RATES \$1,700.00 treated as paid for the financial year 01 July 2020 to 30 June 2021 Proportion payable by Purchaser 295/365 days		1,373.97
WATER RATES \$300.00 treated as paid for the quarter 01 July 2020 to 30 September 2020 Proportion payable by Purchaser 22/92 days		71.74
LAND TAX \$1,500.00 paid for the year 01 January 2020 to 31 December 2020 Proportion payable by Purchaser 114/366 days		467.21
STRATA UNIT LEVY \$0.00 treated as paid for the period 15 September 2020 to 30 November 2020 Proportion payable by Purchaser 83/77 days		0.00
STRATA INSURANCE \$70,108.35 paid for the period 10 July 2020 to 10 July 2021 Unit Entitlement 46/10000 X \$70,108.35 = \$322.50 Proportion payable by Purchaser 305/366 days		268.75
S184 CERTIFICATE FEE Purchaser allows		119.90
VARIATIONS Purchaser allows		0.00
REGISTRATION FEES - ON DISCHARGE OF MORTGAGE 2 @ \$146.40 Vendor allows	292.80	
REBATE Vendor allows	39,520.00	
TOTAL	\$39,812.80	\$713,661.57
LESS AMOUNT PAYABLE BY VENDOR		\$39,812.80
BALANCE ON SETTLEMENT		\$673,848.77

Payee	Amount (\$)
1. Deputy Commissioner of Taxation (1/11th purchase price)	71,855.00
2. HWL Ebsworth Lawyers	2,750.00
3. PEXA	156.31
4. s184 Certificate Fee	119.90
5. Override Agent's Commission	0.00
6. Land Tax Retention Amount	0.00

SETTLEMENT SHEET

975577, 08 SEPTEMBER 2020
LOT 193, MODA

Payee	Amount (\$)
7. Mallesons	0.00
8. Discharging Mortgagee	598,527.56
9. Second Override Agent's Commission	440.00
10. Furniture Package	0.00
TOTAL	\$673,848.77



Mortgage Management Services

Mrs Josefina Musa
22 Lidell Street
Oakhurst
New South Wales Australia 2761

Loan Number	400070711
Product Type	Your Manager - SMSF
Current Balance	-\$451,809.30
Arrears	0
Interest Rate (%p.a)	5.09%
From Date	-
To Date	-
Monthly Repayment	\$3,153.40

Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
9 Feb 2022	Original amount of \$1,959.45 received an offset benefit of \$156.61. Reference # 22040585	\$1,802.84		-\$451,809.30
9 Feb 2022	Inter Account payment from account: 400070712 Reference # 22040075		\$3,153.40	-\$450,006.46
10 Jan 2022	Inter Account payment from account: 400070712 Reference # 22010902		\$3,153.40	-\$453,159.86
9 Jan 2022	Original amount of \$1,964.84 received an offset benefit of \$159.58. Reference # 22009097	\$1,805.26		-\$456,313.26
9 Dec 2021	Original amount of \$1,907.34 received an offset benefit of \$159.71. Reference # 21343359	\$1,747.63		-\$454,508.00
9 Dec 2021	Inter Account payment from account: 400070712 Reference # 21343545		\$3,153.40	-\$452,760.37
9 Nov 2021	Original amount of \$1,977.63 received an offset benefit of \$172.89. Reference # 21313915	\$1,804.74		-\$455,913.77

Origin Mortgage Management Services is a division of Columbus Capital Pty Limited
ABN: 51 119 531 252 | Australian Credit Licence 337303

Level 12, 77 Castlereagh St, Sydney NSW 2000
PO Box A1244, Sydney South NSW 1235 Telephone: 1300 767 023 Email: service@originmms.com.au

Disclaimer: This is NOT a statement



Mortgage Management Services

Mrs Josefina Musa
22 Lidell Street
Oakhurst
New South Wales Australia 2761

Loan Number	400070711
Product Type	Your Manager - SMSF
Current Balance	-\$451,809.30
Arrears	0
Interest Rate (%p.a)	5.09%
From Date	-
To Date	-
Monthly Repayment	\$3,153.40

Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
9 Nov 2021	Inter Account payment from account: 400070712 Reference # 21313943		\$3,153.40	-\$454,109.03
11 Oct 2021	Inter Account payment from account: 400070712 Reference # 21284385		\$3,153.40	-\$457,262.43

Origin Mortgage Management Services is a division of Columbus Capital Pty Limited
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Level 12, 77 Castlereagh St, Sydney NSW 2000
PO Box A1244, Sydney South NSW 1235 Telephone: 1300 767 023 Email: service@originmms.com.au

Page 2 of 7



Mortgage Management Services

Mrs Josefina Musa
22 Lidell Street
Oakhurst
New South Wales Australia 2761

Loan Number 400070711
Product Type Your Manager - SMSF
Current Balance -\$451,809.30
Arrears 0
Interest Rate (%p.a) 5.09%
From Date -
To Date -
Monthly Repayment \$3,153.40

Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
9 Jun 2021	Original amount of \$2,005.12 received an offset benefit of \$197.34. Reference # 21160965	\$1,807.77		-\$462,377.75
9 Jun 2021	Inter Account payment from account: 400070712 Reference # 21160080		\$3,153.40	-\$460,569.98

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Level 12, 77 Castlereagh St, Sydney NSW 2000
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Mortgage Management Services

Mrs Josefina Musa
22 Lidell Street
Oakhurst
New South Wales Australia 2761

Loan Number	400070711
Product Type	Your Manager - SMSF
Current Balance	-\$451,809.30
Arrears	0
Interest Rate (%p.a)	5.09%
From Date	-
To Date	-
Monthly Repayment	\$3,153.40

Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
9 Sep 2021	Original amount of \$1,986.96 received an offset benefit of \$184.38. Reference # 21252364	\$1,802.58		-\$458,669.30
9 Sep 2021	Inter Account payment from account: 400070712 Reference # 21252102		\$3,153.40	-\$456,866.72
9 Sep 2021	Annual Account Fee (Schd) Reference # 21252302	\$395.00		-\$460,020.12
9 Aug 2021	Original amount of \$1,992.79 received an offset benefit of \$188.57. Reference # 21221948	\$1,804.22		-\$459,625.12
9 Aug 2021	Inter Account payment from account: 400070712 Reference # 21221207		\$3,153.40	-\$457,820.90
9 Jul 2021	Original amount of \$1,934.39 received an offset benefit of \$184.43. Reference # 21190635	\$1,749.95		-\$460,974.30
9 Jul 2021	Inter Account payment from account: 400070712 Reference # 21190806		\$3,153.40	-\$459,224.35

Origin Mortgage Management Services is a division of Columbus Capital Pty Limited
ABN: 51 119 531 252 | Australian Credit Licence 337303
Level 12, 77 Castlereagh St, Sydney NSW 2000
PO Box A1244, Sydney South NSW 1235 Telephone: 1300 767 023 Email: service@originmms.com.au

Page 3 of 7

Disclaimer: This is NOT a statement



Mortgage Management Services

Mrs Josefina Musa
22 Lidell Street
Oakhurst
New South Wales Australia 2761

Loan Number 400070711
Product Type Your Manager - SMSF
Current Balance -\$451,809.30
Arrears 0
Interest Rate (%p.a) 5.09%
From Date -
To Date -
Monthly Repayment \$3,153.40

Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
9 Dec 2020	Inter Account payment from account: 400070712 Reference # 20344618		\$3,153.40 ✓	-\$468,729.82
9 Nov 2020	Original amount of \$2,044.87 received an offset benefit of \$29.60. Reference # 20314923	\$2,015.27 ✓		-\$471,883.22
9 Nov 2020	Inter Account payment from account: 400070712 Reference # 20314898		\$3,153.40 ✓	-\$469,867.95
9 Oct 2020	Original amount of \$1,983.94 received an offset benefit of \$2.79. Reference # 20283101	\$1,981.15 ✓		-\$473,021.35
9 Oct 2020	Inter account payment from account: 400070712 Reference # 20283554		\$3,153.40 ✓	-\$471,040.20
28 Sep 2020	TRANS-FER 400070711-GJ-MUSA FROM GADENS LAWYERS BSB:ANZ01 Reference # 20274387		\$46.40 ✓	-\$474,193.60
9 Sep 2020	Settlement Amount Reference # 20253980	\$474,240.00 ✓		-\$474,240.00

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Level 12, 77 Castlereagh St, Sydney NSW 2000
PO Box A1244, Sydney South NSW 1235 Telephone: 1300 767 023 Email: service@originmms.com.au

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Mortgage Management Services

Mrs Josefina Musa
22 Lidell Street
Oakhurst
New South Wales Australia 2761

Loan Number 400070711
Product Type Your Manager - SMSF
Current Balance -\$451,809.30
Arrears 0
Interest Rate (%p.a) 5.09%
From Date -
To Date -
Monthly Repayment \$3,153.40

Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
9 May 2021	Original amount of \$1,945.89 received an offset benefit of \$196.81. Reference # 21129542	\$1,749.08		-\$466,876.78
9 Apr 2021	Original amount of \$2,016.57 received an offset benefit of \$207.81. Reference # 21099982	\$1,808.75		-\$465,127.70
9 Apr 2021	Inter Account payment from account: 400070712 Reference # 21099620		\$3,153.40	-\$463,318.95
9 Mar 2021	Original amount of \$1,827.34 received an offset benefit of \$193.11. Reference # 21068329	\$1,634.23		-\$466,472.35
9 Mar 2021	Inter Account payment from account: 400070712 Reference # 21068202		\$3,153.40	-\$464,838.12
9 Feb 2021	Original amount of \$2,029.84 received an offset benefit of \$225.07. Reference # 21040766	\$1,804.76		-\$467,991.52
9 Feb 2021	Inter Account payment from account: 400070712 Reference # 21040535		\$3,153.40	-\$466,186.76

Origin Mortgage Management Services is a division of Columbus Capital Pty Limited
ABN: 51 119 531 252 | Australian Credit Licence 337303
Level 12, 77 Castlereagh St, Sydney NSW 2000
PO Box A1244, Sydney South NSW 1235 Telephone: 1300 767 023 Email: service@originmms.com.au

Disclaimer: This is NOT a statement



Mortgage Management Services

Mrs Josefina Musa
22 Lidell Street
Oakhurst
New South Wales Australia 2761

Loan Number	400070711
Product Type	Your Manager - SMSF
Current Balance	-\$451,809.30
Arrears	0
Interest Rate (%p.a)	5.09%
From Date	-
To Date	-
Monthly Repayment	\$3,153.40

Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
11 Jan 2021	Inter Account payment from account: 400070712 Reference # 21011577		\$3,153.40	-\$469,340.16
9 Jan 2021	Original amount of \$2,034.77 received an offset benefit of \$225.92. Reference # 21009858	\$1,808.85		-\$472,493.56

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Annual Allowances

File No: TD9489-62

Unit:218 (218), Lot:193(193), Level:2, 100 Fairway Drive, Norwest

15-May-21

Financial Year	Depreciation on Assets	Depreciation on Building	Structural Improvements	Total Annual Depreciation Allowance
2020/2021	7,426	8,181	53	15,660
2021/2022	9,419	10,122	65	19,607
2022/2023	6,922	10,122	65	17,109
2023/2024	5,195	10,122	65	15,382
2024/2025	3,979	10,122	65	14,166
2025/2026	3,105	10,122	65	13,293
2026/2027	2,466	10,122	65	12,653
2027/2028	1,988	10,122	65	12,175
2028/2029	1,624	10,122	65	11,812
2029/2030	1,343	10,122	65	11,531
2030/2031	1,122	10,122	65	11,309
2031/2032	946	10,122	65	11,133
2032/2033	803	10,122	65	10,991
2033/2034	687	10,122	65	10,875
2034/2035	591	10,122	65	10,779
2035/2036	512	10,122	65	10,699
2036/2037	446	10,122	65	10,633
2037/2038	390	10,122	65	10,577
2038/2039	342	10,122	65	10,530
2039/2040	302	10,122	65	10,489
2040/2041	267	10,122	65	10,455
2041/2042	238	10,122	65	10,425
2042/2043	212	10,122	65	10,399
2043/2044	190	10,122	65	10,377
2044/2045	170	10,122	65	10,358
2045/2046	153	10,122	65	10,341
2046/2047	138	10,122	65	10,326
2047/2048	125	10,122	65	10,313
2048/2049	114	10,122	65	10,301
2049/2050	103	10,122	65	10,291
2050/2051	94	10,122	65	10,281
2051/2052	86	10,122	65	10,273
2052/2053	78	10,122	65	10,266
2053/2054	72	10,122	65	10,259
2054/2055	66	10,122	65	10,253
2055/2056	60	10,122	65	10,248
2056/2057	55	10,122	65	10,243
2057/2058	51	10,122	65	10,238
2058/2059	47	10,122	65	10,234
2059/2060	43	10,122	65	10,231
2060/2061	39	1,941	13	1,993

Diminishing Value Method

Disclosure Statement – Off the Plan Contracts

This is the approved form for the purposes of s66ZM of the Conveyancing Act 1919.

VENDOR	ARDEN CH (NSW) PTY LTD ACN 155 939 423 AS TRUSTEE FOR THE ARDEN CH UNIT TRUST
PROPERTY	LOT 103 , UNIT D319 , MODA, 100 FAIRWAY DRIVE, NORWEST NSW 2155

TITLE STRUCTURE	
Will the lot be a lot in a strata scheme?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Will the lot also be subject to a Strata Management Statement or Building Management Statement?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Will the lot form part of a community, precinct or neighbourhood scheme?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please specify scheme type:

DETAILS					
Completion	The completion date of this contract is the latest of:		Refer to clause(s):	Clause 37	
	(a) 42 days from the contract date;				
	(b) 21 days after the day on which the Vendor serves the Conditions Precedent Notice; and				
	(c) 14 days after the day on which the Vendor serves a copy of the Occupation Certificate.				
Is there a sunset date?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Can this date be extended?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Refer to clause(s):	Clauses 38 and 39
Does the purchaser pay anything more if they do not complete on time?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Provide details, including relevant clause(s) of contract:	Clause 9 Clause 46 Interest on delayed completion Clause 47 Notice to complete		
Has development approval been obtained?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Development Approval No:	DA282/2018/JP		
Has a principal certifying authority been appointed?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Provide details:	Dix Gardner, Level 4, 155 Castlereagh St, Sydney NSW 2000 (02) 9279 3657		
Can the vendor cancel the contract if an event preventing or enabling the development does or does not occur?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Provide details, including relevant clause(s) of contract:	Clause 38 Completion is subject to and conditional on satisfaction of Conditions Precedent.		

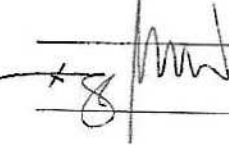
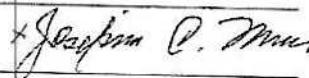
ATTACHMENTS (s66ZM(2) of the Conveyancing Act 1919)

The following prescribed documents are included in this disclosure statement (select all that apply).

- | | |
|--|--|
| <input checked="" type="checkbox"/> draft plan | <input type="checkbox"/> draft community/precinct/neighbourhood/
management statement |
| <input checked="" type="checkbox"/> s88B instrument proposed to be lodged with
draft plan | <input type="checkbox"/> draft community/precinct/neighbourhood/
development contract |
| <input checked="" type="checkbox"/> proposed schedule of finishes | <input type="checkbox"/> draft strata management statement |
| <input checked="" type="checkbox"/> draft strata by-laws | <input type="checkbox"/> draft building management statement |
| <input type="checkbox"/> draft strata development contract | |

Moda

Tax File Number Notification and FIRB Declaration

Lot Number:	193
Apartment Number:	D319
Purchaser 1 Name:	GERPINES REALTY PTY LTD
Purchaser 1 Address:	22 LIDELL ST, OAKHURST NSW 2761
Purchaser 1 Tax File Number:	558 488 640
Purchaser 1 Date of Birth:	
Purchaser 1 Citizenship:	AUSTRALIA
If not Australian citizen, what is your residency status:	Temporary resident / Permanent resident
Purchaser 2 Name:	
Purchaser 2 Address:	
Purchaser 2 Tax File Number:	
Purchaser 2 Date of Birth:	
Purchaser 2 Citizenship:	
If not Australian citizen, what is your residency status:	Temporary resident / Permanent resident
Purchaser 1 (sign)	
Purchaser 2 (sign)	

Certificate under section 66W of the *Conveyancing Act* 1919 (NSW)

Excluding cooling off period under contract for sale of residential property — New South Wales

I certify that:

1. I am a solicitor, licensed conveyancer or barrister admitted to practice in a State or Territory of Australia
2. this certificate is given under section 66W of the *Conveyancing Act* 1919 (NSW) in relation to a contract for the sale of the property in the schedule between the vendor and purchaser named in the schedule
3. the certificate is given for the purpose of excluding the cooling off right under that contract
4. I do not act as solicitor for the vendor, nor am I a solicitor employed by a solicitor acting for the vendor, nor am I a member or employee of a firm of which a solicitor acting for the vendor is a member or employee
5. I have explained to the purchaser, or if the purchaser is a corporation, a person whom I know to be an officer of the corporation or a person involved in the management of its affairs:
 - (a) the effect of the contract
 - (b) the nature of this certificate, and
 - (c) the effect of giving this certificate to the vendor.

Signed

Alex P Icaro

Name of signatory

Alex Icaro

Address of signatory

48 George St, Parramatta NSW 2150

Date

14 May 2020

Schedule

Property

Lot 193, Moda, 100 Fairway Drive, Norwest NSW 2155

Vendor

Arden CH (NSW) Pty Ltd ACN 155 939 423

Purchaser

Gerpines Realty Pty Ltd

Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	The Property Investors Alliance Pty Ltd 2 Australia Avenue, Sydney Olympic Park NSW 2127	phone 02 9192 2800 fax 02 9764 2118 ref
co-agent	Not Applicable	phone fax ref
vendor	ARDEN CH (NSW) PTY LTD ACN 155 939 423 AS TRUSTEE FOR THE ARDEN CH UNIT TRUST Unit 3.02, 184 Bourke Road, Alexandria NSW 2015	
vendor's solicitor	HWL EBSWORTH LAWYERS Level 14, Australia Square, 264-278 George Street, Sydney NSW 2000 GPO Box 5408, Sydney NSW 2001 DX 129 Sydney	phone +61 2 9334 8555 fax 1300 369 656 ref AJB:TXN:
date for completion	See special conditions	
land (address, plan details and title reference)	LOT 193, UNIT D319, MODA, 100 FAIRWAY DRIVE, NORWEST NSW 2155 Lot 193 in an unregistered Strata Plan being part of Lot 2 in Deposited Plan 1210647 Folio Identifier 2/1210647	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input checked="" type="checkbox"/> home unit <input checked="" type="checkbox"/> carspace <input checked="" type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or numbered: <input type="checkbox"/> other documents:	

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	See Schedule of Finishes	
Exclusions	Anything not included in the Schedule of Finishes	
Colour scheme	<input type="checkbox"/> Dark <input checked="" type="checkbox"/> Light	
Purchaser	Gerpines Realty Pty Ltd ACN 635 773 492 22 Lidell St, Oakhurst NSW 2761 Australia	
Guarantor purchaser's	Gerardo Cargullo Musa Jr and Josefina Cervantes Musa	
<input type="checkbox"/> solicitor	Jessie Icao Solicitors	
<input type="checkbox"/> conveyancer	Suite 59, 48 GEORGE STREET, PARRAMATTA NSW 2150	phone 02 9635 6500 fax 02 9635 6511 ref Jessie Icao
price	\$790,400.00	
deposit	\$79,040.00	
balance	\$711,360.00	Inclusive of GST (10% of the price, unless otherwise stated)
contract date		(if not stated, the date this contract was made)

buyer's agent

REFER TO EXECUTION SHEET

vendor

REFER TO EXECUTION SHEET

purchaser

☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

GST-AMOUNT (optional)
The price includes
GST of \$

witness

witness

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION
 Moda Residential PIA Master Contract Version 15 - 01.12.2019

Doc ID 694721173/v1

Doc ID 730612413/v1

Choices

Vendor agrees to accept a *deposit bond* (clause 3)☒ NO☐ yesNominated *Electronic Lodgment Network (ELN)* (see special condition)☐ no☒ YES

(if no, vendor must provide further details, such as the proposed applicable waiver, in the space below, or serve within 14 days of the contract date)

Parties agree that the deposit be invested (clause 2.9)

☐ NO☒ yes

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable

☐ NO☒ yes

GST: Taxable supply

☐ NO☒ yes in full☐ yes to an extent

Margin scheme will be used in making the taxable supply

☐ NO☒ yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- ☐ not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- ☐ by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- ☐ GST-free because the sale is the supply of a going concern under section 38-325
- ☐ GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- ☐ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make an *GSTRW payment*:
(residential withholding payment)☐ NO☒ yes

(if yes, vendor must provide further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice *within 14 days* of the contract date.*RW payment (GST residential withholding payment) – further details*

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name: ARDEN CH (NSW) PTY LTD ACN 155 939 423 AS TRUSTEE FOR THE ARDEN CH UNIT TRUST

Supplier's ABN:

Supplier's business address: Unit 3.02, 184 Bourke Road, Alexandria NSW 2015

Supplier's email address:

Supplier's phone number: 02 9334 8555

Supplier's proportion of *RW payment*: 100%

If more than one supplier, provide the above details for each supplier.

Amount purchaser must pay – price multiplied by the *RW rate* (residential withholding rate):Amount must be paid: ☒ AT COMPLETION ☐ at another time (specify):

Is any of the consideration not expressed as an amount in money?

☒ NO☐ yes

If "yes", the GST inclusive market value of the non-monetary consideration:

Other details (including those required by regulation or the ATO forms):

List of Documents

General

- ☒ 1 property certificate for the land
- ☒ 2 plan of the land
- ☒ 3 unregistered plan of the land
- ☒ 4 plan of land to be subdivided
- ☐ 5 document that is to be lodged with a relevant plan
- ☒ 6 section 10.7(2) planning certificate (Environmental Planning and Assessment Act 1979)
- ☒ 7 additional information included in that certificate under section 10.7(5)
- ☒ 8 sewerage infrastructure location diagram (service location diagram)
- ☒ 9 sewerage lines location diagram (sewerage service diagram)
- ☒ 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract
- ☐ 11 *planning agreement*
- ☐ 12 section 88G certificate (positive covenant)
- ☐ 13 survey report
- ☐ 14 building information certificate or building certificate given under *legislation*
- ☐ 15 lease (with every relevant memorandum or variation)
- ☐ 16 other document relevant to tenancies
- ☐ 17 licence benefiting the land
- ☐ 18 old system document
- ☐ 19 Crown purchase statement of account
- ☐ 20 building management statement
- ☐ 21 form of requisitions
- ☐ 22 *clearance certificate*
- ☐ 23 land tax certificate

Home Building Act 1989

- ☐ 24 insurance certificate
- ☐ 25 brochure or warning
- ☐ 26 evidence of alternative indemnity cover

Swimming Pools Act 1992

- ☐ 27 certificate of compliance
- ☐ 28 evidence of registration
- ☐ 29 relevant occupation certificate
- ☐ 30 certificate of non-compliance
- ☐ 31 detailed reasons of non-compliance

Strata or community title (clause 23 of the contract)

- ☐ 32 property certificate for strata common property
- ☐ 33 plan creating strata common property
- ☒ 34 strata by-laws
- ☐ 35 strata development contract or statement
- ☐ 36 strata management statement
- ☐ 37 strata renewal proposal
- ☐ 38 strata renewal plan
- ☐ 39 leasehold strata - lease of lot and common property
- ☐ 40 property certificate for neighbourhood property
- ☐ 41 plan creating neighbourhood property
- ☐ 42 neighbourhood development contract
- ☐ 43 neighbourhood management statement
- ☐ 44 property certificate for precinct property
- ☐ 45 plan creating precinct property
- ☐ 46 precinct development contract
- ☐ 47 precinct management statement
- ☐ 48 property certificate for community property
- ☐ 49 plan creating community property
- ☐ 50 community development contract
- ☐ 51 community management statement
- ☐ 52 document disclosing a change of by-laws
- ☐ 53 document disclosing a change in a development or management contract or statement
- ☐ 54 document disclosing a change in boundaries
- ☐ 55 information certificate under Strata Schemes Management Act 2015
- ☐ 56 information certificate under Community Land Management Act 1989
- ☒ 57 disclosure statement - off the plan contract

Other

- ☐ 58 Other:

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address, email address and telephone number

VENDOR

Executed by Arden CH (NSW) Pty Ltd ACN)
155 939 423 by its duly constituted attorney)
under power of attorney dated _____ in)
the presence of:

.....
Signature of attorney

Andrew John Buchanan
Name of attorney (printed)

.....
Signature of witness

.....
Name of witness (printed)

Executed by Arden CH (NSW) Pty Ltd ACN 155 939
423 in accordance with section 127(1) of the
Corporations Act 2001 (Cth) by:

.....
Signature of Director

.....
Full name (print)

.....
Signature of Director/Company Secretary

.....
Full name (print)

PURCHASER

Executed by the Purchaser
in the presence of:

.....
Signature of Witness

.....
Name of Witness (print name)

Executed by the Purchaser
in the presence of:

.....
Signature of Witness

.....
Name of Witness (print name)

PURCHASER (IF COMPANY)

Executed by
in accordance with its Constitution
Authority: Section 127 of the Corporations
Act 2001

.....
Signature Director/Secretary

.....
GERARDO CARGULLO MUSA JR
(print name)

GUARANTOR

Executed by the Guarantor
in the presence of:

.....
Signature of Witness

.....
Name of Witness (print name)

Executed by the Guarantor
in the presence of:

.....
Signature of Witness

.....
Name of Witness (print name)

.....
Signature of Purchaser

.....
Name of Purchaser (print name)

.....
Signature of Purchaser

.....
Name of Purchaser (print name)

.....
Signature Director/Secretary

.....
JOSEFINA CERVANTES MUSA
(print name)

.....
Signature of Guarantor

.....
GERARDO CARGULLO MUSA JR.

.....
Name of Guarantor

.....
Signature of Guarantor

.....
JOSEFINA CERVANTES MUSA

.....
Name of Guarantor

HOLDING TRUST DEED OF ESTABLISHMENT

FAIRWAY DRIVE BARE TRUST

I certify this document comprising this and the following 11 pages, each of which I have signed/initialed, to be a true and accurate copy of the document reported to me to be the original document.

Daniel Shalala

D. Shalala

Chartered Accountant

CA ANZ Member No: 239015

20 July 2020

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DEED SETTLING BARE TRUST ARRANGEMENT FAIRWAY DRIVE BARE TRUST

This Deed is dated: 21 MAY 2020

PARTIES

HOLDING TRUSTEE:

GERPINES REALTY PTY LTD - ACN 635 773 492 of
22 Lidell Street, OAKHURST, NSW 2761

BENEFICIARY:

G & J MUSA PTY LTD - ACN 635 682 763 of 22 Lidell Street,
OAKHURST, NSW 2761 as Trustee of G & J Musa Super Fund

MEMBERS:

Gerardo Cargullo Musa and Josefina Cervantes Musa of
22 Lidell Street, OAKHURST, NSW 2761

RECITALS

- A. The Holding Trustee and Members of the self-managed superannuation fund known as, G & J MUSA PTY LTD - ACN 635 682 763 OF 22 LIDELL STREET, OAKHURST, NSW 2761 AS TRUSTEE FOR G & J MUSA SUPER FUND (**Beneficiary**), have met and considered the undertaking of a Limited Recourse Borrowing Arrangement (LRBA) in accordance with sections 67A and 67B of the *Superannuation Industry (Supervision) Act 1993 (SISA)* (**Borrowing Arrangement**).
- B. The Beneficiary has requested the Holding Trustee to act as custodian for the acquisition of the asset referred at **Schedule One** (and as more fully particularised up to the time of settlement on such acquisition by further Deed of Amendment) (**Asset**), to enable, in part, the Beneficiary to limit the recourse of a Lender(s) as against the Beneficiary, to recover any amounts borrowed or otherwise due as a consequence of a Borrowing Arrangement, excepting the Asset.
- C. The Holding Trustee accepts to act as custodian of the Asset, for the sole and exclusive benefit of the Beneficiary, and subject to the directions and benefits of the Beneficiary, and consents to become a party or otherwise participate in a Borrowing Arrangement between the Beneficiary and its Lender(s), for purposes of entering into an arrangement under section 67A of the SISA.
- D. The Holding Trustee and Beneficiary, by this Deed, settle the Bare Trust, which shall be referred to between the parties as **FAIRWAY DRIVE BARE TRUST (Holding Trust)**, for the purpose of acquiring the Asset in conjunction with a Borrowing Arrangement between the Beneficiary and its Lender(s).
- E. The relationship of Holding Trustee and Beneficiary are, for purposes of the Stamp Duties Acts, to be of an agent and principal, with the Holding Trustee acting in a fiduciary capacity, as trustee over the Asset, for the sole benefit of the Beneficiary, which Beneficiary is liable, and indemnifies the Holding Trustee, for any and all costs associated with the acquisition, maintenance and dealing with the Asset.
- F. The parties agree to be bound by the terms of the Operative Parts.

OPERATIVE PARTS

1. Terms of settlement and administration of the Bare Trust arrangement known by the name of **FAIRWAY DRIVE BARE TRUST**

The Beneficiary requests, and the Holding Trustee consents, to the settlement of the Holding Trust, to be administered as follows:

- (a) The Holding Trustee shall execute, at the Beneficiary's direction, the legal instruments as are necessary to acquire the Asset, on Bare Trust, for the Beneficiary;
- (b) The Holding Trustee shall execute, at the Beneficiary's direction, the legal instruments as are necessary to allow the registration of such security interests, charges and/or mortgages as may be required by the Beneficiary's Lender(s);
- (c) The Holding Trustee shall receive and pay to the Beneficiary all income associated with the Asset, and the Beneficiary shall pay and indemnify the Holding Trustee in respect to all costs of administration of the Holding Trust, including but not limited to the costs associated with holding, maintaining, repairing, letting, dealing with, disposing and otherwise arising from the holding of the Asset;
- (d) The Holding Trustee shall, at the request of the Beneficiary, transfer all right, title and interest in the Asset, from and following the payment of one or more amounts, as required by section 67A(1)(c) of the SISA;
- (e) The Holding Trustee may only retire with the consent of the Beneficiary, and the Holding Trustee may be removed by the Beneficiary, provided always that during the term of the Holding Trust there is a replacement trustee appointed to act in substitution, and such replacement trustee is approved by the Beneficiary;
- (f) The Holding Trustee shall at no stage of the Holding Trust fund a cost of the Asset, which term the Beneficiary agrees to and promises to fund each and every cost at the notice of demand by the Holding Trustee or a creditor to the Holding Trustee;
- (g) The Holding Trustee shall have regard to the demands of the Beneficiary's Lender(s), but shall be subject to the demands solely of the Beneficiary in respect to all matters in respect to holding and/or disposal, except in respect to an explicit contractual term between the Beneficiary and its Lender(s) in respect to security rights;
- (h) The Holding Trustee shall have regard to the obligations of the Beneficiary, and its Members and Related Parties to comply with the Superannuation Laws, including but not limited to the following undertakings:
 - (i) the Holding Trustee will be the sole trustee of the Holding Trust, and the Beneficiary will be the sole beneficiary of the Holding Trust for the term of the Holding Trust;
 - (ii) the Holding Trustee is not subject to any action, nor aware of any action, which may prevent the Holding Trustee from acting as a fiduciary to the Beneficiary, and undertakes to promptly advise the Beneficiary should the circumstances change;
 - (iii) the Holding Trustee is aware of the limitations in respect to the use and enjoyment of the Asset by Part 8 Associates (as defined in the SISA and SISR), and shall do all its power to prevent the use of the Asset in breach of the Superannuation Laws;

NS

- (iv) the Holding Trustee shall deal with the Asset on reasonable arm's length terms, having regard to the Beneficiary's obligation to satisfy the Sole Purpose Test of section 62 of the SISA;
- (v) if the Asset is other than Business Real Property, then the Holding Trustee shall allow the Asset to be let to a Member or Part 8 Associate only if the Beneficiary has consented to and verified the In-House Asset Test at section 71 of the SISA is not breached;
- (vi) if the Asset is Business Real Property, then the Holding Trustee shall allow the Asset to be let to a Member or Part 8 Associate and/or if the Beneficiary has consented to and verified the letting arrangement is on arm's length and commercial terms in accordance with section 109 of the SISA;
- (vii) the Beneficiary and Holding Trustee acknowledge the Asset is not currently owned by the Beneficiary and/or Holding Trust;
- (viii) the Beneficiary and Holding Trustee agree to do all things necessary to ensure that the terms of the Holding Trust are compliant with the Investment Strategy of the SMSF, and as amended from time to time;
- (ix) the Beneficiary and Holding Trustee agree that the Asset may only be replaced in accordance with section 678 of the SISA, and as authorised by the Beneficiary's Lender(s) (if required by a term of agreement or contract between the Beneficiary and its Lender(s));
- (x) the Beneficiary and Holding Trustee acknowledge and covenant to prevent the registration of any other charge, security interest or claim, except as shall be registered in accordance with the Borrowing Arrangement between the Beneficiary and its Lender(s); and
- (xi) the Holding Trustee and Beneficiary covenant to the other to do all things necessary, and to execute all instruments to give effect, to the terms of Clause 1 of this Deed.

2. Retirement and Appointment of Holding Trustee

- (a) The Holding Trustee may retire at any time, provided the Holding Trustee does not retire prior to the appointment of a replacement Holding Trustee by the Beneficiary, subject to subclause 2(b).
- (b) Notwithstanding subclause 2(a), if the Asset is encumbered by a Security Interest held by the Lender(s) of the Beneficiary, then the Holding Trustee must seek the consent of the Lender(s) and undertake such requirements as may be stipulated of the Lender(s) prior to retiring.
- (c) A replacement Holding Trustee may be any Person(s) appointed by the Beneficiary, provided the Person(s) is/are not Disqualified Persons.

3. Trust Assets

Without limiting Clause 1:

- (a) The Asset will at all times be held by the Holding Trustee upon Trust for the Beneficiary, which Beneficiary has provided all of the purchase monies;
- (b) The Holding Trustee has not and will not provide any of the purchase monies and the real purchaser is the Beneficiary;

- (c) The Holding Trustee may only acquire Assets that the Beneficiary is allowed to acquire under the Superannuation Laws; and
- (d) The Holding Trustee undertakes to deal with the Asset and exercise and perform all the rights, duties and powers relating to the Asset only as directed by the Beneficiary, which may include the execution or endorsement of matters and/or legal documents (including Security Instruments) required by the Beneficiary's Lender(s).

4. **Amendment**

The Holding Trustee may, with the consent of the Beneficiary, amend the terms of the Holding Trust by further deed of variation.

5. **Stamping Requirements**

The Holding Trustee and Beneficiary covenant to do all things necessary to effect the stamping of this Deed in accordance with the requirements of the Stamp Duties Act relevant to the matter.

6. **Jurisdiction**

This Deed is to be interpreted according to the laws of the State or Territory of the Commonwealth of Australia in which the Trustee resides or in such other State or Territory as the Beneficiary at any time nominates by way of written notice delivered to the Trustee.

7. **Entire Agreement**

This Deed is the entire agreement of the parties, and supersedes any prior understanding, agreement, arrangement or representation in respect to the subject of this Deed.

8. **Costs**

The Beneficiary shall bear the costs of the Deed.

9. **Counter-Parts**

This Deed may be executed in counter-parts, with the separately executed instruments taken together to constitute the Deed.

10. **Severability**

If any clause or term of the Deed is deemed to be unlawful or void, such clause or term shall be severed from the Deed and the balance of the Deed shall remain.

11. **Notice and Communication**

A notice or other communication to a party must be in writing and delivered to that party or that party's practitioner in one of the following ways:

- (a) Delivered personally; or
- (b) Posted to their address when it will be treated as having been received on the second business day after posting; or
- (c) Faxed to their facsimile number when it will be treated as received when it is transmitted; or
- (d) Sent by email to their email address when it will be treated as received when it enters the recipient's information system; and

- (e) The parties consent to the use of electronic communication and digital signatures for all matters and adopt the terms as applied under the *Electronic Transactions Act 1999 (Cth)*.

12. Definitions

The meanings in this Deed shall be, unless contrary intention appears:

- (a) **Asset** means the Single Acquirable Asset shown at **Schedule One**, and acquired by the Holding Trustee and Beneficiary, and subject to the LRBA between the Beneficiary and its Lender(s). The description at **Schedule One** may be amended as further specifics of the legal description of the asset becomes known to the parties, by Instrument in writing.
- (b) **Bare Trust** is an arrangement whereby one party holds an asset for the absolute entitlement and benefit of another party, and includes, for purposes of this Deed, the arrangement whereby the Holding Trustee holds the Asset on trust for the Beneficiary.
- (c) **Beneficiary** is G & J MUSA PTY LTD - ACN 635 682 763 OF 22 LIDELL STREET, OAKHURST, NSW 2761 AS TRUSTEE FOR G & J MUSA SUPER FUND, and includes such further and/or replacement parties as shall act as trustee of the G & J MUSA SUPER FUND.
- (d) **Complying Superannuation Fund Status** includes, but is not limited to, a notice in respect to a SMSF of complying fund status in accordance with Part 5, Division 2 of the SISA.
- (e) **Disqualified Person** means a person who qualifies as a disqualified person for the purposes of section 120 of the SISA.
- (f) **Holding Trust** is the Bare Trust, known between the parties as FAIRWAY DRIVE BARE TRUST, settled under this Deed. The name is for convenience, and does not vary the custodial relationship between the Holding Trustee and Beneficiary.
- (g) **Holding Trustee** means GERPINES REALTY PTY LTD - ACN 635 773 492, which party holds the Asset on Bare Trust and absolute entitlement for the Beneficiary, subject to any security interests of the Beneficiary's Lender(s) in accordance with the Borrowing Arrangements. The term also includes such replacement trustees appointed by the Beneficiary for such purpose, in accordance with Clause 2.
- (h) **Limited Recourse** means the enforcement and rights allowed by a Lender in respect to a financing arrangement to a complying SMSF in relation to a Borrowing Arrangement as allowed by sections 67, 67A and/or 67B of the SISA, or as otherwise allowed by the Superannuation Laws.
- (i) **Limited Recourse Borrowing Arrangement and LRBA** means an arrangement between a Lender and Borrower for the provision of a Loan of Monies by a Complying Superannuation Fund, made in accordance with the Superannuation Laws, including but not limited to sections 67, 67A and 67B of the SISA.
- (j) **Lender** means a person, body corporate or legal entity, and may be a combination thereof, which provides Monies to the Beneficiary, on limited recourse terms, as permitted under the Superannuation Laws, and such party may or may not have a registered security, charge or other claim against the Asset from time to time as allowed by sections 67A and 67B of the SISA. The

term shall refer to an original Lender(s) and such Lender(s) engaging in a refinance of the LRBA as allowed by the Superannuation Laws.

- (k) **Loan** means an arrangement between a Lender and Borrower, and may include a Guarantor and/or Holding Trustee, in respect to the advancement of Monies by the Lender, in exchange for the promise by the Borrower (and may include a Guarantor and/or Holding Trustee) to repay such Monies on mutually agreed terms.
- (l) **Member** means the members of G & J Musa Super Fund.
- (m) **Monies** means cash, assets and any other form of property which may be used as a medium of exchange.
- (n) **Person** means an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency.
- (o) **Related Party Transaction** means a transaction by Part 8 Associates and the Borrower, and include transactions described in section 66 of the SISA.
- (p) **Property** includes the Property subject of the Holding Trust described in Schedule One.
- (q) **Regulator** means the government body having responsibility for the administration of self-managed superannuation funds, or having responsibility for a matter considered under this Deed.
- (r) **Regulator's Terms** means the requirements published by the Regulator, by rulings, guidance statements, variations in legislation or regulation or otherwise, in respect to the undertaking of Limited Recourse Borrowing Arrangements, Related Party Transactions, borrowing and/or any and all other matters relevant to the maintenance of a Complying Superannuation Fund Status, and the arrangements by the Fund under this Agreement.
- (s) **Related Party** is a Person who meets the definition of a Part 8 Associate.
- (t) **SMSF** means the Beneficiary, which is absolutely entitled to the Asset held on Holding Trust by the Holding Trustee.
- (u) **Security Instrument** includes mortgages, registered security interests (as the term is interpreted in the reading of the *Personal Property Securities Act 2009*, as amended from time to time) and such other instruments as are capable of registering a priority of interest over an asset, thing or matter by a Person other than the registered owner.
- (v) **Stamp Duties Acts** means the Duties Act relevant to the matters of the custodial relationship between the Holding Trustee and Beneficiary in respect to the Asset, including, but not limited to such of the following as are relevant to the circumstances: *Duties Act 1997 (NSW)*, *Duties Act 2001 (QLD)*, *Duties Act 2000 (VIC)*, *Duties Act 1999 (ACT)*, *Stamp Duty Act (NT)*, *Stamp Duties Act 1923 (SA)*, *Duties Act 2001 (TAS)*, *Duties Act 2008 (WA)*.
- (w) **Superannuation Laws** includes the *Superannuation Industry (Supervision) Act 1993*, the *Superannuation Industry (Supervision) Regulations 1994*, the *Income Tax Assessment Act 1936*, the *Income Tax Assessment Act 1997*, the *Income Tax Regulations*, the *Corporations Act 2001*, the *Corporations Regulations*, the *Social Security Act 1991*, the *Social Security Regulations*, the *Veterans Entitlement Act 1986*, the *Veterans Entitlement Regulations*, the *Family Law Act 1975*, the *Family Law Regulations*, the *Bankruptcy Act 1966*, *Superannuation (Departing Australia Superannuation Payments Tax) Act 2006*,

Superannuation (Excess Concessional Contributions Tax) Act 2006, Superannuation (Excess Non-concessional Contributions Tax) Act 2006, Superannuation (Self Managed Superannuation Funds) Supervisory Levy Amendment Act 2006 and any other law dealing with an Australian Superannuation Fund as amended from time to time, and include also the Regulator's determination on any Superannuation Law where the Trustee decides.

13. Interpretation

The meanings in this Deed shall be, unless contrary intention appears:

- (a) A clause, annexure or schedule is a reference to a clause in or annexure of or schedule to this Deed;
- (b) A document (including this Deed) includes any variation or replacement of it;
- (c) A statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them, except for the purposes of the definition of related body corporate and associate under the *Corporations Act 2001 (Cth)*, and the definition of Control;
- (d) The singular includes the plural and vice versa;
- (e) The word "including" when introducing a list of items does not exclude a reference to other items;
- (f) The word "includes" when introducing a term or definition does not exclude a reference to other terms or definitions;
- (g) The word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency;
- (h) A particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns;
- (i) Australian dollars, dollars, \$A or AUD is a reference to the lawful currency of Australia;
- (j) An agreement, representation or warranty in favour of two or more persons is for the benefit to them jointly and each of them individually;
- (k) Agreement, representation or warranty by two or more persons is for the benefit of them jointly and each of them individually;
- (l) Headings are inserted for convenience and do not affect the interpretation of this Deed; and
- (m) Where words are capitalised their meaning is to be found in the Definitions.

EXECUTED AS A DEED.

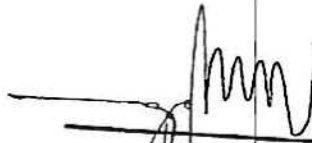
The Trustee

GERPINES REALTY PTY LTD - ACN 635 773 492 of 22 Lidell Street, OAKHURST, NSW 2761 by being signed by the persons authorised to sign on behalf of the company pursuant to section 127 of the Corporations Act 2001 (Cth):



Josefina Cervantes Musa
Director

Dated: D. Sholels



Gerardo Cargullo Musa
Director

Dated: D. Sholels

The Beneficiary

G & J MUSA PTY LTD - ACN 635 682 763 of 22 Lidell Street, OAKHURST, NSW 2761 as Trustee of G & J Musa Super Fund by being signed by the persons authorised to sign on behalf of the company pursuant to section 127 of the Corporations Act 2001 (Cth):



Gerardo Cargullo Musa
Director

Dated: 21 MAY 2020



Josefina Cervantes Musa
Director

Dated: 21 MAY 2020

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The Member

Gerardo Cargullo Musa and Josefina Cervantes Musa of 22 Lidell Street, OAKHURST, NSW 2761:




Gerardo Cargullo Musa
Member

Dated: 21/05/2020



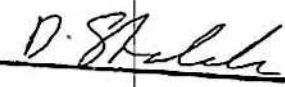
Josefina Cervantes Musa
Member

Dated: 21/05/2020



Witness

Dated: 21/05/2020



Witness

Dated: 21/05/2020



SCHEDULE ONE

ASSET SUBJECT TO THE BARE TRUST ARRANGEMENT: Apartment 218, Lot 193,
Moda, 100 Fairway Drive , Norwest NSW 2153



Schedule

Lender

Perpetual Corporate Trust Limited ABN 99 000 341 533

of Level 12, 123 Pitt Street, Sydney, New South Wales 2000

Guarantor (you, your)

Gerpines Realty Pty Ltd ACN 635 773 492 as trustee for Fairway Drive Bare Trust of 22 Lidell Street, Oakhurst, New South Wales 2761

Borrower

Note: If the Borrower is under 18 years of age, you may not be able to recover from the Borrower amounts you pay to the Lender under this guarantee. [Section 60(3) of the National Credit Code]

G & J Musa Pty Ltd ACN 635 682 763 both in its own right and in its capacity as trustee for G & J Musa Super Fund of 22 Lidell Street, Oakhurst, New South Wales 2761

Security Property

You acknowledge that this guarantee extends to and secures any money due under the loan documents

1. First registered mortgage by Gerpines Realty Pty Ltd ACN 635 773 492 as trustee for Fairway Drive Bare Trust over the property located at D319/100 Fairway Drive, Norwest, New South Wales 2153.
(Security Property)

Your maximum liability

The maximum amount we can recover from you under this guarantee is the amount the Lender obtains from enforcing our rights in connection with the Security Property.

Loan Documents

1. Loan agreement between the Borrower and the Lender made on or about the date of this guarantee and any variations consented to by you;
2. This guarantee granted by you limited to the Security Property;
3. Guarantee granted by Gerardo Cargullo Musa Jr and Josefina Cervantes Musa limited to \$474,240.00 plus interest, costs, charges and any other amount that can be debited pursuant to the loan documents;
4. First ranking registered mortgage granted by Gerpines Realty Pty Ltd ACN 635 773 492 as trustee for Fairway Drive Bare Trust over the property situated at D319/100 Fairway Drive, Norwest, New South Wales 2153;
5. Mortgage Side Deed.

