

Advanced Workshop:

SMSF Limited Recourse Loans (Formerly Warrant Trusts)

Limited recourse loans in Superannuation open up huge opportunities for gearing within SMSFs – are you ready to help your clients?

Amendments to the SIS Act in September 2010 allow trustees of Superannuation Funds to borrow money to acquire assets. These were previously prohibited under Section 67. Section 67(4A) now contains an exception to the general borrowing prohibition. This allows a Self Managed Super Fund to borrow under certain conditions.

The borrowing exemptions are broad. A much wider range of investment options are available to those wishing to gear their assets through Superannuation Funds, including residential real property. The rules are confusing and many people may find their funds non-complying if they get it wrong.

This seminar covers:

- The accountant and adviser's role
- Structuring the instalment trust for maximum benefit
- Drafting the contract – tricks and traps
- Satisfying lender requirements
- Self-funding by members
- Minimising tax and stamp duty (transfer duty)
- Identifying appropriate assets - what you can and can't invest in
- A review of compliance issues
- Traps for the unwary
- Division 7A v: market interest
- Buying land and borrowing later to build
- Buying and gearing your retirement home
- Instalment warrants - benefits and drawbacks
- How the rules operate:
 1. Acquiring an Asset
 2. Investment Rules
 3. Beneficiary Interests
 4. Limited Recourse
- Case studies and practical examples

"No investment in a SMSF can be considered without alerting the client to gearing" – Timothy Pepper



CIVIC LEGAL

Seminar Information

Date: Thursday, 17 February 2011

Time: 2:00 to 5:00 pm

Venue: 201 Adelaide Terrace, Perth

Presenter

Tim Pepper LLB, BA

Civic Legal

(Formerly Brett Davies Lawyers)



Hands on and practical, Tim is a Senior Commercial and Superannuation Lawyer at Brett Davies Lawyers. He has over 15 years experience in these specialised fields. Tim is regularly called upon to lecture and contribute articles for various bodies in the financial services industry.

Tim provides practical guidance on the latest opportunities for SMSFs and the strategic applications for Accountants and Advisers.

Where is Brett Davies Lawyers?

On 1 February 2011, Brett Davies Lawyers purchased the commercial and litigation law firm, Wojtowicz Kelly Legal. To reflect the broader practice, we have changed our name to Civic Legal and are now located at Level 2, 11 Mounts Bay Road, Perth.

In addition to our new Commercial and Litigation practice, we look forward to continuing to support the needs of Advisers and Accountants with specialist Australia-Wide advice in Taxation and Superannuation.



CIVIC LEGAL

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SMSF Limited Recourse Loans Perth Workshop

Registration Form / Tax Invoice

ABN 92 126 959 206

Please complete this form and return by fax to **(08) 9325 5999** or email to stacey@taxlawyers.com.au

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Cost: \$399 per person

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Attendee Details:

| | | | |
|------------------|--|------------------|--|
| Name | | Position | |
| Company | | Email | |
| Telephone | | Facsimile | |

Payment Details:

- Direct Deposit - Brett Davies Lawyers / BSB: 086-006 / Account Number: 82-646-6157

Please quote our reference: "Sem [Your Name]"

- Cheque attached (make payable to "Civic Legal")

- Please debit my **Credit/Debit card** Visa / MasterCard the amount of \$_____

Card Number: _____ / _____ / _____ / _____

Name on Card: _____ Expiry Date: ____ / ____