

Qld fund aims for diversity

Lisa Allen

Queensland lawyer and businesswoman Jenny Hutson is moving into the public funds management sector seeking to raise \$50 million for a new property fund.

Ms Hutson, chairwoman of takeover target S8, is investing \$2 million of her own funds in the new Wellington Property Securities Fund venture.

"We haven't seen in Queensland a property securities fund, we have a lot of excellent property trusts that are mature. This is about getting access to diversity through one investment," said Ms Hutson.

Ms Hutson said she was investing her own funds so that "people will know that this is where my property investment activity is. One of my investment philosophies is you can't recommend something yourself unless you are prepared to invest in it yourself."

According to the prospectus if \$50 million is raised for the fund about \$28.9 million will be invested in property trusts and syndicates while \$14.4 million will go into property developments. Another \$2.4 million will be invested in ASX listed prop-

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erty trusts with a similar amount invested in cash and fixed interest securities. Expenses related to the offer are estimated at \$1.67 million.

The fund is designed for wealthy individuals but the minimum investment is \$2000.

Ms Hutson said the fund would capitalise on her knowledge of the Queensland and Northern NSW property sector.

The fund will target a total return of at least 8.5 per cent a year and will provide retail investors with access to a diverse range of property assets on a "wholesale" basis.

According to the product disclosure statement the offer is not underwritten.

A management fee of 0.75 per cent of gross asset value of the trust will be payable to Wellington FM quarterly in advance by the trust. A performance fee comprising 15 per cent of the excess above the internal rate of return of 8.5 per cent is also payable to Wellington if the internal rate of return of the trust exceeds 8.5 per cent.

Ms Hutson has been involved in more than 120 property based capital raising assignments. She is the managing director and founder of investment bank Wellington Capital Ltd. Chris Scott, the founder of the S8 Group, is also a director of Wellington Funds Management.