

Form 603

Corporations Act 2001

Section 671B

Notice of initial substantial holder

To Company Name/Scheme **QUANTUM PROPERTY TRUST NO.12**ACN/ARSN **111 225 015**

1. Details of substantial holder (1)

Name **AE CHAI TAI**

ACN/ARSN (if applicable)

The holder became a substantial holder on **31/12/2004**

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
ORDINARY UNITS	365,000	365,000	5.03%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
A C TAI SUPERANNUATION FUND	TRUSTEE	215,000 ORDINARY UNITS
AE CHAI TAI		150,000 ORDINARY UNITS

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
A C TAI SUPERANNUATION FUND	AE CHAI TAI, HEN WAN LIM & WAYNE TAI	SAME	215,000 ORDINARY UNITS
AE CHAI TAI	SAME	SAME	150,000 ORDINARY UNITS

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
A C TAI SUPERANNUATION FUND	21/12/2004	215,000	0	215,000 ORDINARY UNITS
AE CHAI TAI	21/12/2004	150,000	0	150,000 ORDINARY UNITS

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
A C TAY SUPERANNUATION FUND	1A JOHNSON STREET, CHATEWOOD, NSW, 2067
AN CHAI TAY	1A JOHNSON STREET, CHATEWOOD, NSW, 2067

Signature

print name **AN CHAI TAY**

capacity

sign here



date 16/03/2005

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 609 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**To Company Name/Scheme **QUANTUM PROPERTY TRUST NO.12**ACN/ARSN **111 225 015****1. Details of substantial holder (1)**Name **JONATHAN MARTIN**

ACN/ARSN (if applicable)

The holder became a substantial holder on **21/12/2004****2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
ORDINARY UNITS	471,337	471,337	7.53%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
MAG UNIT TRUST	TRUSTEE	150,000 ORDINARY UNITS
QUANTUM NOMINEES PTY LTD	DIRECTOR	199,513 ORDINARY UNITS
QUANTUM SYNDICATE MANAGEMENT LTD	DIRECTOR	105,000 ORDINARY UNITS
OB1 CANOBIE SUPERANNUATION FUND	TRUSTEE	16,824 ORDINARY UNITS

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
MAG UNIT TRUST	JONATHAN MARTIN	SAME	150,000 ORDINARY UNITS
QUANTUM NOMINEES PTY LTD	SAME	SAME	199,513 ORDINARY UNITS
QUANTUM SYNDICATE MANAGEMENT LTD	SAME	SAME	105,000 ORDINARY UNITS
OB1 CANOBIE SUPERANNUATION FUND	JONATHAN MARTIN, JULIE MARTIN & STUART MARTIN	SAME	16,824 ORDINARY UNITS

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
MAG UNIT TRUST	21/12/2004	150,000	0	150,000 ORDINARY UNITS
QUANTUM NOMINEES PTY LTD	21/12/2004	199,513	0	199,513 ORDINARY UNITS
QUANTUM SYNDICATE MANAGEMENT LTD	21/12/2004	105,000	0	105,000 ORDINARY UNITS
OB1 CANOBIE SUPERANNUATION FUND	21/12/2004	16,824	0	16,824 ORDINARY UNITS

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
MAG UNIT TRUST	GPO BOX 2593, SYDNEY, NSW, 2000
QUANTUM NOMINEES PTY LTD	GPO BOX 2593, SYDNEY, NSW, 2000
QUANTUM SYNDICATE MANAGEMENT LTD	GPO BOX 2593, SYDNEY, NSW, 2000
OB1 CANOBIE SUPERANNUATION FUND	GPO BOX 2593, SYDNEY, NSW, 2000

Signature

print name **JONATHAN MARTIN**

capacity

sign here



date **16/03/2005**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.

- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
- (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).
- See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
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