

VALUATION REPORT

Property: Part "Jayton"
Lot 35 Sheep Station Road
COWRA NSW 2794

Instructions: Angela Boswell
Golsby Solicitors
99 Brisbane Street
COWRA NSW 2794



Purpose: To determine the current market value of the subject rural lifestyle property for Superannuation purposes.

Date: Inspection: 18th February 2022
Valuation: 18th February 2022

Our Reference: Word/2022/22-0170

Your Reference: GMB:AB:210119

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ANNEXURE ONE

Copy of Instruction

ANNEXURE TWO

Copy of Title Search

ANNEXURE THREE

Copy of Contract of Sale

1.0 EXECUTIVE SUMMARY

1.1 Instructions

Instructed by: Angela Boswell
Golsby Solicitors
99 Brisbane Street
COWRA NSW 2794

Your Reference: GMB:AB:210119

We have been instructed by Angela Boswell of Golsby Solicitors to assess the current market value of the subject rural lifestyle property located at Lot 35 Sheep Station Road, Cowra, New South Wales.

The subject property comprises a circa 1980 single storey detached bessor block and corrugated metal roof dwelling with 4 bedrooms, 1 bathroom and situated on a 40.47 hectare rural lifestyle allotment being Lot 35 in Deposited Plan 752934.



Our valuation has been prepared for Superannuation purposes and may only be relied upon by Golsby Solicitors. The report is not available for any other purpose, nor is any liability extended to any third party, without the valuer's written authority and consent.

The interest being valued is the unencumbered fee simple of the subject rural lifestyle property.

Our assessment has been completed on the basis of certain critical assumptions and qualifications as detailed in Section 1.4 of this report.

A copy of our instructions is attached to this report at Annexure One.

1.2 Definitions

This valuation has been undertaken in accordance with the following definitions as issued by the Australian Property Institute.

Market Value

"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms' length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion."

Rental Value

"The estimated amount for which an asset should rent, as at the relevant date, between a willing Lessor and willing Lessee in an arms length transaction, wherein the parties had each acted knowledgeably, prudently and without compulsion, and having regard to the usual terms and conditions for leases of similar assets."

Highest and Best Use

"The use from among reasonably probable and legal alternative uses, found to be physically possible, appropriately justified and financially feasible which results in an optimum value for the asset valued."

Our valuation assessment is made on a GST exclusive basis.

1.3 Inspection/Valuation Date

The date of inspection/valuation is 18th February 2022.

1.4 Assumptions and Qualifications

The valuation has been tendered on the basis of certain critical assumptions and qualifications which include:

- No Compliance Certificate/Certificate of Classification has been obtained and this valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site and has been built, occupied and was being operated, in all material respects, in full compliance with all requirements of law, including all zoning, land use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities and that there are no outstanding requisitions.
- To the best of the valuer's knowledge, the subject property is not affected by Heritage, landslip, pest infestation or resumption matters, however, no searches have been undertaken in this regard.
- This valuation report does not purport to be a site or structural survey of the land or improvements thereon and is not intended as such. Any opinion as to the site or the condition of improvements is not given in the capacity as an expert and should not be relied upon.
- To the best of the valuer's knowledge, the land is not affected by unstable, hazardous, or toxic soil material; however, no searches have been undertaken in this regard. This valuation assumes that there are no problems, however, should any such issues arise, and then this matter should be referred to the valuer for further comment.
- This valuation assessment is exclusive of GST and has been completed on the basis that should GST be payable on the sale of this property, it would be recovered from the purchaser resulting in the vendor not being financially disadvantaged.
- The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
- This valuation report is for the use of any may be relied upon only by the party/parties to whom it is addressed. No other parties are entitled to use or rely upon it and the valuer does not assume any liability or responsibility to any other party who does so rely upon the valuation without the express written authority of Saunders & Staniforth.
- This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period, including as a result of general market movements or factors specific to the particular property. We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of this comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
- Any other assumptions and qualifications contained within this report.
- It is hereby understood and agreed that Saunders & Staniforth or their insurer will not pay for any amounts insured under the policy for or arising out of any valuation undertaken by the insured for any solicitor's mortgage facility or any loan or mortgage arranged by or on behalf of a solicitor.

- Areas relating to break up of cultivation and grazing country contained within this report have been obtained through verbal enquires with the landholder, and an on-site inspection in conjunction with topographic and GIS mapping systems. These areas are approximate and can only be precisely determined by a site survey.
- This valuation comprises the Value of the property, as made up of the land and buildings only. Excluded from our valuation are plant and equipment associated with the business, as well as growing crops.
- Our valuation has been carried out on the basis that the property is not adversely affected by salinity issues. We are not qualified to provide expert advice on salinity and an independently qualified report would be required to determine the extent of any salinity related matters on the subject property.
- Our valuation assumes that all clearing of timber on the property has been completed in accordance with appropriate legislation relating to timber clearing and land development. We review the right to amend the valuation should any illegal clearing/land development be brought to your attention.
- Our valuation relies on the nominated legal area and does not take into consideration any 'give and take' fencing that may occur ('Give and take' fencing allows for any topographical difficulties or water sharing arrangement with adjoining landholders).
- We have physically identified the property boundaries upon inspection, and there does not appear to be any encroachments. We note, however, that we are not surveyors and no warranty can be given without the benefit of an identification survey.
- The value nominated for the structural improvements on the subject property is assessed added value of those improvements. These figures should not be adopted for insurance purposes.
- We have assumed that all structural improvements on the subject property are free from termite infestation, asbestos defect or statutory notices issued against the property, unless otherwise noted.
- The valuation assumes that all bores and irrigation development and licensing on the subject property, for Stock and Domestic watering and irrigation purposes are appropriately licenced under the *Water Management Act 2000 NSW*.

COVID-19

"The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11th March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

Given the valuation uncertainty, we recommend that the user(s) of this report review this valuation periodically".

1.5 Market Value

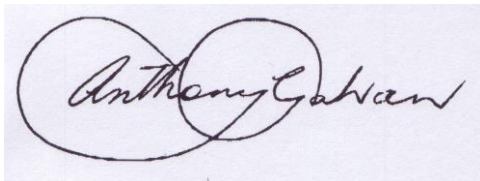
We are of the opinion the current market value of the fee simple with vacant possession interest of the subject rural property, for Superannuation purposes, as at 18th December 2022 is:

\$490,000

(Four hundred and ninety thousand dollars)

- The valuation amount is GST exclusive

SAUNDERS & STANIFORTH.



TONY GAHAN

AAPI Certified Practising Valuer
Bachelor of Business (Property Studies)
Registered Valuer No. 69049

(Primary Signatory)



MITCHELL STANIFORTH

AAPI Certified Practising Valuer
B Com & Land Econ
Registered Valuer No. 68807

(Counter Signatory)

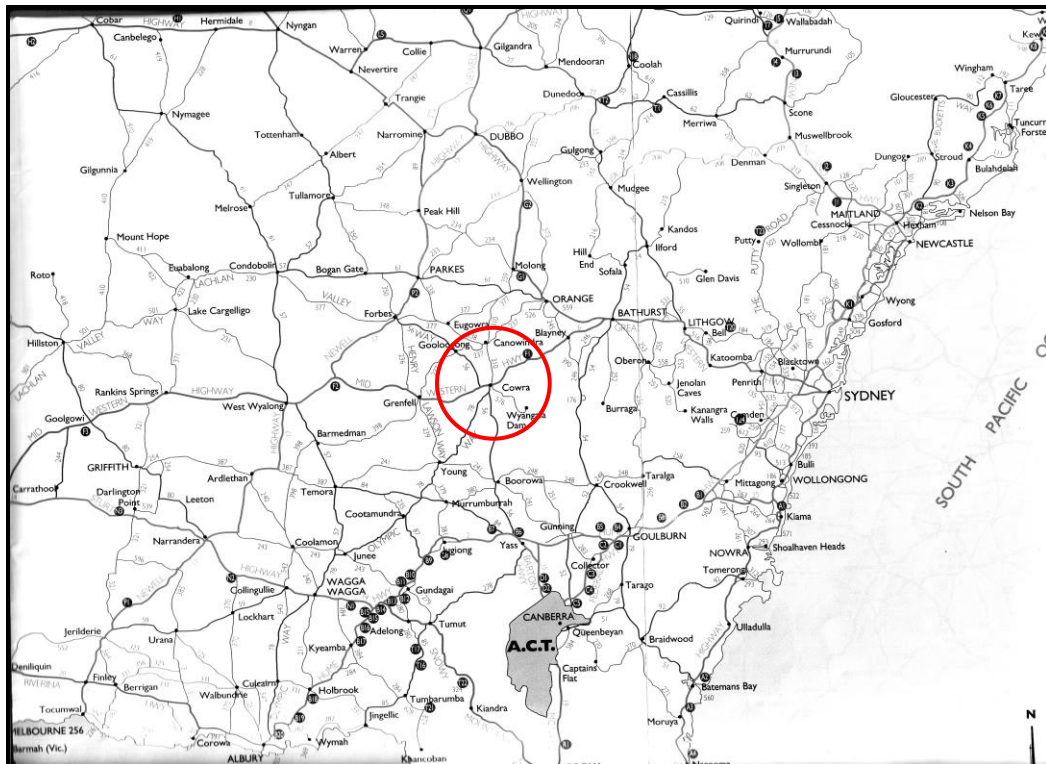
The counter signatory, who has read and signed this report, verifies that the report is genuine and is endorsed by Saunders and Staniforth Valuers. The opinion of value expressed has been arrived at by the primary signatory who undertook the valuation.

2.0 LOCATION

Cowra is a town in the Central West region of New South Wales, Australia in the Cowra Shire. The Shire area is 2,800 square kilometres and it is located between the Council areas of Blayney, Cabonne, Forbes, Weddin, Young and Boorowa Shires.

Cowra is located on the Mid-Western Highway, 317 kilometres west of Sydney on the banks of the Lachlan River at an altitude of 310 metres above sea level. At the 2011 census Cowra had a population of 10,002 people.

A locality map below shows Cowra in Central Western NSW.

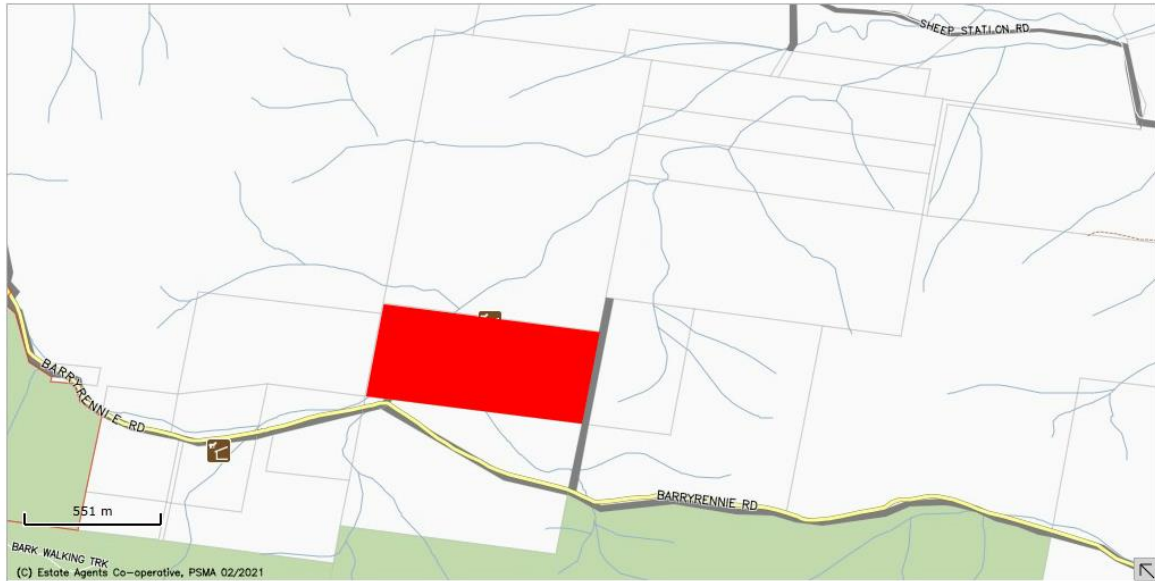


2.1 Subject Property

The subject property is located on the northern side of Barryrennie Road and northern side of the Mid-Western Highway, approximately 24 kilometres north-west of Cowra town centre.

Surrounding development comprises rural holdings of varying sizes with detached dwellings of mixed age, style and construction generally of an average standard and presentation.

A map indicating the location of the subject property is provided below.



This information is obtained from various sources and cannot be guaranteed. You must make your own enquiries as to its accuracy.



This information is obtained from various sources and cannot be guaranteed. You must make your own enquiries as to its accuracy.

2.2 Access

Access to the subject property is available via Berryrennie Road comprises a gravel road in satisfactory condition.

Drainage is satisfactory.



Road number



View south-west along Berryrennie Road



View south-east along Berryrennie Road

3.0 LAND AND TITLE

The land comprises the estate in fee simple in:

Lot	35
Deposited Plan	752934
Folio Identifier	35/752934
Local Government Area	Cowra
Parish	Conimbla
County	Forbes

The land is irregular in shape and has an area of approximately 40.47 hectares.

We are not aware of any published proposals of Public Authorities; however, these could be checked by obtaining the usual certificates from the Authorities concerned.

We have not made a current search of the title and the description given above is subject to legal confirmation.

3.1 Ownership

According to our title search, the land is owned by Jason Francis Cartwright and Toni Janiece Cartwright as joint tenants.

There is a sale proceeding for a contract price of \$644,000 (See Annexure Three).

3.2 Lot Identification

The property has been identified by reference to Cadastral Mapping and Site Inspection.

4.0 TOWN PLANNING

The land is zoned RU1 Primary Production pursuant to Cowra Local Environmental Plan 2012, gazetted on the 25th January 2013.

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations; Intensive plant agriculture

3 Permitted with consent

Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industries; Helipads; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Secondary dwellings; Signage; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

The existing use as a rural property is considered permissible and does not require development consent.

The property does not appear to be affected by any road widening or other adverse planning proposals and none were evident on enquiry with Cowra Shire Council.

We recommend that the above information be confirmed by a Certificate issued under Section 10.7 of the Environmental Planning & Assessment Act, 1979.

In the event the Certificate reveals that the above information is incorrect, our valuation may require revision.

The current status of the approvals can only be confirmed by Cowra Shire Council; however,

verbal enquiries indicate that Council is unaware of any significant outstanding development issues/requirements.

5.0 THE LAND

The subject property comprises a rural lifestyle allotment of approximately 40.47 hectares.

The property includes a mix of both open grazing country and timbered areas being regular in shape with a southerly aspect.

We note the property forms part of a larger holding and is not entirely fence on the boundary.

The property is watered by a well, 3 earthen dams and a creek.



Timbered area



Landscape looking north-east



Landscape looking east

5.1 Environmental Considerations

A visual site inspection and enquiries with Cowra Shire Council have not revealed any obvious pollution or contamination.

In its current usage the property is not associated in any way with the manufacture, usage, storage or emission of significant toxic material (including fuel, oil, chemicals etc).

We are not aware of the full details with regard to usage of the site prior to the current use; however, we have no cause to believe that the site has been contaminated.

Nevertheless, we are not experts in the detection or quantification for environmental problems and, accordingly, have not carried out detailed environmental investigation.

Therefore, the valuation is made on the assumption that there are no actual or potential contamination issues affecting:

- (i) the value or marketability of the property; or
- (ii) the site

While the subject property appears suitable for the existing use, no soil tests or environmental studies have been made available to us. There are no signs of contamination, and it is therefore presumed that there are no surface or sub-surface soil problems, toxic or hazardous wastes or building materials in or on the property that would adversely affect its existing or potential use or reduce its marketability – although we cannot and do not warrant that this site is contamination free.

Should subsequent investigations show that the site is contaminated this valuation will require revision.

6.0 SERVICES

Services connected include:

- Electricity
- Septic

7.0 STATUTORY VALUE/CHARGES

Details with regard to Statutory Values and charges are summarised in the table below:-

Property	577 Sheep Station Road, Cowra
Land Value @ 01/07/2021	Forms part of a larger assessment.
Council Property Rates – 2021/2022	Rated with other land.

8.0 IMPROVEMENTS

8.1 Existing Improvements

Structural improvements include:

- Circa 1980s single storey detached bessor block and corrugated metal roof dwelling with 4 bedrooms and 1 bathroom.



Eastern elevation



Western elevation



Southern elevation



Western elevation



Western elevation



Northern elevation

Construction of the main dwelling comprises: -

Component	Construction
Floor	Concrete Slab
Walls	Bessor Block
Roof	Corrugated Metal
Internal Walls & Ceilings	Plasterboard/Exposed Bessor Block
Windows	Aluminium

8.1.1 Layout

This includes:

- 4 Bedrooms
- Lounge
- Multi-Purpose Room
- Laundry
- Porch
- 1 Bathroom
- Kitchen
- Toilet
- Verandah

8.1.2 Fixtures & Features

- Open Fireplace



Bedroom



Bathroom



Kitchen



Lounge



Living Room



Ceiling



Fireplace

8.1.3 Building Areas

	Area (m ²)
Main living	137
Verandah	28
Porch	4

Building areas of existing improvements represent gross floor areas determined by external tape measurement.

8.2 Other Improvements

Old Style Shed

Area approximately 102 m²

Construction comprises timber frame clad with corrugated metal and having a part concrete part earthen floor.



In fair condition

8.3 Comments on the Improvements

The dwelling includes a main living area in addition to a detached section/

The dwelling was in a state of disrepair and not habitable.

We have not been provided with any engineering tests, structural survey or qualified building report and to this extent our valuation is qualified.

We recommend and if required by our client:

- a) Pest certificate to be obtained showing the property to be free from infestation.
- b) A building certificate, issued under Section 149D of the Environmental Planning and Assessment Act, 1979 (as amended) to be obtained in due course.
- c) A survey to confirm that the improvements are contained within the subject allotment.

If any of the above disclose matters which affect the property, our valuation may require revision.

8.4 Asbestos Materials Report

We have not been provided with an Asbestos Materials Report, however, there was no asbestos observed at the date of inspection.

9.0 MARKET EVIDENCE

The following sales provided assistance in determining our valuation.

Property	Sale Date	Sale Price	Area (ha)	Comments
Lot 3 Stoney Hill Road, COWRA NSW 2794	26 th May 2021	\$285,000	48.3	The property comprises a slightly irregular shaped vacant rural lifestyle holding, approximately 50% cleared.
2089 Darbys Falls Road, DARBYS FALLS NSW 2793	28 th April 2021	\$690,000	23.1	The subject property comprises a circa 1950s single storey detached hardiplank and corrugated metal roof dwelling with 3 bedrooms and 2 bathrooms. Car accommodation includes single garage. Other improvements include a shed.
43 Broula Road, COWRA NSW 2794	2 nd June 2021	\$700,000	17.4	The subject property comprises a circa 2000s single storey detached weathertex and corrugated metal roof dwelling with 3 bedrooms and 2 bathrooms. Other improvements include a 3 bay machinery shed and a 2 acre lake.
35 Glen Avon Road, DARBYS FALLS NSW 2793	5 th February 2021	\$650,000	16.1	The subject property comprises a circa 2000 single storey detached hardiplank and colorbond roof dwelling with 3 bedrooms and 1 bathroom. Car accommodation includes double garage. Other improvements include storage shed, shearing shed, sheep yards, water tanks, bore and earthen dam.
89 Lynchs Lane, GRENFELL NSW 2810	10 th May 2021	\$1,000,000	40.79	The property comprises a circa 2010 single storey detached brick veneer and colorbond roof dwelling with 4 bedrooms and 3 bathrooms. Car accommodation includes double lock up garage under main roof. Other improvements include bessorblock shed (partly lined and 3 rd bathroom).
151 Barrs Road, COWRA NSW 2794	13 th January 2021	\$791,000	38.25	The property comprises a circa 2000 single storey detached brick veneer and colorbond roof dwelling with 4 bedrooms and 2 bathrooms. Car accommodation includes colorbond 6 car garage/workshop/.

				Other improvements include cattle yards and a bore.
"Rockview" 1 Conimbla Road, COWRA NSW 2794	29 th November 2021	\$540,000	40.64	The property is located at the intersection with Lachlan Valley Way, approximately 14 kilometres north-west of Cowra. Property comprises a vacant rural holding, irregular in shape. Property includes self-watering flats adjacent to Back Creek and features a dwelling entitlement.

Our research in the market found that there is a lack of directly comparable sales evidence and therefore the sales provided in this report are the most relevant available to us.

Comparable sales evidence used in this report may be slightly dated, however due to the nature and location of the subject property more recent comparable sales could not be sourced, despite our best efforts.

9.1 Reconciliation of Market Evidence

The above evidence has been reconciled / compared with the subject property as follows:-

Property	Classification/Comparability
Lot 3 Stoney Hill Road, COWRA NSW 2794	Primary evidence / Assists in establishing land value.
2089 Darbys Falls Road, DARBYS FALLS NSW 2793	Primary evidence / Smaller land area but dwelling with more appeal. Overall superior.
43 Broula Road, COWRA NSW 2794	Primary evidence / Smaller land area but dwelling with more appeal. Overall superior.
35 Glen Avon Road, DARBYS FALLS NSW 2793	Primary evidence / Smaller land area but dwelling with more appeal. Overall superior.
89 Lynchs Lane, GRENFELL NSW 2810	Primary evidence / Land and dwelling with more appeal. Overall superior.
151 Barrs Road, COWRA NSW 2794	Primary evidence / Land and dwelling with more appeal. Overall superior.
"Rockview" 1 Conimbla Road, COWRA NSW 2794	Primary evidence / Assist in establishing land value.

9.2 Valuation Rationale

We have had regard to factors such as acreage size, quality of country, location, dwelling accommodation and condition, farm improvements, water supply among others to determine our market value of the subject property

9.3 Valuation Comments

The subject property is a lifestyle allotment. On the date of inspection the dwelling was in a state of disrepair and not habitable.

We note the subject property is also known as '1508 Barryrennie Road, Cowra'.

10.0 MARKET SUMMARY

10.1 Activity

There is a strong enquiry for rural property at present due to buoyant livestock prices and low interest rates.

10.2 Direction

The rural market has increased in value (\$/ha) dramatically in the last 12 - 18 months due to a combination of low interest rates and strong livestock prices.

10.3 Buyer Profile

The most likely buyer is a private buyer.

11.0 MARKET COMMENTARY

There has been strong demand for rural holdings comprising good/arable grazing country over the past 12 months with strong growth occurring for these properties.

Rural properties in the central west are in strong demand due to good livestock prices, low interest rates, proximity to good regional services, professionals having flexible workplace circumstances and overseas investors.

These factors have strong competition for good rural properties.

Our research in the market found that there is a lack of directly comparable sales evidence and therefore the sales provided in this report are the most relevant available to us.

Comparable sales evidence used in this report may be slightly dated, however due to the nature and location of the subject property more recent comparable sales could not be sourced, despite our best efforts.

An extended marketing and selling period of 6 months or greater should be contemplated due to a thinly traded rural market.

This assessment together with current sales evidence reflects the market conditions being experienced in the area at present, and we therefore caution that if the market conditions weaken, a lesser amount may be achieved.

12.0 MARKET RENTAL

The dwelling is unsuitable for rental purposes.

13.0 APPROACH TO VALUATION

13.1 Introduction

We have adopted the direct comparison and summation approach to assist us in forming an opinion of value. This approach is an accepted and tested methodology endorsed by the Australian Property Institute and law.

Current market value is the price the property should achieve if sold at the relevant date following an effective marketing campaign of up to six months prior to that date.

13.2 Direct Comparison Approach

Having regard to the sales evidence, together with prevailing market conditions, we consider the direct sales comparison method of valuation appropriate for the subject property.

The value on this basis is assessed as: **\$490,000**

As a check to valuation, we have carried out a summation of land and the depreciated value of improvements as follows:

Land (as serviced)	\$390,000
Main Dwelling & Surrounds	\$99,000
Farm Building & Improvements	\$1,000
	<hr/>
	\$490,000
	<hr/>

We have assessed the market value, assuming vacant possession and are inclusive of fixed floor coverings, light fittings and curtains.

13.3 Valuation Conclusions

Based on the available evidence and the assumptions and qualifications contained within this report and having regard to all of the above valuation approaches, we have adopted a current market value of:

\$490,000

(Four hundred and ninety thousand dollars)

13.4 Highest and Best Use

We consider the use of the property as a rural lifestyle holding to be consistent with the highest and best use of the land at this time.

13.5 Insurance Value

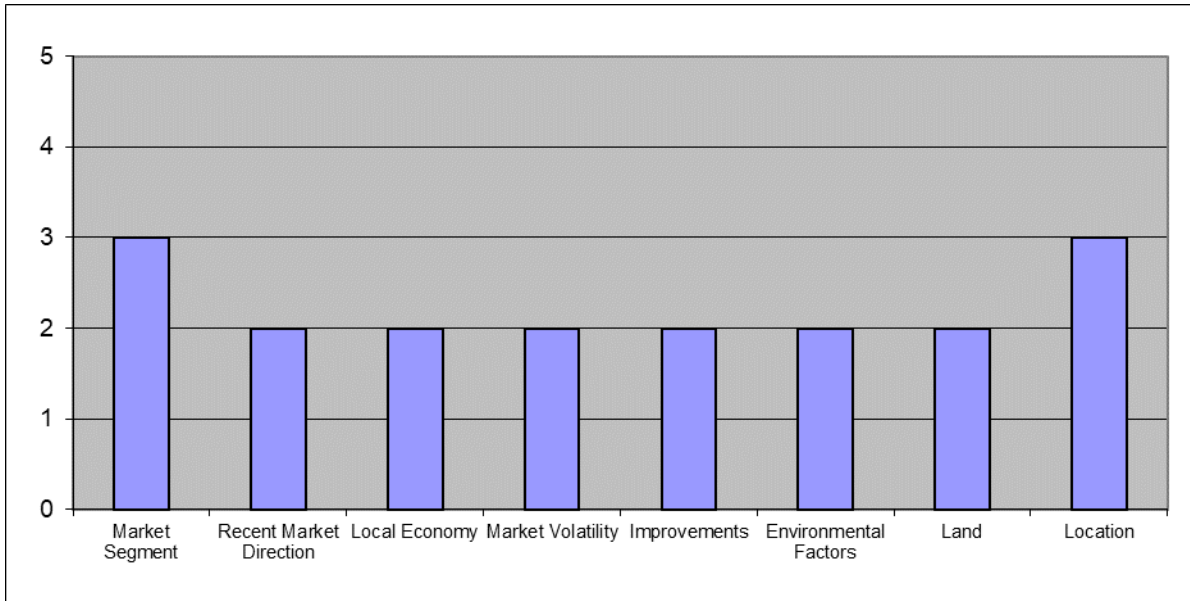
The insurable value of the improvements is assessed as **\$333,000**.

This valuation includes allowance for:-

- Replacement cost of all improvements.
- Current cost of incidental expenditure, such as demolition and removal of debris together with professional and statutory authority fees on rebuilding.
- Allowance for cost increases during the ensuing period of insurance.

13.6 Risk Analysis

Having regard to the above comments and factors generally affecting the subject property, we have carried out a risk analysis which is indicated graphically as follows: -



The risk ratings are categorised as follows:-

1	Low
2	Low to Medium
3	Medium
4	Medium to High
5	High

- Our Market Segment Risk Rating relates to a thinly traded rural lifestyle market in the Cowra locality.
- Our Recent Location Risk Rating relates to reasonably remote location.

14.0 GENERAL

Neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without our written approval of the form and context in which it will appear.

This valuation is for the use of only the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

This valuation report is not a structural survey.

Saunders and Staniforth Valuers hereby declare that it makes no guarantee, promise, warranty, representation or undertaking that the lodgment of this valuation report will result in any predetermined requirements of the instructing party or client being satisfied.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

We direct your attention to the other qualifying statements contained within this report document.

15.0 VALUATION

15.1 Market Value

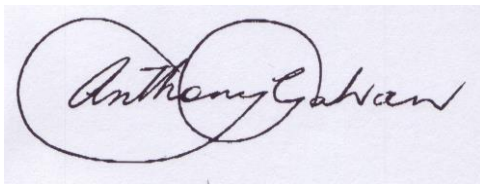
We are of the opinion that the current market value of the fee simple with vacant possession interest of the subject rural lifestyle property, for Superannuation purposes, as at 18th February 2022 is:

\$490,000

(Four hundred and ninety thousand dollars)

- The valuation amount is GST exclusive

SAUNDERS & STANIFORTH



TONY GAHAN

AAPI Certified Practising Valuer
Bachelor of Business (Property Studies)
Registered Valuer No. 69049

(Primary Signatory)



MITCHELL STANIFORTH

AAPI Certified Practising Valuer
B Com & Land Econ
Registered Valuer No. 68807

(Counter Signatory)

The counter signatory, who has read and signed this report, verifies that the report is genuine and is endorsed by Saunders and Staniforth Valuers. The opinion of value expressed has been arrived at by the primary signatory who undertook the valuation.

ANNEXURE ONE

COPY OF INSTRUCTIONS

22-0170

GOLSBYS

SOLICITORS

Our ref: GMB:AB:210119

9 February 2022

Greg Bowen LL.B.

Saunders & Staniforth
Valuers
By email only: valplan@ssvaluers.com.au

Dear Sirs

**Re: Jason Francis Cartwright & Toni Janiece Cartwright
Sale to JF & TJ Cartwright as trustees of The Jayton Industries Superannuation
Fund
Property: Part "Jayton", Sheep Station Road, Cowra**

We act for Jason Francis Cartwright and Toni Janiece Cartwright in the above matter.

We would be pleased if you could provide us with a valuation of Lot 35 in DP752934 as required by Revenue NSW upon a transfer of property from personal ownership to that of a self-managed super fund. Please note that the valuation is required prior to 21 February 2022.

To gain access please contact Toni Cartwright on 0422 842 685 or Jason Cartwright on 0428 429 275.

For your information we enclose the following documents:-

1. Copy of front page of Contract;
2. Copy of Title Search;
2. Copy of Crown Plan 2611-1787

Yours faithfully
Golsbys Solicitors

Per:



Greg Bowen

Enc

090222 Valuation Request.dot

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DX 4602 Cowra

Phone (02) 6342 2199
Fax (02) 6342 3672
Email: cowra@golsbys.com.au



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Professional
Standards
Legislation

29.6.22

ANNEXURE TWO

COPY OF TITLE SEARCH



Order number: 71728402
Your Reference: Cartwright 210119
01/12/21 14:35



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 6122-114

SEARCH DATE	TIME	EDITION NO	DATE
1/12/2021	2:35 PM	1	14/2/2018

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF CONIMBLA COUNTY OF FORBES
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

JASON FRANCIS CARTWRIGHT
TONI JANIECE CARTWRIGHT
AS JOINT TENANTS

(T AN19298)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AN19299 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 35 IN DP752934
LOT 79 IN DP752934

TITLE DIAGRAM

CROWN PLAN 2611.1787
CROWN PLAN 3051.1787.

*** END OF SEARCH ***

PRINTED ON 1/12/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

ANNEXURE THREE

COPY OF CONTRACT OF SALE

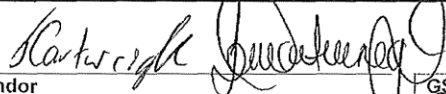
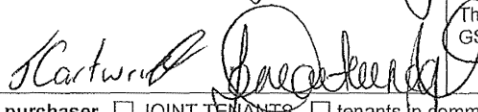
© 2019 The Law Society of New South Wales ACN 000 000 699 and The Real Estate Institute of New South Wales ACN 000 012 457
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Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	WITHOUT THE INTERVENTION OF AN AGENT	
co-agent		
vendor	JASON FRANCIS CARTWRIGHT & TONI JANIECE CARTWRIGHT "Jayton", 577 Sheep Station Road, Cowra NSW 2794	
vendor's solicitor	GOLSBYS SOLICITORS 99 Brisbane Street, Cowra NSW 2794 (DX 4602 Cowra) Email: cowra@golsbys.com.au Tel: 02 6342 2199 Fax: 02 6342 3672 Ref: Greg Bowen	
date for completion	35 th	day after the contract date (clause 15)
land (address, plan details and title reference)	"JAYTON" SHEEP STATION ROAD, COWRA NSW 2794 Lot 35 in DP752934 PART AUTO CONSOL 6122-114	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	documents in the List of Documents as marked or numbered: 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	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> pool equipment <input type="checkbox"/> clothes line <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input type="checkbox"/> other:
exclusions	
purchaser	JASON FRANCIS CARTWRIGHT & TONI JANIECE CARTWRIGHT AS TRUSTEES OF THE JAYTON INDUSTRIES SUPERANNUATION FUND "Jayton", 577 Sheep Station Road, Cowra NSW 2794
purchaser's solicitor	GOLSBYS SOLICITORS 99 Brisbane Street, Cowra NSW 2794 (DX 4602 Cowra) Email: cowra@golsbys.com.au Tel: 02 6342 2199 Fax: 02 6342 3672 Ref: Greg Bowen
price	\$ 664,000.00
deposit	\$ 0.00 (10% of the price, unless otherwise stated)
balance	\$ 664,000.00
contract date	22 DECEMBER 2021 (if not stated, the date this contract was made)

vendor 	GST AMOUNT (optional) The price includes GST of: \$	witness
purchaser 	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares	witness

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION