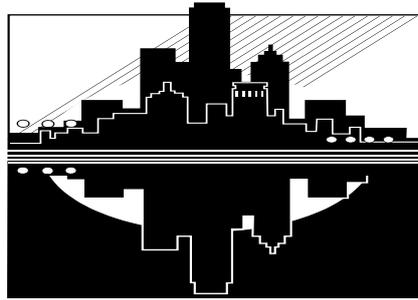


O'LOUGHLIN VALUERS



VALUATION REPORT

OF

ENGLOBO VACANT LAND

AT

IRONBARK ROAD

MUSWELLBROOK



VAL No: 518/2017



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VALUATION REPORT

UNDER INSTRUCTIONS FROM:

Gareth Turner
14 Mala Close,
Louth Park. NSW. 2320.

ON BEHALF OF:

Highbrook Estate Unit Trust.

MATTER:

Valuation of englobo land situated at Ironbark Road, Muswellbrook.

INSTRUCTIONS:

I have received instructions from Gareth Turner on behalf of Highbrook Estate Unit Trust to prepare a valuation report on a parcel of englobo land located in Ironbark Road at Muswellbrook for financial administration and superannuation reporting purposes.

VALUERS REFERENCE:

518/2017.

PURPOSE OF VALUATION:

The assessment and appraisal of the market value of the herein described property to determine its value for the Australian Taxation Office for financial administration and superannuation reporting purposes.

DATE OF INSPECTION: 24 May 2017.

DATE OF VALUATION: 24 May 2017.

MARKET VALUE DEFINITION:

The basis of market value in this valuation report is the International Valuation Standards Committee (IVSC) definition of market value as adopted by the Australian Property Institute (API):

Market Value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

The definition of market value herein also conforms to the concept of market value as defined by the High Court of Australia decision in *Spencer v The Commonwealth* (1907) 5 CLR 418.

1. ADDRESS OF PROPERTY:

Lot 1722 and Lot 5 Ironbark Road, Muswellbrook. NSW. 2333.

2. TITLE REFERENCE:

The title reference to the properties is Lot 1722 in Deposited Plan 829367 and Lot 5 in Deposited Plan 1141682 being situated at Muswellbrook in the Local Government Area of Muswellbrook, Parish of Brougham, County of Durham and State of New South Wales. This information is subject to confirmation by obtaining appropriate title searches from Land and Property Information NSW.

REGISTERED PROPRIETORS:

Leslie Charles Gunn, Valerie Kay Gunn, Gareth Ogden Turner, Karen Ann Turner, Anthony McTaggart and Prudence Beryl McTaggart as tenants in common being trustees for the Highbrook Estate Unit Trust. This information is subject to confirmation by reference to the title search.

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PROPERTY IDENTIFICATION:

The property has been identified by reference to cadastral map, plan of proposed subdivision, street address and site inspection.

EASEMENTS OR RESTRICTION ON TITLE:

The subject property appears to be affected and benefitted by a number of easements including a right of carriageway, drainage of water and sewer as well as a caveat in favour of Ausgrid. The valuer is unaware of any other easements or restrictions on title which would adversely affect the value of the property. This information is subject to confirmation by reference to title searches, registered deposited plans and any Section 88B instruments.

TITLE SEARCH:

A current title search has been obtained by the valuer and it appears the properties are not affected by any other easements, encumbrances, encroachments, covenants or restrictions on title other than those referred to above. This information is subject to confirmation by reference to title searches, the registered deposited plans and any Section 88B instruments.

3. SITE AREA:

The site area of the property is about 10.14 hectares.

This information is subject to confirmation by reference to the registered deposited plans.

4. TOWN PLANNING ZONING:

The current zoning on the property is R1 General Residential within the Muswellbrook Local Environmental Plan 2009. This information is subject to confirmation with Muswellbrook Shire Council.

LOCAL GOVERNMENT AUTHORITY: Muswellbrook Shire Council.

OBJECTIVES OF THE ZONING:

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable sensitive infill development of other housing types.
- To allow people to carry out a reasonable range of activities from their homes, where such activities do not adversely affect the living environment of neighbours.
- To promote the principles of ecological sustainable development including energy and water efficient subdivision and housing design.
- To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development.
- To ensure that development is carried out in a way that is compatible with the flood risk of the area.

2 Permitted without consent

Home occupations.

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Water recycling facilities; Water supply systems.

4 Prohibited

Any development not specified in item 2 or 3.

CURRENT USE: Vacant englobo residential land.

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PERMITTED USE UNDER ZONING: The current planning instrument permits residential development. This information is subject to confirmation with Muswellbrook Shire Council. The valuer is not a town planning expert therefore it is recommended any party relying on this information seek guidance from Muswellbrook Shire Council or professional advice from a qualified town planner.

HERITAGE ISSUES: Preliminary inquiries at Muswellbrook Shire Council indicate the property does not appear to be affected by any heritage issues. This information is subject to confirmation with Muswellbrook Shire Council.

MINES SUBSIDENCE:

Inquiries at Subsidence Advisory NSW [formerly Mines Subsidence Board] indicate that the property appears to be in a declared Mines Subsidence District. This information should be confirmed by appropriate searches with Subsidence Advisory NSW.

5. LOCATION:

The property is located in Ironbark Road at Muswellbrook being situated between its junction with Calgaroo Ave and Plashett Circuit adjoining Highbrook Park in the South Muswellbrook precinct. The property is a parcel of residential zoned land located on the fringe of the existing urban area of Muswellbrook. The property is located close to the South Muswellbrook shopping centre and is about three kilometres from the Muswellbrook commercial and retail shopping centre.

Muswellbrook is situated in the Upper Hunter region being a medium sized town located on the New England Highway about 127 kilometres north-west of Newcastle with a urban population of about 13,000. Newcastle is a major city and sixth largest metropolitan area in Australia located about 160 kilometres north of Sydney. Newcastle is a major export port with university and teaching hospital as well as large shopping centres and sporting facilities.

The property is located within an area which adjoins the established residential urban area in the south-eastern environs of Muswellbrook with the surrounding properties being predominately established one and two storey brick dwellings of varying age, design and condition. The south and east Muswellbrook areas have seen reasonable residential growth over the past twenty five years due the expansion of the coal mining industry in the region however growth has stymied more recently due to the restructuring in the local coal mining sector.

6. SITE DESCRIPTION & TOPOGRAPHY:

The property is an irregular L-shaped slightly undulating medium sized parcel of vacant englobo residential land being partially cleared grasslands with moderate re-growth of native trees and having frontage to a formed bitumen sealed urban road.

SERVICES:

The following services are generally available in the area but do not appear to be currently connected to the property:

- Electricity
 - Water
 - Sewer
 - Telecommunications.
-

7. ENVIRONMENTAL AFFECTATION:

Initial inquiries indicate the property does not appear to be affected by any environmental affectation. This information is subject to confirmation with Muswellbrook Shire Council.

8. IMPROVEMENTS:

The property is vacant englobo residential land with no improvements erected thereon.

9. FENCING: The boundary of the property appears to have rural type post and wire fencing.

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10. PROPOSED DEVELOPMENT:

Muswellbrook Shire Council has approved development consent on the 9 September 2013 being Development Application 144/2003 for a 91 lot subdivision of the subject property. It is proposed to develop the property over five stages.

11. MARKET CONDITIONS:

PREVIOUS SALE OF SUBJECT PROPERTY:

The subject property was last purchased on 24 February 2012 for \$2,750,000.

LEVEL OF MARKET ACTIVITY: Subdued

RECENT MARKET DIRECTION: Pronounced downward correction

MARKETABILITY OF PROPERTY:

The property has poor prospects in regards to marketability due to the prevailing real estate market and the soft demand for vacant residential land in the Muswellbrook area.

12. COMMENTS:

The subject property form part of the Muswellbrook residential area situated on the eastern fringe of the Muswellbrook urban area. The property has been approved for subdivision being a natural extension of the Muswellbrook urban area. The surrounding properties are a mix of one and two storey housing being predominately modern brick dwellings.

The Muswellbrook area and the wider Hunter region have been significantly affected by a restructure of the coal mining sector over the past five years which has seen a reduction in the labour force and the closure of some facilities. These events have impacted on the local community which in turn has seen a downward correction in the real estate market. The analysis of the real estate market over the past twelve months has indicated a very subdued demand for vacant residential land.

13. RECOMMENDED DOCUMENTATION:

It is recommended the following documentation be obtained to verify the information contained in this report:

- Zoning certificate.
- Title searches.
- Deposited plans.
- Development Consent from Muswellbrook Shire Council.
- Plan of proposed subdivision.

14. ASSUMPTIONS:

- There are no planning impediments which inhibit the use of the property for residential purposes.
 - There are no easements, encumbrances, covenants or restrictions on title which would adversely affect the use of the property.
 - All sales evidence relied upon are correct.
 - All data obtained from third parties is correct.
 - The property is compliant with all Local, State and Commonwealth Government statutory requirements.
-

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15. STATEMENT OF LIMITING CONDITIONS:

DEFINITION OF MARKET VALUE

The basis of this valuation report is the International Valuation Standards Committee (IVSC) definition of market value as adopted by the Australian Property Institute (API). Market value is defined as the estimated amount for which a real property 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.

The definition of market value herein also conforms to the concept of market value as defined by the High Court of Australia decision in *Spencer v The Commonwealth* (1907) 5 CLR 418.

MARKET MOVEMENT CLAUSE

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.

STRATA TITLE CLAUSE

If the title to the property being valued is registered under the Strata Titles Act it would be considered prudent for the applicant to have a Strata Search undertaken on the Owners Corporation records. The property is assessed without knowledge of any orders issued against the Owners Corporation and without knowledge or inspection of the books of the Owners Corporation. The valuation is made on the basis that there are no outstanding orders, debts or dealings within or against the Owners Corporation or building and without knowledge of the provision of the Sinking Fund.

SMOKE ALARMS AND ELECTRICAL

This valuation report does not purport to indicate whether or not the subject property complies with State Legislation in respect to the installation of smoke alarms in a dwelling or equivalent. The instructing party should make appropriate enquiries or require the property owner to provide evidence that the dwelling complies with the current regulations in respect to the installation of smoke alarm devices.

This valuation report does not provide any commentary or warranty either expressed or implied as to the electrical wiring within the improvements erected on the subject property, especially in respect to the installation of circuit breaker safety switches. The instructing party would need to have this information confirmed by an appropriately qualified electrician or equivalent.

ENVIRONMENTAL

The instructing party acknowledges and recognizes that the valuer is not an expert in identifying environmental hazards and statutory compliance requirements which may or may not affect the subject property. The valuer has endeavoured to identify all matters of environmental concern and the effect those matters may have on the value of the property. The valuer will not be held viable or responsible for failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value, including loss arising from site contamination; or the non-compliance with environmental laws; or costs associated with site clean-up and rehabilitation; and any legal action instigated by Commonwealth, State or local authorities to recover clean up and rehabilitation costs pursuant to relevant environmental protection laws.

TITLE REFERENCES, SITE DIMENSIONS AND AREA

The valuer has not undertaken title searches nor has the valuer being provided with a copy of the current title or registered plans and any reference to title description, land dimensions or site area in this report has been obtained from third party information sources and whilst every endeavour has been made to verify such information, the valuer accepts no responsibilities for inaccuracies of any information provided or relied upon.

RESTRICTIONS ON TITLE

The valuation report has been prepared on the basis that there are no encroachments, covenants or encumbrances by or upon the subject property which would have an adverse effect on value.

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IMPROVEMENTS

This valuation report does not provide any warranty either expressed or implied as to the structural integrity of any building or structure erected on the subject property. This valuation report assumes that all improvements erected on the property have been constructed in accordance with the appropriate planning and building regulations in force at the time of construction and that all appropriate approvals have been obtained from the relevant authorities.

SALES EVIDENCE

The sales evidence data which has been used in the preparation of this valuation report has been obtained from third party sources and whilst every endeavour has been made to verify such information, the valuer does not accept responsibility for inaccuracies of the information provided and relied upon. The number of bedrooms and other related property information as listed in the sales evidence schedule are either as recorded in the available property sales data base or have been assumed by the valuer. The valuer has not physically inspected the interior of the properties referred to in the sales evidence schedule and the valuer cannot guarantee the accuracy of the information provided.

REPLACEMENT COST FOR INSURANCE PURPOSES

Any replacement cost figure provided in this report is an estimated amount, based on current reported building cost indices, for the replacement and reinstatement of improvements erected on the subject property including allowances for professional fees, anticipated cost movements, compliance with current building codes and regulations, demolition and removal of debris, preparation costs prior to construction and the cost of alternative accommodation.

SWIMMING POOL

This valuation report has been prepared on the assumption that any swimming pool, spa or like structure installed on the property complies with current State statutory requirements. It is recommended certificates of registration and compliance be obtained from the local government authority to confirm compliance.

MINES SUBSIDENCE

If the subject property is within a declared mines subsidence district then for the purposes of this valuation report it is assumed that all the improvements erected on the subject property have been approved by the Mines Subsidence Board. If any party relying on this valuation report obtains contrary information then it should be referred to the valuer for comment as non-compliance with the Mines Subsidence Boards requirements and standards may adversely affect the value of the property.

DESIGNATED BUSHFIRE PRONE AREA

If the subject property is located within a designated bushfire prone area this may impose additional bushfire protection standards for any building works within the designated area. It may also increase insurance cost and limit future buyer appeal.

FLOOD PRONE LAND:

If the preliminary inquiries ascertain the subject property is located within an area affected by flooding and other associated water related issues then it is recommended that a flood (or other) search be undertaken with the appropriate authority to establish the extent to which the property is affected. This should be undertaken prior to any reliance being placed upon this valuation. Should further investigation reveal any actual flood affectation, then we reserve the right to review our valuation and the instructing party should refer the matter back to the valuer for further comment.

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SITE CONTAMINATION:

I advise that the inspection of the subject property did not reveal any obvious visible environmental or contamination concerns to the valuer. The client acknowledges and recognises that the valuer is not an expert in identifying environmental or contamination hazards and compliance requirements affecting properties. The valuer will not be held liable nor responsible for any failure to identify all such matters of environmental or contamination concern and the impact which any environmental or contamination related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or costs associated with the clean-up of the property to which an environmental hazard has been recognised, including action by the Environmental Protection Agency to recover clean-up costs pursuant to the relevant Environmental Protection Act. Should any environmental or contamination concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report. Any reference to contamination as detailed above should be taken to include a reference to asbestos.

16. DISCLAIMER AND REQUISITIONS:

I hereby certify that I personally inspected this property on the date stated in this report and I assess the Current Market Value of the property as stated below. Neither I, nor any member of this firm, have any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed

This valuation report is for the use only of the party to which it is addressed and is not to be used for any other purpose. This valuation report may be relied upon by the Australian Taxation Office for superannuation administration and reporting purposes. No responsibility is accepted or undertaken to any third parties who may use or rely upon the whole or any part of the content of this valuation report. This valuation report is not to be relied upon by any person, party or corporation for mortgage purposes. This valuation report does not constitute a structural survey and it does not provide any warranty either expressed or implied as to the structural integrity of any building or structure erected on the subject property.

This report is made in accordance with the Australian Property Institute (API) Valuation Standards and Guidance Notes and the Australian and New Zealand Valuation and Property Standards [ANZVPS]. The basis of this valuation is the International Valuation Standards Committee (IVSC) definition of market value.

It is a condition of this valuation report that all references to title information; land dimensions or area; town planning zoning; environmental affection; contamination; easements, encumbrances, covenants or any other possible restriction on title, should be verified by the instructing party with appropriate searches with the relevant authorities. The information obtained in this valuation report is subject to verification by the instructing party by obtaining the following: Building Certificate or Occupation Certificate from Council; Identification Survey Certificate; Town Planning Zoning Certificate under Section 149 (2) & (5) of the Environmental Planning and Assessment Act, 1979; Certificates under Section 15(a) and 15(b) of the Mines Subsidence Compensation Act, 1961.

Any comments on these issues and matters are based on observations on site and, where necessary, appropriate verbal enquiries without the benefit of searches, surveys, written inquiries and other documentation. The valuer reserves the right to review the valuation and the report if the searches and enquiries reveal contrary conditions or matters not addressed therein. It is a condition of this report should inquiries reveal contrary information or circumstances then the instructing party is obligated to refer the valuation report back to the valuer for further consideration.

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17. SOURCES OF EVIDENCE:

The sales evidence utilised in preparing this report has been obtained from third party supplied data base as well as verbal inquiries undertaken by the valuer with local vendors and real estate agents. All evidence relating to value including electronic and hard copy data as well as verbal discussions have been examined, assessed and evaluated during the process to determine the value of the subject property.

The comparable sales evidence used in this valuation report is considered the most relevant sales evidence based on my research, both in terms of physical comparability to the subject property and allowing for market changes between comparable sale dates and valuation date. In many cases, I have not physically inspected the interior of any structures erected on the sales evidence quoted and have relied on sales information as recorded in available property sales databases. I therefore cannot guarantee the accuracy of the information provided.

The analysis of the sales evidence within the Muswellbrook has been used in the assessment of value of the subject property. It has been necessary to refer to a number of dated sales as the market at the date of valuation appeared to be thinly traded however the comparable sales evidence utilised are considered the most appropriate. Appropriate adjustments and allowances were made during the assessment of value to offset the differences between the subject property and the comparable sales.

18. METHOD OF VALUATION:

The subject property has been valued on the basis of current valuation practise using the analysis of sales of comparable properties within the Muswellbrook area as well as the hypothetical subdivision approach these being the primary methods of valuation. More specifically I have where possible analysed comparable sales evidence within the immediate vicinity of the subject property.

This is an evidence based valuation based on an analysis of comparable sales evidence of properties within the Muswellbrook area. Recent sales of vacant residential land in the Muswellbrook area over the past 12 months range from about \$25,000 up to about \$112,000.

The available sales evidence and the hypothetical subdivision approach would suggest the value of the subject property is about \$1,365,000 therefore this amount has been adopted for valuation purposes after careful consideration and analysis of all relevant and salient factors available to the valuer. During the assessment of value appropriate allowances and adjustments have been made to offset any differences between the comparable sales evidence and the subject properties.

19. REASONING OF THE VALUATION PROCESS:

The analysis of the recent sales evidence indicates that there were only about nine vacant residential land sales in the Muswellbrook area over the past twelve months. Current land sales range from as low as about \$25,000 up to a high of about \$112,000 with the average price being about \$65,000 and the average land size being about 680m². Calculations based on these sale figures have a projected a gross realisation of the development in the vicinity of about \$5,915,000.

Taking into account the prevailing market conditions the development would probably have to be staged over an eight to ten year period. The additional holding charges for this extended development period have been factored into the calculation to determine value. A prospective developer would also require a higher rate of return on the investment due to additional risk of realisation. All these matters would have an adverse effect on value and have been a consideration during the assessment of value.

Conversely the civil engineering development costs for residential subdivision including contribution towards utility services and fees to the local council only continue to increase. This would result in a reduced return on investment and therefore affect the bottom line a prospective developer would be prepared to pay for the englobo land.

The analysis of the proposed subdivision utilising the hypothetical subdivision approach indicates that the value of the subject property would be in the vicinity of about \$1,365,000 which equates to about \$15,000 per allotment englobo.

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20. VALUERS QUALIFICATIONS:

- Fellow of the Australian Property Institute member No. 00067818;
- Certified Practising Valuer;
- Royal Institution of Chartered Surveyors member No. 5625700; and
- Associate Professional Certificate in Expert Evidence.

I am a professionally qualified valuer with over thirty eight years' experience as a practitioner. I have extensive experience in the valuation of properties throughout the Newcastle, Maitland, Hunter, Central Coast and Sydney metropolitan areas. During that period I have undertaken many complex valuations in both urban and rural locations involving residential, commercial, industrial and primary production properties. I have the professional experience and qualifications to provide expert evidence in litigation matters before relevant state and federal courts

21. VALUERS DECLARATION:

I declare I am a suitably qualified and competent valuer within the definition of the Office of State Revenue NSW Ruling No. DUT 044 and DUT 012. My professional qualifications and membership numbers are detailed herein.

I confirm that I satisfy the requirements of the Australian Taxation Office guidance and rulings in respect of conducting valuations for tax, superannuation and social security purposes.

22. VALUERS ACKNOWLEDGMENT:

I wish to confirm that I have no conflict of interest in this matter which would preclude me from providing impartial professional advice to the parties in this matter. I do not have any direct, indirect or financial interest in relation to the subject property.

The opinions I have expressed in this report are independent and impartial. I believe that the facts within my knowledge that have been stated in this report are true.

I wish to confirm that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance that I regard as relevant have, to my knowledge, been withheld.

I wish to acknowledge that the opinions expressed by me in this valuation report are based wholly on the specialised knowledge I have gained through study, training and extensive experience over thirty eight years as a real estate valuer having qualified as a professional valuer on 10 May1978.

I have complied with my professional obligations, standards, technical information papers and guidance notes of the Australian Property Institute of which I am a member.

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23. DOCUMENTS RELIED ON IN PREPARING THE REPORT:

- Approved plan of proposed subdivision prepared by MM Hyndes Bailey & Co. Surveyors dated 9 September 2013.
- Development Consent 144/2003 dated 9 September 2013.
- Title search dated 5 June 2017.
- Construction Certificate from Muswellbrook Shire Council dated 23 September 2014.
- Muswellbrook Local Environmental Plan 2009.
- Verbal inquiries at Muswellbrook Shire Council.
- Property detail searches conducted in CoreLogic RP Data.
- Sales data searches conducted in CoreLogic RP Data.
- Sales data searches conducted in Realestate .com.au website.
- Google Maps, Google Earth and NSW Globe.
- Australian & New Zealand Valuation and Property Standards.
- Australian Property Institute Valuation Guidance Notes.

24. PHOTOGRAPHIC EVIDENCE:

The photographic evidence contained in this valuation report was taken at the date of inspection and is a true photographic representation of the subject property and the improvements erected thereon as at that date

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25. CERTIFICATION OF VALUE:

This valuation is a true and fair assessment of the market value of the herein described property, fee simple in possession, as at the date of valuation.

DATE OF INSPECTION: 24 May 2017.

DATE OF VALUATION: 24May 2017.

VALUATION ASSESSMENT

I am of the opinion that the market value of the herein described property, fee simple in possession, as at the 24 May 2017 is:

\$1,365,000

[One Million Three Hundred and Sixty Five Thousand Dollars]

Valuation report prepared by:



D. W. O'LOUGHLIN
CERTIFIED PRACTISING VALUER
FAPI MRICS
Associate Professional Certificate in Expert Evidence
API Member: 67818 RICS Member: 5625700

O'LOUGHLIN VALUERS

5 Villa Street, East Maitland. NSW. 2323.

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MAITLAND – PARRAMATTA – TAMWORTH

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ANNEXURE:

- **PHOTOGRAPHIC EVIDENCE**
- **PROPOSED SUBDIVISION PLAN**
- **TITLE SEARCH**

PHOTOGRAPHIC EVIDENCE

VIEW OF PROPERTY FROM IRONBARK ROAD



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VIEW OF PROPERTY



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TITLE SEARCH



Order number: 44503444
Your Reference: 518.2017
05/06/17 09:31

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1722/829367

SEARCH DATE	TIME	EDITION NO	DATE
5/6/2017	9:31 AM	4	7/3/2013

LAND

LOT 1722 IN DEPOSITED PLAN 829367
AT MUSWELLBROOK
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF BROUGHAM COUNTY OF DURHAM
TITLE DIAGRAM DP829367

FIRST SCHEDULE

LESLIE CHARLES GUNN
VALERIE KAY GUNN
AS JOINT TENANTS IN 35/100 SHARE
GARETH OGDEN TURNER
KAREN ANN TURNER
AS JOINT TENANTS IN 20/100 SHARE
GARETH OGDEN TURNER
KAREN ANN TURNER
AS JOINT TENANTS IN 20/100 SHARE
ANTHONY MCTAGGART
PRUDENCE BERYL MCTAGGART
AS JOINT TENANTS IN 25/100 SHARE
AS TENANTS IN COMMON (T AH581486)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 G52794 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 3 G195738 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING LOT K IN DP25935 SHOWN IN DP220691
- 4 DP258770 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 AF216090 EASEMENT TO DRAIN SEWAGE AFFECTING THE SITE DESIGNATED (A) IN DP1147104
- * 6 DP1185777 EASEMENT TO DRAIN WATER 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 7 AI307582 CAVEAT BY AUSGRID

NOTATIONS

END OF PAGE 1 - CONTINUED OVER

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