

4 egg head

44

DATE 15-11-19

TO Edward Higgins Parkinson

ORDER NO.

John Driscoll

~~PO Box 52~~

ABERDEEN NSW 2336

ABN 39 437 456 781

NAB Scone
BSB: 082 826
A/C: 08629 7780
John Driscoll

1546	CC
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140	a
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2019/2020 Rates & Charges



muswellbrook
shire council

SECOND INSTALMENT NOTICE 2019/2020



Mr G O & Mrs K A Turner & Mr L C Gunn
& Others
463 Louth Park Road
LOUTH PARK NSW 2320



017
1000401
R1_939

Assessment No.	124883
Issue Date	31/10/2019
Due Date	30/11/2019
Valuation No.	3788989

Receive your notices by email

Update your preferences at
muswellbrook.nsw.gov.au

Phone 02 6549 3700 for assistance.



If the above postal address is incorrect, please notify Council in writing.

**Refer to your 2019/2020 Rates and Charges
Notice for full particulars.**

Property Details

Ironbark Road MUSWELLBROOK NSW 2333
LOTS 1722 DP 829367 LOT 5 DP 1141682

This is a reminder that an instalment of Rates and Charges is due on 30 November 2019

SECOND INSTALMENT AMOUNT

\$1,798.44

Cheq 101.

Deduct any payments made since: 25/10/2019

Total Amount Due \$1,798.44

Payment of instalments must be made by the due date.

Arrears/overdue amounts incur daily interest charges at 7.5% per annum until paid.

See reverse for payment options

TRANSFER TO **Westpac Banking Corporation**

MUSWELLBROOK, SHOP 1, 39-43 BRIDGE ST, NSW

RATES & CHARGES ACCOUNT

CREDIT

NAME: Mr G O & Mrs K A Turner & Mr L C Gunn
LOCATION: Ironbark Road MUSWELLBROOK NSW 2333
ASSESSMENT: 124883

AMOUNT: \$1,798.44



Billir Code: 7633
Ref No. 0124883

TELLER No.

No. OF CHQS.

DRAWER

BANK

BRANCH

PAID IN BY

*Note: This deposit will be transferred under the Bank's internal procedures.
The bank is not to be held responsible for delays in transmission.
Details of cheque (proceeds will not be available until cleared.)*

CASH

CHQS

FOR
CREDIT
OF

MUSWELLBROOK SHIRE COUNCIL - RATES

T/C

61 \$

110124883

11 032006161 1100768411 61





ROSE & PARTNERS

CHARTERED ACCOUNTANTS AND BUSINESS ADVISERS

Tax Invoice

ABN 66 613 062 758

To: Mrs P B McTaggart
Highbrook Estate
PO Box 66
MUSWELLBROOK NSW 2333

Number: 044124
Date: 30 June, 2019
Our Ref: HIGH0001

Description	Amount
Preparation of financial statements in respect of the 2018 income tax year Preparing and lodging 2018 income tax return for the partnership	1,100.00
Provision of financial statements, registers and supporting documents to unite holders as requested	200.00
GST	130.00

Sept 2019

Terms: 30 Days

Date Due: 30 July, 2019

Amount Due: 1,430.00

Please detach the portion below and forward with your payment

Remittance Advice			Invoice: 044124	
Highbrook Estate			Ref: HIGH0001	
Cheque	Credit Card	EFT	Acc Name: Rose & Partners P/L	30 June, 2019
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSB: 082-741	
PO Box 164 Scone NSW 2337		Acc No.: 97712 4488	Amount Due: \$	1,430.00
Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Cardholder	Signature	Expiry Date		

welcome@warburtonre.com.au

8 Bridge Street, Muswellbrook NSW 2333
+ 02 6542 4500

141 Kelly Street, Scone NSW 2337
+ 02 6545 2227



16 July 2019

Mr G Turner
By email:turner0905@gmail.com

TAX INVOICE
ABN 39 729 839 457

"Highbrook state" Lots 5 & 1722 Ironbark Road Muswellbrook

* Market Appraisal	\$275.00
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TOTAL DUE	\$275.00
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(Indicates Taxable Supply. Price includes GST of \$25.00)*

Please pay by EFT to:

Warburton Estate Agents
BSB: 182-222
Account: 303225304
Reference: HIGHBROOK

WARBURTON
ESTATE AGENTS

warburtonre.com.au

chg 98.

22.7.19



28 June 2019

Mr G Turner
463 Louth Park Road
East Maitland NSW 2320

Dear Sir,

**RE: TURNER, GUNN & MCTAGGART
MARKET APPRAISAL – LOTS 5 & 1722 IRONBARK ROAD, MUSWELLBROOK**

We refer to your request to provide a current market appraisal of the property known as "Highbrook Estate" Ironbark Road, Muswellbrook.

Property Details

Title Particulars:	Lot 5 DP 1141682 & Lot 1722 DP 829367
Area:	9.99 Ha (approx.)
Description:	Residential development block. 25 Lots approved & construction certificate issued for Stage 1 of 3 Stages totalling approx.

Comparable Sales Evidence

Lot 621 Moobi Road Scone	16.6 Ha	\$1,200,000	08/2018
Zoned R5 Rural Residential			

Commentary

Developed land sales in the Upper Hunter have been slow over the past 5-6 years. The most recent evidence places developed residential land blocks of 750sqm – 1,000 sqm at around \$120,000 to \$125,000.

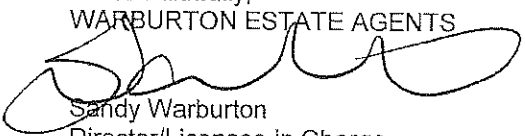
Current development costs have been estimated at around \$75,000 per lot.

Market Appraisal

On the basis of the aforementioned commentary, considering holding costs over a staged development and allowing for a purchaser to achieve around 30% deposit, I estimate a reasonable market assessment of between **\$1.9 Million and \$2 Million** in the current market.

Trusting this is of assistance to you.

Yours Faithfully,
WARBURTON ESTATE AGENTS


Sandy Warburton
Director/Licensee in Charge

Please note: This is a market assessment only and as we are not licensed valuers should not in any way be construed as a valuation.