

Elizabeth Meiklejohn

From: Greg Thorncroft <gregt@dynamicairsystems.com.au>
Sent: Monday, 21 March 2022 4:42 PM
To: Elizabeth Meiklejohn
Subject: RE: Overdue BAS & 2021 information request

Good Afternoon Elizabeth

The property was sold on the 14/4/21 and finally settled on the 11/8/21

Best Regards,

Greg Thorncroft
Operations Manager

M | 0437 330 643
P | (03) 9330 4444
A | 25 Glenville Dr, Melton, VIC 3337
E | gregt@dynamicairsystems.com.au **W** | www.dynamicairsystems.com.au

DYNAMIC AIR SYSTEMS
Compressed Air Innovations

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From: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Sent: Monday, 21 March 2022 4:41 PM
To: Greg Thorncroft <gregt@dynamicairsystems.com.au>
Subject: RE: Overdue BAS & 2021 information request

Hi Greg

Thank you for the information.

Can you please confirm that the contract date was 30 June 2021?

The contract we have on file is undated and unsigned.

Kind regards

Liz

Contract for the sale and purchase of land 2019 edition

TERM
 vendor's agent

MEANING OF TERM
 WITHOUT THE INTERVENTION OF AN AGENT

NSW DAN:

co-agent
 vendor

GREGORY PHILIP THORNCROFT, SALLY ANNA ELIZABETH THORNCROFT, NIGEL BRUCE THORNCROFT, GRANT NELSON THORNCROFT, RACHEL JAYNE THORNCROFT and DEAN HARVEY THORNCROFT

vendor's solicitor

C/-
VILE & VILE SOLICITORS
 46 Belmore Road, Lorn NSW 2320
 PO Box 57 North Maitland NSW 2320

P: 02 4933 5607
 E: andrew@vileandvilelaw.com

date for completion
 land (address,
 plan details and
 title reference)

42nd day after the contract date (clause 15)
26 MAGPIE STREET MCDUGALLS HILL NSW 2330
 Lot 114 in Deposited Plan 1110275
 114/1110275

improvements

☒ VACANT POSSESSION ☐ subject to existing tenancies
☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ storage space
☒ none ☐ 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

☐ blinds ☐ dishwasher ☐ light fittings ☐ stove
☐ built-in wardrobes ☐ fixed floor coverings ☐ range hood ☐ pool equipment
☐ clothes line ☐ insect screens ☐ solar panels ☐ TV antenna
☐ curtains ☐ other:

exclusions

purchaser

KYLIE EMILY TANKS
 C/- 18 Magpie Street, McDougalls Hill NSW 2330

purchaser's solicitor

CDG Law
 12 Pitt Street, Singleton NSW 2330

P: 02 6572 2911
 E: reception@cdglaw.com.au

price **\$ 171,600.00 43% = \$73,788**

deposit **\$ 17,160.00**

(10% of the price, unless otherwise stated)

balance **\$ 154,440.00**

contract date

(if not stated, the date this contract was made)

buyer's agent

See Execution Pages

vendor

GST AMOUNT (optional)
 The price includes
 GST of: **\$ 15,600.00**

witness

purchaser ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

witness

VILE & VILE

SOLICITORS OF MAITLAND

Principal:
ANDREW VILE, B.LEG.S

Email: andrew@vileandvilelaw.com
ABN 72 389 908 682

46 BELMORE ROAD
MAITLAND NSW 2320
P.O. BOX 57
NORTH MAITLAND NSW 2320
PHONE: (02) 4933 5607

11 August 2021

AV:EA:8598

Via email only

Mr G P & Mrs S E Thorncroft
7 Rotarian Place
MELTON WEST VIC 3337

Mr N B Thorncroft
55 Edwards Avenue
THORNTON NSW 2322

Mr G N & Mrs R J Thorncroft
11 Yaldara Avenue
THORNTON NSW 2322

Mr D H Thorncroft
6A Avondale Drive
THORNTON NSW 2323

Dear Clients

RE: SALE OF 26 MAGPIE STREET, McDOUGALLS HILL TO K. TANKS

We confirm that settlement of the sale of the above property was effected on 11 August 2021. The amount of \$166,913.57 was received on settlement and electronically transferred to your nominated Super Fund Bank Accounts in accordance with your instructions (see below). This amount was made up as follows:

Amount received at settlement as per the enclosed Settlement Statement		\$154,754.53
Plus		
Deposit held in our Trust Account		\$17,160.00
		<u>\$171,914.53</u>
Less		
Singleton Council	\$583.27	43% = \$250.81
Our costs and disbursements as per the enclosed Tax Invoice	\$4,299.77	43% = \$1,848.90
PEXA Fee	43% = \$50.71	\$117.92 \$5,000.96
		<u>\$166,913.57</u>
Balance		\$166,913.57
Payments to you		
Thorncroft Family No 1 Super Fund – 57%	\$95,140.73	
Thorncroft Family No 2 Super Fund – 43%	\$71,772.84	Total proceeds
	\$166,913.57	in bank

NSW Land Registry Service will notify Singleton Council and the Valuer General of your sale of the above property and, once their records have been noted, no further notices will issue to you.

Liability limited by a scheme approved
under Professional Standards Legislation

THE LAW SOCIETY OF NSW

PROFESSIONAL STANDARDS SCHEME

RATES AND CHARGES NOTICE

01 July 2020 to 30 June 2021



1.1548 - 1760 149850 024
Mr G P & Mrs S E & Mr N B Thorncroft
& Others
7 Rotarian Place
MELTON WEST VIC 3337

ASSESSMENT NUMBER 149850
POSTING DATE 24/07/2020
DUE DATE 31/08/2020*
VALUATION BASE DATE 01/07/2019
CLASSIFICATION
Business Singleton

PROPERTY LOCATION AND DESCRIPTION
26 Magpie Street MCDUGALLS HILL NSW 2330
Lot 114 DP 1110275

PLEASE DEDUCT
PAYMENTS MADE AFTER: 15/07/2020

PARTICULARS OF RATES AND CHARGES	RATE IN \$/CHARGE	RATEABLE VALUE	AMOUNT
Business Singleton - Ad Valorem Rate	1.11380000	165000.00	\$1,837.77
Hunter Catchment Contribution	0.00947000	165000.00	\$15.63
Business Singleton - Base Amount	238.00	1.00	\$238.00
S/ton Non-Res Water Charge - Vacant	167.50	1.00	\$167.50

Interest will accrue daily at 7.0% per annum on unpaid overdue balances after 31 December 2020.

Add: \$5.06
(interest - Pg. 5)

ARREARS PAYABLE IMMEDIATELY	1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	TOTAL AMOUNT DUE
	\$566.90 31/08/2020*	\$564.00 30/11/2020	\$564.00 28/02/2021	\$564.00 31/05/2021	\$2,258.90

*For those experiencing financial hardship due to COVID-19, payment can be made by 30 September 2020.

Total Council rates = \$2,263.96
43% of the rates = \$973.51



BILLER CODE: 39933
REF: 11498508

BPAY® this payment via internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No: 11498508

RATE PAYMENT ADVICE

RATEPAYER Mr G P & Mrs S E & Mr N B Thorncroft & Others

ASSESSMENT NUMBER 149850

TOTAL DUE \$2,258.90

AMOUNT PAID



Post
Billpay

BILLPAY CODE: 0578
REF: 1149 8508

Pay in store at Australia Post
T 131 816 or visit W council@singleton.nsw.gov.au
*578 11498508



2020/2021 THIRD INSTALMENT NOTICE

ASSESSMENT NUMBER	149850
POSTING DATE	27/01/2021
TOTAL DUE	\$564.00



2.631 - 698 149850 024

Mr G P & Mrs S E & Mr N B Thorncroft
& Others
7 Rotarian Place
MELTON WEST VIC 3337

Current Instalment
Due Date 28/02/2021

PROPERTY LOCATION AND DESCRIPTION
26 Magpie Street MCDOUGALLS HILL NSW 2330
Lot 114 DP 1110275

PLEASE DEDUCT
PAYMENTS MADE AFTER: 18/01/2021

CURRENT INSTALMENT

\$564.00

Interest accrues daily at 7% p.a. on arrears balances until paid.

You can now receive your rates and water notices by email



Choosing to receive your notices by email means a faster, more reliable, and environmentally friendly alternative to paper copies.

To register go to www.singleton.nsw.gov.au/emailme or scan this QR code with your mobile device.



RATE PAYMENT ADVICE

RATEPAYER Mr G P & Mrs S E & Mr N B Thorncroft & Others

ASSESSMENT NUMBER 149850

TOTAL DUE \$564.00

AMOUNT PAID



BILLER CODE: 39933
REF: 11498508

BPAY® this payment via internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No: 11498508



Post
Billpay

BILLPAY CODE: 0578
REF: 1149 8508

Pay in store at Australia Post

T 131 816 or visit W council@singleton.nsw.gov.au

*578 11498508



2020/2021 FOURTH INSTALMENT NOTICE

ASSESSMENT NUMBER	149850
POSTING DATE	23/04/2021
TOTAL DUE	\$1,133.06



2.484 - 538 149850 024

Mr G P & Mrs S E & Mr N B Thorncroft
& Others
7 Rotarian Place
MELTON WEST VIC 3337

Current Instalment
Due Date 31/05/2021

PROPERTY LOCATION AND DESCRIPTION
26 Magpie Street MCDUGALLS HILL NSW 2330
Lot 114 DP 1110275

PLEASE DEDUCT
PAYMENTS MADE AFTER: 19/04/2021

ARREARS & INTEREST	\$569.06
CURRENT INSTALMENT	\$564.00

Paid 31/5/21

Interest accrues daily at 7% p.a. on arrears balances until paid.

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RATE PAYMENT ADVICE

RATEPAYER Mr G P & Mrs S E & Mr N B Thorncroft & Others

ASSESSMENT NUMBER 149850

TOTAL DUE \$1,133.06

AMOUNT PAID



BILLER CODE: 39933
REF: 11498508

BPAY® this payment via internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No: 11498508



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Billpay

BILLPAY CODE: 0578
REF: 1149 8508

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T 131 816 or visit W council@singleton.nsw.gov.au

*578 11498508

