

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** P: 02 4933 5607
 46 Belmore Road, Lorn NSW 2320 E: andrew@vileandvilelaw.com
 PO Box 57 North Maitland NSW 2320

date for completion 42nd day after the contract date (clause 15)
 land (address, plan details and title reference) **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** P: 02 6572 2911
 12 Pitt Street, Singleton NSW 2330 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	
			\$171,914.53
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
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 in bank
		\$166,913.57	

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



ABN: 52 877 492 396
 PO Box 314 Singleton NSW 2330
 12 - 14 Queen Street Singleton

T 02 6578 7290
 F 02 6572 4197
 E council@singleton.nsw.gov.au
 W singleton.nsw.gov.au

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 MCDOUGALLS 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



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





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 F 02 6572 4197
 E council@singleton.nsw.gov.au
 W singleton.nsw.gov.au

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

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 BPAY View Registration No: 11498508



Post
 Billpay

BILLPAY CODE: 0578
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 *578 11498508





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 W singleton.nsw.gov.au

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

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 BPAY View Registration No: 11498508



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 Billpay

BILLPAY CODE: 0578
 REF: 1149 8508

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*578 11498508

