

FILE COPY



8 April 2014

Brian Cavanagh
1 Broxbourne Street
WESTMEAD NSW 2145

Via Registered Post

Dear Mr Cavanagh

As discussed by telephone, thank you for your letter received on 19 March 2014, containing your contract for sale with cover note indicating your terms.

I am writing to introduce our organisation as the new owner of 148-150 Great Western Hwy, Westmead. This property is located to the south of your property and was acquired by SGCH (St George Community Housing Limited) in 2013. We are currently preparing a Development Application (DA) to deliver a housing project at this property.

In the first instance, we are keen to open a line of communication with you so that we can keep you informed of our progress with this development and so that you can contact us directly should you have any queries.

Also, as part of the DA, Holroyd Council has requested that we make contact with you to see if you would be interested in selling your property at 1 Broxbourne Street.

As required by Council and subject to contract and SGCH Board approval, we formally make an offer to purchase your property at 1 Broxbourne Street for the sum of \$875,000 (EIGHT HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS) plus an additional \$1,500 (ONE THOUSAND FIVE HUNDRED DOLLARS) for all expenses that you would incur in the sale.

I would be grateful if you could please let me know whether this is of interest to you, prior to Tuesday 6 May 2014.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Brandon', written over a white rectangular area.

Joshua Brandon
Development Manager
Development & Construction

sgch.com.au

Hurstville

Level 5, 38 Humphreys Lane, Hurstville NSW 2220

PO Box 348, Hurstville BC NSW 1481

P (02) 9585 1499 **F** (02) 9585 1564

ABN: 32 565 549 842



Please complete, tear off and lodge over the counter with your article.
Enquiries: please call 13 POST (13 7678).

Optional services:

(Sender to ☒ selected services)

☐ Extra Cover (Over \$100 up to \$5,000)
Amount required: \$
Description of contents:

☒ Delivery Confirmation

☐ Person to Person

Additional fee is payable for each service.

Registered Post – Lodgement Receipt

Item addressed to:

Company name

For the attention of **B. CAVANAGH**

PO Box number or street address **1 BROOKBOURNE ST**

Suburb or town **WESTMEAD**

State **NSW**

2

1

4

5

I have read and agree to the information on the reverse side of this receipt.

Sender's name **SCH**

Sender's signature

[Signature]

Date **08.04.14**

WARNING: This envelope is not suitable for sending jewellery or precious stones. Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

REGISTERED POST - SENDER TO KEEP
509213826013

Registered Post



Delivery Confirmation – Advice Receipt

Registered Post No.

509213826013

Sender's Reference

10 APR 2014

Receipt is acknowledged of the Registered Post item, the number of which appears above

Sign Here



Signature of Addressee* or Agent

* Registered Post articles sent **Person to Person** must be signed by the **addressee only**.

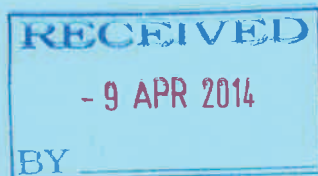
Signature of Delivery Officer

Date delivered

8 / 4 / 14



8835677 Rev 2009



JAMES PAPAS

**SOLICITORS
PROPERTY
LAWYERS**

ABN 67 281 221 358

31-37 Hassall Street
Parramatta NSW 2150

PO Box 760
Parramatta NSW 2124

DX 28382 PARRAMATTA

Telephone 9633 3122
Facsimile 9635 3830

OUR REF: JP:RS

9 April 2014

Mr. J Brandon
Saint George Community Housing
Level 5, 38 Humphreys Lane
HURSTVILLE BC NSW 1481

FAX: (02) 9585 1554

Dear Mr Brandon

**RE: BRIAN CAVANAGH
PROPERTY: 1 BROXBOURNE STREET, WESTMEAD**

We act for Mr Cavanagh and have been handed a copy of your letter to him dated 8 April 2014.

Mr Cavanagh is prepared to sell his property to you for the sum of \$1,480,000.00 being an amount calculated on the development potential of the property.

Please let us have a reply if such offer is acceptable to you and whether any further negotiation is appropriate.

Yours faithfully
JAMES PAPAS SOLICITORS

23 April 2014

James Papas Solicitors
PO Box 760
PARRAMATTA NSW 2124

FILE COPY

Via Registered Post

Dear Mr Papas

SUBJECT: Mr Brian Cavanagh Property at 1 Broxbourne Street, Westmead

Thank you for your fax dated 9 April 2014.

We have considered your counter offer and advise that we do not wish to negotiate beyond our original offer of \$875,000 dated 8 April 2014, which we consider to be fair and reasonable.

Please let me know prior to Tuesday 6 May 2014 if our offer is of interest to your client.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Brandon', is written over a light blue grid background.

Joshua Brandon
Development Manager
Development & Construction

sgch.com.au

Hurstville

Level 5, 38 Humphreys Lane, Hurstville NSW 2220
PO Box 348, Hurstville BC NSW 1481

P (02) 9585 1499 **F** (02) 9585 1564

ABN: 32 565 549 842



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Enquiries: please call 13 POST (13 7678).

Optional services:

(Sender to ☒ selected services)

☐ Extra Cover (Over \$100 up to \$5,000)

Amount required: \$
Description of contents:

☐ Delivery Confirmation

☐ Person to Person

Additional fee is payable for each service.

Registered Post – Lodgement Receipt

Item addressed to:

Company name

James Fagan Solicitors

For the attention of

James Fagan

PO Box number or street address

PO Box 760

Suburb or town

Paramatta

State

NSW

2124

I have read and agree to the information on the reverse side of this receipt.

Sender's name

Steve Ng

Sender's signature

[Signature]

Date

23/4/14

WARNING: This envelope is not suitable for sending jewellery or precious stones. Small rigid items such as keys or coins should be securely packed to avoid loss or damage.

PEEL
REGISTERED POST - SENDER TO KEEP
509213824019





14 August 2014

FILE COPY

Brian Cavanagh
1 Broxbourne Street
WESTMEAD NSW 2145

Via Registered Post

Dear Mr Cavanagh

Further to my letter dated 8 April 2014, I am writing to let you know that we will shortly be submitting our Development Application (DA) to Holroyd City Council to deliver a housing project at 148-150 Great Western Hwy, Westmead.

As required by Council, in our letter dated 8 April 2014, we formally made an offer to purchase your property at 1 Broxbourne Street, subject to contract and SGCH Board approval, for the sum of \$875,000 (EIGHT HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS) plus an additional \$1,500 (ONE THOUSAND FIVE HUNDRED DOLLARS) for all expenses that you would incur in the sale. As we never received any further response from you we assumed that you had no interest in selling.

As it has been more than three months since we made that offer, Council now requires us to provide you with an updated offer to purchase your property.

As required by Council and subject to contract and SGCH Board approval, we formally make a further offer to purchase your property at 1 Broxbourne Street for the sum of \$927,500 (NINE HUNDRED AND TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS) plus an additional \$1,500 (ONE THOUSAND FIVE HUNDRED DOLLARS) for all expenses that you would incur in the sale.

I would be grateful if you could please let me know whether this is of interest to you, prior to Friday 29 August 2014.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Brandon'.

Joshua Brandon
Development Manager
Development & Construction



sgch.com.au

Hurstville

Level 5, 38 Humphreys Lane, Hurstville NSW 2220

PO Box 348, Hurstville BC NSW 1481

P (02) 9585 1499 **F** (02) 9585 1561

ABN 32 565 540 642

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Enquiries: please call 13 POST (13 7678).

Optional services:

(Sender to ☒ selected services)

<input type="checkbox"/> Extra Cover (Over \$100 up to \$5,000)	Amount required: \$
<input type="checkbox"/> Delivery Confirmation	Description of contents:
<input type="checkbox"/> Person to Person	

Additional fee is payable for each service.

Registered Post – Lodgement Receipt

Item addressed to:
Company name



For the attention of MR BRIAN CAVANAGH

PO Box number or street address 1 BROOKBOURNE ST

Suburb WESTMEAD State NSW

I have read and agree to the information on the reverse side of this receipt.

Sender's name J. BRANDON Sender's signature [Signature] Date 14.08.14

WARNING: This envelope is not suitable for sending jewellery or precious stones.
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JAMES PAPAS

**SOLICITORS
PROPERTY
LAWYERS**

ABN 67 281 221 358

31-37 Hassall Street
Parramatta NSW 2150

PO Box 760
Parramatta NSW 2124

DX 28382 PARRAMATTA

Telephone 9633 3122
Facsimile 9635 3830

OUR REF: JP:RS

15 August 2014

Mr J Brandon
St George Community Housing Limited
Level 5, 38 Humphreys Lane
HURSTVILLE NSW 2220

fax 95851564

Dear Sir

**RE: CAVANAGH PROPOSED SALE TO SGCH
PROPERTY: 1 BROXBOURNE STREET, WESTMEAD**

We represent Bran Cavanagh in relation to the sale of 1 Broxbourne Street, Westmead.

Our client is prepared to sell his property to you for the sum of \$1,480,000.00.

Our client is happy to co-operate in the sale contract terms to accommodate your development timetable.

Yours faithfully
JAMES PAPAS SOLICITORS

27 August 2014

James Papas Solicitors
PO Box 760
PARRAMATTA NSW 2124

FILE COPY

Via Registered Post

Dear Mr Papas

SUBJECT: Mr Brian Cavanagh Property at 1 Broxbourne Street, Westmead

Thank you for your fax dated 15 August 2014.

We have considered your counter offer and advise that we do not wish to negotiate beyond our offer of \$927,500 dated 14 August 2014, which we consider to be fair and reasonable.

Please let me know prior to Friday 29 August 2014 if our offer is of interest to your client.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Brandon'.

Joshua Brandon
Development Manager
Development & Construction



sgch.com.au

Hurstville

Level 5, 387 Brodhays Lane, Hurstville NSW 2220

PO Box 348, Hurstville BC NSW 1431

P 02 9585 1400 F 02 9585 1464

ABN: 31 565 540 842

Please complete, tear off and lodge over the counter with your article.
Enquiries: please call 13 POST (13 7678).

Optional Services:

(Sender to ☒ selected services)

☐ Extra Cover (Over \$100 up to \$5,000)

Amount required: \$

Description of contents:

☒ Delivery Confirmation

☐ Person to Person

Additional fee is payable for each service.

Registered Post – Lodgement Receipt

AP Article Id:
506523642012

Item addressed to: **JAMES PAPAS SOLICITORS**

Company name

For the attention of

PO Box number or street address

760

Suburb or town

PARAMATTA

State

NSW

2 1 2 4

I have read and agree to the information on the reverse side of this receipt.

Sender's name

J. BRADON

Sender's signature

[Signature]

Date **28.08.14**

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Registered Post



Delivery Confirmation – Advice Receipt

Registered Post No.

506523642012

Sender's Reference

James Papas Solicitors

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Signature of Addressee* or Agent

[Signature]
* Registered Post articles sent **Person to Person** must be signed by the **addressee only**.

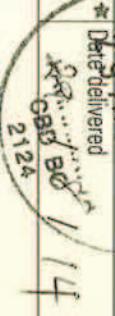
Signature of Delivery Officer

[Signature]

Date delivered

29 AUG 2014

Office Post Mark



8535077 Nov 2005

FILE COPY



8 April 2014

Santosh and Satinda Sharma
3 Broxbourne Street
WESTMEAD NSW 2145

Via Registered Post

Dear Mr and Mrs Sharma

As discussed by telephone and referred to in my email of 31 March 2014, I am writing to introduce our organisation as the new owner of 148-150 Great Western Hwy, Westmead. This property is located to the south of your property and was acquired by SGCH (St George Community Housing Limited) in 2013. We are currently preparing a Development Application (DA) to deliver a housing project at this property.

In the first instance, we are keen to open a line of communication with you so that we can keep you informed of our progress with this development and so that you can contact us directly should you have any queries.

Also, as part of the DA, Holroyd Council has requested that we make contact with you to see if you would be interested in selling your property at 3 Broxbourne Street and as discussed by telephone on 31 March 2014, we understand that you have no interest in selling.

As required by Council and subject to contract and SGCH Board approval, we formally make an offer to purchase your property at 3 Broxbourne Street for the sum of \$1,200,000 (ONE MILLION TWO HUNDRED THOUSAND DOLLARS) plus an additional \$1,500 (ONE THOUSAND FIVE HUNDRED DOLLARS) for all expenses that you would incur in the sale.

I would be grateful if you could please let me know whether this is of interest to you, prior to Tuesday 6 May 2014.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Brandon', is written over a light blue horizontal line.

Joshua Brandon
Development Manager
Development & Construction

sgch.com.au

Hurstville

Level 5, 38 Humphreys Lane, Hurstville NSW 2220

PO Box 348, Hurstville BC NSW 1481

P (02) 9585 1499 **F** (02) 9585 1564

ABN: 32 565 549 842



Please complete, tear off and lodge over the counter with your article.
Enquiries: please call 13 POST (13 7678).

Optional services:

(Sender to ☒ selected services)

☐ Extra Cover (Over \$100 up to \$5,000)

Amount required: \$
Description of contents:

☒ Delivery Confirmation

☐ Person to Person

Additional fee is payable for each service.

Registered Post – Lodgement Receipt

Item addressed to:

Company name

For the attention of **SACH SHARMA**

PO Box number or street address **3 BROOKBURN ST**

Suburb or town **WESTMEAD** State **NSW** **2145**

I have read and agree to the information on the reverse side of this receipt.

Sender's name **SACH** Sender's signature **Sach**

Date **08.04.14**

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REGISTERED POST - SENDER TO KEEP
509213825016

Registered Post



Delivery Confirmation – Advice Receipt

Registered Post No. **509213825016**

Sender's Reference

10 APR 2014

Receipt is acknowledged of the Registered Post item, the number of which appears above.

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Signature of Addressee* or Agent

* Registered Post articles sent **Person to Person** must be signed by the **addressee only**.

Signature of Delivery Officer

Date delivered

8/4/14



6615077 Nov 2009

14 August 2014

FILE COPY

Santosh and Satinda Sharma
3 Broxbourne Street
WESTMEAD NSW 2145

Via Registered Post

Dear Mr and Mrs Sharma

Further to my letter dated 8 April 2014, I am writing to let you know that we will shortly be submitting our Development Application (DA) to Holroyd City Council to deliver a housing project at 148-150 Great Western Hwy, Westmead.

As required by Council, in our letter dated 8 April 2014, we formally made an offer to purchase your property at 3 Broxbourne Street, subject to contract and SGCH Board approval, for the sum of \$1,200,000 (ONE MILLION TWO HUNDRED THOUSAND DOLLARS) plus an additional \$1,500 (ONE THOUSAND FIVE HUNDRED DOLLARS) for all expenses that you would incur in the sale. As we never received any further response from you we assumed that you had no interest in selling.

As it has been more than three months since we made that offer, Council now requires us to provide you with an updated offer to purchase your property.

As required by Council and subject to contract and SGCH Board approval, we formally make a further offer to purchase your property at 3 Broxbourne Street for the sum of \$1,200,000 (ONE MILLION TWO HUNDRED THOUSAND DOLLARS) plus an additional \$1,500 (ONE THOUSAND FIVE HUNDRED DOLLARS) for all expenses that you would incur in the sale.

I would be grateful if you could please let me know whether this is of interest to you, prior to Friday 29 August 2014.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Brandon', is written over a light blue grid background.

Joshua Brandon
Development Manager
Development & Construction

sgch.com.au

Hurstville

Level 5, 28 Humphreys Lane, Hurstville NSW 2220

PO Box 348, Hurstville BC NSW 1461

P (02) 9585 1400 F (02) 9585 1364

ABN 32 545 540 642



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Enquiries: please call 13 POST (13 7678).

Optional services:

(Sender to ☒ selected services)

<input type="checkbox"/> Extra Cover (Over \$100 up to \$5,000)	Amount required: \$
<input type="checkbox"/> Delivery Confirmation	Description of contents:
<input type="checkbox"/> Person to Person	

Additional fee is payable for each service.

Registered Post – Lodgement Receipt

Item addressed to:

Company name

For the attention of MR & MRS S SHARMA

PO Box number or street address 3 BROXBORNE ST

Suburb or town WESTMEAD State NSW

I have read and agree to the information on the reverse side of this receipt.

Sender's name J. BRANDON Sender's signature  Date 14.08.14

WARNING: This envelope is not suitable for sending jewellery or precious stones.
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PEEL REGISTERED POST - SENDER TO KEEP
514597905018

