

Restricted Assessment

Residential Property



10 Bathurst Street, Liverpool, NSW 2170

As at 18th April 2019
Prepared for Anglicare Baulkham Hills
Our Ref NWT394957

Norwest

Herron Todd White (Sydney) Pty Ltd
ABN 26 089 112 416

PO Box 8074 Baulkham Hills NSW 2153

Telephone 02 8223 5650
csc@htw.com.au
htw.com.au

| | |
|---|---|
| Address | 10 Bathurst Street, Liverpool, NSW 2170 |
| Date of Inspection and Restricted Assessment | 18 th April 2019 |
| Prepared For | <p>Anglicare Baulkham Hills</p> <p>PO Box 284</p> <p>Castle Hill NSW 1765</p> |
| Purpose of Restricted Assessment | <p>Market Value for Reporting Purposes only.</p> <p>This Restricted Assessment report is for the use of and may be relied upon only by the party/parties to whom it is addressed. No other parties are entitled to use or rely upon it and the valuer does not assume any liability or responsibility to any other party who does so rely upon the Restricted Assessment without the express written authority of Herron Todd White (Sydney) Pty Ltd.</p> |
| Definition of Market Value | The estimated amount for which an asset or liability should exchange on the Restricted Assessment date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. |
| Critical Assumptions | <ul style="list-style-type: none"> • This Restricted Assessment is subject to there being no other notifications on title which may have an adverse effect on my Restricted Assessment. Should any such notifications become apparent, I reserve the right to review my Restricted Assessment. • The Restricted Assessment has been assessed on an "as is" basis" only. • The report has been undertaken without the benefit of a building inspection report. • No internal inspection of the parcel/improvements has been undertaken. The improvements have been assumed to be in a basic and fair condition. • The report has been undertaken on the basis that there are no other encumbrances impacting upon the land. |
| Real Property Description | <p>Lot 5 in Deposited Plan 38602</p> <p>We have sighted a copy of a Certificate of Title, which was searched on the 23/4/2019 and purchased via Info-track. Should any of the details in the supplied Certificate of Title be incorrect then we reserve the right to review my Restricted Assessment.</p> <p>We note one (1) notification in the second schedule and one (1) notation:</p> <p>1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)</p> <p>Title discussion:</p> <p>Notification 1: Typical, It is our opinion that this notification on title does not have a significant adverse effect on the value of the property.</p> <p>This Restricted Assessment is subject to there being no other notifications which may have an adverse effect on our Restricted Assessment. Should any such notifications become apparent, we reserve the right to review my Restricted Assessment.</p> <p>A Local Authority search has not been carried out and it is assumed the property is free of requisitions.</p> <p>Should any encumbrance not noted within this report be discovered, the valuer</p> |

should be consulted to reassess any effect on the value stated in this report.

Land Area

709 square metres.

Approximate site dimensions: Regular shaped

Local Authority

Liverpool City Council

Town Planning

The property is classified R4 under the Liverpool Local Environmental Plan 2008 and the existing improvements and current use appear to conform.

It should be noted that we have not sighted any town planning approvals for the subject property. Our Restricted Assessment is based on the assumption that all of the improvements have been fully approved by the relevant authorities.

Planning Controls:

Floor Space Ratio: 2:1.

Height of Building Allowance: 35 metres.

Minimum lot size: 1000 sqm.

Frontage required: 24 metres.

Services

Electricity, mains sewerage, telephone and town water are connected to the property. Gas is not connected yet but are available. Bathurst Street is a sealed typical suburban street with concrete kerbing and channelling and concrete footpath.

Location

Liverpool is an established suburb located approximately 27 kilometres south west of the Sydney CBD. The suburb consists of 1950s-1970s to modern dwellings, 1970s to modern residential unit developments and a retail/commercial district. Liverpool is serviced by bus, rail services and the major roadways of the M5 Motorway, M7 Motorway and the Hume Highway.

We have identified the property from the Street Address and an external Inspection.

Neighbourhood

This is a mixed age mixed use area with varying quality property surrounding. Positive features include proximity to schools, CBD, shopping, parks and public transport.

Site Description

The subject is a regular shaped, near level, inside lot, with a suitable building site which is naturally contoured and positioned at road level. The lot is selectively cleared and faces west with local views. Access to the property is easy and direct.

Main Building

Dwelling

Built About

1950

Construction

| | |
|-----------------|-------------------------|
| Foundations: | Brick piers |
| Floor: | Timber |
| External Walls: | Fibrous cement sheeting |
| Internal Walls: | Plasterboard |
| Ceilings: | Plasterboard |
| Windows: | Timber |
| Roof: | Concrete tiled |

Condition/Repairs

A internal inspection of the building was not undertaken. Externally the building appeared to be in fair condition and no major defects were noted at the time of inspection. Valuers are not building and/or structural engineering experts and as such are unable to advise or comment upon the structural integrity or soundness

in the improvements.

Car Accommodation

Off Street Parking.

Ancillary Improvements

Concrete car tracks, full boundary fencing of mixed construction and basic landscaping.

Environmental Statement

To the best of the valuer's knowledge, the land is not affected by unstable, hazardous or toxic soil material, however, no searches have been undertaken in this regard. If you have any concerns, we recommend that you appoint a contamination consultant to confirm the state of the land inspected.

The right is reserved to review and, if necessary, vary the Restricted Assessment figure if any contamination or other environmental hazard is found to exist.

Low Flooding Susceptible - The property appears to be located in an area which could be affected by flooding or other water related issues. We have not undertaken a formal search to confirm whether or not the property is subject to flooding or other impediments caused by excess water saturation and/or flood. It is recommended that a flood (or other) search be undertaken with the appropriate authority to establish if the property is affected in any way, 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 Restricted Assessment.

Restrictions/Limitations

To the best of the valuer's knowledge the subject property is not affected by heritage, landslip or resumption matters, however, no searches have been undertaken in this regard.



Restricted Assessment Rationale

The Direct Comparison Approach on an overall land basis and rate per/m² of improved land is considered the most appropriate method of comparison. In this approach the property to be valued is directly compared to recent sales of similar property to establish a market value.

Sales Evidence

Recent sales in the area include:

| Address | Sale Date | Sale Price |
|---|-------------------|------------------|
| 98 Elizabeth Drive, Liverpool, NSW, 2170 | 31/05/2018 | \$880,000 |
| <p>Brief Comments: A single level, circa 1950's, conventional style, fibrous cement sheeting, 4 bedroom, 1 bathroom dwelling with a 1 car garage. The property features a dated fit-out. The dwelling is located on a regular shaped, inside lot situated at road level with local views. The site front a busy main road and access is restricted to traffic heading in a westerly direction. Ancillary improvements are of a basic standard and include pool. The property has fair external condition and fair internal condition. Land Area 765 sqm.</p> <p>Planning:</p> <p>R4 High Density site.</p> <p>Maximum Building Height of 15 metres.</p> <p>Floor Space Ratio 1:1.</p> <p>No Applications to develop the site.</p> <p>The parcel is surrounded by single residential developments, amalgamation is possible, however the main road location and planning controls are not conducive to a unit style development.</p> <p>Improved rate:\$1,150/m² of land area.</p> <p>In Comparison to Subject: Similar zoning, land size and dated improvements. Inferior planning controls and location. The site sold in stronger market conditions. Overall inferior.</p> | | |
| 71 Lachlan Street, Warwick Farm, NSW, 2170 | 2/08/2018 | \$950,000 |
| <p>Brief Comments: A single level, circa 1980's, conventional style, brick, 3 bedroom, 1 bathroom dwelling, with tile roof and 1 car built-in garage. The property features a dated laminate kitchen and bathroom, ducted a/c and rear covered entertainment area. The dwelling is located on a near level, irregular shaped lot situated at road level with district views. The property backs onto the Hume Highway Ancillary improvements are of an average standard. The property has fair external condition and fair internal condition. Land Area 692 sqm.</p> <p>Planning:</p> <p>R4 High Density site.</p> <p>Maximum Building Height of 35 metres.</p> <p>Floor Space Ratio 2:1.</p> <p>A boarding house development was refused.</p> <p>The parcel is surrounded by single residential developments, amalgamation is possible.</p> <p>Improved rate:\$1,373/m² of land area.</p> <p>In Comparison to Subject: Similar zoning, land size and planning controls. Superior improvements and ability to be amalgamated. Inferior position backing onto the Hume Highway. The site sold in stronger market conditions. Overall inferior.</p> | | |

| Address | Sale Date | Sale Price |
|---|-------------------|--------------------|
| 33 Castlereagh Street, Liverpool, NSW, 2170 | 27/09/2018 | \$1,500,000 |
| <p>Brief Comments: A single level, circa 1950's, conventional style, fibrous cement sheeting, 4 bedroom, 1 bathroom dwelling with a 1 car garage. The property features a basic dated fit-out. The dwelling is located on a regular shaped, inside lot situated at road level with local views. Ancillary improvements are of an average standard. The property has fair external condition and fair internal condition. Land Area 702 sqm.</p> <p>Planning:</p> <p>R4 High Density site.</p> <p>Maximum Building Height of 24 metres.</p> <p>Floor Space Ratio 1.5:1</p> <p>100% Low Flood Risk.</p> <p>No Applications to develop the site.</p> <p>The parcel is surrounded by medium-rise unit developments.</p> <p>Similar to the subject, the parcel could only be amalgamated with 35 Castlereagh Street to obtain the minimum lot size requirement of 1,000sqm.</p> <p>Improved rate:\$2,137/m² of land area.</p> <p>In Comparison to Subject: Similar zoning, Liverpool CBD location, land size and dated improvements. Inferior planning controls. Superior potential to be amalgamated with the adjoining parcel. The site sold in stronger market conditions. Overall superior.</p> | | |
| 10 Sydney Road, Warwick Farm, NSW, 2170 | 1/02/2018 | \$1,850,000 |
| <p>Brief Comments: A single level, circa 1960's, conventional style, brick, 3 bedroom, 1 bathroom dwelling with a 1 car garage. The property features a dated fit-out. The dwelling is located on a regular shaped, inside lot situated at road level with local views. The property front the Hume Highway however there is rear access from Lachlan Street. Ancillary improvements are of a basic standard. The property has fair external condition and fair internal condition. Land Area 930 sqm.</p> <p>Planning:</p> <p>R4 High Density site.</p> <p>Maximum Building Height of 35 metres.</p> <p>Floor Space Ratio 2:1</p> <p>100% Low Flood Risk.</p> <p>No Applications to develop the site.</p> <p>The parcel is surrounded by a modern unit development to the east and an older style unit development to the west. This will restrict site amalgamation.</p> <p>Improved rate:\$1,935/m² of land area.</p> <p>In Comparison to Subject: Similar zoning, planning controls and dated improvements. Inferior busier road position. Superior land size. The site sold in stronger market conditions. Overall superior.</p> | | |



Sales Conclusion

There is a broad range in sales due to a limited amount of comparable sales evidence available. The sales range from \$880,000 to \$1,850,000 and an improved rate per square metre range of \$1,150 to 2,137/m².

The large range is driven by a number of factors, most importantly the “highest and best use” of the site. The lower end of the range depicts a single use land component, whilst the high end of the range depicts sites with the potential for development or prime amalgamation opportunities

33 Castlereagh Street, Liverpool which sold for \$1,500,000 or \$2,137/m² of improved area shares many similarities with the subject, however this sale has a greater marketability to the developer market as it can be amalgamated with the adjoining parcel to create a site that meets the minimum requirements for a high density development. Overall this parcel is superior to the subject on an overall land value basis and improved rate.

98 Elizabeth Drive Liverpool which sold for \$880,000 or \$1,150/m² of improved area is a city fringe location located on a busy main road with restricted access. The location and planning controls is not conducive of a high rise development or use other than a single residential dwelling. Overall this parcel is inferior to the subject on an overall land value basis and improved rate.

Based on the available sales within the local area I believe my assessment range of \$1,000,000 or \$1,410/m² to \$1,300,000 or \$1,834/m² for the subject dwelling falls in line with the current evidence.

Liverpool Market Commentary

Market Overview:

Over the last 12 months the speculative development market within the Liverpool LGA has been less buoyant as a result of a weakening residential market making development of such sites less feasible, however it is evident that R4 High Density zoned sites (either stand alone or amalgamated) that meet the minimum planning requirements are somewhat more immune to the drops in value seen throughout the greater residential market due to the lack of supply and their generous building allowances.

Market Volatility:

Moderate Volatile Market - Historically the speculative R4 High Density zoning market is more volatile than the general residential market. It is mostly driven by developers who base prices on a potential sites feasibility and the stability and performance of the broader residential market

Market Segment:

The subject site in isolation does not meet the minimum site requirements for a standalone R4 High Density zoned development. The market demand for the site to be purchased for its R4 zoning by a speculative developer is extremely limited as the parcel is surrounded by modern unit developments to the north and south of the site. Amalgamation of the site as part of a larger scale development that meets the minimum planning requirements is only possible with the rear adjoining property, being 9 Northumberland Street.

Apart from a high density development, the site is located in a central position and would lend itself to an array of uses (being both professional use and single residential use) as permitted under the Liverpool Local Environmental Plan and subject to council approval.

The highest and best use of the parcel is difficult to define, as a result this will create a high level of volatility as the price will be driven not only by what the intending purchaser is looking to use the site for, but the willingness of the owner to sell there R4 High Density zoned site.



Marketability

The valuer has utilised the best of the limited sales evidence available to ascertain an acceptable market range.

Below average

Level of Market Activity

Weakening Sales Activity

Selling Period

0 to 6 months Selling Period

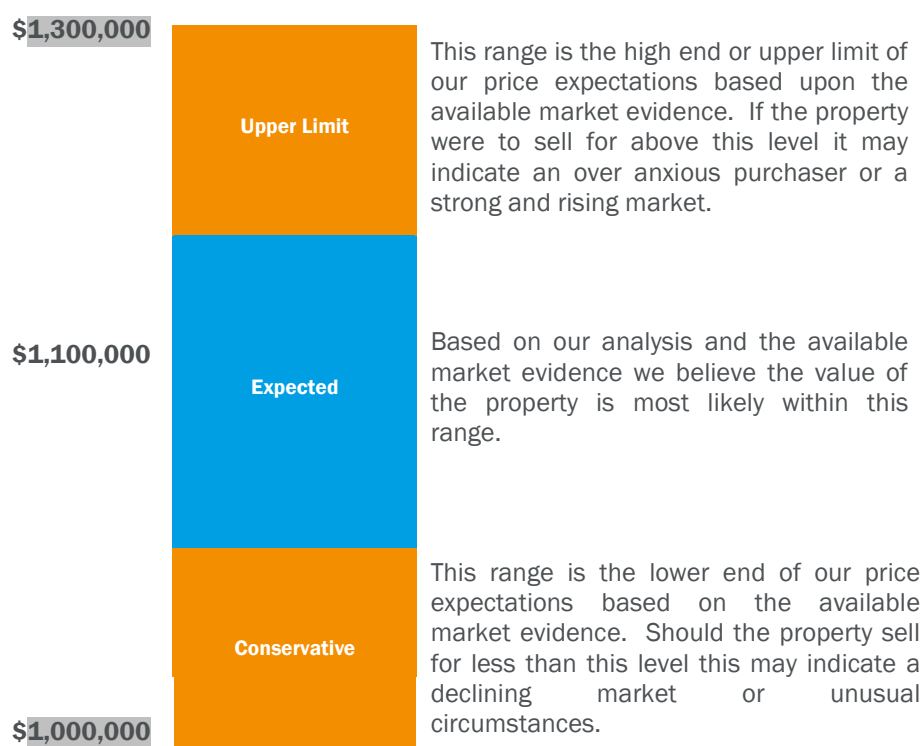
We consider the property would sell at or near the assessed value assuming proper marketing within a selling period of up to 6 months.

Property Comments

A circa 1950's, single level, detached conventional dwelling on a brick piers foundation with fibrous cement sheeting walls and concrete tiled roof. The dwelling is located on an near level, regular shaped, inside lot situated at road level. The property has local views. Ancillary improvements include concrete car tracks, full boundary fencing of mixed construction and basic landscaping. The property has fair external condition, fair internal condition and fair presentation. Land Area 709 sqm.

Market Value Range

We consider the market value of this property is within the range depicted below:



Our Restricted Assessment is on the basis the property is input taxed and free of GST. We are not privy to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, our assessment is inclusive of GST.

Rental

\$300 per week unfurnished.

Anthony Pulvirenti

AAPV / Certified Practising Valuer
AAPV NO. 69185



Certification and Qualifications:

This review includes a limited assessment range which is an estimate of the value of the subject property without a physical internal inspection of the improvements; which may affect the assessment.

Improvements

We advise that this Restricted Assessment assumes that all improvements 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.

The Restricted Assessment inspection and report does not constitute a structural survey and is not intended as such. The valuer has carried out an external inspection only of the exposed and readily accessible areas of the improvements. The valuer is not a construction nor a structural engineering expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries.

This Restricted Assessment has been based on the known and assumed condition of the structural improvements and the property in general as at the inspection date, and if the property has to be sold in circumstances where its condition has deteriorated and/or essential fixtures/fittings removed there is likely to be a significant write down in the asset value when compared to the current assessment. Under these circumstances the valuer will be not be responsible for any reduction in value.

Unless stated otherwise, we have not obtained a compliance certificate in relation to the building material. This Restricted Assessment report has been prepared with the assumption that the building materials used, as well as the application and installation of those materials, are compliant with the building design as well as Australia's regulatory requirements and codes.

Should any adverse improvement concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Land Dimensions / Area

We advise that we have not searched or been provided with a copy of the Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst endeavours have been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.

Site Survey / Encroachments

We advise that a survey report has not been sighted and our inspection has revealed that there do not appear to be any encroachments upon or by the property. This Restricted Assessment is made on the assumption that there are no encroachments by or upon the property and that this should be confirmed by a current survey report and/or advice from a registered surveyor. We are not surveyors. Should any encroachments or other affectations be noted by the survey report, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Easements and Encumbrances

We advise that this Restricted Assessment is based on the purchased Title Search and the assumption that there are no easements or encumbrances or other title defects which would have any adverse effect on the value or marketability of the property. Should any such easement or encumbrance or other like affectation on title become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Town Planning, Building and Other Searches

We advise that a search with the appropriate Council or other relevant authorities has not been carried out or has not been obtained and therefore this Restricted Assessment has been undertaken on the assumption that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use and occupation of the improvements as more fully described in this report. It is recommended that all appropriate consents, approvals and/or certifications as referred to above be obtained. Should any affectations become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Pest & Termite Infestation

We advise that the inspection of the subject property did not reveal any obvious visible pest or termite infestation within reasonably accessible areas to the valuer. The client acknowledges and recognises that the valuer is not a pest inspector / pest expert. The absence of pests, including termites, can only be confirmed by a suitably qualified expert after a comprehensive inspection and the use of specialist equipment. Should any pest or termite infestation concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Asbestos

We advise that the inspection of the subject property did not reveal any obvious visible asbestos materials to the valuer. The client acknowledges and recognises that the valuer is not qualified to conclusively determine the existence of asbestos and will not be held liable nor responsible for his/her failure to identify any asbestos materials and the impact which any asbestos material has on the property and its value. Should any asbestos concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Utility Services

We advise that the valuer has not tested any of the services. Should any utility service concerns become apparent, the valuer should be consulted and reserves the right to reassess any affect on the value stated in this report.

Flood Search

We advise that we have not undertaken a formal search to confirm whether or not the property is subject to flooding or other impediments caused by excess water saturation. Should any flooding or other impediments caused by excess water saturation concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Environmental / Contamination

We 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 his/her 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.

GST

This Restricted Assessment has been undertaken on the basis that GST is not applicable. This Restricted Assessment is prepared on the assumption that the subject property does not constitute a 'new residential premises' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market Restricted Assessment herein reflects a market transaction to which GST is not applicable.

Property Related Tax Implications

Herron Todd White are not taxation experts and we provide our Restricted Assessment assessment and any associated sales, rental or feasibility analysis, independent of any consideration of income tax, capital gains tax or any other property related tax implications that may be associated directly or indirectly with the subject property.

Full Payment

The instructing party will not rely or be able to rely on the Restricted Assessment until payment is made in full, or if it does so rely without our express consent, then it warrants that in doing so it does rely at its own risk on the basis that it accepts that we do not accept or assume responsibility for the Restricted Assessment, and that in doing so there is a total failure of consideration in respect to that Restricted Assessment service in respect to that retainer.

Reliance and Disclosure

The report has been prepared for the private and confidential use by the party to whom it is addressed. This Restricted Assessment is for the use of and may be relied upon only by the party/parties to whom it is addressed. No other parties are entitled to use or rely upon it and Herron Todd White does not assume any liability or responsibility to any other party who does so rely upon the Restricted Assessment without the express written authority of Herron Todd White. Neither the whole nor any part of this Restricted Assessment or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without the written approval from Herron Todd White including the form and context in which it may appear.

Market Movement & Report Expiry

This Restricted Assessment is current as at the date of Restricted Assessment 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 Restricted Assessment is relied upon after the expiration of 3 months from the date of the Restricted Assessment, or such earlier date if you become aware of any factors that have any effect on the Restricted Assessment.

Comparative Sales Evidence

The comparative sales used in this Restricted Assessment report are considered the most relevant sales based on our research, both in terms of physical comparability to the subject property and allowing for market changes between comparable sales and Restricted Assessment date. In many cases, we have not physically inspected the interior of the sales evidence quoted and have relied on the details of the sales evidence as recorded in available property sales databases or third party sources. We therefore cannot guarantee the accuracy of the information provided.

Full Disclosure & Reasonably Available Information

The instructing party acknowledges its responsibility for full disclosure of relevant information and undertakes to provide all documents in its possession that may have an effect on the service to be provided. This Restricted Assessment is based upon information reasonably available to the valuer as at the date of issue in accordance with usual Restricted Assessment practices.

Definition of Highest and Best Use

The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible.

Definition of Market Value

The estimated amount for which an asset or liability should exchange on the Restricted Assessment date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Definition of Market Rental

The estimated amount for which an interest in real property should be leased on the Restricted Assessment date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. The assessment does not take into account short-term or holiday letting or furniture.

Service-Providing Entity

The entity which has provided this Restricted Assessment is solely the entity named on this report (with its associated ACN/ABN). No other entity forming part of or associated with the Herron Todd White Group is liable. From time to time, the associated invoice for services may be issued by another Herron Todd White entity other than the service-providing entity named on this report. If this occurs, no professional liability is extended to the entity named on the invoice.

Conflict of Interest

Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

Liability limited by a scheme approved under Professional Standards Legislation.



Annexures

Photographs
Aerial Map
Location Map
Letter of Instruction
Title Search

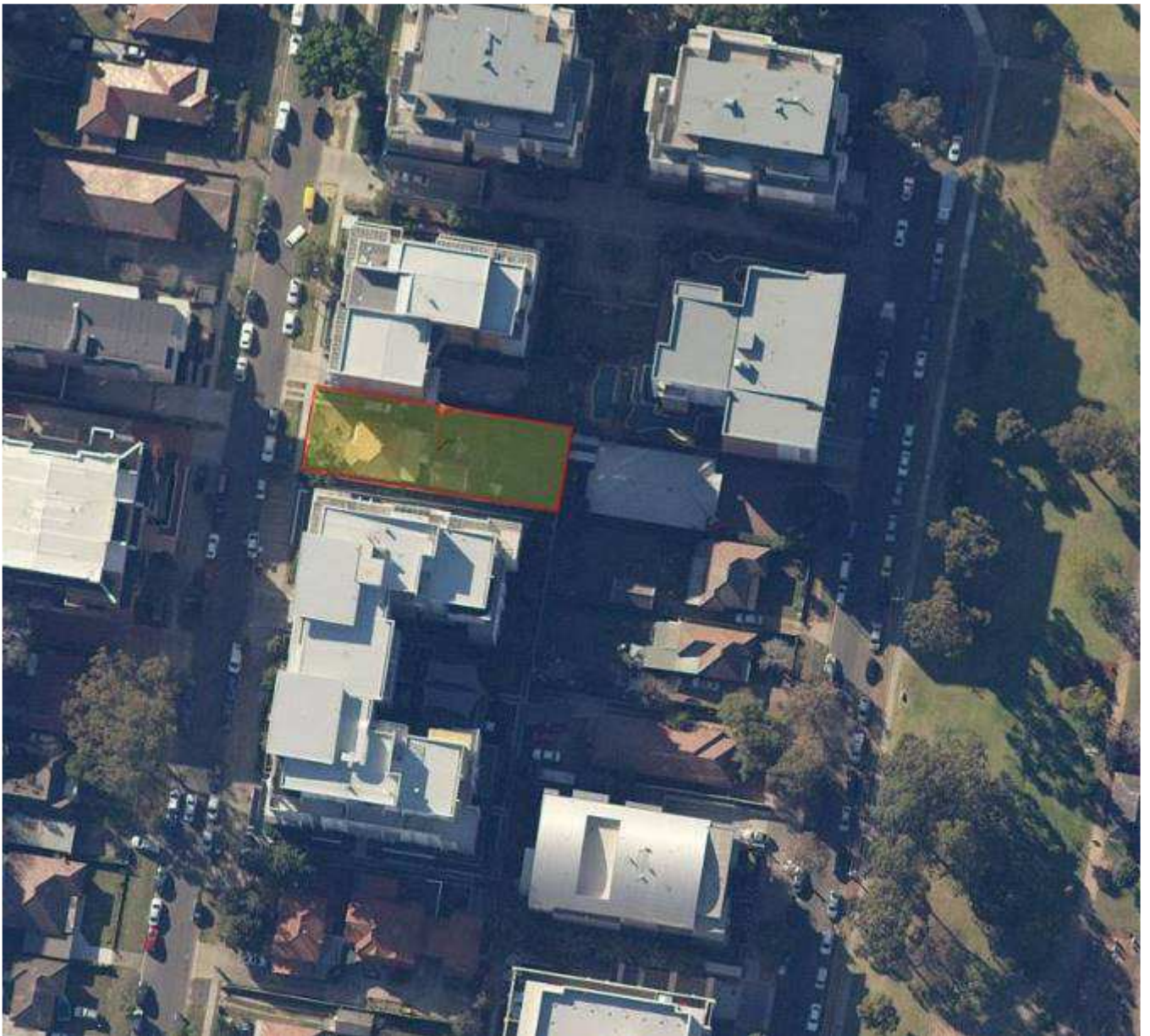


Photo Front



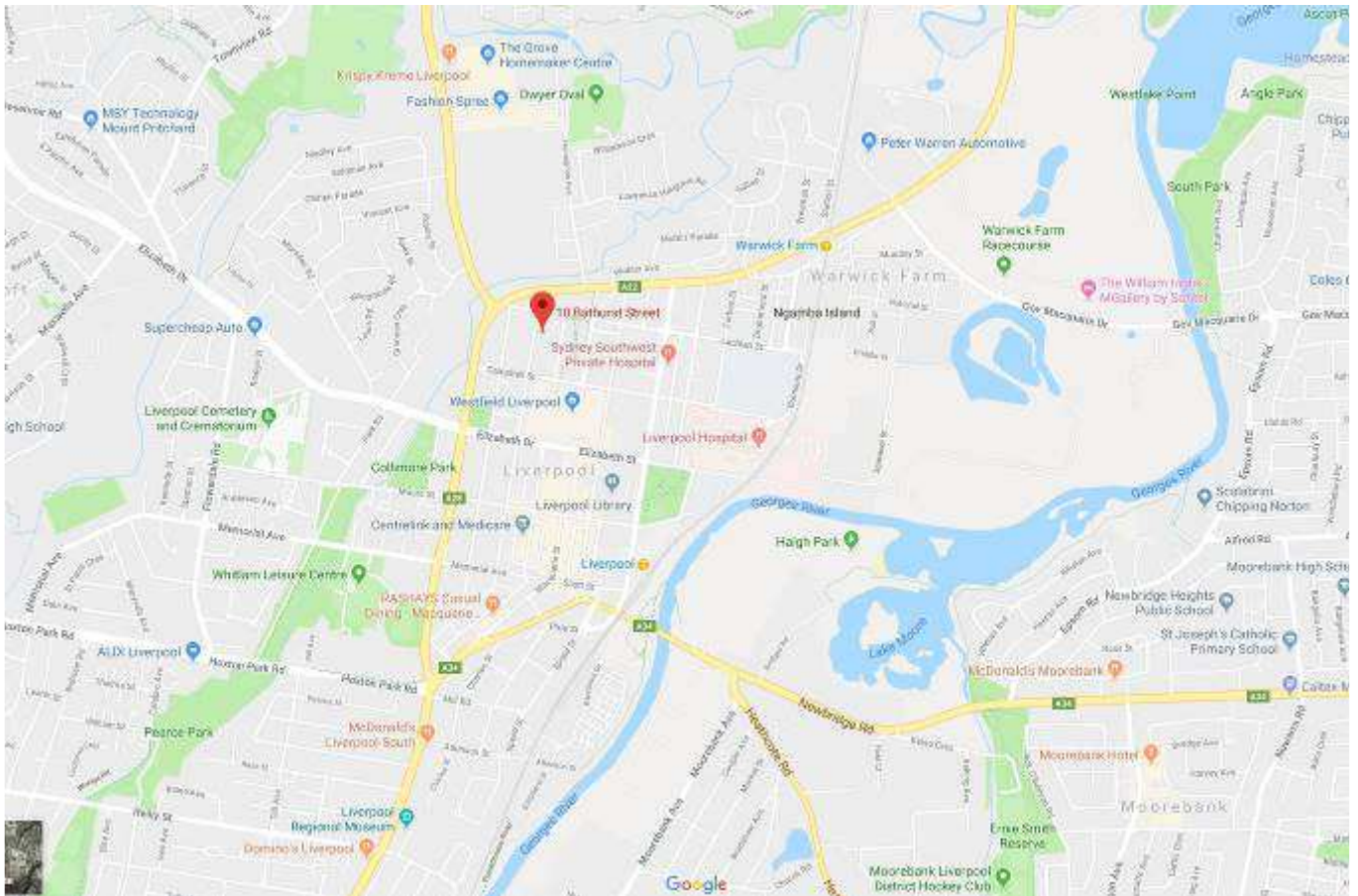
Photo Front





Source: Sixmaps





Source: Google Maps



Hi Jono,

I am unable to sign the agreement however we are happy to proceed. Please treat this email as an acceptance of conditions and fee.

Please issue the final valuation by COB 1 May 2019.

With regards,

Serge Bolgarschii

Senior Development Manager

Level 2 Century Corporate Centre, 62 Norwest Boulevard, Baulkham Hills NSW 2153

PO Box 284, Castle Hill NSW 1765

T: (02) 9421 5314 F: (02) 9421 2217

M. 0415 764 493

E: serge.bolgarschii@anglicare.org.au

W: www.anglicare.org.au



In the lands that I work, I walk, and I live, I respect and acknowledge the traditional custodians and cultural knowledge holders of these lands.

"We love because he first loved us." 1 John 4:19

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From: Jono Pollard <jono.pollard@htw.com.au>
Sent: Tuesday, 16 April 2019 2:04 PM

I

Source: Anglicare





Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/38602

| SEARCH DATE | TIME | EDITION NO | DATE |
|-------------|---------|------------|-----------|
| 23/4/2019 | 7:30 PM | 2 | 10/8/1989 |

LAND

LOT 5 IN DEPOSITED PLAN 38602
 LOCAL GOVERNMENT AREA LIVERPOOL
 PARISH OF ST LUKE COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP38602

FIRST SCHEDULE

CRISTINA PRESTIA (DD Y544400)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Source: Infotrack

