

Le Fevre & Co.

Solicitors & Attorneys

Incorporating Thompson and Le Fevre. Est. 1907

Our Ref: TJL:27857

Lithgow City Council

Scanned

5 June 2017

Mr Iain Stewart
Group Manager - Operations
Lithgow City Council
P O Box 19
LITHGOW NSW 2790

06 JUN 2017
Doc Set ID 1005027
GA Ref 7.23-100
Years pending

Dear Sir,

**RE: LITHGOW AGED CARE LIMITED
- PROPOSED ROAD CLOSURE, PART SHORT STREET, LITHGOW**

We refer to our discussions on 31st May. The process which Council should now undertake is as follows:-

1. Council undertakes Road Status Search, advertising and referencing;
2. Council address the submissions made in response to advertising, carry out public consultation, negotiation and resolution of any objections. Council then signs off and forwards a report with formal application and fee of \$476.90 and Surveyors Plan to Business Centre Crown Lands. We have obtained a copy of the Deposited Plan in which the subject section of Short Street was dedicated to the public as a road, and presume this would satisfy the road status search requirements. It will be necessary for Council to advertise the proposal, and address any submissions made in response. It will also be necessary for a price to be negotiated with Lithgow Aged Care Limited. Accordingly, we enclose the formal application document which has been completed and requires signature by the relevant authorised officer of Council on page one (1). In due course this should be forwarded to Business Centre Crown Lands along with the application fee and Survey Plan. We have written to the surveyor requesting preparation of the Survey Plan. With regard to negotiation of the price, we have written to Opteon Valuers in Bathurst for the attention of Mark Hopcraft, requesting a valuation be provided to assist Council in negotiating a price with Lithgow Aged Care.
3. Business Centre Crown Lands will assess the application and if all is in order will approve the Road Closure, authorise the Survey Plan and return it to Council.

Principal: Allan J. Lindsay

City Chambers

108 Main Street, Lithgow NSW 2790

P.O. Box 67, Lithgow NSW 2790

DX 3151 Lithgow

ABN: 27 759 019 416

Telephone: (02) 6352 2699 Facsimile: (02) 6352 1351

Email: info@lefevreco.com.au

Hours: 9a.m. to 5 p.m. Monday to Friday

Consultant: Tim Le Fevre

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Le Fevre & Co.

Solicitors & Attorneys

Incorporating Thompson and Le Fevre. Est. 1907

Our Ref: TJL:27857

3 July 2017

The General Manager
Lithgow City Council
P O Box 19
LITHGOW NSW 2790

Attn: Mr. Iain Stewart
Group Manager-Operations

[REDACTED]

Dear Sir,

**RE: LITHGOW AGED CARE LIMITED - PROPOSED ROAD CLOSURE
- PART SHORT STREET, LITHGOW NSW**

We refer to our letter of 5th June 2017. We now enclose herewith copy of Valuation Report obtained by us on behalf of Council from Opteon Property Group. You will note that the Valuation Report indicates a market value of \$20,000.00, excluding the added value of the bitumen sealing and concrete kerbing and guttering. We note that Council has previously advised us that it is not Council's intention to seek compensation for the value of the bitumen sealing and concrete kerbing and guttering.

Accordingly, based on the Valuation Report, Council should seek payment from Lithgow Aged Care Limited of the sum of \$20,000.00 plus all costs and expenses, in connection with the acquisition of the land from Council.

We are still awaiting receipt from CEH Survey of the Survey Plan which will be required for registration.

With reference to our letter of 5th June 2017, we await your confirmation in due course that Council has resolved to close the relevant part of Short Street, Lithgow, being "eastern extremity of Short Street, Lithgow measuring 25.56 metres x 15 metres", and to sell same to Lithgow Aged Care Limited for \$20,000.00, plus all costs and expenses associated with the road closure and purchase.

We also await return to us of the Road Closure Application form duly signed by an authorised officer of Council. This form was sent to Council under cover of our letter of 5th June 2017. You will note that the form is to be accompanied by a cheque in favour of

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Crown Lands for \$767.30 application fee. We will in due course seek reimbursement from Lithgow Aged Care Limited, once the road closure has been formally approved by Crown Lands.

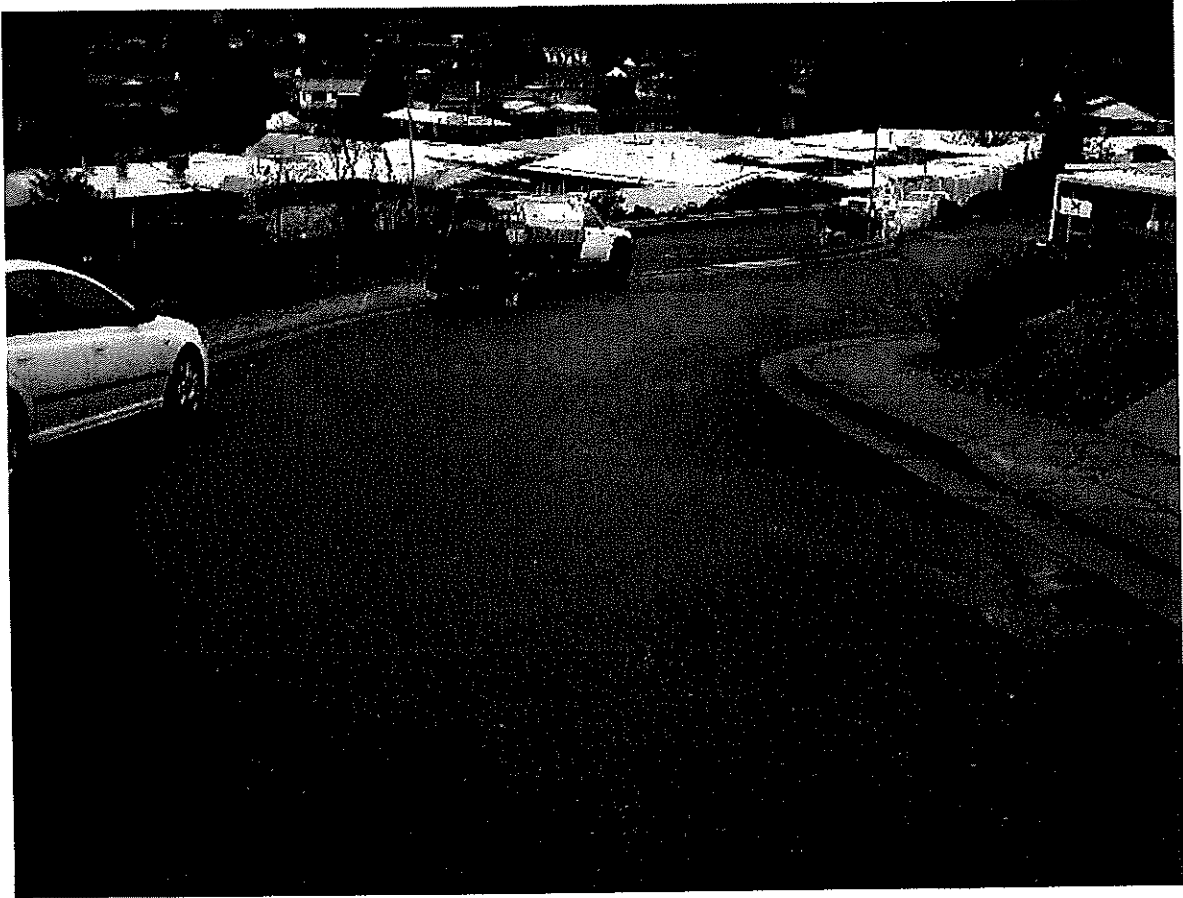
Finally, we enclose herewith the Tax Invoice received from Opteon Property Group, and shall be pleased if you would provide us with a cheque for \$1100.00 drawn in favour of Opteon Property Group to enable payment thereof. We will seek reimbursement from Lithgow Aged Care Limited in due course.

Yours faithfully
LE FEVRE & CO.



Per:
T.J. Le Fevre

VALUATION REPORT



Short Street

Lithgow, New South Wales 2790

Prepared For	Le Fevre & Co Solicitors & Attorneys and Lithgow City Council
Report Purpose	Sale purposes
Valuation Date	29 June 2017
Our Reference	8028598
Client Reference	TJL:27857 / Lithgow City Council

Opteon Property Group
Opteon (Central West NSW) Pty Ltd
ABN 50 606 224 677
1/29 Sale Street, Orange, NSW 2800

P (02) 6392 0999 E orange.info@opteonsolutions.com
F (02) 6362 5116 W www.opteonsolutions.com

VALUE MADE VISIBLE

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1.0 Valuation Summary

1.1 Instructions

Instructing Party	T J Le Ferve, Le Fevre & Co Solicitors & Attorneys
Client / Authorised Party	Le Fevre & Co Solicitors & Attorneys
Client Reference	TJL:27857 / Lithgow City Council
Valuation Purpose	Proposed Sale purposes - <i>Please note, this report does not meet Practice Standards for valuations for mortgage/finance purposes and is specifically not suitable for this purpose.</i>

1.2 Property Details

Property Address	Short Street, Lithgow, New South Wales 2790
Property Description	Road as noted on survey plan.
Title Reference	No title issued – land is road.
Tenure Type	Freehold
Registered Proprietor	Lithgow City Council
Encumbrances	None apparent
Zoning	R1 General Residential

1.3 Assumptions and Recommendations

Key Assumptions	<ul style="list-style-type: none">The instructions and information supplied contain a full disclosure of all information that is relevant;
Recommended Documents to Sight	None recommended

1.4 Valuation Details

Market Value \$20,000 (Twenty thousand dollars)

Interest Valued Freehold

Date of Inspection 8 June 2017

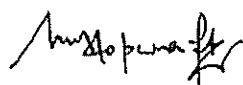
Date of Valuation 29 June 2017

Date Issued 29 June 2017

Currency of Valuation 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Pecuniary Interest We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories



Mark Hopcraft
Consultant Valuer
FAPI, CPV
API No: 67630
Inspecting Valuer

Important *This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.*

Third Party Disclaimer *This report has been prepared for the private and confidential use of our client, Le Fevre & Co Solicitors & Attorneys for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon (Central West NSW) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.*

Digital Copies of Reports *Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.*

Reliance on Whole Report *This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.*
