



DEVELOPMENT CONSULTANTS  
TOWN PLANNING  
SURVEYING & DRAFTING

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A05237//c

21<sup>st</sup> July, 2006

The Manager  
SGA Property Consultancy  
Suite 301 North  
Level 3  
350 Collins Street  
MELBOURNE VIC 3000

Attention: Mr Stephen Brooks

Dear Sir,

Re: **Location Certificate at 316 Adelaide Street, Brisbane**

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We wish to advise that we have carried out a survey to locate the boundaries of the above property and certify as follows:

1. **REAL PROPERTY DESCRIPTION**

Lots 13 - 15 on RP46148, Original Allotments 6 and 7 on Sec 27, Parish of North Brisbane, County of Stanley being the whole of the land contained in Title references 16747149 (Lot 13), 16747150 (Lot 14), 16747176 (Lot 15) and having a total area of 989m<sup>2</sup> (39.1 perches) by the original survey plan.

2. **ADDRESS**

316 Adelaide Street, Brisbane

3. **IMPROVEMENTS**

Improvements consist of a 17 level (14 levels above ground and 3 car park levels) commercial building.

4. **ENCUMBRANCES**

From an examination of the titles to the property, there appear to be no encumbrances on the subject land.

Lot 15 enjoys the benefit of easement no 601147691, which is an easement in the adjoining Lot 9 on RP92926, probably for access purposes.

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**DIRECTORS**

JEFFREY M. BREWER CERT. INCART. MDIA, JR., ROBERT G. HALL LIC CAD SURV MBSI.,  
MARK T. KIERPAL BBEUPP GDURP, MALDOM J. THOMS SURV ASSOC., ANTHONY J VALENTINE LIC CAD SURV MBSI,  
LLOYD J. LAING LIC CAD SURV FSSI.

5. REINSTATMENT

The building was located on the above property from reference marks as placed on recent surveys of adjoining properties. Original dimensions appear available to both the frontage and depth (within 10mm) of the subject land.

6. ENCROACHMENTS

The result of our survey as shown on the attached plan A3 S3489. Apart from the awnings and signage attached to the front of the building, there appear to be no encroachments on or by the subject land.

It should be noted that the rear part of the building was inaccessible.

However, recent surveys of both Lot 9 (the adjoining lot to the north-east), Lot 12 (at the rear of the premises) and Lot 21 (to the south-west) show that the buildings are clear on all boundaries on both the subject land and adjoining lots.

The awning and signage overhang Adelaide Street is not a serious problem in our opinion. The State Land Asset Management branch of the Department of Natural Resources, Mines and Energy would be willing to grant a right of use over such a fixture, given that the awning and signage would have been approved by the local authority at the time of construction of the building.

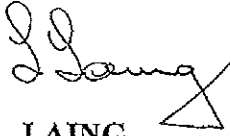
The overhanging awning and signage in the adjoining Lot 21 to the south-west could be considered a hindrance to the adjoining lot if it were ever being redeveloped. However, at this time the overhanging awning and signage does not interfere in any significant way with the use of the adjoining lot in our opinion.

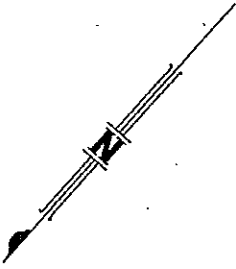
7. BOUNDARIES

Boundaries were established by measurement from original reference marks in Adelaide Street as noted above. No corners were pegged or marked. There are existing buildings adjoining both sides and the rear of the subject land. The frontage of the property is not fenced or delineated except by a tile line.

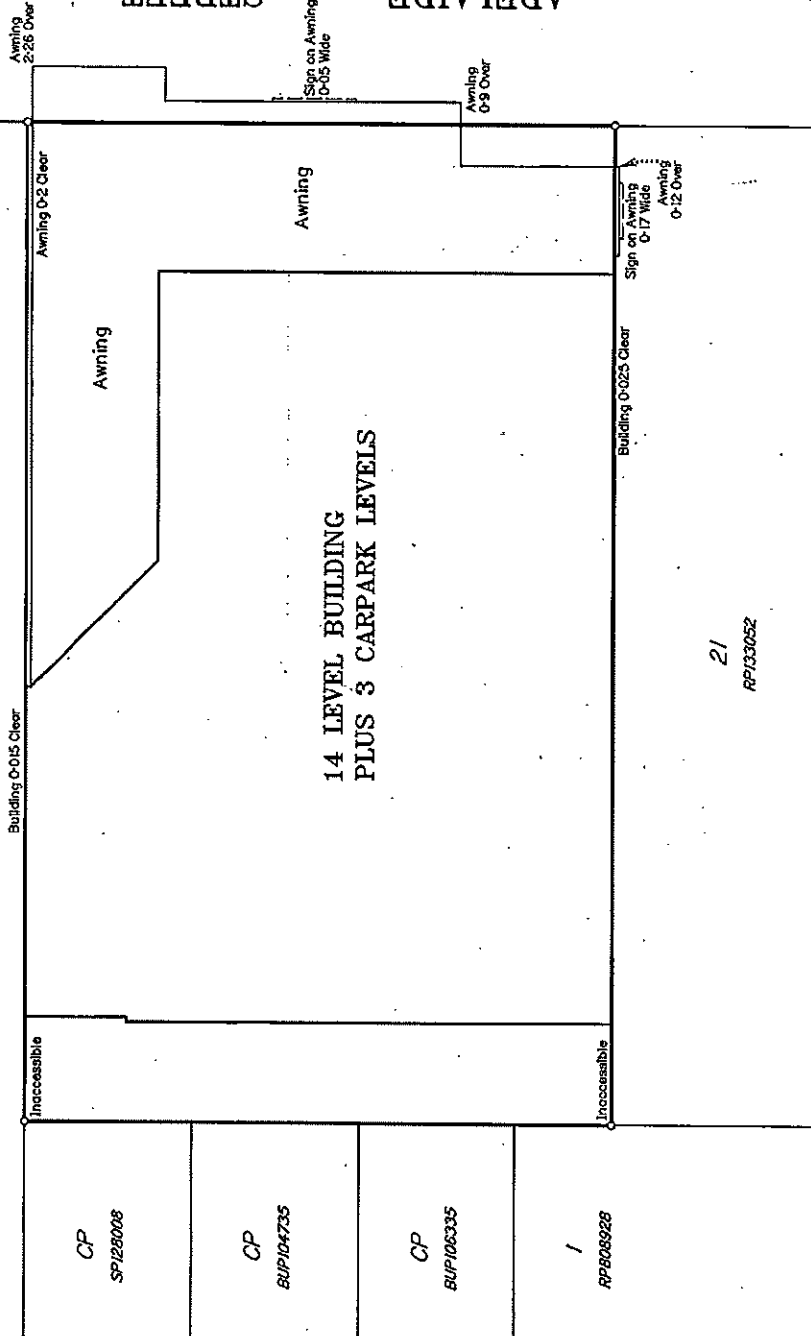
If you have any queries with regard to any of the above, please do not hesitate to contact the undersigned.

Yours faithfully

  
L. LAING



9  
RP92926  
CP  
DP174543



14 LEVEL BUILDING  
PLUS 3 CARPARK LEVELS

CP  
SP128008

CP  
BUP104735

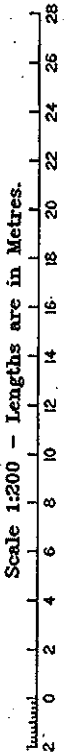
CP  
BUP106335

1  
RP808928

21  
RP133052



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PLAN SHOWING  
BUILDING LOCATION  
316 ADELAIDE STREET, BRISBANE

F.WORK	AW	SCALE	1:200	DESIGN	DATE	DRAWN	SOM	INSTRUCTION NO.	DRAWING NO.
F.BOOK	1303	DESIGN			21/07/2006			A05237/C	A3
								A05237/CSK.dwg	3336