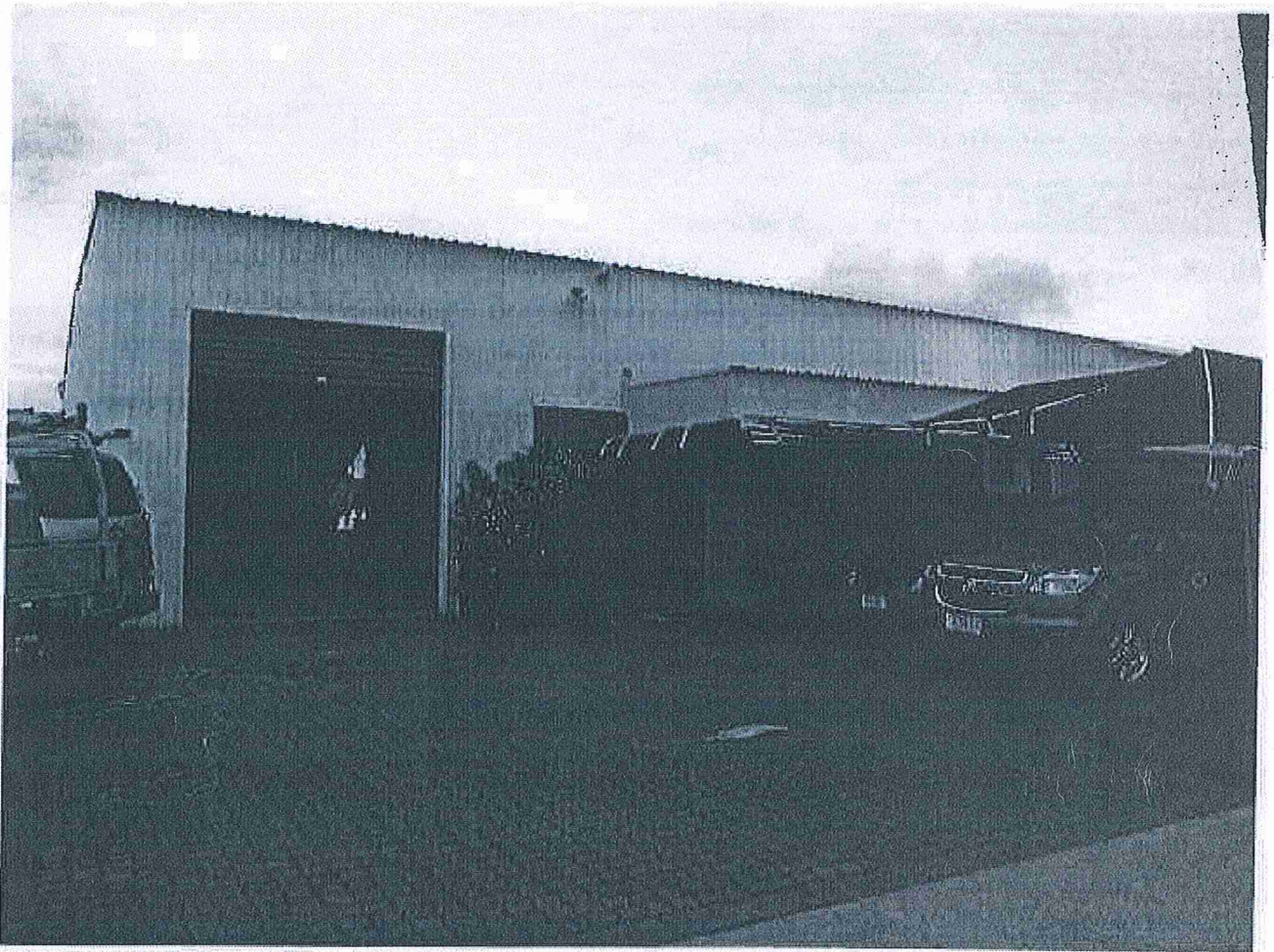


**VALUATION
OF
UNIT 2 OF LOT 9216 (6) DE LATOUR STREET
COCONUT GROVE NT 0810**



20 February 2013

File Number: D130218

Darwin
Suite 1, Ground floor
82 Woods Street
GPO Box 3701
Darwin NT 0801

Ph (08) 8942 0733
Fax (08) 8942 0755

Integrated Valuation Services Pty Ltd
ABN 82 092 406 543

Alice Springs
Unit 2
78 Hartley Street
PO Box 1153
Alice Springs NT 0870

Ph (08) 8952 0744
Fax (08) 8952 0755

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ANNEXURES

1. *Letter of Instruction*
2. *Search Copy of Certificate of Title*
3. *Unit Plan*

1 EXECUTIVE SUMMARY

This valuation is based on certain conditions and contains a number of qualifications. Do not rely on this executive summary alone. This executive summary should be read in conjunction with and is subject to our complete Valuation Report. Reliance should only be placed on this report upon sighting a signed original document.

- 1.1 Subject Property** Unit 2 of Lot 9216 (6) De Latour Street, Coconut Grove NT 0810.
- 1.2 Instructions** To assess the market value of the subject property for financial reporting and stamp duty assessment purposes.
- 1.3 Prepared For** Deborah & Kenneth Kernich
2/6 DeLatour Street
COCONUT GROVE NT 0810
- 1.4 Brief Description** The property comprises a duplex warehouse/office unit located in the industrial precinct of Coconut Grove..
- 1.5 Date of Inspection** 20 February 2013.
- 1.6 Date of Valuation** 20 February 2013.
- 1.7 Valuation** Subject to the stipulations and conditions contained within the body of this report, it is our opinion that the Market Value of Unit 2 of Lot 9216 (6) De Latour Street, Coconut Grove NT 0810, as at 20 February 2013, is:

\$500,000 (Five Hundred Thousand Dollars) exclusive of GST.



.....
INTEGRATED VALUATION SERVICES
PETER TEAGLE
AAPI
Certified Practising Valuer

22 February 2013

2 INTRODUCTION

2.1 Instructions

In this matter we are instructed by Mrs Deborah Kernich of KK Electrical Pty Ltd for financial reporting and stamp duty assessment purposes.

Interest being valued is freehold.

We advise we do not have any pecuniary or other interest that would conflict with the proper valuation of the property.

2.2 Market Value

This valuation has been undertaken in accordance with the Australian Property Institute definition of market value which is defined as follows:-

"Market value is defined as the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion."

2.3 Date of Inspection

20 February 2013.

2.4 Date of Valuation

20 February 2013.

2.5 Basis of Valuation

1. That the property will comply with all statutory requirements with respect to health, building and fire safety regulations.
2. That a detailed structural survey would not reveal defects other than items referred to in the body of this report.
3. That all improvements are sited within the title boundaries and without encroachment by adjoining properties.
4. That a comprehensive test of soils on the land would not reveal contamination by poison residues, which could affect the utility of the property.
5. That there are no orders of compulsory acquisition for the whole or part of the property currently issued by any Government Authority.
6. If legal advice as to the effect of encumbrances or any other matter contained therein is at variance with the facts or opinions as set out in this report and may materially affect the value we reserve the right to reconsider the valuation.

2.6 Qualifications and Disclaimers

- (i) We state that this report is for the use only of the persons to whom it is addressed for financial reporting and stamp duty assessment purposes. The report is to be used for no other purpose, and no responsibility is accepted to any third party for the whole or part of its contents and annexures. No responsibility will be accepted for photocopied signatures.
- (ii) This valuation is not suitable for mortgage security purposes.
- (iii) This valuation is current as at the date of valuation 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 valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

3 PROPERTY SEARCH DETAILS

3.1 Real Property Description

Unit 2 of Lot 9216 Town of Nightcliff, from plan UP90/025, and more particularly described in the Certificate of Title Register Book, Volume 221 Folio 068.

A search copy of the Certificate of Title is attached in Annexure 2, and registered Unit Plan in Annexure 3.

3.2 Registered Proprietor

Kenneth James Kernich & Deborah Kernich as Joint Owners.

3.3 Easements and Encumbrances

A search of the Certificate of Title conducted on 15 February 2013 revealed the following registered easements and encumbrances:

Mortgage - number 235275 registered to National Australia Bank Limited on 17 August 1990. *Mortgage document unsighted.*

Date Registered: 30/07/1990		Volume 221 Folio 068
Duplicate Certificate as to Title Issued? Yes		
SEARCH CERTIFICATE		
Lot 9216 Town of Nightcliff from plan(s) UP 90025		
Unit 2 in Unit Plan 90 of 100		
Area under title is 912 square metres		
Joint Owners:		
Kenneth James Kernich		
Deborah Kernich		
of 2 Leabside Drive, Altona NT 0810		
Registered Date	Dealing Number	Description
17/08/1990	235275	Previous title is Volume 221 Folio 068
End of Dealing		Mortgage National Australia Bank Limited
IMPORTANT MESSAGE: This title information is compiled from the paper register and may be incomplete. Please refer to the scanned image of the paper title for further details. Contact Land Titles Office staff for assistance.		
Refer to Plan UP 90025 for diagram of Unit 2 Lot 9216 Town of Nightcliff		
Page 7 of 7 Searched on 16/02/2013 at 10:21:25 by 830RT		

3.4 Land Area

512 square metres.

3.5 Unit Entitlement

50 out of 100.

3.6 Local Authority

Darwin City Council.

3.7 Town Planning

The property is zoned LI (Light Industry) under the Northern Territory Planning Scheme.

The primary purpose of zone LI is to provide for light industry uses or development activities that will not by the nature of their operations, detrimentally affect adjoining or nearby land.

Offices are expected to primarily provide a service to the light industry in the zone and be of a size commensurate with the service provided.

Shops are expected to be limited to those that either service the needs of the light industry in the zone or would be inappropriate in a commercial zone.

The current use of the subject property is considered consistent with current zoning objectives.

3.8 Valuer Generals Assessment

The Unimproved Capital Value (UCV) of the subject property, as at 1 July 2011 was \$200,000 which is equivalent to approximately \$390 per m².

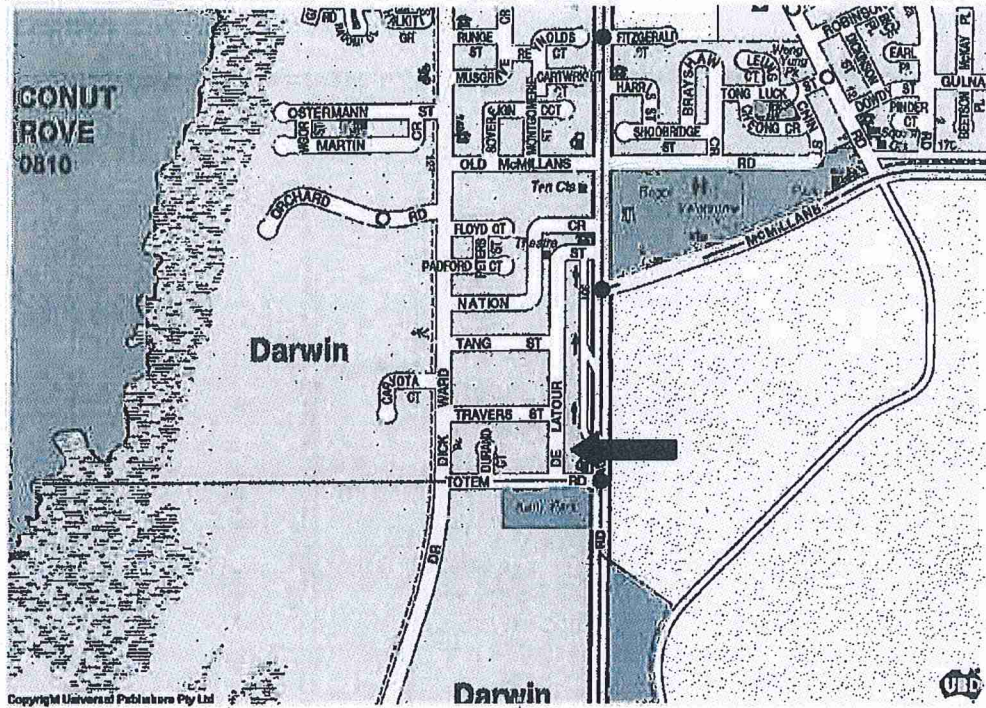
It should be noted that the UCV is specifically for rating and taxing purposes and may not necessarily be reflective of the current fair market value.

4 PHYSICAL SITE DETAILS**4.1 Location**

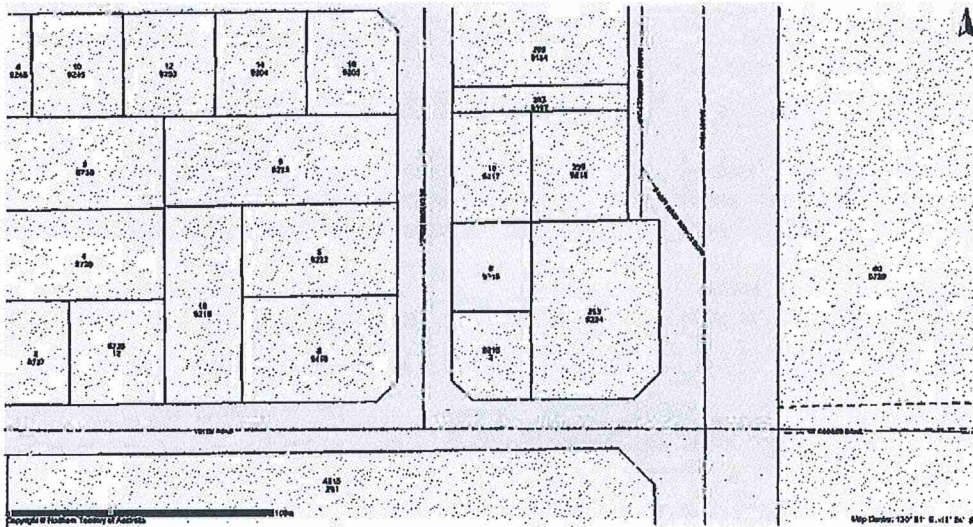
The subject property is located within the light industrial and commercial precinct of Coconut Grove approximately 7 kilometres north of the Darwin CBD.

This area, which lies between Dick Ward Drive and Bagot Road, is situated within close proximity to Darwin's northern suburbs and the airport.

Surrounding properties include a mixture of light industrial warehouses, duplexes, bulk retail premises and distribution centres. Properties with Bagot Road frontage are more retail oriented due to greater passing traffic exposure.



UBD Location Map



Parent Allotment Location

4.2 Roads and Access

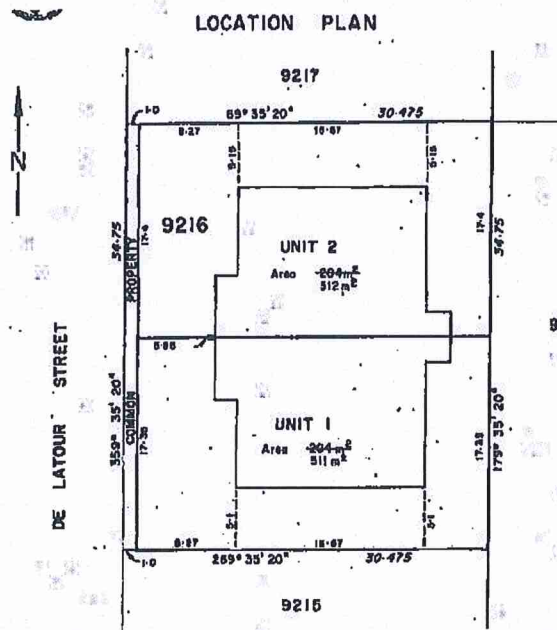
The property is at street level and has single driveway access.

4.3 Services and Amenities

All normal services including mains sewer, town water, town power and Telstra lines are available and connected to the property.

4.4 Land Description

The site is predominately level and regular in shape, measuring approximately 30.5m deep x 34.75m wide.



4.5 Site Contamination

There is no Contaminated Sites Register in the Northern Territory.

Whilst we did not note any obvious hazardous or toxic material on site, we are not experts in the detection or quantification of environmental hazards or constraints and our valuation has been prepared without the benefit of a soil test or environmental studies.

The reader should be aware that this valuation has been prepared without the benefit of appropriate tests or expert advice and presupposes that no contamination exists that would adversely affect market value.

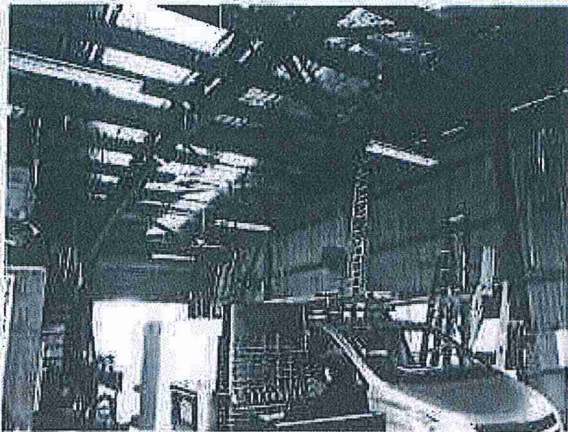
Accordingly our valuation is subject to there being no surface or sub-surface soil problems, including instability, toxic or hazardous waste or building material hazardous in or on the property that would adversely affect its existing or potential use or reduce its marketability. Should subsequent investigations reveal that the site is contaminated in some way then the valuation will need to be reviewed.

5 IMPROVEMENTS

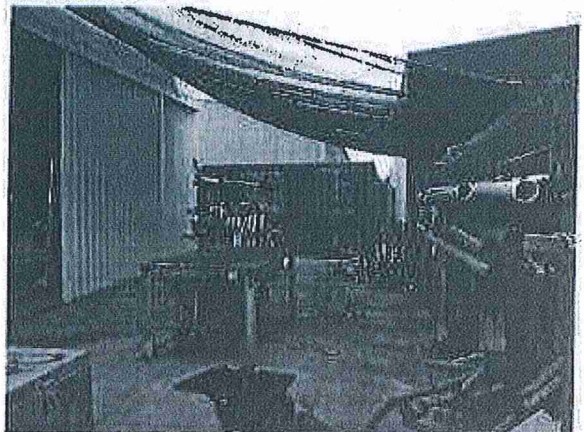
5.1 General Description

The building was constructed circa 1990.

The building is one side of a duplex, with construction being gable roof with steel framing and cladding. The two units are divided by a cement block party wall, and the front offices also have cement block walling. Access to the warehouse is via roller door to the frontage and sliding door to the rear. Maximum roof height is approximately 5.3 metres.



Internal of warehouse



Rear yard.



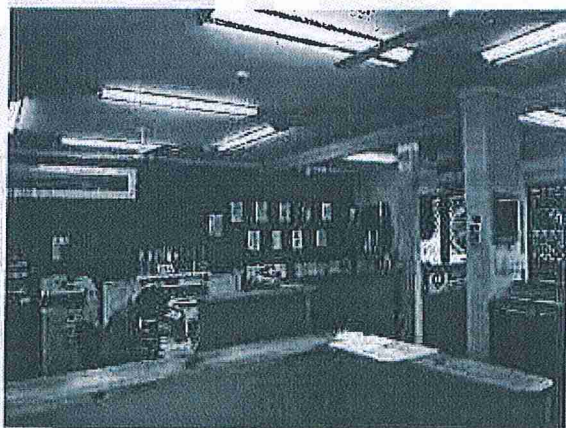
Front driveway and parking area.



Side yard space.

The original front offices have been added to in stages, with an enclosed lunch room at ground level and an additional upstairs office. The additions have been constructed from steel framing with a mixture of plywood external cladding and CFC and plasterboard internal cladding. There are also mezzanine storage levels located above the original office space and to the rear of the warehouse.

The brick offices are well presented with painted brick face walls, plasterboard ceiling, fluorescent lighting, ceiling fans, split system A/C and ceramic tiled floors. To the rear is a lunch room with painted concrete floor, CFC wall and ceiling cladding, split system A/C and fluorescent lighting. There is a brick toilet leading off the lunch room, plus a small storage room.



Front office.



Lunch room.



Upstairs office.



Mezzanine store.

Located above the lunch room is a second office with plasterboard lined walls, carpeted floors, louvred windows and split system airconditioning. The office is accessed by a set of external stairs.

Attached to the rear of the warehouse is a steel framed and plywood floored mezzanine storage level, accessed by steel stair with concrete treads.

Located externally to the warehouse and constructed from block walls is a small bathroom facility.

The yard space to the side and rear of the building is concrete paved, being 6m deep at the rear and 5.2m wide at the side. The yard space is not securely fenced. There is parking space for 5 cars at the front of the property.

5.2 Building Areas

From on site measurement, the approximate building areas have been determined as follows:

Warehouse:	130m ²
Ground level offices:	70m ²
Upper office:	18m ²
Rear bathroom:	4m ²
Mezzanine storage:	62m ²
Total (ex mezzanines)	222m²

The above measurements do not constitute a formal survey and should not be taken as such. They are, however, considered accurate enough for the purposes of this valuation.

5.2 Structural Survey

Whilst we have carried out a careful building inspection, we advise that we have not completed a detailed structural survey, tested any of the services, or inspected unexposed or inaccessible portions of the building, and are therefore unable to state that these are free of defect, rot or infestation.

We are not engineers and offer no opinion as to the structural integrity of the buildings. This valuation is made on the basis that all structural improvements comply with all necessary statutory requirements with respect to health, building and fire safety regulations

6 OCCUPANCY DETAILS

6.1 Lease Details

The property is owner occupied.

6.2 Comparable Rental Evidence

Rental evidence used as a guide in assessing the market rental value for the subject property included, but was not limited to, the following:-

1/14 Caryota Court, Coconut Grove NT

Leased to Yellow Rose Cleaning Services on a 3 + 3 year term commencing June 2012, with a net annual rental of **\$60,000** pa + GST with 4% annual increases and market review at option. Property comprises a newly constructed, concrete panel warehouse building of 337m², with 6 metre clearance height, offices over two levels at the front of the building measuring 96m², and an internal mezzanine storage level of 77m². Rent is equivalent to an overall rate of **\$180 per m²**. *Superior but larger premises.*

Unit 1A, 2 Travers Street, Coconut Grove NT

Leased from 1 November 2011 for a 1 + 1 year term with 4% annual increases, at an annual net rental of **\$40,000** ex GST p.a. net. Comprises 255m² of office/warehouse space, with approximately 1/2 being office space. Older style industrial building, however in good condition. Tenant has moved from adjoining tenancy whilst renovations are being undertaken. Rent equivalent to an overall rate of approximately **\$157/m²**. *Inferior.*

7 Travers St, Coconut Grove NT

Subject to a new 3 + 3 year lease commencing 15 February 2012 at a gross rent of \$79,200 ex GST p.a. Improvements comprise 441m² of clear span, high clearance warehouse and 119m² of good quality offices, 66m² of mezzanine storage space, plus on-site parking for 6 vehicles and secure external storage yard space. Outgoings estimated at \$6,600 p.a., leaving a net rent of \$72,600 p.a., equivalent to an overall net rental rate of approximately **\$130/m²**. *Rate reflective of larger size of premises.*

Unit 5/17 Willes Rd, Berrimah NT

A concrete panel warehouse of 185m² plus mezzanine office space of 40m², 2 covered car parks and small rear yard. Good clearance height. Leased from February 2012 for \$34,513 p.a. on a 2 + 3 year lease to Westwater, Equivalent to an overall rate of **\$153 per m²**. *Inferior location.*

In comparison with the above rental evidence, we consider a fair rental rate for the subject to be **\$170 per m²**.

6.3 Net Rental Assessment

222m² NLA x \$170 per m² = **\$37,740 p.a. net**

7 SALES EVIDENCE

We have examined market activity within the locality and also searched transaction records for details of comparable sales evidence. Sales used as a guide in assessing the market value for the property included, but were not limited to, the following:-

Unit 1/22 Willes Rd, Berrimah NT

Sold in January 2013 for **\$375,000 ex GST**. Newly constructed, high clearance cement block unit titled warehouse with 109m² of warehouse, 27m² of mezzanine storage, 28m² of A/C mezzanine office, bathroom and kitchenette at ground level, double covered car parking space of 27m² and secure rear yard of 55m². Located at the front of the complex with road exposure. Improved rate equivalent to **\$2,287 per m²** of building area, representative of a premium for road frontage. *Superior, high clearance construction, inferior location.*

Unit 2/9 Steele Street, Winnellie NT

Sold for **\$810,000 ex GST** in December 2012. A high clearance steel and besser block unit titled warehouse of 257m² plus 2 level internal showroom and office of 200m². On a direct comparison basis equivalent to **\$2,270 per m²** for a gross building area of 357m². *Similar quality.*

Unit 4/5 Witte Street, Winnellie NT

Sold in December 2012 for **\$530,000**. A brand new masonry block, 220m² warehouse with an additional 21m² of mezzanine office and bathroom. 3 car parking spaces on title, no yard space. Equivalent to an improved rate of **\$2,200/m²**. *Superior.*

Unit 1/10 Travers Street, Coconut Grove NT

Sold for **\$520,000 ex GST** in March 2012. A 236m² metal clad, high clearance duplex warehouse with a 16m² brick office at the front. The unit has concrete paved 3 meter wide side driveway, 3m wide rear yard space, and 3 parking bays at the front. Sale price equivalent to an improved rate of **\$2,055/m²**. *Similar.*

Lot 1735 (52) Stuart Highway, Stuart Park NT

Sold in September 2011 for **\$1,300,000 ex GST**. Comprises a 1,320m² Service Commercial site located on the Darwin City outskirts. Improvements comprise a 629m² industrial workshop and offices, constructed from masonry block and steel, currently utilised as a car service centre by Pedders. A new 10 + 5 year lease commencing 1 September 2011 is being entered into by the existing tenant, with rent being \$97,580 p.a., with fixed annual 3.5% increases, and review to market at commencement of years 4 and 8. Sale represents a net yield of **7.5%**. *Similar on an investment basis.*

Section 2971, 3 Lee Street, Winnellie NT

Sold in March 2012 for **\$1,350,000 ex GST**. Comprises a 1,200m² General Industry zoned allotment with improvements comprising 180m² of workshop with 90m² mezzanine storage, showroom space of 158m² with additional 84m² of verandah space, spare parts store and offices of 163m², upper level offices of 119m². Property currently under lease to "The Big Mower", with current net rent being approximately \$105,000 p.a. Purchased by the sitting tenant. Sale is equivalent to a net passing yield of **7.77%**. *Similar on an investment basis.*

In consideration of the above sales, on a direct comparison basis we consider an appropriate improved rate for the subject property to be **\$2,250 per m²**.

On an investment basis, an appropriate capitalisation rate is considered to be **7.75%**.

8 VALUATION CONSIDERATIONS

8.1 Highest and Best Use

Highest and best use is defined as the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property.

The highest and best use for the subject property is considered to be its current use as an industrial premises with associated office space.

8.2 Valuation Approach

The Direct Comparison approach has been used as the primary method of valuation. The Direct Comparison approach is based on an improved rate per square metre of building area as determined from analysis of comparable sales. The Direct Comparison approach is considered the most appropriate method in this instance, as the majority of smaller sized warehouse units are purchased on a vacant possession basis for owner occupancy.

As a secondary check method we have also used a capitalisation approach.

8.3 Valuation Calculations

Direct Comparison Approach

Building:	222m ² @ \$2,250/m ²	\$499,500
Rounded, say		\$500,000

Capitalisation Approach

Assessed Net Rent:		\$37,740
Capitalised @	7.75%	\$486,968
Rounded, Say		\$490,000

The capitalisation approach determines a slightly lower value than that of the direct comparison approach. In consideration of both methods, we prefer our primary method and consider market value to be \$500,000.

8.4 Goods and Services Tax (GST)

The application of GST will vary from property to property and entity to entity and as such no generic GST statement is possible. It is our understanding that as a vacant property it is anticipated that GST would be added to both any rental achieved for the property and to the sale price of the property when sold, if the vendor is required to remit GST to the Australian Tax Office following a sale.

Alternatively: if leased and considered a going concern, no GST is likely to be payable.

In either event the effect of GST on the market value is considered to be revenue neutral.

However, it should be noted that we do not profess expertise in the assessment of GST. We recommend the instructing party make their own enquiries as to any GST liability in this case. **Our valuation is exclusive of GST liability.**

9 VALUATION

The subject property has been inspected and all known factors and relevant details have been carefully considered.

Subject to the stipulations and conditions contained within the body of this report, it is our opinion that the Market Value of Unit 2 of Lot 9216 (6) De Latour Street, Coconut Grove NT 0810, as at 20 February 2013, is:

\$500,000 (Five Hundred Thousand Dollars) exclusive of GST



INTEGRATED VALUATION SERVICES

PETER TEAGLE

AAPI

Certified Practising Valuer

22 February 2013

ANNEXURES

1. *Letter of Instruction*
2. *Search Copy of Certificate of Title*
3. *Additional Photographs*

1. LETTER OF INSTRUCTION

Joanne Castles

From: Peter
Sent: Friday, 15 February 2013 9:47 AM
To: Joanne Castles
Subject: FW: Valuation

From: Accounts [<mailto:deb.kk.electrical@bigpond.com>]
Sent: Friday, 15 February 2013 9:35 AM
To: Peter
Subject: Valuation

Good morning Peter

As per our phone conversation I am requesting a valuation of our property at Unit 2, 6 DeLatour Street Coconut Grove for the purpose of financial reporting and or stamp duty relating to the sale of the property to our superannuation fund.

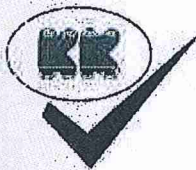
I accept your quotation of \$700 plus GST for this work.

My mobile contact number is 0412625792.

Please invoice to:
Deborah and Kenneth Kernich
c/- the address below

Cheers,

Deborah Kernich
Accounts Manager



ESTABLISHED 1978

KK Electrical Pty Ltd
2 / 6 DeLatour Street
Coconut Grove NT 0810
PH: (08) 8948 4449
FAX: (08) 8985 4478
Email: kk.electrical@bigpond.com

2. CERTIFICATE OF TITLE

Date Registered: 30/07/1990

Volume 221 Folio 068

Duplicate Certificate as to Title issued? Yes

SEARCH CERTIFICATE

Lot 9216 Town of Nightcliff from plan(s) UP 90/025

Unit 2 entitlement 50 of 100

Area under title is 512 square metres

Joint Owners:

Kenneth James Kernich

Deborah Kernich

of 2 Lakeside Drive, Alawa NT 0810

Registered Date	Dealing Number	Description
-----------------	----------------	-------------

17/08/1990	235275	Previous title is Volume 221 Folio 066 Mortgage National Australia Bank Limited
------------	--------	--

End of Dealings

IMPORTANT MESSAGE: This title information is compiled from the paper register and may be incomplete. Please refer to the scanned image of the paper title for further details. Contact Land Titles Office staff for assistance.

Refer to Plan UP 90/025 for diagram of Unit 2 Lot 9216 Town of Nightcliff



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Unit 2 Lot 09216 Town of Nightcliff plan(s) UP 90/025

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register
(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 221 068 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

512 square metres

Owners

Kenneth James Kernich
Deborah Kernich
2 Lakeside Drive, Alawa NT 0810

Easements

(none found)

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)

Unit Entitlements

Unit 2 entitlement 50 of 100

Transfers

03/05/1989 for \$85,000
17/02/1989 for \$61,000
25/09/1987 for \$60,000
03/03/2008 for \$210,000 on Unit 1
25/02/1998 for \$170,000 on Unit 1
30/07/1990 for \$150,000 on Unit 2

Tenure Comments

(none found)

Historic Titles

CUFT 221 066 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5353)**Address**

2/6 DE LATOUR ST, COCONUT GROVE

Survey Plan

LTO86/067

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

1050 square metres

Map Reference

Code 200 Scale 2500 Sheet 30.26

Parent Parcels

Lot 09085 Town of Nightcliff plan(s) S 82/177A

Parcel Comments

SUBDIVISION OF LOT 9085 TO FORM LOTS 9215 TO 9224 VIDE LTO86/67. UNIT PLANS SUBDIVISION 90/1036.

Survey Comments

(none found)

Proposed Easements

(none found)

Municipality

DARWIN MUNICIPALITY

Region

DARWIN

Custodian - Valuer General (+61 8 8943 9193)

Owner's Last Known Address

MR K J & MRS D KERNICH, 2 Lakeside Drive ALAWA NT 0810

Parcels in Valuation

Lot 09216 Town of Nightcliff

Unimproved Capital Value

\$200,000 on 01/07/2011 for unit 1
\$200,000 on 01/07/2011 for unit 2
\$179,000 on 01/07/2008 for unit 1
\$179,000 on 01/07/2008 for unit 2
\$90,000 on 01/07/2005 for unit 1
\$90,000 on 01/07/2005 for unit 2
\$72,000 on 01/07/2002 for unit 1
\$72,000 on 01/07/2002 for unit 2
\$72,000 on 01/07/1999 for unit 1
\$72,000 on 01/07/1999 for unit 2
\$141,000 on 01/07/1996
\$105,000 on 01/07/1993
\$72,000 on 01/01/1991
\$60,000 on 01/01/1988
\$52,500 on 01/01/1985

Valuation Improvements

17/07/1997 Showroom
17/07/1997 Office x 2
16/09/1987 Land

Custodian - Property Purchasing (+61 8 8999 6631)

Acquisitions

(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas

BBDAR001 - Building Control Area DARWIN BUILDING AREA

Building Permits

(none found)

Visit the website <http://www.nt.gov.au/lands/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 8965)

Planning Scheme Zone

LI (Light Industry)

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications

File Number
PA2006/0627

Type
Development

Date Received
25/07/2006

Application Purpose
Extensions to existing service industries w/ ancillary Shop and Offices

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
03/10/2006

Instrument Number
DP06/0500

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2006/0559

Type
Compliance Check

Date Received
27/06/2006

Application Purpose
Extensions to an existing warehouse

Application Status
Refused

Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status
Completed

File Number
PA1989/0347

Type

Development

Date Received

22/06/1989

Application Purpose

DUPLEX WAREHOUSE

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

26/07/1989

Instrument Number

DV3489

Instrument Issued

Signed

Instrument Status

Completed

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

Power Water - Electricity 6

Power Water - Water 1

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 1300 301 059)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 1300 301 059).

Custodian - Mines and Energy (+61 8 8999 5322)For information on possible Exploration Licences, contact Mines & Energy or visit the website
http://www.nt.gov.au/d/Minerals_Energy/

For information on possible Petroleum Titles, contact Mines & Energy for further details.

Custodian - Environment and Heritage (+61 8 8924 4139)**Results of site contamination assessment**

(none found)

For further information contact Environment and Heritage or visit the website
<http://www.nretas.nt.gov.au/environment-protection/waste/register/audit>

Other Interests

For Account balances, contact Darwin City Council

3. UNIT PLAN

NORTHERN TERRITORY OF AUSTRALIA

*SURVEYORS CERTIFICATE

WAYNE THOMAS TORIN
 registered under the Licensed Surveyors Act hereby certifies that

(1) every wall, the inner surface of any part of which corresponds substantially with a line showing the floor relating to the proposed subdivision of a boundary of a proposed unit, etc. is;

(2) every floor and ceiling, the upper or under surface or any part which forms a boundary of a proposed unit is to be ascertained, etc. is;

(3) every wall, door, ceiling or structural cubic space, by reference to which any boundary of a proposed unit is to be ascertained, etc. is;

(4) every wall, door, ceiling or structural cubic space has been demolished or constructed as the case may be;

(5) every unit is bounded by the floor plan, or floor plan and location plan as wholly within the perimeter of a parcel;

(6) every wall, floor and ceiling related to a unit is situated wholly within the perimeter of the parcel;

(7) the survey information recorded in the accompanying location plan is accurate and;

(8) for any unit limited in its vertical dimensions as referred to in section 12(1)(d) of the Unit Titles Act the unit is framed as described on the plan.

Signature Wayne Torin Date 11.5.90

UNIT PLAN No. 90/25 SHEET 1 OF 3

Plan of UNITS 1 AND 2

*Subdivision)
 Consolidation) of
 Building Alteration)

*Lot Portion/Section No. 9216

*Town Hundred of NIGHTCLIFF

This Sheet Replaces

Affected Title(s) VOLUME 175 FOLIO 80

This UNITS PLAN No. 90/25
 was registered on 30-7-1990

at 05:11

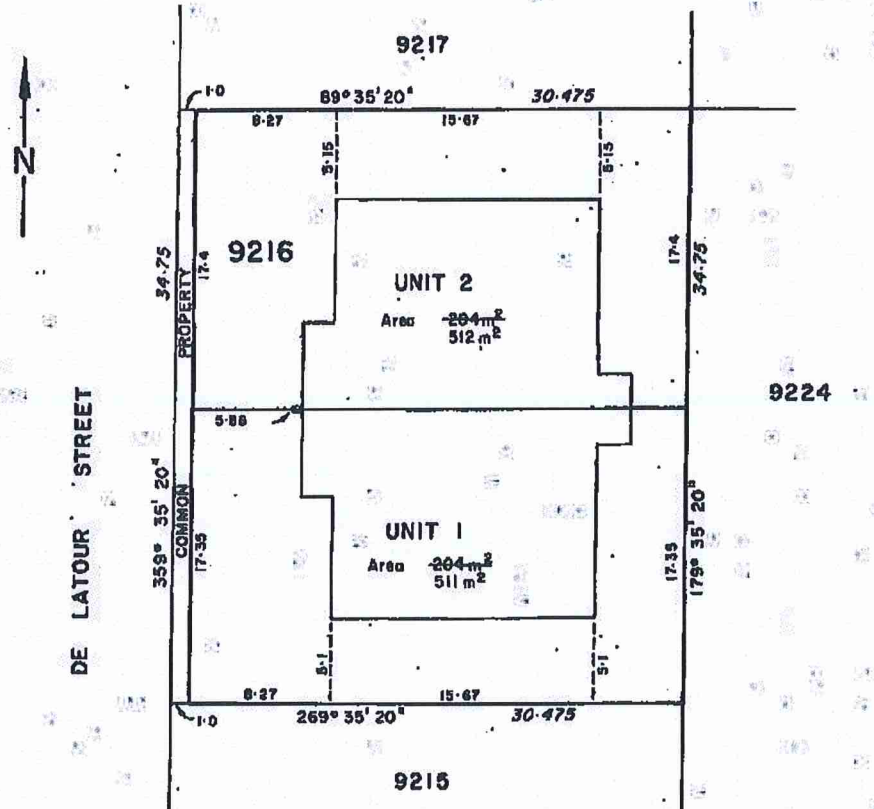


* Approved under the Unit Titles Act as the
 unit plan for the subdivision of the above-
 mentioned parcel.

Dated this 28th day of June, 1990

Stephen M. Pitt
 Minister or Delegate

LOCATION PLAN



NOTE Offsets are at 90° unless otherwise shown.
 Single Storey Building.




EMITONE PTY. LTD. 11.5.90
 Proprietor Date

* DELETE IF INAPPLICABLE

UP4

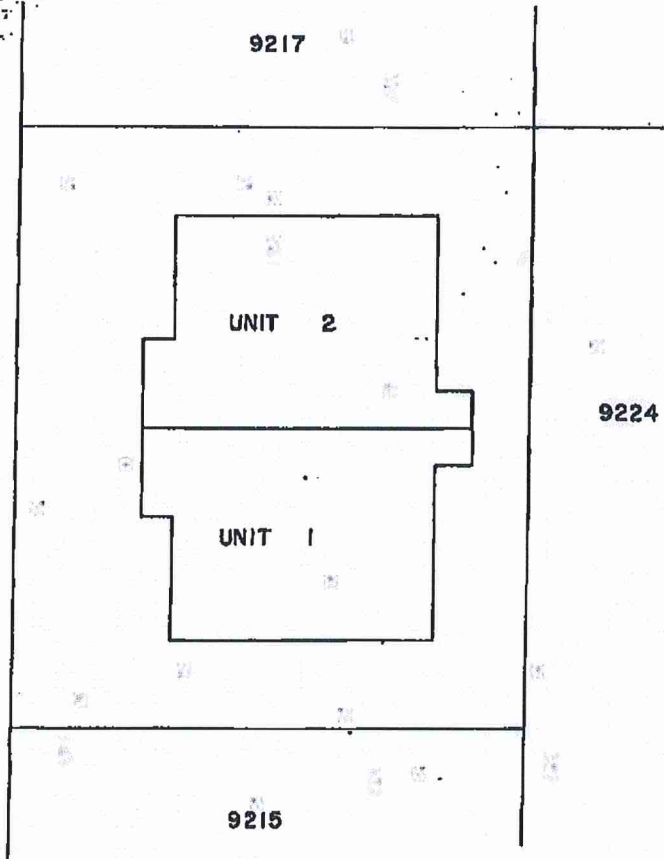
NORTHERN TERRITORY OF AUSTRALIA

 KNOW BY AND TO THE CONTENTS OF THIS PLAN STEPHEN HILL PROPRIETOR EMITONE PTY. LTD. DATE 11-5-90 WAYNE THOMAS TOBIN LICENSED SURVEYOR	UNIT PLAN No. 90/25 SHEET 2 OF 3 THIS SHEET REPLACES LOT-PARTION-SECTION No. 9216 TOWN-HUNDRED OF NIGHTCLIFF
	<i>[Signature]</i> MINISTER OR DELEGATE DATE 28/6/90

GROUND FLOOR PLAN



DE LATOUR STREET



DELETE IF INAPPLICABLE