

Valuation Report

Strata Office Property and Storage Room
'In One Line'



Suite 2.18 (Lot 39) and Storage (Lot 101), 32 Delhi Road, Macquarie Park NSW 2113

As at 13 November 2020
Prepared for Macquarie Bank Ltd
Borrower JCJG Superannuation Pty Ltd
Our Ref JB2122081
Client Ref ValEx ID: 14835161

This Valuation Report is prepared for the Lender named above and for first mortgage purposes only and is not to be used or relied upon by any other party for any other purpose. It is subject to the terms and conditions, disclaimers, qualifications and limitations contained in this Valuation Report, including the Third Party Disclaimer and Lender's Customer Disclaimer.

Sydney

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 - b. has acknowledged and agreed in writing, prior to receiving a copy of this Valuation Report, that HTW and the valuer has no liability to the Lender's Customer howsoever arising, including as a result of negligence.

Any use by the Lender's Customer is subject to the following warnings and terms of use.

2. The Lender instructed HTW to undertake a valuation of the subject property and prepare a Valuation Report for the Lender to rely upon when assessing the subject property's suitability for mortgage security purposes.
3. HTW prepared the Valuation Report in accordance with the Lender's instructions (Instructions). When preparing the Valuation Report and providing it to the Lender, HTW acted solely and exclusively for the Lender and owed no duty to advise the Lender's Customer or to consider their circumstances or position.
4. HTW is aware that the Lender may be subject to the Banking Code of Practice (Code) and is disclosing the Valuation Report to its customer to meet its obligations under the Code. Where the Valuation Report is disclosed to the Lender's Customer under the Code, or any other disclosure of this Valuation Report, a copy of the Instructions should also have been provided to the Lender's Customer. The Lender's Customer must contact the Lender if they have not been provided with a copy of the Instructions. The Valuation Report should be read in conjunction with the Instructions.
5. HTW has not assumed any duty to advise the Lender's Customer or to consider the Lender's Customer's circumstances or position by being aware that the Lender must meet its obligations under the Code and provide the Lender's Customer with a copy of the Valuation Report.
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 - a. deciding whether or not to enter into a transaction or alter their financial position; or
 - b. seeking finance from a third party, and should seek their own advice and valuation in such circumstances.
8. The estimated insurance value, if included in the Valuation Report is an estimate of the cost to replace the property new and is based on construction costs at the date of valuation. The insurance value includes some, but not all, ancillary costs that may be encountered when rebuilding the property as detailed in the Valuation Report. The insurance value should not be relied on as a full and accurate estimation of the insurance value for the purposes of making a decision as to the level of insurance coverage that the Lender's Customer should maintain.
9. The contents of the Valuation Report are confidential and HTW does not authorise the disclosure of the Valuation Report by the Lender's Customer to any third party.
10. The Lender's Customer should take note of the date of valuation of the subject property and be aware that the Valuation Report is current at the date of valuation only. The market value of the property may change significantly over a short period of time.
11. The Lender's Customer should direct any questions relating to the Valuation Report to the Lender. HTW is unable to speak to the Lender's Customer directly due to privacy and confidentiality obligations owed to the Lender.



EXECUTIVE SUMMARY - MORTGAGE FINANCE VALUATION

INSTRUCTIONS

Property Address	Suite 2.18 (Lot 39) and Storage (Lot 101), 32 Delhi Road, Macquarie Park NSW 2113.
Instructing Party	Madeleine Gilbert, Macquarie Bank Ltd.
Prepared For	Macquarie Bank Ltd.
Borrower Name	JCJG Superannuation Pty Ltd.
Client Reference	ValEx ID: 14835161.
Interest Being Valued	The interest being valued is the unencumbered estate in fee simple in vacant possession.
Purpose of Valuation	Our valuation has been prepared for first mortgage security purposes only.
Date of Inspection and Valuation	13 November 2020.
Date of Report Issue	19 November 2020.



TITLE AND STATUTORY DETAILS

Registered Owner	J C J G Holdings Pty Ltd (as per Title Search dated 10 November 2020).												
Real Property Description	Lots 39 and 101 in Strata Plan 80947, Parish of Hunters Hill, County of Cumberland.												
Encumbrances / Title Discussion	<p>The following easements/encumbrances/restrictions are noted on the title search:</p> <p>Lot 39 in Strata Plan 80947:</p> <p>1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP80947. 2 AK127981 MORTGAGE TO MACQUARIE BANK LIMITED.</p> <p>Notification 1 is considered typical and not onerous.</p> <p>Notification 2 refers to a mortgage held over the lot.</p> <p>Lot 101 in Strata Plan 80947:</p> <p>1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP80947 2 SP80947 RESTRICTION ON USER (S.39 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973)</p> <p>Notification 1 is considered typical and not onerous.</p> <p>Notification 2 refers to a restriction under Section 39 of the Strata Schemes (Freehold) Act, 1973, whereby the utility lot (storage lot) is restricted to use by a proprietor or occupier of a lot or proposed lot, not being such a utility lot, within the subject of the strata scheme concerned.</p> <p>The above noted encumbrances have not been fully searched nor a legal opinion obtained regarding their precise impact on the property. Our general understanding of the notifications as listed, and our review of the pertinent strata plan do not highlight to us any obvious limitation on title that would materially restrict use or grossly obstruct value.</p>												
Lot Entitlement	<table border="1"><thead><tr><th>Lot No</th><th>Contribution</th><th>Interest</th></tr></thead><tbody><tr><td>39</td><td>303</td><td>44,669</td></tr><tr><td>101</td><td>11</td><td>44,669</td></tr><tr><td>Total</td><td>314</td><td>44,669</td></tr></tbody></table>	Lot No	Contribution	Interest	39	303	44,669	101	11	44,669	Total	314	44,669
Lot No	Contribution	Interest											
39	303	44,669											
101	11	44,669											
Total	314	44,669											
Statutory Assessments	\$30,508 (combined) as at 1 July 2019, being below the NSW Land Tax Threshold.												



TITLE AND STATUTORY DETAILS

Town Planning

Zoning

B7 Business Park Zone under the Ryde Local Environmental Plan 2014.

Overlays

The property is noted on a number of Planning Scheme Overlay Maps, however no major issues were identified.

Use

The property is presently used for office purposes.

The current use is considered a permitted use (with consent) under the current planning guidelines.

Development Applications

A full historic search with the Authority has not been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use of 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.



VALUATION SUMMARY

Property Description 'As Is'

The parent property is a circa 2008, five storey, modern office complex made of concrete and glass construction, situated within a business park precinct, and known as "Delhi Corporate". The complex has two levels of basement parking and storage rooms. The parent complex generally presents in good, modern condition.

The subject property is a 49 square metre strata office suite situated on Level 2 (Ground Floor) of the parent complex with a 13 square metre balcony (not included in the lettable area) and a northern outlook into a semi-enclosed courtyard. An additional 7 square metre storage room (Lot 101) is situated on Basement Level 2.

Secure basement parking is provided on title for a single vehicle.

The property is occupied by a related entity of the owner and, as such, has been valued subject to vacant possession.

Valuation Summary Market Net Income: \$19,051 p.a.

Adopted Cap. Rate: 4.75%

Analysed Rate \$/m²: \$8,163

Selling Period

Our principal assessment of market value 'As Is' and 'In One Line' herein assumes an effective marketing campaign of up to six months.

Last Sale

No historic sales recorded against the property within the last three years.

We are not aware of any current Contract of Sale over the property.

Market Value 'As Is' \$400,000

and 'In One Line'

(Excl. GST)

(Four Hundred Thousand Dollars)

Our market value assessment is exclusive of any applicable GST. No allowance has been made for realisation expenses.

This valuation is subject to the assumptions and qualifications contained within and appended to this report.

Valuer



Alexandra McCann
AAPI / Certified Practising Valuer
API No. 83237



Jerrard Fairhurst
QA Manager
AAPI / Certified Practising Valuer
API No.68154

Important

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

The Counter Signatory, Jerrard Fairhurst, has reviewed the report and is satisfied that the opinion of value contained in the report has been reached based on reasonable grounds. For the avoidance of doubt, the Counter Signatory has not inspected the property and as such (under the API Professional Practice) cannot be an author of this report, and is confirming prima facie that the methodology used by the author of the report (the prime signatory) is sound.

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RISK PROFILE

- Cash Flow**
- The subject property is currently owner occupied. We have therefore assessed the subject on a vacant possession basis.
 - We have assessed the potential market rental at \$24,500 per annum gross plus GST (\$500/m²), inclusive of parking and storage.
 - We caution that the assessment of market rental must be considered with some caution as the demand and supply conditions in the current pandemic are uncertain. Significant changes in demand may ultimately impact achievable market rent and therefore value.
 - The outgoings have been assessed at \$5,449 per annum (22% of gross income, \$111/m²) and appear to be in line with typical market parameters. Outgoings for similar properties typically reflect between 20% and 25% of gross market income.

Overall Risk: MEDIUM

- Asset**
- The property is situated on the fringe of the established Macquarie Park commercial precinct. The position of the complex is within proximity of the M2 Motorway and North Ryde train station.
 - The parent complex is well presented generally, and benefits from a variety of shared facilities, including meeting rooms and a large internal courtyard/garden. The complex also features an onsite café which is considered beneficial.
 - The small size of the subject is considered to somewhat limit its appeal to the market.
 - The subject benefits from a balcony of approximately 13 square metres which is considered particularly marketable for a small office suite.
 - A basement storage room of 7 square metres is associated with the property and held on a separate title. We note that this storage room cannot be sold to any party that does not own a suite within the complex. This restriction generally limits the marketability of this lot on an individual basis.
 - A single secure car space is held on title and considered adequate for the most likely users of the property.
 - The current use of the subject is considered consistent with the Highest and Best Use of the property.
 - We note the parent complex may contain cladding that may be flammable and non-compliant with the Building Code. We have no expertise or knowledge on identifying such materials, and of the costs associated with removing the non-compliant cladding and replacing it with compliant material. There is also a negative stigma attached to those buildings that contain non-compliant cladding, which will/may have an adverse impact on future sales. We note that this valuation report has been prepared under the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal advice and or standards.
 - There are no obvious planning issues with the subject property.

Overall Risk: MEDIUM



RISK PROFILE

- Market Overview**
- There are currently many factors at play in the market including historically low interest rates, significant government stimulus targeting certain sectors of the economy (including property market), along with rising unemployment levels, reduced local/international migration and a heightened level of economic uncertainty. There have been limited transactions in this asset class post the Coronavirus (COVID-19) outbreak. In the absence of market evidence, it remains difficult to predict how this market is performing currently and how the market will perform going forward. The risk of slowing demand and reducing values remains elevated.
 - Generally speaking market activity in the immediate locality has been moderate in comparison to recent years.
 - The parent building appears to be occupied by a mix of owner occupiers and tenants.
 - The most likely purchaser is considered to be an owner occupier. Owner occupiers tend to have less reliance on yields and cash flow as properties are purchased for their own usage. Consequently the achieved market yields for properties sold with vacant possession are lower than normally associated with investment sales of commercial property. Transactions are conducted predominantly on a per square metre basis.
 - We estimate a selling period of 6 months would be required for the subject following a prudent marketing campaign, noting that a longer period may be required depending on the impact and duration of the Coronavirus pandemic.
 - We note that the extent of the current impact on market rents as a result of the ongoing Coronavirus pandemic cannot be known at the date of valuation, with very recent anecdotal evidence suggesting a sharp decline in tenant enquiries.
 - We also note that under the Commercial Tenancy Code of Conduct for Coronavirus, rental relief may be negotiated by SME tenants who are facing financial stress or hardship as a result of the pandemic. Such rental relief may see at least a part reduction in the rental received by landlords in cases where their tenant qualifies for relief.
 - We estimate a letting up period of 6 months would be required for the subject, depending on the impact and duration of the Coronavirus pandemic.
 - We consider the most likely tenant to be a small business.

Overall Risk: MEDIUM-HIGH

- Management**
- Management of the property would be able to be undertaken by either an active investor or a local commercial agent.

Overall Risk: LOW

- Environmental**
- There are no apparent items of concern.

Overall Risk: LOW



ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Critical Assumptions

- This valuation report is provided subject to the definitions, assumptions, disclaimers, limitations and qualifications detailed within and annexed to this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- This valuation report has been prepared under the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal advice and or standards. Should this not be the case, we reserve the right to review our valuation.
- We note that this valuation report has been prepared under the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal advice and or standards.

Security Suitability

- Having regard to comments outlined in this report, the subject property is considered to offer suitable security for first mortgage purposes.

Financier Recommendations and Lending Cautions

- As at the date of valuation there have been limited transactions in this asset class, post the Coronavirus (COVID-19) outbreak, for comparison purposes to inform opinions of value. We are therefore faced with a higher degree of market uncertainty on which to base judgement. Consequently a higher degree of caution should be attached to our valuation than would normally be the case.
 - Prior to reliance on the Valuation Report by any Lender, HTW recommends that the Lender and any other party nominated in the Report as being entitled by the valuer to rely upon the Report, those such parties must make their own enquiries regarding the cladding used, including application, installation, specification and utilisation of the cladding, and its compliance with all approvals, relevant law, legislation, legal codes and or standards including obtaining their own independent advice as to how this affects the property subject to the valuation. Should further investigation reveal any detrimental results, then HTW reserves the right to review its valuation.
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PROPERTY DESCRIPTION

LOCATION

Locality Macquarie Park is an established residential suburb located 18 kilometres west of the Sydney CBD. This postcode is close to established road links including Epping Road, Blaxland Road, and Lane Cove Road. The area benefits from the close proximity to Macquarie University, North Ryde Business Park and proximity to the M2 Motorway. There is a station at Macquarie Park forming part of the rail link from Epping to Chatswood, the area is serviced by several bus companies.

Situation The property is situated on the northern side of Delhi Road, being 800 metres east of its intersection with Epping Road.

Surrounding Development The existing use is considered to be consistent with the surrounding development.

Infrastructure The property is located close to the following infrastructure: arterial roads, motorways, public transport, schools and local shopping facilities.

THE PARENT LAND



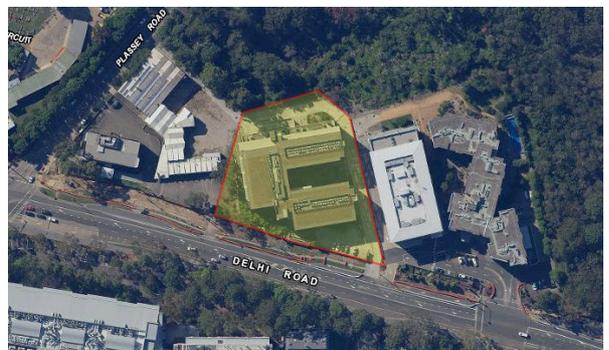
Source: Google Maps



Source: Google Maps



Source: SIX Maps



Source: SIX Maps



THE PARENT LAND

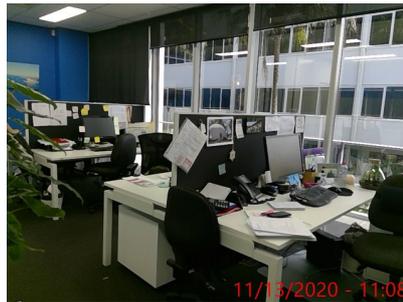
Topography	The parent parcel is a sloping, irregular shaped internal allotment that is below street grade; it has a steeply sloping contour that falls from the street to the rear boundary. Overall, it provides a good building contour that has undergone cut and/or fill works.
Services	The following major services are connected: reticulated water, sewerage, telephone, electricity and NBN.
Road System	<p>The parent property has a single road frontage to Delhi Road.</p> <p>Delhi Road is a bitumen sealed, four lane collector road; it has grass and concrete verges and concrete kerbing and channelling with clearway parking.</p>
Access and Exposure	<p>Vehicular access is only from one direction.</p> <p>The parent property has good exposure to vehicular traffic and limited exposure to pedestrian traffic given low levels of passing pedestrians at this location.</p>
Flooding	The land is not located within a known flood area and is not identified within the Local Authority's flood maps. A formal flood search has not, however, been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.



IMPROVEMENTS



Subject Suite Entry



Internal



Balcony



Internal Kitchenette



Storage Room (Lot 101)



Car Space

General Description

The parent property is a multi-level, modern office complex constructed circa 2008, situated within a business park on Delhi Road known as "Delhi Corporate". The complex contains basement parking and storage rooms, and five levels of commercial office space with a café on the ground floor. The parent complex generally presents in a good, modern condition.

The subject property is a 49 square metre strata office suite situated on Level 2 (Ground Floor) of the parent complex with a northern outlook into a semi-enclosed courtyard. The property comprises an open plan office space that is regular in shape with a reception area, single partitioned office and a kitchenette. The subject has access to common amenities, meeting rooms and a cafe on the same level.

The subject suite generally presents in good condition, with fair access to natural light and minor views of the national park.

The property also comprises a balcony of approximately 13 square metres which has been excluded from the lettable area, and an additional 7 square metre storage room (Lot 101) situated on Basement Level 2.

Floor Area

Description	Size
Office	49 m ²
Total	49 m² of Lettable Area

Construction

Concrete footings; suspended concrete floor; concrete column frame; glass, concrete panel and sheet metal clad thermal panels external walls; plasterboard internal walls; suspended grid pattern ceilings; carpet floor covering; aluminium frame, glass swing doors and timber swing doors glazing.

Services

Subject property services: Internal kitchenette with a stainless steel sink, a laminated benchtop, and laminated wall and floor cupboards; ducted air conditioning; alarm keypads; alarm sensors, access via one swing doors; recessed fluorescent lighting; smoke & heat detectors.

Common services: Common amenities; three common lifts; common meeting rooms; common fire services including hose reels and fire extinguishers; onsite café.



IMPROVEMENTS

Other Improvements	Moderate landscaping; tenant directory signage. The ground improvements are of an acceptable standard for the existing use of the property.
Parking	Secure basement parking is provided on title for a single vehicle. Parking provisions are appropriate for most likely users of the property.
Condition	Generally the property is in good order and no obvious signs of damage or structural movement have been noted. Whilst we have carried out a careful building inspection, we have not completed a detailed structural survey, tested any of the services or inspected any of the services or inspected unexposed or inaccessible portions of the building and are, therefore, unable to state that these are free from defect, rot or infestation. We have viewed the general state of repair of the building and have assumed that the improvements are reasonably structurally sound considering their age. Should a Structural Report/Pest Certificate be obtained we reserve the right to revise our valuation figure in the event that any defect and/or pest infestation is brought to our attention. The valuer's inspection and report does not constitute a structural survey and is not intended as such. An opinion as to the condition of improvements is not given in the capacity as an expert and should not be relied upon.



ENVIRONMENTAL ISSUES

Site Issues	Any indication of previous noxious or potentially contaminating use?	No
	Subject to an environmental planning overlay that could constrain land use and development?	No
	Adjoining land subject to an overlay that indicates adjoining land could be contaminated?	No
	Based on visual inspection to the extent that it is reasonably possible, are there adjoining sites that appear to or are known to have or have had noxious or potentially contaminating uses?	No
	Identified industrial processes onsite that involve the use of chemicals or hazardous materials?	No
	Identified past or present underground storage of fuels, chemicals or hazardous materials at the property?	No
	Included in the current register of contaminated sites?	No
	Do operations require environmental licensing, resource consent or equivalent?	No

Whilst our visual site inspection did not indicate any existing or historic use of the site (so far as it is reasonably identifiable) for any hazardous or potentially contaminating industrial processes or for the storage (either above or below ground) of any hazardous chemical substance, we are not environmental experts. Therefore we are unable to certify and confirm that there is no contamination of the property either beneath or above the surface of the soil or elsewhere which might affect value.

Refer to annexures for Contaminated Land Register search dated 12 November 2020.

Our valuation is based upon the assumption that the property is not contaminated or impacted by environmental issues that will affect the marketability or value of the property. It should be noted that environmental matters are outside of our expertise and that this valuation has been prepared without the benefit of soil tests or any other environmental studies.

We recommend that any party who has the right to rely upon this valuation report satisfy themselves in relation to any environmental risks or contamination issues, prior to reliance upon this valuation. Should any such issues become apparent, this valuation is not to be relied upon and the report must be returned to the valuer for review and comment.

The environmental checklist has been completed subject to the limitations of our site inspection and in the absence of specialist reports. Whilst we have provided broad commentary on the above questions, we advise that these matters are outside of our area of expertise and if doubt exists, specialist advice should be sought and if relevant, referred to the valuer for comment prior to relying upon the valuation.

Asbestos Materials	Could any buildings or improvements at the property predate 2004?	No
	Is asbestos containing material known to be present?	No
	Asbestos register/record available?	No

As the improvements were constructed post 1 January 2004 and no asbestos has been identified or is likely to be present, there is no requirement under State legislation for an 'Asbestos Register' to be prepared and kept at the workplace.

We advise that the inspection of the subject property did not reveal any obvious visible asbestos containing materials to the valuer. 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 containing materials and the impact which any asbestos material has on the property and its value. Should any asbestos concerns become apparent, this report must not be relied upon and should be returned to the valuer for further comment and review.



ENVIRONMENTAL ISSUES

Aluminium Composite Cladding

Based on a visual inspection to the extent that it is reasonably possible could any buildings or improvements at the property incorporate aluminium composite cladding as part of their design/build?

Yes

Has the Property Owner taken additional measures to confirm the authenticity of the external wall cladding used, or to be used on the building, in particular, whether the product being used is of acceptable quality, meets Australian standards (BCA) and is fit for its intended purpose?

Unknown

This valuation report has been prepared under the assumption that the building materials used, as well as the application and installation of those materials, comply with all approvals, relevant law, legislation, legal advice and or standards. Should this not be the case, we reserve the right to review our valuation.

We draw the reader's attention that the market / buyer sentiment may turn against those buildings that have compliant cladding due to uncertainty and the perception that the cladding could be combustible.

We are not experts in cladding or methods of attachment and are not qualified to determine the existence of non-conforming or non-compliant cladding. We do not accept responsibility or liability for any losses whatsoever arising from the valuer identifying or failing to identify non-conforming or non-compliant cladding.

Prior to reliance on the Valuation Report by any Lender, HTW recommends that the Lender and any other party nominated in the Report as being entitled by the valuer to rely upon the Report, those such parties must make their own enquiries regarding the cladding used, including application, installation, specification and utilisation of the cladding, and its compliance with all approvals, relevant law, legislation, legal codes and or standards including obtaining their own independent advice as to how this affects the property subject to the valuation. Should further investigation reveal any detrimental results, then HTW reserves the right to review its valuation.

OCCUPANCY DETAILS

Overview

The property is owner occupied; accordingly, our valuation has been carried out on the basis of vacant possession.

Outgoings

Actual copies of the statutory outgoing have been provided for the purpose of this valuation.



VALUATION CONSIDERATIONS

MARKET EVIDENCE

Rental Evidence Tabled below is a list of rental evidence we have reviewed, analysed and compared to the subject property.

Address	Use	Commence Date	Term (Years)	Area (m ²)	Parking	Gross Rental P.A.	Gross Rate including parking (\$/m ²)
32 Delhi Road, Macquarie Park							
- Suite 5.08	Office	Dec 2020 [^]	1	51	1 car space for additional \$2,500 per annum	\$17,493 n (ex parking) \$25,500 g* (inc parking)	\$500*
- Suite 2.08	Office	Nov 2020	2	59	2 car spaces are included in the rent	\$29,559	\$501
- Suite 3.07	Office	Oct 2020	2+1	59	2 car spaces are included in the rent	\$33,217	\$563
- Suite 3.02	Office	Oct 2020	3+3	166	4 car spaces are included in the rent	\$68,000	\$410
- Suite 3.12	Office	Aug 2020	2	63	2 car spaces for additional \$2,500 per annum per space	\$25,200 n \$37,200 g* (inc parking)	\$590*

[^] advised executed and due to commence imminently

*estimated gross rent

Rental Conclusion The rentals identified above reflect a broad rate range in the order of \$410 to \$590 per square metre per annum gross plus GST.

We consider the most recent leasing of Suite 5.08 within the complex (due to commence in December 2020) to be the most comparable piece of recent evidence, indicating a rental rate of \$500 per square metre per annum gross plus GST, inclusive of parking.

Having regard to the above rental evidence, prevailing market conditions and the attributes of the subject property, we have adopted a rental rate for the subject property of \$500 per square metre per annum gross plus GST, having regard to the subject's parking and storage provisions.

Market Income Analysis

Description	NLA (m ²)	Gross Passing Income		Gross Market Income	
		\$pa	\$/m ²	\$/m ²	\$pa
Suite 2.18 - Owner Occ. Office	49			500	24,500
Total	49				24,500



MARKET EVIDENCE

Sales Evidence We have examined market activity within the locality and have researched sales evidence provided by national sales data providers for details of comparable sales. The more relevant sales are summarised in the following schedule.

No	Address	Sale Date	Sale Price	Lettable Area (m ²)	Passing Yield (%)	Analysed Market Yield (%)	\$/m ² Lettable Area
32 Delhi Road, Macquarie Park							
1.	- Suite 2.07 (Lot 26)	2/10/2019	\$545,000	59	VP	5.00	\$9,237
2.	- Suites 4.13 and 4.14 (Lots 76 and 77)	25/09/2019	\$750,000	103	VP	5.50	\$7,282

Comments: The parent property is a multi-level, modern office complex constructed circa 2008, situated within a business park on Delhi Road known as "Delhi Corporate". The complex contains basement parking and storage rooms, and five levels of commercial office space with a café on the ground floor. The parent complex generally presents in a good, modern condition.

Suite 2.07 (Lot 26) is a 59 square metre office suite, situated on Level 2 (entry level) of the parent building, with a northerly bush outlook. The suite comprises a reception area, a meeting room and two partitioned offices, and a balcony of 13 square metres (not included in the lettable area). Generally the suite presents in good condition. 3 square metres of basement storage and two car spaces are held on title.

The property was sold by Glass Property subject to vacant possession. The sale reflects an analysed net market yield of 5.00%.

Suites 4.13 and 4.14 (Lots 76 and 77) comprise a combined office area of 103 square metres and presents as an amalgamated office suite on Level 4 of the parent building, with a northerly outlook. The suite comprises a reception and waiting area, server room, three partitioned offices, a meeting room, a boardroom, open plan office space, kitchenette and balcony of 26 square metres (not included in the lettable area). Generally the suite presents in good condition. 24 square metres of basement storage and two car spaces are held on title.

The property was sold by Glass Property subject to vacant possession. The sale reflects an analysed net market yield of 5.50%.

Both properties are situated within the parent building.

Comparison	Sold in superior market conditions.
Suite 2.07:	Same elevation, larger lettable area, comparable external area, similar condition, superior bush outlook, slightly inferior storage provisions and superior parking provisions. Overall considered to reflect a higher rate per square metre of lettable area, and a slightly higher yield in comparison to the subject property.
Comparison	Sold in superior market conditions.
Suites 4.13 & 4.14:	Higher elevation, much larger lettable area, superior external area, similar condition, superior bush outlook, superior storage provisions and superior parking provisions. Overall considered to reflect a lower rate per square metre of lettable area, predominantly given its larger area (economies of scale), and a higher yield in comparison to the subject property.



No	Address	Sale Date	Sale Price	Lettable Area (m ²)	Passing Yield (%)	Analysed Market Yield (%)	\$/m ² Lettable Area
56 Delhi Road, Macquarie Park							
3.	- Suite 1.10 (Lot 12)	12/11/2020	\$600,000	73	VP	4.75	\$8,219
4.	- Suite 2.06 (Lots 32 and 74)	20/10/2020	\$660,000	78	VP	4.75	\$8,462
5.	- Suite 2.05 (Lot 31)	12/08/2020	\$610,000	78	VP	5.00	\$7,821
Comments:	<p>The parent building, known as '56delhi' is a four storey, mixed use building comprising three retail units on the ground level, 44 commercial units and three additional levels of secure basement parking for 185 cars. The parent complex generally presents in a good, modern condition.</p> <p>Suite 1.10 (Lot 12) is a 73 square metre, regular shaped office suite, situated on Level 1 of the parent building. Two secure basement car spaces are held on title.</p> <p>ADVISED UNDER CONTRACT – SUBJECT TO CONFIRMATION UPON SETTLEMENT</p> <p>The property was sold by Glass Property, subject to vacant possession. The sale reflects an analysed net market yield of 4.75%.</p> <p>Suite 2.06 (Lot 32) is a 78 square metre, regular shaped office suite, situated on Level 2 of the parent complex. Three secure car spaces are held on title. A further 20 square metre storage room is held on Lot 74.</p> <p>The property was sold by Glass Property to the sitting tenant. As such, we have analysed the sale subject to vacant possession. The sale reflects an analysed net market yield of 4.75%.</p> <p>Suite 2.05 (Lot 31) is a 78 square metre, regular shaped office suite, situated on Level 2 of the parent complex. The suite comprises a reception and waiting area upon entry, partitioned office and partitioned boardroom. The suite presents in good, but basic condition. Three secure car spaces are held on title.</p> <p>The property was sold by Glass Property, subject to vacant possession. The sale reflects an analysed net market yield of 5.00%.</p> <p>All suites above are situated in the adjacent building.</p>						
Comparison	Sold in similar market conditions.						
Suite 1.10:	Larger lettable area, inferior access to an external area, inferior storage provisions and superior parking provisions.						
	Overall considered to reflect a similar rate per square metre of lettable area and a similar yield in comparison to the subject property.						
Comparison	Sold in similar market conditions.						
Suite 2.06:	Larger lettable area, inferior access to an external area, superior storage provisions and superior parking provisions.						
	Overall considered to reflect a rate at the upper end of our adopted rate range on a rate per square metre of lettable area and a similar yield in comparison to the subject property.						
Comparison	Sold in similar market conditions.						
Suite 2.05:	Larger lettable area, inferior access to an external area, inferior storage provisions and superior parking provisions.						
	Overall considered to reflect a slightly lower rate per square metre of lettable area and a slightly higher yield in comparison to the subject property.						
Sales Conclusion	<p>We refer the reader to our comparison comments within the above sales tables.</p> <p>The capital value rates identified above reflect a range in the order of \$7,282 to \$9,237 per square metre of lettable area. Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted an analysed rate for the subject property of \$8,000 to \$8,500 per square metre of lettable area.</p> <p>The yields identified above reflect an analysed market yield range of 4.75% to 5.50%. Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted a capitalisation rate of 4.75%.</p> <p>We also note that properties of this size/value level are often on an overall price point basis, subsequently leading to vast variations in Capital Value Rates and Assessed Market Yields.</p>						
Contract of Sale	We are not aware of any current Contract of Sale over the property.						



VALUATION RATIONALE

- Highest and Best Use** We consider the existing use of the subject to be consistent with the Highest and Best Use of the property.
- Methods of Valuation** Direct Comparison on a rate per square metre of floor area and Capitalisation of Net Income.
Given the vacant basis of our valuation, we have had more regard towards the Direct Comparison approach.

VALUATION CALCULATIONS

- Direct Comparison Approach** As our primary approach to value we have adopted a Direct Comparison method to assist the valuer in forming an opinion. This approach allows the valuer to assess an overall rate of the property over the lettable area.

Direct Comparison Approach - Building

Sales evidence suggests a rate per square metre of building area range as follows:

Comparisons	NLA (m ²)	\$/m ² Building	Total (\$)
Low	49	8,000	392,000
High	49	8,500	416,500
Core Value		8,250	404,250
Rounded for Valuation Purposes			400,000



VALUATION CALCULATIONS

Capitalisation Approach As our secondary approach, we have adopted the Capitalisation method. The Capitalisation approach examines potential net income available from the property, which is then capitalised at a rate that reflects the risk profile of that property, and the property market of the day. This approach attempts to mirror the typical property investors' view of the subject property and the market.

Item	Definition	Adopted (\$)
Vacant Possession Capital Adjustments		
Loss of Rent During Lease Up Period	The present value of the Gross rent foregone during the assumed let up period over all vacant, owner occupied and monthly tenancies	6 months for vacant tenancies. Discounted at the Discount Rate of 5.75% (12,138)
Agents Fees	The present value of the agents leasing fees of all existing or near pending vacancies	12% gross for new leases & 5% gross for renewed leases. Discounted at the Discount Rate of 5.75% (2,879)

Capitalisation Summary - Vacant Possession		
	\$/m ²	Market \$pa
Gross Income	500	24,500
Outgoings:		
Municipal / Council Rates		(806)
Water & Sewerage Rates		(26)
Strata Levies		(3,564)
Administration / Management Fee		(1,053)
Total Outgoings	(111)	(5,449)
Adopted Net Income		19,051
Capitalisation Rate		4.75%
Core Capital Value		401,074
Existing Adjustments		
PV Loss of Rent During Lease Up Period		(12,138)
PV Agents Fees		(2,879)
Total Below the Line Adjustments		(15,017)
Sensitivity - lower Cap Rate of 4.50%		408,339
Capitalised Value		386,057
Sensitivity - higher Cap Rate of 5.00%		366,003
Rounded for Valuation Purposes		390,000



VALUATION CONCLUSIONS

Valuation Conclusions In valuing the subject property, we have relied upon the two different valuation approaches above being the Direct Comparison (improvements) approach and the Capitalisation of Net Income approach.

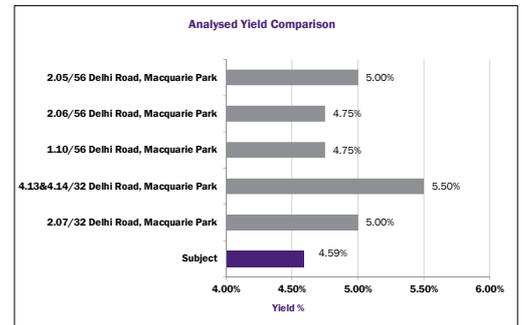
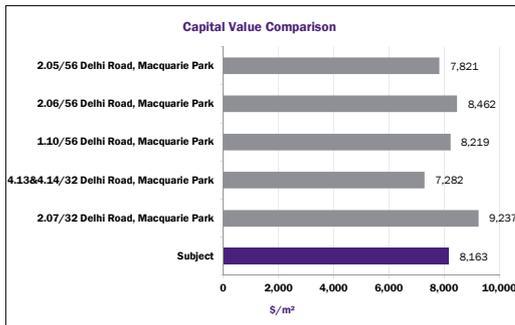
The derived values from these approaches and our adopted value are shown below:

Valuation Summary

Capitalisation Approach	\$390,000
Direct Comparison Approach (based on Building comparison)	\$400,000

Adopted Value **\$400,000**

Our resultant value rates in comparison to the sales evidence are graphically represented as follows:



Security Suitability Having regard to comments outlined in this report, the subject property is considered to offer suitable security for first mortgage purposes.

Selling Period Our principal assessment of market value 'As Is' and 'In One Line' herein assumes an effective marketing campaign of up to six months.

INSURANCE ESTIMATE

Summary The Owners Corporation is responsible for insuring the buildings, however, an owner should give consideration to insuring internal fit out.

ANNEXURES

Definitions, Assumptions, Qualifications & Disclaimers
 Letter of Instruction
 Current Title Searches
 Extract from Strata Plan
 Contaminated Land Search



DEFINITIONS, ASSUMPTIONS, QUALIFICATIONS & DISCLAIMERS

DEFINITIONS

Market Value	The estimated amount for which an asset or liability should exchange on the valuation 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.
Market Rent	The estimated amount for which an interest in real property should be leased on the valuation 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.
Highest and Best Use	The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible.
'As Is'	A valuation that provides the market value of the property as it currently exists rather than the value of any proposed development.
Passing Yield	Net passing income divided by sale price or adopted value.
Initial Yield Fully Leased	Net passing income plus vacancies at market rents divided by sale price or adopted value plus any capital adjustments to the core value (capex, outstanding incentives and letting up allowances). Also known as 'Equated Initial Yield'.
Analysed Yield	Assessed net market income after permanent vacancy allowance, divided by total sale price or adopted value plus any capital adjustments to the core value (capex, PV of reversions and letting up allowances). Also known as 'Equated Market Yield' or 'Equated Reversionary Yield'.
WALE	The Weighted Average Lease Expiry (WALE) is a weighted measure in years of the overall lease profile. The weighting is based upon either the gross income or the floor areas. The higher the measure of WALE, the lower the risk of the property's security of cash flow. Conversely, the lower the measure of WALE, the higher the risk of the property's security of cash flow.

ASSUMPTIONS

Easements	This valuation is subject to there being no other encumbrances (other than those noted within this report), which may have an adverse effect on our valuation. Should any such easement or encumbrance become apparent, we reserve the right to review our valuation.
Town Planning	<p>We assume that planning data obtained from the relevant Local Planning Authority is accurate. In the event that a Town Planning search or any other relevant Planning document is obtained and the information therein is later found to be materially different to the town planning information detailed within the valuation, we reserve the right to amend the valuation.</p> <p>A Town Planning search has not been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use of occupation of the improvements as more fully described in this report.</p>
Owners Corporation	This valuation report assumes that an Owners Corporation search would confirm that there are no latent defects or orders or use restrictions concerning the subject unit or subject building that would adversely affect the value of the unit.
Floor Areas	<p>The adopted floor areas are based on the registered Strata Plan and are subject to confirmation by survey.</p> <p>It is assumed that measurements are in accordance with the Property Council of Australia's appropriate recommended method of measurement for the specific premises type.</p>
Tenancy Details	<p>The tenancy schedule (lease synopsis) has been produced after perusal of lease documentation or advice supplied.</p> <p>We have assumed that there are no side agreements of which we are not aware. Should this prove not to be correct, we reserve the right to vary this assessment.</p> <p>We are not qualified at law and the above summary should not be construed as a legal opinion of terms and conditions by which the property is occupied. In this regard a solicitor's advice should be sought. In the event any onerous legal matter was revealed, we would reserve the right to revise this report.</p> <p>We have assumed that the tenant/s is/are being charged in accordance with the lease documentation. The information provided by the owner/property manager has not been verified and therefore the valuation is undertaken on the assumption and basis that such information is correct and that there are no arrears.</p>
Market Evidence	Market data has been obtained from a range of sources, or as reported by real estate agents. As well as using such documented and generally reliable evidence or market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.



QUALIFICATIONS & DISCLAIMERS

API Standards	This valuation has been prepared in accordance with the current Australian Property Institute's Valuation Practice Standards.
Accuracy of Information	We advise that any objective information, data or calculations set out in the Valuation Report will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the Valuation Report is incorrect, it may have an impact on the valuation. The valuation is provided on the proviso that the reliant party accepts this risk.
Condition of Improvements	Whilst we have carried out a building inspection, we have not completed a detailed structural survey, verified the condition of the plant and machinery, tested any of the services or inspected unexposed or inaccessible portions of the building. We are therefore unable to state that these are free from defect, rot or infestation. We have viewed the general state of repair of the building and have assumed that the improvements are reasonably structurally sound considering their age
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.
Coronavirus (COVID-19) Pandemic	The Australian economy and property markets are being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in valuation uncertainty. As a result, a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 inspired economic uncertainty might have on markets, we recommend that any party authorised to rely on this report review this valuation periodically.
Encroachment	We have physically identified the boundaries upon inspection and there do not appear to be any encroachments. However, we are not surveyors and no warranty can be given without the benefit of an identification survey.
Excluded Searches	The following searches have not been undertaken: Land Survey Plan, Building Survey Plan, Formal Flood, Detailed Town Planning, Local/State Road Widening, Vegetation Protection and Native Title. Our valuation assumes such searches would identify no issues that may affect the value and/or liquidity of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or liquidity then the searches should be referred to the valuer for comment.
First Mortgage	This valuation is provided on the basis that it may be used for assessing and providing first mortgage over the asset. We do not accept liability for losses arising from the assessment and/or provision of non-first mortgages.
Goods and Services Tax (GST)	<p>We stress we are not experts in assessment of GST. We are not privy to the financial circumstances of the owner(s), any agreements executed (or to be executed) between the parties or the previous transactions relating to the property which may impact upon the status of the property for GST. We recommend any party relying upon this valuation seek independent advice in regard to any GST liabilities which may attach to the property.</p> <p>All rentals, outgoing and sale prices quoted in this report are net of GST unless otherwise stated.</p>
Land Not Affected	Unless identified within the body of this report, we assume, the land is not affected by unstable, hazardous, or toxic soil material; however, no professional expert advice has been sought in this regard. This valuation assumes that there are no problems, however, should any such issues arise; then this matter should be referred to the Valuer for further comment.
Limited Liability	Liability limited by a scheme approved under professional standards legislation.
Market Movement	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 of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the expiration of 90 days from the date of the valuation or such earlier date if you become aware of any factors that have an effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
Market Uncertainty	The possibility that the Valuers professional opinion as to the Market Value of the asset may differ from the price that could be achieved in a transfer of the asset as at the valuation date, assuming all other market conditions and variables remain constant.
No Compliance Certificate	No Compliance Certificate/Certificate of Classification has been obtained. This valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site. Furthermore, it is assumed that the site improvements have been built, occupied and operated in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.



QUALIFICATIONS & DISCLAIMERS

Not to be reproduced without permission	Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Other Taxation Implications	Herron Todd White are not taxation experts and we provide our valuation 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.
Prudent Lending	This valuation is prepared on the assumption that the lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio. This clause (Prudent Lenders Clause) only applies if the lender is not a lender regulated by the Banking Act 1959 (Cth).
Reliance and Disclosure	The Report has been prepared for the private and confidential use by the party to whom it is addressed. This valuation 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 valuation without the express written authority of Herron Todd White. The whole Report must be read and any failure to do so will not constitute reliance by such party asserting reliance on the Report. Neither the whole nor any part of this valuation 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.
Security Suitability	The decision as to the suitability of security for a lending transaction is a commercial decision for the lender/client. That decision must not only be based on the content of the Report but should also extend to other factors beyond the subject property itself. The recommendation within the Report is based on the opinion of the valuer, as to whether the subject property itself, as observed, is in a satisfactory condition both internally and externally, and readily saleable at the assessed market value.
Structural Survey	This valuation report does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.



Annexure 1 Letter of Instruction

Service Type	Commercial Report
Address	2.18/32 DELHI Road MACQUARIE PARK NSW 2113
ValEx ID	14835161
Ordered By	Madeleine Gilbert Email: Madeleine.Gilbert@macquarie.com Phone: +61 402 824 095
Funder	Mobile: Macquarie Bank Limited - MACQUARIE - BUSINESS BANKING Email: doNotReply@corelogic.com.au Phone: 1800 620 673
Client Agreement Level	Level 3
Client	Macquarie Bank Limited - Business Banking-NSW - MACQUARIE-BB-NSW Email: bpgbdsalescoordsyd@macquarie.com Phone: (02) 8232 3333
Client Type	Bank
Valuation Firm	Herron Todd White (Sydney) Pty Ltd Email: csc@htw.com.au Phone: (02) 8882 7100
Valuer	Fax: (02) 9221 5473 Office Valuer HTW SYDNEY Email: csc@htw.com.au Phone: (02) 8882 7188
Valuation Type	Standard Mortgage
Order Date	Mon 2nd November 2020, 3:40pm AEDT
Ordered Via	CoreLogic
Loan Ref	GLASS/DE/MG
Borrower(s)	JCJG Superannuation Pty Ltd
Requestor(s)	Jason Glass Phone: 0409 326 266 Mobile: 0409 326 266
Prices	\$300,000 (estimated)
Transaction	Other
Purpose	Other
Property Type	Office
Previous Sale	N/A
Property Value	N/A
Complex Security	No
Communication	Communication Path - Valfirm to Client Indicates that the Valfirm can only liaise with the Client
Property Type	Where do I source documentation from? Client to Provide Ensure you add a Delay to request the Documentation Office
Additional Property Description	Suite 2.18





LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 39/SP80947

SEARCH DATE	TIME	EDITION NO	DATE
10/11/2020	2:40 PM	4	22/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY MACQUARIE BANK LIMITED.

LAND

LOT 39 IN STRATA PLAN 80947
AT MACQUARIE PARK
LOCAL GOVERNMENT AREA RYDE

FIRST SCHEDULE

J C J G HOLDINGS PTY LTD (T AK127980)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP80947
- 2 AK127981 MORTGAGE TO MACQUARIE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 10/11/2020





FOLIO: 101/SP80947

SEARCH DATE	TIME	EDITION NO	DATE
10/11/2020	2:42 PM	4	4/2/2016

LAND

LOT 101 IN STRATA PLAN 80947
AT MACQUARIE PARK
LOCAL GOVERNMENT AREA RYDE

FIRST SCHEDULE

J C J G SUPERANNUATION PTY LTD (T AK193270)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP80947
2 SP80947 RESTRICTION ON USER (S.39 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 10/11/2020



Req: R916787 / Doc: SP 0080947 P / Rev: 28-Jul-2008 / Sts: SC.OK / Prt: 18-Oct-2011 11:43 / Pgs: ALL / Seq: 2 of 19
 Ref: / Src: U

STRATA PLAN FORM 2 (A3)

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

SHEET 2 OF 15 SHEETS

THE STRUCTURE OF THE METAL VENTILATION SHAFTS CONTAINED WITHIN THE CARSPACES OF VARIOUS LOTS IS COMMON PROPERTY.

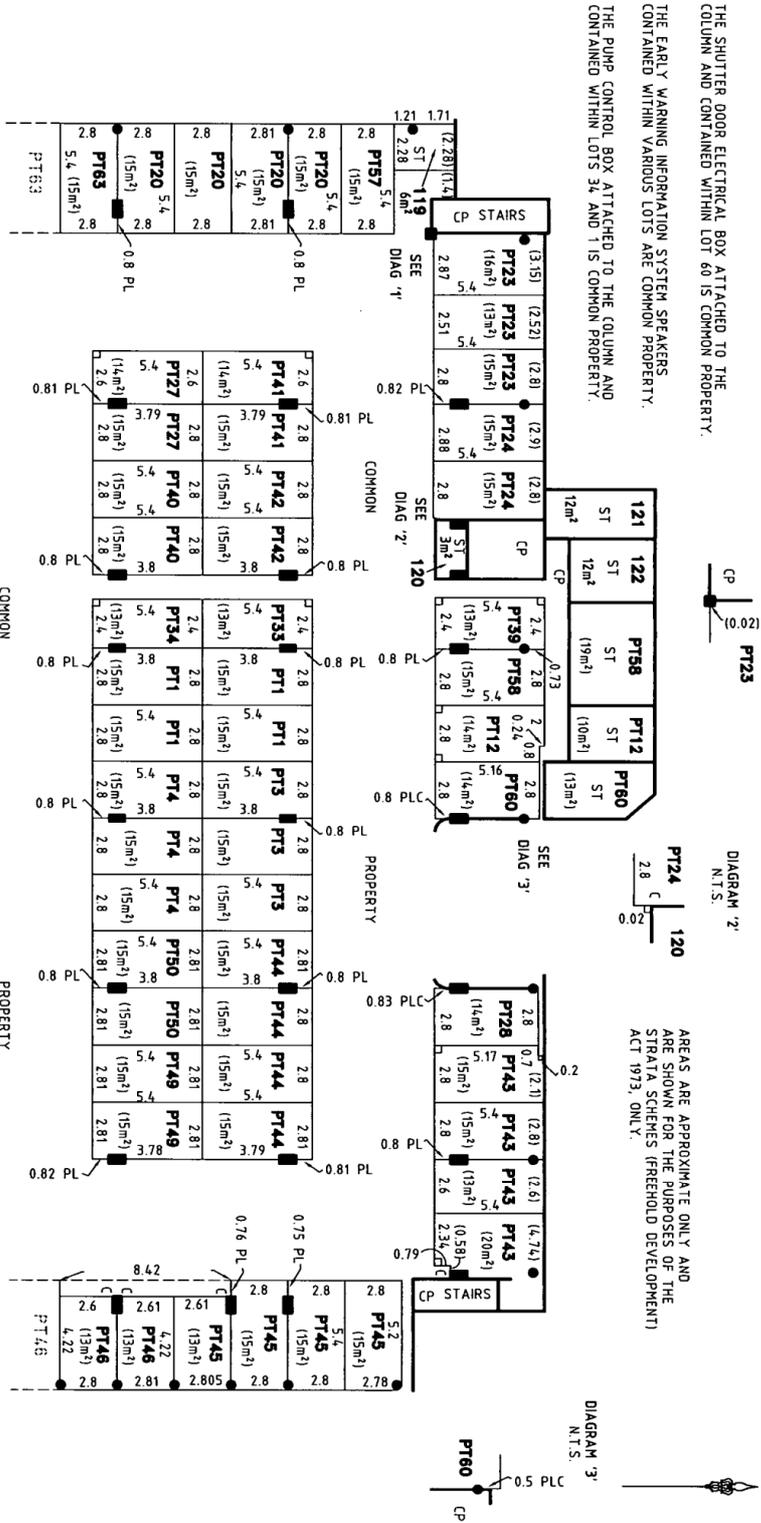
THE SHUTTER DOOR ELECTRICAL BOX ATTACHED TO THE COLUMN AND CONTAINED WITHIN LOT 60 IS COMMON PROPERTY.

THE EARLY WARNING INFORMATION SYSTEM SPEAKERS CONTAINED WITHIN VARIOUS LOTS ARE COMMON PROPERTY.

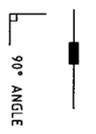
THE PUMP CONTROL BOX ATTACHED TO THE COLUMN AND CONTAINED WITHIN LOTS 34 AND 115 IS COMMON PROPERTY.

LOWER BASEMENT

AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, ONLY.



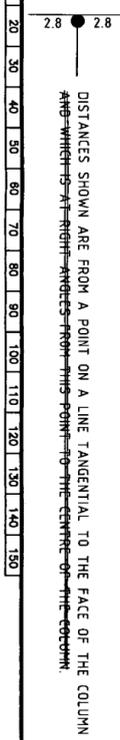
- CP COMMON PROPERTY
- C CORNER OF WALL/COLUMN
- W WALL
- ST STORAGE AREA
- PL PROLONGATION OF CENTRELINE OF COLUMN
- PLC PROLONGATION OF FACE OF CONCRETE



CENTRELINE OF COLUMN AT FACE UNLESS OTHERWISE SHOWN

LINE PASSING TANGENTIAL TO COLUMN AT FACE

LINE PASSING THROUGH CENTRELINE OF COLUMN AT FACE



Surveyor: RODNEY SCOTT FITZGERALD
 Surveyors Ref: 8593/05
 Subdivision No: SC 1073
 Lengths are in metres. Reduction Ratio: 1:200

Registered: 25.7.2008

SP80947

Colclough



STRATA PLAN FORM 2 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SHEET 3 OF 15 SHEETS

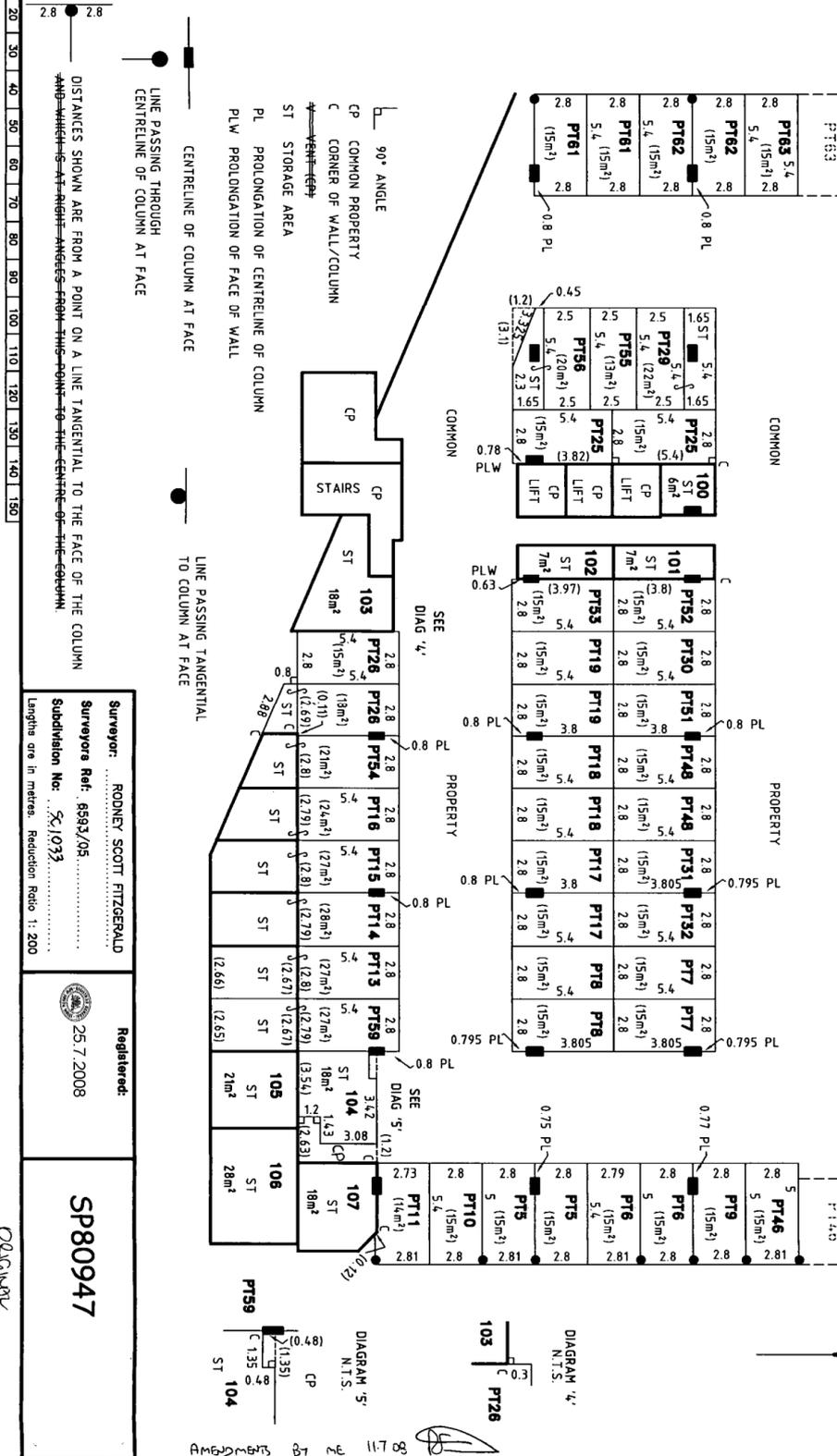
THE STRUCTURE OF THE METAL VENTILATION SHAFTS
 CONTAINED WITHIN THE STORAGE ROOMS OF VARIOUS LOTS
 IS COMMON PROPERTY.

THE EARLY WARNING INFORMATION SYSTEM SPEAKERS
 CONTAINED WITHIN VARIOUS LOTS ARE COMMON PROPERTY.

LOWER BASEMENT

AREAS ARE APPROXIMATE ONLY AND
 ARE SHOWN FOR THE PURPOSES OF THE
 STRATA SCHEMES (FREEHOLD DEVELOPMENT)
 ACT 1973, ONLY.

SHEET 2 ADJOINS

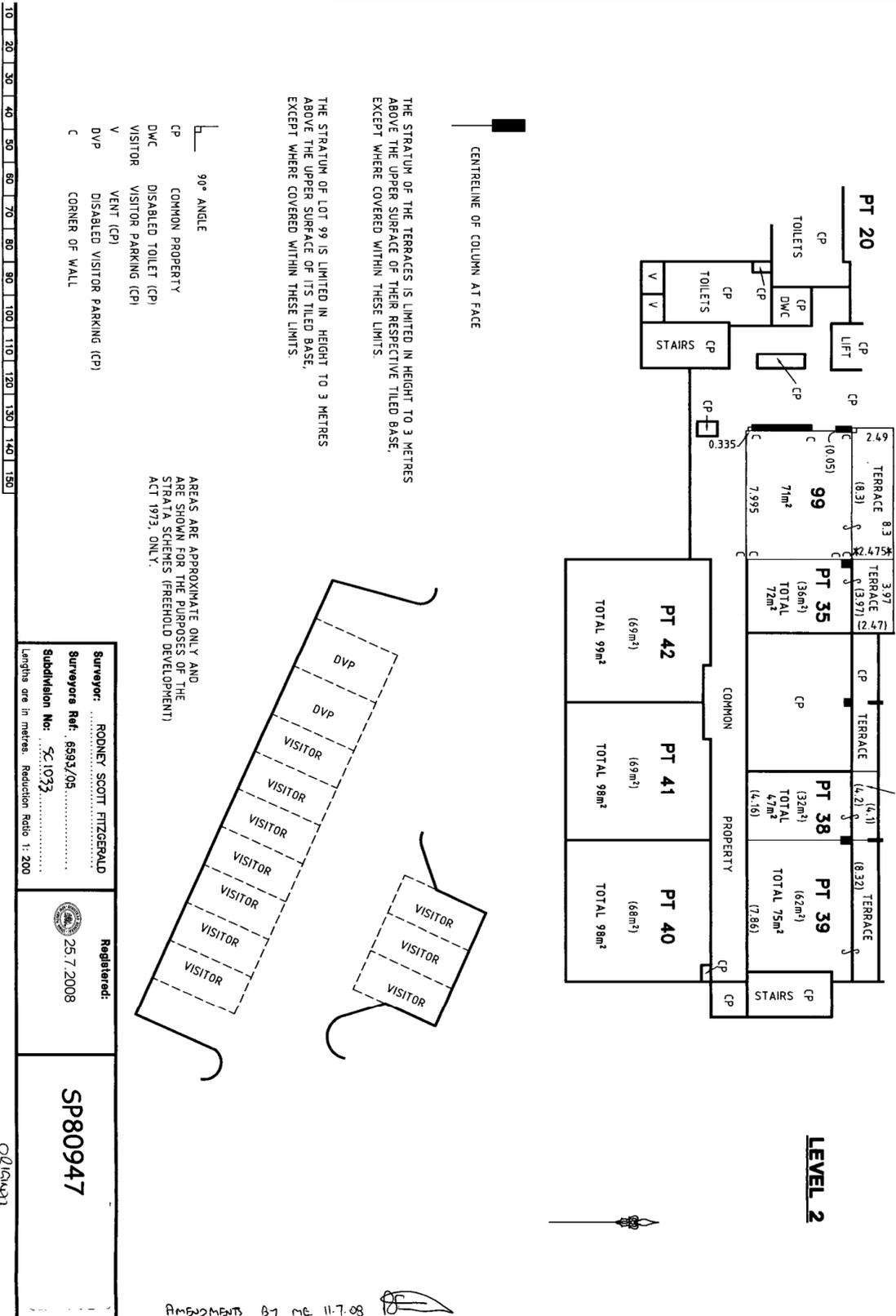


Surveyor: RODNEY SCOTT FITZGERALD
 Surveyors Ref: 6893/08
 Subdivision No: S1073
 Registered: 25.7.2008
 SP80947

OLGAKARI



SHEET 8 ADJOINS



CENTRELINE OF COLUMN AT FACE

THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.

THE STRATUM OF LOT 99 IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF ITS TILED BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.

- 90° ANGLE
- CP COMMON PROPERTY
- DWC DISABLED TOILET (CP)
- VISITOR VISITOR PARKING (CP)
- V VENT (CP)
- DVP DISABLED VISITOR PARKING (CP)
- C CORNER OF WALL

AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, ONLY.

Surveyor: RODNEY SCOTT FITZGERALD
 Surveyors Ref: 6593/05
 Subdivision No: SC1033

Registered:
 25.7.2008

SP80947

OLIMARL

AMENDMENTS 87 ME 11-7-08



- Public registers**
- + POEO Public Register
 - Contaminated land record of notices
 - About the record of notices
 - List of notified sites
 - Tips for searching
 - Disclaimer
 - Dangerous goods licences
 - Pesticide licences
 - Radiation licences

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for: Suburb: MACQUARIE PARK

[Search Again](#) [Refine Search](#)

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority, for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed. This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register: [POEO public register](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[... more search tips](#)

12 November 2020

