

FORM 7 Version 3

Land Title Act 1994 and Land Act 1994



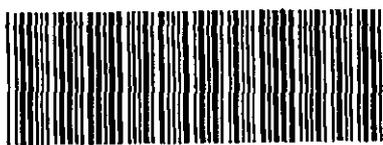
LEASE/SUB LEASE

10yrs. **INERTIA ASSESSMENT**
Estimated Total Rent \$204,863.54 Page 1 of 15

QUEENSLAND LAND REGISTRY

82115194/500

OLD STAMP DUTY \$717.15



703598438

\$87.00

28/09/1999 10:48

BE 500

1090169848-4

13/09/1999 15:14:05
\$717.15 LEAS

1. Lessor

DESMOND NORMAN GREER
ALLISON LORRAINE GREER TRUSTEE UNDER
INSTRUMENT NO. 701981570
ROGER JOHN BEECH
JENNIFER FLORENCE BEECH

Lodger Name, address & phone number Lodger Code
821

MINTER ELLISON
Waterfront Place 1 Eagle Street BRISBANE
(07) 3226 6271 RPC 9900281

2. Description of Lot

Lots 44 and 45 on RP 9986

County

Stanley

Parish

North Brisbane

Title Reference

11339225

3. Lessee

Given names

Surname/Company name and number

(include tenancy if more than one)

OPTUS MOBILE PTY LIMITED
ACN 054 365 696

4. Interest being leased

Fee simple

5. Description of premises being leased

Lease A in Lot 45 on RP 9986 on SP 120663

6. Term of lease

Commencement Date: 18/05/2009
*Expiry Date: 17/05/2019
*not required for leases in a retirement village

7. Rental/Consideration

see schedule

8. Grant/Execution

The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- the attached schedule.

Witnessing Officer

Francis Gaven Crawford signature

Execution Date

28 16 1999

Lessor's Signature

FRANCIS GAVEN CRAWFORD full name

Schulte qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)

D. L. Greer
R. Beech
J. F. Beech

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Witnessing Officer

Execution Date

Lessee's Signature

Witnessing signature

/ /

see enlarged panel

not required full name

Director

Secretary

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)

Title Reference

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Witnessing Officer	Execution Date	Lessee's Signature
..... Witnessing signature / /
..... not required full name	 Director
..... qualification	 Secretary
<small>as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)</small>		

OR

Witnessing Officer	Execution Date	Lessee's Signature
..... Witnessing signature 22, 7, 99	
..... not required full name	 Optus-Mobile Pty Limited by its attorney the Company Secretary under Power of Attorney No. 702863514
..... qualification		
<small>as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)</small>		

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1. DEFINITIONS AND INTERPRETATION

1.1 Defined Terms

In the Lease:

'Break Date' means the date (if any) that is five years before the Date of Expiration;

'Business Day' means any day in the State which is not a Saturday, Sunday or Public Holiday;

'Date of Commencement' means the date stated in **Item 2** of the Reference Schedule and also in **Item 6** of the Form 7 as the Commencement Date;

'Date of Expiration' means the date stated in **Item 3** of the Reference Schedule and also in **Item 6** of the Form 7 as the Expiry Date;

'Government Agency' means any government or any governmental, semi-government, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity;

'Land' means the lot described in **Item 2** of the Form 7;

'Lease' means the lease or tenancy that exists between the Lessor and the Lessee in relation to the Premises of whatever nature and whether at law or in equity as evidenced in whole or in part by this document;

'Lessee' means the lessee described in **Item 3** of the Form 7 and its successors and assigns or, if the Lessee is a natural person, its executors, administrators and assigns and in either case its employees, agents and contractors;

'Lessee's Covenants' means the covenants and agreements contained or implied in the Lease to be observed and performed by the Lessee;

'Lessor' means the lessor described in **Item 1** of the Form 7 and its successors and assigns or, if the Lessor is a natural person, its executors administrators and assigns and in either case its employees, agents and contractors;

'Month' means calendar month;

'Premises' means the premises described in **Item 1** of the Reference Schedule and in **Item 5** of the Form 7;

'Reference Schedule' means the schedule so described which is included in this document;

'Related Body Corporate' where the Lessee is a holding company of another body corporate, a subsidiary of another body corporate or a subsidiary of a holding company of another body corporate means that other body corporate;

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'Rent' means the amount stated in **Item 5** of the Reference Schedule;

'State' means the State of the Commonwealth of Australia in which the Land is situated;

'Statute' means any statute, regulation, proclamation, ordinance or by-law of the Commonwealth of Australia or the State and includes all statutes, regulations, proclamations, ordinances or by-laws varying consolidating or replacing them and all regulations, proclamations, ordinances and by-laws issued under that statute;

'Term' means the term of the Lease set out in **Item 4** of the Reference Schedule and **Item 6** of the Form 7.

1.2 Interpretation

In the Lease, unless the context otherwise requires:

- (a) headings and underlinings are for convenience only and do not affect the interpretation of the Lease;
- (b) words importing the singular include the plural and vice versa;
- (c) words importing a gender include any gender;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Government Agency;
- (e) a reference to any thing includes a part of that thing;
- (f) a reference to a part, clause, party, annexure, exhibit or schedule is a reference to a part and clause of and a party, annexure, exhibit and schedule to the Lease;
- (g) where the day on or by which any thing is to be done is not a Business Day, that thing must be done on or by the next succeeding day which is a Business Day;
- (h) no rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of the Lease or any part of it;
- (i) a covenant or agreement on the part of two or more persons binds them jointly and severally.

2. IMPLIED COVENANTS AND POWERS

2.1 Exclusion of Implied Covenants

The obligations and powers implied in the Lease under sections 105 and 107 of *Property Law Act 1974* are expressly excluded from the Lease.

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2.2 Inclusion of Implied Covenants

Any covenants and powers implied in the Lease by any law apply to the extent they are consistent with the terms of the Lease.

2.3 Contravention of Statute - Severance

Any provision of the Lease which is void, voidable, unenforceable or invalid because of any Statute must in any such case and to such extent be severed from the Lease, and the Lease must be read as though such provision did not form part of the Lease at that time.

3. TERM OF LEASE AND HOLDING OVER

3.1 Term of the Lease

The Term commences on the Date of Commencement and expires on the Date of Expiration, subject to the provisions of the Lease.

3.2 Termination on a Break Date

If the Lessee gives the Lessor notice no later than six months prior to the Break Date that the Lessee wishes to end the Term on the Break Date, the Break Date becomes the Date of Expiration.

3.3 Yearly Tenancy - Holding Over

If the Lessee occupies the Premises after the Date of Expiration (other than pursuant to the grant of a further lease) the Lessee must do so as a yearly tenant for yearly terms thereafter on the same terms and conditions as the Lease as far as they apply to a yearly tenancy.

4. PAYMENT

4.1 Lessee's Covenant

The Lessee must pay the Rent to the Lessor during the Term.

4.2 Payment of Rent

The Rent will be paid annually in advance to the Lessor or to any other person the Lessor notifies to the Lessee. Any notification must be at least 30 days prior to the date for payment of Rent.

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4.3 GST

In this clause, 'GST' means a goods and services tax or like tax payable by the Lessor in respect of a supply under this Lease. All payments to be made by the Lessee under this Lease (including but not limited to Rent) are calculated without regard to GST.

If a payment by the Lessee to the Lessor under this Lease is for a supply by the Lessor under this Lease on which the Lessor must pay GST and the Lessor gives the Lessee a tax invoice for the amount increased by the GST, the Lessee must pay the increased amount.

5. USE OF PREMISES

5.1 Permitted Use

The Lessee will use the Premises for the purpose of constructing, maintaining and operating a telecommunications network and telecommunications service.

5.2 Adjoining Land

The Lessor grants to the Lessee the right to use so much of the Land adjoining and adjacent to the Premises or any installation of the Lessee as is reasonably required during installation, erection, construction, dismantling, repair, replacement, renewal, maintenance and operation of the telecommunications network and the telecommunications service. After using the Land adjoining and adjacent to the Premises the Lessee will restore the surface of the Land as so used as near as practicably possible to its state prior to such use by the Lessee to the reasonable satisfaction of the Lessor. The provisions of clause 7.2 will apply to the exercise by the Lessee of its rights pursuant to this clause 5.2.

5.3 Requirements of Government Agencies

The Lessee must comply promptly with any Statute in respect of the Lessee's use of the Premises and any requirements, notices or orders of any Government Agency having jurisdiction or authority in respect of the Premises or the use of the Premises. The Lessee is under no liability for structural alterations unless caused or contributed to by the Lessee's particular use or occupation of the Premises.

5.4 Cabling

For the purpose of the operation of the Lessee's telecommunications network and telecommunications service, the Lessor will permit the Lessee to install, maintain, repair, replace and use above or below ground cabling to and from the Premises and where necessary to construct supports for that cabling. In exercising its rights under this clause the Lessee must:

- (a) not cause any lasting material damage to the Land or material interference with the Lessor;
and

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- (b) restore the surface of the Land as so used as nearly as practicably possible to its state prior to use by the Lessee to the reasonable satisfaction of the Lessor.

The provisions of **clause 7.2** will apply to the exercise by the Lessee of its rights pursuant to this clause.

5.5 Non-contiguous Premises

In the event of parts of the Premises not being contiguous one with the other or the Premises being partly or wholly on the rooftop of a building on the Land the Lessee may run such above- or below-ground cabling, wiring, piping, earthing straps, conduit and support structures over the Land or within or upon the building on the Land on which the Premises are situated as are necessary for its safe, continuous and proper use of the Premises but in doing so the Lessee must not cause any material damage to the Land or material interference with the Lessor.

6. ACCESS TO THE PREMISES

6.1 Access

The Lessor consents to the Lessee and persons authorised by the Lessee without the need for prior notice and with or without materials, plant and other apparatus and vehicles entering the Land for the purpose of using the Premises and exercising its rights under the Lease at all times of the day and night during the Term.

6.2 Equipment

The Lessor covenants with the Lessee to permit the Lessee during the Term to attach its equipment (comprising of cabling, cabling tray, earthing and antennae support structures and microwave dishes) to the roof or other parts of the building erected on the Land in locations shown in the Plan in Schedule 2 or as otherwise approved in writing by the Lessor. The Lessor and the Lessee may each exercise all of their respective rights under this Lease and must observe all of their respective obligations under this Lease concerning such locations and equipment as if the locations were part of the Premises.

7. INSURANCE, INDEMNITIES AND RELEASE

7.1 Obligation to Insure

The Lessee will insure against any loss or damage which is commonly covered by public risk or liability insurance in respect of the Premises.

7.2 Lessee's Assumption of Responsibilities

The Lessee agrees to take and be subject to the same responsibilities to which it would be subject in respect of persons and property if, during the Term it was the owner and occupier of the freehold of the Premises and the Lessee indemnifies and will keep the Lessor indemnified in that regard. Without

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limitation the Lessee indemnifies the Lessor from all actions, claims, costs and demands in respect of damage or injury to property or persons caused by electromagnetic fields emanating from the Lessee's equipment installed on the Premises.

7.3 Negligence or Default of Lessor

The releases, responsibilities and indemnities in clause 7.2 do not apply to any act, matter, thing or consequence if it arises out of the negligence or default of the Lessor.

8. INSTALLATION AND MAINTENANCE

8.1 Repair and Maintenance

The Lessee must maintain the Premises in good repair, order and condition during the Term, fair wear and tear excepted.

8.2 Construction and Alterations

The Lessee may at the Lessee's option and expense during the Term after complying with the requirements of any Government Agency having jurisdiction in the matter to the extent required by law with the prior consent of the Lessor which consent must not be unreasonably withheld install, erect, construct, dismantle, repair, replace, renew and maintain upon the Premises security fencing and any building or buildings as necessary now or in the future to shelter telecommunications equipment and a free standing monopole, guy tower multi-sided antenna structure or other antenna support structure of sufficient height now or in the future to meet the Lessee's telecommunications requirements and all necessary connecting appurtenances.

9. ELECTRICITY SUPPLY

For the purpose of carrying out the Lessee's use of the Premises the Lessor must at the Lessee's request provide to the Lessee the ability at the Lessee's cost to connect the Premises to an electricity supply (including making provision for and allowing connection to emergency back-up power) and to install on the Land such earthing apparatus as is necessary for the safe continuous use of the Lessee's equipment on the Premises. The supply of this electricity must be made through a dedicated usage meter so that the Lessee is directly accountable to the relevant authority for payment of electricity consumed by it on the Premises.

10. TERMINATION

10.1 Events of Termination

If:

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- (a) the Premises are damaged or destroyed or if there is interruption to access to the Premises so as to render the Premises or any part of the Premises wholly or substantially unfit for the occupation or use of the Lessee or inaccessible by any means of access; or
- (b) the Lessee commits a material breach of any of its obligations and has not remedied that breach within a reasonable period having regard to the nature of the breach; or
- (c) any application for a required consent or permit for the installation and use of the Premises as part of a telecommunications network and telecommunications service is finally rejected or is cancelled, lapses or is otherwise terminated and no further or replacement consent or permit can reasonably be obtained; or
- (d) the Premises are rendered unfit for the Lessee's use by reason of the emergence of significant physical or radio interference,

then the Lease may be terminated immediately by notice, by the Lessee in the case of **sub clauses (a), (c) and (d)** and by the Lessor in the case of **sub clause (b)**.

10.2 Effect on Rights or Liabilities

Termination of the Lease does not affect the rights or liabilities of the parties in relation to any cause of action accruing prior to termination.

10.3 Lessee to Yield Up

The Lessee must at the expiration or sooner termination of the Term yield up the Premises in good repair and clean condition fair wear and tear excepted having regard to their condition at the Date of Commencement of the Lease.

10.4 Removal of Lessee's Fixtures and Chattels

The Lessee must at or prior to the Date of Expiration (unless there is in place after this Lease a further lease between the Lessor and the Lessee, and in any event subject to **clause 14.2**), earlier termination of the Lease or such other date as the Lessor and the Lessee agree in writing remove from the Premises all above ground fixtures, fittings, plant, machinery, cables and other equipment erected or brought by it onto the Premises.

10.5 Termination of Holding Over

Either the Lessor or the Lessee may terminate the yearly tenancy under **clause 3.3** by giving the other six months' prior written notice.

10.6 Termination of Prior Leases

If any lease in favour of the Lessee registered on the title to the Land in relation to a period prior to the Term is validly terminated for any reason (including by notice to end the Term at the Break Date but

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otherwise excluding by effluxion of time), this Lease, without the necessity for any further action on the part of the Lessor or the Lessee, will be automatically terminated.

11. NOTICES

11.1 Method of Service

Any notice to be given under this Lease by one of the parties to the other must be in writing and is given for all purposes by delivery in person, by pre-paid post or by facsimile addressed to the receiving party at the address set out in **Item 6** of the Reference Schedule in the case of the Lessor and in **Item 7** of the Reference Schedule in the case of the Lessee.

11.2 Time of Service

Any notice given in accordance with this Lease will be deemed to have been duly served in the case of posting at the expiration of two Business Days after the date of posting and in the case of facsimile, on the first Business Day after the date of transmission (providing the sending party receives a facsimile machine verification report indicating that the notice has been transmitted).

11.3 Change of Address

A party may at any time change its address, postal address or facsimile number by giving notice to the other party.

12. ASSIGNMENT AND SUBLETTING

12.1 Lessee Not to Assign

The Lessee must not assign the Lease except under **clause 12.2** or with the prior written consent of the Lessor under **clause 12.3**.

12.2 Assignment to a Related Body Corporate

The Lessee may from time to time assign the Lease to a Related Body Corporate of the Lessee.

12.3 Assignment

Subject to **clause 12.2** the Lessee may assign the Lease with the prior written consent of the Lessor such consent not to be unreasonably withheld.

12.4 Related Body Corporate

The Lessee may sublet, part with or share its right to possession of the Premises to a Related Body Corporate of the Lessee.

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12.5 Subletting

Subject to **clause 12.4** the Lessee may sublet, part with or share its right to possession of the Premises with the prior written approval of the Lessor such approval not to be unreasonably withheld.

13. LESSOR'S COVENANTS

13.1 Quiet Enjoyment

The Lessor covenants that the Lessee may peaceably hold and enjoy the Premises during the Term without any interruption by the Lessor or any person rightfully claiming through the Lessor.

13.2 Restriction on Lessor's Use of the Land

The Lessor must not itself knowingly nor will it knowingly permit any third party to do anything on the Land which is likely to cause physical or radio interference which obstructs, interrupts or impedes the use or operation of the Lessee's telecommunications network and telecommunications service and in the event of the Lessee advising the Lessor of any breach of this clause, the Lessor will, in good faith, use its every best endeavours to cause removal of such interference, to the extent that it is within its power to do so.

13.3 Lessor's Covenant

The Lessor covenants that the Lessor will not itself knowingly, nor will it knowingly permit any third party to, store on, dispose of on or transport to or over the Land any hazardous substance which is likely to cause interference with the Lessee's use of the Premises provided that if the Lessee advises the Lessor of any breach by the Lessor of its covenant the Lessor will, to the extent that it is within its power to do so, use its every best endeavours at its expense to forthwith remedy such breach.

14. MISCELLANEOUS

14.1 Lessee to Pay Costs and Disbursements

The Lessee must pay all stamp duty (including penalties and fines other than penalties and fines due to the default of the Lessor) and all the Lessor's reasonable legal and other costs charges and expenses which the Lessor may reasonably suffer or incur in consequence of and incidental to the preparation, completion, stamping and registration of the Lease.

14.2 Without Prejudice

The Lease is without prejudice to the Lessee's rights under Schedule 3 of the *Telecommunications Act 1997* (Cth).

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14.3 Governing Law

This Lease is governed by the laws of the State and the Commonwealth of Australia and the Lessor and the Lessee submit to the non-exclusive jurisdiction of the Courts of the State.

15. ELECTION TO TERMINATE

Should the Lessee give to the Lessor notice not later than the date six months prior to the Date of Commencement that it no longer requires to occupy the Premises the provisions of this Lease must forthwith cease to have any effect.

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REFERENCE SCHEDULE

- Item 1 Premises (clause 1.1)**
Lease A in Lot 45 on RP 9986 on SP 120663
- Item 2 Date of Commencement (clause 1.1)**
18/05/2009
- Item 3 Date of Expiration (clause 1.1)**
17/05/2019
- Item 4 Term (clause 1.1)**
Ten years
- Item 5 Rent (clause 1.1)**
\$10,000 during the first year of the Term, and increased by 5% compounding annually thereafter for the balance of the Term.
- Item 6 Contact at Lessor (clause 11.1)**
Name: Roger Beech, Managing Director, Panther Print
Address: 26 Jeays Street, Bowen Hills Qld 4006
PO Box 3063, Newstead Qld 4006
Telephone number: 07 3252 2466
Facsimile number: 07 3252 2755
- Item 7 Contact at Lessee (clause 11.1)**
Name: National Facilities Manager
Optus Mobile Pty Limited
Address: Optus Centre
101 Miller Street
NORTH SYDNEY NSW 2060
Telephone number: (02) 9342 7800
Facsimile number: (02) 9342 7100
Site Code: B672

Source: B_Prec 5394

Title Reference 11339225

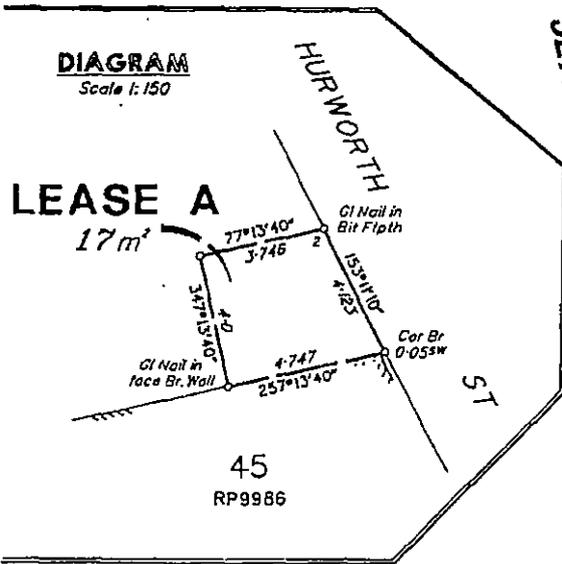
SCHEDULE 1

Plan of Premises

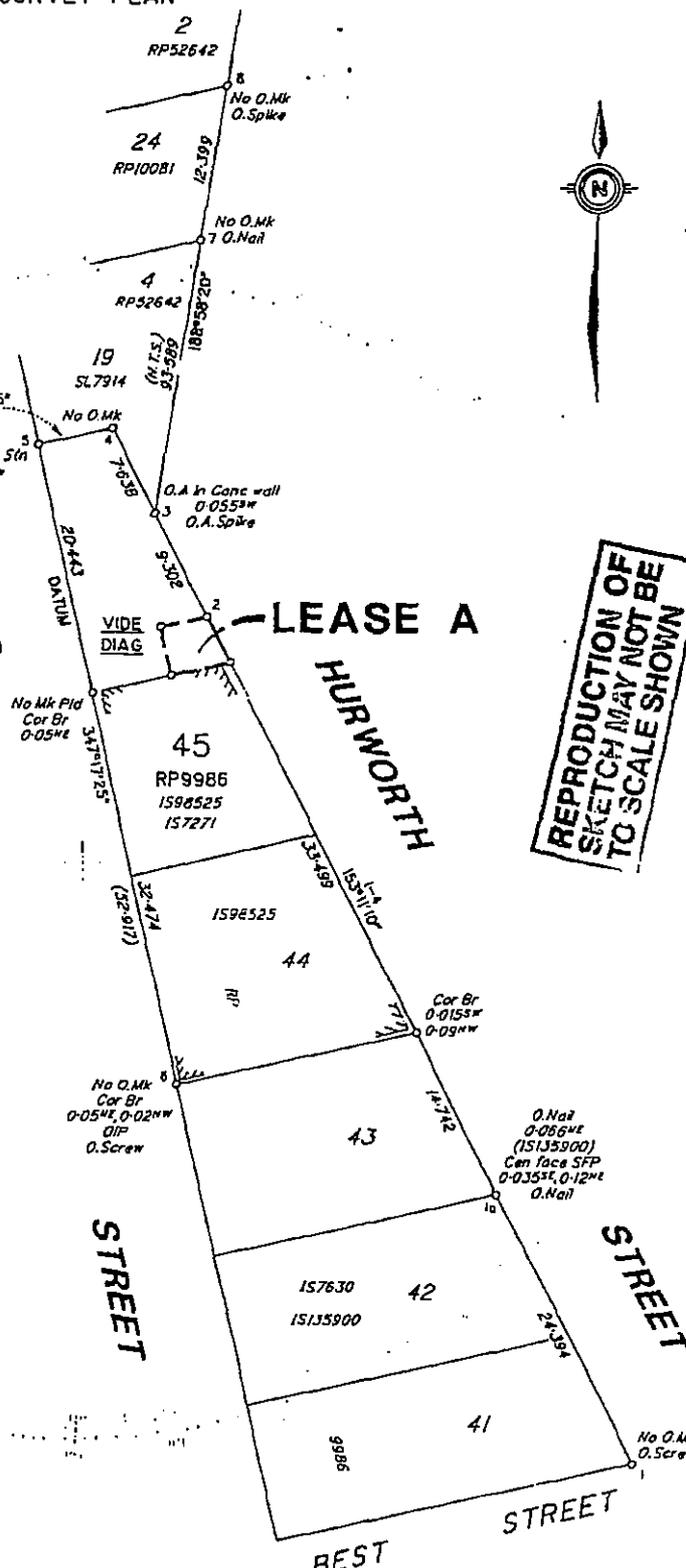
(clause 1.1 and Reference Schedule Item 1)

SURVEY PLAN

Peg placed at all new corners,
unless otherwise stated.



**REPRODUCTION OF
SKETCH MAY NOT BE
TO SCALE SHOWN**



REFERENCE MARKS

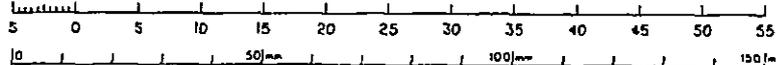
STM	TD	ORIGIN	BEARING	DIST
1	O.Screw	1598525	127°06'	8.951
1a	O.Nail in kerb (N & C)	15135900	72°34'50"	8.863
3	O.A. Spike (N & C)	1598525	100°59'	11.814
5	O.Screw in Kb	1598525	287°26'	3.597
6	OIP	SL7914	257°17'	0.604
6	O.Screw in M.H.	1598525	259°13'	2.154
7	O.Nail	157271	98°58'20"	0.604
8	O.Spike	11a/SL7914	98°58'20"	0.604

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
2-PM		8°17'	1.702	127716
5-OPM		308°50'50"	369.084	53606

(Screw in Kb)

Scale 1:400 - Lengths are in Metres.



I, Paul William KEATING, hereby certify that I have surveyed the land comprised in this plan accurately and by Matthew John RYCLIS (Surveying Associate), for whose work I accept responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1877 and the Surveyors Regulation 1982 and that the said survey was completed on 14/5/1988.

11/6/89 P. Keating
Licensed Surveyor

Plan of Lease A in Lot 45 on RP9986

(Handwritten signatures and initials)

PARISH: NORTH BRISBANE COUNTY: Stanley

Meridian, Plan SL7914

F/Ns No

Scale 1:400

Format: STANDARD



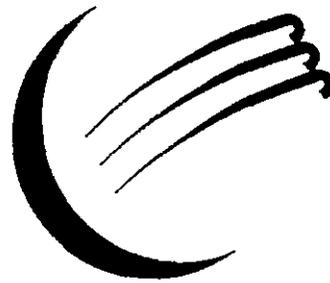
SP120663

Plan Status

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SCHEDULE 2

**Plan of equipment locations
(clause 6.2)**



OPTUS

communications

PB013 - ALBION
SITE B672 - BROOKES STREET
26 JEAYS STREET, BOWEN HILLS, QLD. 4006

INDEX OF DRAWINGS

B672-S1	SITE SPECIFICATION SHEET ONE
B672-S2	SITE SPECIFICATION SHEET TWO
B672-01	SITE LAYOUT AND SETOUT PLAN
B672-02	ANTENNA MOUNT DETAILS - SHEET ONE
B672-03	ANTENNA MOUNT DETAILS - SHEET TWO
B672-04	ACCESS LADDER DETAILS
B672-05	MICROWAVE LINK SITE DETAILS (R.B.H. - B056)
B672-06	SHELTER FITOUT DETAILS

REFERENCE DOCUMENTS

DOC No.	REV	DOCUMENT TITLE
PHASE6.2-01	A	PHASE 6.2 EQUIPMENT SHELTER FLOOR PLAN
SP120663	-	LEASE PLAN
B672MLA	-	MICROWAVE LICENCE APPLICATION PLAN

FOR CONSTRUCTION

Connell Wagner

Connell Wagner Pty Ltd ACN 005 139 873
116 Military Road (PO Box 539) Neutral Bay
New South Wales 2089 Australia

Telephone +61 2 9465 5599
Facsimile +61 2 9465 5598
Email cwsp@hulch.com.au

xrefs. FCSH-OPT

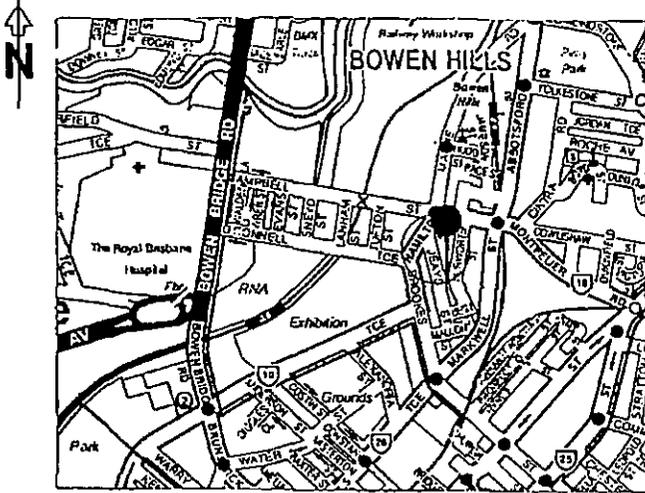
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Last Save: 28.05.1999@11:12

refs: A3SH-OPT

File Name L:\7495\PB013\8672\DRAWINGS\8672S1.DWG

Last Save 27.05.1999@14:06



OPTUS SITE

BRISBANE UBD (43rd EDITION)
MAP 19: GRID REFERENCE [D,3]

SITE ADDRESS

26 Jeays St
Bowen Hills QLD 4006

SHELTER AND EQUIPMENT

1. The equipment shelter shall be a 3m phase 7 prefabricated unit on a steel base frame and coloured Colorbond 'Merino'.
2. The shelter shall be wired for incoming 3-phase supply to Australian Standard and local authority requirements.

ANTENNAS

Panel antennas and mountings shall be painted as specified.

CABLE LADDERS

Where specified, cable ladders on site shall be fitted with protective covers. The covers shall be hot dip galvanised and painted to match the building.

TRANSMISSION LINK

This site will be linked to the network via a 600 dia. parabolic antenna to B056 Royal Brisbane Hospital.

SECURITY RATING

Low

SITE ACCESS

1. Contact Roger Beech on (07) 32522466.
2. Vehicular access is from Jeays Street.

ANTENNA ACCESS

1. Antennas shall be accessed via the fixed ladder and lad-saf provided. Optus personnel must connect to the lad-saf with a lanyard fitted with a shock absorbing device.
2. A portable ladder shall be used to access the antenna.

STANDARD CONSTRUCTION DETAILS

Refer to the relevant sections of the "GSM Network Design and Construction Manual" and standard drawings for details not contained in the attached site specific drawings.

FOR CONSTRUCTION

REV	DESCRIPTION	DRAWN	ENGINEER	DATE
A	ISSUED FOR CONSTRUCTION			27.5.99

Optus Communications Pty.Ltd
ACN 052 833 208
101 Miller Street
North Sydney NSW 2060
Australia
Ph: (02) 9342 7800
Fax: (02) 9342 7100

Connell Wagner Pty Ltd ACN 005 139 873

**GSM NETWORK
ALBION**
PB013
8672 - BROOKES ST

TITLE: **SITE SPECIFICATION
SHEET ONE**

[Handwritten signatures]
A.L.G. JB 93B

DES.	JOB	DRW.	ORC.	DATE
				14.5.99
OWNED	<i>[Signature]</i>			SCALE: NTS A3
AUTHN	<i>[Signature]</i>			DATE 27.5.99
JOB No	749501PO	CAD		FILE No 8672S1
DRW. No	B672-S1			A

ELECTRICAL SUPPLY

MAINS SUPPLY

Supply is available from the existing main switchboard. The Contractor will confirm with EnergeX the adequacy of the existing service to the site taking into account the additional Optus load.

CONSUMER MAINS

The Contractor shall upgrade the existing consumers mains to 35mm² 4C-E Cu/PVC/PVC. The new consumers mains will be run in 80 mm dia. HDUPVC conduit from the EnergeX point of supply to the existing meter panel.

METERING

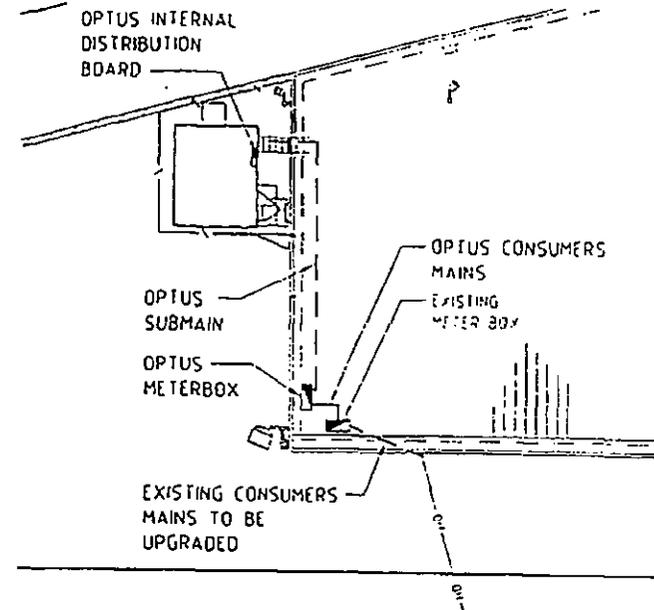
The Contractor shall supply and install:

1. Standard meter box to fit Optus 3 phase metering, active links and Optus main switch shall be installed next to the existing metering panel. Label "Optus Meters". Location to Building Managers approval.
2. 50A 3 phase main switch connected to line side of existing meters via active links. Label "OPTUS MAIN SWITCH - DO NOT TURN OFF".
3. 3 phase EnergeX metering for Optus installation shall be installed in the new Optus Meter Box. Label "OPTUS METERS".
4. 4C-E 16mm² Cu/PVC/PVC submain from the new Optus Meters to Optus Main Switch.

OPTUS SUBMAIN

The Contractor shall supply and install:

1. 4C-E 16 mm² Cu/PVC/PVC submain from the new Optus meters to Optus internal distribution board.
2. Optus submain to be installed in 50 mm dia. HD UPVC conduit along building wall.
3. Fix conduit using matching saddles and proprietary fastening device neatly fitted into drilled holes. Use UV stabilised conduit where exposed to direct sunlight. Paint conduit to match existing colour scheme.
4. All due care to be taken to avoid existing services.



PART SITE PLAN

EMERGENCY GENERATOR RECEPTACLE

Standard shelter arrangement.

SERVICE/METER MARK

Existing to supply authority approval.

SURGE PROTECTION

Not Required

SECURITY PADLOCKS

- The Contractor shall supply and install
1. EnergeX padlock for Optus meter box.
 2. 2 EnergeX padlock keys to be tagged as follows "B672 BROOKES STREET - METER BOX".
 3. One key to be placed in the shelter and one issued to the Optus Project Manager.

GENERAL

The installation shall comply with AS3000 and EnergeX regulations. All installation work to be coordinated with EnergeX and property manager. Reinstall weather resistance and fire resistance to all penetrations.

Last Save 28.05.1999 @ 11.56 File Name R:\7495\PB013\B672\DRAWINGS\B67252

REV	DESCRIPTION	DRAWN	ENGINEER	DATE
A	ISSUED FOR CONSTRUCTION	DKC	DKC	21.5.99

FOR CONSTRUCTION

Optus Communications Pty Ltd
 ACN 052 833 208
 101 Miller Street
 North Sydney NSW 2060
 Australia
 Ph: (02) 9342 7800
 Fax: (02) 9342 7100

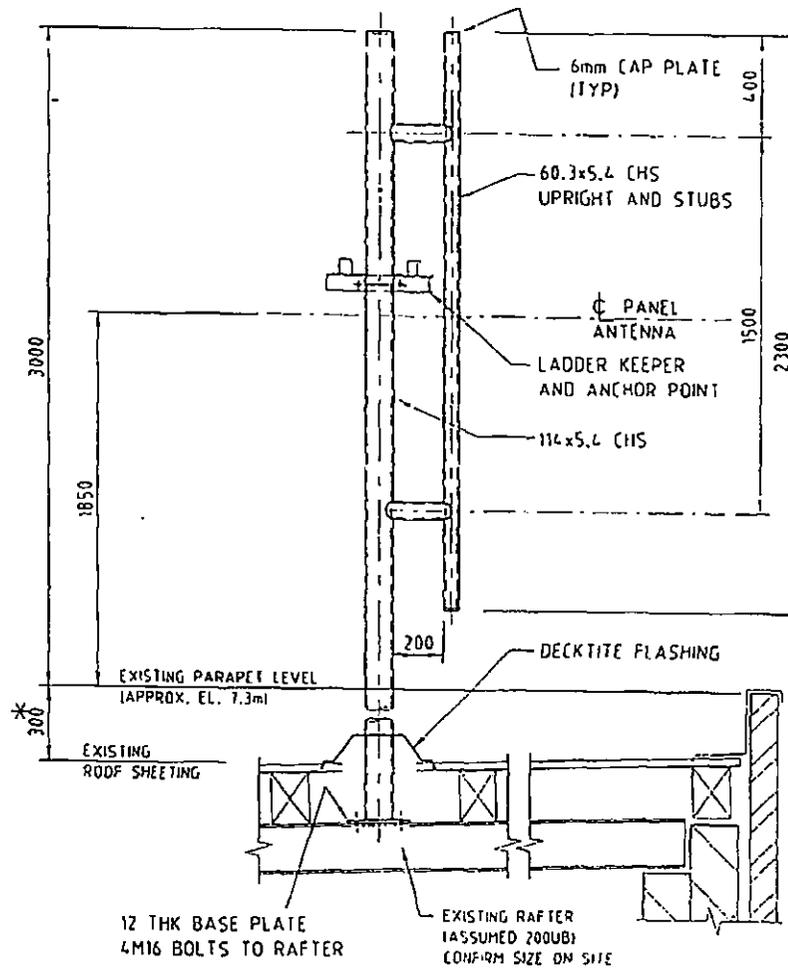
Connell Wagner
 Connell Wagner Pty Ltd ACN 005 139 873

**GSM NETWORK
 ALBION
 PB013
 B672 - BROOKES ST**

TITLE
**SITE SPECIFICATION
 SHEET TWO**
Q.R.G. *g-jb*

DES	JOB	PR	ORC	DATE
DKC	B672	DKC	DKC	14.5.99
SCALE	1:150 A3			
AUTH	DKC	DATE	28.5.99	
JOB NO	749501PO	JOB NO	B67252	
PROJECT	B672-52 A			

Last Save 27.05.1999@14.10 File Name L:\7495\PB011\B672\DRAWINGS\B67203.dwg xrefs AJSH-OP1



SECTOR 2 MOUNT

NOTE:
VERIFY LOCATION OF EXISTING PURLINS BEFORE CONSTRUCTION

NOTE:
* CONTRACTOR TO VERIFY DIMENSIONS SHOWN THUS BEFORE CONSTRUCTION

FOR CONSTRUCTION

REV	DESCRIPTION	DRAWN	CHECKED	DATE
A	ISSUED FOR CONSTRUCTION	DKC	DKC	27.5.99

OPTUS communications
 Optus Communications Pty Ltd
 ACN 052 833 208
 101 Miller Street
 North Sydney NSW 2060
 Australia
 Ph: (02) 9342 7800
 Fax: (02) 9342 7100

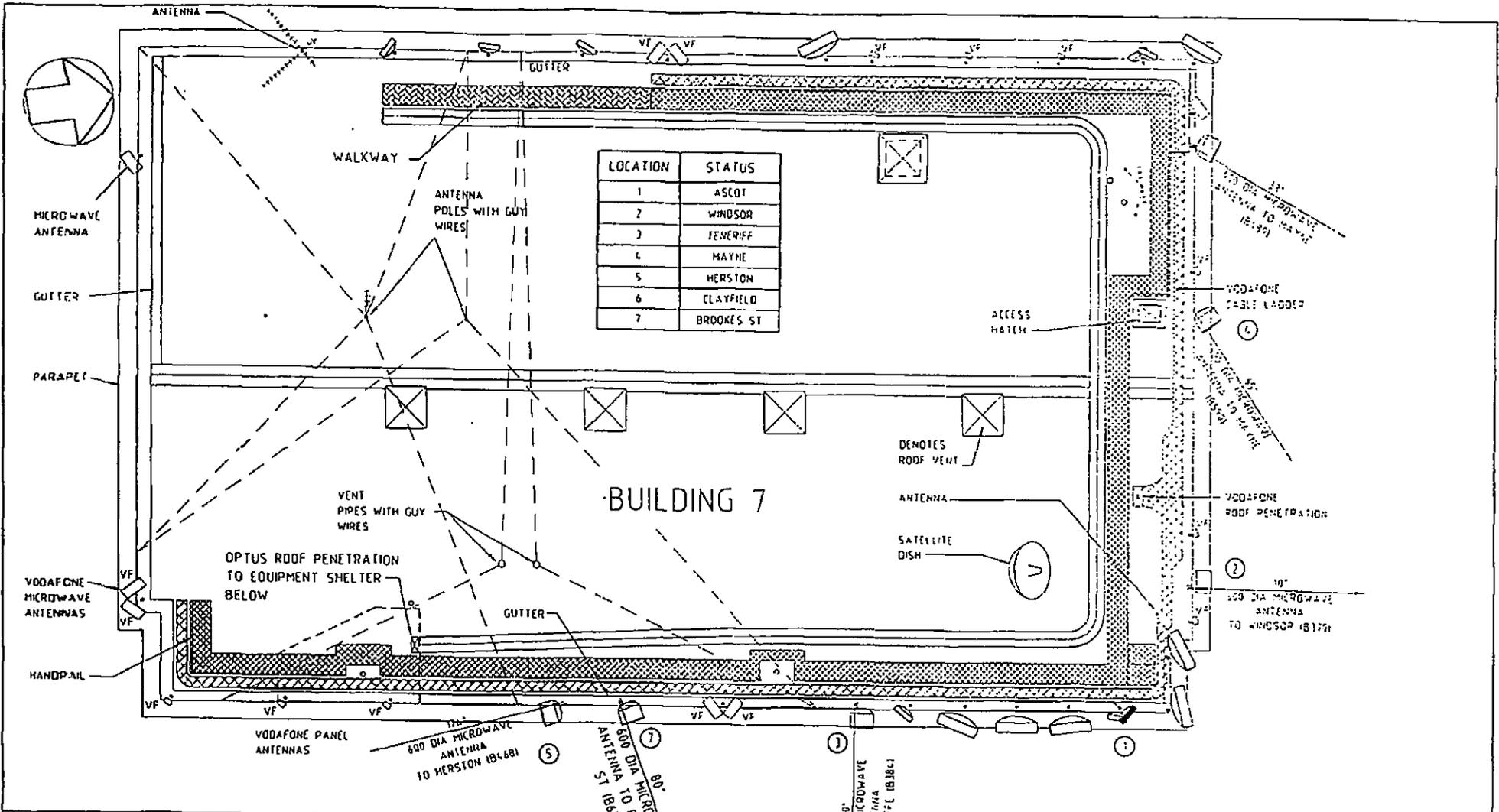
Connell Wagner
 Connell Wagner Pty Ltd ACN 005 139 873

GSM NETWORK ALBION
 PB013
 B672 - BROOKES STREET

FILE ANTENNA MOUNT DETAILS
 SHEET TWO
 Q.L.G. JB 8.58

DRS	JCB	DR	ORC	DATE	16.5.99
				SCALE	1:20
AUTH				DATE	27.5.99
JOB NO	749501PO			SCALE	B672-03
DWG NO					A

Lost Save 28.05.1999@11:15 File Name L:\7495\PB013\B672\DRAWINGS\B67205.dwg users AJSH-DPT, BMS6



FOR CONSTRUCTION

REV	DESCRIPTION	DRAWN	ENGINEER	DATE
1	ISSUED FOR CONSTRUCTION			28.5.99

OPTUS
 Optus Communications Pty.Ltd
 ACN 052 833 208
 101 Miller Street
 North Sydney NSW 2060
 Australia
 Ph: (02) 9342 7800
 Fax: (02) 9342 7100

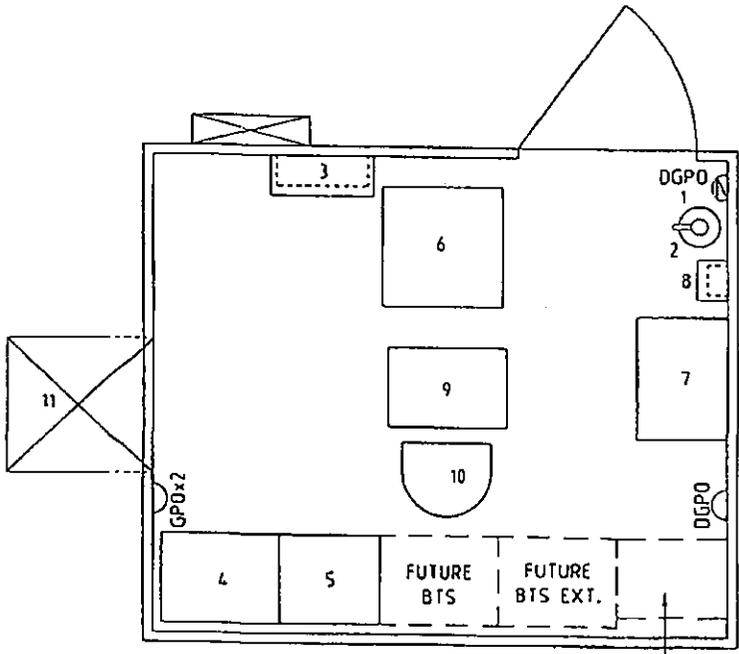
Connell Wagner
 Connell Wagner Pty Ltd ACN 005 139 873

**GSM NETWORK
 ALBION**
 PB013
 B672 - BROOKES ST

TITLE **MICROWAVE LINK SITE DETAILS**
 (R.B.H. - B056)
A.L.G. JB 8.7.98

REV	JOB	PPM	DRG	DATE	14.5.99
1					
					NTS A3
					28.5.99
					B67205
					B672-05

Last Save 28.05.1999@12:13 File Name L:\2195\PB013\B672\DRAWINGS\B67206.DWG rrefs A35H-01



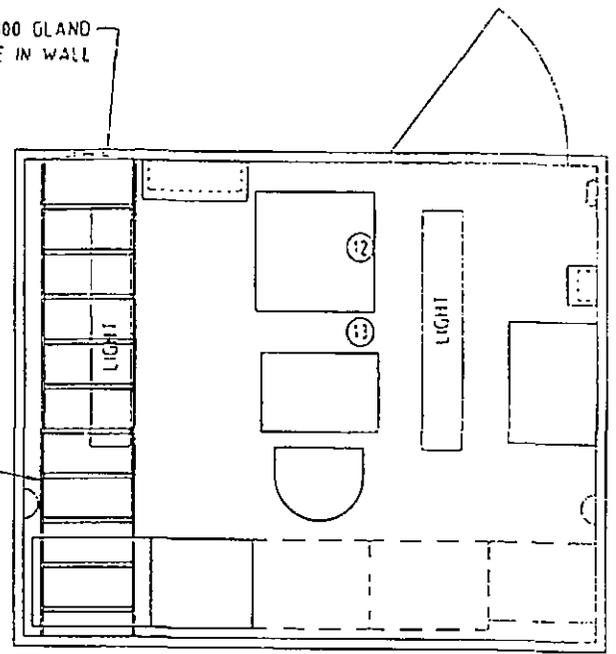
EQUIPMENT LAYOUT

LEGEND

- 1 LIGHT SWITCHES
- 2 2kg CO₂ FIRE EXTINGUISHER
- 3 DISTRIBUTION BOARD
- 4 BTS
- 5 BTS EXT
- 6 MER 610 x 600mm
- 7 BATTERY RECTIFIER RACK
- 8 KRONE PANEL
- 9 TROLLEY DESK 600 x 400mm
- 10 CHAIR
- 11 AIR CONDITIONING UNIT
2 No. 'ELMAILAIR' GM225C
(455H x 675W x 733D)
- 12 SMOKE DETECTOR
- 13 EMERGENCY LIGHT

450x300 GLAND
PLATE IN WALL

600 WIDE UNISTRUT
NEMA 12B CABLE
LADDER



CEILING PLAN

NOTES

- 1. GLAND PLATE TO BE SEALED AND MADE WATER AND DUST PROOF WITH SILKAFLEX 15-LM OR SIMILAR APPROVED.
- 2. ALL OTHER DETAILS AS PER PHASE 7 LAYOUT AND PHASE 6.2 SPECIFICATION.

FOR CONSTRUCTION

REV	DESCRIPTION	QUANTITY	ENGINEER	DATE
1	ISSUED FOR CONSTRUCTION			28.5.99

Optus Communications Pty Ltd
 ACN 052 833 208
 101 Miller Street
 North Sydney NSW 2060
 Australia
 Ph: (02) 9342 7800
 Fax: (02) 9342 7100

Connell Wagner
 Connell Wagner Pty Ltd ACN 005 139 873

**GSM NETWORK
 ALBION**
 PB013
 B672 - BROOKES ST

TITLE **SHELTER FITOUT DETAILS**
[Signature]
 E.L.G. DB J.F.B.

JOB	REV	DATE	SCALE	DATE
749501PD		28.5.99	1:25	28.5.99
B672-06				