

[PLEASE READ: REQUEST TO LEASE YOUR LAND](#)

RE: Proposed Telstra Mobile Base Station

We represent Amplitel, part of the Telstra group, who are currently searching for locations in your area to install a new telecommunication facility to continue to improve their network.

During our initial review of the area a property you are associated with was identified as having the qualities our client is looking for to establish a facility.

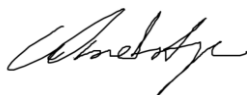
The proposed facility will involve the installation of mobile network equipment on either an existing rooftop or on a new telecommunications pole, there will also be an associated shelter or cabinets at ground level. A small lease area is anticipated, but this will vary depending on number of factors including what makes the most sense for your property.

Telstra would look at entering a long-term lease over the portion of your land accommodating the facility. You will be paid rent for the period of the rental agreement. These leases are great investments, and a premium is paid for the space compared to a normal commercial lease.

At this stage, we are seeking initial interest from landowners that they are willing to consider a leasing proposal and welcome the opportunity to meet in person and discuss the proposal with you on site. We can provide you with a lot more information and a commercial offer once you let us know you are interested.

Should this proposal be of interest or to confirm you are not interested, please get in contact with William McIntyre as soon as possible via william.mcintyre@bmmgroup.com.au or 0449 789 994

Yours sincerely,

A handwritten signature in black ink, appearing to read 'W. McIntyre', is written over a light blue horizontal line.

William McIntyre

Site Acquisition | BMM Group

P: +61 449 789 994

E: william.mcintyre@bmmgroup.com.au

Mobile Telecommunications Antennas FAQs

Q. Will I be paid rent?

- A.** Yes, however each site is unique and the rental we offer will depend on a number of different factors. These include the quality of the signal generated from the location and the area that the signal will cover. Once you have confirmed your interest in our proposal we can commence more detailed commercial discussions.

Q. How much space is required and what will the visual impact be?

- A.** The space required for each site will vary. However, we can provide creative solutions that coincide with the specific nature of your property to minimize the space and visual impact of the equipment (please note the examples in the pictures below). Further, we encourage you to participate in the design process and you will have the final say on any design we put forth.

Q. Will this disrupt my home or business?

- A.** During the short installation phase there may be some disruptions. However, once construction is complete, we only need access in the event of an emergency or as part of routine maintenance, which we will inform you of well in advance.

Q. Will I be responsible for dealing with council and seeking the necessary planning approvals?

- A.** No, we will take care of liaising with the local council and will be responsible for obtaining all the approvals.

Q. Will I incur any costs?

- A.** No, we will pay for all the costs associated with the construction and installation of the facility, as well as, the continued operations. This includes any legal fees you may incur and any outgoings associated with the facility.

Q. Are there any health risks associated with mobile radio antennas?

- A.** Based on current research there are no established health effects that can be attributed to the low RF EME exposure from mobile phone base station antennas. There is a lot of miss-information about mobile phone equipment. There are over 25,000 of these facilities active in Australia. The Australian Government, World health organisation and the cancer council have all released a lot of information confirming that the facilities are safe, we can provide these additional resources and information sheets if requested.

Equipment Examples: New tower installation



Example: Steel Monopole



Example: Lattice Tower

Equipment Examples: Rooftop installation



Example: Rooftop



Example: Rooftop with shroud

What will happen next?

STEP 1

Contact us and let us know that you are interested.

STEP 2

Initial assessment: We will complete an assessment of your property and confirm an expected design (location of the equipment), we will also provide a commercial offer for you to review in a heads of agreement document (HOA)

STEP 3

HOA agreed: You review the HOA document and once you are happy with the proposal, sign and return it to us. Your property will then be put forward to our client for approval. There may be multiple candidates at this stage. Finding landowners that are easy to work with is a key contributor being seen as a favourable option.

STEP 4

Site Development: If our client agrees to proceed, we will kick off the development works for the sites that include issuing and signing a lease agreement, finalising the engineering design, and obtaining approval from council. This phase will take 4-6 months.

STEP 5

Installation: Once the development phase is completed the site will be installed and you will start receiving rent from our client yearly in advance.