

To: Phillip Usher Constructions
Attention: Ryan MacLellan <rmaclellan@thereforgroup.com.au>
Date: Tuesday, 28 April 2026
Ref: G250158 – M001 (v.3)
Re: Technical Memorandum – Structural conditions assessment
38 Mark Lane, Kangaroo Point

Mr. Ryan MacLellan,

As requested by Ryan MacLellan of Phillip Usher Constructions a structural condition inspection was conducted on the 17th of November 2025, by Andrew Bott, from our Brisbane office. The purpose of the inspection was to make comment on the structural condition of the dwelling at 42 Mark Lane Kangaroo Point, and its suitability for proposed relocation as part of the master planning of this site.

The inspection of the buildings was limited to a visual inspection of each occupancy, which was supported by photographs. This memo indicates the condition at the time of inspection. Our inspection and memo are limited to those areas of the building which were visible from normally accessible positions as seen in the attached photographs. The memo does not include any areas which would require “opening up” or latent defects.

We note the adequacy of the structure has not been assessed for compliance with past or current design codes, either by calculation or any other quantitative means. It is likely that the original building was constructed by a builder only, and without adherence to any modern design or construction codes. This memo is not a certification, a warranty or guarantee.

The existing dwelling consists of 3 townhouse dwellings facing Mark Lane. Each is a 2-bedroom single storey residence. The structure has been refurbished in the past, with the flooring and foundations of each dwelling being much newer than the walls and roof framing. Each residence has a brick fireplace. These also appear to have been re-pointed. The painted / rendered finishes have been sandblasted or water blasted off and resulting in damage to the brickwork, likely at the time that flooring was replaced. The foundations of the fireplaces vary and feature both early and modern fabric.

It is our professional engineering opinion that the structure can be moved without causing any major stress to;

- the timber framing,
- the external wall claddings,
- the timber boarded floors and the overall form of the house.

Provided adequate temporary support and care during reassembly at its new location we expect it to retain its existing form and presentation. It is expected the structure will be divided into 3 parts prior to lifting and moving. Temporary support of the open end of each part will be required to be installed prior to breaking. Lifting methodology and temporary framing plans shall be submitted for review of a structural engineer prior to work being undertaken.

Yours faithfully

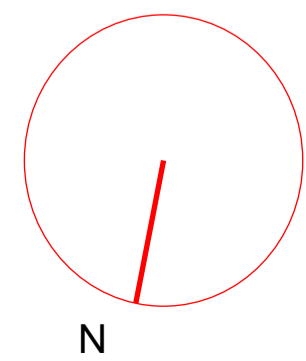
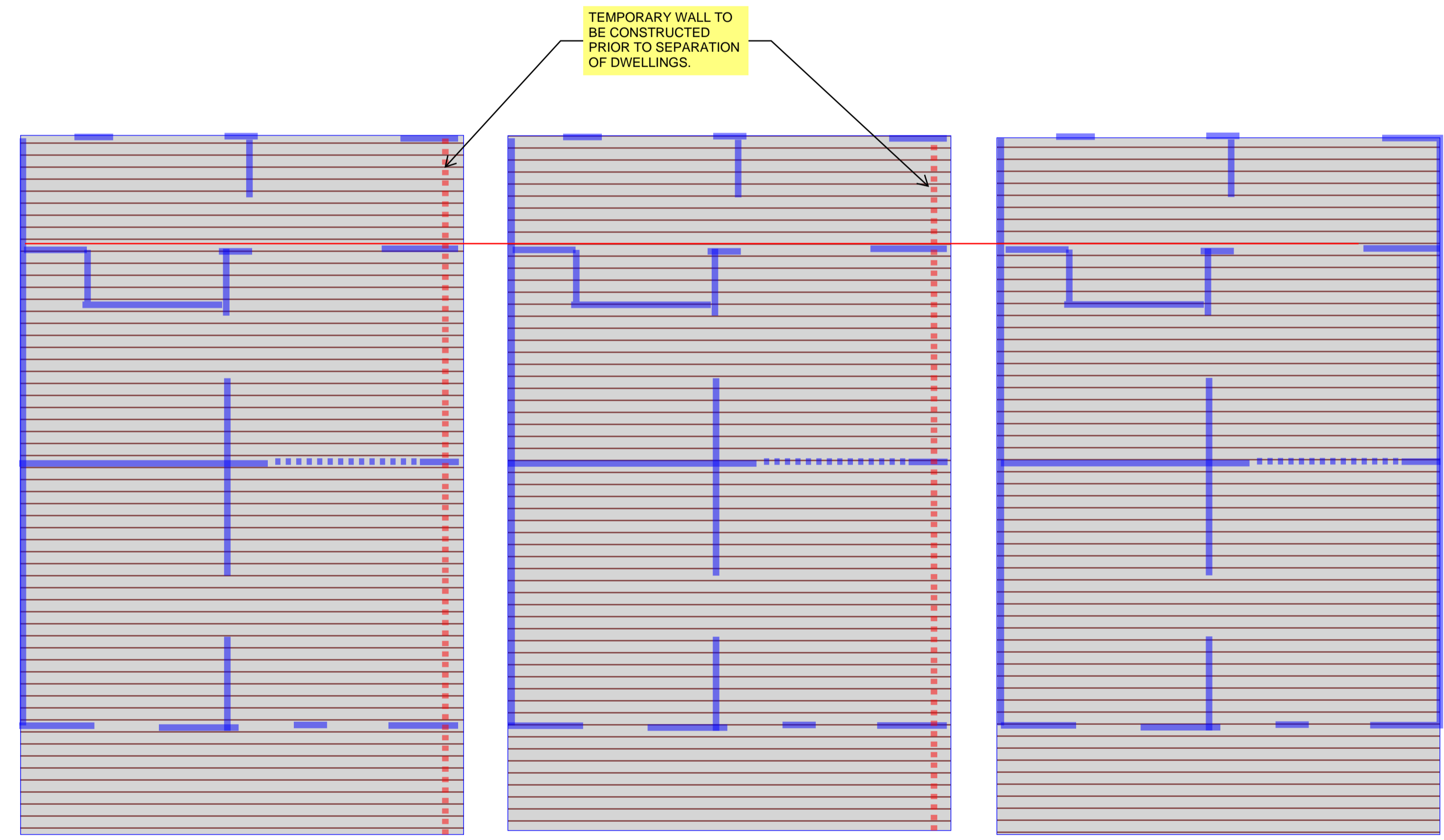
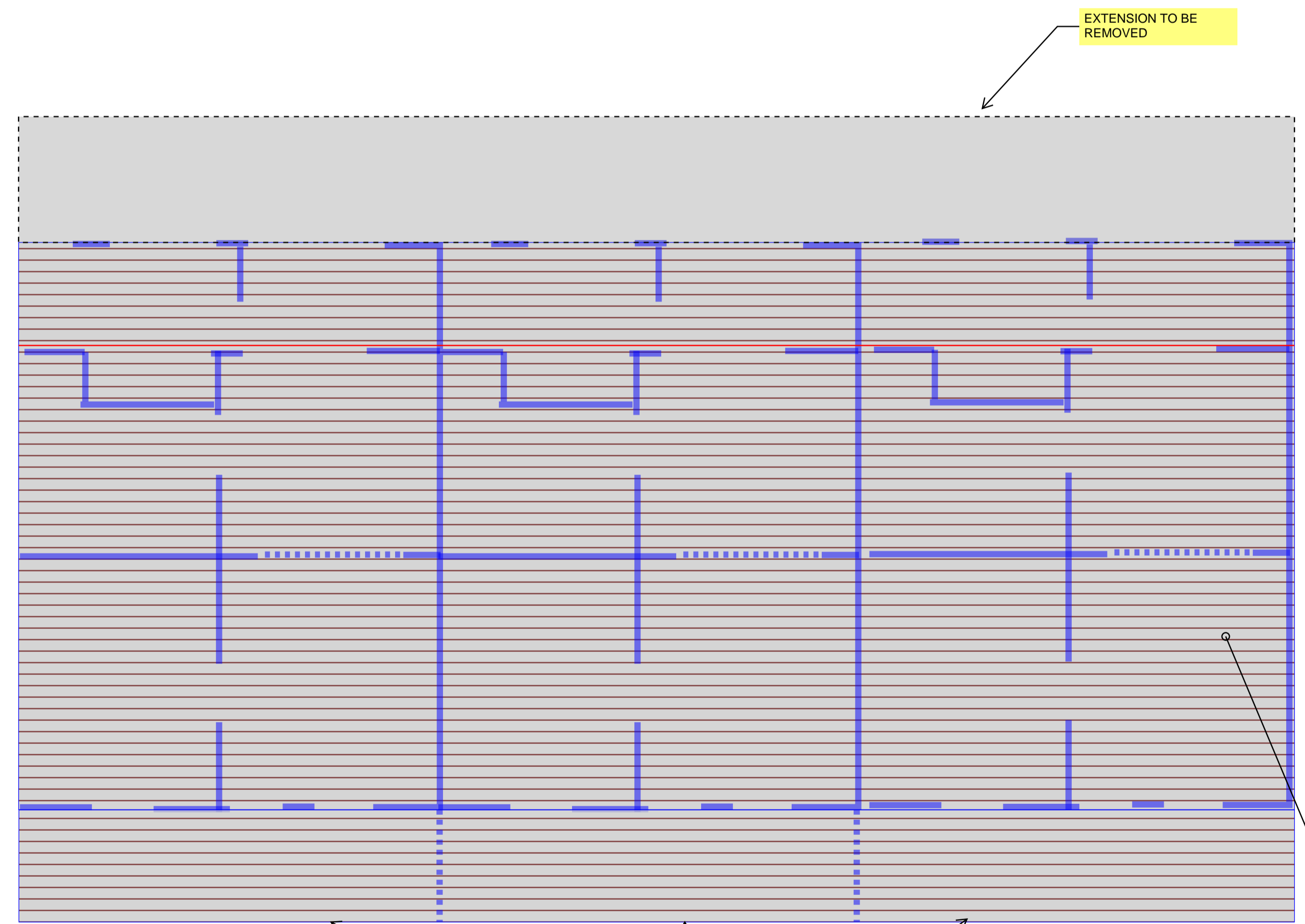
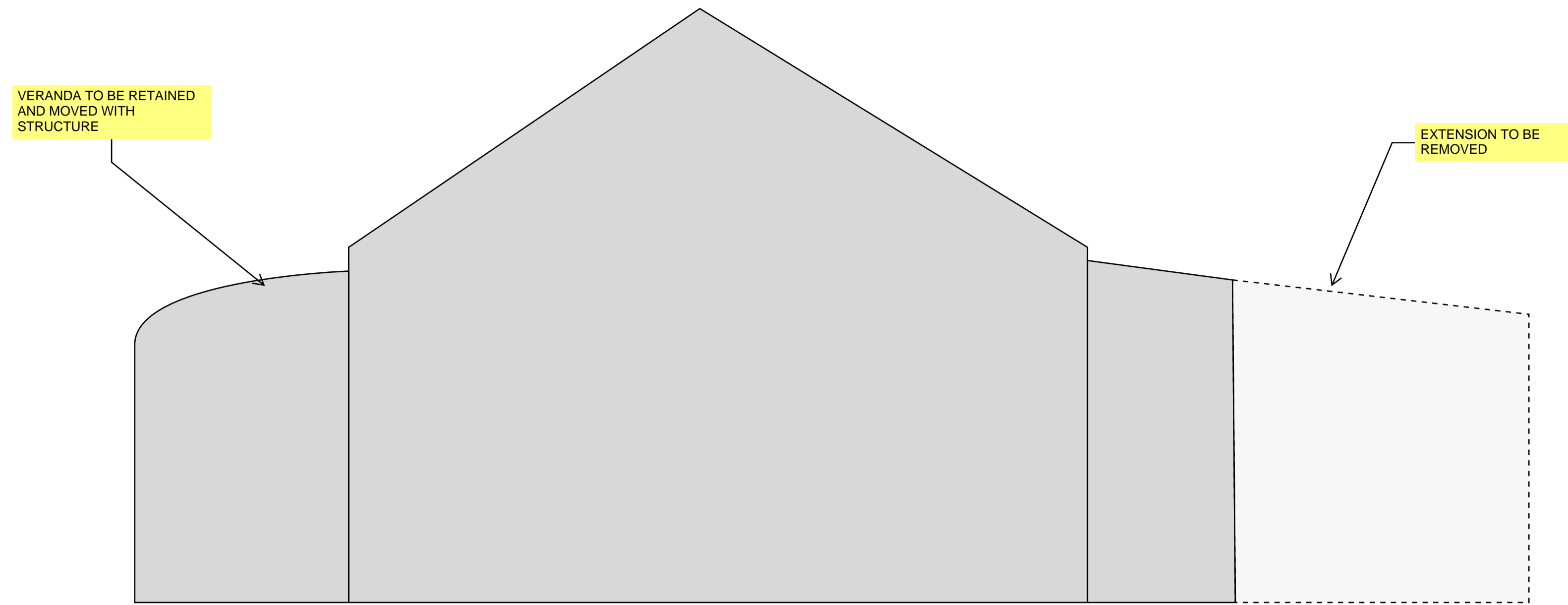
MICHAEL BALE & ASSOCIATES PTY LTD



Andrew Bott
Principal Structural Engineer
RPEQ :19572

Attached:

- Sketch of dwelling.
- Architectural master plan of re-located dwelling



PLAN VIEW - CURRENT

FLOOR STRUCTURE IS IN VERY GOOD CONDITION AND APPEARS TO BE HAVE BEEN REPLACED
JOIST AND BEARER SPAN IS LARGER THAN THAT OF A BUILDING OF THIS AGE. STUMPS ARE NEW STEEL POSTS

MARK LANE

PLAN VIEW - EXAMPLE PLAN VIEW ONCE SEPARATED.

FINAL LAYOUT AND DETAILS TO BE CONFIRMED BY HOUSE REMOVAL CONTRACTOR.



MARK LANE ROAD WIDENING.

DWELLGINS