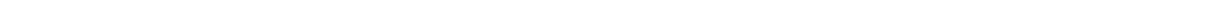




Adelaide City Council

Community Land Management Plan

Hilton Hotel Site



Adelaide City Council

Community Land Management Plan

Hilton Hotel Site

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Adelaide City Council

Community Land Management Plan

Hilton Hotel Site

1. Introduction

Section 199 of the Local Government Act 1999 (the Act) requires a council to manage Community Land in accordance with a management plan for the land. Land owned by a council or under a council's care, control and management is classified as Community Land.

The Hilton Hotel Site is Community Land owned by the Corporation of the City of Adelaide and under the care and control of the Adelaide City Council (the Council).

Therefore a management plan is required for the Hilton Hotel Site.

The management plan is referred to as the Hilton Hotel Site Community Land Management Plan (CLMP).

Section 196 of the Act sets out the structure and content and other matters relevant to the CLMP.

The CLMP has been prepared in accordance with that Section of the Act.

Section 197 of the Act specifies the public consultation process associated with the development of the Plan. This matter is addressed in section 4 of this document.

2. The Hilton Hotel Site

The Hilton Hotel Site is situated on the corner of Victoria Square and Grote Street (south westerner corner).

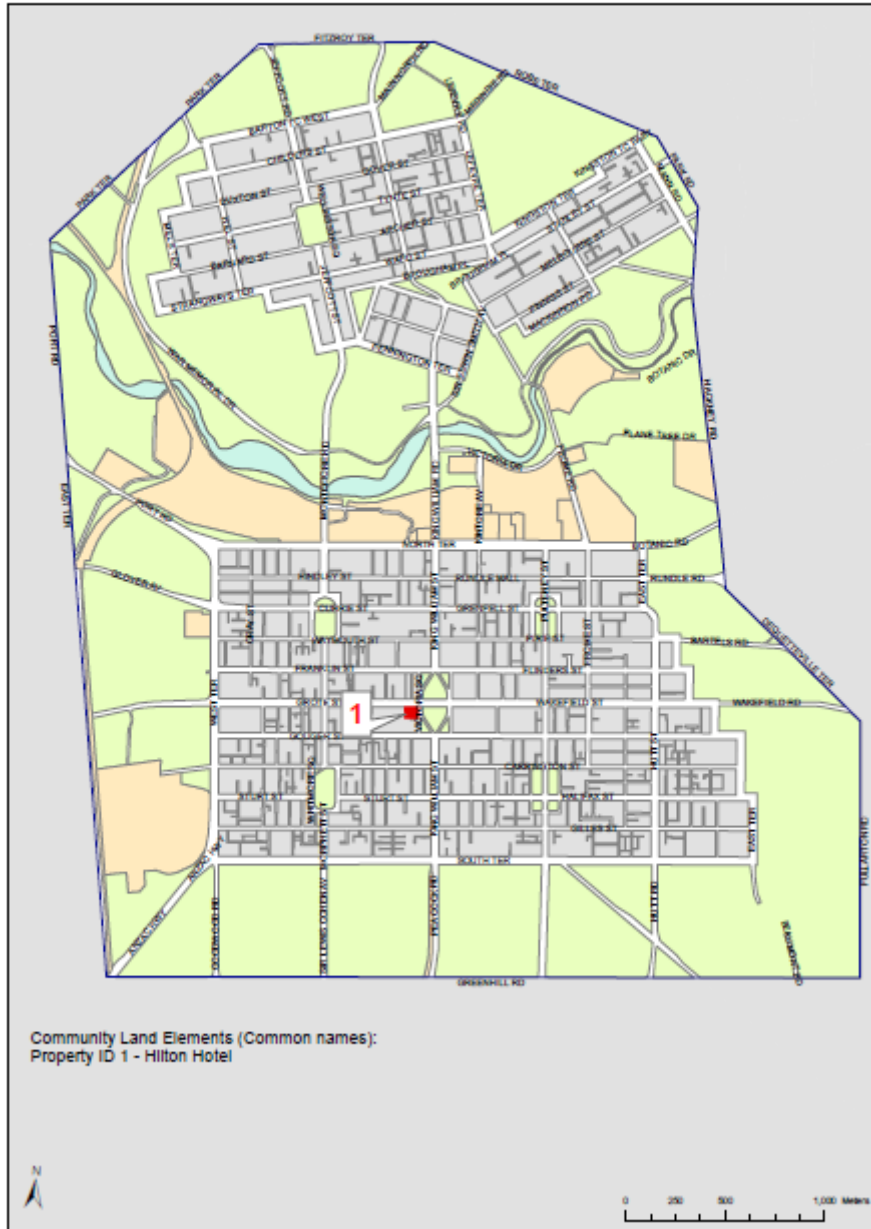
The Hilton Adelaide building is located on the site, and the hotel is part of the Hilton Hotels Corporation chain. The hotel is part of the Adelaide Central Market Precinct.

A locality map showing the Hilton Hotel Site is presented in Diagram 1.

An aerial photo delineating the community land boundary of the Hilton Hotel Site is presented in Diagram 2.

Diagram 1: Hilton Hotel Site locality map

Adelaide City Council Community Land Management Plan
Community Land Category - International Hotel Site

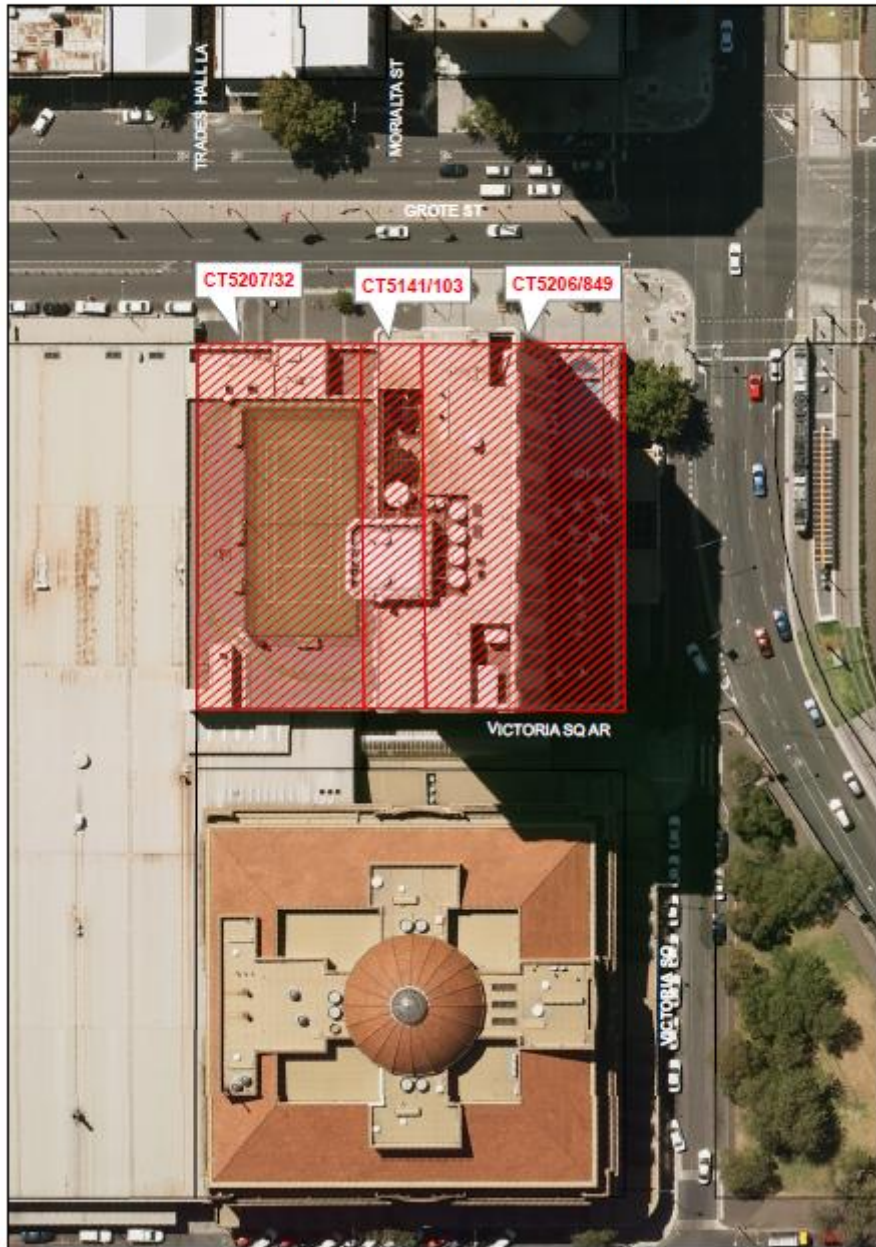


Community Land Elements (Common names):
Property ID 1 - Hilton Hotel

Diagram 2: Aerial photo delineating Hilton Hotel Site community land boundary

Adelaide City Council Community Land Management Plan
Community Land Category - International Hotel Site
Detail Map 1 of 1

Hilton Hotel Site
Legal Description - CT5207/32, CT5141/103 & CT5206/849



3. Details of the Community Land Management Plan

3.1 Property Identification (Section 196(3)(a) of the Local Government Act 1999)

Name of Property: Hilton Hotel Site

Location: 221-237 Victoria Square, Adelaide

Certificates of Title: Volume 5206/Folio 849
Volume 5141/Folio 103
Volume 5207/Folio 32

Current Use: Site of the Hilton Adelaide building

3.2 Owner (Section 196(4))

The land is owned in fee simple by the Corporation of the City of Adelaide and subject to a long term lease with a third party.

Sitehost Pty Ltd is the Lessee for the period ending 7/11/2079. The original Memorandum of Lease 4660085 as registered on Certificate of Title Volume 3715/Folio 37 merged with the freehold upon acquisition of the land by the Council. The Lease to Sitehost Pty Ltd is registered on the title (in its original form as an Underlease) as number 4660086.

3.3 Purpose for which land is held (Section 196(3)(b))

The land is held as a site for a hotel of international standard.

3.4 Objectives for management of the land (Section 196(3)(c))

To ensure the land is managed in accordance with the Ground Lease.

3.5 Policies related to the management of the land (Section 196(3)(c) and 196(5))

The management plan is consistent (as far as practicable) with Council's relevant plans and policies about conservation, development and use of the land.

3.6 Management arrangements (Section 196(3)(c))

The land is managed in accordance with the Ground Lease. The lessee is responsible for all fees and charges associated with the land, and all matters dealing with statutory compliance. The consent of the landowner (The Corporation) is required from the lessee (Sitehost Pty Ltd) to any sub-leases arranged by the lessee.

3.7 Performance targets and measures (Section 196(3)(d))

Council's City Services & Facilities Committee receives a monthly performance report the Hilton Hotel lease arrangements.

4. Public consultation

Section 197 of the Act requires Council to consult with the public on the CLMP before it adopts the CLMP, and the consultation must be in accordance with Council's public consultation policy

The Council's approach to public consultation is set out in its Public Communication and Consultation Policy (July 2009). Schedule E of the Policy deals specifically with CLMPs and it details key steps to be followed under the following headings:

- Notification
- Inspection
- Submissions
- Consideration
- Decision by Council.

A 21 day consultation program commenced on Monday 5 July 2010 and concluded on Monday 26 July 2010.

Council at its meeting held on Monday 30 August 2010 adopted the Community Land Management Plan.

5. Certificate of Title



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5206 FOLIO 849 *

COST	: \$18.00 (GST exempt)	PARENT TITLE	: CT 3715/37
REGION	: EMAIL	AUTHORITY	: CONVERTED TITLE
AGENT	: LGA6 BOX NO : 131	DATE OF ISSUE	: 10/08/1994
SEARCHED ON	: 24/06/2010 AT : 11:29:35	EDITION	: 1

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 1 FILED PLAN 11611
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS

TOGETHER WITH A RIGHT OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO
THE LAND MARKED Y

SCHEDULE OF ENDORSEMENTS

4660085 LEASE TO THE CORPORATION OF THE CITY OF ADELAIDE COMMENCING ON
14.11.1980 AND EXPIRING ON 13.11.2079

4660086A UNDERLEASE OF LAND IN LEASE 4660085 TO SUPERANNUATION FUND
INVESTMENT TRUST COMMENCING ON 14.11.1980 AND EXPIRING ON
6.11.2079

7665663A TRANSFER OF UNDERLEASE 4660086A TO SITEHOST PTY. LTD.

10873073 CAVEAT BY 3GIS PTY. LTD. OVER UNDERLEASE 4660086A OVER PORTION
(A AND B IN GP 208/2000)

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

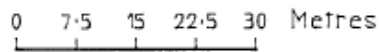
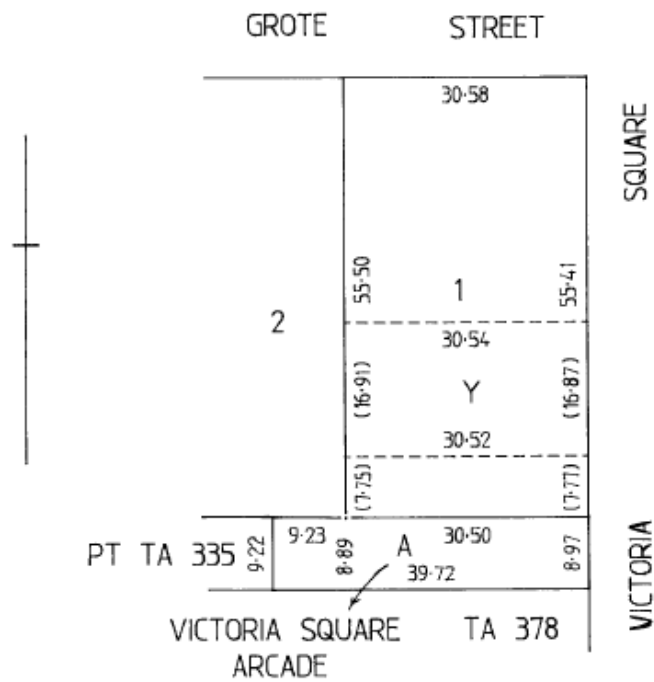
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REGISTRAR-GENERAL'S NOTES

PLAN FOR LEASE PURPOSES GP 208/00
TEXTUAL AMENDMENT VIDE DD 10872656
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 3715/37

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5206 FOLIO 849
SEARCH DATE : 24/06/2010 TIME: 11:29:35





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5207 FOLIO 32 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 1615/67
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131	DATE OF ISSUE : 10/08/1994
SEARCHED ON : 24/06/2010 AT : 11:42:13	EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND
-----ALLOTMENT 11 FILED PLAN 112202
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDEEASEMENTS
-----TOGETHER WITH A RIGHT OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO
THE LAND MARKED XSCHEDULE OF ENDORSEMENTS
-----4660086 LEASE TO SUPERANNUATION FUND INVESTMENT TRUST COMMENCING ON
14.11.1980 AND EXPIRING ON 6.11.2079

7665663 TRANSFER OF LEASE 4660086 TO SITEHOST PTY. LTD.NOTATIONS
-----DOCUMENTS AFFECTING THIS TITLE

NIL

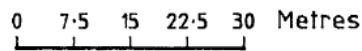
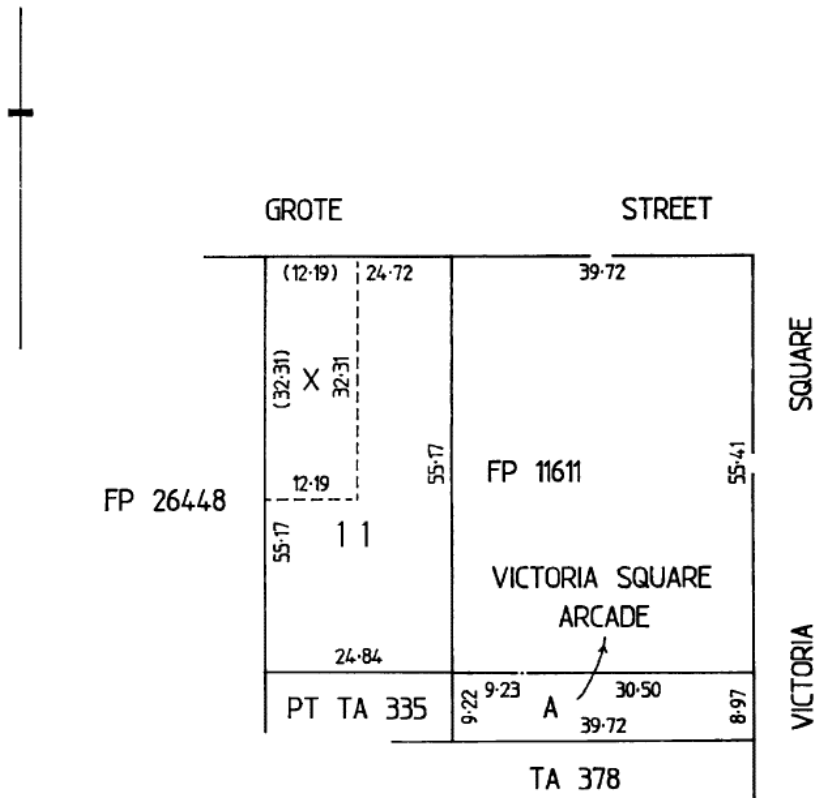
REGISTRAR-GENERAL'S NOTES

APPROVED FILED PLAN 11611

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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5207 FOLIO 32
SEARCH DATE : 24/06/2010 TIME: 11:42:13

This plan is scanned from Certificate of Title 1615/67
See title text for easement details.



Note : Subject to all lawfully existing plans of division



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5141 FOLIO 103 *

COST : \$18.00 (GST exempt) PARENT TITLE : CT 4165/692
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131 DATE OF ISSUE : 02/09/1993
SEARCHED ON : 24/06/2010 AT : 13:50:57 EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 2 FILED PLAN 11611
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

4660086 LEASE TO SUPERANNUATION FUND INVESTMENT TRUST COMMENCING ON
14.11.1980 AND EXPIRING ON 6.11.2079

7665663 TRANSFER OF LEASE 4660086 TO SITEHOST PTY. LTD.

10873074 CAVEAT BY 3GIS PTY. LTD. OVER LEASE 4660086 OVER PORTION (B IN
GP 208/2000)

NOTATIONS

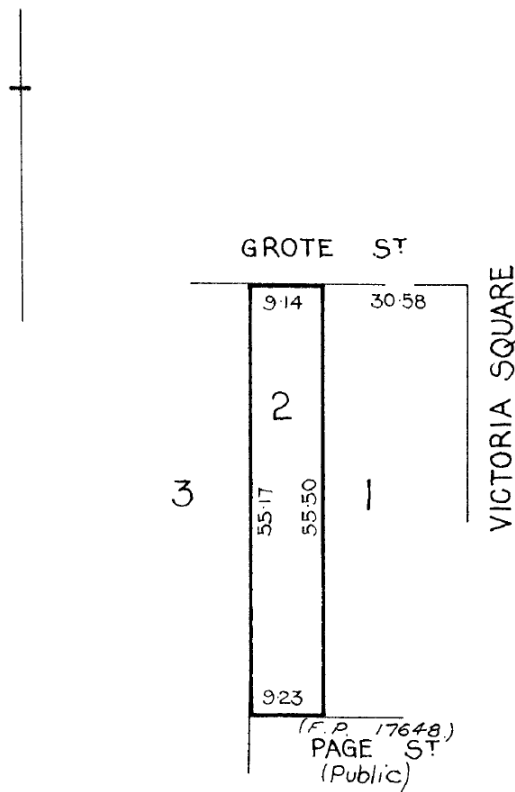
DOCUMENTS AFFECTING THIS TITLE-----
NIL

REGISTRAR-GENERAL'S NOTES

PLAN FOR LEASE PURPOSES GP 208/00
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4165/692

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5141 FOLIO 103
SEARCH DATE : 24/06/2010 TIME: 13:50:57



0 7.5 15 22.5 30 Metres