



Email: mahni@neuroads.com

Phone: 61 437 859 118

Website: www.neuroads.com

ABN 15 002 619 356

Established 1983

728 Nubeena Back Rd, Koonya, Tasmania 7187, Australia

2 October, 2018

Ref: 615LANSDOWNE

Planning Department,
Hobart City Council,
Hobart, Tasmania 7000

To whom it may concern,

Re: Application for Change of Use to 6/15 Lansdowne Crescent, West Hobart

I am writing to provide background information in support of this application. The owners, Mikako and Ryo Nakadoi, are personal friends and business associates. They purchased this new apartment at the end of 2016. Their intention is to live in the apartment so that their son can attend High School in Hobart. Because he is still in Junior School in Japan, they expect to move here in 2020. They have stayed at the apartment with family in December and August each year and will continue to do that until they become resident.

Meantime, they have authorised me (Neuroads Pty Ltd) to make the apartment available for visitor accommodation, and to manage it on their behalf, with a view to generating some income to cover rates, strata contributions, and other costs prior to their occupation of the apartment as their home.

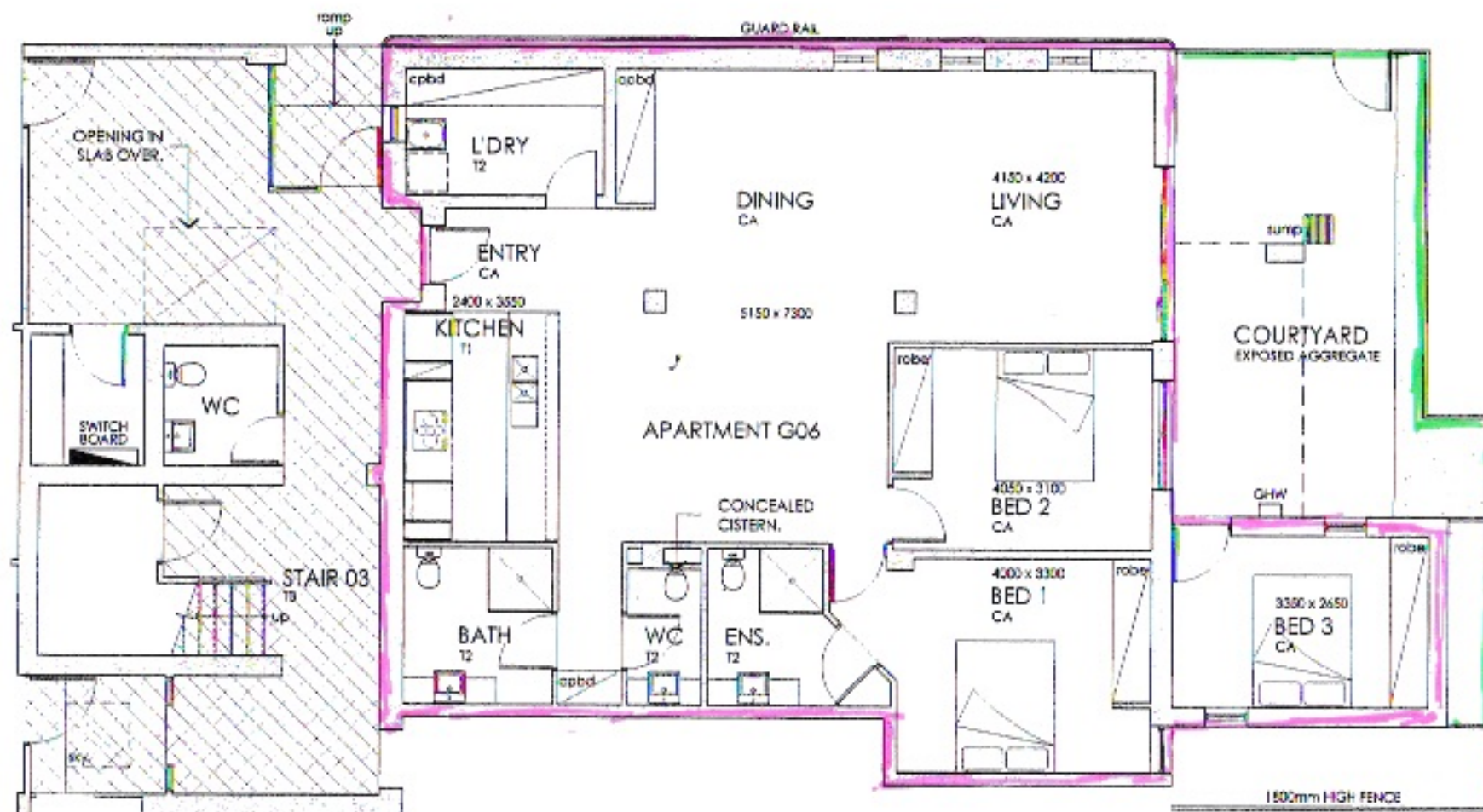
I am submitting the application for change of use, together with relevant documents. Please do let me know if there is anything further required, or anything further I should know in regard to the proposed use.

Yours faithfully,

A handwritten signature in black ink, appearing to be "Dr. Mahni Dugan", written over the "Yours faithfully," text.

Dr. Mahni Dugan
Director
Neuroads Pty Ltd

\$580,000.



THE LANSDOWNE RESIDENCES

STRATA TITLE APARTMENTS, TOWNHOUSES & PENTHOUSES
15 LANSDOWNE CRESCENT, WEST HOBART, TASMANIA 7000

T +61 (3) 6234 1111 F +61 (3) 6234 1100 MOB 0417 505 588
E info@thelansdowne.com.au W www.thelansdowne.com.au

STRATA APARTMENT G06

SEARCH OF TORRENS TITLE

VOLUME 167681	FOLIO 6
EDITION 2	DATE OF ISSUE 07-Jan-2016

SEARCH DATE : 08-Dec-2016

SEARCH TIME : 01.53 PM

DESCRIPTION OF LAND

City of HOBART

Lot 6 on Strata Plan 167681 and a general unit entitlement operating for all purposes of the Strata Scheme being a 40 undivided 1/1000 interest

Derived from Strata Plan 167681

Derivation : Part of 1A-3R-37Ps. Gtd.to William Emanuel Baynton, Solomon John Baynton & James Elisha Baynton

SCHEDULE 1

C794361 TRANSFER to THE LANSDOWNE HOBART PTY LIMITED
Registered 10-Dec-2010 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 167681 folio 0
SP154144 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 167681	FOLIO 0
EDITION 1	DATE OF ISSUE 08-May-2014

SEARCH DATE : 08-Dec-2016

SEARCH TIME : 01.53 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 167681

Derivation : Part of 1A-3R-37Ps. Gtd.to William Emanuel

Baynton, Solomon John Baynton & James Elisha Baynton

Prior CT 154144/2

SCHEDULE 1

STRATA CORPORATION NUMBER 167681, 15 LANSDOWNE CRESCENT, WEST
HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

STR167681 FIRST BY-LAWS lodged with the strata plan

SP154144 EASEMENTS in Schedule of Easements

M471743 APPLICATION for registration of exclusive use by-laws
Registered 13-Jun-2014 at noon

D144176 APPLICATION for registration of variation to a staged
development scheme Registered 20-Jan-2015 at noon

D139380 APPLICATION for registration of variation to a staged
development scheme Registered 30-Jun-2015 at noon

M569971 APPLICATION for registration of exclusive use by-laws
Registered 03-Jun-2016 at noon

D103126 APPLICATION for registration of a staged development
scheme Registered 08-May-2014 at noon

D134416 APPLICATION for registration of stage of staged dev.
scheme by amending Lot 100, creating Lot 9 &
adjusting unit entitlements Registered 28-Aug-2014
at noon

M496247 APPLICATION for registration of stage of staged dev.
scheme by amending Lot 100, creating Lots 8 & 10 &
adjusting unit entitlements Registered 20-Jan-2015
at 12.01 PM

M497129 APPLICATION for registration of stage of staged dev.
scheme by amending Lot 100, creating Lot 11 &
adjusting unit entitlements Registered 20-Jan-2015
at 12.02 PM

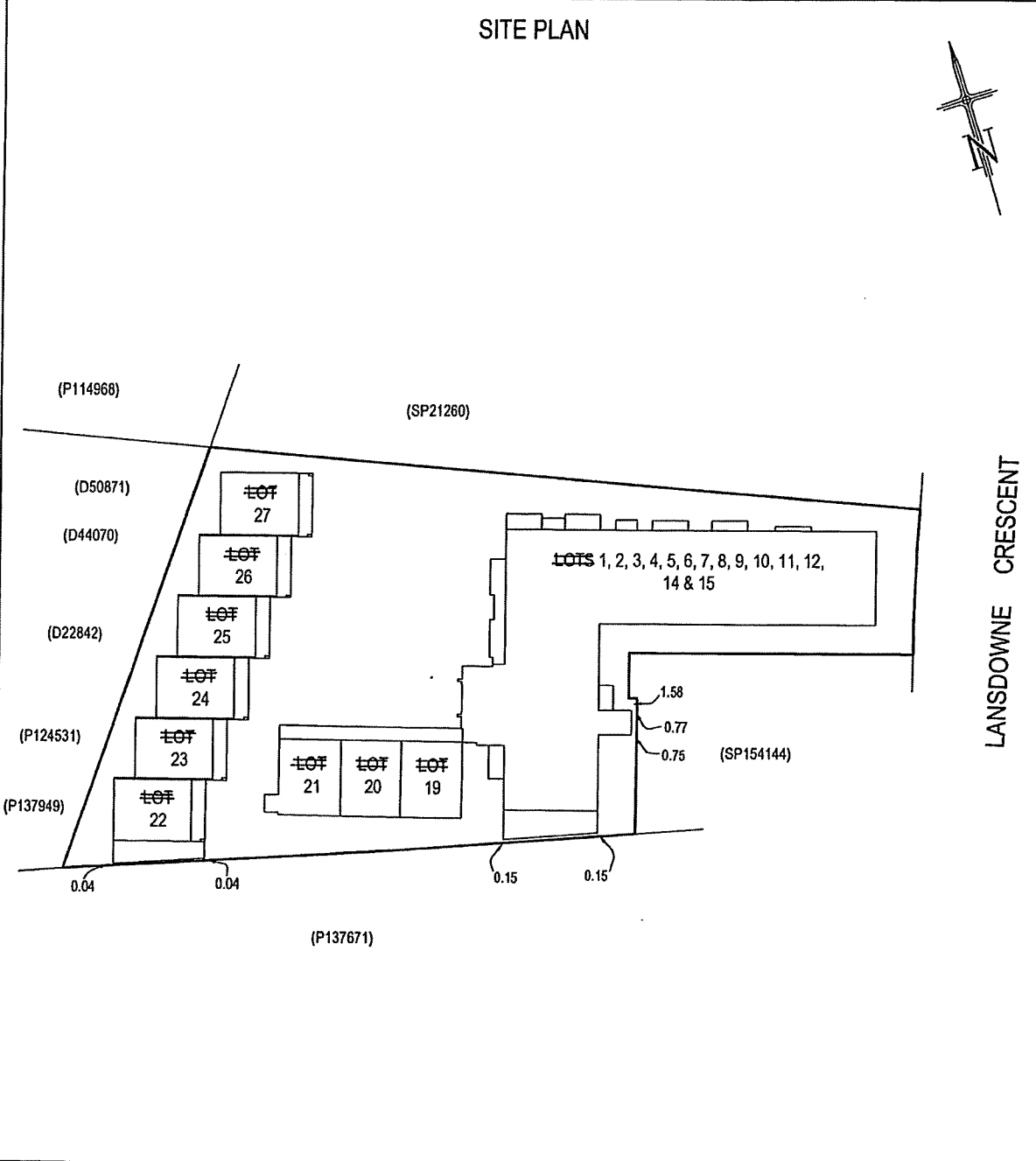
- M505542 APPLICATION for registration of stage of staged dev. scheme by amending Lot 100, creating Lots 1 & 5 and amending unit entitlements Registered 30-Jun-2015 at 12.01 PM
- M524456 APPLICATION for registration of stage of staged dev. scheme by amending Lot 100, creating Lots 2 & 12 and amending unit entitlements Registered 30-Jun-2015 at 12.02 PM
- M532073 APPLICATION for registration of stage of staged dev. scheme by amending Lot 100, creating Lots 3, 6 & 14 and adjusting unit entitlements Registered 28-Oct-2015 at noon
- M539502 APPLICATION for registration of stage of staged dev. scheme by amending Lot 100, creating Lots 19-21, amending common property & adjusting unit entitlements Registered 19-Nov-2015 at noon
- M548005 APPLICATION for registration of stage of staged dev. scheme by amending Lot 100, creating Lots 22-24 & adjusting unit entitlements Registered 01-Dec-2015 at noon
- M548007 APPLICATION for registration of stage of staged dev. scheme by deleting Lot 100, creating Lots 25-27 & adjusting unit entitlements Registered 09-Dec-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

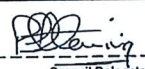
No unregistered dealings or other notations

CITY OF HOBART SUBURB WEST HOBART FOLIO REFERENCE CT154144-2 SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No. SP154144		STRATA PLAN NEW SHEET 1 OF 5 SHEETS M548007		Registered Number 167681
NAME OF STRATA SCHEME 15 LANSLOWNE CRESCENT WEST HOBART		STRATA TITLES ACT 1998 REGISTERED - 8 MAY 2014 <i>Alice Kawa</i> Recorder of Titles		
MAPSHEET MUNICIPAL CODE No.114	LAST UPI No.	SCALE 1:500	LENGTHS IN METRES	

SITE PLAN




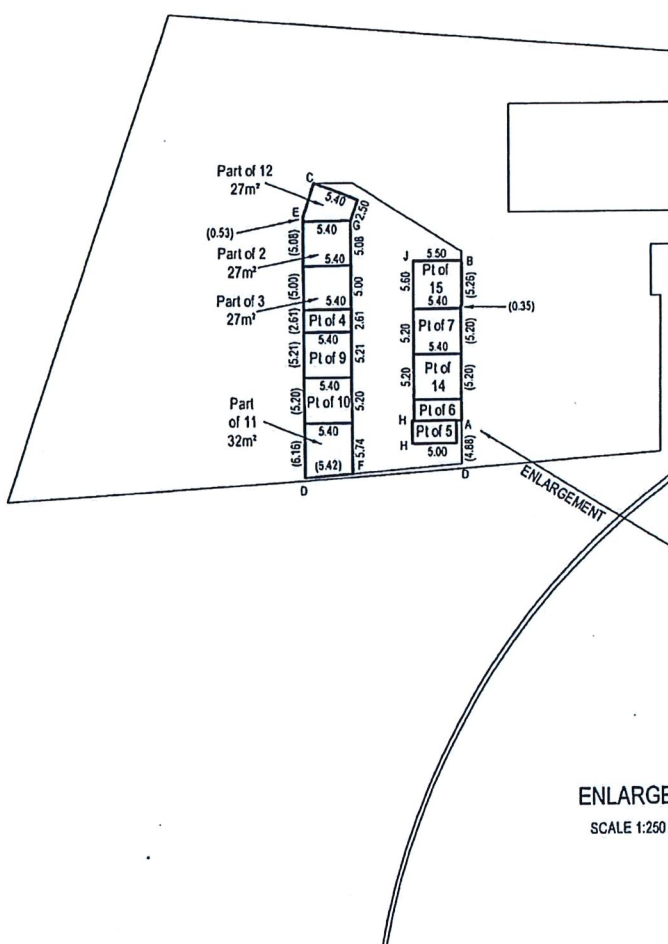
NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.		<i>Blawie</i> Council Delegate Date 11/12/2015	<i>Deary</i> Registered Land Surveyor Date 8/1/15
STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) D103126, D144116, D139380		LODGED BY LEARY & COX	

<p style="text-align: center;">STRATA PLAN</p> <p style="text-align: center;">NEW SHEET 2 OF 5 SHEETS</p> <p>M532.013</p>	<p style="text-align: center;">STRATA TITLES ACT 1998</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  Council Delegate Date 5-10-2015 </div>	<p style="text-align: right;">Registered Number</p> <p style="text-align: right; font-size: 24pt;">167681</p>
--	--	--

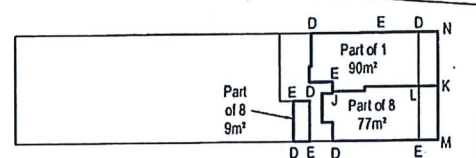
LOWER GROUND FLOOR

SCALE 1:500





LANSDOWNE CRESCENT



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

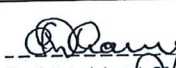
- THE FACE OF WALLS LABELLED DE, DF, AB, DJE & EC
- THE FACE OF CONCRETE DECK LABELLED EMKND
- THE CENTRELINE OF WALL LABELLED JK
- THE PROLONGATION OF THE CENTRELINE OF WALL LABELLED LK
- OPEN AND FIXED BY MEASUREMENT

DIMENSIONS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

FG IS PARALLEL TO DE
AH & BJ ARE PERPENDICULAR TO FACE OF WALL

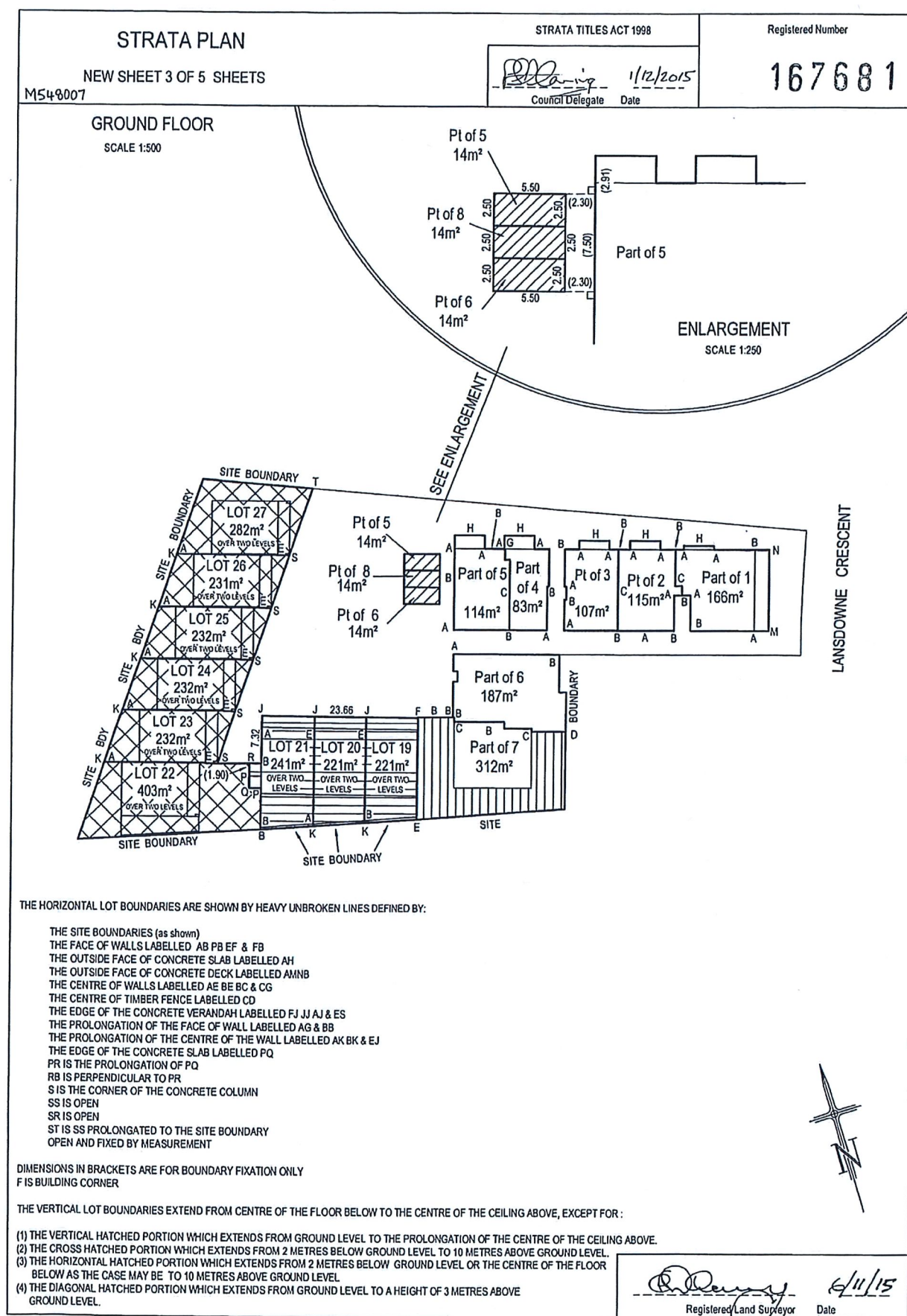
THE VERTICAL LOT BOUNDARIES EXTEND FROM 1.00 METRE BELOW GROUND LEVEL TO THE CENTRE OF THE FLOOR ABOVE.

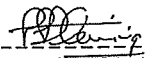
LOT	AREA	LOT	AREA
PART OF 4	14.1m ²	PART OF 14	28.1m ²
PART OF 5	12.8m ²	PART OF 15	30.8m ²
PART OF 6	13.3m ²		
PART OF 7	28.1m ²		
PART OF 9	28.1m ²		
PART OF 10	28.1m ²		


 Registered Land Surveyor

23/7/15


Date

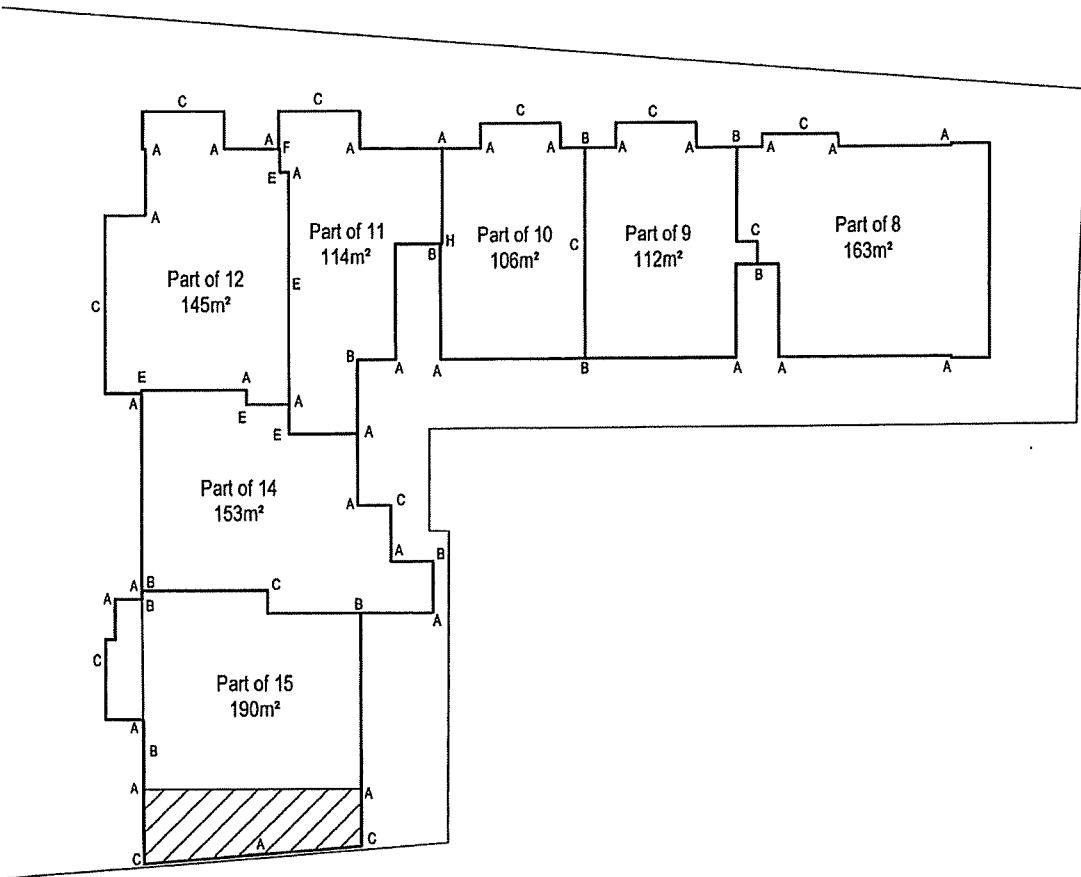


<p style="text-align: center;">STRATA PLAN</p> <p style="text-align: center;">NEW SHEET 4 OF 5 SHEETS</p> <p>M532073</p>	<p style="text-align: center;">STRATA TITLES ACT 1998</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">  <div style="display: flex; justify-content: space-between;"> Council Delegate Date </div> </div> <p style="text-align: right; margin-top: 10px;">5-10-2015</p>	<p style="text-align: center;">Registered Number</p> <p style="text-align: center; font-size: 24px; font-weight: bold;">167681</p>
---	--	--

FIRST FLOOR

SCALE 1:250

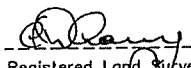




THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

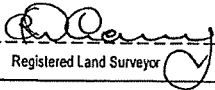
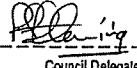
- THE FACE OF WALLS LABELLED AA & AB
- THE OUTSIDE FACE OF CONCRETE SLABS LABELLED AC
- THE CENTRE OF WALLS LABELLED BC, AE, EF & AH
- THE PROLONGATION OF FACE OF WALL TO CENTRE OF WALL LABELLED BH & AF

THE VERTICAL LOT BOUNDARIES EXTEND FROM CENTRE OF THE FLOOR BELOW TO THE CENTRE OF THE CEILING ABOVE, EXCEPT FOR THE HATCHED PORTION WHICH EXTENDS FROM THE CENTRE OF THE FLOOR BELOW TO THE PROLONGATION OF THE CENTRE OF THE CEILING ABOVE.


Registered Land Surveyor

23/7/15

Date

STRATA PLAN		STRATA TITLES ACT 1998		Registered Number <div style="font-size: 1.2em; font-weight: bold;">167681</div>	
NEW SHEET 5 OF 5 SHEETS M548007					
NAME OF BODY CORPORATE: STRATA CORPORATION No. 167681 , 15 LANSLOWNE CRESCENT, WEST HOBART ADDRESS FOR THE SERVICE OF NOTICES: 15 LANSLOWNE CRESCENT, WEST HOBART, TAS 7000					
SURVEYORS CERTIFICATE INOEL DENNIS LEARY..... of.....HOBART..... a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.		COUNCIL CERTIFICATE I certify that theHOBART CITY..... Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998			
 Registered Land Surveyor	<u>6/11/15</u> Date	<u>7059</u> Ref No.	 Council Delegate	<u>1/12/2015</u> Date	<u>P/15/666</u> v.d.10 Ref No.
GENERAL UNIT ENTITLEMENTS					
LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT		
1	58	26	44		
2	39	27	46		
3	39				
4	32				
5	39				
6	40				
7	44				
8	67				
9	40				
10	40				
11	40				
12	41				
14	40				
15	41				
19	45				
20	44				
21	44				
22	45				
23	44				
24	44				
25	44				
		TOTAL	1000		

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 154144</p>
---	--

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.


Lot 2 is subject to a Right of Drainage (appurtenant to the Hobart City Council) over the drainage easement 2.00 wide shown on the plan.

Signed for and on behalf of
MILLIGWYN PTY LTD in
accordance with Section 127
of The Corporations Act.


Director (Martin Grant Fearn)


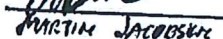

Director (Andrew Paul Bryan McCullagh)

EXECUTED BY
AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by BEING
Signed by an employee of ANZ:
STEPHEN NOEL MUIR
(who hereby certifies that
he has received no notice
of revocation of POWER
OF ATTORNEY NO. PA9853
under which this instrument
is signed) in the presence of:



ALLAN RATCHFORD
Bank Officer, 40 Elizabeth Street, Hobart

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By an employee of ANZ

EXECUTED by Secure Soundings Pty Ltd
by being Signed by Michael Goerner
who hereby certifies that he has
received no notice of revocation of
POWER OF ATTORNEY NO: PA3512 Under
which this instrument is signed


MICHAEL GOERNER
in the presence of

MARTIN JACOBSEN

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: MILLIGWYN PTY LTD</p> <p>FOLIO REF: VOL. 232990 FOLIO 1</p> <p>SOLICITOR & REFERENCE: MURDOCH CLARKE Per: LNG</p>	<p>PLAN SEALED BY: HOBART CITY COUNCIL</p> <p>DATE: 4 APRIL 2008</p> <p>616.07</p> <p>REF NO. </p> <p>MANAGER SURVEYING SERVICES</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

From: Nigel Burrridge <nigelb@stratacomplete.com.au>
Date: Wednesday, 10 October 2018 at 4:26 pm
To: "mahni@neuroads.com" <mahni@neuroads.com>
Cc: Strata Complete Pty Ltd <manager@stratacomplete.com.au>
Subject: Application to run visitor accommodation in unit 6

Hi Mahni,

We acknowledge receipt of your advice and will pass it on to Committee seeking their instructions, if any.

You should please read the registered By Laws and house rules of the strata which contain a number of clauses which are relevant to the use you propose.
Copies of these are attached for your information.

Regards
Nigel Burrridge
Certified Strata Community Manager

Strata Complete Pty Ltd
21/33 Salamanca Place
Battery Point Tasmania 7004
Tel (03) 6224 8366

www.stratacomplete.com.au

