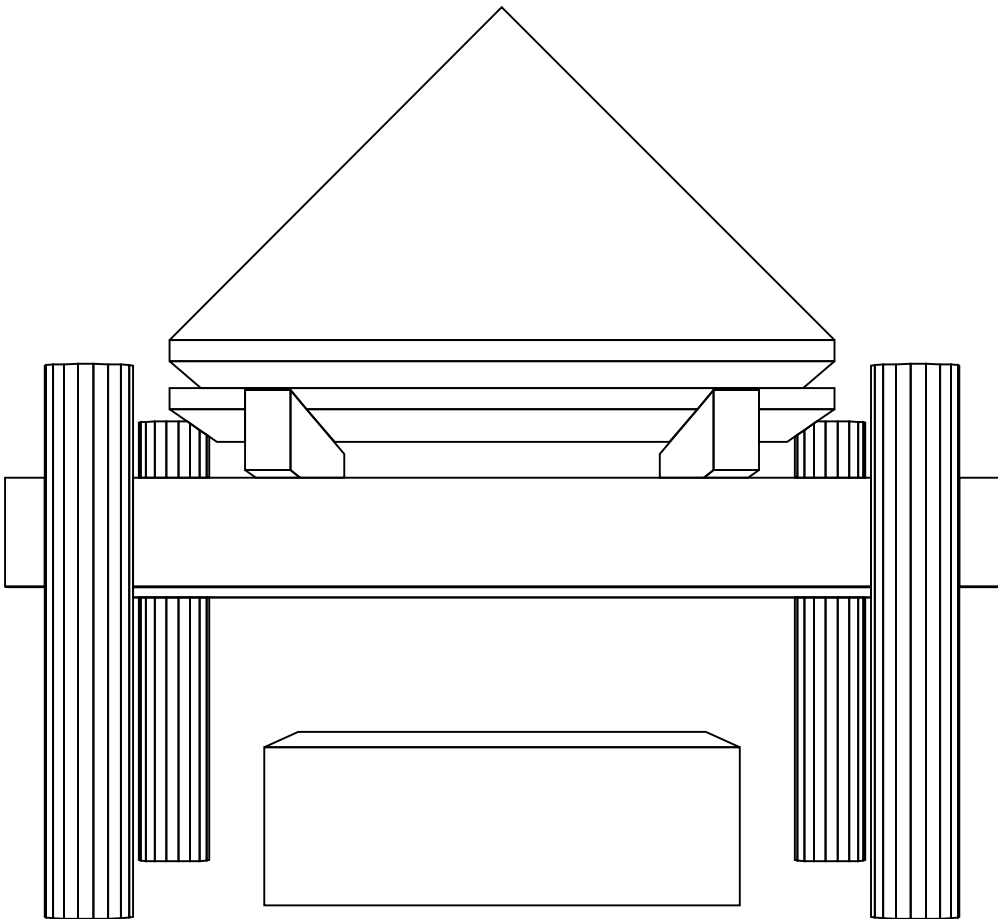


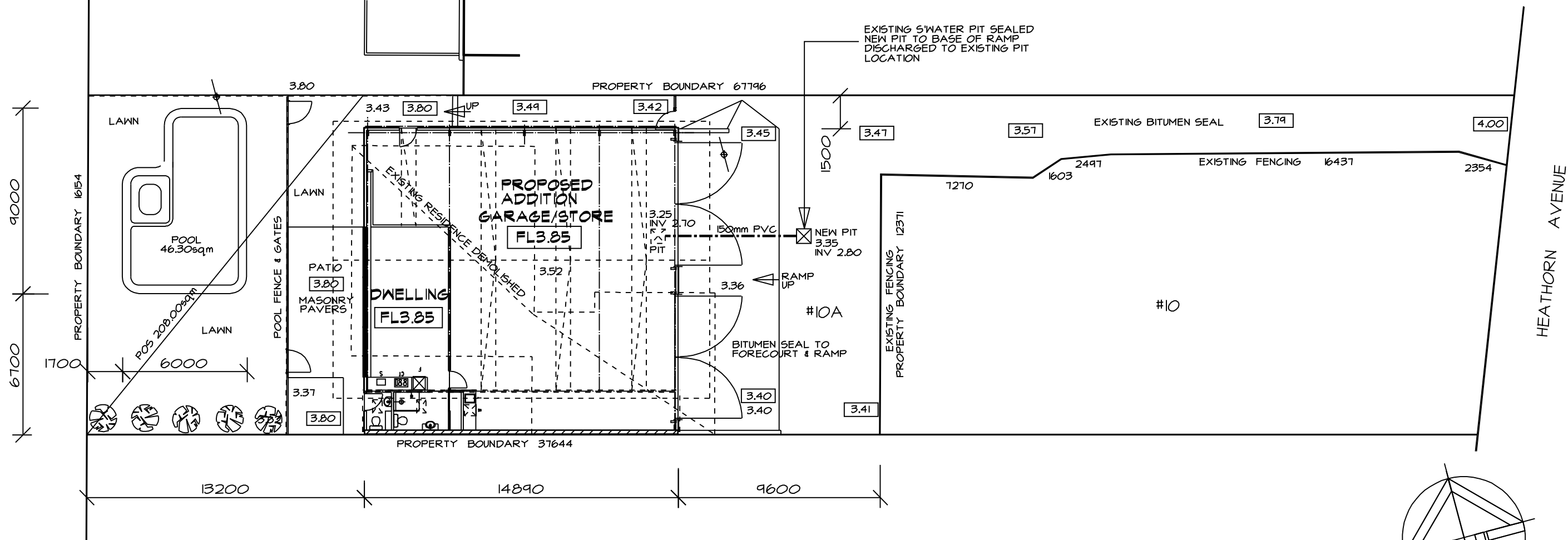
TONY PARKER

6A ELBODEN STREET SOUTH HOBART

(Ph) 0419 583048



DOBSON ADDITION
10A HEATHORN AVE
SANDY BAY



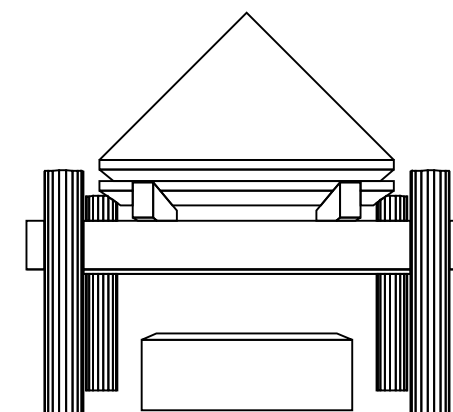
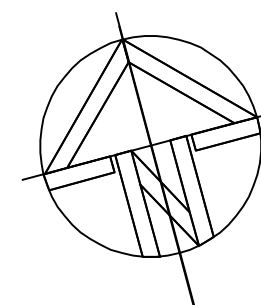
SITE PLAN
1:200

DOBSON ADDITION
10A HEATHORN AVE.
SANDY BAY

1:200

AREA SCHEDULE

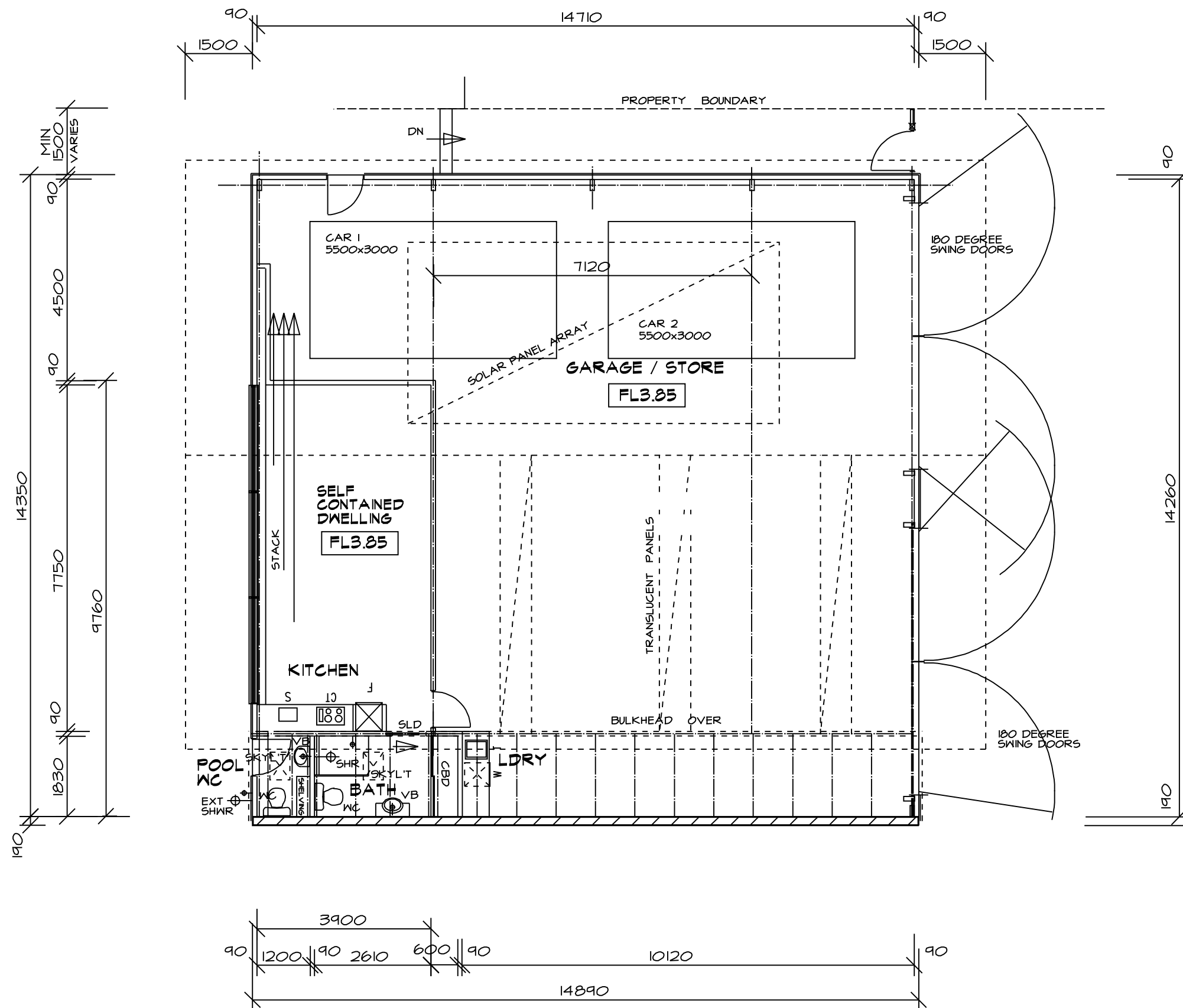
SITE	608.10sqm
FLOOR	219.00sqm
COVERAGE	245.00/608.18 40.28%
PERVIOUS	+/- 160.00sqm 26.31%



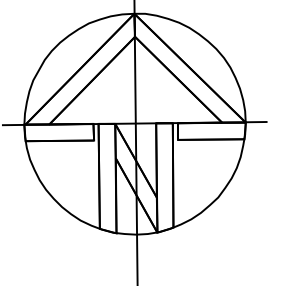
PD2365/1

TONY PARKER

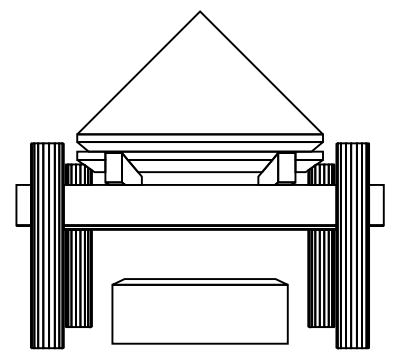
6A Elboden St
SOUTH HOBART 7004
(mob) 0419 583 048



FLOOR PLAN
1:100



NOVEMBER 2019



TONY PARKER

6A Elboden St
SOUTH HOBART 7004

(mob) 0419 583 048

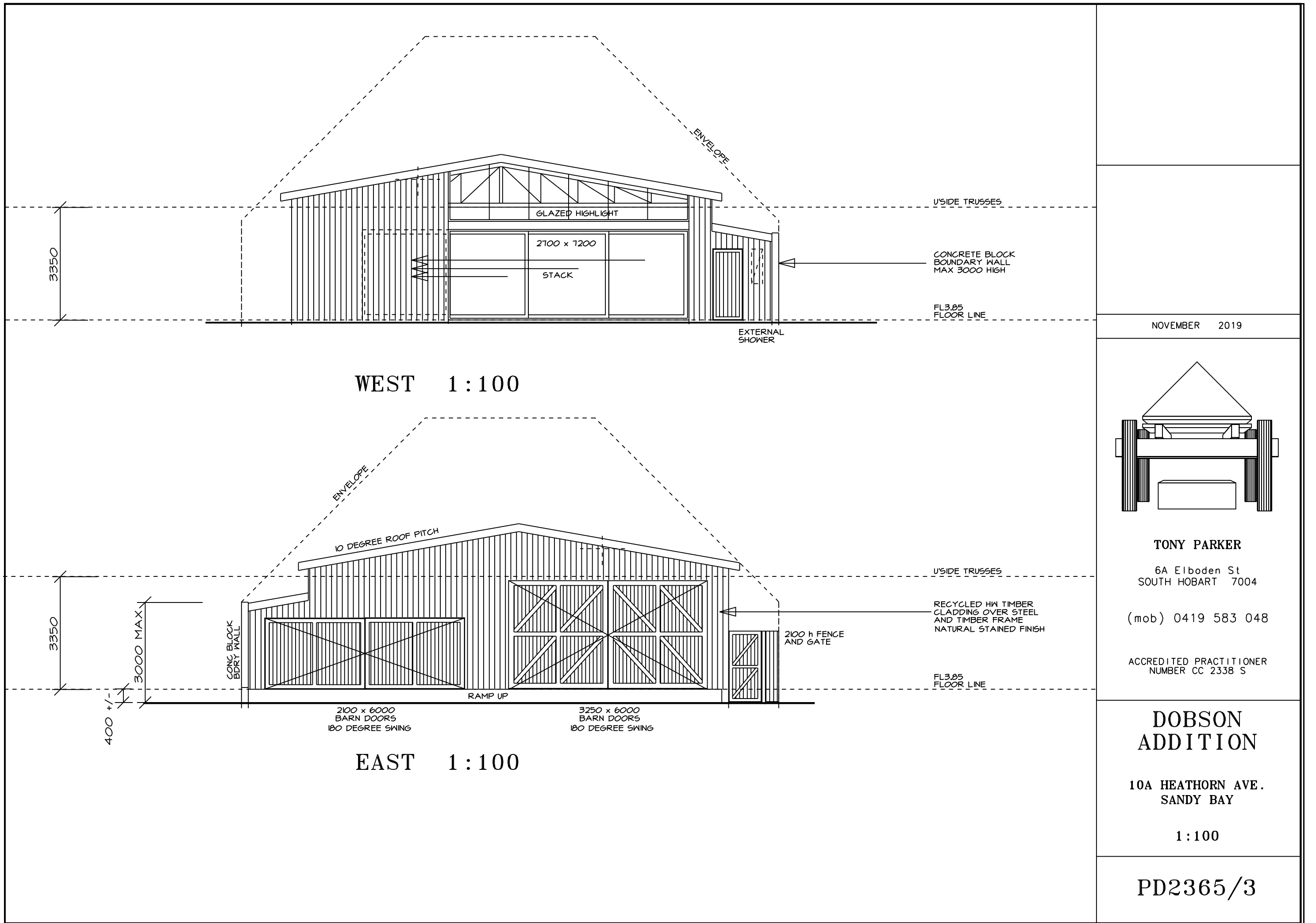
ACCREDITED PRACTITIONER
NUMBER CC 2338 S

DOBSON
ADDITION

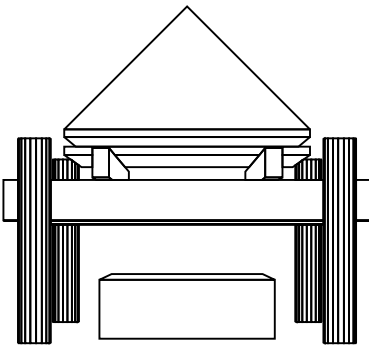
10A HEATHORN AVE.
SANDY BAY

1:100

PD2365/2



NOVEMBER 2019



TONY PARKER

6A Elboden St
SOUTH HOBART 7004

(mob) 0419 583 048

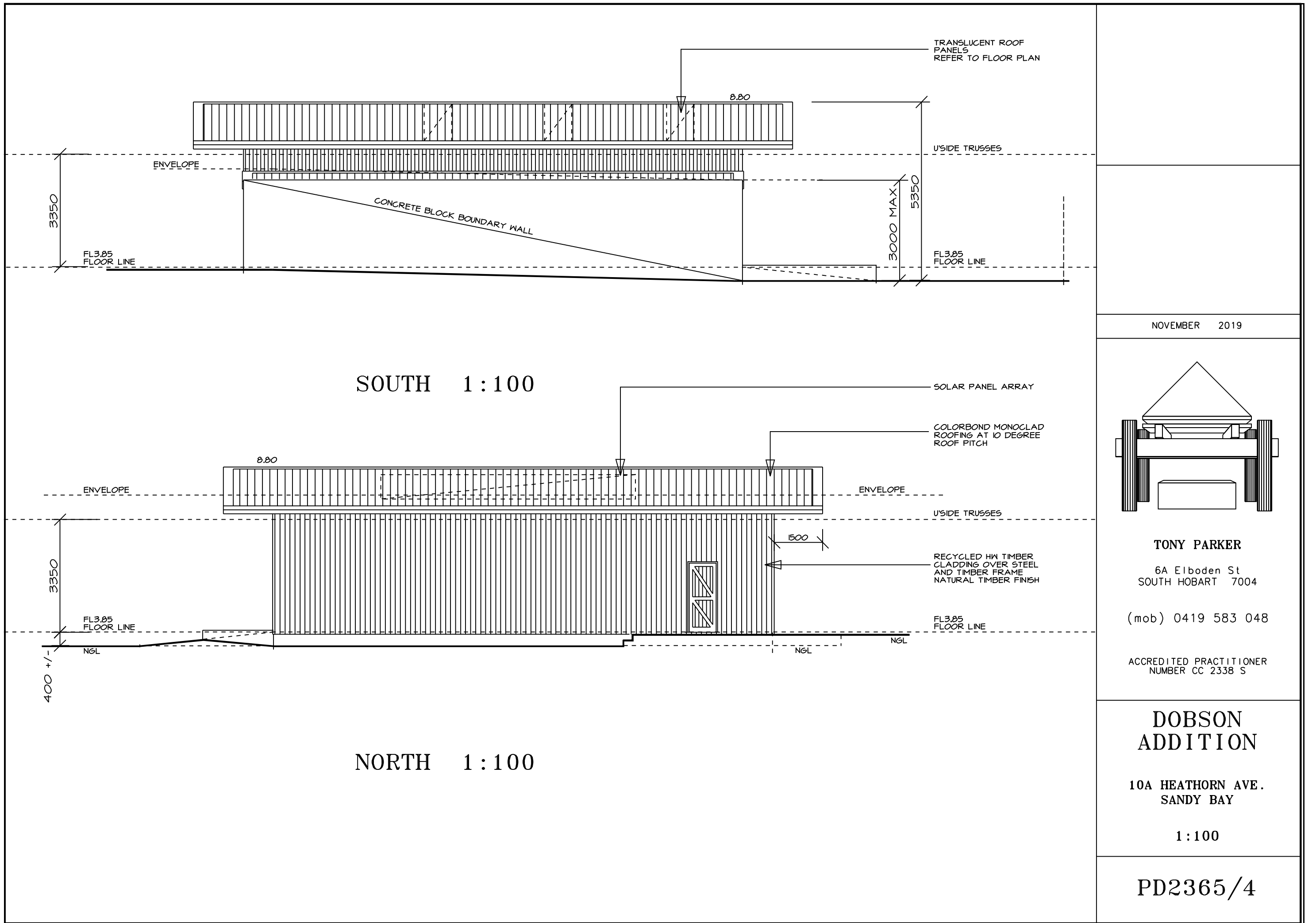
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NUMBER CC 2338 S

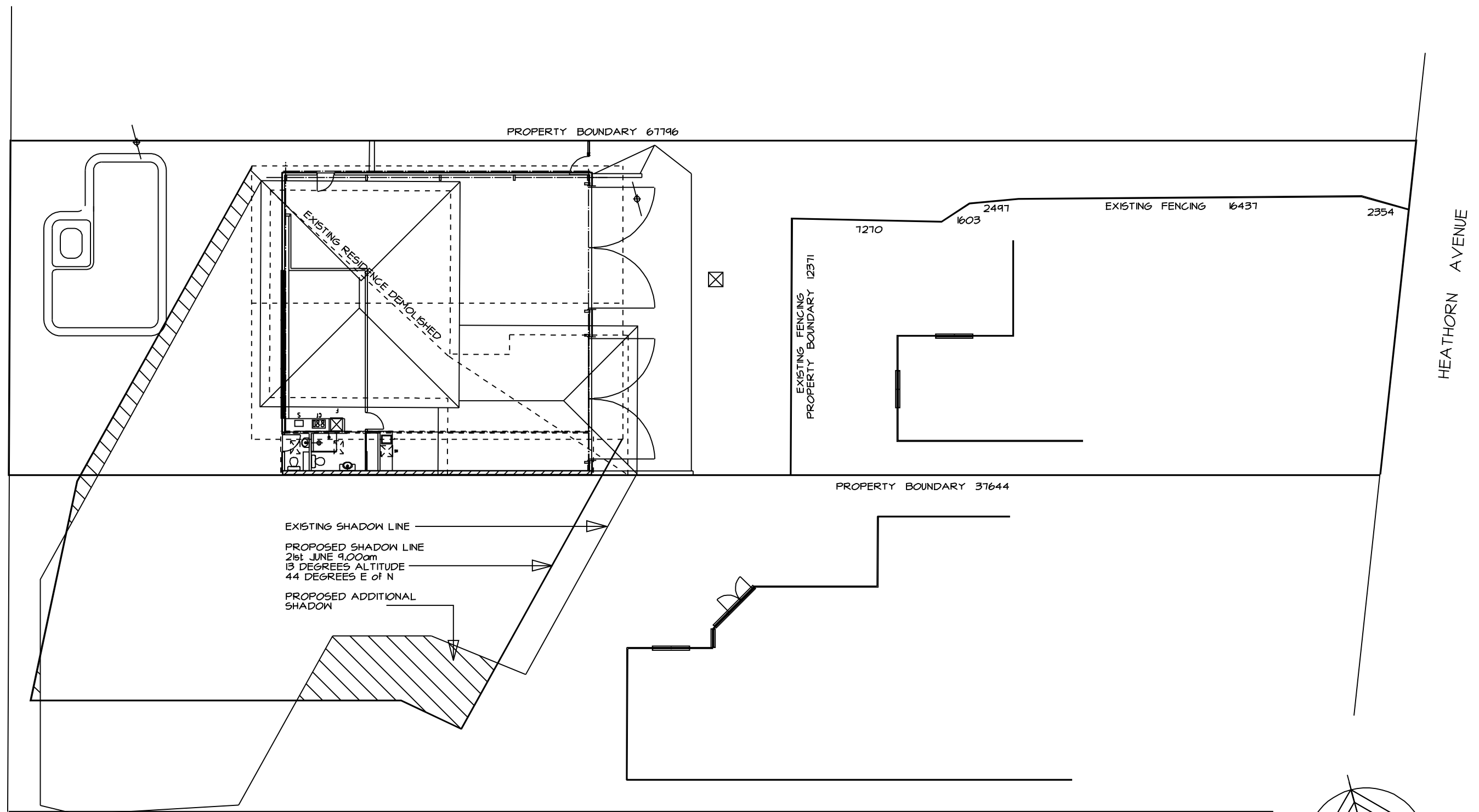
DOBSON
ADDITION

10A HEATHORN AVE.
SANDY BAY

1:100

PD2365/3



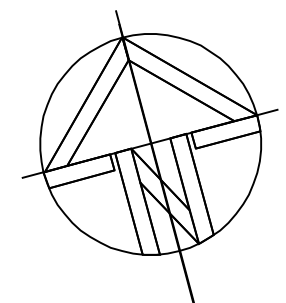
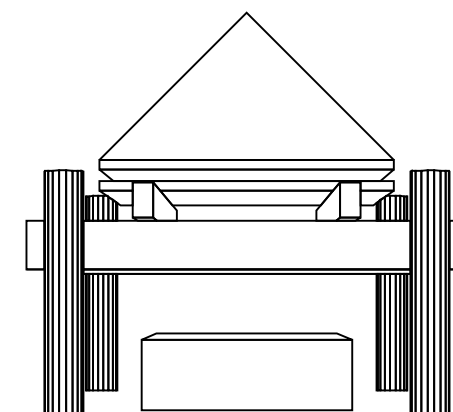


SHADOW DIAGRAM 1:200

21st JUNE 9.00am

DOBSON ADDITION
10A HEATHORN AVE.
SANDY BAY

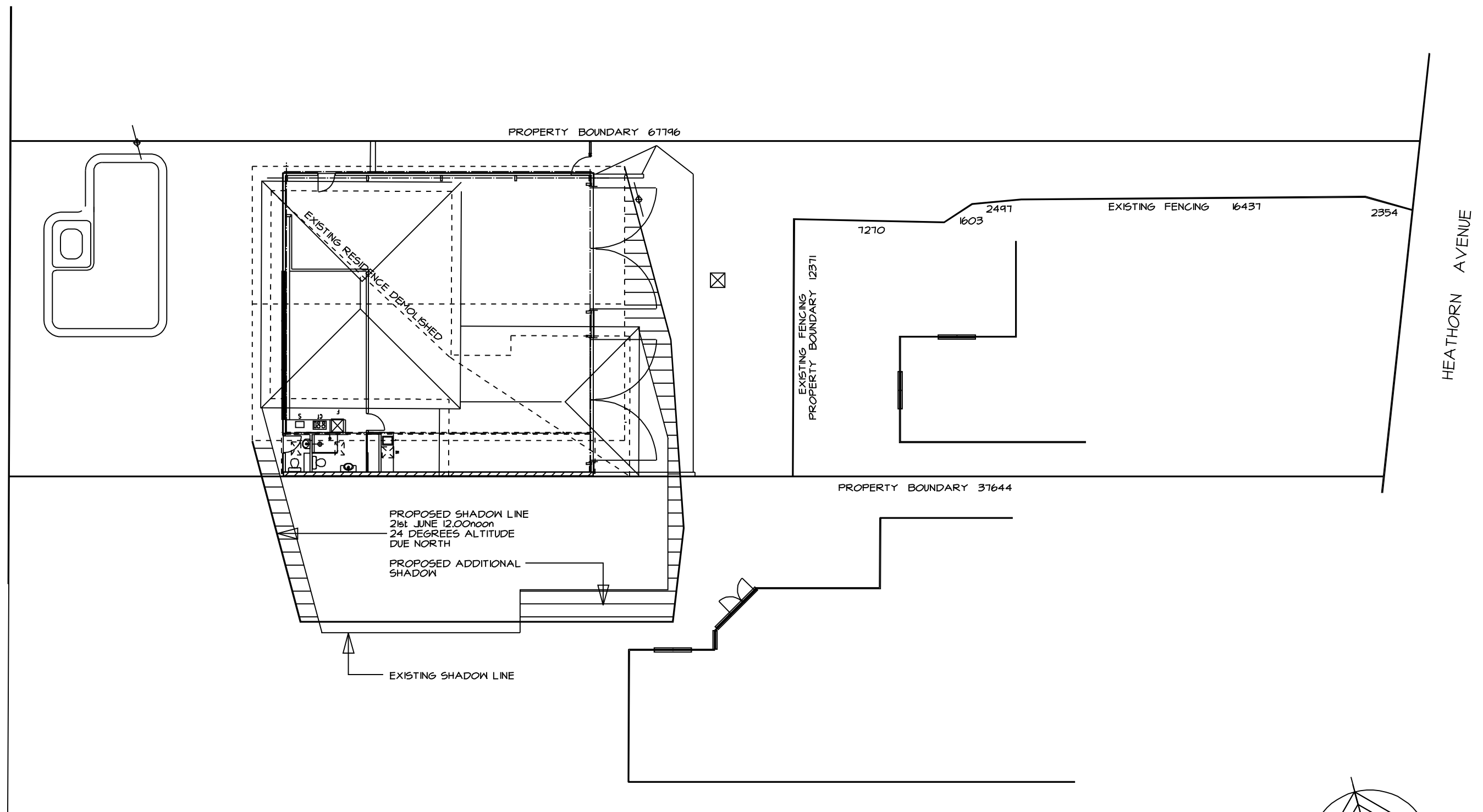
1:200



PD2365/S9

TONY PARKER

6A Elboden St
SOUTH HOBART 7004
(mob) 0419 583 048

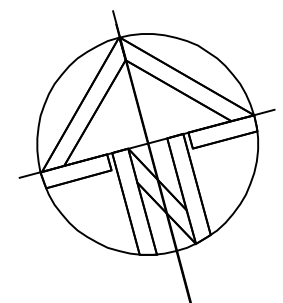
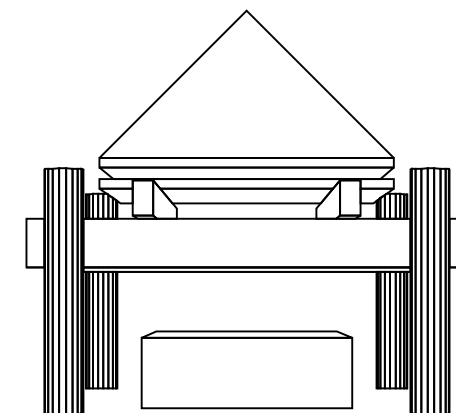


SHADOW DIAGRAM
1:200

21st JUNE 12.00noon

DOBSON ADDITION
10A HEATHORN AVE.
SANDY BAY

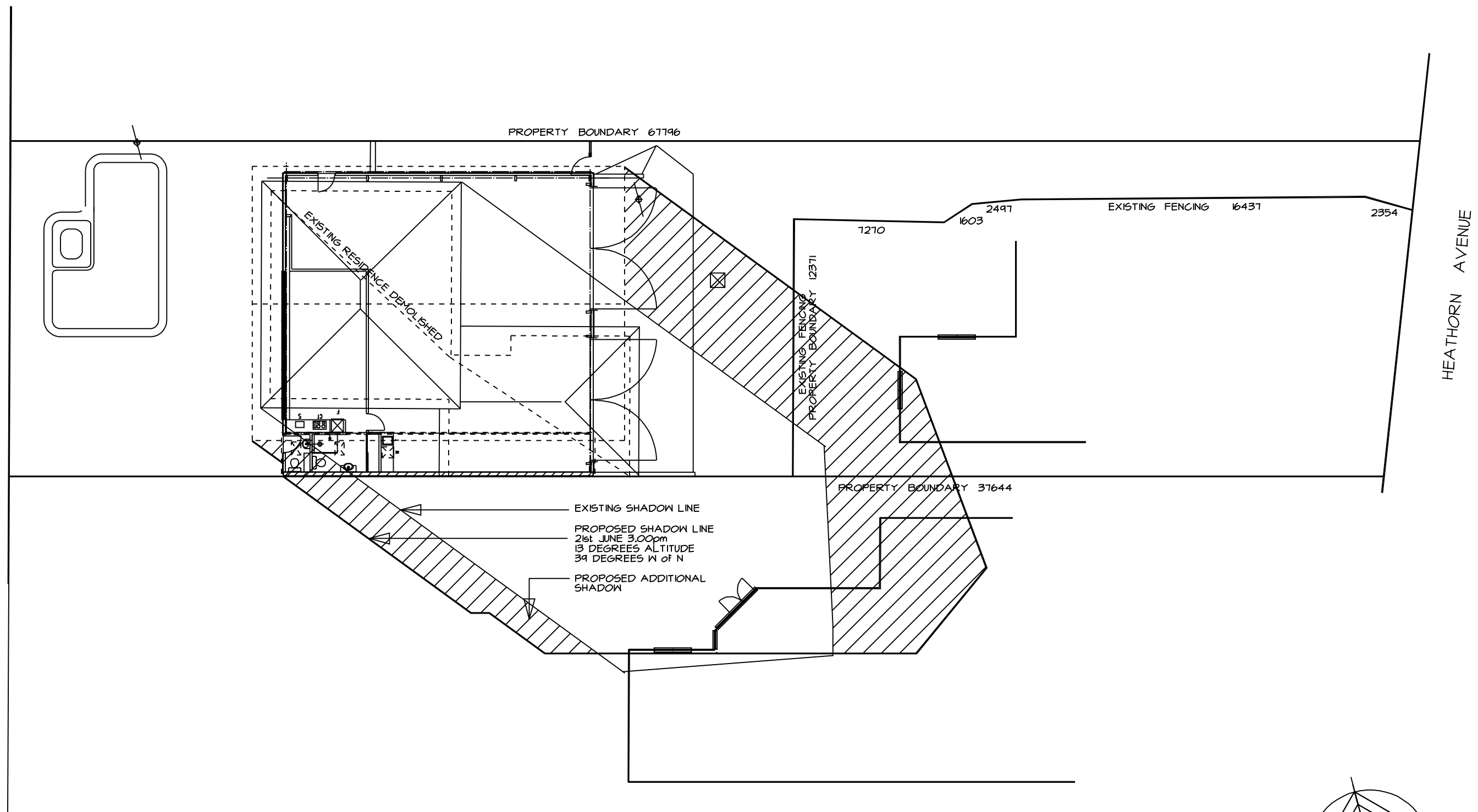
1:200



PD2365/S12

TONY PARKER

6A Elboden St
SOUTH HOBART 7004
(mob) 0419 583 048

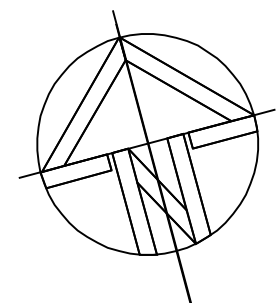
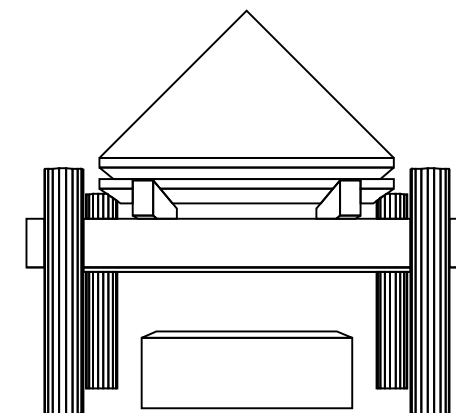


SHADOW DIAGRAM
1:200

21st JUNE 3.00pm

DOBSON ADDITION
10A HEATHORN AVE.
SANDY BAY

1:200



PD2365/S3

TONY PARKER

6A Elboden St
SOUTH HOBART 7004
(mob) 0419 583 048

SEARCH OF TORRENS TITLE

VOLUME 105491	FOLIO 1
EDITION 13	DATE OF ISSUE 28-Mar-2019

SEARCH DATE : 15-Jan-2020

SEARCH TIME : 12.04 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Strata Plan 105491 and a general unit entitlement operating for all purposes of the Strata Scheme being a 3 undivided 1/5 interest

Derived from Strata Plan 105491

Derivation : Part of 34 Acres 1 Rood Granted to H.Boucher and Part of 2 Acres Granted to C.S.Parsons.

SCHEDULE 1

M744016 TRANSFER to SARAH EMMA DOBSON Registered
28-Mar-2019 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 105491 folio 0

B316911 BENEFITTING EASEMENT:Right of Carriageway over the Right of Way (Variable Width) on Diagram No.41078

E171271 MORTGAGE to Commonwealth Bank of Australia
Registered 28-Mar-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 105491	FOLIO 0
EDITION 4	DATE OF ISSUE 20-Aug-1998

SEARCH DATE : 15-Jan-2020

SEARCH TIME : 12.04 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 105491

Derivation : Part of 34 Acres 1 Rood Granted to H.Boucher and
Part of 2 Acres Granted to C.S.Parsons.

Prior CT 2842/33

SCHEDULE 1

STRATA CORPORATION NO. 105491, 10 HEATHORN AVENUE, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B316911 BENEFITTING EASEMENT:Right of Carriageway over the
Right of Way (Variable Width) on Diagram No.41078

B755116 Notification of Change of By-Laws affecting Stratum
Plan No 105491 Registered 24-May-1994 at noon

C100562 APPLICATION by owners to amend strata plan
Registered 03-Jul-1998 at 12.01 PM

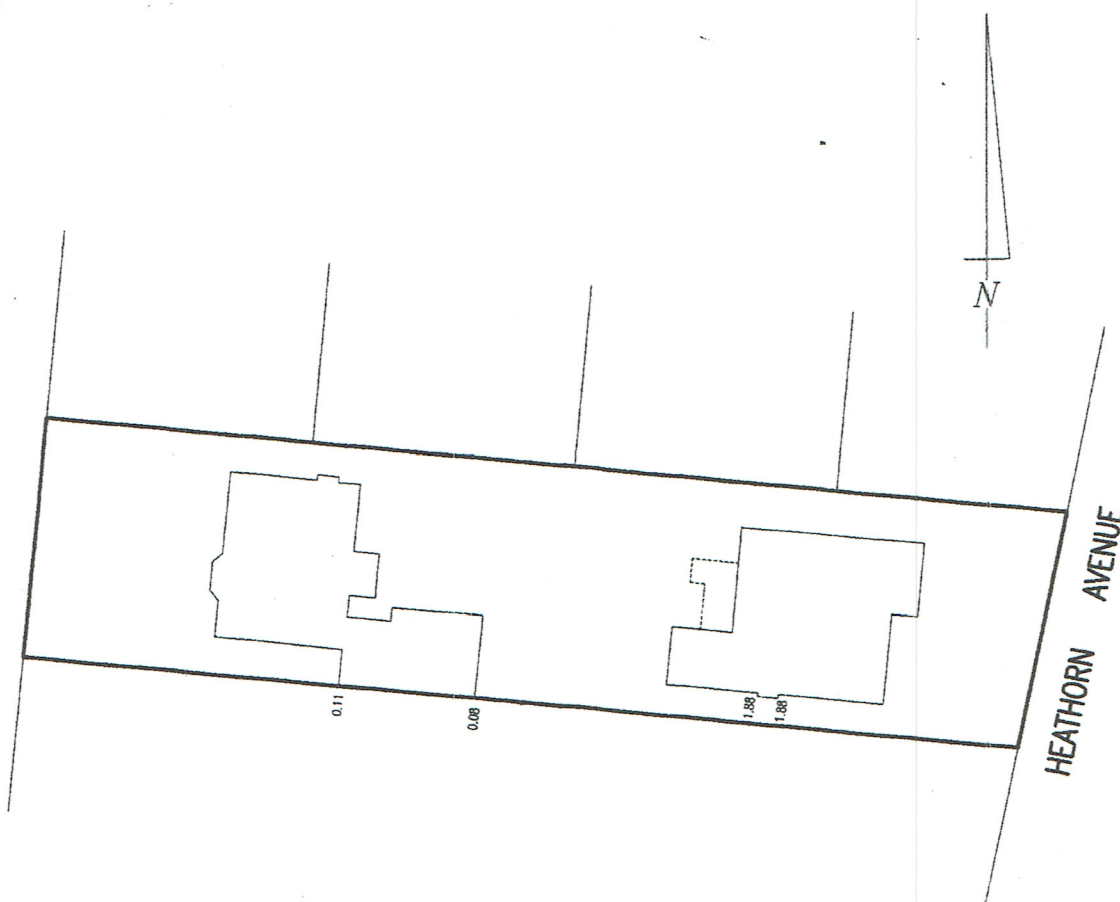
C579392 APPLICATION by body corporate to amend strata plan
Registered 27-Jul-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN HOBART SUBURB SANDY BAY FOLIO REFERENCE SITE COMPRISES THE WHOLE OF LOT 5 ON PLAN No. 22/39 T.S.		STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 105491
		NAME OF BUILDING 10 Heathorn Avenue, Hobart		REGISTERED 6-OCT-1993 (Sgd) Michael Dixon Recorder of Titles.
MAPSHEET MUNICIPAL CODE No. 114 (5274-rs)	LAST UPI No. 2111626	SCALE 1:300	LENGTHS IN METRES	

SITE PLAN



NOTES: ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN
2.00 METRES TO BE SHOWN ON SHEET 1.
~~THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN~~
~~THE STRATUM PLAN/BODY CORPORATE FOLIO.~~
~~FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN ENDORSEMENTS.~~

STRATA DEVELOPMENT CONTRACT No.
(IF APPLICABLE)

LODGED BY CHRISTINE MONKS

STRATA PLAN

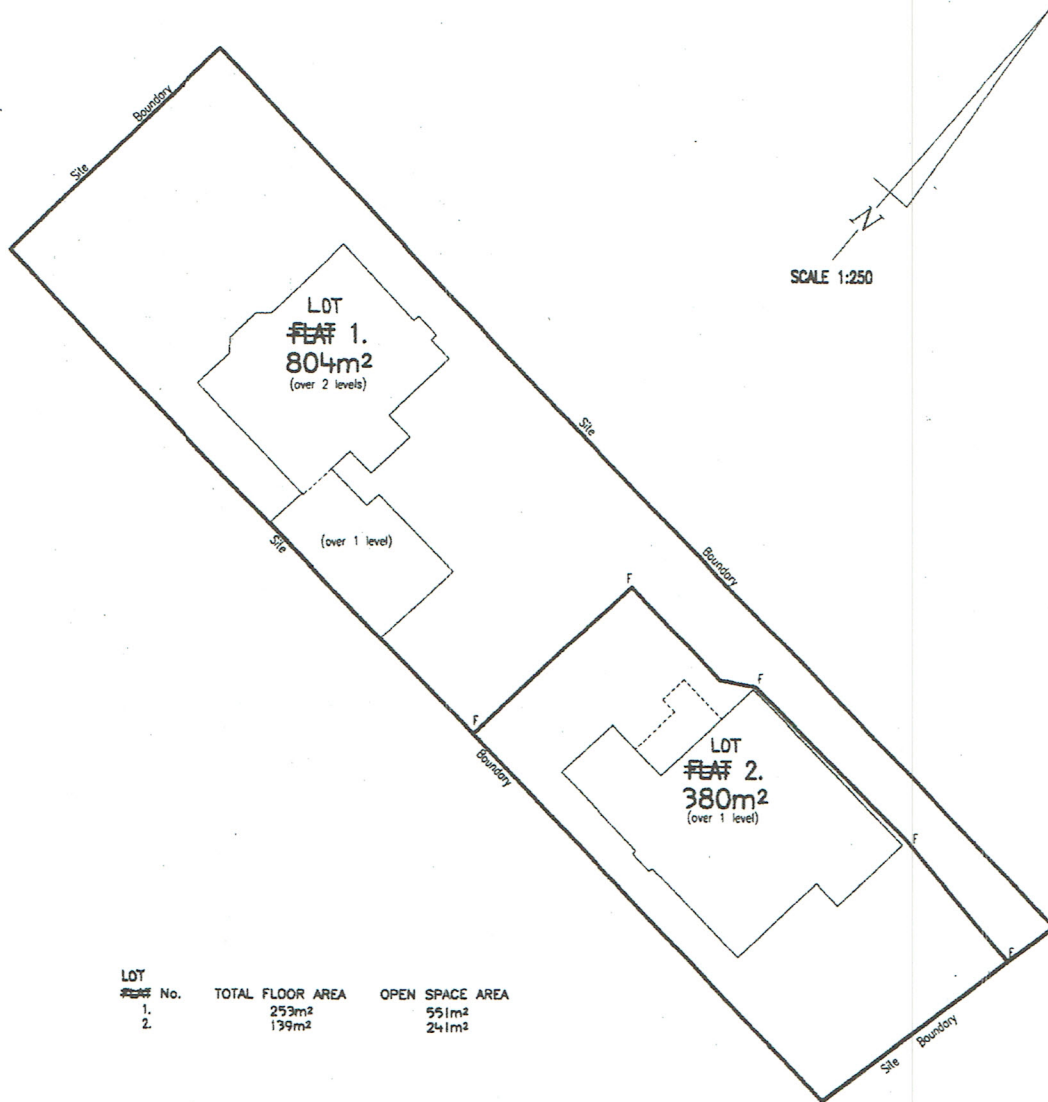
SHEET 2 OF 3 SHEETS

[Signature]
SURVEYING SERVICES MANAGER

STRATA TITLES ACT 1988

Registered Number

105491



LOT No.	TOTAL FLOOR AREA	OPEN SPACE AREA
1.	253m ²	551m ²
2.	139m ²	241m ²

DESCRIPTION OF BOUNDARIES
 HORIZONTAL BOUNDARIES OF LOTS ARE SHOWN BY HEAVY UNBROKEN LINES.
 THE BOUNDARIES OF EACH LOT EXTEND—
 A. HORIZONTALLY ALONG SITE BOUNDARIES AND ALONG BOUNDARIES MARKED FF AS DEFINED BELOW
 BOUNDARIES MARKED FF ARE ALONG THE CENTRE OF FENCES
 B. VERTICALLY FROM TWO METRES BELOW GROUND LEVEL TO A HEIGHT OF FIFTEEN METRES ABOVE GROUND LEVEL

105491

SANDY BAY 7005

COUNCIL CERTIFICATE

ref no.

TOTAL ENTITLEMENTS FOR STRATUM PLAN = 5