

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1470

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2284 97

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

CITY OF HOBART

TWENTY SIX PERCHES AND SIX TENTHS OF A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

CHARLES ROBERT CLYDESDALE of Hobart, Hotelkeeper.

ACTING DEPUTY

SECOND SCHEDULE (continued overleaf)

NIL

E OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

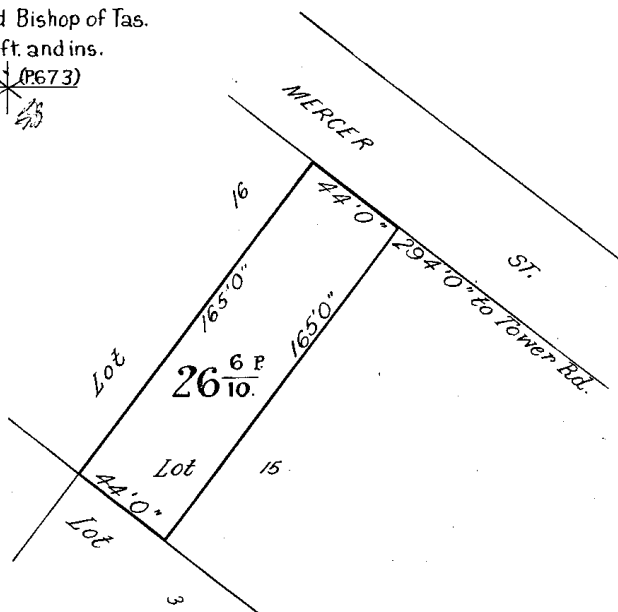
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

204421

Part of 33A. 3R. OR.
Gtd. to The Lord Bishop of Tas.
Meas. in ft. and ins.

(P673)



1st Edition. Registered

10 NOV 1967

Derived from C. T. Vol. 311 Fol. 42 - Transfer A274428 - R. R. Perkins.

SEARCH OF TORRENS TITLE

VOLUME 204421	FOLIO 1
EDITION 6	DATE OF ISSUE 20-Aug-2024

SEARCH DATE : 17-Jul-2025

SEARCH TIME : 02.26 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan [204421](#)

Derivation : Part of 33A-3R-0P Gtd. to The Mord Bishop of Tas.

Prior CT [2284/97](#)SCHEDULE 1

[N208833](#) TRANSFER to OLEKSANDR VALUYEV and LILIA ALEXANDROVNA
WATT Registered 20-Aug-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E390259](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 20-Aug-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Property report for 8 MERCER ST NEW TOWN TAS 7008



Property Identification

Number

5510261

Locality

New Town

Planning Zones

11.0 Inner Residential

Total Area

677 sqm

Certificate of Title Reference

(Volume/Folio)

204421/1

Municipality

Hobart

Planning Codes

Overlay

Heritage Precinct

Planning

Scheme

Interim Planning Scheme

This property is in the **11.0 Inner Residential** planning zone under the Hobart Interim Planning Scheme.

The Interim Planning Scheme sets out provisions that regulates the use or development of land in that area, identifying how the land can be used and what development can occur.

Location Information

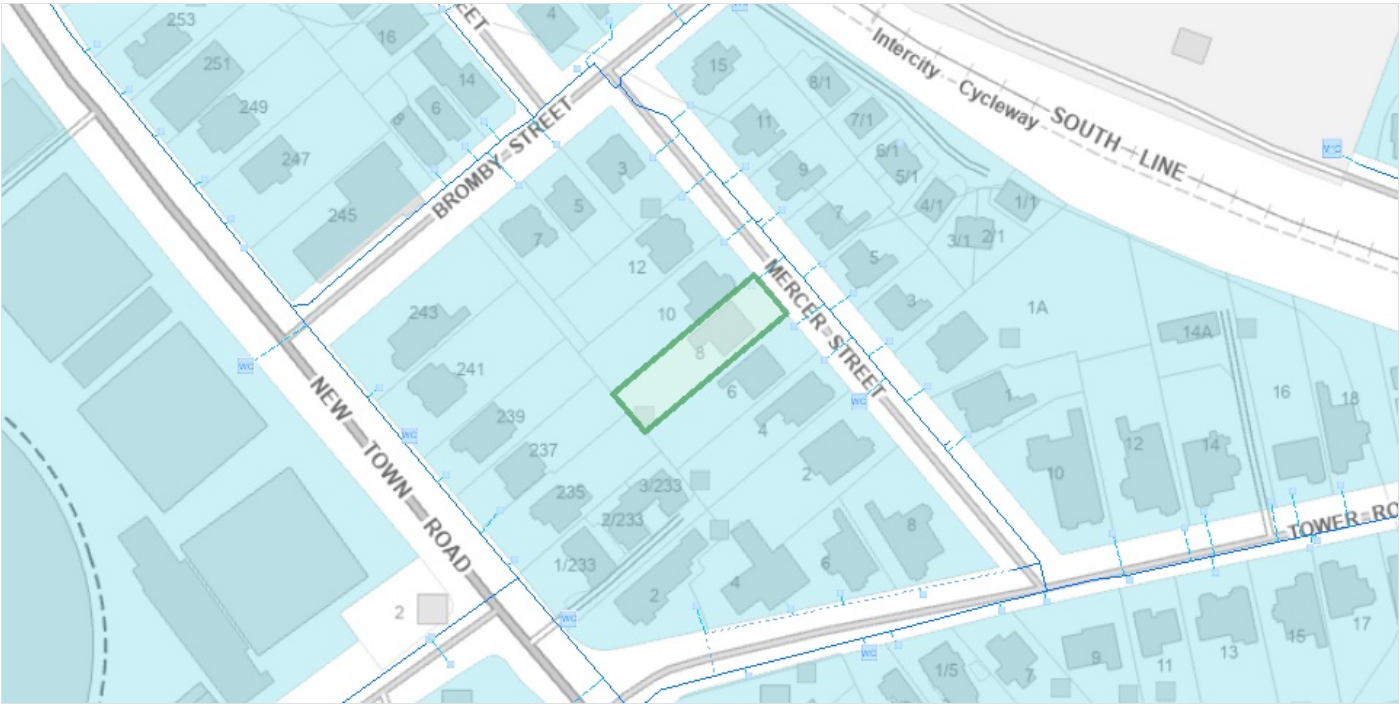
Interim Planning Scheme Zone



Interim Planning Zone

Zone	11.0 Inner Residential
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TasWater - Water Service



TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

MATERIAL	PE100
DIAMETER	25

TasWater - Customer Connection Point

The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

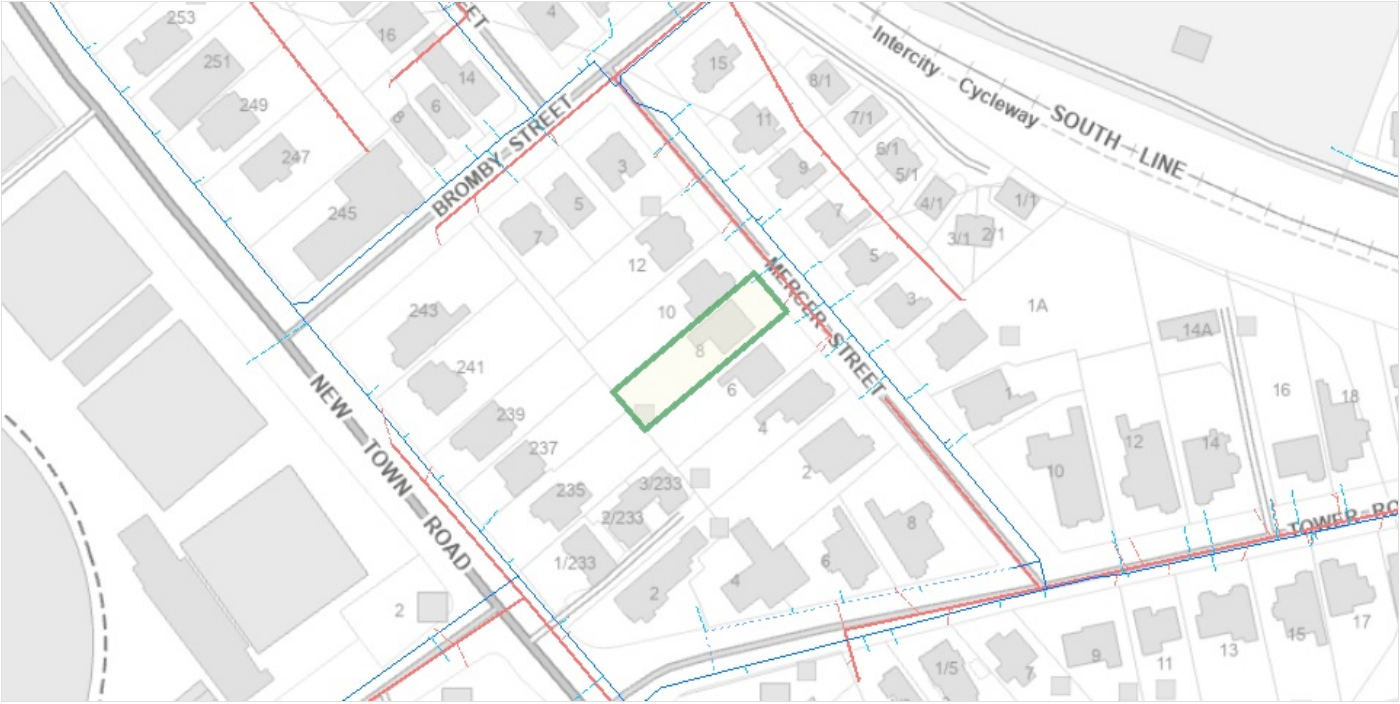
Location ID	L23475
Water Connection Size	20mm

TasWater - Water Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The blue shading on the map indicates water serviced properties. The property is connected to, or is able to connect to the TasWater water supply network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See <https://www.taswater.com.au/Customers/Serviced-Land> for further information.

Service Type	Full Service
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TasWater infrastructure



TasWater - Sewer Lateral Line

The lateral line indicates the property service pipe that begins at the sewer main and ends at the customer connection point. This is displayed on the map as a thin red line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

DIAMETER	-1
MATERIAL	Unknown

TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

MATERIAL	PE100
DIAMETER	25

The purpose of this code is to recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.

Heritage Precinct

The Tas Gas Networks Distribution Pipe is displayed on the map as blue and red lines. The presence of the Distribution Pipe indicates that the property may be serviced with natural gas. You must not undertake any excavation of ground within 25 meters of the Distribution Pipe without requesting information from Before You Dig Australia and contacting the asset owner on (03) 6336 9350.

TasWater infrastructure



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DIAMETER	-1
MATERIAL	Unknown

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MATERIAL	PE100
DIAMETER	25


Property History

Application	Issue Date
Certificate of Likely Compliance - Plumbing Work (Form 19)	Jun 11, 2025
Planning Permit	Nov 27, 2024

Council Details

The local council where your property is located can provide advice on a proposed project.

Councils also may manage particular local information, such as local heritage places, flood maps and storm water information, which may affect development on the property. To see more information about what is unique to your council area, go to the City of Hobart website or contact the council to speak to an officer prior to beginning your development.



Hobart City Council
Mailing address
16 Elizabeth Street
Hobart Tasmania 7001

Work: (03) 6238 2711

Disclaimer

This enquiry tool is a guide only and is not a substitute for professional advice.

This enquiry tool only provides information for common developments undertaken individually, for example, building a deck.

The Tasmanian Planning Commission, a court, council or other relevant authority may have an interpretation of the law that is different from the information provided as part of this enquiry tool.

You should always confirm that you are permitted to commence a development by contacting a relevant authority who may be:

- the local council; or
- an independent Licensed Professional