

CITY OF HOBART SUBURB OF SANDY BAY SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. D47393		STRATA PLAN NEW SHEET 1 OF 6 SHEETS PURSUANT TO (M819451)		Registered Number 129998
NAME OF STRATA SCHEME 54 NICHOLAS DRIVE, HOBART		STRATA TITLES ACT 1998 REGISTERED 1-MAY-1998 <i>Alie Kara</i> Recorder of Titles		
MAPSHEET MUNICIPAL CODE No. 114 (5224-13)	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.

STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) NA	<i>[Signature]</i> Council Delegate	17-3-2020 Date	<i>[Signature]</i> 27/1/20 Registered Land Surveyor	Date
	LODGED BY LEARY & COX SURVEYORS			

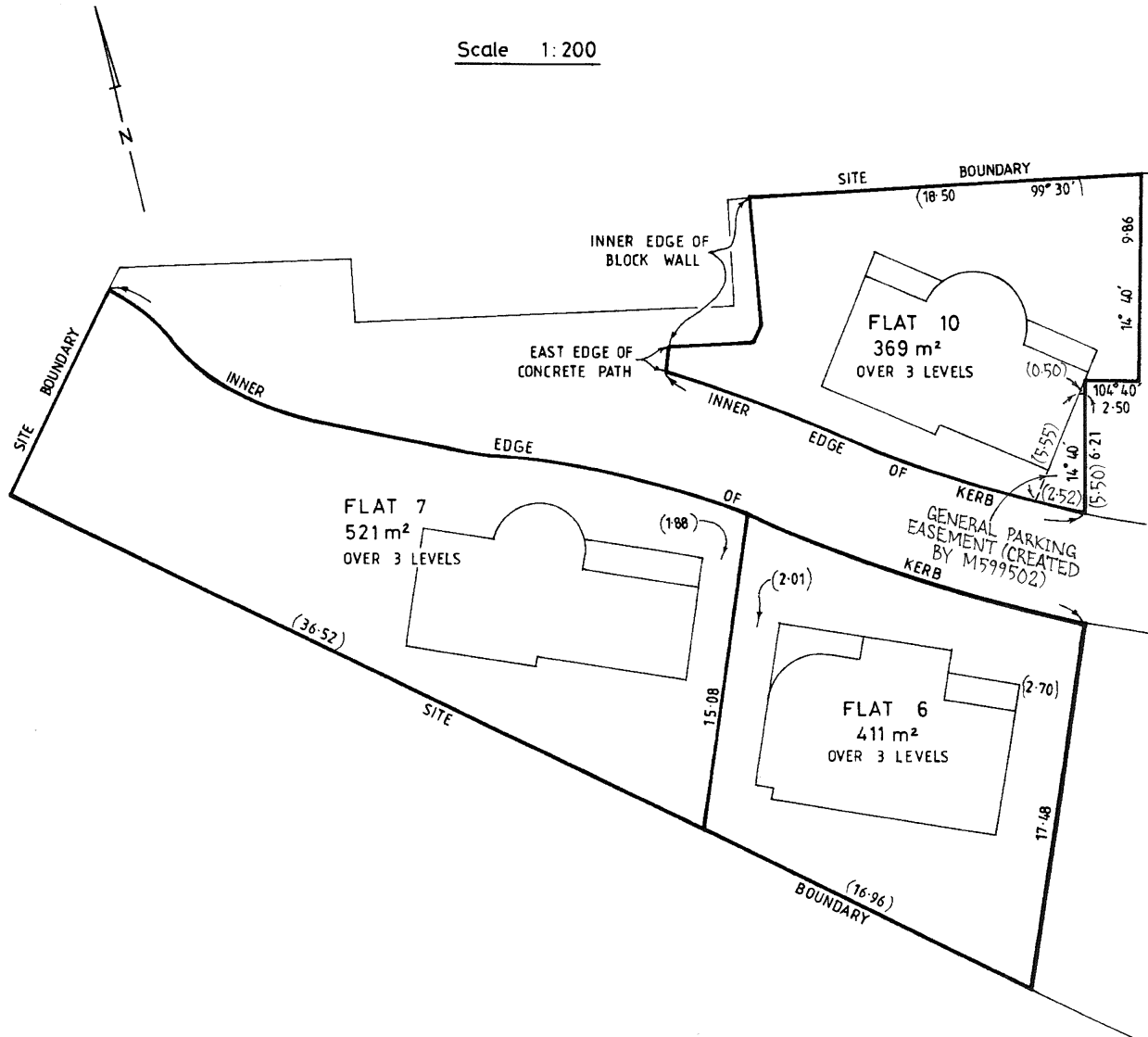
STRATUM PLAN

SHEET 2

Registered Number

129998

Scale 1:200



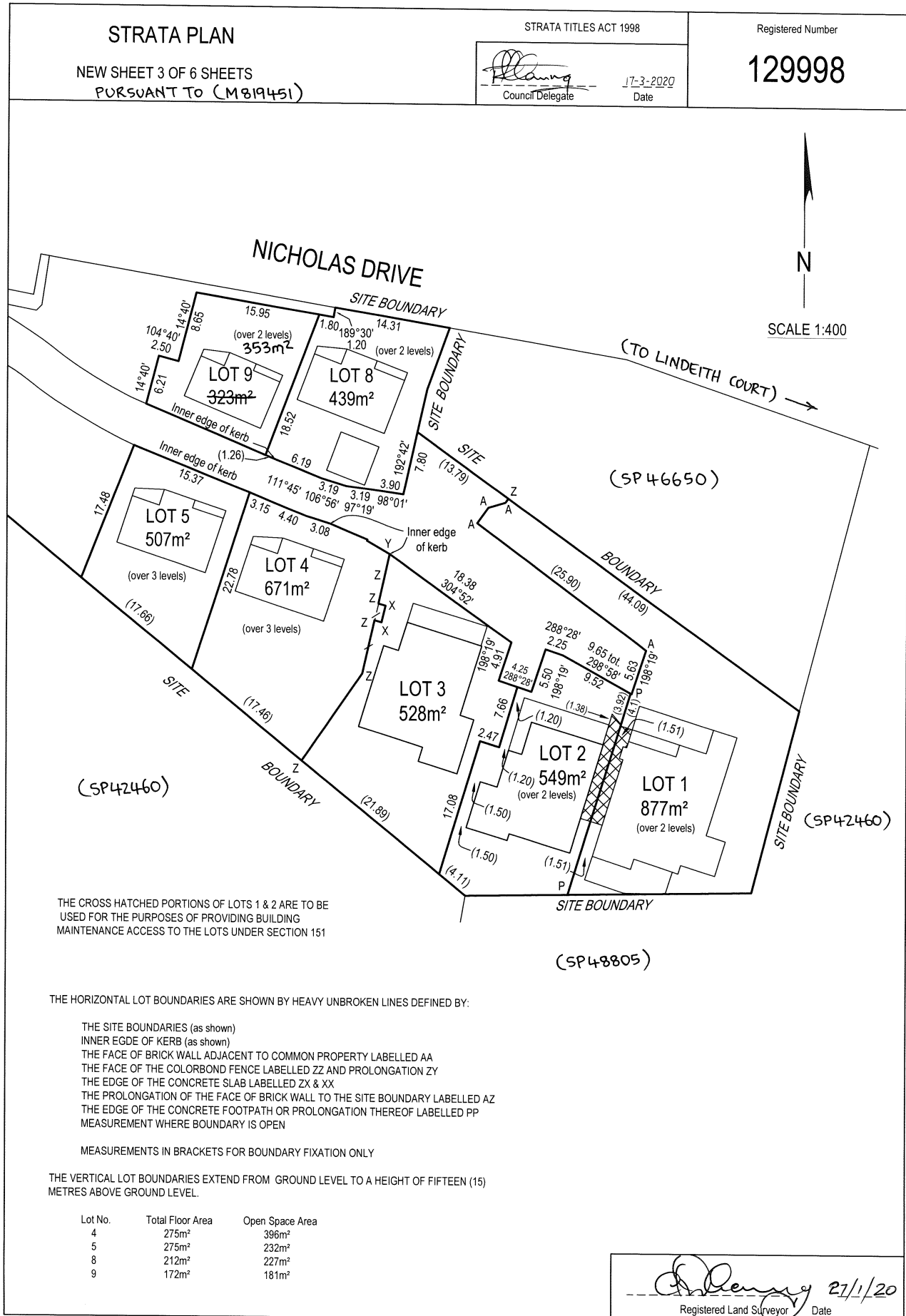
THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:-

- SITE BOUNDARIES
- INNER EDGE OF BLOCK WALL
- EAST EDGE OF CONCRETE PATH
- INNER EDGE OF KERB
- MEASUREMENT WHERE THE BOUNDARY IS OPEN

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL FLAT BOUNDARIES EXTEND FROM GROUND LEVEL TO 15.00 METRES ABOVE GROUND LEVEL

FLAT NO.	TOTAL FLOOR AREA	OPEN SPACE AREA
6	234 m²	177 m²
7	198 m²	323 m²
10	211 m²	158 m²



STRATA PLAN		STRATA TITLES ACT 1998			
NEW SHEET 4 PURSUANT TO (E110998)		129998			
NAME OF BODY CORPORATE: Strata Corporation #129998, 54 Nicholas Drive, Hobart.					
ADDRESS FOR THE SERVICE OF NOTICES: 54 Nicholas Drive, Sandy Bay 7005.					
SURVEYORS CERTIFICATE		Council Certificate			
I, <u>Anthony Owen Carrick</u> of <u>Hobart</u> a surveyor registered under the Land Surveyors Act 1909 certify that the building erected on the site and drawn on sheet 1 of this plan is within the external boundaries of the folio stated on sheet 1.		I certify that the <u>Hobart City</u> 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.			
<u>Lyn Bauck</u> Registered Surveyor	<u>25/09/00</u> date	<u>98156</u> ref no	<u>[Signature]</u> Surveying Services Manager <u>24.10.2000</u> date <u>7692628</u> ref no		
GENERAL UNIT ENTITLEMENTS					
LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT
4	1				
5	1				
6	1				
7	1				
8	1				
9	1				
10	1				
1	1				
100	2	(SEE SHEET 7)			
TOTAL ENTITLEMENTS FOR STRATA PLAN = 10					

STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

SHEET 5


129998

E64465

STRATA PLAN AMENDMENTS under section 19 of the Strata Titles Act 1998 relating to Strata Schemes

SURVEYORS CERTIFICATE

I, NOEL 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.



Registered Land Surveyor

25/6/13
Date

7373NL
Ref No.

COUNCIL CERTIFICATE

I certify that the HOBART 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


Council Delegate

31/1/2017
Date

8154/721
7692628
Ref No.

AMENDING SHEETS
BEING CERTIFIED

LOTS BEING
CREATED AND CERTIFIED

LOTS BEING
AMENDED AND CERTIFIED

3

1, 4

WARNING

THIS CERTIFICATE OF APPROVAL FOR LOT 1 IS ISSUED UNDER SECTION 31(3)(d) OF THE STRATA TITLES ACT AND IS NOT EVIDENCE THAT THE WORKS ON LOT 1 COMPLIED WITH THE REQUIREMENTS OF THE BUILDING ACT 2000 AT THE TIME WHEN THIS CERTIFICATE WAS ISSUED AND PARTIES SHOULD MAKE THEIR OWN ENQUIRIES ON THIS ISSUE.

THE CERTIFICATE OF APPROVAL FOR LOT 4 IS NOT EVIDENCE THAT ALL THE WORKS ON LOT 4 COMPLIED WITH THE REQUIREMENTS OF THE BUILDING ACT 2000 AT THE TIME THIS CERTIFICATE WAS ISSUED AND PARTIES SHOULD MAKE THEIR OWN ENQUIRIES ON THIS ISSUE.

STRATA PLAN

NEW SHEET 6 OF 6
PURSUANT TO (M819451)

STRATA TITLES ACT 1998

STRATA CORPORATION NO. 129998, 54 NICHOLAS DRIVE, HOBART 7000


Registered Number

129998

STRATA PLAN AMENDMENTS under section 19 of the Strata Titles Act 1998 relating to Strata Schemes

SURVEYORS CERTIFICATE

I NOEL 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.


Registered Land Surveyor


27/1/20
Date

9877 NL
Ref No.

COUNCIL CERTIFICATE

I certify that theHOBART CITY..... Council has:
(a) approved the lots 3 shown in this plan and
(b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998

SEE COUNCIL NOTE BELOW


Council Delegate

17-3-2020
Date

20138925 & STR-20-8
Ref No.

AMENDING SHEETS BEING CERTIFIED	LOTS BEING CREATED AND CERTIFIED	LOTS BEING AMENDED AND CERTIFIED
1, 3	3	

GENERAL UNIT ENTITLEMENTS FOR LOTS 1, 2 AND 3		
LOT	UNIT ENTITLEMENT	
1	1	
2	1	
3	1	

COUNCIL NOTE:

COUNCIL APPROVAL FOR LOTS 4 TO 10 GRANTED ON 24 / 10 / 2000 AND 31 / 1 / 2017 - SEE SHEETS 4 AND 5.

COUNCIL APPROVAL FOR LOT 1 GRANTED ON 24 / 09 / 2018

COUNCIL APPROVAL FOR LOT 2 GRANTED ON 3 / 12 / 2019