



# HIGH PERFORMANCE INVESTMENT

Information Memorandum

**82-86 Gormanston Road**  
**MOONAH TASMANIA**

FOR SALE BY PRIVATE TREATY - \$5,500,000





# Table of Contents.

Introduction	3
Executive Summary	4
Investment Highlights	5
Location	6
Tasmanian Economic Overview	8
Title, Site Area & Zoning	9
Improvements	10
Lease Details	12
Financials	14
Tenancy Profile	15
Agents' Comments	16
Additional Information	17
Sale Process & Solicitor's Details	18
Disclaimer	19
Appendices	20





Knight Frank has the exclusive opportunity to offer for sale the substantial light industrial site with a 5 year leaseback to Performance Automobiles, one of Hobart's most recognised and respected automotive dealerships (with options until 2039).

## 82-86 Gormanston Road Moonah.

This flexible site currently offers significant undercover storage/workshop space, offices and hardstand with dual access from Gormanston Road and Chesterman Street. The property presents the rare opportunity to secure not only a significant holding with a strong and secure return but the future potential to repurpose nearly 1Ha of practically level land located only 6 kilometres from Hobart's CBD.

Large sites of this nature are becoming increasingly scarce, and with Hobart's recent population growth not appearing to be slowing the potential long term value of such a large, level and attractive holding less than 10 minutes drive to the Hobart CBD is clear.

Fully occupied by Performance Automobiles, arguably Tasmania's premium automotive dealership, the property is utilised for used car sales, new car pre-delivery, storage and mechanical services.

Surrounding properties and tenants include Blundstone Australia, Fantastic Furniture, Bridgestone, Clennett's Mitre 10, Petbarn and Pickles Auctions.







tricab cables & accessories

Outline indicative only



## Executive Summary.



<b>ADDRESS:</b>	82-86 Gormanston Road, Moonah
<b>LOCATION:</b>	Gormanston Road is a sub arterial road connecting to Derwent Park Road, the main thoroughfare between Brooker Highway and Main Road, Moonah
<b>GROSS BUILDING AREA:</b>	5,963 sqm (approx)
<b>SITE AREA:</b>	9,810 sqm (approx)
<b>ZONING:</b>	Light Industrial by virtue of the Glenorchy Interim Planning Scheme 2015
<b>OCCUPANCY:</b>	Tenanted
<b>NET INCOME:</b>	\$350,000 pa + GST (approx)
<b>METHOD OF SALE:</b>	For Sale by Private Treaty for \$5,500,000



# Investment Highlights.



## Income

Rental \$350,000 pa net  
+ GST



## Premium Location

Dual street access



## Securely Leased

5 year lease until 2024 with  
options until 2039



## Growth

Large level site with  
potential development  
upside



## Location.

The subject property is situated on the western side of Gormanston Road. The surrounding area originally incorporated residential housing, however in more recent years has developed into an industrial precinct and there is now a mixture of Industrial and residential uses.

The property is located in Moonah which joins the Industrial locality of Derwent Park and is approximately 6 kilometres from the Hobart CBD. Close by is the major arterial road Brooker Highway, which connects Hobart to the northern suburbs including Glenorchy and established industrial areas, and ultimately joins the Midlands Highway (part of the National Highway network) and The Lyell Highway accessing Northern Tasmania and Western Tasmania respectively.



# Tasmanian Economic Overview.

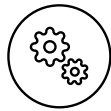
## Tasmania: Australia's Boom State for Investment

Relative affordability, high demand, limited buying opportunities and strong economic performance have seen investor focus turn to a booming Tasmanian market.

In January 2019, CommSec noted Tasmania's sustained economic resurgence is driven principally by population growth, a burgeoning tourist trade and strong business confidence. In the Bank's "State of the States" report, Tasmania rated as the highest performing overall Australian economy in terms of:



Economic growth  
up **6.9%**



Business/  
equipment investment  
up **34.2%**



Housing finance  
growth  
up **10.2%**



Dwelling  
commencement  
up **29.1%**



House price  
growth  
up **8.7%**



Wage  
growth  
up **2.6%**



Construction  
work  
up **17.8%**



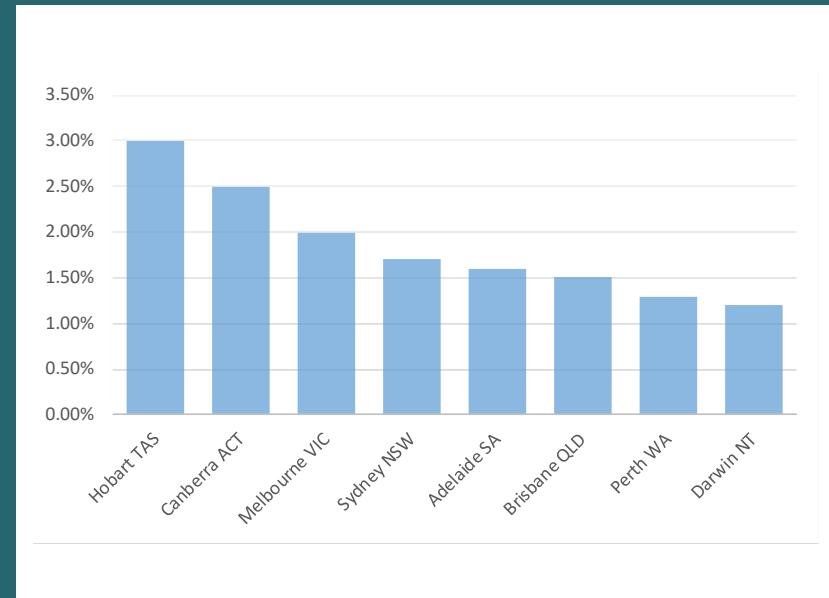
Population growth  
relative to the decade  
average rate  
up **90%**

Tourism in Tasmania is growing faster than anywhere else in Australia with a 59% increase in the industry over the last 3 years.

The iconic visit of the Chinese President Xi Jinping in 2014 has driven a spike in Chinese Tourism of 40%.

On 30 January, the ABS released its CPI findings for the December quarter which saw Hobart leap even further ahead of all other capitals.

## Annual All Groups growth, December quarter 2018:





# Title, Site Area & Zoning.



## Title

82 – 86 Gormanston Road, Moonah is contained within the following three Certificates of Title with the respective site areas:

Volume 163243 Folio 1	9,306 sqm
Volume 146920 Folio 2	17 sqm
Volume 126979 Folio 2	487 sqm
<b>Total Site Area</b>	<b>9,810 sqm</b>

A copy of the Certificates of Title and Plan is attached to this Information Memorandum.

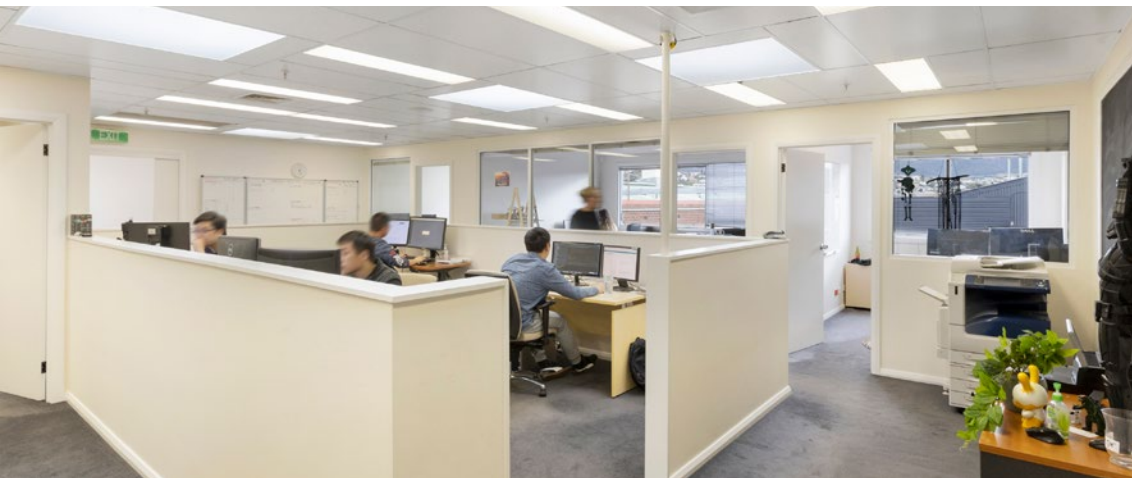
## Zoning

The property is currently zoned “Light Industrial” under the Glenorchy Interim Planning Scheme 2015.

A copy of the zoning Table of Uses is included in this Information Memorandum.









# Improvements.

The property comprises multiple buildings described as follows:

## Sales offices and Training Building:

CONSTRUCTION	
Floors	Timber and Concrete
Main External Walls	Weatherboard
Window Frames:	Timber and Aluminium
Roof	Colorbond and Galvanised Iron
Main Interior Linings	Plasterboard
Construction Year	Circa 1940's
BUILDING SERVICES	
Lighting	Fluorescent
Fire Services	Fire Extinguishers
Heating/Ventilation	Heat Pump
Security Systems	Back to Base Alarm
Disability access	To offices only

## Main building comprising multi-level offices and workshops and warehousing:

CONSTRUCTION	
Floors	Reinforced Concrete
Main External Walls	Brick, Colorbond and Timber
Window Frames:	Aluminium and Timber
Roof	Colorbond and Galvanised Iron
Main Interior Linings	Plaster and painted brick
Construction Year	Circa 1950's
BUILDING SERVICES	
Lighting	Fluorescent
Fire Services	Fire extinguishers, fire hose reels and sprinkler system
Heating/Ventilation	Heat pumps and wall heaters
Security Systems	Back to Base Alarm





## Lease Details.

The lease is summarised as follows:

<b>Premises</b>	82-86 Gormanston Road, Moonah
<b>Tenant</b>	Performance Automobiles Pty Ltd
<b>Security Deposit</b>	2 Months rent
<b>Lease Commencement</b>	Prior to settlement
<b>Term</b>	5 years
<b>Lease Expiry</b>	TBC
<b>Options</b>	3 x 5 years
<b>Current Rental</b>	\$350,000 pa excl GST
<b>Rent Reviews</b>	CPI pa and market value on exercise of each option period.
<b>Outgoings</b>	<p>The Tenant is responsible for services charges such as electricity, telephone, data, Taswater charges for water and sewerage, fire extinguisher servicing, smoke detectors, existing signs and lights, cleaning, waste removal, regular servicing of the air-conditioning equipment and lifts and alarms, and is to keep the property in a good tenable repair and condition. Tenant to pay all Council Rates and Land Tax.</p> <p>The Landlord is to ensure the outer walls and roof are kept in good and tenable repair and condition and insure the building.</p>
<b>Permitted Use</b>	Vehicle storage, motor vehicle sales, motor vehicle servicing and general storage











## Financials.

---

### NET INCOME

---

Performance Automobiles	\$350,000
-------------------------	-----------

---

<b>Total Net Income</b>	<b>\$350,000</b>
-------------------------	------------------

---

### OUTGOINGS PAID BY TENANT

---

Council Rates	\$16,244.25
---------------	-------------

---

Land Tax	\$10,282.50
----------	-------------

---

Water/Sewer	\$5,419.39
-------------	------------

---

<b>Total</b>	<b>\$31,946 pa*</b>
--------------	---------------------

---

\*approximate



## Tenancy Profile.



Performance Automobiles was founded in 1964, a family owned business built on quality and value, customer satisfaction with great service. The Company has long had an association with lifestyle, prestige and high performance sports cars, motor racing and leading engineering.

During these years the company has been a recipient of numerous awards for recognition in Sales Performance, Technical Performance, Customer Service, Market Share Results, Facilities and as Time Magazine Dealer of the Year.

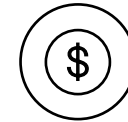
Performance Automobiles represent brands such as Porsche, Mercedes Benz, AMG, Subaru, STI, Volvo, Peugeot, Jeep, MG and Great Wall.



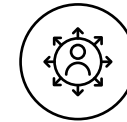


## Agents' Comments.

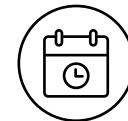
82 – 86 Gormanston Road, Moonah provides the opportunity for investors to purchase an Industrial asset in Hobart's tightly held preferred Light Industrial area, with the following pertinent factors:



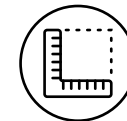
Rental \$350,000 pa net  
+ GST



Future redevelopment  
potential



5 Year lease with options  
until 2039



Large level site of nearly  
1 Ha



# Additional Information.

Knight Frank has on file further due diligence information available on request to qualified purchasers:

- Lease documentation
- Statutory charges invoices
- Statutory authority approvals
- Contract of sale

## Agents' Details



Knight Frank  
5 Victoria Street  
Hobart TAS 7000

Hayden Peck  
M: +61 412 766 395  
E: [hayden.peck@au.knightfrank.com](mailto:hayden.peck@au.knightfrank.com)

Ian Reed  
M: +61 419 670 501  
E: [ian.reed@au.knightfrank.com](mailto:ian.reed@au.knightfrank.com)





## Sale Process & Solicitor's Details.

82 - 86 Gormanston Road, Moonah is being offered for sale by Private Treaty for \$5,500,000.

Inspections of the property are by appointment only and all parties must be accompanied by a member of the sales team. For further information or to arrange a full inspection of the property please contact Knight Frank.

Prospective purchasers are requested to submit their proposals in the attached offer form.

A copy of the contract of sale is available from the selling agents.

### Vendor Solicitor's Details

Curtis Brown  
Simmons Wolfhagen  
Level 4  
99 Bathurst St, Hobart TAS 7000  
Hobart TAS 7000  
P: 03 6226 1200





# Disclaimer.

This Information Memorandum has been prepared as a general outline only for the guidance of potential purchasers. It does not constitute advice, a valuation or an offer or contract by Knight Frank, or any of the vendors or their related entities or associates.

Knight Frank has prepared this Information Memorandum for the private and confidential use of the recipient only. It is not to be distributed or reproduced in whole or in part without the prior written consent of Knight Frank.

This Information Memorandum has been prepared in good faith and with due care. It does not purport, however, to contain all of the information that potential purchasers may require. In addition, it contains information provided by the vendors or third parties, which Knight Frank has not independently verified.

Potential purchasers should not rely on any of the information in this Information Memorandum (including but not limited to figures, calculations, descriptions, photographs, dimensions, references to conditions or permissions for use and occupation) as statements or representations of fact. Areas, amounts, measurements, distance and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken. Except where otherwise indicated, all references to rent, income or price are GST exclusive. Potential purchasers must make their own independent inspection and other enquiries to satisfy themselves as to the accuracy, correctness and completeness of the information. Potential purchasers should also seek independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances.

Any projections, analyses or other forward looking information are estimates only, are not representations of future matters and may be based on assumptions that, while currently considered reasonable, may not be correct. Actual results may vary from projected results (and variations may be material).

No employee, agent or representative of Knight Frank or any of the vendors is authorised to make or give any representation or warranty whatsoever in relation to this property.

To the extent permitted by law, Knight Frank, the vendors and each of their related entities and associates expressly disclaim any liability for any direct, indirect or consequential loss or damage (whether foreseeable or not) which may arise out of or result from any person or entity, or their agents or representatives, acting on or relying upon all or any part of the information contained in this Information Memorandum notwithstanding any negligence, default or lack of care.

To the extent permitted by law, the property will be transferred or sold 'as is' and 'with all faults', without any representation or warranty as to its condition, fitness for any particular purpose, or compliance with any relevant law, regulations or codes.

The vendors reserve the right, at their sole discretion, to postpone or cancel the proposed transfer or sale of the property and to modify or add any terms and conditions to any proposed contract, vendors' statement or other material associated with the proposed sale, which may be made available to a potential purchaser.

Nothing in this disclaimer should be interpreted as attempting to exclude, restrict or modify the application of any applicable provisions of the Australian Consumer Law or a person's rights to make a claim in respect of any consumer guarantees or other provisions of the Australian Consumer Law.





# Appendices.

Offer/Lodgement Form

Certificate of Title and Plan

Light Industrial Zoning Table

# Offer/Lodgement Form.

Offer to be lodged as follows:

**Attention:** **Hayden Peck and Ian Reed**  
Knight Frank, 5 Victoria Street, Hobart TAS 7000

**Proposed Purchase**

**Purchaser:**

Name: \_\_\_\_\_ ABN: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Purchaser's Solicitor:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Solicitor: \_\_\_\_\_

Purchaser's Consultant: \_\_\_\_\_

**Proposed Purchase Price: 82-86 Gormanston Road, Moonah**

AU\$: \_\_\_\_\_

In Words: \_\_\_\_\_

Deposit: \_\_\_\_\_

Settlement Terms: \_\_\_\_\_

Conditions: \_\_\_\_\_

(Australian Dollars - Exclusive of GST)





# Offer/Lodgement Form.

In submitting this offer form, the Prospective Purchaser specifically acknowledges and agrees that:

1. The Contract of Sale has been reviewed by the Prospective Purchaser.
2. The purchase price of 82-86 Gormanston Road, Moonah together set out in this form is based on the acceptance of the Contract of Sale as submitted by the Vendor.
3. If there is any discrepancy between the Contract of Sale and any other documentation made available, the provisions of the Contract of Sale will prevail.
4. The Prospective Purchaser is in a position to exchange Contracts within ten (10) business days of being notified that the proposed purchase price has been accepted, subject to availability of professional services.

In submitting this offer, the Prospective Purchaser also acknowledges and agrees that the Vendor specifically reserves the following rights:

1. To accept or reject any offer in its absolute discretion, including the highest offer made and without having to attribute reasons therefore or to be accountable in any way.
2. Not to be contractually bound in any way by the submission of an offer form signed by a Prospective Purchaser.
3. Not to sell the property

Name: \_\_\_\_\_

Company Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

ABN: \_\_\_\_\_


Signature: \_\_\_\_\_

(Having authority to sign on behalf of the above mentioned company – if purchasing in the name of a company)


Date: \_\_\_\_\_

Contact Details: \_\_\_\_\_

NB: Should you wish to provide any further information, please submit same with this document, ensuring the Purchaser's name is clearly noted on all the annexed documentation for identification purposes.



**RESULT OF SEARCH**  
RECORDER OF TITLES  
*Issued Pursuant to the Land Titles Act 1980*



---

SEARCH OF TORRENS TITLE

VOLUME 126979	FOLIO 2
EDITION 4	DATE OF ISSUE 04-Feb-2019

SEARCH DATE : 09-Oct-2019  
SEARCH TIME : 09.05 AM

**DESCRIPTION OF LAND**

City of GLENORCHY  
Lot 2 on Sealed Plan 126979  
Derivation : Part of 65A-3R-23Ps Gtd to J Lord and Part of 166A-1R-5Ps Gtd to F Butler and E Gatehouse  
Prior CT 94574/4

**SCHEDULE 1**

M506956 TRANSFER to TTA PROPERTY PTY LTD Registered  
24-Mar-2015 at noon

**SCHEDULE 2**


Reservations and conditions in the Crown Grant if any  
C31425 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered  
02-Apr-1998 at noon  
E167366 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 04-Feb-2019 at 12.01 PM

**UNREGISTERED DEALINGS AND NOTATIONS**


No unregistered dealings or other notations

Page 1 of 1

Department of Primary Industries, Parks, Water and Environment
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



**FOLIO PLAN**  
RECORDER OF TITLES  
*Issued Pursuant to the Land Titles Act 1980*



---

OWNER H. A. Cuthbertson Holdings Pty Ltd.

FOLIO REFERENCE C.T. 53402-4  
C.T. 94574-4

GRANTEE Part of 65A-3R-23Ps Gtd to J Lord, Part of 166A-1R-5Ps Gtd to F Butler and E Gatehouse.

**PLAN OF SURVEY**

BY SURVEYOR C.M. TUFFIN of PRALOGA, DARVEY & ANDERSON P/L  
REGISTERED SURVEYOR  
LOCATION 127 BATHURST STREET - MOONAH

**CITY OF GLENORCHY**

SCALE 1:750 LENGTHS IN METRES

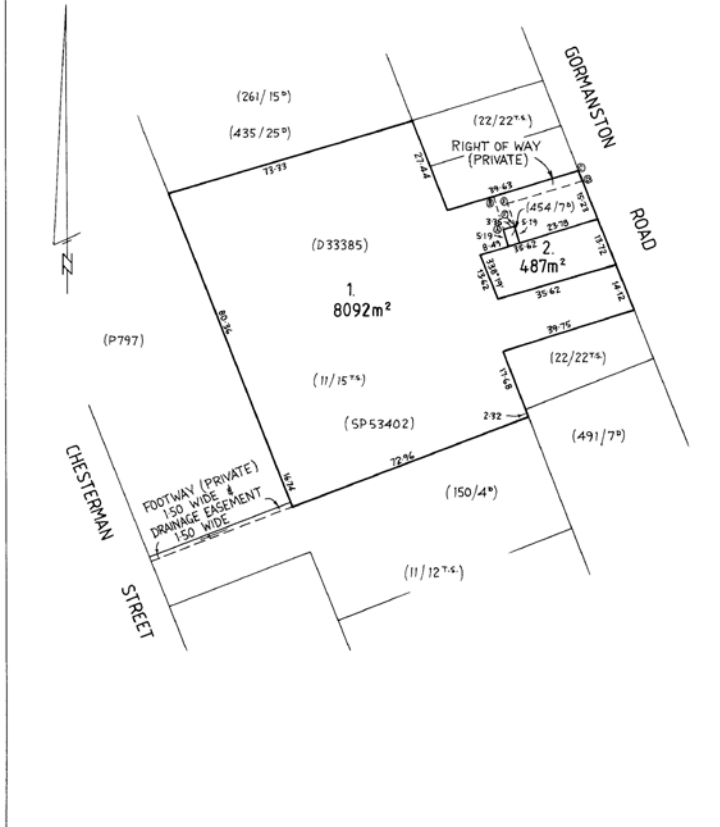
REGISTERED NUMBER  
**SP126979**

APPROVED EFFECTIVE FROM 27 FEB 1997  
*[Signature]*  
Recorder of Titles

---

MAPSHEET MUNICIPAL CODE No. (5225-22) 113	LAST UPI No. (710281) (710283-84)	LAST PLAN No. SP53402 & 22/22 <sup>14</sup>	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
---	-----------------------------------	---	---

Lots 1 & 2 are Compiled from C.T.53402-4 & C.T.94574-4 respectively & this survey.




Page 1 of 1

Search Date: 09 Oct 2019 Search Time: 09:05 AM Volume Number: 126979 Revision Number: 01
Department of Primary Industries, Parks, Water and Environment



the list

**RESULT OF SEARCH**  
 RECORDER OF TITLES  
*Issued Pursuant to the Land Titles Act 1980*



Tasmanian  
Government

---

SEARCH DATE : 09-Oct-2019  
 SEARCH TIME : 09.07 AM

**DESCRIPTION OF LAND**

City of GLENORCHY  
 Lot 1 on Diagram 83090 (formerly being 454-7D)  
 Derivation : Part of 166A-1R-5Ps. Gtd. to E. Gatehouse  
 Prior CT 2898/19

**SCHEDULE 1**

M506956 TRANSFER to TTA PROPERTY PTY LTD Registered  
 24-Mar-2015 at noon

**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any  
 90206 BOUNDARY FENCES CONDITION in Transfer  
 E167366 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 04-Feb-2019 at 12.01 PM

**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations


**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
83090	1
EDITION	DATE OF ISSUE
6	04-Feb-2019

Page 1 of 1  
 Department of Primary Industries, Parks, Water and Environment  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

the list

**FOLIO PLAN**  
 RECORDER OF TITLES  
*Issued Pursuant to the Land Titles Act 1980*



Tasmanian  
Government

---

DIAGRAM FROM ACTIVITY

REGISTERED NUMBER  
**83090**

COUNTY OF BUCKINGHAM  
TOWN OF MOONAH

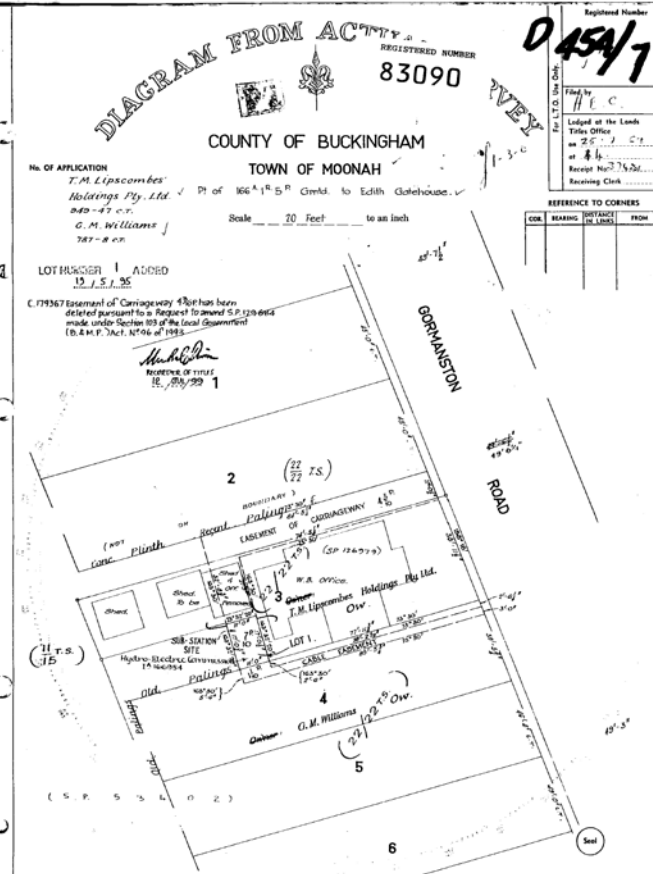
No. OF APPLICATION  
*T.M. Lipscombes Holdings Pty. Ltd*  
*240-47 c.v.*  
*G.M. Williams*  
*187-8 c.v.*

Scale 20 Feet to an inch

LOT NUMBER 1 ADDED  
*13.1.1962*

C 179367 Easement of Carriageway that has been deleted pursuant to a Request to amend S.P. 120-664 made under Section 89 of the Local Government (E.D.M.P. Act, No. 6 of 1985)

*Thomas Michael Maher*  
 RECORDER OF TITLES  
 15. 04. 2019



2 (22/22 Z.S.)  
 3  
 4  
 5  
 6

0454/7

Registered Number

Filed by *H.E.C.*

Lodged at the Lands Titles Office on *25.10.19* at *4.15* Receipt No. *1328* Receiving Clerk

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	TO	FROM

Survey commenced 19-2-1962  
 Survey finished 22-2-1962  
 Error of close 1 in NIL  
 Plotted by *S.E.*  
 Examined as to boundaries by a surveyor and found to be correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.  
 Mathematically checked *S.E.*  
 Entered on Card by *B.L.*  
 Dated this *Second* day of *March*, 1962

*Thomas Michael Maher*  
 Authorized Surveyor.

APPROVAL BY LOCAL AUTHORITY  
*John ...*

Page 1 of 1  
 Department of Primary Industries, Parks, Water and Environment  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

SEARCH OF TORRENS TITLE	
VOLUME 163243	FOLIO 1
EDITION 4	DATE OF ISSUE 04-Feb-2019

SEARCH DATE : 09-Oct-2019  
SEARCH TIME : 09.07 AM

**DESCRIPTION OF LAND**

City of GLENORCHY  
Lot 1 on Plan 163243  
Derivation : Part of 65A-3R-23Ps. Gtd. to J. Lord & F. Butler  
and Part of 166A-1R-5Ps. Gtd. to E. Gatehouse  
Prior CTs 160874/1 and 94574/2

**SCHEDULE 1**

M506956 TRANSFER to TTA PROPERTY PTY LTD Registered  
24-Mar-2015 at noon

**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any  
SP160874 FENCING PROVISION in Schedule of Easements  
SP160874 WATER SUPPLY RESTRICTION  
SP160874 BENEFITING EASEMENT: (appurtenant to the said land  
within described formerly comprised in folio of the  
register Volume 160874 Folio 1) a right of  
carriageway over the Right of Way marked GJTQPV on P.  
163243  
SP160874 BENEFITING EASEMENT: (appurtenant to the said land  
within described formerly comprised in folio of the  
register Volume 160874 Folio 1) a right of drainage  
over the Drainage Easement marked K,S,R,A3,A6,G on P.  
163243  
SP160874 BURDENING EASEMENT: a right of footway (appurtenant  
to that portion of Lot 1 on the plan which formerly  
comprised Lot 1 on SP53402) a right of Drainage over  
the Drainage Easement 1.50 wide marked ABCD on  
SP163242  
SP160874 BURDENING EASEMENT: a right of drainage (appurtenant  
to that portion of Lot 1 on the plan which formerly  
comprised Lots 1 & 2 on SP53402) over the Drainage  
Easement 1.50 wide marked ABCD on P.163243  
SP160874 BURDENING EASEMENT: a right of drainage (appurtenant  
to Lot 2 on SP160874) a Drainage Easement marked ABCD  
on P.163243

Page 1 of 2  
Department of Primary Industries, Parks, Water and Environment  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

SEARCH OF TORRENS TITLE	
VOLUME 163243	FOLIO 1
EDITION 4	DATE OF ISSUE 04-Feb-2019

SEARCH DATE : 09-Oct-2019  
SEARCH TIME : 09.07 AM

**DESCRIPTION OF LAND**

City of GLENORCHY  
Lot 1 on Plan 163243  
Derivation : Part of 65A-3R-23Ps. Gtd. to J. Lord & F. Butler  
and Part of 166A-1R-5Ps. Gtd. to E. Gatehouse  
Prior CTs 160874/1 and 94574/2

**SCHEDULE 1**

M506956 TRANSFER to TTA PROPERTY PTY LTD Registered  
24-Mar-2015 at noon

**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any  
SP160874 FENCING PROVISION in Schedule of Easements  
SP160874 WATER SUPPLY RESTRICTION  
SP160874 BENEFITING EASEMENT: (appurtenant to the said land  
within described formerly comprised in folio of the  
register Volume 160874 Folio 1) a right of  
carriageway over the Right of Way marked GJTQPV on P.  
163243  
SP160874 BENEFITING EASEMENT: (appurtenant to the said land  
within described formerly comprised in folio of the  
register Volume 160874 Folio 1) a right of drainage  
over the Drainage Easement marked K,S,R,A3,A6,G on P.  
163243  
SP160874 BURDENING EASEMENT: a right of footway (appurtenant  
to that portion of Lot 1 on the plan which formerly  
comprised Lot 1 on SP53402) a right of Drainage over  
the Drainage Easement 1.50 wide marked ABCD on  
SP163242  
SP160874 BURDENING EASEMENT: a right of drainage (appurtenant  
to that portion of Lot 1 on the plan which formerly  
comprised Lots 1 & 2 on SP53402) over the Drainage  
Easement 1.50 wide marked ABCD on P.163243  
SP160874 BURDENING EASEMENT: a right of drainage (appurtenant  
to Lot 2 on SP160874) a Drainage Easement marked ABCD  
on P.163243

Page 1 of 2  
Department of Primary Industries, Parks, Water and Environment  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980




SP160874 BURDENING EASEMENT: a right of drainage (appurtenant to Lot 2 on SP160874) over the Drainage Easement marked DCBHLMNEF on P.163243  
SP160874 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 2 on SP160874) over the Right of Way marked A4,A5,U,G on P.163243  
90206 FENCING CONDITION in Transfer  
D36198 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 18-Jan-2012 at noon  
E167366 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 04-Feb-2019 at 12.01 PM


## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



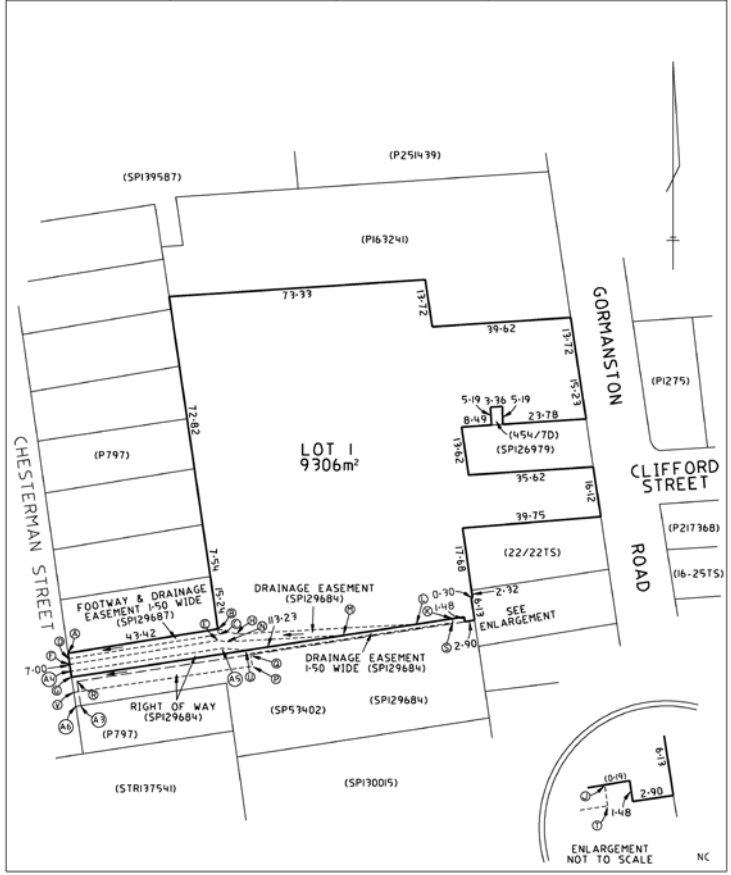


**FOLIO PLAN**  
RECORDER OF TITLES  
*Issued Pursuant to the Land Titles Act 1980*



---

<p><b>OWNER</b> CT.160874/1 FOLIO REFERENCE CT.94574/2</p> <p><b>GRANTEE</b> PART OF 45A-3R-23P GTD TO J. LORD AND F. BUTLER PART OF 166A-1R-5P GTD TO E. GATEHOUSE</p>	<p style="text-align: center;"><b>PLAN OF TITLE</b></p> <p><b>LOCATION</b> CITY OF GLENORCHY</p> <p>FIRST SURVEY PLAN No. 11/15 TS, 261/15 D, 88/30 NS, 150/4 D, 22/22 TS, COMPILED BY LDRB</p> <p>SCALE 1: 750      LENGTHS IN METRES</p>	<p style="text-align: center;">Registered Number <b>P.163243</b></p> <p>APPROVED 19 DEC 2011 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 113 (5225-22)</p>	<p>LAST UPI No. FRF54, HJG27</p>	<p>LAST PLAN No. SPI60874, D94574</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



**LOT 1**  
9306m<sup>2</sup>

ENLARGEMENT  
NOT TO SCALE      NC

Search Date: 09 Oct 2019    Search Time: 09:07 AM    Volume Number: 163243    Revision Number: 01    Page 1 of 1  
 Department of Primary Industries, Parks, Water and Environment    [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

**24.2 Use Table****No Permit Required**

<b>Use Class</b>	<b>Qualification</b>
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Natural and cultural values management	
Utilities	Only if minor utilities

**Permitted**

<b>Use Class</b>	<b>Qualification</b>
Equipment and machinery sales and hire	Only if hire of machinery and equipment
Manufacturing and processing	
Port and shipping	Except if a wharf
Service industry	
Storage	

**Discretionary**

<b>Use Class</b>	<b>Qualification</b>
Bulky goods sales	
Educational and occasional care	Only if employment training centre
Emergency services	
Food services	Only if take away food premises or cafe
General retail and hire	Only if for an existing general retail and hire use
	Only if a market on CT 214622/1 <sup>1.1</sup> .
Passive recreation	
Port and shipping	Only if a wharf
Recycling and waste disposal	Only if a scrap yard or waste transfer station
Research and development	
Residential	Only if a home-based business operating from an existing dwelling
Resource processing	
Sports and recreation	
Transport depot and distribution	
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	
Vehicle parking	

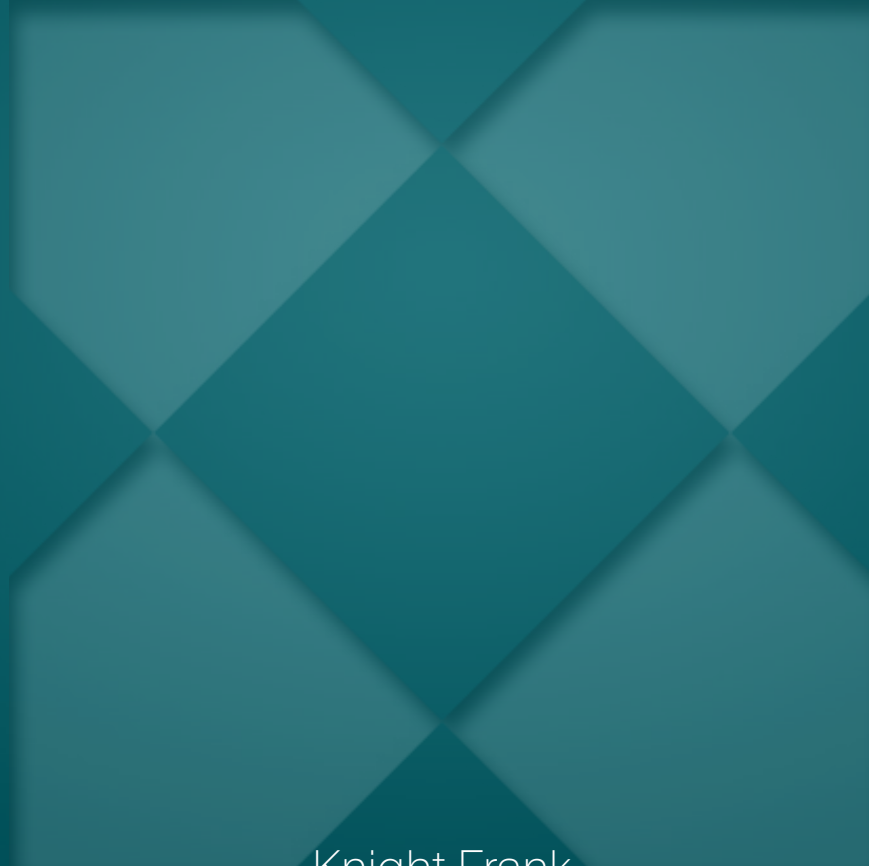
**Prohibited**

<b>Use Class</b>	<b>Qualification</b>
All other uses	

**Footnotes**

4622/1 is known as 54-56 Gormanston Road, Moonah.





Knight Frank  
5 Victoria Street, Hobart  
P: 03 6220 6999

**[KnightFrank.com.au](http://KnightFrank.com.au)**