

Of beauty rich and rare.

rare.

Level 1a, 10-14 Paterson Street
Launceston TAS 7250

P. 6388 9200

rarein.com.au

Our Ref: 221012

6th September 2021

Traders in Purple
Level 27, 1 Farrer Place
Sydney NSW 2000

ATTENTION: C DAOUD

Dear Charlie

38 BAGOT STREET – POTENTIAL DEVELOPMENT – SEWER AND WATER DEMAND

This report has been prepared to address the sewer and water demand of potential future developments as well as the existing site at 38 Bagot Street, Beauty Point.

The existing property of 38 Bagot Street is currently the location of the Australian Maritime College. The site consists of multiple buildings and educational facilities including accommodation blocks, a communal centre, laboratory/workshops facilities, multiple administration offices, library and recreational centres.

Full calculations are provided in Appendix A, a summary of which is presented below.

Demand calculations are provided for three different potential future lot yields of 26, 44 and 65 lots based on information provided by *Plan Place*. This is dependent on future subdivision design and land zoning outcomes, however only the maximum lot yield of 65 lots is presented below.

1. Sewer

Existing development total sewage flow = 11.10 L/s

Potential development (maximum lot yield of 65 lots) total design sewage flow = 4.30 L/s

Potential future development of the site to accommodate a maximum lot yield of 65 general residential lots will reduce the overall sewage flow from the site. Thus, the existing sewage connection will have sufficient capacity to service such a development.

The site is currently serviced by a single DN150 sewage connection at the north western corner of the site, at a depth of approximately 3.83m (Invert: RL 46.55) based on ListMap data. The most hydraulically disadvantageous point on site regarding sewer is located near the south eastern corner at RL 50.00. From this location, it is expected that a sewerage main length of 300-350m would be required, for which constructing the sewer at close to minimum grades with adequate cover would allow this location to be serviced without the need for additional new connections to the site.

Distribution
– Principal
– File Copy

Charlie Daoud – charlie@tradersinpurple.com
Launceston

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Launceston TAS 7250

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2. Water

Flow Quantities

Existing development

Average day demand = 78,080 L/day

Peak day demand = 175,674 L/day

Peak hour demand = 14,638 L/hr

Potential development (maximum yield of 65 lots)

Average day demand = 44,525 L/day

Peak day demand = 100,165 L/day

Peak hour demand = 8,346 L/hr

Probable simultaneous demand = 5.62 L/s

Potential future development of the site to accommodate a maximum lot yield of 65 general residential lots will reduce the overall water demand for the site. Thus, the existing network will have sufficient capacity overall regarding daily flows only to service such a development.

Required Pressures

Based on information received from Taswater, the site is currently fed from the Beauty Point reservoir which has a top water level of RL 73.00. The site is situated at RL's ranging between 49.50 to 53.50, with potential development likely to require connections up to a maximum level of approximately RL 53.00 at the south western corner of the site.

Taswater Supplement to WSA03-2011-3.1 MRWA V2.0 Table 2.5.3.3 specifies a minimum pressure at the point of connection of 220kPa (22m) for residential development ($\leq 18\%$ grade). Approximately 64% of the site only is located below RL 51.00 at which the minimum pressure of 22m is achieved, however this does not account for likely losses within the network from the reservoir to the site. Subsequently, it is likely that a majority of the site will not be able to be adequately serviced by the Beauty Point Reservoir.

Further information from Taswater has indicated that a pressure zone further south, fed from the Beaconsfield reservoir, has a top water level of RL 85.00 and has the potential to be extended to meet the requirements of the development. This would provide a pressure head of approximately 29m (including 10% system losses) and would be adequate to service the site. It is recommended that this option be investigated further.

3. Fire Services

The minimum required fire hydrant residual pressure at the outlet as per AS2419.1 Table 2.2 is 200 kPa (20m). Depending on the proposed development, additional fire hydrants may be required to provide adequate coverage for the site. Such hydrants may be required to be installed up to a level of RL 51.50 to service the south western corner of the site.

The Beauty Point reservoir, with a top water level of RL 73.00 will have sufficient pressure (21.5m) to service this hydrant if required.

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Yours faithfully,



Jack W. Saunders
Civil Engineer
B Eng (Civil)

Distribution
– Principal
– File Copy

Charlie Daoud – charlie@tradersinpurple.com
Launceston

Existing Development - 38 Bagot Street, Beauty Point**Equivalent Tenements (ET) - Taswater Supplement to WSA 02 2014 3.1 MRWA Edition**

DEVELOPMENT TYPE - Existing development broken down into component structures/uses

	Water	Sewer	Units	No.	Water ET	Sewer ET
<u>Accommodation Blocks</u>						
Boarding house	0.33		0.5 Bed	100	33	50
<u>Masters Residence & Wardens Lodge</u>						
Single dwelling any size lot	1		1 Dwelling	2	2	2
<u>Communal Centre</u>						
Commercial kitchen/open servery						
Restaurant/Café	0.005		0.008 GBFA (m2)	462	2	4
Reception/offices						
Office	0.004		0.006 GBFA (m2)	334	1	2
<u>Lab/Workshop & Admin Building</u>						
Laboratory/workshop						
Services - Laboratories	0.064		0.064 GBFA (m2)	933	60	60
Admin/offices						
Office	0.004		0.064 GBFA (m2)	330	1	21
<u>Admin Offices & Computer Rooms</u>						
Office	0.004		0.064 GBFA (m2)	1244	5	80
<u>Library</u>						
Public Amenities Block (per WC)	0.4		0.6 WC	3	1	2
<u>Recreational Centre</u>						
Public Amenities Block (per WC)	0.4		0.6 Shower	16	6	10
Public Amenities Block (per shower)	0.4		0.6 WC	4	2	2
					Water	Sewer
Total ET					114	232

Project	38 Bagot St - Sewer and Water Demand	Project #	221012	
Prepared By	Jack Saunders	Checked By	Rodney Jesson	
CALCULATION / DESIGN DETAIL / ENGINEERS DIRECTION / INSPECTION		Sheet #	1	
			Date	6/9/21

Existing Development

Sewer

Using WSA02 - Appendix C and Taswater Supplement to WSA02 MRWA

Average dry weather flow, ADWF:

$$\begin{aligned} \text{ADWF} &= 0.0021 \times \text{EP} \quad \text{for } 180 \text{ L/d/EP (rate for existing residences prior to 2014)} \\ &= 0.0021 \times 696 \\ &= \underline{1.46 \text{ L/s}} \end{aligned}$$

where $\text{EP/ET} = 3.00$ (Taswater Supplement)

Peak dry weather flow, PDWF:

$$\begin{aligned} \text{PDWF} &= d \times 0.0021 \times \text{EP} \\ &= 5.084 \times 0.0021 \times 696 \\ &= \underline{7.43 \text{ L/s}} \end{aligned}$$

where factor 'd' is given by Figure C1 in WSA02 Appendix C for gross catchment area, A

$$\begin{aligned} A &= 4.46 \text{ ha (North side of Bagot St only)} \\ \Rightarrow d &= 5.084 \end{aligned}$$

Ground water ingress, GWI:

$$\begin{aligned} \text{GWI} &= 0.025 \times A \times \text{Portion wet} \\ &= 0.025 \times 4.46 \times 0.7 \\ &= \underline{0.078 \text{ L/s}} \end{aligned}$$

Rainfall dependent inflow, RDI:

$$\begin{aligned} \text{RDI} &= 0.028 \times A_{\text{eff}} \times C \times I \\ \Rightarrow \text{RDI} &= 0.028 \times 3.46 \times 1.4 \times 26.48 \\ &= \underline{3.59 \text{ L/s}} \end{aligned}$$

For commercial development:

$$A_{\text{eff}} = A \times (1 - 0.75 \times \text{Portion impervious})$$

Portion imp = 0.3 for this catchment

$$\Rightarrow A_{\text{eff}} = 4.46 \times (1 - 0.75 \times 0.3) = 3.46$$

C = 1.4 (Taswater Supplement)

$$I = I_{1,2} \times \text{factor size} \times \text{factor containment}$$

Project	Project #	221012
Prepared By	Checked By	Sheet # 2
CALCULATION / DESIGN DETAIL / ENGINEERS DIRECTION / INSPECTION		Date 6/9/21

$$I = I_{1,2} \times \text{factor}_{\text{size}} \times \text{factor}_{\text{containment}}$$

$$I_{1,2} = 15.5 \text{ mm/h}$$

$$\text{Factor}_{\text{size}} = \left(\frac{40}{A}\right)^{0.12} = \left(\frac{40}{4.46}\right)^{0.12} = 1.30$$

$$\text{Factor}_{\text{cont.}} = 0.77 \times \frac{10^{0.43X}}{10^{0.14X^2}}$$

$$\rightarrow X = \log_{10}(AIZI) = \log_{10}(5) = 0.699$$

$$\Rightarrow \text{Factor}_{\text{cont.}} = 0.77 \times \frac{10^{0.43 \times 0.699}}{10^{0.14 \times 0.699^2}} = 1.314$$

$$\Rightarrow I = 15.5 \times 1.30 \times 1.314 = 26.48 \text{ mm/h}$$

$$\begin{aligned} \text{Total sewage design flow} &= 7.43 + 0.078 + 3.59 \\ &= \underline{\underline{11.10 \text{ L/s}}} \end{aligned}$$

Water

Using Taswater Supplement to WSA03 MRWA

For ET ≥ 100 , Probable simultaneous demand not considered

Section 2.3.1

$$\text{Average day demand (AD)} = 250 \text{ kL/ET/annum} = 685 \text{ L/ET/day} = 78,090 \text{ L/day}$$

$$\text{Peak day demand (PD)} = 1,541 \text{ L/ET/day} = 175,674 \text{ L/day for } \text{PD/AD} = 2.25$$

$$\text{Peak hour demand (PH)} = 128.4 \text{ L/ET/hr} = 14,638 \text{ L/hr for } \text{PH/PD} = 2.0$$

Project		Project # 221012
Prepared By	Checked By	Sheet # 3
CALCULATION / DESIGN DETAIL / ENGINEERS DIRECTION / INSPECTION		Date 6/9/21

Proposed development

Sewer

Potential lot yield:

Low density residential : 26 lots

General residential : 44-65 lots

Equivalent Tenement rate : 1 ET per lot (sewer and water) (Taswater Supplement)

⇒ ET's to Assess :

26 lots	= 26 ET	= 78 EP	EP/ET = 3.00
44 lots	= 44 ET	= 132 EP	
65 lots	= 65 ET	= 195 EP	

Using previous calculation method:

26 Lots (EP=78)

$$ADWF = 0.00174 \times EP$$

$$= 0.136 \text{ L/s}$$

for 150 L/d/EP (rate for new residences after 2014)

$$PDWF = d \times 0.00174 \times EP$$

$$= 0.690 \text{ L/s}$$

$$A = 4.46 \text{ ha}$$

$$d = 5.084$$

$$GWI = 0.025 \times A \times \text{Portionwet}$$

$$= 0.078 \text{ L/s}$$

$$\text{Portionwet} = 0.7$$

$$RDI = 0.028 \times A_{\text{eff}} \times C \times I$$

$$= 0.028 \times 1.523 \times 1.4 \times 26.48$$

$$= 1.581 \text{ L/s}$$

For residential development:

~~$$A_{\text{eff}} = A \times (\text{Density}/150)^{0.5}$$~~

$$A_{\text{eff}} = A \times (\text{Density}/150)^{0.5} = 4.46 \times (17.489/150)^{0.5} = 1.523$$

$$\text{Total sewage design flow} = 0.690 + 0.078 + 1.581$$

$$= \underline{2.349 \text{ L/s}}$$

$$\text{Density} = \frac{78}{4.46} = 17.489 \text{ EP/ha}$$

Project		Project #
Prepared By		Checked By
CALCULATION / DESIGN DETAIL / ENGINEERS DIRECTION / INSPECTION		Date
		221012
		4
		6/9/21

44 Lots (EP=132)

$$\begin{aligned} ADWF &= 0.00174 \times EP \\ &= 0.230 \text{ L/s} \end{aligned}$$

$$\begin{aligned} PDWF &= d \times 0.00174 \times EP & A &= 4.46 \text{ ha} \\ &= 1.168 \text{ L/s} & d &= 5.084 \end{aligned}$$

$$\begin{aligned} GWI &= 0.025 \times A \times \text{Portion wet} \\ &= 0.078 \text{ L/s} \end{aligned}$$

$$\begin{aligned} RDI &= 0.028 \times A_{\text{eff}} \times C \times I \\ &= 0.028 \times 1.981 \times 1.4 \times 26.48 \\ &= 2.056 \text{ L/s} \end{aligned}$$

$$\begin{aligned} A_{\text{eff}} &= A \times (\text{Density}/150)^{0.5} \\ &= 4.46 \times (29.596/150)^{0.5} \\ &= 1.981 \end{aligned}$$

$$\begin{aligned} \text{Density} &= \frac{132}{4.46} \\ &= 29.596 \text{ EP/ha} \end{aligned}$$

$$\begin{aligned} \text{Total sewage design flow} &= 1.168 + 0.078 + 2.056 \\ &= \underline{3.302 \text{ L/s}} \end{aligned}$$

65 Lots (EP=195)

$$\begin{aligned} ADWF &= 0.00174 \times EP \\ &= 0.339 \text{ L/s} \end{aligned}$$

$$\begin{aligned} PDWF &= d \times 0.00174 \times EP & A &= 4.46 \text{ ha} \\ &= 1.725 \text{ L/s} & d &= 5.084 \end{aligned}$$

$$\begin{aligned} GWI &= 0.025 \times A \times \text{Portion wet} \\ &= 0.078 \text{ L/s} \end{aligned}$$

$$\begin{aligned} RDI &= 0.028 \times A_{\text{eff}} \times C \times I \\ &= 2.500 \text{ L/s} \end{aligned}$$

$$\begin{aligned} A_{\text{eff}} &= A \times (\text{Density}/150)^{0.5} \\ &= 2.408 \end{aligned}$$

$$\begin{aligned} \text{Density} &= \frac{195}{4.46} = 43.72 \\ & \text{EP/ha} \end{aligned}$$

$$\begin{aligned} \text{Total sewage design flow} &= 1.725 + 0.078 + 2.500 \\ &= \underline{4.303 \text{ L/s}} \end{aligned}$$

Project	Project #	271012
Prepared By	Checked By	Sheet #
CALCULATION / DESIGN DETAIL / ENGINEERS DIRECTION / INSPECTION		Date
		5 6/9/21

Water

Using Taswater Supplement to WSA03 MREWA

26 Lots (ET = 26)

$$\text{Average day demand (AD)} = 685 \text{ L/ET/day} = 17,810 \text{ L/day}$$

$$\text{Peak day demand (PD)} = 1,541 \text{ L/ET/day} = 40,066 \text{ L/day for } \text{PD/AD} = 2.25$$

$$\text{Peak hour demand (PH)} = 128.4 \text{ L/ET/hr} = 3,339 \text{ L/hr for } \text{PH/PD} = 2.0$$

Probable simultaneous demand, PSD = 3.10 L/s for 26 dwellings
(Table 3.2.3)
Taswater Supplement

44 Lots (ET = 44)

$$\text{AD} = 685 \text{ L/ET/day} = 30,140 \text{ L/day}$$

$$\text{PD} = 1,541 \text{ L/ET/day} = 67,804 \text{ L/day}$$

$$\text{PH} = 128.4 \text{ L/ET/hr} = 5,650 \text{ L/hr}$$

$$\text{PSD} = 4.34 \text{ L/s for 44 dwellings}$$

65 Lots (ET = 65)

$$\text{AD} = 685 \text{ L/ET/day} = 44,525 \text{ L/day}$$

$$\text{PD} = 1,541 \text{ L/ET/day} = 100,165 \text{ L/day}$$

$$\text{PH} = 128.4 \text{ L/ET/hr} = 8,346 \text{ L/hr}$$

$$\text{PSD} = 5.62 \text{ L/s for 65 dwellings}$$

38 Bagot Street (Main site) Bagot Street (Vacant land), Beauty Point



Contents

- Introduction & Sale Process
- Executive Summary
- Tenant Summary
- Buildings & Facilities
- Location
- Legal Description & Outgoings
- Town Planning – Current
- Summary

Appendices

Appendix A: Certificate of Title
Appendix B: Disclaimer



Introduction

NAI Harcourts is favoured with instructions from the vendor to offer for sale by Expressions of Interest the property situated at 38 Bagot Street (main site) & Bagot Street (vacant land) Beauty Point.

This Information Memorandum is intended to provide prospective purchasers with preliminary details to assist with their assessment of the property.

Located at the head of the Tamar River in Beauty Point, 45km north of Launceston, Tasmania's 2nd largest City, is the Australian Maritime College, an institute of the University Of Tasmania. NAI Harcourts has been engaged to offer this facility to the market with predominantly vacant possession (some lease back zones). The facility comprises a huge land bank featuring pool, gym, commercial kitchen, commercial dining room, two residences, accommodation block with 100 rooms and multiple admin buildings. A short term lease is currently in place for the accommodation/communal centre facilities and a separate lease for the communication tower will be negotiated. Land size is 8.55ha comprising two titles with half of this being vacant, STCA this property offers a variety of re development opportunities. This is a unique opportunity to secure a large scale redevelopment site with a myriad of possible uses.

*Plant & Equipment may be included in the sale at the discretion of the vendor

To discuss this property, request additional information or arrange an inspection please contact :

Andy Howell

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Executive Summary

Address:	38 Bagot Street (main site) & Bagot Street (vacant land) Beauty Point
Location:	On the corner of Bagot and Oxford Streets, Beauty Point
Improvements:	Multiple buildings including residences, accommodation, offices, gymnasium, pool.
Total Land Area:	8.557ha
Total Building Area:	6,728 sqm
Current Zoning:	"Low Density Residential" under the West Tamar Council Interim Planning Scheme 2013
Net Annual Rental:	Available upon signing of confidentiality agreement
Method of Sale:	Expressions of interest
Inspection:	Strictly by appointment only



Tenant Summary

Tenant 1:	Meander Valley Berries
Term:	Final Expiry 31 December 2017
Annual Rent:	Available upon signing of confidentiality agreement
Potential Leases:	Communications Tower 3 + 3 to be negotiated with UTAS



Buildings & Facilities

Residence Blocks A, B & C (Endeavour Hall)

Gross Lettable Area: 2,188 sqm

100 accommodation units over three wings

Each room has built ins

Communal bathroom/toilet every four rooms

One master unit with ensuite

Each block has a laundry, clothes line, storage room and common room

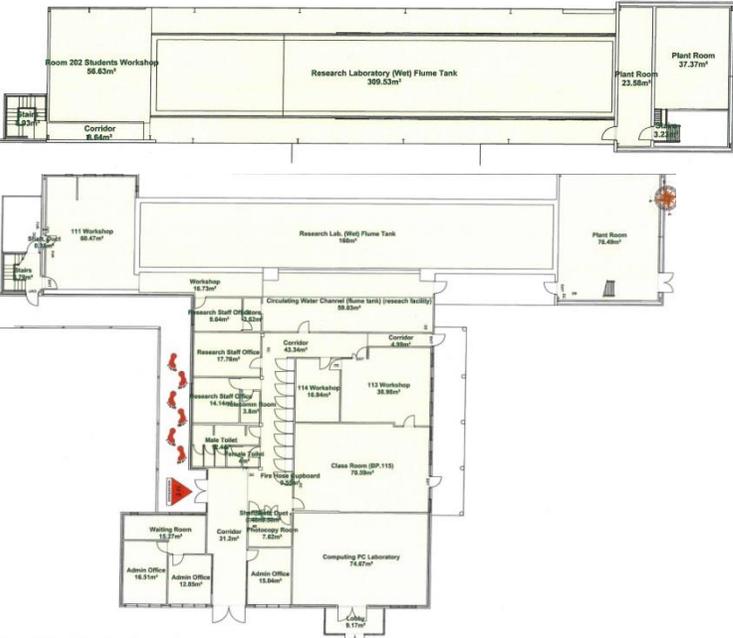
*Floor plans for upstairs and downstairs of blocks A,B & C on following page.



Buildings & Facilities

Flume Tank / Communications Tower & Administration Building

- Gross Lettable Area: 480 sqm
- 600,000 litre circulating water channel to test models, nets etc
- Workshop rooms adjacent to flume tank
- Biology lab and small research lab
- Multiple offices
- Male & Female toilet facilities



Buildings & Facilities

Admin Offices & Computer Rooms

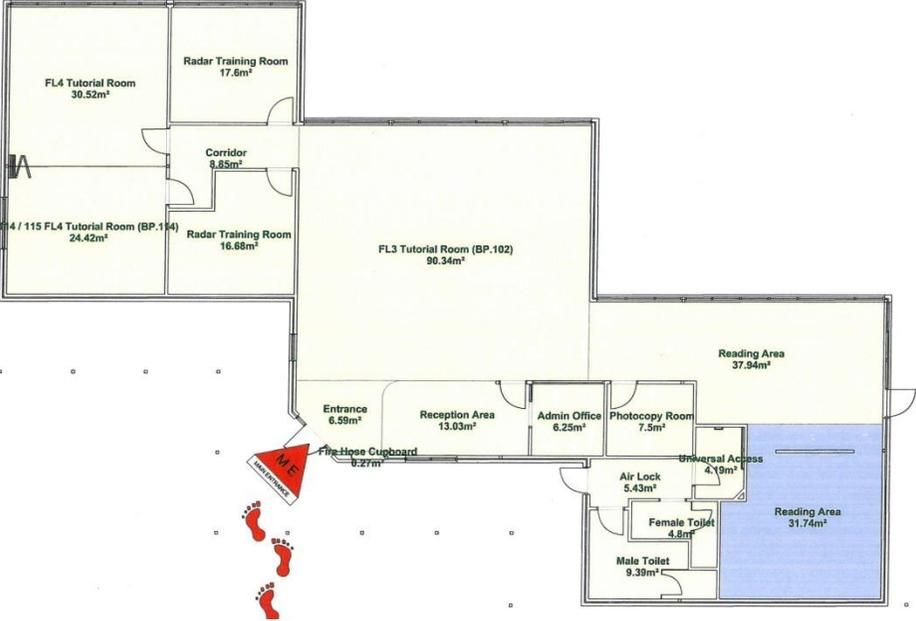
- Gross Lettable Area: 1,244 sqm
- Multiple offices all of varied size
- Two large class rooms, one with partition / divider
- All accessible by hallways / undercover walkway
- Staff room with kitchenette
- A multitude of built in cupboard storage
- Male & Female toilet facilities



Buildings & Facilities

Library

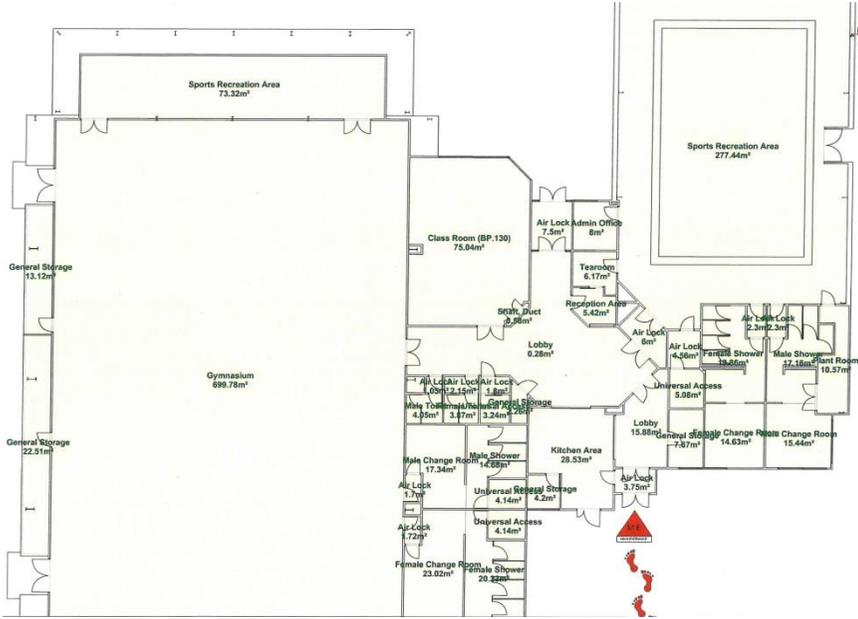
- Gross Lettable Area: 315 sqm
- Large main room
- Two dividable training rooms
- Large study room
- Multiple small offices
- Male, Female & Disabled toilet facilities



Buildings & Facilities

Recreational Centre

- Gross Lettable Area: 1,452 sqm
- Gym with full size Basketball court
- Gym is currently partitioned for storage
- Large weights/gym room
- Multiple storage rooms
- Pool – currently not in use and covered
- Multiple offices / reception room
- Cafeteria next to reception room
- Male, Female & Disabled toilet facilities



Buildings & Facilities

Masters Residence

Gross Lettable Area: 124 sqm

Four bedrooms

Kitchen / Lounge

Bathroom / Laundry

Carport



Wardens Lodge

Gross Lettable Area: 129 sqm

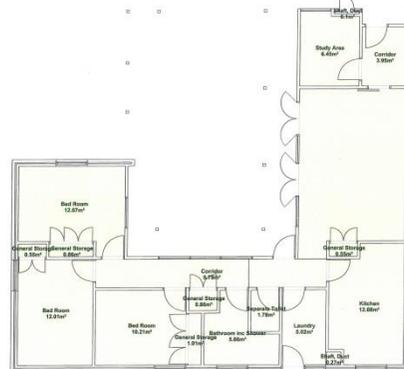
Three bedrooms

Study

Bathroom / Toilet

Laundry

Kitchen Lounge



Buildings & Facilities

Sports Ground (Bagot Street Vacant Land)

4.105 Ha

Storage Shed

Great potential to subdivide and sell as residential lots

Well positioned on the corner of Bagot and Oxford Streets

Great street access

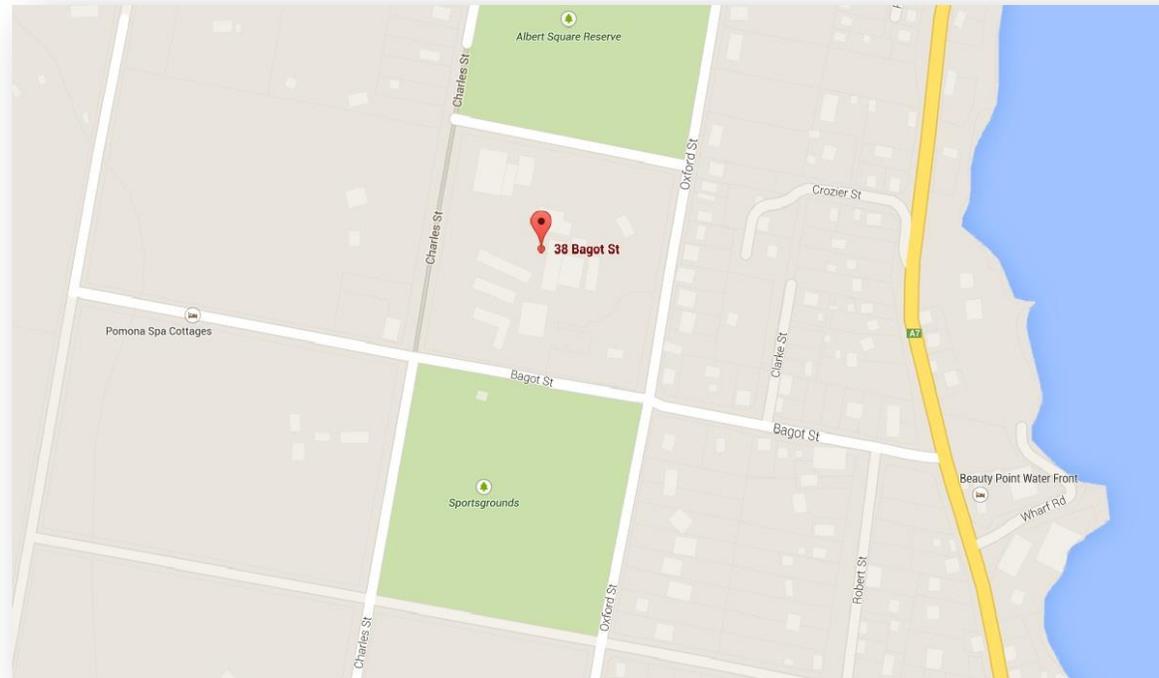


38 Bagot Street (Main site) Bagot Street (Vacant land)

Location

The main site is located in Beauty Point, 45km North of Launceston which is Tasmania's second largest city. Comprising of multiple offices, accommodation rooms, gym, pool and commercial kitchen, the site is surrounded by a mix of residential properties and nature reserves. The vacant land is located on the southern side of the main site.

Beauty Point has a population of approximately 1,100 people, It is a small township and was originally established as the first deep water port on the Tamar River to service the Beaconsfield gold mine. Situated at the mouth of the Tamar River, Beauty Point lies in the heart of a rich sheep, cattle and vine-growing district – it is also a major fishing town. The towns port facilities form the heart of present day economic life, recent additions are tourism ventures Seahorse World and Platypus House.



Legal Description & Outgoings

Council Address	38 Bagot Street, Beauty Point, Tasmania
Legal Description:	Volume 244231, Folio 1 (38 Bagot Street) Volume 207767, Folio 1 (Vacant land)
West Tamar Council Rates:	\$80,000 approx
Water:	Service charge - \$6,989 Usage - \$1,600 (conservative given accommodation area not occupied until Nov 2014)

Additional Documents Available:

- * Lease
- * Fire Alarm Services
- * Electricity
- * Maintenance Plan
- * Asbestos Register



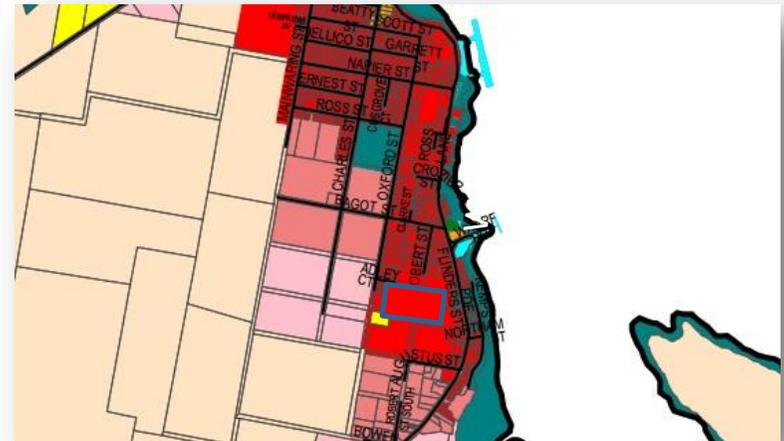
Town Planning – Current Zoning

Zoned – Low Density Residential

Comprehensive zoning regulations and development controls are available to view online. Please refer to West Tamar Council web site for full details visit: <http://www.wtc.tas.gov.au>

Purchasers seeking to investigate potential redevelopment or alterations/additions to the property are advised to consult with a Council Planner.

NOTE: This town planning summary is provided for basic information purposes only. It should not be relied upon for the purposes of determining development potential of the property or if a particular activity or use is permitted within the zone. We recommend professional town planning advice should be obtained from a qualified Town Planner or relevant Council.



Summary

A well located property comprised of 2 titles with great development potential and existing income.

- ✓ Huge land bank of 8.55ha
- ✓ First time offered on the open market
- ✓ Multitude of existing buildings still in operational order
- ✓ Rare opportunity to purchase such a large, unique property with development potential S.T.C.A

Our Vendor requires this property sold and we have pleasure in recommending this opportunity for your consideration.

Should you require any further information, wish to discuss any aspect or arrange an inspection please contact:

Andy Howell

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M: 0419 122 683
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Title

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE	
VOLUME	FOLIO
207767	1
EDITION	DATE OF ISSUE
2	03-Feb-2009
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Lawa
Recorder of Titles.



DESCRIPTION OF LAND

Town of BEAUTY POINT
Lot 1 on Plan 207767
Derivation : Whole of 10A-OR-23Ps. Section A.3. Gtd. to B.T.
Morgan.
Prior CT 2382/71

SCHEDULE 1

C871289 UNIVERSITY OF TASMANIA Registered 03-Feb-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

VOL. FOL.
ANNEXURE TO CERTIFICATE OF TITLE 2382 71



Alice Lawa
Recorder of Titles

REGISTERED NUMBER
207767

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

TWN BEAUTY POINT
MEAS IN METRES

(SEC. A3.)



38 Bagot Street (Main site) Bagot Street (Vacant land)

Title

CERTIFICATE OF TITLE
LAND TITLES ACT 1980

TORRENS TITLE

VOLUME 244231	FOLIO 1
EDITION 2	DATE OF ISSUE 03-Feb-2009
Page 1	of 1

TASMANIA

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Mick Kawa
Recorder of Titles.

DESCRIPTION OF LAND

Town of BEAUTY POINT
Lot 1 on Plan 244231
Derivation : Whole of 10 Acres Section B.1. Gtd. to B.T.
Morgan Whole of Lot 39597 Gtd. to The Australian Maritime
College
Prior CP 4209/100

SCHEDULE 1

C871289 UNIVERSITY OF TASMANIA Registered 03-Feb-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A984300 ADHESION ORDER under Section 477A of the Local
Government Act 1962 affecting all the said land
within described Registered 02-Oct-1985 at noon

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

VOL. 4209 FOL. 100

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

REGISTERED NUMBER
244231

Recorder of Titles

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

TWN. BEAUTY POINT
Sec. B1
MEAS. IN METRES

4.452 ha

BAGOT STREET

Disclaimer

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