

Derwent Ridge

TUNAH STREET

Purchaser information pack

Key points

Sale plan and summary

Plan of Survey

Schedule of Easements

Plan of Title

D

Key points

Derwent
Ridge
TUNAH STREET

Nestled beside Toorittya Bushland Reserve, Derwent Ridge offers residential land in a spectacular and serene bushland setting. These premium sized blocks feature panoramic views across the River Derwent to kunanyi / Mount Wellington and are located within easy access to services and 15 minutes to Hobart's CBD.



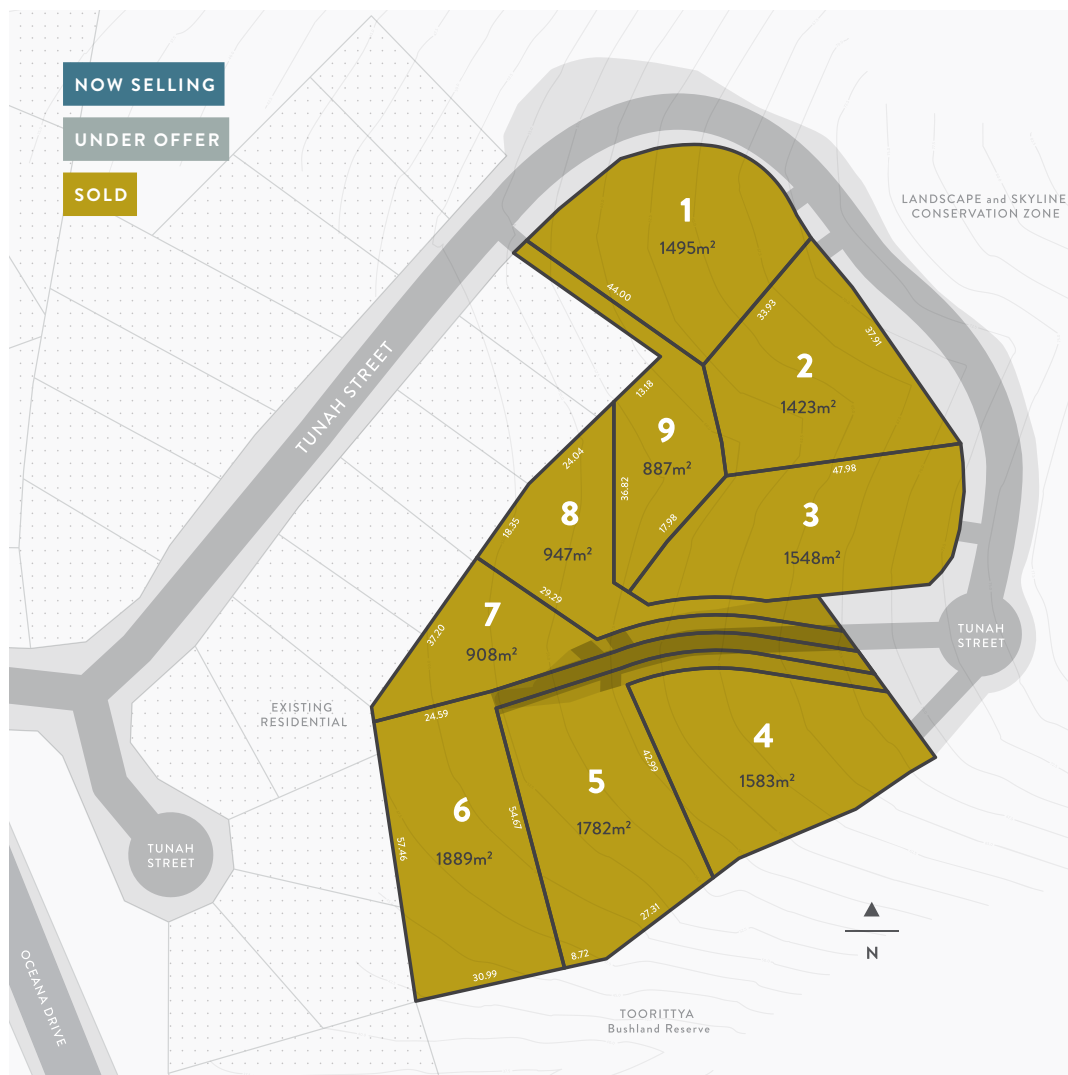
- Exciting new land release on Hobart's eastern shore
- Limited release premium homesites in a bushland setting
- Breathtaking panoramic views of kunanyi / Mount Wellington, the city, and the River Derwent extending down to Storm Bay
- A superb location that perfectly balances convenience with peaceful living—bushland pathways and the water's edge nearby
- Build your dream home
- Offering an enviable lifestyle
- The longest sunlight hours of any location in Hobart
- 15 minutes' drive to Hobart's CBD, and Hobart International Airport
- 3 minutes' drive to the beach
- A rare opportunity that must be seen to be fully appreciated



Sale plan and summary

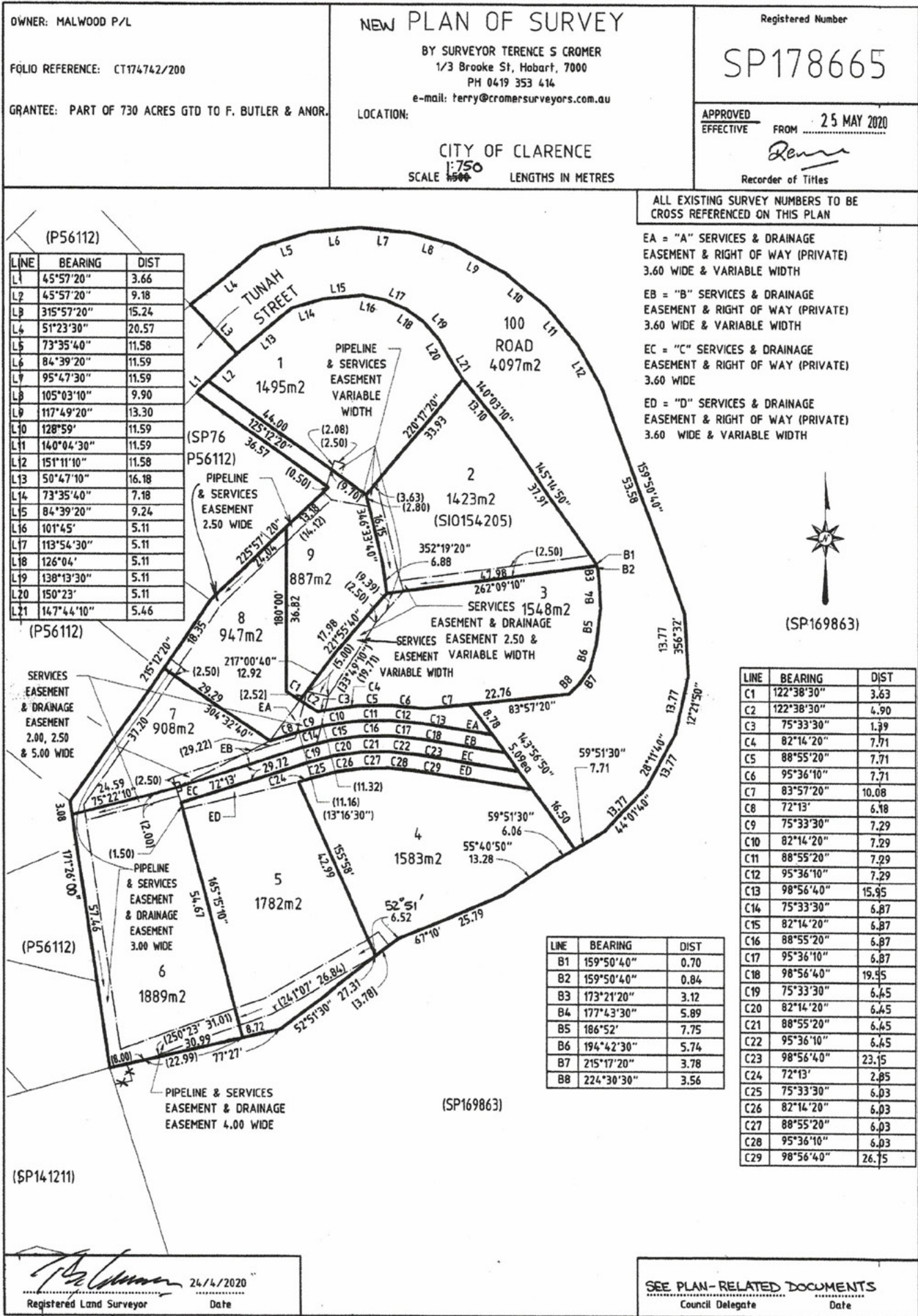
Derwent
Ridge
TUNAH STREET

The sale plan below reflects the lots sold or under contract and those remaining for sale. This plan is for illustrative purposes and is not intended to replace a full search of documents and plans at the time of purchase.



Lot 1	1495m ²	C \$ SOLD
Lot 2	1423m ²	C \$ SOLD
Lot 3	1548m ²	C \$ SOLD
Lot 4	1583m ²	C \$ SOLD
Lot 5	1782m ²	C \$ SOLD
Lot 6	1889m ²	C \$ SOLD
Lot 7	908m ²	C \$ SOLD
Lot 8	947m ²	C \$ SOLD
Lot 9	887m ²	C \$ SOLD

For specialist advice relating to contours and boundaries, please contact Cromer & Partners Surveyors on 0419 353 414 or terry@cromersurveyors.com.au.



SCHEDULE OF EASEMENTS

Registered Number

SP 178665**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.

SIGNATURES MUST BE ATTESTED.

PAGE 1 OF 9 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is:

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 2 is:

SUBJECT TO a Right of Drainage (as hereinafter defined) in gross in favour of Clarence City Council over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 2.50 WIDE & VARIABLE WIDTH passing through that lot on the plan.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT VARIABLE WIDTH ("the Easement Land") passing through that lot on the plan.

Lot 3 is: Lot 3 is subject to a pipeline and services easement in favour of TasWater over the PIPELINE & SERVICES EASEMENT VARIABLE WIDTH shown passing through such Lot.

SUBJECT TO a Right of Drainage (as hereinafter defined) in gross in favour of Clarence City Council over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 2.50 WIDE & VARIABLE WIDTH passing through that lot on the plan.

in favour of Clarence City Council

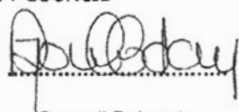
SUBJECT TO a Services Easements (as hereinafter defined) over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 2.50 WIDE & VARIABLE WIDTH passing through that lot on the plan, SERVICES EASEMENT VARIABLE WIDTH and SERVICES EASEMENT & DRAINAGE EASEMENT 5.00 WIDE shown passing through such Lot.

Lot 4 is:

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE passing through that lot on the plan.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE ("the Easement Land") passing through that lot on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MALWOOD P/L FOLIO REF: 174742/200 SOLICITOR & REFERENCE: MURDOCH CLARKE	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 27 March 2020 SD - 2011/30 201715 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 9 PAGES	Registered Number SP 178665
SUBDIVIDER: : MALWOOD P/L FOLIO REFERENCE: 174742/200	

Lot 5 is:

TOGETHER WITH a Right of Carriageway over the "A" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the "A" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

TOGETHER WITH a Right of Carriageway over the "B" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 7 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the "B" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 7 on the plan.

TOGETHER WITH a Right of Carriageway over the "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

SUBJECT TO a Right of Carriageway (appurtenant to Lots 6, 7 and 8 on the plan) over the "D" SERVICES & DRAINAGE EASEMENT and RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through that lot on the plan.

SUBJECT TO a Service Easement (as hereinafter defined) (appurtenant to Lots 6, 7 and 8 on the plan) over the "D" SERVICES & DRAINAGE EASEMENT and RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through that lot on the plan.

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE shown passing through that lot on the plan.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE ("the Easement Land") shown passing through that lot on the plan.

Lot 6 is:

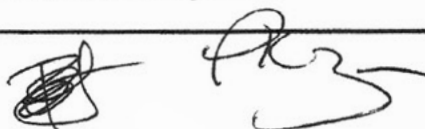
TOGETHER WITH a Right of Carriageway over the land marked "A" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "A" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

TOGETHER WITH a Right of Carriageway over the land marked "B" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 7 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "B" SERVICES & DRAINAGE

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ANNEXURE TO
SCHEDULE OF EASEMENTS
PAGE 3 OF 9 PAGES

Registered Number

SP 178665

SUBDIVIDER: : MALWOOD P/L

FOLIO REFERENCE: 174742/200

EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 7 on the plan.

TOGETHER WITH a Right of Carriageway over the land marked "D" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 5 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "D" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 5 on the plan.

SUBJECT TO a Right of Carriageway (appurtenant to Lots 5, 7 and 8) over the land marked "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

SUBJECT TO a Service Easement (as hereinafter defined) (as appurtenant to Lots 5, 7, and 8) over the land marked "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

SUBJECT TO a Service Easement (as hereinafter defined) (as appurtenant to Lots 5, 7, and 8) over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 2.00, 2.50 & 5.00 WIDE shown passing through Lot 6 on the plan.

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 2.00, 2.50 & 5.00 WIDE shown passing through Lot 6 on the plan.

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE and PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE passing through that lot on the plan.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 4.00 WIDE and PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan.

Lot 7 is:

TOGETHER WITH a Right of Carriageway over the land marked "A" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "A" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

TOGETHER WITH a Right of Carriageway over the land marked "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

TOGETHER WITH a Right of Carriageway over the land marked "D" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE AND VARIABLE WIDTH shown passing through Lot 5 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "D" SERVICES & DRAINAGE

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ANNEXURE TO
SCHEDULE OF EASEMENTS
PAGE 4 OF 9 PAGES

Registered Number

SP 178665

SUBDIVIDER: : MALWOOD P/L

FOLIO REFERENCE: 174742/200

EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE AND VARIABLE WIDTH shown passing through Lot 5 on the plan.

SUBJECT TO a Right of Carriageway (appurtenant to Lots 5, 6 and 8 on the plan) over the land marked "B" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE AND VARIABLE WIDTH shown passing through Lot 7 on the plan.

SUBJECT TO a Service Easement (as hereinafter defined) (appurtenant to Lots 5, 6 and 8 on the plan) over the land marked "B" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE AND VARIABLE WIDTH shown passing through Lot 7 on the plan.

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 2.00, 2.50 & 5.00 WIDE shown passing through Lot 7 on the plan.

SUBJECT TO a Service Easement (as hereinafter defined) (appurtenant to Lots 5, 6 and 8 on the plan) over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 2.00, 2.50 & 5.00 WIDE shown passing through Lot 7 on the plan.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan.

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE shown passing through that lot on the plan.

Lot 8 is:

TOGETHER WITH a Right of Carriageway over the land marked "B" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE AND VARIABLE WIDTH shown passing through Lot 7 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "B" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE AND VARIABLE WIDTH shown passing through Lot 7 on the plan.

TOGETHER WITH a Right of Carriageway over the land marked "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

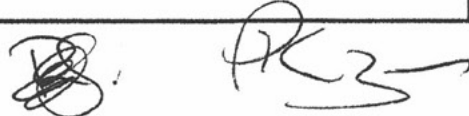
TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "C" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE shown passing through Lot 6 on the plan.

TOGETHER WITH a Right of Carriageway over the land marked "D" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 5 on the plan.

TOGETHER WITH a Service Easement (as hereinafter defined) over the land marked "D" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 5 on the plan.

SUBJECT TO a Right of Carriageway (appurtenant to Lots 5, 6 and 7 on the plan) over the land marked "A" SERVICES

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<p align="center">ANNEXURE TO</p> <p align="center">SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 5 OF 9 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 178665</p>
<p>SUBDIVIDER: : MALWOOD P/L</p> <p>FOLIO REFERENCE: 174742/200</p>	

& DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

SUBJECT TO a Service Easement (as hereinafter defined) (appurtenant to Lots 5, 6 and 7) over the land marked "A" SERVICES & DRAINAGE EASEMENT & RIGHT OF WAY (PRIVATE) 3.60 WIDE & VARIABLE WIDTH shown passing through Lot 8 on the plan.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE ("the Easement Land") passing through that lot on the plan.

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked PIPELINE & SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE shown passing through that lot on the plan.

SUBJECT TO a Right of Drainage in gross in favour of Clarence City Council over the land marked PIPELINE & SERVICES EASEMENT 2.50 WIDE shown passing through that lot on the plan & over the land marked SERVICES EASEMENT & DRAINAGE EASEMENT 5.00 WIDE shown passing through such Lot.

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan.

Lot 9 is:

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT VARIABLE WIDTH passing through that lot on the plan;

SUBJECT TO a Pipeline and Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 2.50 WIDE ("the Easement Land") passing through that lot on the plan.

COVENANTS

1-9

The owners of lots ~~8-12~~ on the plan covenant with the Vendors, Clarence City Council and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every lot shown on the plan and with the Clarence City Council to observe the following stipulation:

Not to develop a habitable building on such lot unless it is located and constructed in accordance with BAL 19 in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

FENCING PROVISION

In respect to the lots on the plan (except lots 100, ~~101 and 102~~) the Vendor (Malwood Pty Ltd) shall not be required

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 9 PAGES	Registered Number SP 178665
SUBDIVIDER: : MALWOOD P/L FOLIO REFERENCE: 174742/200	

to fence.

INTERPRETATION

"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Limited its successors & assigns

"Pipeline and Services Easement" means-

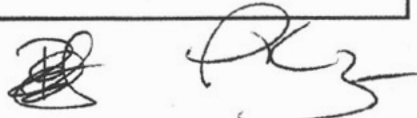
THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number SP178665
SUBDIVIDER: : MALWOOD P/L FOLIO REFERENCE: 174742/200	

- other object on or in the Easement Land;
- (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means-

Infrastructure owned or for which TasWater is responsible and includes but is not limited to-

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 178665
SUBDIVIDER: : MALWOOD P/L FOLIO REFERENCE: 174742/200	

restrictions with respect to the Easement Land or the Infrastructure;

- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"Service Easement" means the full free right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof with which said rights shall be capable of enjoyment in common with the owner of the servient tenement the Clarence City Council, Telstra Corporation Limited, the Aurora Energy Pty Ltd, Her Majesty the Queen and TasWater to lay use and maintain forever water mains, pipes, drains, mains, channels, gutters, sewers, wires, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan hereon and marked "Service Easement" and the right for their surveyors and workmen from time to time and at all times hereafter to enter into upon the said strips of land or any part thereof bringing upon the Service Easement such material machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

"Right of Drainage" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.




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ANNEXURE TO
SCHEDULE OF EASEMENTS
PAGE 9 OF 9 PAGES

Registered Number

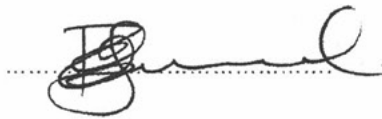
SP178665

SUBDIVIDER: : MALWOOD P/L

FOLIO REFERENCE: 174742/200

EXECUTED by **MALWOOD PTY LTD (ACN 009 577 931)** by its Attorney **RODERICK EDWARD SCURRAH** under Power of Attorney Registered No PA105357 and the said **RODERICK EDWARD SCURRAH** declares that he has received no revocation of the said Power of Attorney in the presence of:

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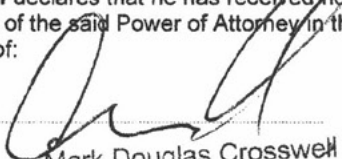


WITNESS:

FULL NAME:

ADDRESS:

OCCUPATION:


Mark Douglas Crosswell
10 Victoria Street,
Hobart Tas 7000
Lawyer

EXECUTED by **MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560** as Responsible Entity of the **MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559** by its duly authorised Attorney **PAUL KUZIS** pursuant to Power of Attorney registered on 15th January 2018 Registered Number PA109270 having received no notice of the revocation thereof

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PAUL KUZIS

WITNESS:

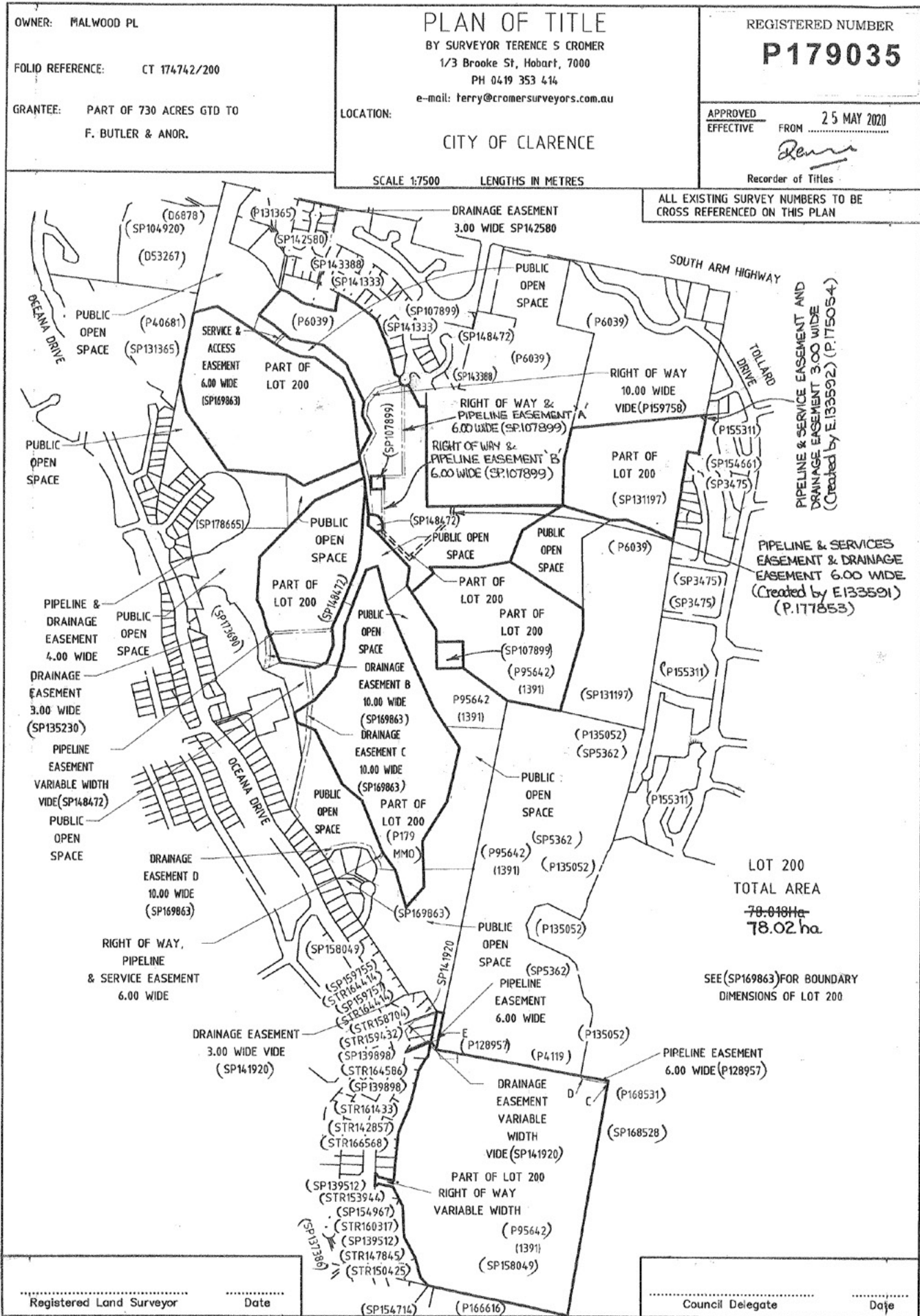
FULL NAME:

ADDRESS:

OCCUPATION:


Robyn Michelle Collins
10 Victoria Street,
Hobart, Tas 7000
Legal Secretary

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Like to know more?

Contact Charles Grant on **0418 175 580**
or charles@derwentridge.com.au.

Derwent
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