

STRATA PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

Strata Certificate

~~Name of Council~~ Accredited Certifier S G JOHNSON
being satisfied that the requirements of the
• Strata Schemes (Freehold Development) Act 1973
~~Strata Schemes (Leasehold Development) Act 1986~~
have been complied with, approves of the proposed:
• strata plan/~~strata plan of subdivision~~
illustrated in the annexure to this certificate.
• The accredited certifier is satisfied that the plan is consistent with
a relevant development consent in force, and that all conditions of
the development consent that by its terms are required to be complied
with before a strata certificate may be issued, have been complied with.
~~The strata plan/strata plan of subdivision is part of a development~~
~~scheme. The Council/ accredited certifier is satisfied that the plan is~~
~~consistent with any applicable conditions of any development consent~~
~~and that the plan gives effect to the stage of the strata development~~
~~contemplated in the consent.~~
• The Council does not object to the encroachment of the building
beyond the alignment of KENTWELL & CORNWELL ROADS
• The Accredited Certifier is satisfied that the building complies with
a relevant development consent in force that allows the encroachment.
• This approval is given on the condition that the use of lot(s) 18 TO 20
(being utility lot/s designed to be used primarily for
the storage or accommodation of boats, motor vehicles or goods
and not for human occupation as a residence, office, shop or the like)
is restricted to the proprietor or occupier of a lot or proposed lot
(not being such a utility lot) the subject of the strata scheme
concerned, as referred to in section 39 of the Strata Schemes
(Freehold Development) Act 1973 or section 66 of the Strata
Schemes (Leasehold Development) Act 1986.
Date 17 APRIL 2007
Subdivision No 11344
Accreditation No BPB 0530
Relevant Development Consent No EXEMPT
Issued by [Signature]
Authorised Person/Proprietor/Manager/Accredited Certifier
• Complete or delete if inapplicable

Surveyors Certificate

PAUL BARRY BYRNE

63 WATERLOO STREET NARRABEEN 2101

a
a surveyor registered under the Surveying Act 2002, hereby
certify that:

(1) each applicable requirement of
• Schedule 1A to the Strata Schemes (Freehold Development)
Act 1973
~~• Schedule 1A to the Strata Schemes (Leasehold Development)~~
~~Act 1986~~
has been met.

(2) (a) the building encroaches on a public place:
~~for the building encroaches on land (other than a public~~
~~place) in respect of which encroachment an~~
~~appropriate easement:~~
• has been created by registered 1
• is to be created under section 88B of the
Conveyancing Act 1919.

(3) the survey information recorded in the accompanying
location plan is accurate.

Signature: [Signature]
Date: 10/1/07

• Delete if inapplicable
† State whether dealing or plan and quote registered number.

This is sheet 1 of my plan in 5 sheets

Model By-laws adopted for this scheme
~~Insert type being adopted~~
~~Keeping of Animals - Option A/B/C~~
• Schedule of By-laws in 43 sheets filed with plan
~~• No By-laws apply~~
• Strike out whichever is inapplicable

SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
1	59
2	61
3	56
4	49
5	58
6	65
7	66
8	66
9	55
10	54
11	64
12	64
13	61
14	63
15	49
16	45
17	53
18	4
19	4
20	4
AGGREGATE	1000

LOTS 18 TO 20 INCLUSIVE ARE UTILITY LOTS

PLAN OF SUBDIVISION OF LOT 1
D.P. 1110200

L.G.A.: WARRINGAH Suburb/Locality: **ALLAMBIE HEIGHTS**

Parish: MANLY COVE County: CUMBERLAND

Name of, and address for
service of notices on, the
owners corporation.
(address required on
original strata plan only)

THE OWNERS
STRATA PLAN NO. 78948
No. 33-35 KENTWELL ROAD
ALLAMBIE HEIGHTS NSW 2100

SP78948

Registered 26.05.2007

Purpose: STRATA PLAN

Ref Map: L1860.93

Last Plan: DP 1110200

FOR LOCATION PLAN SEE SHEET 2

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

Paul Michael McDonald
PAUL MICHAEL McDONALD
SOLE DIRECTOR OF
INTERLATION 21 P/L
ABN 79 003 809 523

Real Property A.
SIGNED by LEONARDO MORAN
for stpac Bank
power of attorney book 4299 No. 332

Signature) [Signature] Tier Three Attorney
By executing this instrument the attorney
states that the attorney has received no
notice of the revocation of the power of
attorney.

I certify that the attorney for the Bank
with whom I am personally acquainted or
whose identity I am otherwise satisfied,
Signed this mortgage in my presence.

Signature of Witness: [Signature]
Name of Witness Delian hanna-Sarem
Address of Witness 1 King Street
Concord West NSW

M.G.A. NOR

S.P. 71423

18

SEC. 3

D.P. 5875

27.43

46.62

No. 33-35

FOUR LEVEL

BRICK &

MIXED

COMMERCIAL

FLAT

RENDERED

CONCRETE

RESIDENTIAL

BUILDING

48.465

21.5

AWNING 2.52 OVER

WALL AT LEVEL 4
ON BDY
WALL AT LEVEL 3
0.01 CLEAR
GUTTER 0.14 OVER

- GUTTER 0.11 CLEAR

KENTWELL ROAD

AWNING 2.51 OVER

WALL AT LEVEL 4
0.01 CLEAR
WALL AT LEVEL 3
0.03 CLEAR

WALL AT LEVEL 3
0.01 CLEAR
WALL AT LEVEL 4
ON BDY
GUTTER ON BDY

AWNING

AWNING 2.47 OVER

AWNING 2.49 OVER —

WALL AT LEVEL 3 & 4

(A) EASEMENT FOR ELECTRICITY PURPOSES
2.35 WIDE VIDE D.P. 110200

(B) RESTRICTIONS ON THE USE OF LAND
VIDE D.P. 110200

(C) POSITIVE COVENANT
VIDE D.P. 110200

CORNWELL ROAD

Reduction Ratio ≈ 200

Lengths are in metres

SURVEYOR'S REFERENCE: 98535 ISSUE B

Box:e-IDS /Doc:SP 0078948 P /Rev:28-May-2007 /sts:OK.OK /Prt:29-May-2007 02:06 /Pgs:ALL /Seq:2 of 5
WARNING : Electronic Document Supplied by IPI NSW for Your Internal Use Only.

TERRACES ARE LIMITED IN DEPTH TO THE UPPER SURFACE OF THEIR CONCRETE PAVED TERRACE FLOOR AND IN HEIGHT TO 2.7 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR ADJOINING UNIT EXCEPT WHERE COVERED

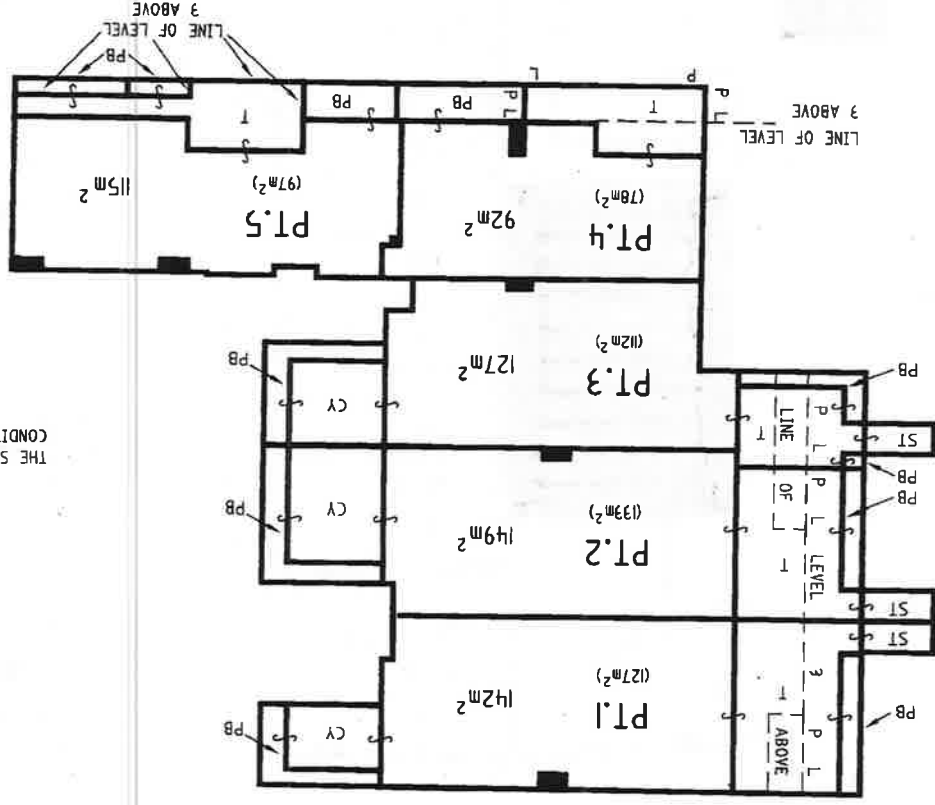
COURTYARDS ARE LIMITED IN DEPTH TO THE UPPER SURFACE OF THEIR CONCRETE PAVED COURTYARD FLOOR AND IN HEIGHT TO 2.7 ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR ADJOINING UNIT EXCEPT WHERE COVERED

PLANTER BOXES ARE LIMITED IN DEPTH TO THE UPPER SURFACE OF THEIR CONCRETE PAVED BOX FLOOR AND IN HEIGHT TO 2.7 ABOVE THE FLOOR OF THEIR ADJOINING UNIT EXCEPT WHERE COVERED

THE STAIRS OF LOTS 1, 2 & 3 ARE LIMITED IN HEIGHT TO 2.7 ABOVE THE UPPER SURFACE OF THEIR CONCRETE PAVED TREADS EXCEPT WHERE COVERED

CY - DENOTES COURTYARD
 PB - DENOTES PLANTER BOX
 PL - DENOTES LINE OF TIMBER PERGOLA ABOVE
 ST - DENOTES STAIRS
 T - DENOTES TERRACE

NOTE:
1. AREAS SHOWN HEREON ARE APPROXIMATE AND ARE FOR
THE PURPOSES OF THE STRATA TITLES ACT ONLY
2. THE STRUCTURE AND ALL WORKING PARTS OF THE
TIMBER PERGOLA OVER LOTS 1,2,3 & 4 ARE COMMON
PROPERTY



THE STRUCTURE & WORKING PARTS OF THE AIR
CONDITIONING UNITS ARE COMMON PROPERTY

M.G.A. NORTH

LEVEL 2

SP78948

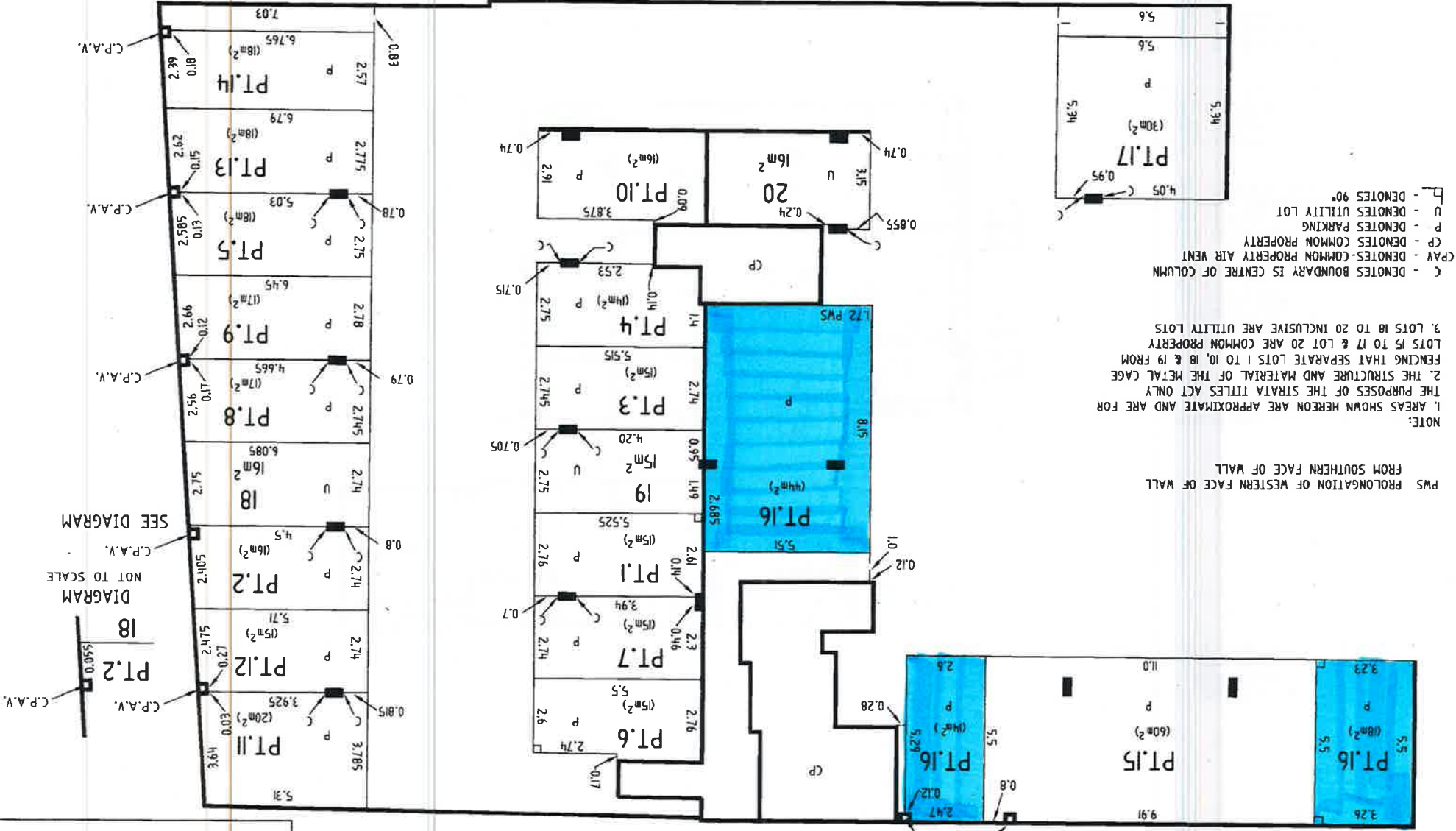
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Sheet No. 3 of 5 Sheets

LEVEL 1

SP78948

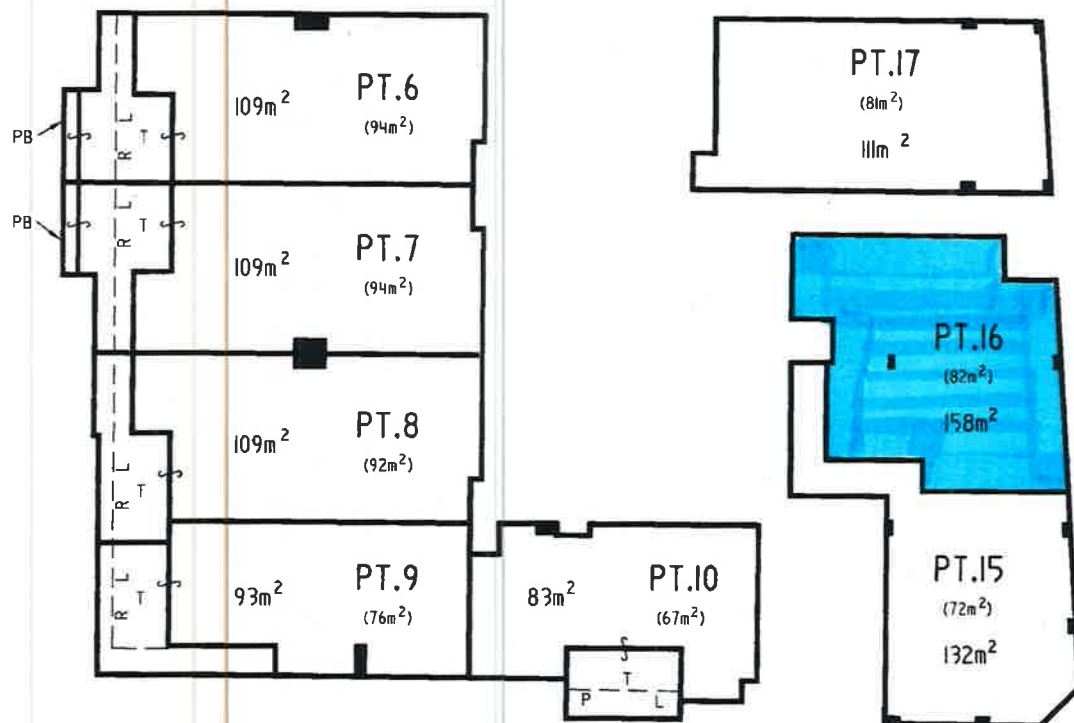


SP78948

M.G.A. NORTH

LEVEL 3

THE STRUCTURE & WORKING PARTS OF THE AIR
CONDITIONING UNITS ARE COMMON PROPERTY



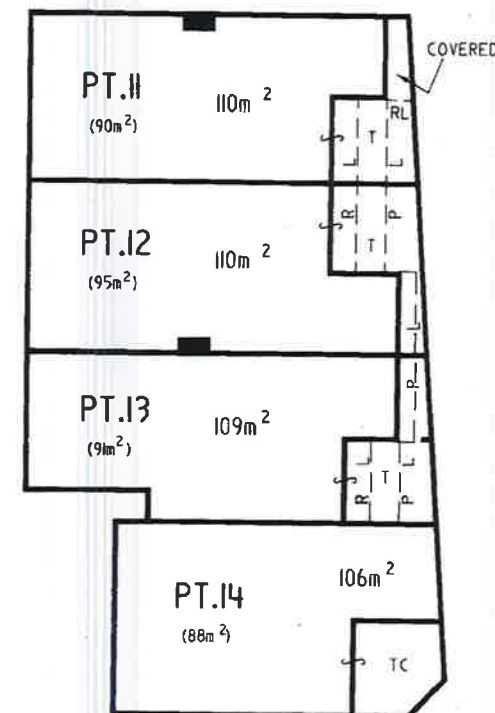
TERRACES ARE LIMITED IN DEPTH TO THE UPPER
SURFACE OF THEIR CONCRETE PAVED TERRACE FLOOR
AND IN HEIGHT TO 2.7 ABOVE THE UPPER SURFACE
OF THE FLOOR OF THEIR ADJOINING UNIT EXCEPT
WHERE COVERED

PLANTER BOXES ARE LIMITED IN DEPTH TO THE
UPPER SURFACE OF THEIR CONCRETE PAVED PLANTER
BOX FLOOR AND IN HEIGHT TO 2.7 ABOVE THE
FLOOR OF THEIR ADJOINING UNIT EXCEPT WHERE
COVERED

PB - DENOTES PLANTER BOX
PL - DENOTES LINE OF TIMBER PERGOLA ABOVE
RL - DENOTES LINE OF ROOF ABOVE
T - DENOTES TERRACE
TC - DENOTES TERRACE COVERED

LEVEL 4

TERRACES ARE LIMITED IN DEPTH TO THE UPPER
SURFACE OF THEIR CONCRETE PAVED TERRACE FLOOR
AND IN HEIGHT TO 2.7 ABOVE THE UPPER SURFACE
OF THE FLOOR OF THEIR ADJOINING UNIT EXCEPT
WHERE COVERED



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TIMBER PERGOLA OVER LOTS 10,11,12 & 13 ARE COMMON
PROPERTY

Reduction Ratio 1: 200

Lengths are in metres

Registered Surveyor

Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 9853S ISSUE B

