

STRATA PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA CERTIFICATE

Name of Council/Unincorporated Entity: Manly Council
 being satisfied that the requirements of the Strata Schemes (Financial Development) Act 1975 or the Strata Schemes (Financial Development) Act 1986 have been complied with, approves of the proposal:

- * strata plan
 * strata plan of subdivision

Notated in the measures in this certificate.

* The accredited certifier is satisfied that the plan is consistent with a relevant development consent or 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/Unincorporated Entity is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan complies with the stage of the strata development contract to which it relates.

* The council does not object to the measurement of the building beyond the alignment of THE CORSO AND MARKET LANE.

* The accredited certifier is satisfied that the building complies with a relevant development consent to which it relates.

* This approval is given on the condition that the use of lot (s) being subject to is/are 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 vehicle) the subject of the strata scheme concerned, as referred to in section 39 of the Strata Schemes (Financial Development) Act 1975 or section 39 of the Strata Schemes (Financial Development) Act 1986.

Date: 16 JANUARY 2002

Subdivision No: 4263/5

Accreditation No: N/A
 Relevant Development Consent No: 762/01
 Issued by: MANLY COUNCIL

Signature
 Certified Person / Approved Manager / Accredited Certifier

SURVEYOR'S CERTIFICATE

CHRISTOPHER THOMAS NORTON

HIGGINS NORTON PARTNERS P/L
 149 CASTLEREAGH ST, STONEY.

a surveyor registered under the Surveyors Act 1972, hereby certify that:

- (1) each applicable requirement of:
 * Schedule 1A to the Strata Schemes (Financial Development) Act 1975
 * Schedule 1A to the Strata Schemes (Financial Development) Act 1986
 has been met.
 (2) * (a) the building encroaches on a public place;
 * (b) the building encroaches on land (other than a public place) in respect of which encroachment is an appropriate consent;
 * has been created by registered land;
 * is to be created under section 200 of the Conveyancing Act 1999
 (3) the survey information recorded in the accompanying location plan is accurate.

Signature: [Signature]
 Date: 12.12.01

- * Delete if inapplicable
 * State whether dealing or plan, and quote registered number.

This is sheet 1 of my plan in 4 sheets.

Model By-Laws adopted for this scheme

Keeping of Animals: Option A/B/C

* Schedule of By-Laws in 7 sheets filed with plan

* No By-Laws apply

* strike out whichever is inapplicable

SCHEDULE OF UNIT ENTITLEMENT

LOT No	UNIT ENTITLEMENT
1	639
2	60
3	301
TOTAL	1000

PLAN OF SUBDIVISION OF LOT 10 IN D.P1037624

L.G.A: MANLY

Suburb/Locality: MANLY

Parish: MANLY COVE

County: CUMBERLAND

Reduction Ratio 1:

Lengths are in metres

Name of, and *address for service of notices on, the owners corporation
 *Address required on original strata plan only

THE OWNERS OF STRATA PLAN No 67337
 No.63 THE CORSO, MANLY N.S.W. 2095

FOR LOCATION PLAN SEE SHEET 2

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

John Chancellor
 JOHN CHANCELLOR SECRETARY

Peter James Skelton
 Director



EXCLUDED BY ROBBECK PTY LIMITED
 A.C.N. 036 648 615 BY:

MARK EYMES - SECRETARY

DOUGLAS LEES
 DIRECTOR.

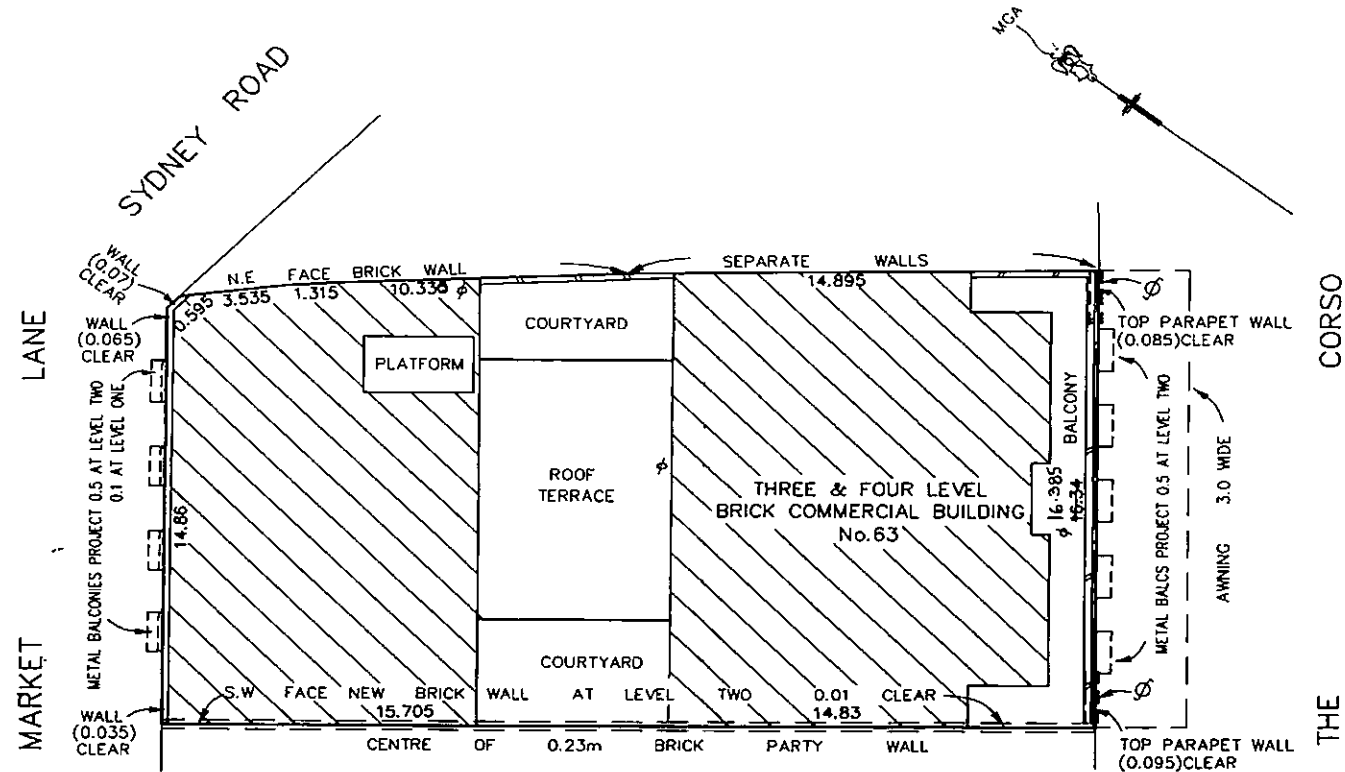


Burford Sampson
 Director

Plan Drawing only to appear in this space

LOCATION PLAN

SP67337



Ø TILE FASCIA 0.015 OVER AT STREET LEVEL
INSIDE FACE WALL 0.11 CLEAR

Ø AMENDMENTS BY SURVEYOR (1.2.01)

Reduction Ratio 1:150

lengths are in metres

Registered Surveyor

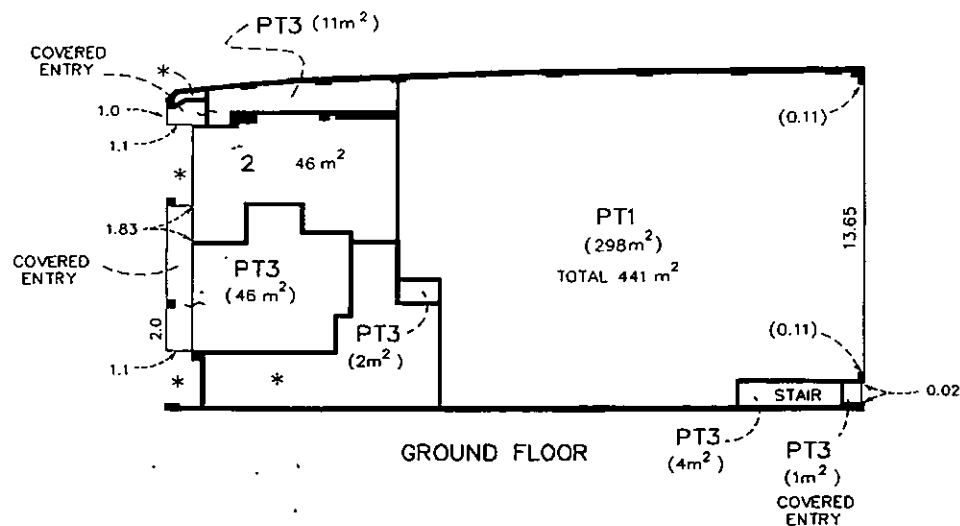
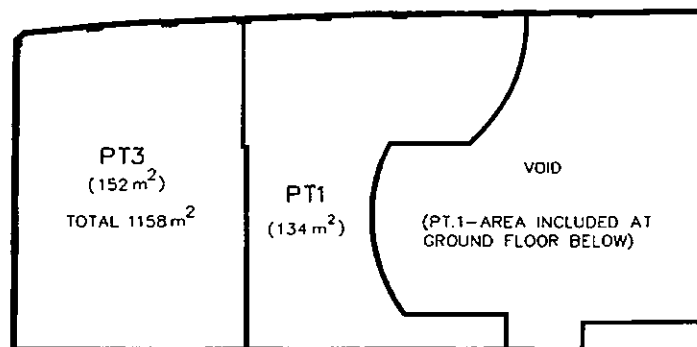
SURVEYOR'S REFERENCE:

General Manager/Authorised Person

25112

SP67337

MEZZANINE



AREAS ARE APPROXIMATE ONLY AND INCLUDE COVERED ENTRY WHERE SHOWN

* DENOTES COMMON PROPERTY

■ DENOTES CORNER OF COLUMN

└ DENOTES CORNER OF WALL

LOT 1 AT GROUND FLOOR LEVEL IS LIMITED IN DEPTH TO THE UPPER SURFACE OF THE CONCRETE FLOOR THEREOF

LOT 1 IS LIMITED IN HEIGHT TO THE UNDERSIDE OF THE CONCRETE SLAB ABOVE (BEING THE FLOOR SLAB AT LEVEL ONE)

LOT 1 IS LIMITED ON THE NORTHEAST AND SOUTHWEST BY THE INSIDE FACES OF THE EXTERNAL BRICK WALLS OF THE BUILDING

Reduction Ratio 1: 200

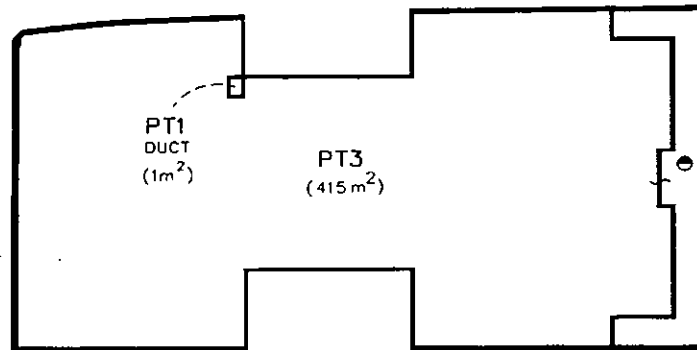
lengths are in metres

Registered Surveyor

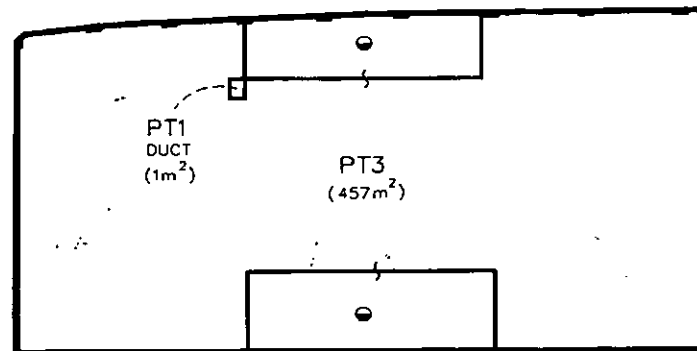
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 25112

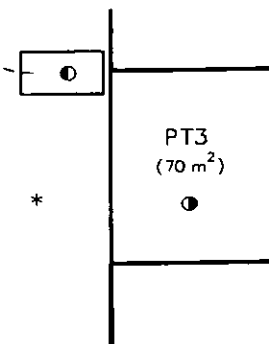
LEVEL TWO



LEVEL ONE



SP67337

PT1
(7m²)

ROOF LEVEL

- AREAS ARE APPROXIMATE ONLY AND INCLUDE COURTYARDS AND BALCONY WHERE SHOWN
- * DENOTES COMMON PROPERTY
 - ① DENOTES A/C PLATFORM LIMITED IN HEIGHT TO 2m ABOVE THE METAL FLOOR THEREOF
 - ② DENOTES BALCONY LIMITED IN HEIGHT TO 2.5m ABOVE THE CONCRETE FLOOR THEREOF EXCEPT WHERE COVERED
 - ③ DENOTES COURTYARD LIMITED IN HEIGHT TO 9.65m ABOVE THE CONCRETE FLOOR THEREOF EXCEPT WHERE COVERED
 - ④ DENOTES ROOF TERRACE LIMITED IN HEIGHT TO 4m ABOVE THE FLOOR THEREOF

Reduction Ratio 1: 200

lengths are in metres

Registered Surveyor

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 25112