

SURVEYOR
Name: WARREN L. BEE
Date: 31-07-2017
Reference: 18414

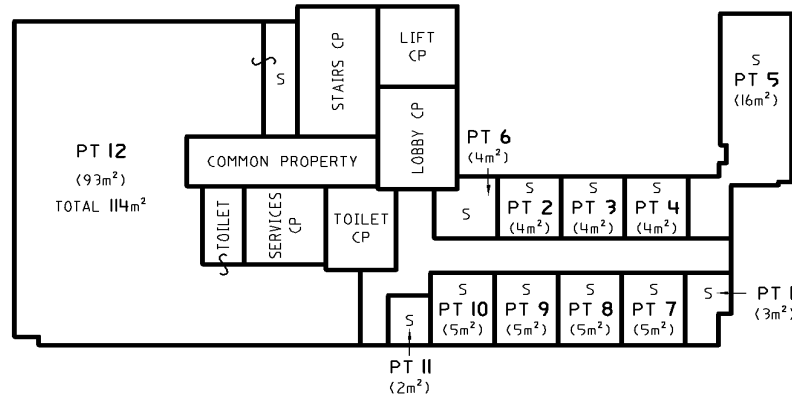
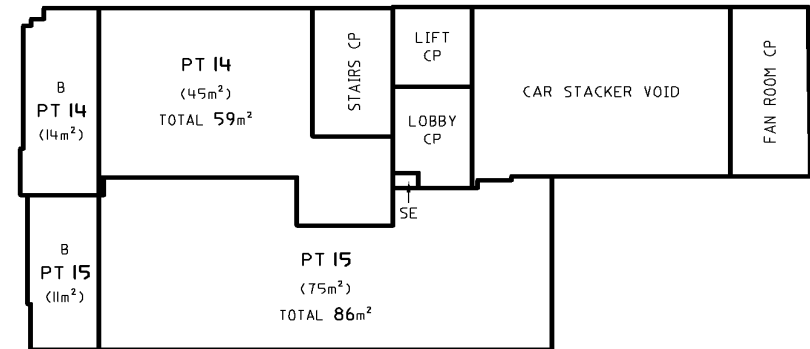
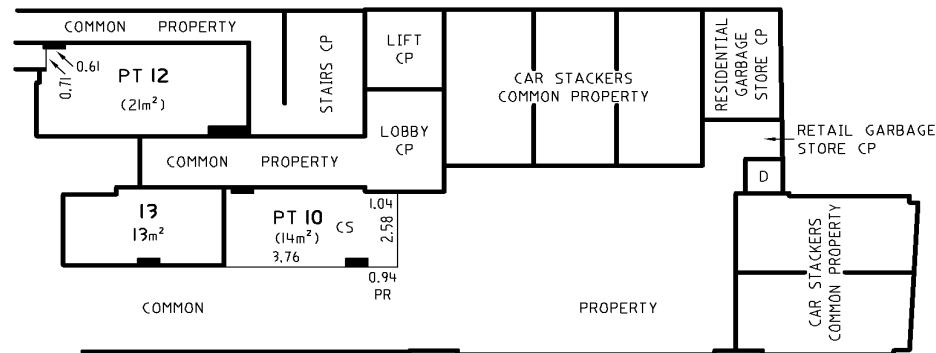
PLAN OF SUBDIVISION OF LOT 1
IN D.P. 1233281

L.G.A: NORTHERN BEACHES
Locality: MANLY
Reduction Ratio: 1:100
Lengths are in metres

REGISTERED

 23.11.2017

SP94821

BASEMENTLEVEL IGROUND FLOOR

NOTES:

- B - DENOTES BALCONY
- D - DENOTES DUCT - COMMON PROPERTY
- S - DENOTES STORAGE
- CP - DENOTES COMMON PROPERTY
- CS - DENOTES CAR SPACE
- SE - DENOTES SERVICES - COMMON PROPERTY
- PR - DENOTES PROLONGATION OF FACE OF WALL OR COLUMN

BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED WITHIN THIS LIMIT.

ALL METAL PERGOLAS, METAL & GLASS BALUSTRADES, METAL AWNINGS & METAL SCREENS ON BALCONIES ARE COMMON PROPERTY.

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY AND ARE APPROXIMATE

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Reference: 18414

PLAN OF SUBDIVISION OF LOT 1
IN D.P. 1233281

L.G.A: NORTHERN BEACHES

Locality: MANLY

Reduction Ratio: 1:150

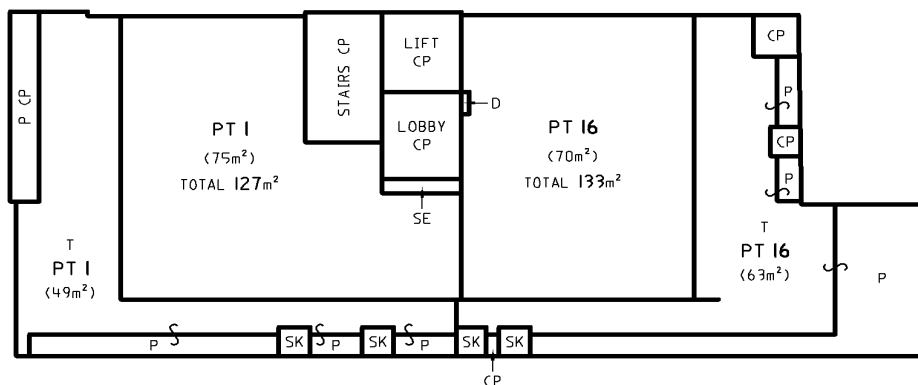
Lengths are in metres

REGISTERED

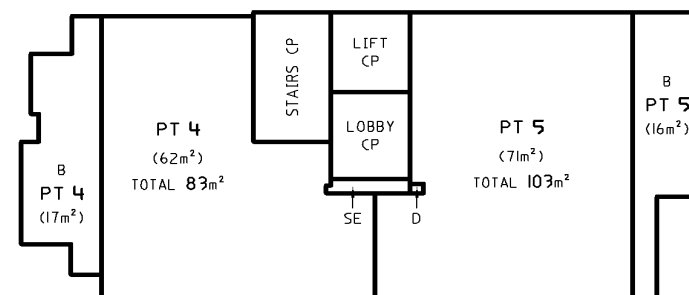


23.11.2017

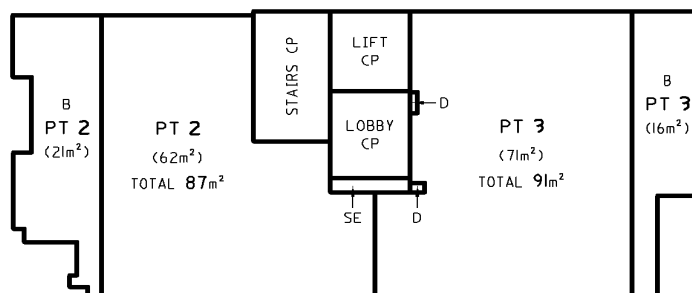
SP94821



LEVEL 2



LEVEL 4



LEVEL 3

NOTES:

B - DENOTES BALCONY
D - DENOTES DUCT - COMMON PROPERTY
P - DENOTES PLANTER
T - DENOTES TERRACE
CP - DENOTES COMMON PROPERTY
SE - DENOTES SERVICES - COMMON PROPERTY
SK - DENOTES SKYLIGHT - COMMON PROPERTY

BALCONIES, TERRACES & PLANTERS ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED WITHIN THIS LIMIT.

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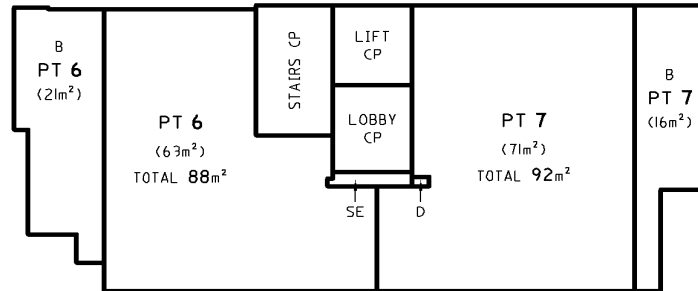
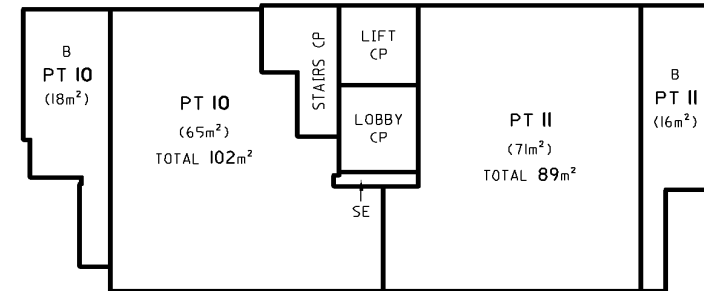
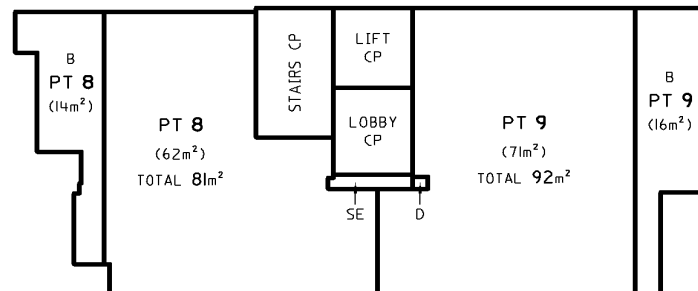
L.G.A: NORTHERN BEACHES
Locality: MANLY
Reduction Ratio: 1:150
Lengths are in metres

REGISTERED



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SP94821

LEVEL 5LEVEL 7LEVEL 6

NOTES:

B - DENOTES BALCONY
 D - DENOTES DUCT - COMMON PROPERTY
 CP - DENOTES COMMON PROPERTY
 SE - DENOTES SERVICES - COMMON PROPERTY

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PLAN OF SUBDIVISION OF LOT 1
IN D.P. 1233281

L.G.A: NORTHERN BEACHES

Locality: MANLY

Reduction Ratio: 1:150


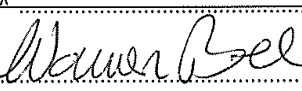
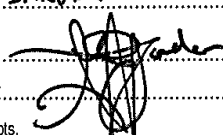
Lengths are in metres

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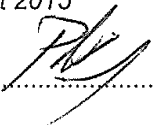




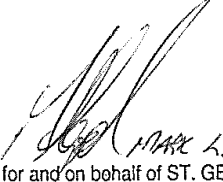

23.11.2017

SP94821

| | | | | | |
|---|--|----------------------------------|--|-----------------------|--|
| SP FORM 3.01 | | STRATA PLAN ADMINISTRATION SHEET | | Sheet 1 of 3 sheet(s) | |
| Office Use Only | | | Office Use Only | | |
| Registered:  23.11.2017 | | | SP94821 | | |
| PLAN OF SUBDIVISION OF: Lot 1 in DP 1233281 | | | LGA: Northern Beaches Locality: Manly Parish: Manly Cove County: Cumberland | | |
| This is a *FREEHOLD/*LEASEHOLD Strata Scheme | | | | | |
| Address for Service of Documents 17-19 Central Avenue MANLY NSW 2095 Provide an Australian postal address including a postcode | | | The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: - Keeping of animals: Option *A/*B - Smoke penetration: Option *A/*B (see Schedule 3 Strata Schemes Management Regulation 2016) * The strata by-laws lodged with the plan. | | |
| Surveyor's Certificate I Warren L Bee of PO Box 330 Forestville NSW 2087 being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met. *The building encroaches on: *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^ Signature:  Date: 31/10/2017 Surveyor ID: 448 Surveyor's Reference: 18414 ^ Insert the deposited plan number or dealing number of the instrument that created the easement | | | Strata Certificate (Accredited Certifier) I <u>ADRIAN PHILLIP BARDEN</u> being an Accredited Certifier, accreditation number <u>8PB0767</u>, certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i> . *(a) This plan is part of a development scheme. *(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment. *(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^ will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>. Certificate Reference: <u>SB127</u> Relevant Planning Approval No.: <u>CD0047</u> issued by: <u>ADRIAN BARDEN</u> Signature:  Date: <u>16 NOV 2017</u> ^ Insert lot numbers of proposed utility lots. | | |

* Strike through if inapplicable

| SP FORM 3.07 | STRATA PLAN ADMINISTRATION SHEET | Sheet 2 of 3 sheet(s) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------------|---------|------------------|---|----|---|----|---|----|---|----|---|----|---|----|---|----|---|----|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--------------|-------------|
| Office Use Only | | Office Use Only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Registered:  23.11.2017 | | SP94821 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VALUER'S CERTIFICATE I, Peter Doncas being a qualified valuer, as defined in the <i>Strata Schemes Development Act 2015</i> , certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 <i>Strata Schemes Development Act 2015</i> Signature:  Date <u>31/10/17</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SCHEDULE OF UNIT ENTITLEMENT <table border="1" style="margin: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">LOT NO.</th> <th style="width: 70%;">UNIT ENTITLEMENT</th> </tr> </thead> <tbody> <tr><td>1</td><td>76</td></tr> <tr><td>2</td><td>67</td></tr> <tr><td>3</td><td>74</td></tr> <tr><td>4</td><td>67</td></tr> <tr><td>5</td><td>74</td></tr> <tr><td>6</td><td>76</td></tr> <tr><td>7</td><td>78</td></tr> <tr><td>8</td><td>76</td></tr> <tr><td>9</td><td>84</td></tr> <tr><td>10</td><td>78</td></tr> <tr><td>11</td><td>92</td></tr> <tr><td>12</td><td>44</td></tr> <tr><td>13</td><td>14</td></tr> <tr><td>14</td><td>24</td></tr> <tr><td>15</td><td>37</td></tr> <tr><td>16</td><td>39</td></tr> <tr> <td>Total</td> <td>1000</td> </tr> </tbody> </table> | | | LOT NO. | UNIT ENTITLEMENT | 1 | 76 | 2 | 67 | 3 | 74 | 4 | 67 | 5 | 74 | 6 | 76 | 7 | 78 | 8 | 76 | 9 | 84 | 10 | 78 | 11 | 92 | 12 | 44 | 13 | 14 | 14 | 24 | 15 | 37 | 16 | 39 | Total | 1000 |
| LOT NO. | UNIT ENTITLEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 67 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 67 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 78 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 84 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 78 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | 92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | 37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | 39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 1000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|--|---|-----------------------|
| SP FORM 3.08 (Annexure) | STRATA PLAN ADMINISTRATION SHEET | Sheet 3 of 3 sheet(s) |
| Office Use Only | | Office Use Only |
| Registered:  23.11.2017 | | SP94821 |
| This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> Any information which cannot fit in the appropriate panel of any previous administration sheets Statements of intention to create and or release affecting interests in accordance with section 88B Conveyancing Act 1919 Signatures and seals- see section 22 Strata Schemes Development Act 2015 | | |
| <p>EXECUTES ON BEHALF OF NARFAC PROPERTY GROUP Pty LTD A/CN 065 591 826 pursuant to section 127(1) of the Corporations Act 2001</p> <p>by:</p> <p> MARK LLOYD TIERS STRATA/CONVEYANCE MANAGER STRA DIVISION & STRA SECRETARY</p> <p> MARK LLOYD TIERS Signed for and on behalf of ST. GEORGE BANK - A Division of WESTPAC BANKING CORPORATION ABN 33 007 457 141 by its attorney under power of attorney as at 17 January, 2001 Registered Book 4299 No. 332 in the presence of:</p> <p>WITNESS </p> <p>Print Name: IAN COHEN LEVEL 25, TOWER 2 200 BARANGAROO AVENUE BARANGAROO NSW 2000</p> | | |
| Surveyor's Reference: 18414 | | |