

## STRATA CERTIFICATE

Name of Council/~~Accredited Certifier~~ Manly Council  
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 contract to which it relates.

\*The Council does not object to the encroachment of the building beyond the alignment of .....

\*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)..... (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 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date: 12.11.03  
Subdivision No. 4294/S

Accreditation No. n/a  
Relevant Development Consent No. 70/02 + 692/00  
Issued by Manly Council

Authorised Person/~~General Manager/Accredited Certifier~~ D. Slay

\*Complete, or delete if applicable.

## SURVEYOR'S CERTIFICATE

I, ANTHONY TODARELLO  
of ATS LAND AND ENGINEERING SURVEYORS  
325 VICTORIA ROAD GLADESVILLE  
a surveyor registered under the Surveyors Act 1929, hereby  
certify that:

- (1) each applicable requirement of \*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973 or \*Schedule 1A to the Strata Schemes (Leasehold 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 an appropriate easement~~  
~~\*has been created by +~~  
~~\*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: 11/8/03

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

THIS IS SHEET 1 OF MY PLAN IN 3 SHEETS.

\*RESIDENTIAL Model By-laws adopted for this scheme  
Keeping of Animals: Option A/B/C  
\*Schedule of By-laws in 3 sheets filed with plan  
\*No By-laws apply  
\*Strike out whichever is inapplicable

PLAN OF SUBDIVISION OF LOT 1. D.P. 1065441

LGA: MANLY

Suburb/Locality: MANLY

Parish: MANLY COVE

County: CUMBERLAND

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

THE OWNERS STRATA PLAN NO. 72298  
34 ADDISON ROAD  
MANLY 2095

SP72298

Registered:  8.4.2004

Purpose: STRATA PLAN

Ref. Map: U1852-343

Last Plan: DPI065441

## FOR LOCATION PLAN SEE SHEET 2

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

J Galati  
[Signature]

Mortgagee under Mortgage No. 7563953  
Signed at Sydney this 6th day of  
January 2004 for National  
Australia Bank Limited ABN 12 001 014 037  
by Flora Mary FERGUSON its duly  
appointed Attorney under Power of Attorney  
No. 549 Book 3014

Manager

Witness/Bank Officer Annabelle SMYTH  
255 George Street, Sydney NSW

## SCHEDULE OF UNIT ENTITLEMENT

SCHEDULE OF UNIT ENTITLEMENT	
LOT	UE
1	30
2	30
3	30
AGGREGATE:	90

Req:R839690 /Doc:SP 0072298 P /Rev:13-Apr-2004 /NSW LRS /Pgs:ALL /Prt:22-Feb-2025 11:02 /Seq:2 of 3  
© Office of the Registrar-General /Src:DDTerrain /Ref:C AND A SURVEYORS 3D MODELLING ? UN...

PLAN AMENDED R.Hill 2-4-04

STRATA PLAN FORM 2

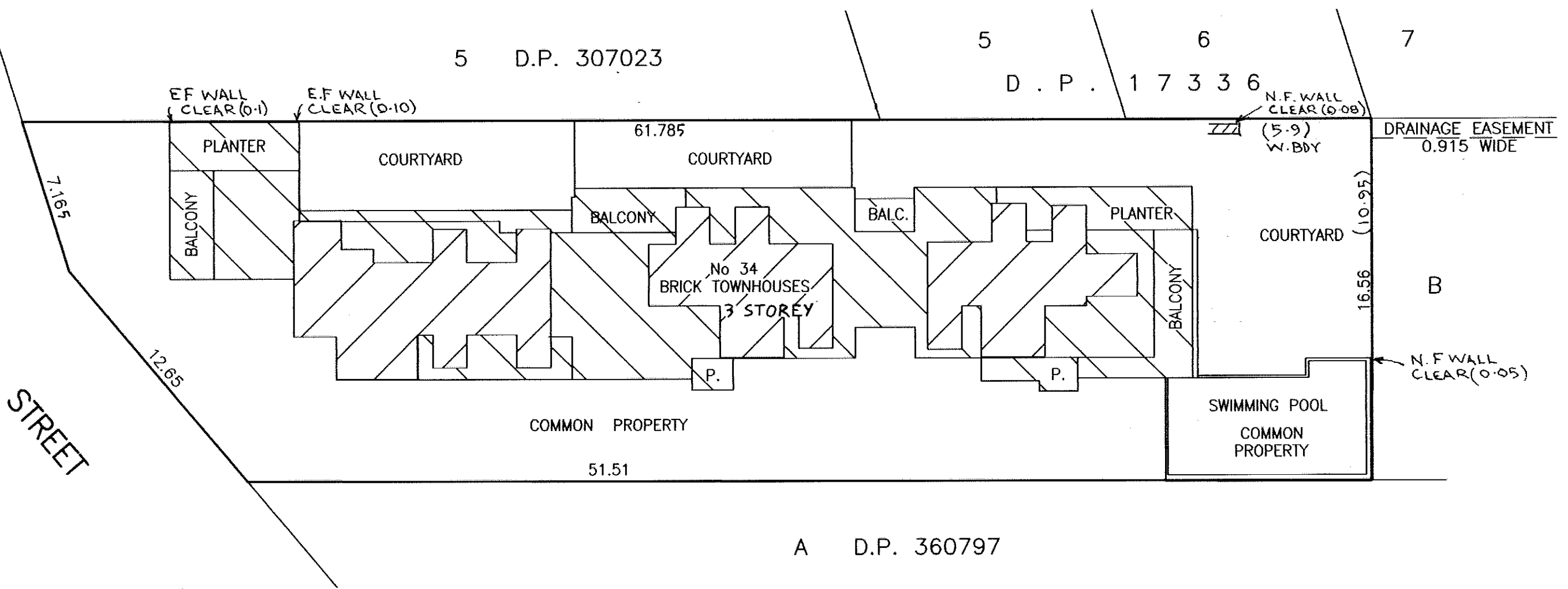
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 3 Sheets

BRUCE AVENUE

ADDISON STREET

SP72298



Reduction Ratio 1: 200

Lengths are in metres

*[Signature]*  
Registered Surveyor

*[Signature]*  
Authorised Person / General Manager / Accredited Certifier

SURVEYOR'S REFERENCE: 4842

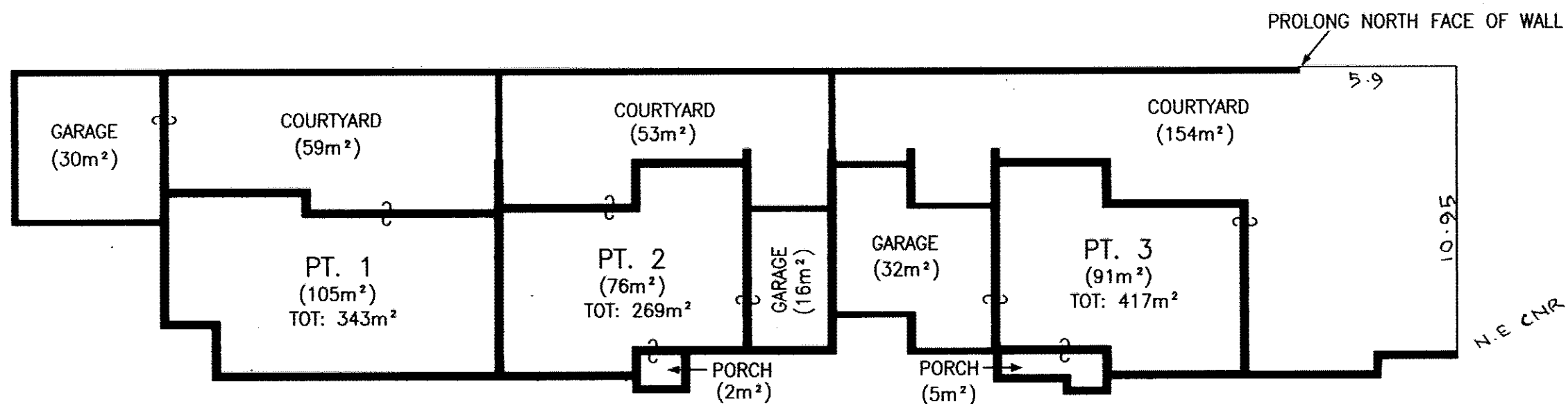


Reg:R839690 /Doc:SP 0072298 P /Rev:13-Apr-2004 /NSW LRS /Pgs:ALL /Prt:22-Feb-2025 11:02 /Seq:3 of 3  
© Office of the Registrar-General /Src:DDTerrain /Ref:C AND A SURVEYORS 3D MODELLING ? UN... PLAN AMENDED KILL 2.4.04

# STRATA PLAN FORM 2

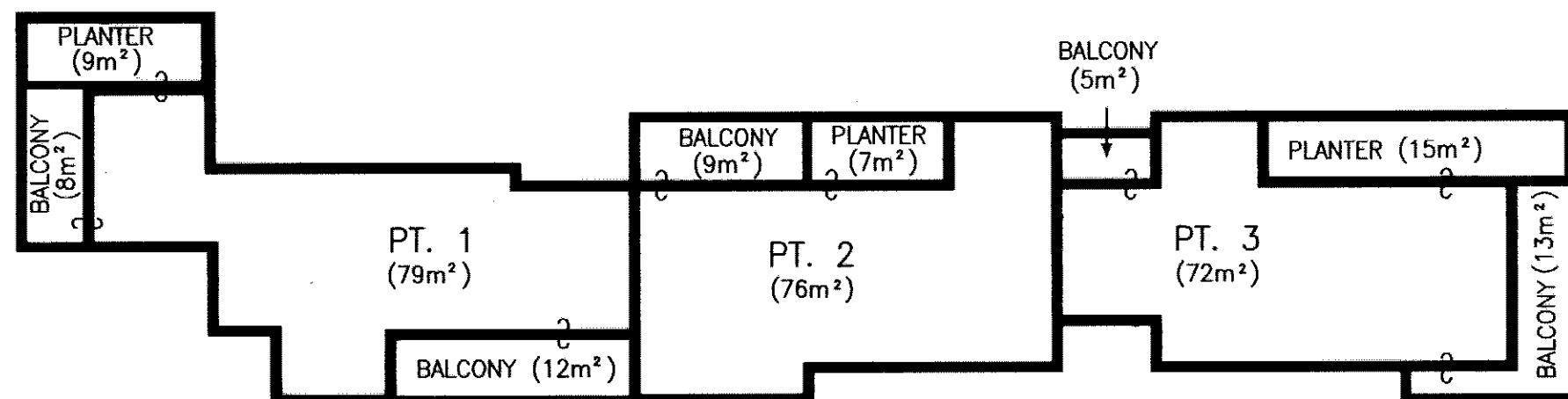
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 3 of 3 Sheets

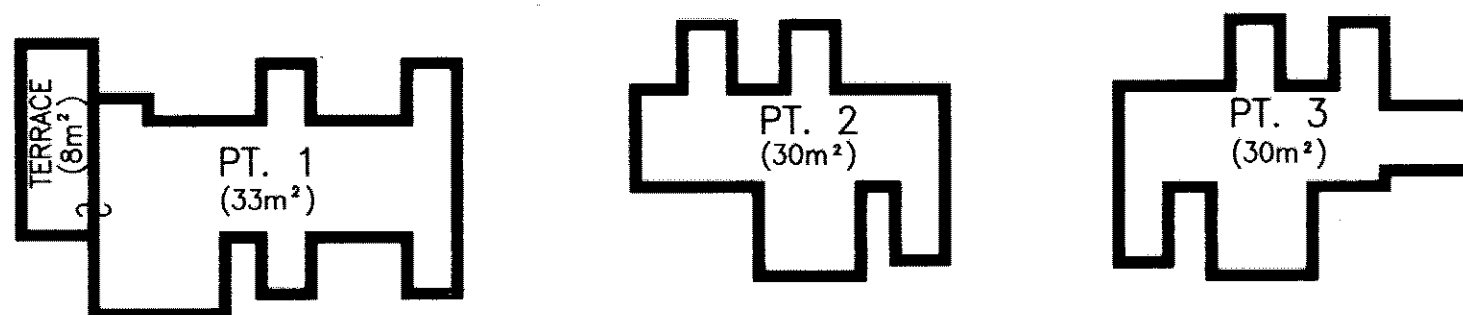


SP72298

GROUND LEVEL



FIRST LEVEL



ATTIC LEVEL

- NOTES:
1. ALL AREAS ARE APPROXIMATE
  2. THE STRATUM OF THE COURTYARDS EXTEND 5 BELOW, 5 ABOVE THE UPPER SURFACE OF THE ADJOINING GROUND LEVEL UNITS, EXCEPT WHERE COVERED.
  3. THE STRATUM OF THE PORCHES, BALCONIES, **TERRACE**, PLANTERS EXTEND 3 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOORS, EXCEPT WHERE COVERED.

Reduction Ratio 1: 200

Lengths are in metres

*Michael*  
Registered Surveyor

*D. Slattery*  
Authorised Person/~~General Manager~~/Accredited Certifier

SURVEYOR'S REFERENCE: 4842