

STRATA PLAN ADMINISTRATION SHEET

Name of, and address of service notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners - Strata Plan No.

No.112 MAJORS BAY ROAD,
CONCORD

DRAFT

Registered:
Purpose:

PLAN OF

SUBDIVISION OF LOT
DP

- * RESIDENTIAL Model by-laws adopted for this scheme
- * Keeping of animals: Option A/B/C
- * Schedule of By-laws in _____ sheets filed with plan
- * No By-laws apply

*Strike out whichever is inapplicable

STRATA CERTIFICATE

*Name of Council / *Accredited Certifier.....

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.....

Subdivision No.....

Accreditation No.....

Relevant Development Consent No.....

Issued by.....

.....
Authorised Person/General Manager / Accredited Certifier

*Complete, or delete if applicable.

LGA: CANADA BAY

Locality: CONCORD

Parish: CONCORD

County: CUMBERLAND

SURVEYOR'S CERTIFICATE

I, SIMON P CHENG

of 317 / 5 CELEBRATION DRIVE, NORWEST BUSINESS PARK
PO BOX 7979 BAULKHAM HILLS BC NSW 2153

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 ~~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:.....

Date:.....

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

SURVEYOR'S REFERENCE: 27018 / DS

Use STRATA PLAN FORM 3A for additional certificates, signatures and seals

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF

SUBDIVISION OF LOT
DP**DRAFT****Registered:**

Strata Certificate Details: Subdivision No:

Date:

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

LOT No.	UNIT ENTITLEMENT
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
AGGREGATE	

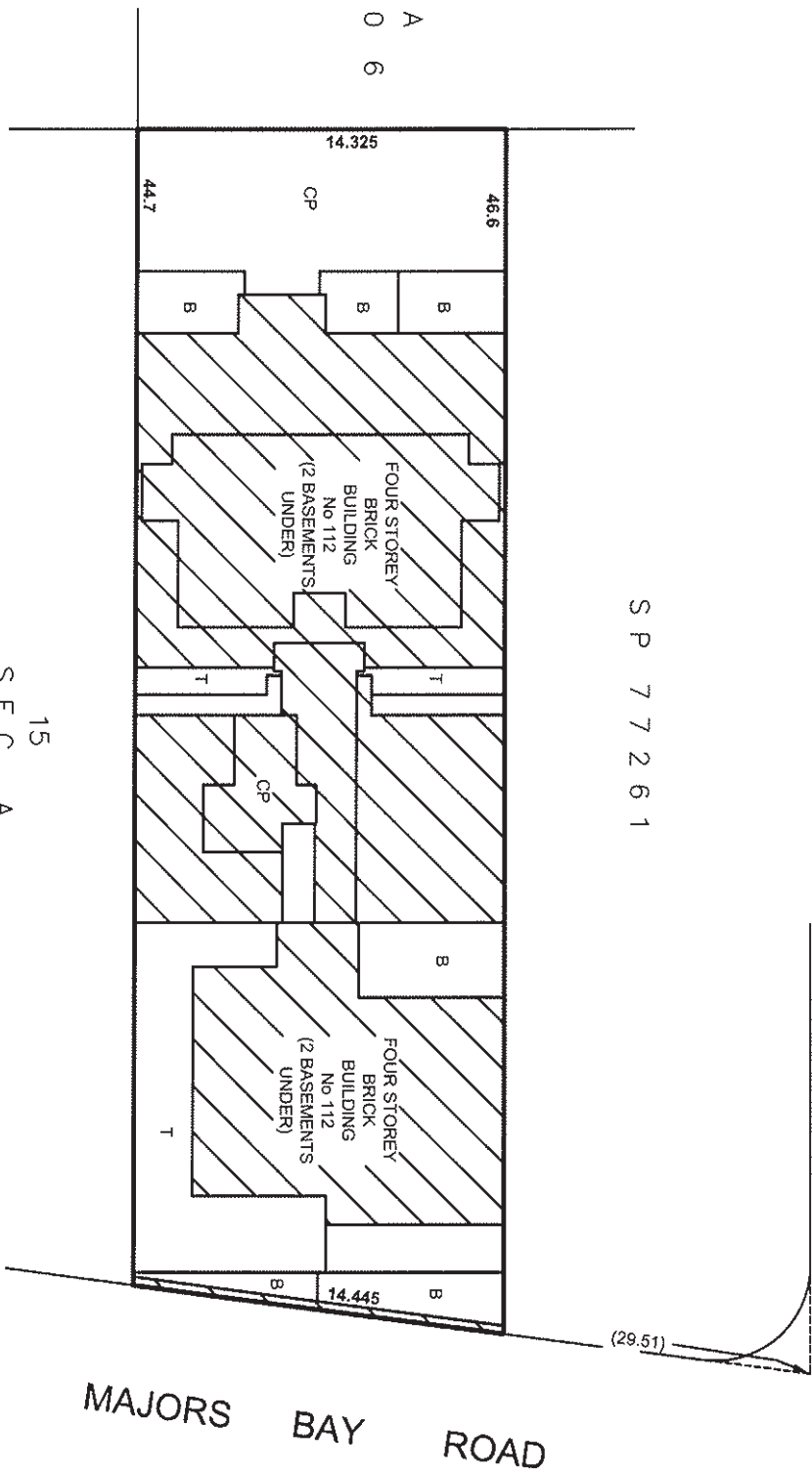
Signatures, seals and statements of intention to create easements, restrictions on the use of the land or positive covenants

(if insufficient space use additional annexure sheet)

TRAFALGAR PARADE

S P 7 7 2 6 1

19
S E C A
D P 6 8 0 6



15
S E C A
D P 6 8 0 6

CP - COMMON PROPERTY
B - DENOTES BALCONY
T - DENOTES TERRACE

LOCATION PLAN

*This plan is prepared from architectural drawings.
Minor changes may occur during construction.
Dimensions and areas are approximate and subject to final survey.
The plan is a draft only and is not checked or registered by the Land Titles Office.
Alterations may be required prior to its acceptance and registration.*

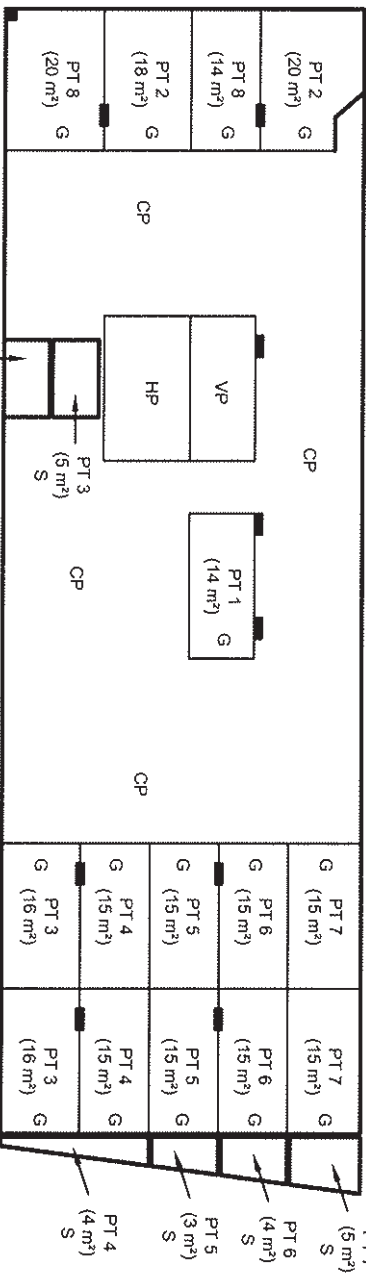
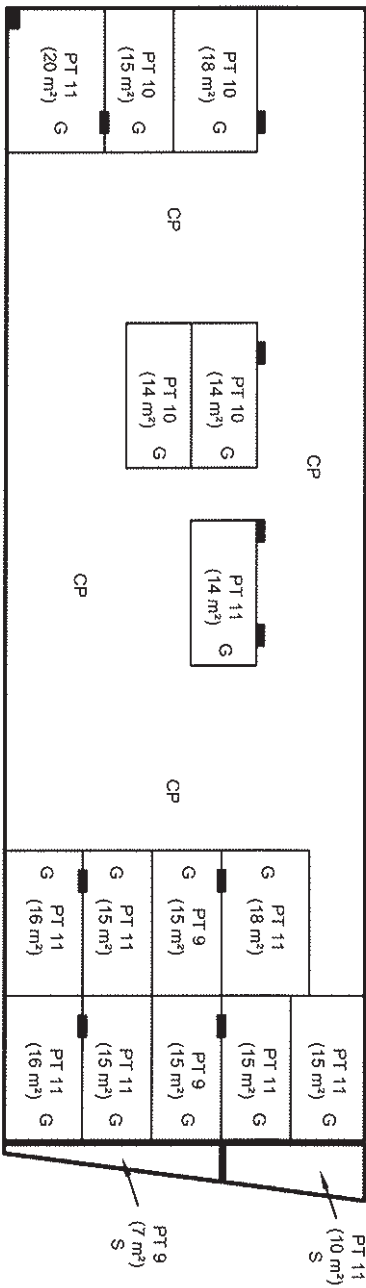
Surveyor : SIMON P. CHENG
Surveyor's Ref : 27018 / DS
Subdivision No :

Registered

DRAFT

Lengths are in metres. Reduction Ratio 1 : 200

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Table of mm														



- CP - DENOTES COMMON PROPERTY
- G - DENOTES CARSPACE
- S - DENOTES STORAGE
- VP - DENOTES VISITOR PARKING (COMMON PROPERTY)
- HP - DENOTES HANDICAPPED PARKING (COMMON PROPERTY)

AREAS SHOWN ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY AND ARE APPROXIMATE

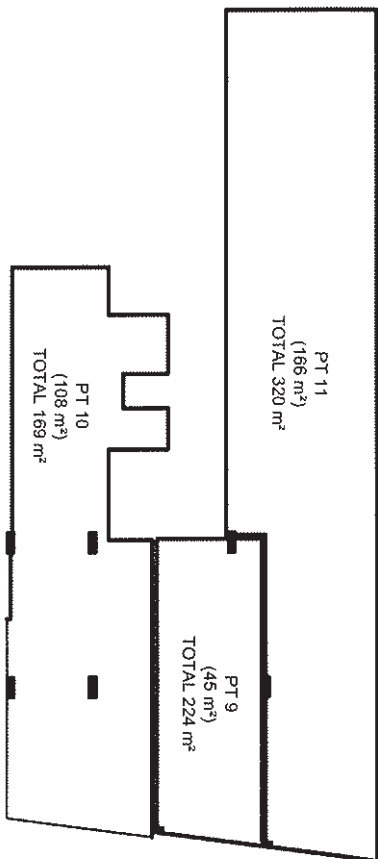
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Surveyor: SIMON P. CHENG
 Surveyor's Ref: 27018 / DS
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1 : 200

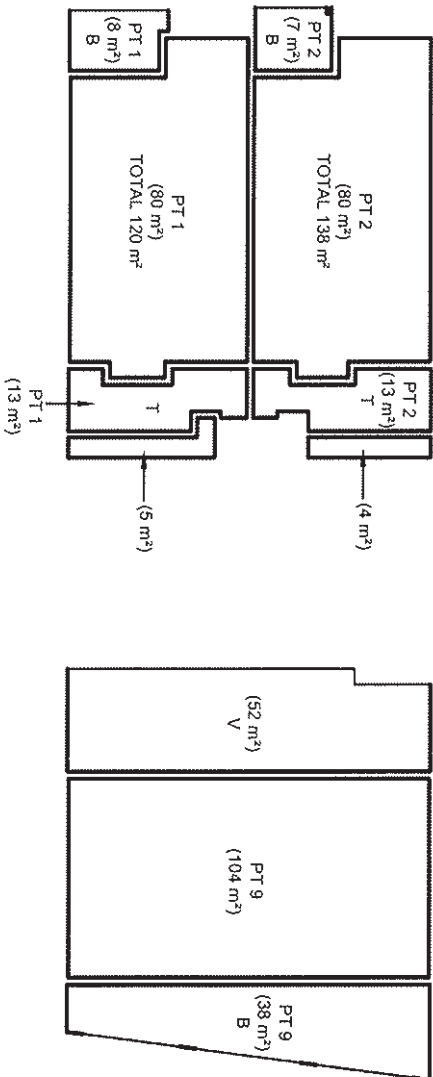
Registered

DRAFT

00 10 20 30 40 50 60 70 80 90 100 110 120 130 140



GROUND FLOOR



FIRST FLOOR

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- B - DENOTES BALCONY
- T - DENOTES TERRACE
- V - DENOTES VERANDAH

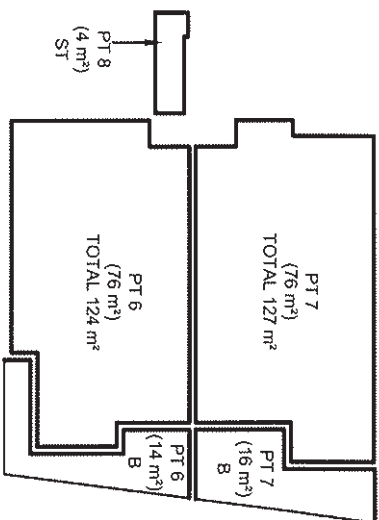
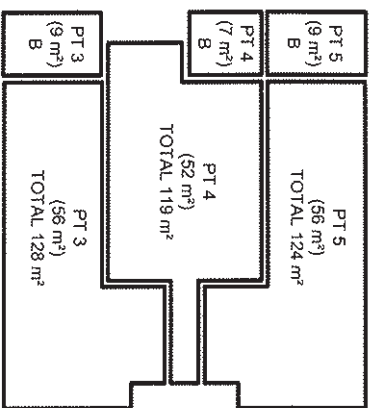
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(FREEHOLD DEVELOPMENT) ACT 1973 ONLY AND ARE APPROXIMATE.

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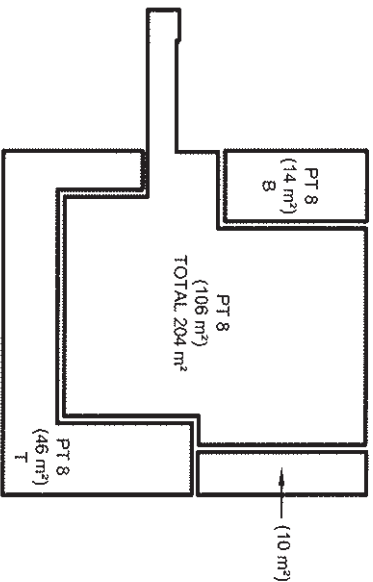
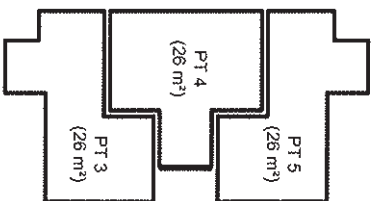
Surveyor: SIMON P. CHENG
Surveyor's Ref: 27018 / DS
Subdivision No: _____
Lengths are in metres. Reduction Ratio 1 : 200

Registered

DRAFT



SECOND FLOOR



ATTIC

- B - DENOTES BALCONY
- T - DENOTES TERRACE
- ST - DENOTES STAIRS

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DRAFT

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