

Strata Certificate

Surveyors Certificate

Name of Council/Accredited Certifier.....
 being satisfied that the requirements of the * Strata Schemes (Freehold Development) Act 1973 or * 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 stages 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

1. JOHN McPHERSON REID TEL. 9327 8706
 of CLEMENT & REID PTY LTD
 a Registered Land Surveyor 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;
 * (b) the building encroaches on land (other than a public place), in respect of which an encroachment on appropriate easement:
 * has been created by registered +
 * is to be created under section 689 of the Conveyancing Act 1919 -

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

Signature :
 Date : 2.3.2005

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

This is sheet 1 of my plan in 4 sheets

- * Residential Model By-Laws adopted for this scheme
- Keeping of Animals : Option X/B/X
- * Schedule of By-Laws in _____ sheets filed with plan
- * No By-Laws apply
- * Strike out whichever is inapplicable

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT
1	80
2	85
3	80
4	85
5	85
6	85
7	85
8	80
9	85
10	80
11	85
12	85
AGGREGATE	1000

PLAN OF SUBDIVISION OF 12 IN DP 1064824

L.G.A.: LEICHHARDT Suburb/Locality: BALMAIN

Parish: PETERSHAM County: CUMBERLAND

Registered:
 Purpose:
 Ref. Map:
 Last Plan:

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

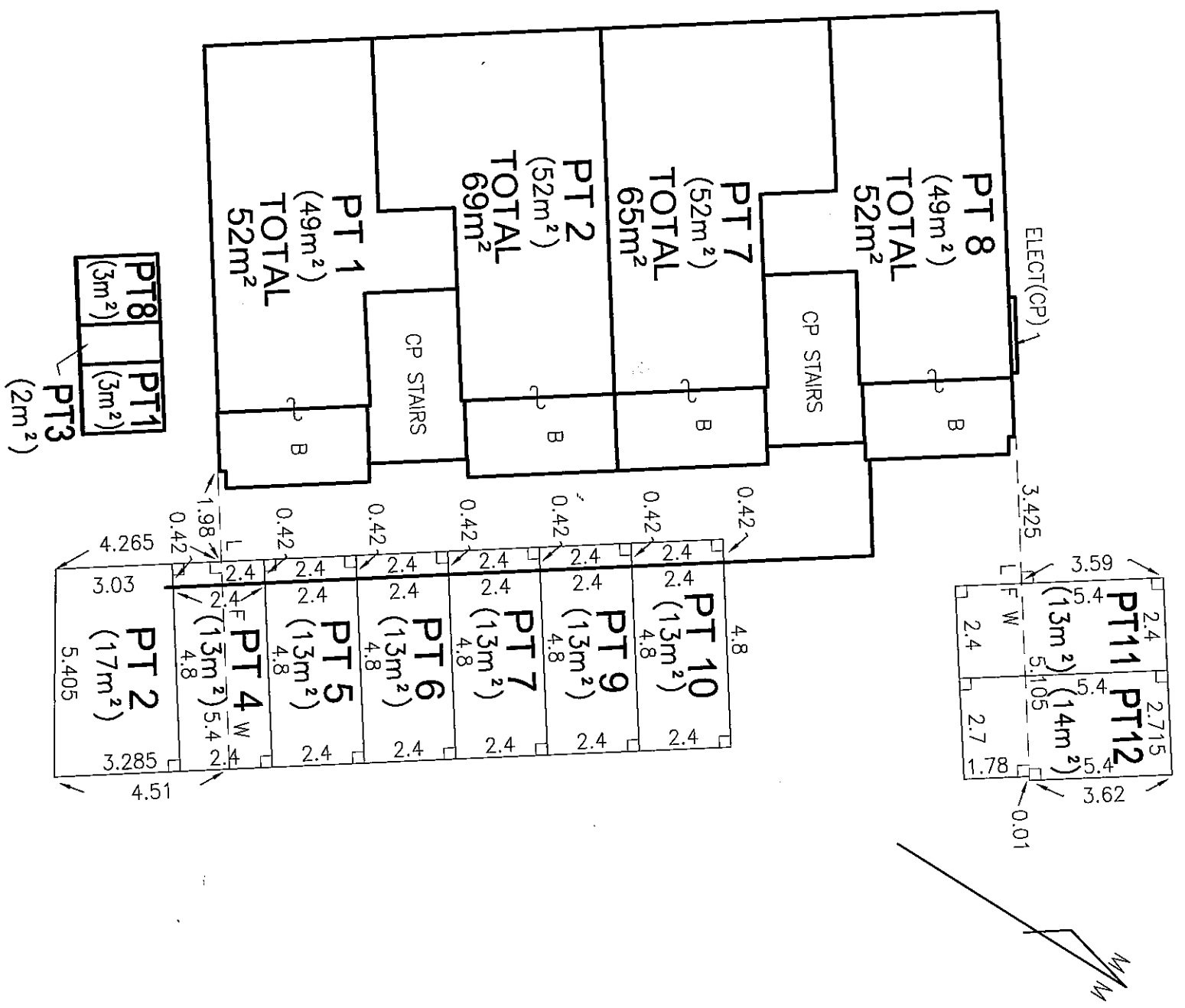
THE OWNERS STRATA PLAN No
 No 40 ARTHUR STREET,
 BALMAIN 2041

FOR LOCATION PLAN SEE SHEET 2

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AND SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, IT IS INTENDED TO CREATE:

- 1. POSITIVE COVENANT



AREAS ARE APPROXIMATE

WHERE UNCOVERED THE CARSPACES AND BALCONIES ARE LIMITED IN HEIGHT 2.5 ABOVE THE UPPER SURFACE OF THEIR CONCRETE HARDSTAND

B DENOTES BALCONY
 CP DENOTES COMMON PROPERTY
 LFW DENOTES LINE OF FACE OF WALL

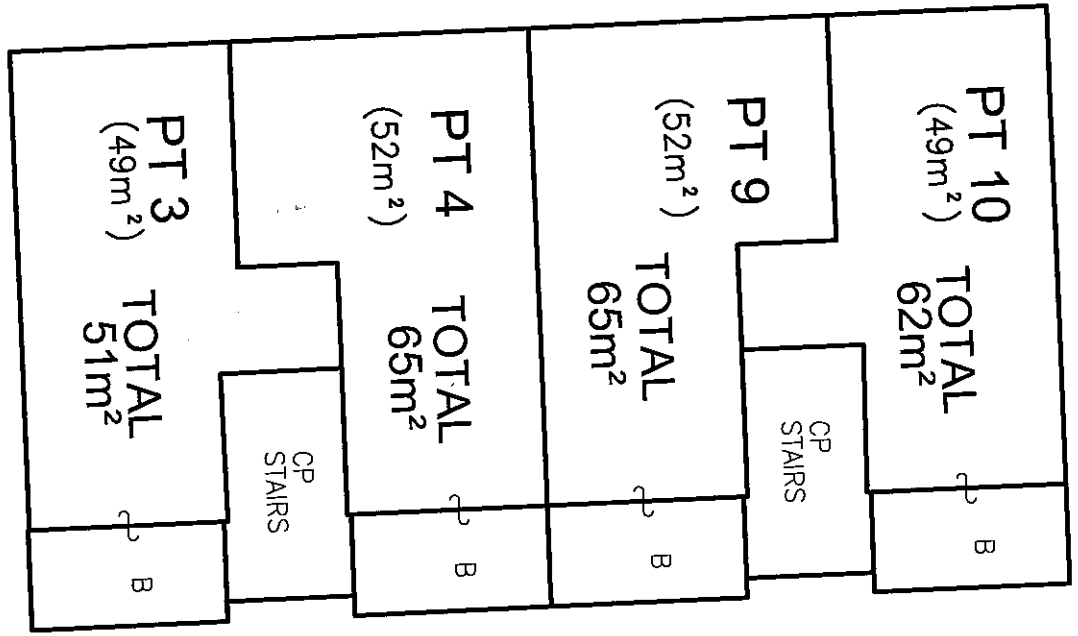
GROUND FLOOR

Reduction Ratio 1:150

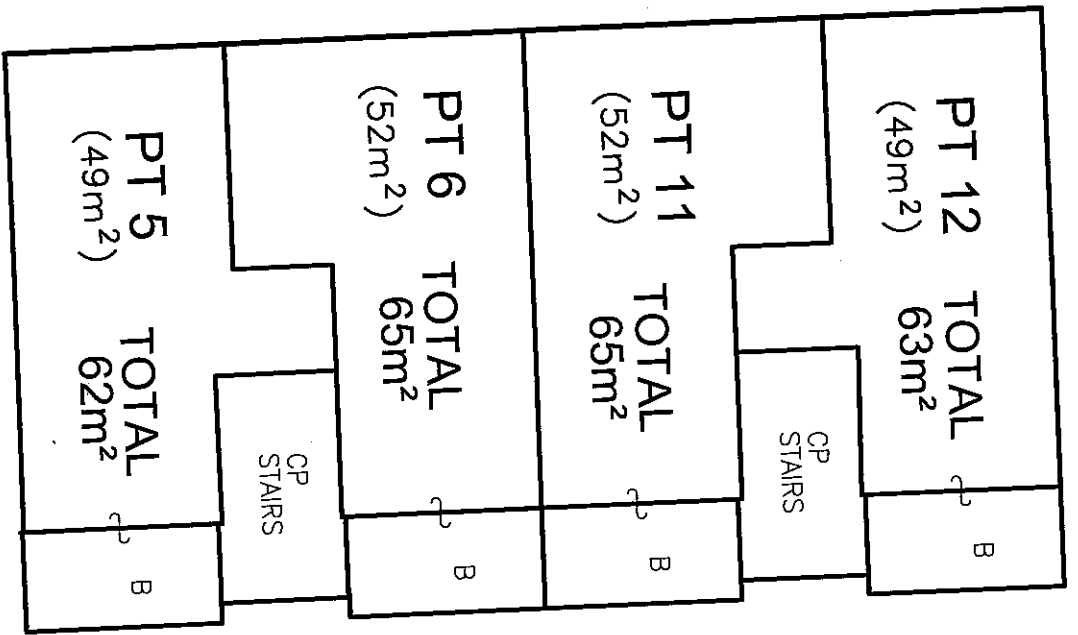
Lengths are in metres

Registered Surveyor
 SURVEYOR'S REFERENCE: 15860 / 16736

Authorised Person/General Manager/Accredited Certifier



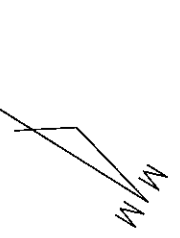
FIRST FLOOR



SECOND FLOOR

AREAS ARE APPROXIMATE
 B DENOTES BALCONY
 CP DENOTES COMMON PROPERTY

WHERE UNCOVERED THE BALCONIES ARE LIMITED
 IN HEIGHT 2.5 ABOVE THE UPPER SURFACE
 OF THEIR CONCRETE HARDSTAND



Reduction Ratio 1:150

Lengths are in metres

Registered Surveyor

Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 15860 / 16736