

STRATA PLAN FORM 1

WARNING : CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY

SP64555

Registered : 19-12-2000

Purpose : STRATA PLAN

Ref. Map : U6350-64#

Lot Plan : DP 1003505

Strata Certificate

Name of Council / Accredited Certifier: City of Newcastle
 I, EVAN DAVID CARMAN, being authorized that the Strata Schemes (Landlord Development) Act 1986 and the Strata Schemes (Landlord Development) Act 1988 have been complied with in respect of the proposed:
 "Strata Plan / Vendor Form of subdivision"
 illustrated in the enclosure to this certificate.

The proposed subdivision is valid and the strata development is a development of land in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata development may be commenced, have been complied with.

The strata plan/vendor form of subdivision is valid and the strata development is a development of land in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata development may be commenced, have been complied with.

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Surveyors Certificate

I, EVAN DAVID CARMAN, Surveyors, certify that:
 1. CARMAN SURVEYORS PTY. LTD. is a surveyor registered under the Surveyors Act 1928. I hereby certify that:
 (1) each applicable requirement of
 Schedule 14 to the Strata Schemes (Landlord Development) Act 1973
 Schedule 14 to the Strata Schemes (Landlord Development) Act 1988
 has been met;
 (2) * (a) the building encroaches on a public place;
 * (b) the building encroaches on a street or other public place;
 * (c) the building encroaches on a public utility;
 * (d) the building encroaches on a public utility;
 * (e) the building encroaches on a public utility;
 * (f) the building encroaches on a public utility;
 * (g) the building encroaches on a public utility;
 * (h) the building encroaches on a public utility;
 * (i) the building encroaches on a public utility;
 * (j) the building encroaches on a public utility;
 * (k) the building encroaches on a public utility;
 * (l) the building encroaches on a public utility;
 * (m) the building encroaches on a public utility;
 * (n) the building encroaches on a public utility;
 * (o) the building encroaches on a public utility;
 * (p) the building encroaches on a public utility;
 * (q) the building encroaches on a public utility;
 * (r) the building encroaches on a public utility;
 * (s) the building encroaches on a public utility;
 * (t) the building encroaches on a public utility;
 * (u) the building encroaches on a public utility;
 * (v) the building encroaches on a public utility;
 * (w) the building encroaches on a public utility;
 * (x) the building encroaches on a public utility;
 * (y) the building encroaches on a public utility;
 * (z) the building encroaches on a public utility;

Signature: [Signature]
 Date: 12/12/00

THIS IS SHEET 1 OF MY PLAN IN 4 SHEETS.

Mixed Use 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

SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
1	144
2	136
3	154
4	154
5	245
6	103
7	64
TOTAL	1000

PLAN OF SUBDIVISION OF LOT 1 DP 1003505
 L.G.A. : NEWCASTLE Suburb/Locality : MEREWETHER
 Parish : NEWCASTLE County : NORTHUMBERLAND

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

THE OWNERS
 STRATA PLAN No. 64555
 No. 87 FREDERICK STREET
 MEREWETHER N.S.W. 2291

FOR LOCATION PLAN SEE SHEET 2

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



[Signature]
 Sole Director (Secretary)

Mortgagee Order No. 6353727
 13TH DECEMBER 2000

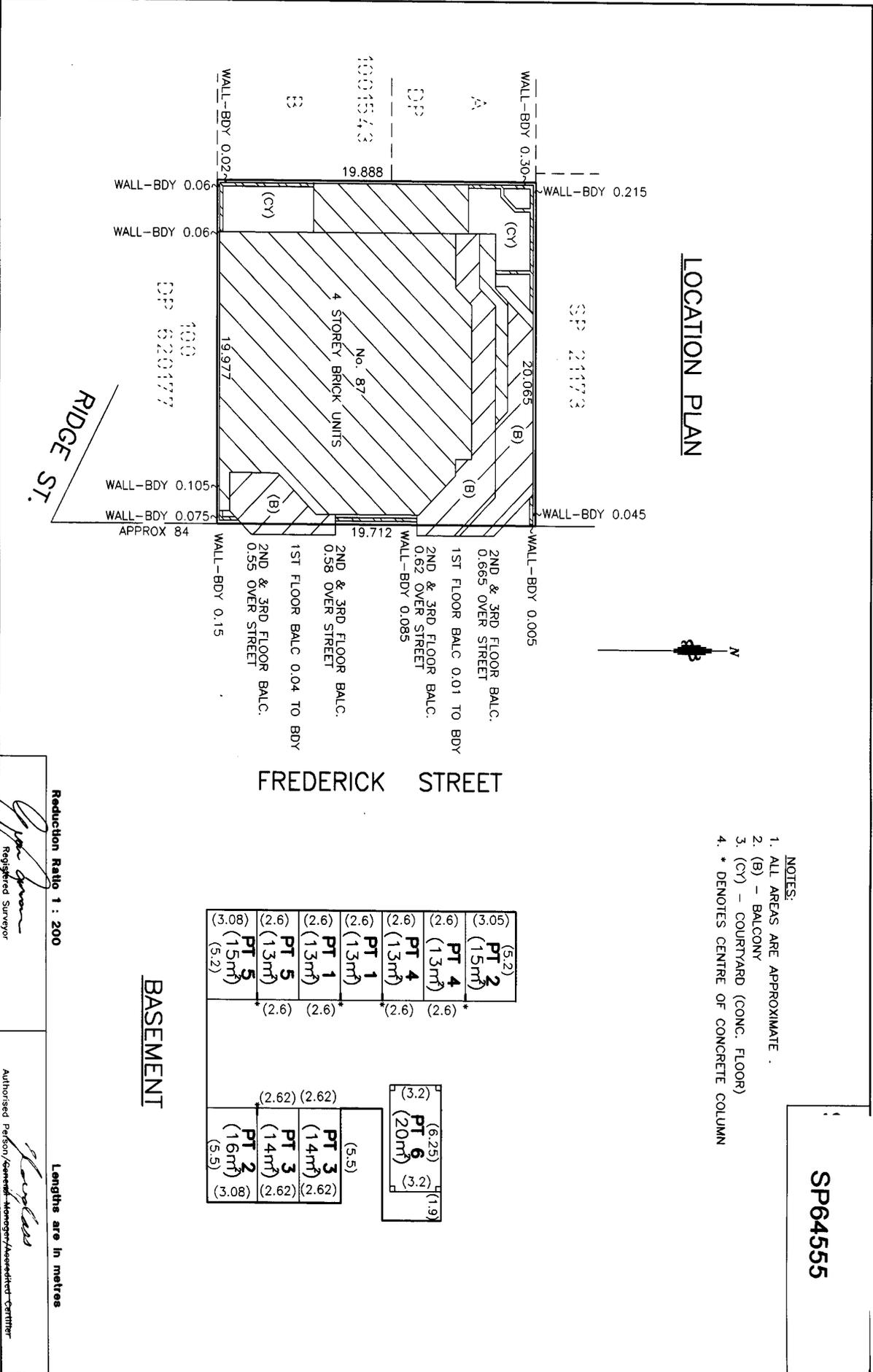
Fiona Mary FERGUSON

[Signature]
 KYRLE GRIFFITH
 255 George Street, Sydney NSW

SURVEYOR'S REFERENCE : 1129 (CHECKLIST) - PE SP64555

FILENAME : 1129_strata.dwg

FILENAME : 1129_strata.dwg - PE SP64555



LOCATION PLAN

NOTES:

1. ALL AREAS ARE APPROXIMATE .
2. (B) - BALCONY
3. (CY) - COURTYARD (CONC. FLOOR)
4. * DENOTES CENTRE OF CONCRETE COLUMN

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FREDERICK STREET

BASEMENT

(5.2) PT 2 (15m ²)	(3.05)	(6.25) PT 6 (20m ²)	(3.2)
(2.6) PT 4 (13m ²)	(2.6)	(5.5) PT 3 (14m ²)	(2.62)
(2.6) PT 4 (13m ²)	(2.6)	(2.62) PT 3 (14m ²)	(2.62)
(2.6) PT 1 (13m ²)	(2.6)	(2.62) PT 2 (16m ²)	(3.08)
(2.6) PT 1 (13m ²)	(2.6)		
(2.6) PT 5 (13m ²)	(2.6)		
(2.6) PT 5 (13m ²)	(2.6)		
(3.08) PT 5 (15m ²)	(5.2)		

Reduction Ratio 1 : 200

Lengths are in metres

[Signature]
 Registered Surveyor

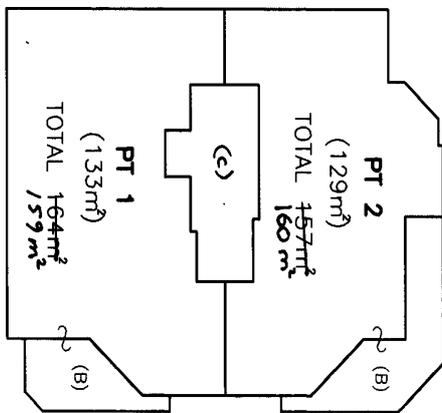
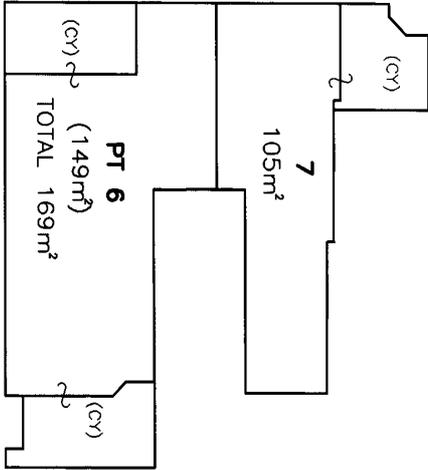
SURVEYOR'S REFERENCE : 1129

[Signature]
 Authorised Person/Engineer/Manager/Member/Certifier

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- NOTES:
1. ALL AREAS ARE APPROXIMATE
 2. (B) - BALCONY
 3. (CY) - COURTYARD (CONC. FLOOR)
 4. THE STRATUM OF THE COURTYARDS ARE LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR LEVELS EXCEPT WHERE COVERED.
 5. THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR LEVELS EXCEPT WHERE COVERED.
 6. (C) - Common Property



Reduction Ratio 1 : 200

Lengths are in metres

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SURVEYOR'S REFERENCE : 1129

Greg Grant
 Registered Surveyor

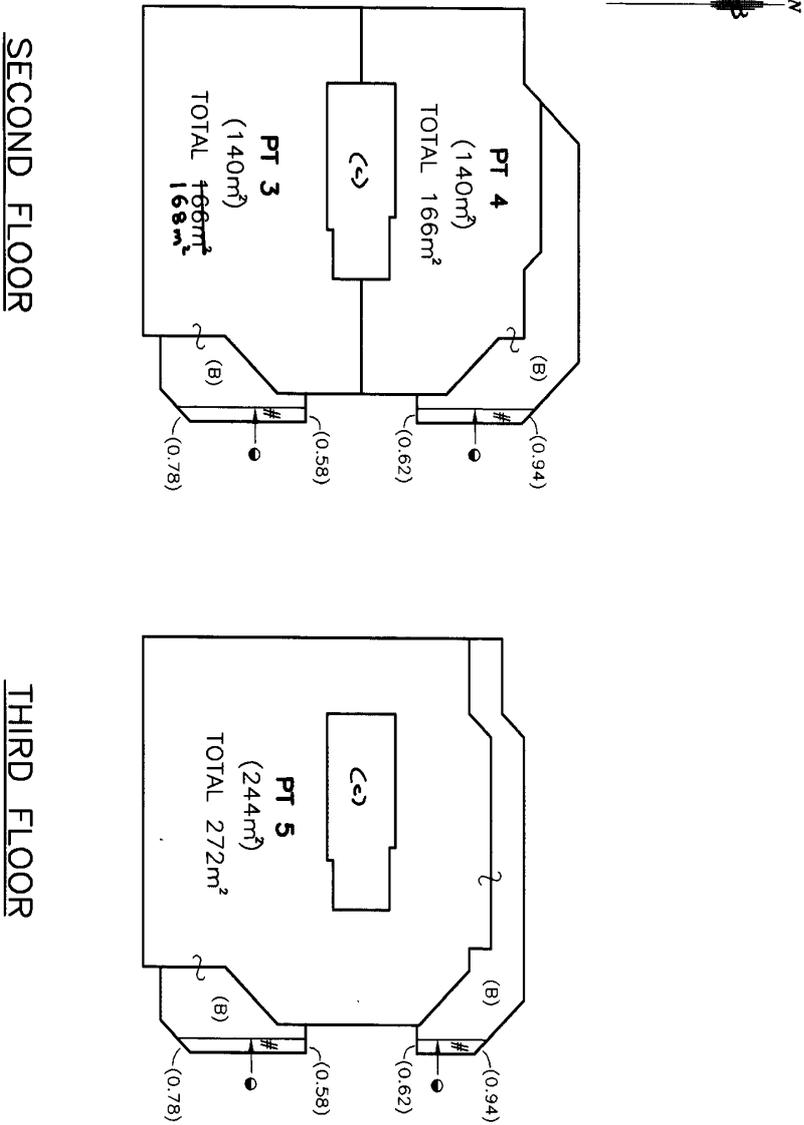
Ray Carr
 Authorised Person/General Manager/Accredited Officer

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- NOTES:
1. ALL AREAS ARE APPROXIMATE.
 2. (B) - BALCONY
 3. THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR LEVELS EXCEPT WHERE COVERED.
 4. ● - DENOTES PARCEL & LOT BOUNDARY
 5. # - THE PART OF THE BUILDING WHICH ENROACHES OVER THE PARCEL BOUNDARY IS FOR THE EXCLUSIVE USE OF THE ADJOINING LOTS. THE PROVISIONS OF THE ACT APPLY OTHER THAN THOSE RELATING TO OWNERSHIP & CERTIFICATION OF TITLE.
 6. (c) - Common property



SECOND FLOOR

THIRD FLOOR

Reduction Ratio 1 : 200

Lengths are in metres

Registered Surveyor

Authorised Person/Member/Manager/Associate/Certifier

TITLENAME : 1129_strata.dwg - PE SP 64555

SURVEYOR'S REFERENCE : 1129