

40905-42336
26 August 2015

High Quality Building Pty Ltd
C/- JPR Architects Pty Ltd
Level 4, 50 Stanley Street
EAST SYDNEY NSW 2010

ATTENTION: YOGESH SANE

Dear Yogesh

RE: 175-177 CLEVELAND STREET AND 1-5 WOODBURN STREET REDFERN**Draft Strata Plan**

Further to your instructions, please find herewith the following documents relating to the abovementioned site.

- Proposed Strata Plan of 29 lots together with part lot basement carparking together with Strata Plan Form 3 Administration Sheet.

This plan is compiled from architectural plans by JPRA Drawing No. DA2000A to DA2009A dated 11/8/2015 and are in a suitable form for use in pre-sale contracts. Before doing so, the following actions will be required.

- Review of the draft strata plan in particular to carpark allocations and advise if there are any changes required.
- Review of the draft stratum subdivision. Attention should be made to lift shafts & fire stairs to ensure access to appropriate areas. A meeting would be advisable to discuss the mechanics of the plan.

To progress this plan to lodgement with Land and Property Information, NSW (LPI) for registration and issue of new Certificates of Title the following actions are required.

- Prepare a final plan of Subdivision.
- Apply for a Complying Development Certificate (and Strata Certificate). This application can be done by either Council or through a Private Certifier. Please advise if you wish LTS to recommend a Private Certifier.
- Application to Sydney Water for a Section 73 Certificate of Compliance. Advise if this has been done.
- Prepare the final strata plan when the building is at a suitable stage
- Preparation of By-Laws for the scheme or advise if "Model By-Laws" are to be adopted.
- Calculation of the Unit Entitlements for the scheme by your registered Valuer.
- Apply for the Strata Certificate. (This application can be done by either Council or through a Private Certifier as per item 1). On completion of the certification, the plan forms and administration sheets will need to be executed by owner and mortgagee (if any).

Ref: 40905-42336Cleveland&WoodburnSts26Aug.doc

LTS Lockley ABN 95 317 022 857

Member of the Institute of Surveyors NSW

Member of the Property Council of Australia

Member of the Association of Consulting Surveyors NSW

Member of the Urban Development Institute of Australia

Registered Surveyors

Michael R. Lockley, B.App.Sc (Surv.), M.I.S. (NSW)
Damian J. Maguire, B.Surv., M.I.S. (NSW)
Joseph Monardo, B.Surv., M.I.S. (NSW)
Glenn Cox, B.Surv. (Hons), M.I.S. (NSW)
Christopher J. Moyce, B.Surv., M.I.S. (NSW)
Matthew G. Smith, B.Surv., M.I.S. (NSW)
Ashley Jelley B.Surv., M.I.S. (NSW)
Jason Raic B.Surv., M.I.S. (NSW)

- Return of all executed documents to the writer for lodgement at Land and Property Information, NSW. The owner/mortgagee will need to organise the production of the original Certificate of Title to Land and Property Information, NSW, within 7 days of lodgement of the plans. Registration takes 15-20 working days from lodgement.

Draft Stratum Plan

Further to your instructions, please find herewith the following documents relating to the abovementioned site.

- Draft Plan of subdivision creating a two stratum lots separating the residential and commercial components together with draft administration sheets to accompany the plan.
- Draft Part 1 88B Instrument with proposed easements.

This plan is compiled from architectural plans by JPRA Drawing No. DA2000A to DA2009A dated 11/8/2015 and is in a suitable form for use in pre-sale contracts and lodgement with Council for either a Section 96 modification of the existing consent or a new Development Application. Before doing so, the following actions will be required.

- Review of the draft stratum subdivision. A meeting would be advisable to discuss the mechanics of the plan.
- Review of the draft 88B Instrument by your solicitor.

Once Council has issued Conditions of Consent for the proposal, the following actions will be required to achieve registration of the subdivision and issue of separate titles:

- Review conditions of Consent and action items which will include arrangements for provision of separate utility services.
- Apply to a Water Service Co-ordinator for issue of Section 73 Notice of Requirements. We note that a separate sewer and water connection will be required for each of the lots.
- Carry out works according to the Section 73 requirements. On Completion apply for Section 73 Certificate.
- Carry out survey works for Final Plan of Subdivision.
- Finalise 88B Instrument by your solicitor.
- Apply to Council for a subdivision Certificate.
- Signing of Plan and 88B by the owners and mortgagees (if any).
- Return of all signed documents to Lockley Land Title Solutions for elodgement at Land and Property Information, NSW.

Please don't hesitate to contact me should you require further information.

Yours faithfully
LTS LOCKLEY



Jason Raic B.Surv.M.I.S. (NSW)
REGISTERED SURVEYOR

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 5 sheet(s)

Office Use Only

Office Use Only

Registered:

Purpose:

**PLAN OF SUBDIVISION OF LOT 1 IN DP
(CURRENTLY LOT 1 DP724328, LOT 1
DP1093304, LOT 10 DP809537, LOTS 3-4 SEC
2 DP977379, LOT 15 DP57107 AND LOT 5
DP68798)**

LGA: SYDNEY

Locality: REDFERN

Parish: ALEXANDRIA

County: CUMBERLAND

Strata Certificate (Approved Form 5)

(1) *The Council of

*The Accredited Certifier:

Accreditation number:

has made the required inspections and is satisfied that the requirements of;

*(a) Section 37 or 37A *Strata Schemes (Freehold Development) Act 1973* and clause 29A *Strata Schemes (Freehold Development) Regulation 2012*,*(b) Section 66 or 66A *Strata Schemes (Leasehold Development) Act 1986* and clause 30A of the *Strata Schemes (Leasehold Development) Regulation 2012*,

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

*(2) 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.

*(3) The strata plan is part of a development scheme. The council or accredited certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

*(4) The building encroaches on a public place and;

*(a) The Council does not object to the encroachment of the building beyond the alignment of

*(b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.

*(5) This approval is given on the condition that lot(s) ^..... are created as utility lots in accordance with section 39 of the *Strata Schemes (Freehold Development) Act 1973* or section 68 of the *Strata Schemes (Leasehold Development) Act 1986*.

Date:

Subdivision number:

Relevant Development Consent number:

Issued by:

Signature:

Authorised Person /General Manager/Accredited Certifier

* Strike through if inapplicable.

^ Insert lot numbers of proposed utility lots.

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

The Owners – Strata Plan No

The adopted by-laws for the scheme are:

* ^ Model By-laws

* together with, Keeping of animals: Option *A/*B/*C

* By-laws in ____ sheets filed with plan.

* Strike through if inapplicable

^ Insert the type to be adopted (Schedules 2 - 7 *Strata Schemes Management Regulation 2010*)

Surveyor's Certificate (Approved Form 3)

I, JASON RAIC

of LTS LOCKLEY, LOCKED BAG 5, GORDON NSW 2072

a surveyor registered under the *Surveying and Spatial Information Act 2002*, hereby certify that:

(1) Each applicable requirement of

* Schedule 1A of the *Strata Schemes (Freehold Development) Act 1973* has been met* ~~Schedule 1A of 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), and an appropriate easement has been created by ^..... to permit the encroachment to remain.

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

Signature: DRAFT ONLY

Date:

* Strike through if inapplicable.

^ Insert the deposited plan number or dealing number of the instrument that created the easement

Signatures, Seals and Section 88B Statements should appear
on STRATA PLAN FORM 3A

SURVEYOR'S REFERENCE: 40905-42336SP
ISSUE FOR REVIEW 26-08-2015

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 5 sheet(s)

Office Use Only

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Registered:

**PLAN OF SUBDIVISION OF LOT 1 IN DP
(CURRENTLY LOT 1 DP724328, LOT 1
DP1093304, LOT 10 DP809537, LOTS 3-4 SEC
2 DP977379, LOT 15 DP57107 AND LOT 5
DP68798)**

Subdivision Certificate number:

Date of endorsement:

This sheet is for the provision of the following information as required:

- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.
- Signatures and seals - see 195D *Conveyancing Act 1919*.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF UNIT ENTITLEMENTS

LOT NO.	U/E	LOT NO.	U/E
1		16	
2		17	
3		18	
4		19	
5		20	
6		21	
7		22	
8		23	
9		24	
10		25	
11		26	
12		27	
13		28	
14		29	
15		TOTAL	

If space is insufficient use additional annexure sheet.

STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 5 sheet(s)

**PLAN OF SUBDIVISION OF LOT 1 IN DP
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2 DP977379, LOT 15 DP57107 AND LOT 5
DP68798)**

Office Use Only

Registered:

Office Use Only

Strata Certificate Details: Subdivision No:

Date:

EXECUTED by)
High Quality Building Pty Ltd)
ACN 165 374 603)
in accordance with Section 127)
of the Corporations Act)

.....
Signature of Director.....
Signature of Director/secretary.....
NAME (please print).....
NAME (please print)

STRATA PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

**PLAN OF SUBDIVISION OF LOT 1 IN DP
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2 DP977379, LOT 15 DP57107 AND LOT 5
DP68798)**

Office Use Only

Registered:

Office Use Only

Strata Certificate Details: Subdivision No:

Date:

EXECUTED by)
High Quality Building No. 2 Pty Ltd)
ACN 165 374 747)
in accordance with Section 127)
of the Corporations Act)

.....
Signature of Director

.....
Signature of Director/secretary

.....
NAME (please print)

.....
NAME (please print)

STRATA PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)

PLAN OF SUBDIVISION OF LOT 1 IN DP
(CURRENTLY LOT 1 DP724328, LOT 1
DP1093304, LOT 10 DP809537, LOTS 3-4 SEC
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Office Use Only

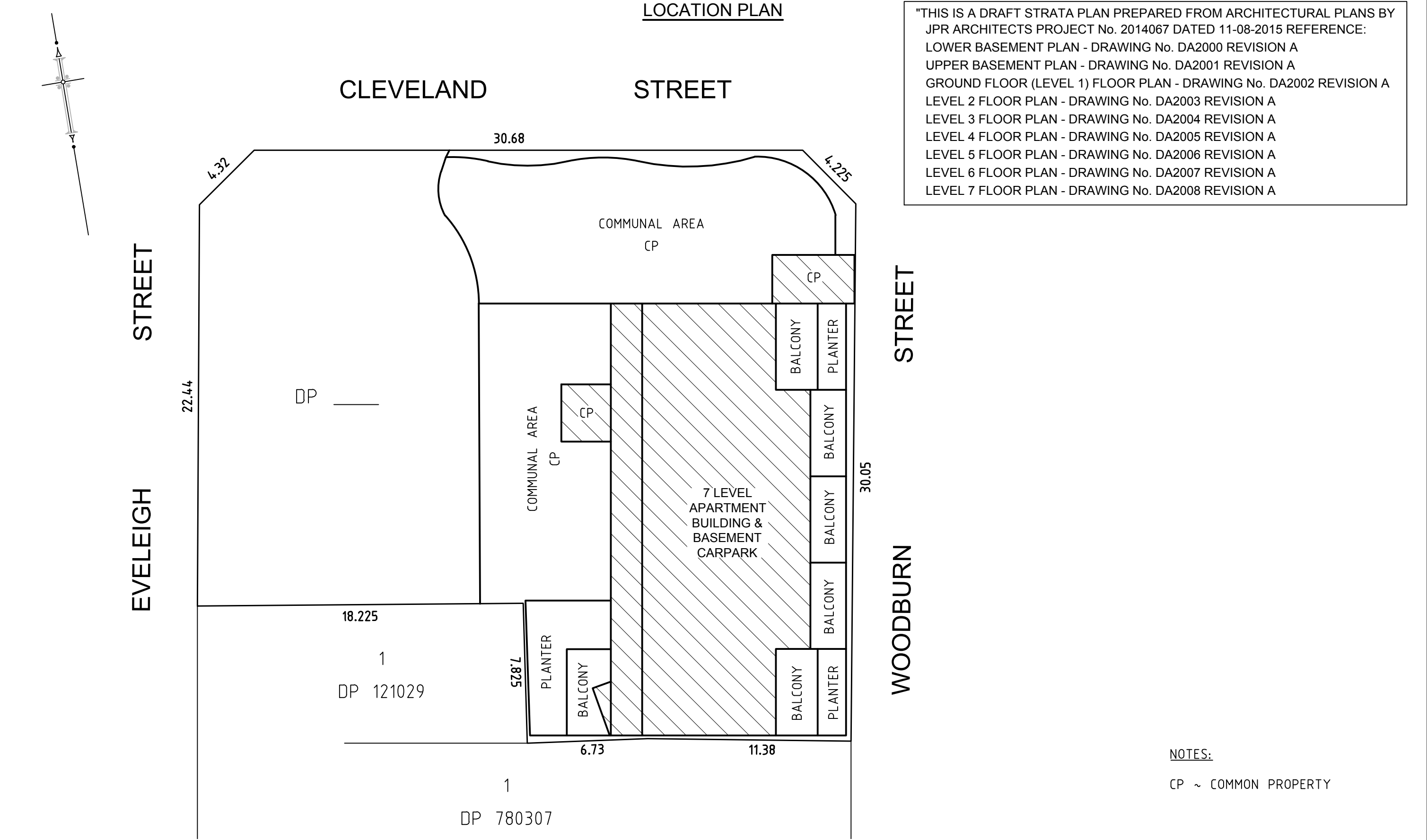
Registered:

Office Use Only

Strata Certificate Details: Subdivision No:

Date:

Mortgagee



"THIS IS A DRAFT STRATA PLAN PREPARED FROM ARCHITECTURAL PLANS BY JPR ARCHITECTS PROJECT No. 2014067 DATED 11-08-2015 REFERENCE:
LOWER BASEMENT PLAN - DRAWING No. DA2000 REVISION A
UPPER BASEMENT PLAN - DRAWING No. DA2001 REVISION A
GROUND FLOOR (LEVEL 1) FLOOR PLAN - DRAWING No. DA2002 REVISION A
LEVEL 2 FLOOR PLAN - DRAWING No. DA2003 REVISION A
LEVEL 3 FLOOR PLAN - DRAWING No. DA2004 REVISION A
LEVEL 4 FLOOR PLAN - DRAWING No. DA2005 REVISION A
LEVEL 5 FLOOR PLAN - DRAWING No. DA2006 REVISION A
LEVEL 6 FLOOR PLAN - DRAWING No. DA2007 REVISION A
LEVEL 7 FLOOR PLAN - DRAWING No. DA2008 REVISION A

NOTES:
CP ~ COMMON PROPERTY

"THIS IS A DRAFT STRATA PLAN PREPARED FOR CONTRACT PURPOSES ONLY.
FINAL DIMENSIONS, AREAS AND LAYOUTS ARE SUBJECT TO SURVEY".

Surveyor: JASON RAIC
Surveyor Ref: 40905-42336SP
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 200

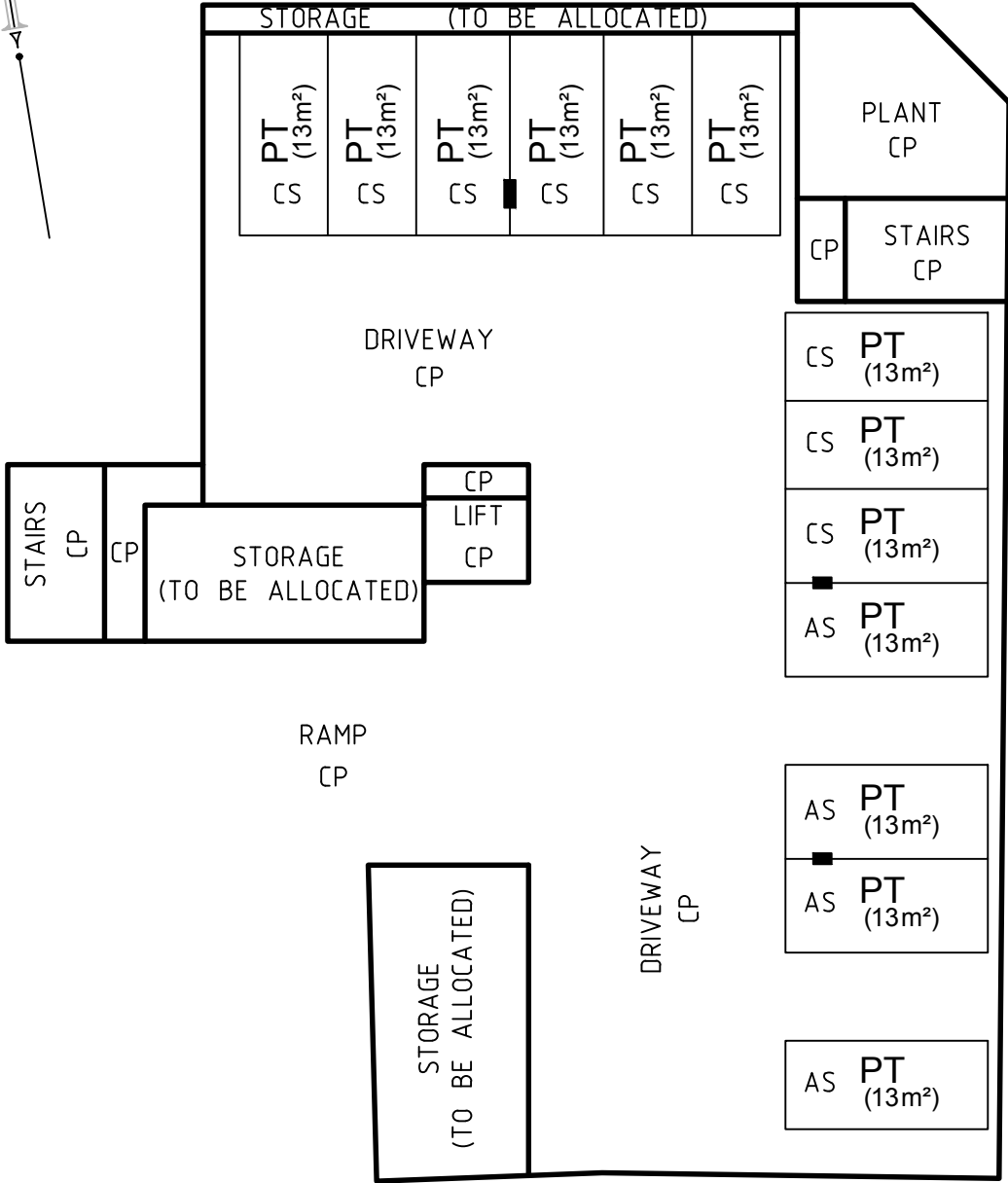
Registered:
LTS
LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au

SP DRAFT
ISSUE FOR REVIEW: 26-08-2015

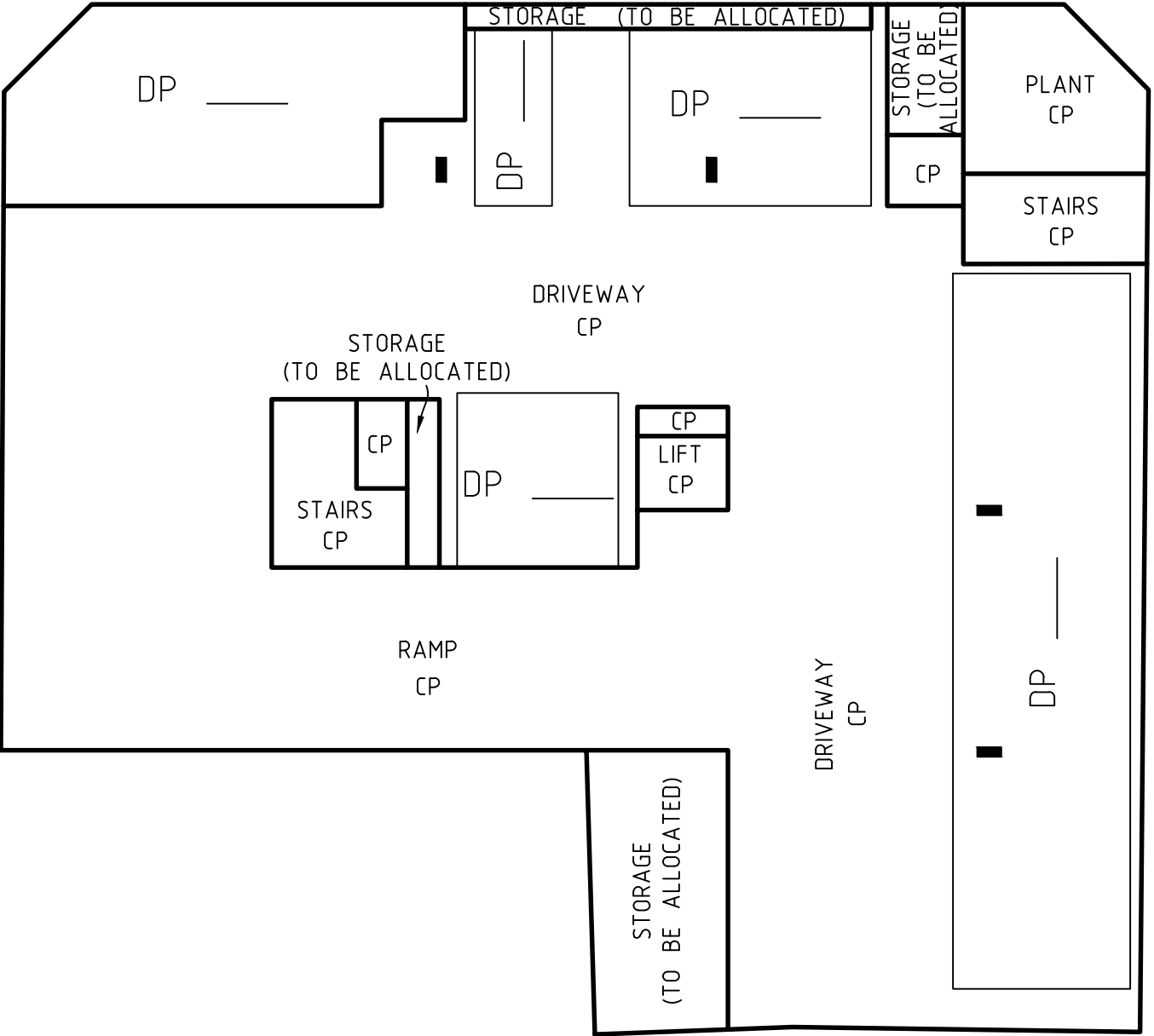
	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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LOWER BASEMENT



UPPER BASEMENT



NOTES:

AS ~ ACCESSIBLE CAR SPACE
CP ~ COMMON PROPERTY
CS ~ CAR SPACE

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Surveyor Ref: 40905-42336SP
Subdivision No:
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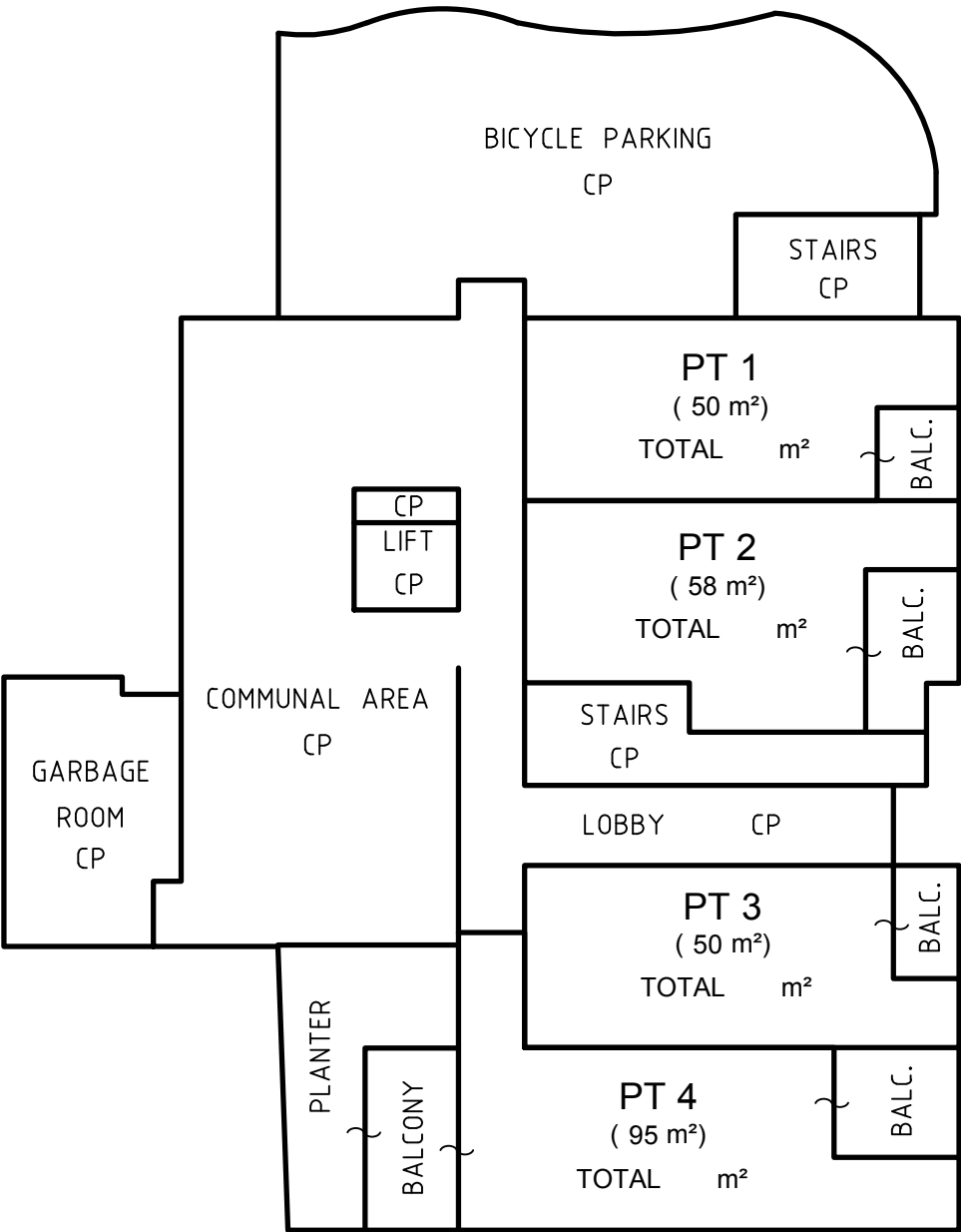
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ISSUE FOR REVIEW: 26-08-2015

	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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GROUND FLOOR (LEVEL 1)



NOTES:

BALC. ~ BALCONY
CP ~ COMMON PROPERTY

FOR CLARITY DUCTS AND PILLARS HAVE NOT BEEN SHOWN

THE STRATUM OF THE PLANTER AND BALCONIES ARE LIMITED IN HEIGHT TO 3.05 ABOVE ITS RESPECTIVE UPPER HARDSTAND SURFACE UNLESS COVERED WITHIN THIS LIMIT

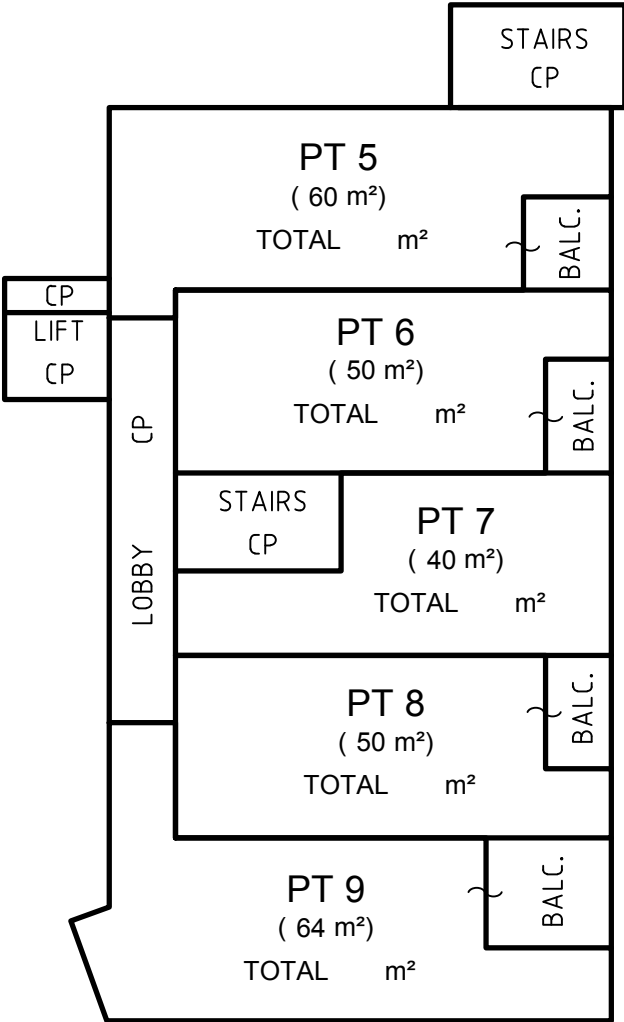
"THIS IS A DRAFT STRATA PLAN PREPARED FOR CONTRACT PURPOSES ONLY.
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Lot	Unit	External	Parking	Store
1	46	4		
2	50	8		
3	46	4		
4	55	40		

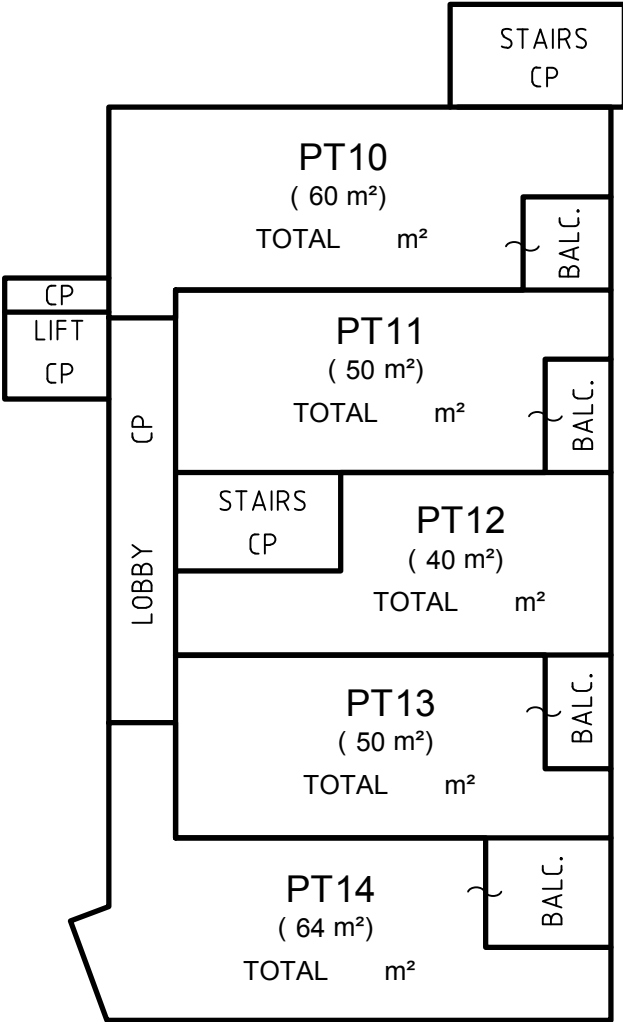
Surveyor: JASON RAIC
Surveyor Ref: 40905-42336SP
Subdivision No:
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SP DRAFT
ISSUE FOR REVIEW: 26-08-2015



LEVEL 2



LEVEL 3

NOTES:

BALC. ~ BALCONY
CP ~ COMMON PROPERTY

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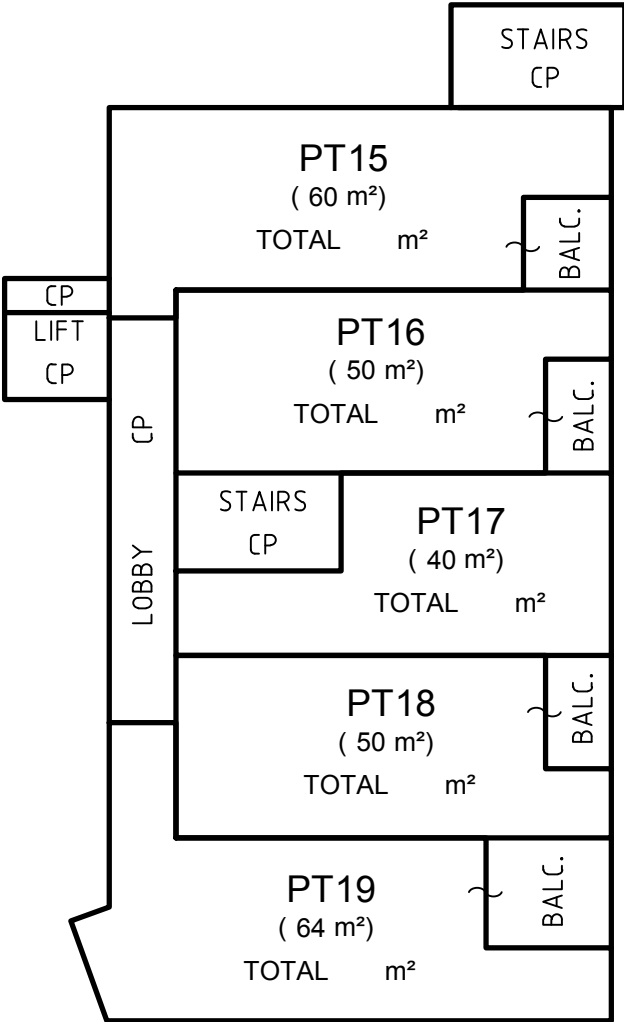
"THIS IS A DRAFT STRATA PLAN PREPARED FOR CONTRACT PURPOSES ONLY.
FINAL DIMENSIONS, AREAS AND LAYOUTS ARE SUBJECT TO SURVEY".

Lot	Unit	Balcony	Parking	Store
5	55	5		
6	46	4		
7	40	0		
8	46	4		
9	56	8		
10	55	5		
11	46	4		
12	40	0		
13	46	4		
14	56	8		

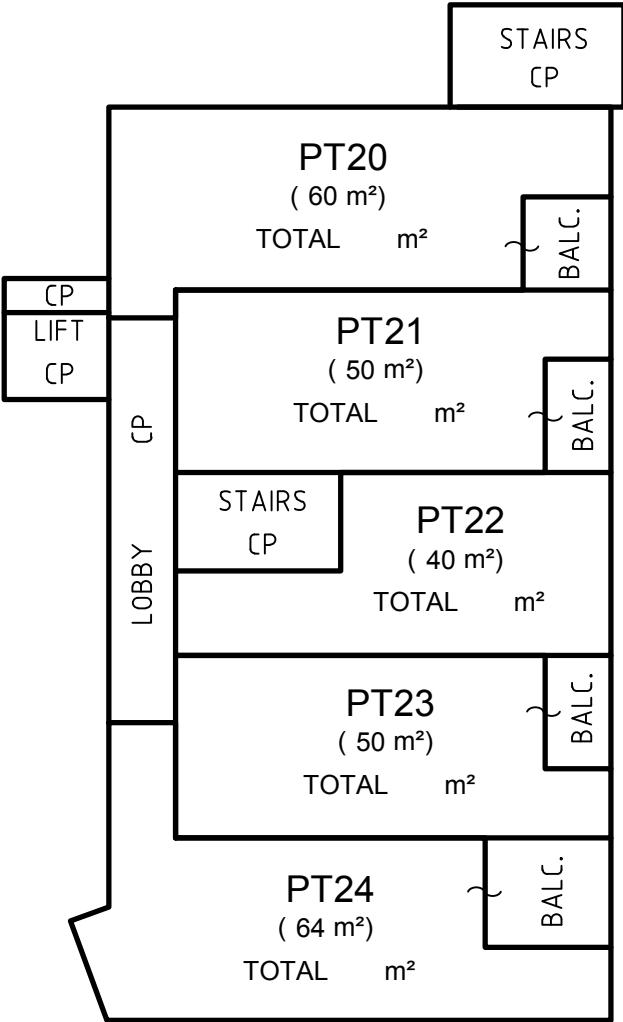
Surveyor: JASON RAIC
Surveyor Ref: 40905-42336SP
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 200



SP DRAFT
ISSUE FOR REVIEW: 26-08-2015



LEVEL 4



LEVEL 5

NOTES:

BALC. ~ BALCONY
CP ~ COMMON PROPERTY

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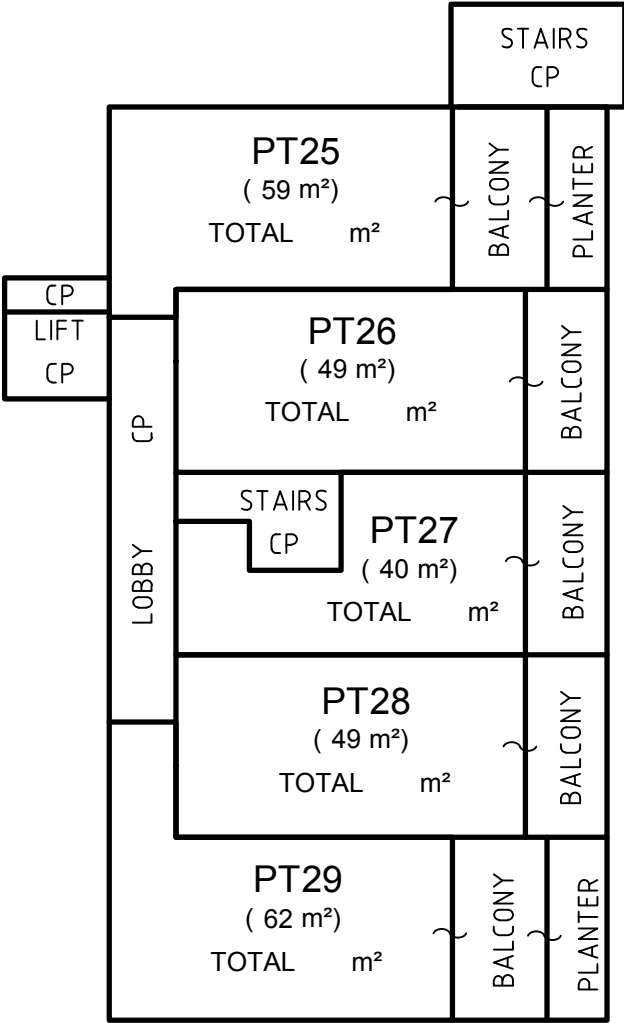
"THIS IS A DRAFT STRATA PLAN PREPARED FOR CONTRACT PURPOSES ONLY.
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Lot	Unit	Balcony	Parking	Store
15	55	5		
16	46	4		
17	40	0		
18	46	4		
19	56	8		
20	55	5		
21	46	4		
22	40	0		
23	46	4		
24	56	8		

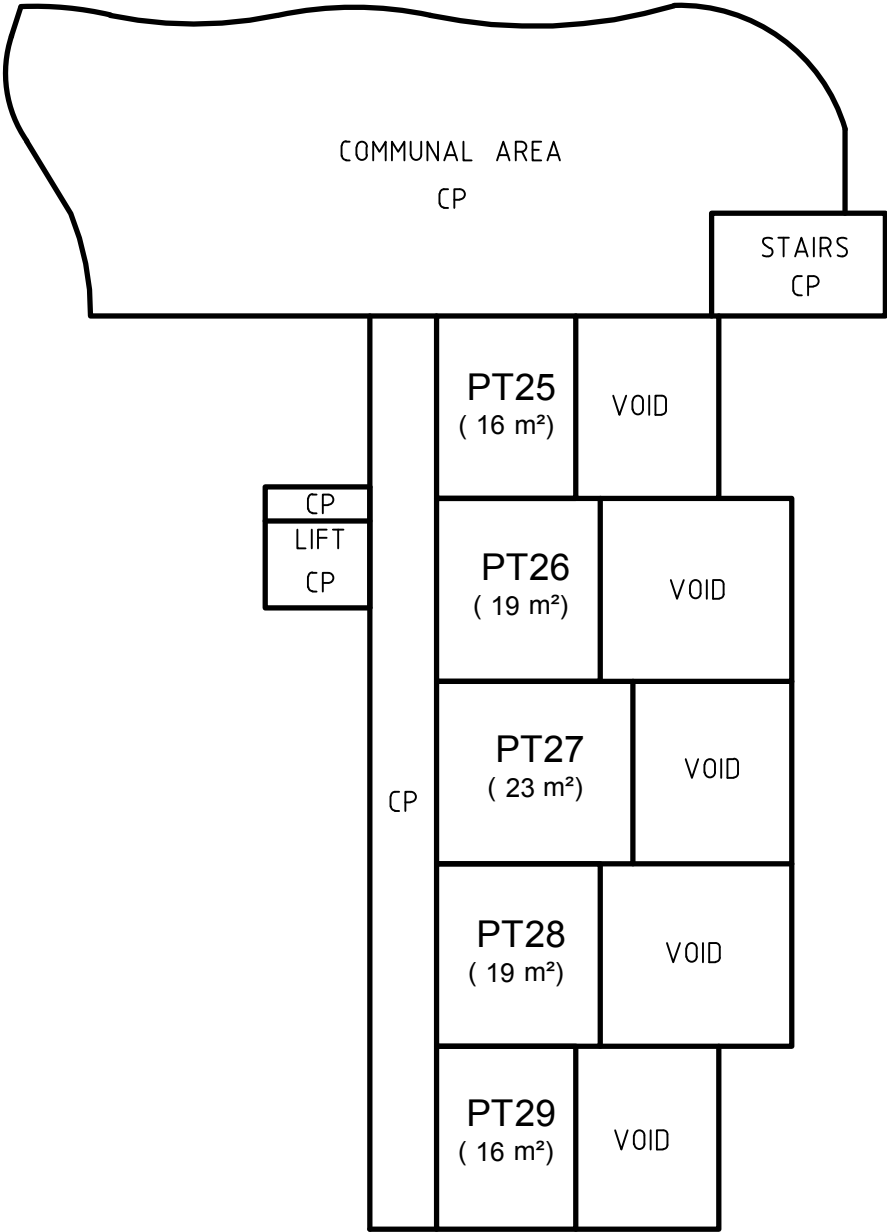
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Subdivision No:
Lengths are in metres. Reduction Ratio 1: 200



SP DRAFT
ISSUE FOR REVIEW: 26-08-2015



LEVEL 6



LEVEL 7

NOTES:

CP ~ COMMON PROPERTY

FOR CLARITY DUCTS AND PILLARS HAVE NOT BEEN SHOWN

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"THIS IS A DRAFT STRATA PLAN PREPARED FOR CONTRACT PURPOSES ONLY. FINAL DIMENSIONS, AREAS AND LAYOUTS ARE SUBJECT TO SURVEY".

Lot	Unit	External	Parking	Store
25	58	17		
26	60	8		
27	55	8		
28	60	8		
29	61	17		

Surveyor: JASON RAIC
Surveyor Ref: 40905-42336SP
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 200

Registered:
LTS
LOCKLEY
Registered Surveyors NSW
www.ltsl.com.au

SP DRAFT
ISSUE FOR REVIEW: 26-08-2015

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 5 sheet(s)

Office Use Only Registered: Title System: Purpose:	Office Use Only
PLAN OF SUBDIVISION OF LOT 1 DP724328, LOT 1 DP1093304, LOT 10 DP809537, LOTS 3-4 SEC 2 DP977379, LOT 15 DP57107, LOT 5 DP68798	LGA: SYDNEY Locality: REDFERN Parish: ALEXANDRIA County: CUMBERLAND
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	Survey Certificate I, JASON RAIC of LTS LOCKLEY, LOCKED BAG 5, GORDON NSW 2072 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on *(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>. Signature: Dated: Surveyor ID: Datum Line: Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.
Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.	Plans used in the preparation of survey/compilation. If space is insufficient continue on PLAN FORM 6A
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	Surveyor's Reference: 40905-42336DP ISSUE FOR REVIEW 26-08-2015

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 5 sheet(s)

Office Use Only

Office Use Only

Registered:

**PLAN OF SUBDIVISION OF LOT 1 DP724328,
LOT 1 DP1093304, LOT 10 DP809537, LOTS
3-4 SEC 2 DP977379, LOT 15 DP57107, LOT 5
DP68798**

Subdivision Certificate number:

Date of Endorsement:

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
2. EASEMENT FOR SERVICES (WHOLE OF LOTS)
3. RIGHT TO USE FIRE STAIRS AND EGRESS (WHOLE OF LOTS)
4. EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRATUM (A)
5. RIGHT OF FOOTWAY VARIABLE WIDTH LIMITED IN STRATUM (B)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1				
2				

If space is insufficient use additional annexure sheet

Surveyor's Reference: 40905-42336DP ISSUE FOR REVIEW 26-08-2015

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 5 sheet(s)

Office Use Only

Office Use Only

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- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

EXECUTED by)
High Quality Building Pty Ltd)
ACN 165 374 603)
in accordance with Section 127)
of the Corporations Act)

.....
Signature of Director

.....
Signature of Director/secretary

.....
NAME (please print)

.....
NAME (please print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 40905-42336DP ISSUE FOR REVIEW 26-08-2015

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

Office Use Only

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EXECUTED by)
High Quality Building No. 2 Pty Ltd)
ACN 165 374 747)
in accordance with Section 127)
of the Corporations Act)

.....
Signature of Director.....
Signature of Director/secretary.....
NAME (please print).....
NAME (please print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 40905-42336DP ISSUE FOR REVIEW 26-08-2015

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Sheet 5 of 5 sheet(s)

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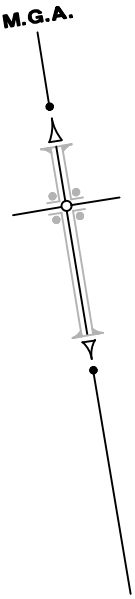
MORTGAGEE:

If space is insufficient use additional annexure sheet

Surveyor's Reference: 40905-42336DP ISSUE FOR REVIEW 26-08-2015

LOCATION PLAN

THIS IS A DRAFT PLAN ONLY AND IS
SUBJECT TO FINAL SURVEY



GENERAL NOTES:
LAND SUBDIVISION:
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE CONCEPT OF THE PROPOSED SUBDIVISION
2. DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY
3. THE CONCEPT OF THE PROPOSED SUBDIVISION HAS BEEN DERIVED FROM DRAWINGS REF: DA2000 - DA2009, REVISION A, JPR ARCHITECTS DATED 11-08-2015

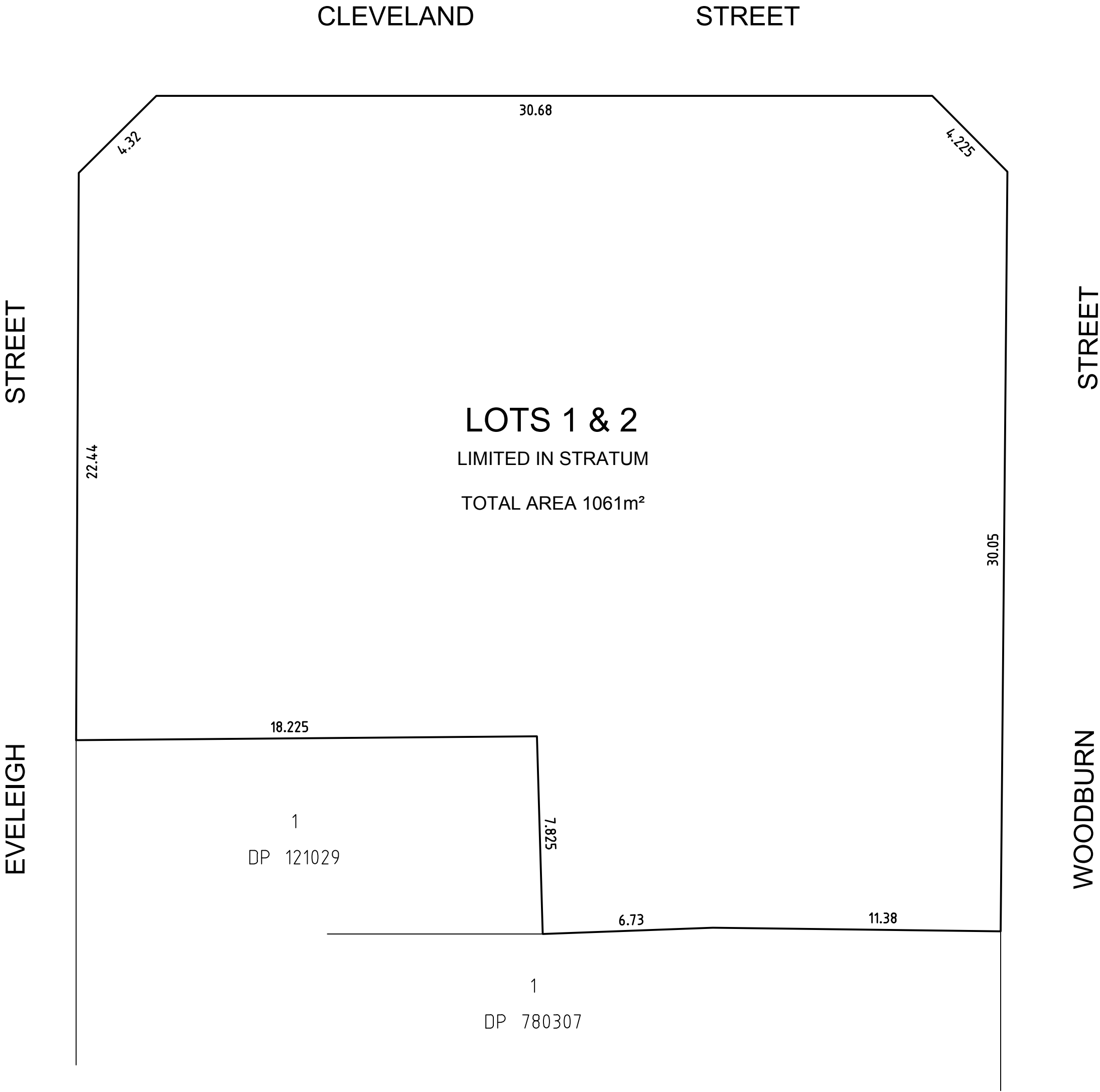
GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO INDICATE THE CONCEPTUAL PROPOSED LOCATIONS FOR A STRATUM SUBDIVISION OF THE SUBJECT LAND. ALL BOUNDARIES SHOWN ARE SUBJECT TO FINAL SURVEY OF THE ELEMENTS OF THE BUILDINGS
2. GLOBAL EASEMENTS FOR ACCESS, SERVICES, ETC ARE TO BE CREATED AS REQUIRED
3. A BUILDING MANAGEMENT STATEMENT IS TO BE REGISTERED WITH THIS SUBDIVISION

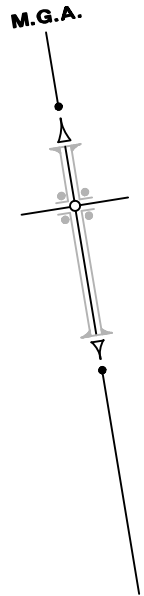
PROPOSED EASEMENTS:
(SEE SHEETS 2-6)
× EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOTS)
× EASEMENT FOR SERVICES (WHOLE OF LOTS)
× RIGHT TO USE FIRE STAIRS AND EGRESS (WHOLE OF LOTS)
(A) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(B) RIGHT OF FOOTWAY VARIABLE WIDTH (LIMITED IN STRATUM)

- LOT 1 - RESIDENTIAL
- LOT 2 - HOTEL

INDEX

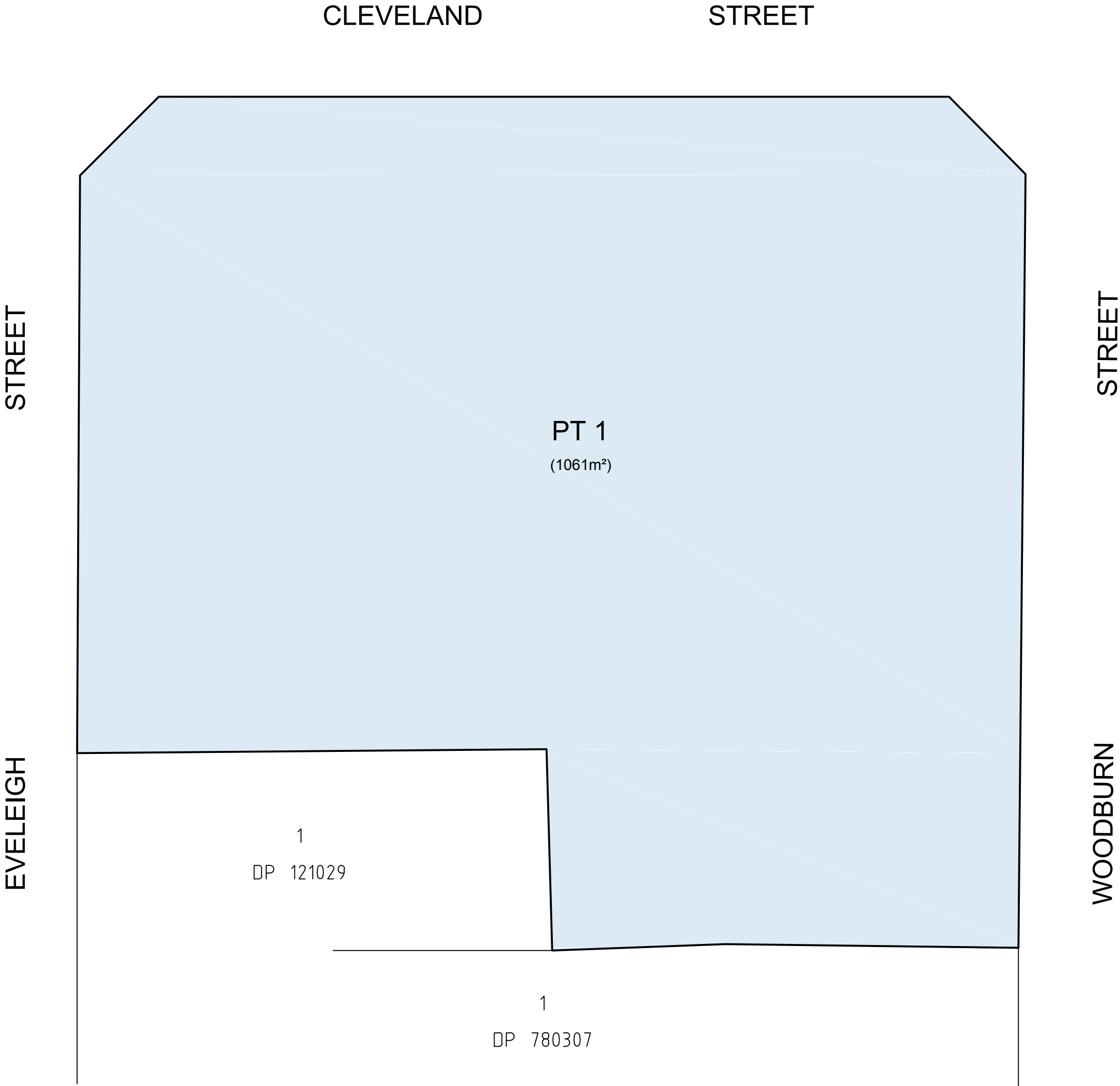
CONTENTS	SHEET
LOWER BASEMENT & BELOW	2
UPPER BASEMENT	3
GROUND FLOOR / LEVEL 1	4
LEVEL 2 - LEVEL 6	5
LEVEL 7 & ABOVE	6





LOWER BASEMENT & BELOW
(RL. 13.90)

THIS IS A DRAFT PLAN ONLY AND IS
SUBJECT TO FINAL SURVEY



- LOT 1 - RESIDENTIAL
- LOT 2 - HOTEL

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UPPER BASEMENT	3
GROUND FLOOR / LEVEL 1	4
LEVEL 2 - LEVEL 6	5
LEVEL 7 & ABOVE	6

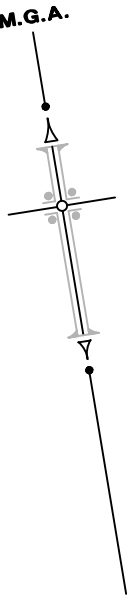
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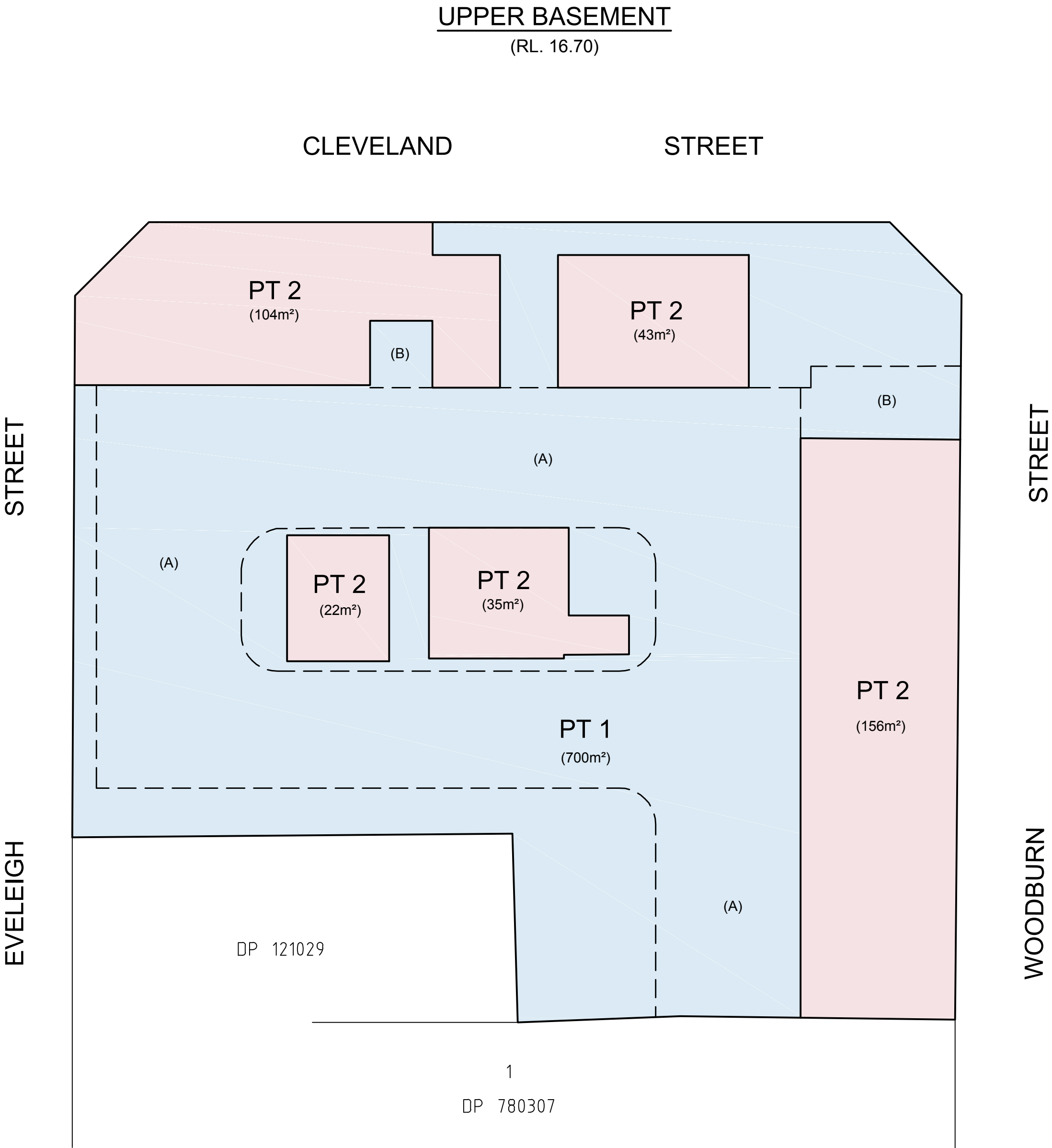
PROPOSED EASEMENTS:

- × EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOTS)
- × EASEMENT FOR SERVICES (WHOLE OF LOTS)
- × RIGHT TO USE FIRE STAIRS AND EGRESS (WHOLE OF LOTS)
- (A) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (B) RIGHT OF FOOTWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (C) RIGHT TO USE LIFT 2.5 WIDE (LIMITED IN STRATUM)

Surveyor: JASON RAIC Date of Survey:, 2015 Surveyor's Reference: 40905-42236DP	PLAN OF SUBDIVISION OF LOT 100 DP	LGA: SYDNEY Locality : REDFERN Subdivision No: Lengths are in metres. Reduction Ratio 1: 150	Registered LTS LOCKLEY Registered Surveyors NSW www.ltsl.com.au	DP DRAFT ISSUE FOR REVIEW: 26-08-2015
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- LOT 1 - RESIDENTIAL
- LOT 2 - HOTEL

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CONTENTS	SHEET
LOWER BASEMENT & BELOW	2
UPPER BASEMENT	3
GROUND FLOOR / LEVEL 1	4
LEVEL 2 - LEVEL 6	5
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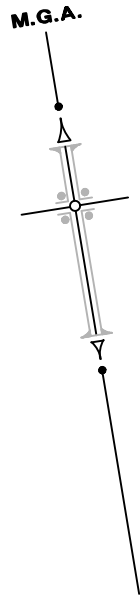
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PROPOSED EASEMENTS:

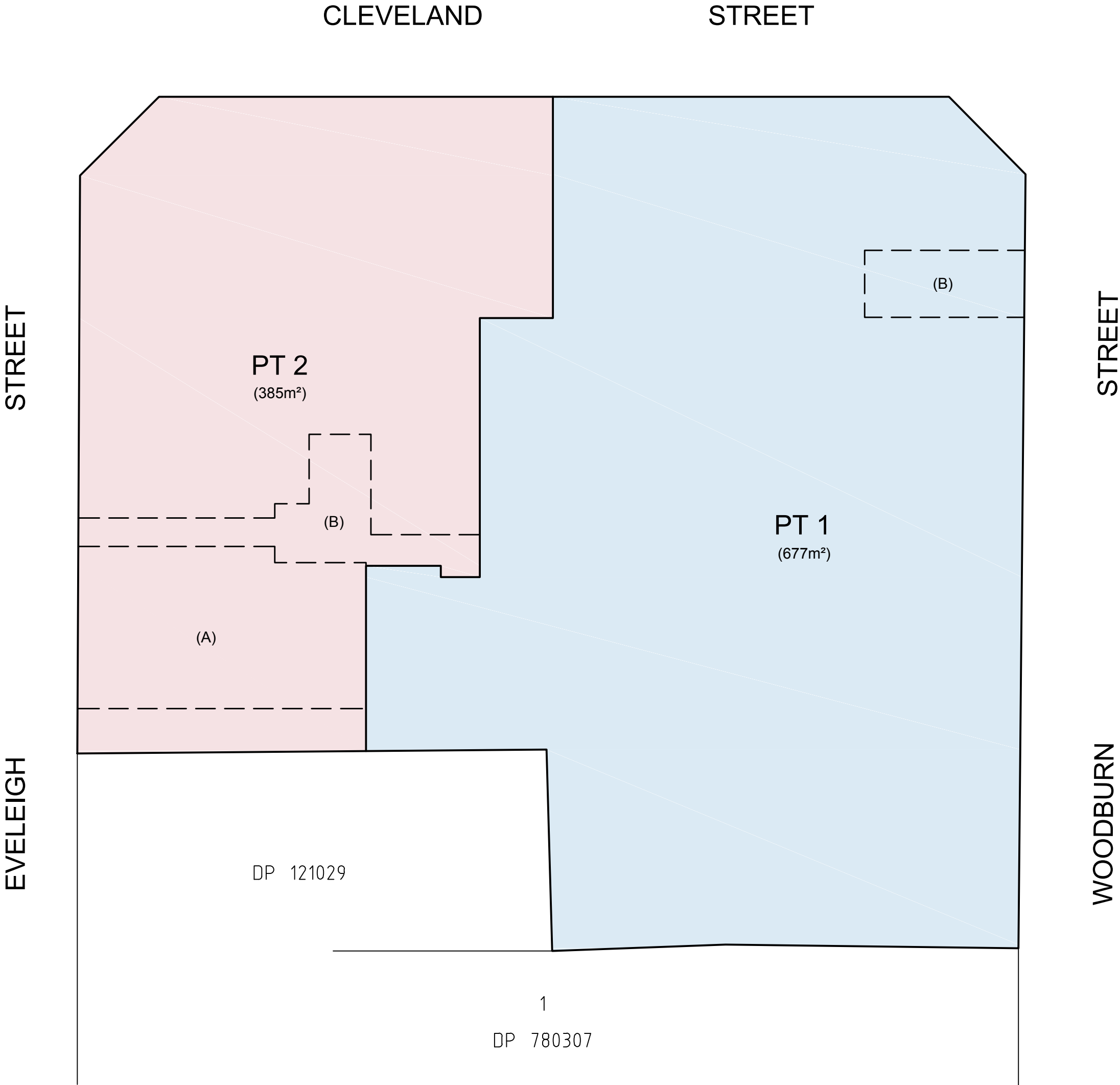
- × EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOTS)
- × EASEMENT FOR SERVICES (WHOLE OF LOTS)
- × RIGHT TO USE FIRE STAIRS AND EGRESS (WHOLE OF LOTS)
- (A) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
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Surveyor: JASON RAIC Date of Survey:, 2015 Surveyor's Reference: 40905-42236DP	PLAN OF SUBDIVISION OF LOT 100 DP	LGA: SYDNEY Locality : REDFERN Subdivision No: Lengths are in metres. Reduction Ratio 1: 150	Registered LTS LOCKLEY Registered Surveyors NSW www.ltsl.com.au	DP DRAFT ISSUE FOR REVIEW: 26-08-2015
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GROUND FLOOR (LEVEL 1)
(RL. 19.80 & 21.10)

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- LOT 1 - RESIDENTIAL
- LOT 2 - HOTEL

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LOWER BASEMENT & BELOW	2
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GROUND FLOOR / LEVEL 1	4
LEVEL 2 - LEVEL 6	5
LEVEL 7 & ABOVE	6

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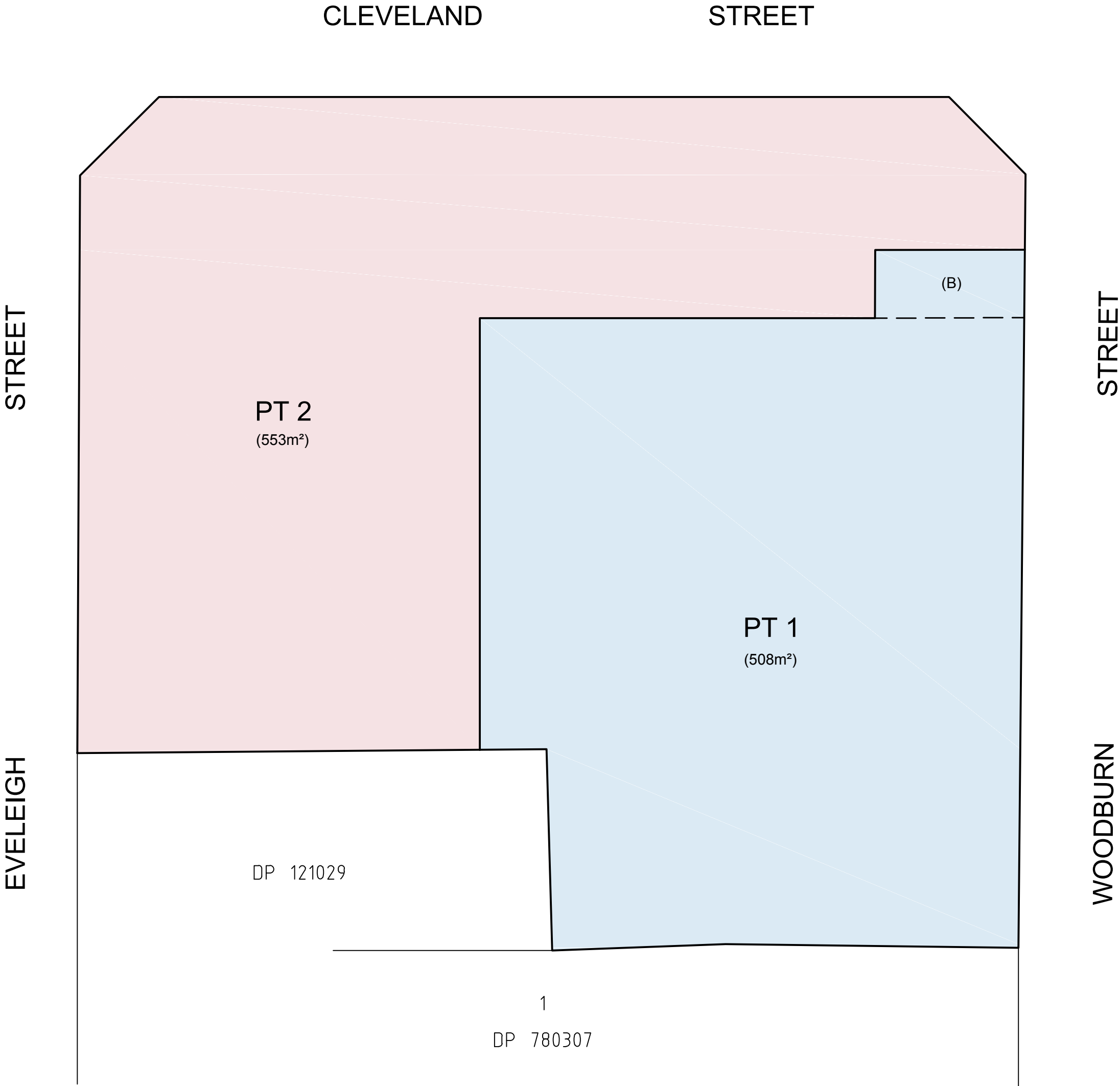
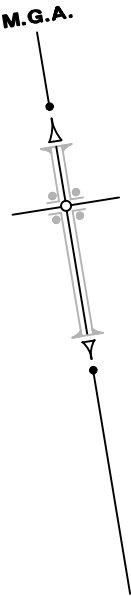
PROPOSED EASEMENTS:

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- × EASEMENT FOR SERVICES (WHOLE OF LOTS)
- × RIGHT TO USE FIRE STAIRS AND EGRESS (WHOLE OF LOTS)
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Surveyor: JASON RAIC Date of Survey:, 2015 Surveyor's Reference: 40905-42236DP	PLAN OF SUBDIVISION OF LOT 100 DP	LGA: SYDNEY Locality : REDFERN Subdivision No: Lengths are in metres. Reduction Ratio 1: 150	Registered LTS LOCKLEY Registered Surveyors NSW www.ltsl.com.au	DP DRAFT ISSUE FOR REVIEW: 26-08-2015
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LEVEL 2 - LEVEL 6

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- LOT 1 - RESIDENTIAL
- LOT 2 - HOTEL

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CONTENTS	SHEET
LOWER BASEMENT & BELOW	2
UPPER BASEMENT	3
GROUND FLOOR / LEVEL 1	4
LEVEL 2 - LEVEL 6	5
LEVEL 7 & ABOVE	6

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- (B) RIGHT OF FOOTWAY VARIABLE WIDTH (LIMITED IN STRATUM)

Surveyor: JASON RAIC
Date of Survey:, 2015
Surveyor's Reference: 40905-42236DP

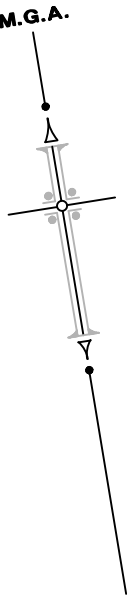
PLAN OF SUBDIVISION OF LOT 100 DP

LGA: SYDNEY
Locality : REDFERN
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 150



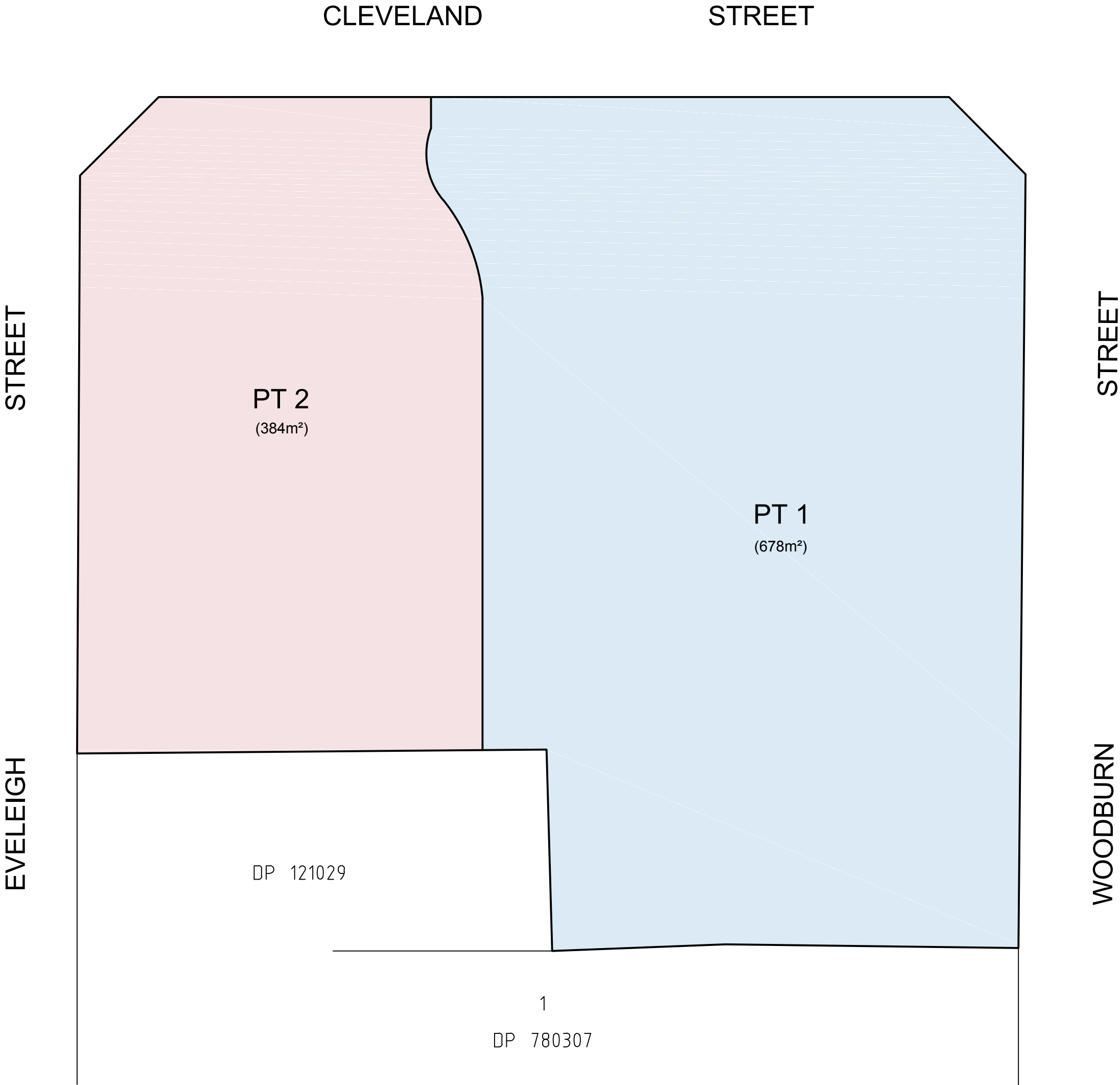
DP DRAFT

ISSUE FOR REVIEW: 26-08-2015



LEVEL 7 & ABOVE
(RL. 38.40 & ABOVE)

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- LOT 1 - RESIDENTIAL
- LOT 2 - HOTEL

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Surveyor: JASON RAIC Date of Survey:, 2015 Surveyor's Reference: 40905-42236DP	PLAN OF SUBDIVISION OF LOT 100 DP	LGA: SYDNEY Locality : REDFERN Subdivision No: Lengths are in metres. Reduction Ratio 1: 150	Registered LTS LOCKLEY Registered Surveyors NSW www.ltsl.com.au	DP DRAFT ISSUE FOR REVIEW: 26-08-2015
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919

Lengths are in metres:

(Sheet 1 of 4 sheets)

Plan:

Plan of subdivision of Lot 1
DP724328, Lot 1 DP1093304,
Lot 10 DP809537, Lots 3-4 Sec 2
DP977379, Lot 15 DP57107, Lot 5
DP68798

**Full name and address
of the owner of the Land**

High Quality Building Pty Ltd
ACN 165 374 603
High Quality Building No. 2 Pty Ltd
ACN 165 374 747

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s) bodies or Prescribed Authorities:
1.	Easement for Support and Shelter (Whole of Lots)	1 2	2 1
2.	Easement for Services (Whole of Lots)	1 2	2 1
3.	Right to Use Fire Stairs and Egress (Whole of Lots)	1 2	2 1
4.	Easement for Access Variable Width Limited in Stratum (A)	1 2	2 1
5.	Right of Footway Variable Width Limited in Stratum (B)	1 2	2 1

.....
Authorised Person

Lengths are in metres:

(Sheet 2 of 4 sheets)

Plan:

Plan of subdivision of Lot 1
DP724328, Lot 1 DP1093304,
Lot 10 DP809537, Lots 3-4 Sec 2
DP977379, Lot 15 DP57107, Lot 5
DP68798

EXECUTED by
High Quality Building Pty Ltd
ACN 165 374 603
in accordance with Section 127
of the Corporations Act

)
)
)
)
)

.....
Signature of Director

.....
Signature of Director/secretary

.....
NAME (please print)

.....
NAME (please print)

Lengths are in metres:

(Sheet 3 of 4 sheets)

Plan:

Plan of subdivision of Lot 1
DP724328, Lot 1 DP1093304,
Lot 10 DP809537, Lots 3-4 Sec 2
DP977379, Lot 15 DP57107, Lot 5
DP68798

EXECUTED by
High Quality Building No. 2 Pty Ltd
ACN 165 374 747
in accordance with Section 127
of the Corporations Act

)
)
)
)
)

.....
Signature of Director

.....
Signature of Director/secretary

.....
NAME (please print)

.....
NAME (please print)

Lengths are in metres:

(Sheet 4 of 4 sheets)

Plan:

Plan of subdivision of Lot 1
DP724328, Lot 1 DP1093304,
Lot 10 DP809537, Lots 3-4 Sec 2
DP977379, Lot 15 DP57107, Lot 5
DP68798

Mortgagee: