

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

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

Office Use Only

The Owners – Strata Plan No

Office Use Only

Registered:

Purpose:

SEE SHEET 1 OF THE PLAN SHEETS
FOR GENERAL NOTESPLAN OF
SUBDIVISION OF LOT 6 DP270729

*(insert type being adopted) 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

(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 2007,

*(b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata schemes (Leasehold Development) Regulation 2007,

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 No.

Relevant Development Consent No.

Issued by

Authorised Person/General Manager/Accredited Certifier

* Strike through if inapplicable.

^ Insert lot numbers of proposed utility lots.

LGA: PARRAMATTA

Locality: EPPING

Parish: FIELD OF MARS

County: CUMBERLAND

Surveyor's Certificate

Wayne Allen Diver-Tuck

I,

JBW Surveyors Pty Ltd

of

ACN 001 149 373

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

*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), 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:

Date: 15th June 2011

* Strike through if inapplicable.

^ Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement

SURVEYOR'S REFERENCE: 124698-Epping Bldgs1&2

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

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

PLAN OF

Office Use Only

SUBDIVISION OF LOT 6 DP270729

Registered:

Office Use Only

Strata Certificate Details: Subdivision No:

Date:

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

BUILDING '1'

LOT	DOOR	UE
	UN 1	65
	UN 2	64
	UN 3	64
	UN 4	64
	UN 5	65

BUILDING '2'

LOT	DOOR	UE
	UN 6	64
	UN 7	62
	UN 8	62
	UN 9	62
	UN 10	62
	UN 11	62
	UN 12	62
	UN 13	60
	UN 14	60
	UN 15	60
	UN 16	62

AGGREGATE 1,000

STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

PLAN OF

SUBDIVISION OF LOT 6 DP270729

Office Use Only

Registered:

Office Use Only

Strata Certificate Details: Subdivision No:

Date:

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(if insufficient space use additional annexure sheet)