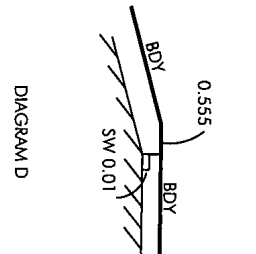
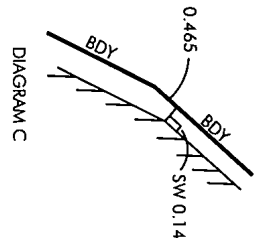
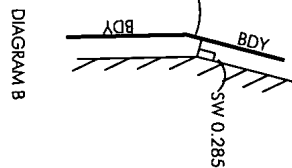
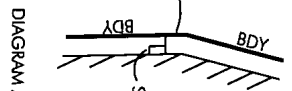


LOCATION PLAN

357994

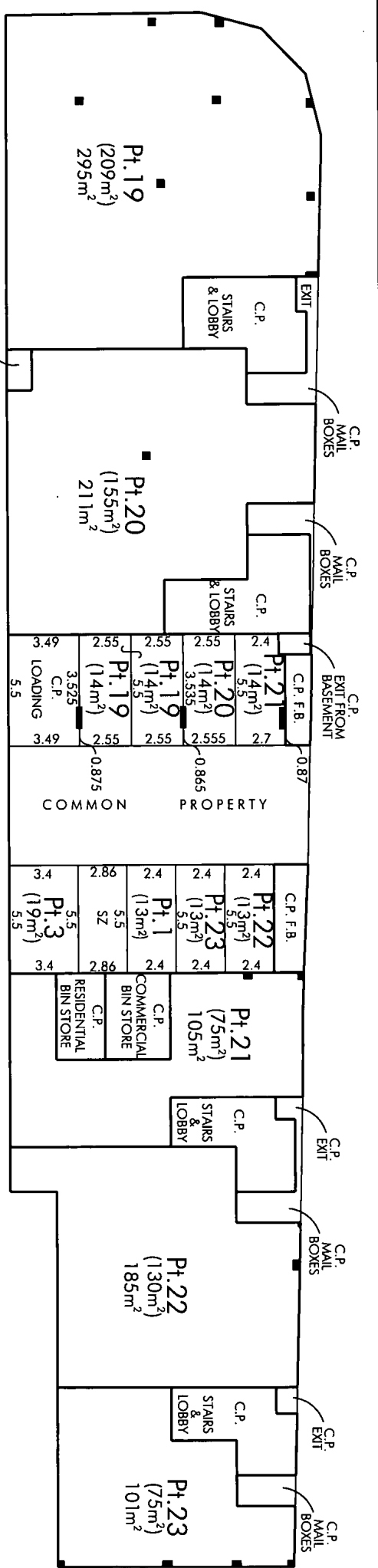


FB DENOTES FLOWER BED  
SW DENOTES SQUARE TO WALL  
PFW BDY DENOTES PROLONGATION FACE OF WALL TO BOUNDARY

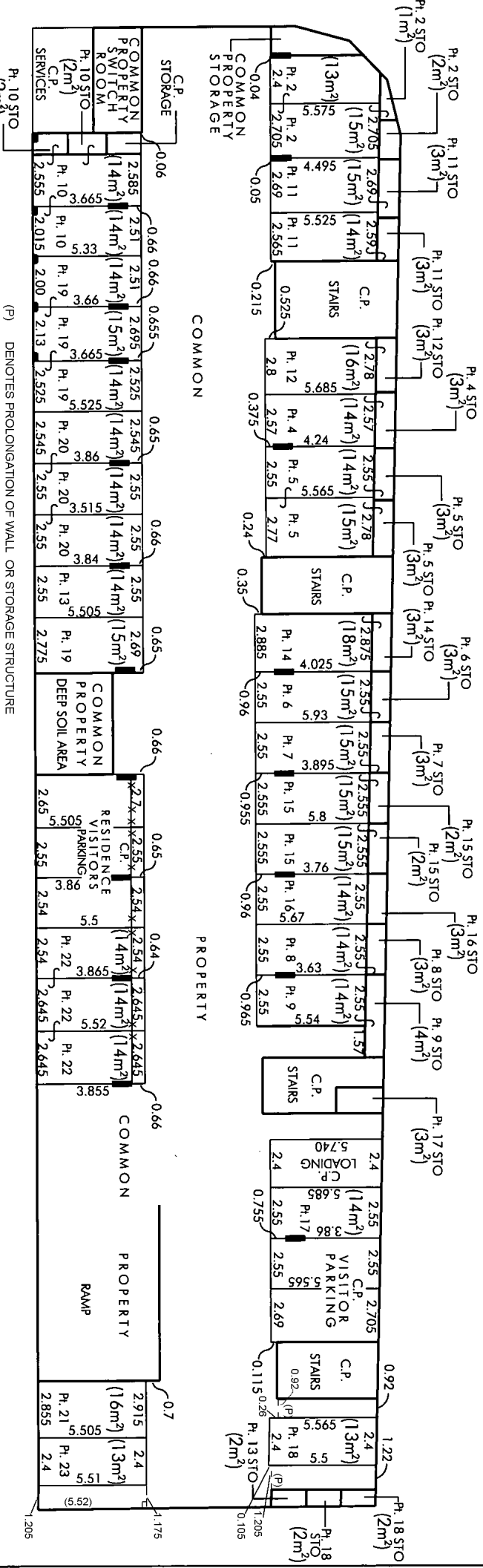
Surveyor: DAVID DANIEL EATON  
Surveyor's Ref: B38214 STRATA  
Subdivision No: SC 2333

Registered:  
11.8.2015





**GROUND FLOOR**



**BASEMENT**

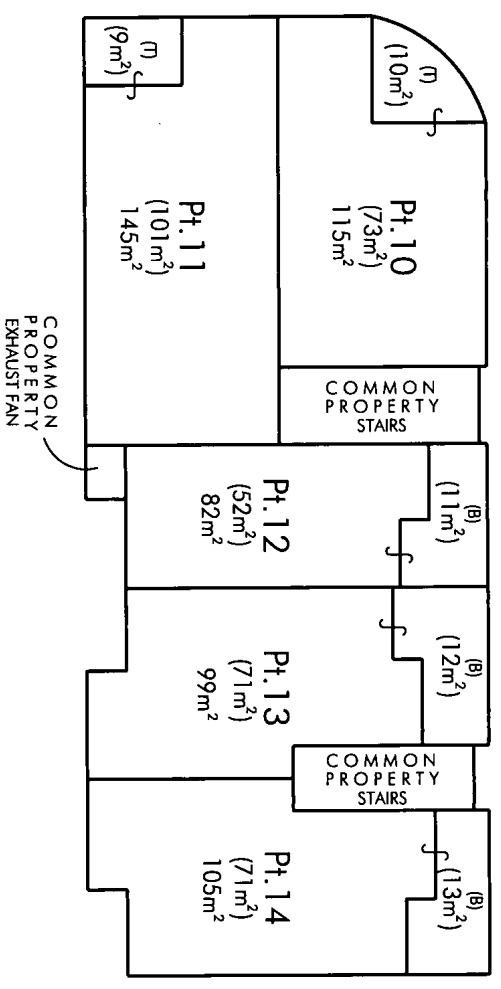
- (P) DENOTES PROLONGATION OF WALL OR STORAGE STRUCTURE
- ⊥ DENOTES PERPENDICULAR
- STO DENOTES STORAGE-METAL FRAME & WIRE MESH
- C.P.F.B. DENOTES COMMON PROPERTY-FLOWER BED
- C.P. DENOTES COMMON PROPERTY
- DENOTES COLUMN
- DENOTES CENTRE OF COLUMN 0.3 WIDE & 1.01 LONG AT BASEMENT & 1.07 LONG AT GROUND FLOOR
- DENOTES FACE OF COLUMN 0.3 WIDE & 1.01 LONG AT BASEMENT & 1.07 LONG AT GROUND FLOOR
- ▬ DENOTES SHARED ZONE COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

Surveyor: DAVID DANIEL EATON  
 Surveyor's Ref: B38214 STRATA  
 Subdivision No: **5C 2333**

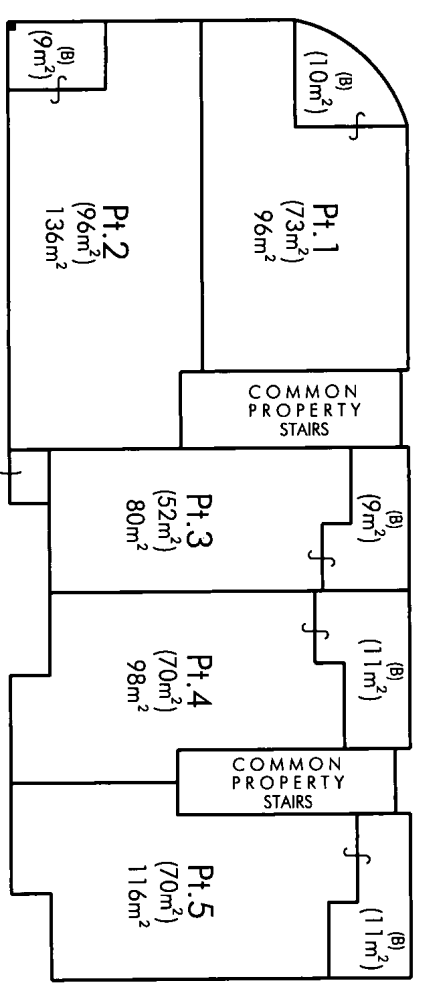
Registered:  
 11.8.2015

**SP91974**

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of mm													



**SECOND FLOOR**



**FIRST FLOOR**

C.P. DENOTES COMMON PROPERTY  
 (B) DENOTES BALCONY  
 (T) DENOTES TERRACE  
 ALL BALCONIES AND TERRACES ARE LIMITED IN DEPTH TO THE RESPECTIVE FLOOR SURFACES AND IN HEIGHT TO 1.0 METRES ABOVE ITS ADJOINING UNITS FLOOR, UNLESS WHERE COVERED ALL AREAS ARE APPROXIMATE

Surveyor: DAVID DANIEL EATON  
 Surveyor's Ref: B38214 STRATA  
 Subdivision No: SC 2333  
 Lengths are in metres, Reduction Ratio 1:200

Registered:  
 11.8.2015

**SP91974**

STRATA PLAN FORM 3 (PART 1) (2012) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:  11.8.2015  
 Purpose: STRATA PLAN



SP91974 S

PLAN OF SUBDIVISION OF LOT 1 IN  
 DP1203519

LGA: PARRAMATTA  
 Locality: EPPING  
 Parish: FIELD OF MARS  
 County: CUMBERLAND

Strata Certificate (Approved Form 5)

(1) ~~The Council of~~ .....  
 \*The Accredited Certifier GORDON WREN  
 Accreditation No. BPB 0447

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 30 Strata Schemes (Freehold Development) Regulation 2012,

~~\* (b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 31 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.~~

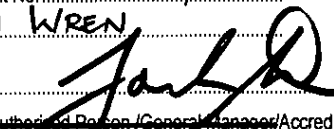
\* (4) The building encroaches on a public place and;

~~\* (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 (c) A ..... 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 20<sup>th</sup> JULY 2015  
 Subdivision No. SC 2333  
 Relevant Development Consent No. CDC 761  
 issued by GORDON WREN

  
 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 91974  
 No. 47 Ryde Street – EPPING NSW 2121

The adopted by-laws for the scheme are:

\* A ..... Model By-laws.

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

\* By-laws in 19 sheets filed with plan.

\* strike out whichever is inapplicable

^ Insert the type to be adopted (Schedules 2 - 7 SSM Regulation 2010)

Surveyor's Certificate (Approved Form 3)

I, DAVID DANIEL EATON .....  
 of 38A BORONIA ROAD, BULLABURRA, NSW 2784  
 a surveyor registered under the Surveying and Spatial Information Act, 2002, hereby certify that:

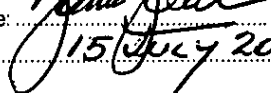
(1) Each applicable requirement of  
 \* Schedule 1A of the Strata Schemes (Freehold Development) Act 1973 has been met

\* 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:   
 Date: 15 JULY 2015

\* Strike through if inapplicable.

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


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

SURVEYOR'S REFERENCE: B38214 STRATA

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

**STRATA PLAN ADMINISTRATION SHEET**

Sheet 2 of 2 sheet(s)

Registered:  11.8.2015 Office Use Only

Office Use Only

**SP91974**

**PLAN OF SUBDIVISION OF LOT 1 IN  
DP1203519**

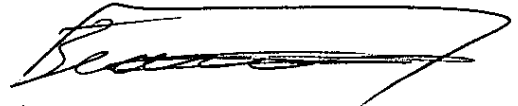
- This sheet is for the provision of the following information as required:
- A Schedule of Unit Entitlements.
  - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.
  - Signatures and seals – see 195D *Conveyancing Act 1919*.
  -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

Subdivision Certificate number: SC 2333

Date of endorsement: 20<sup>th</sup> JULY 2015

**SCHEDULE OF UNIT ENTITLEMENT**

Lot No.	U.E	Lot No.	U.E
1	5	13	5
2	5	14	5
3	4	15	5
4	5	16	5
5	5	17	5
6	5	18	5
7	5	19	3
8	5	20	3
9	5	21	2
10	5	22	2
11	5	23	2
12	4		
Aggregate			100



MICKY BEAMI

C101 PTY LTD ACN: 160927604

SOLE DIRECTOR/SECRETARY.

**SIGNED on behalf of  
WESTPAC BANKING CORPORATION**  
by its attorney(s), under Power of attorney  
dated 17 January 2001 registered book 4299  
no 332. By executing this document the  
attorney states that they have received no  
notice of revocation of the power of attorney,  
in the presence of:

Attorney Signature  
Name and Tier of Attorney (print)

KAPINJAK PANDYA  
TIER 3

Witness Signature  
Name and Address of Witness (print)

DEEAN'S TRUONG  
LEVEL 5, 2-14 MEREDITH ST  
BANKSTOWN NSW 2200

If space is insufficient use additional annexure sheet.

Surveyor's Reference: **B38214 STRATA**