

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 5 sheet(s)
Office Use Only		Office Use Only
Registered:		
PLAN OF SUBDIVISION OF LOT XXX IN DP XXXXXX	LGA: CANTERBURY-BANKSTOWN Locality: WILEY PARK Parish: ST GEORGE County: CUMBERLAND	
This is a *FREEHOLD / LEASEHOLD Strata Scheme		
Address for Service of Documents 40-42 SHADFORTH STREET WILEY PARK NSW 2200		The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 <i>Strata Schemes Management Regulation 2016</i>) * The strata by-laws lodged with the plan.
Surveyor's Certificate I, HUY DUC XUAN THAI, of RGM PROPERTY SURVEYS PTY LTD....., being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met. *The building encroaches on: *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^ Signature: Date: XX/XX/201X Surveyor ID: 8258 Surveyor's Reference: 200933-SP ^ Insert the deposited plan number or dealing number of the instrument that created the easement		Strata Certificate (Accredited Certifier) I.....being an Accredited Certifier, accreditation number, certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i> . *(a) This plan is part of a development scheme. *(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment. *(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^..... will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i> . Certificate Reference: Relevant Planning Approval No.: issued by: Signature: Date: ^ Insert lot numbers of proposed utility lots.
* Strike through if inapplicable		

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VALUER'S CERTIFICATE

I, being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature: Date

SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
TOTAL	

<p style="text-align: center; margin-bottom: 10px;">Office Use Only</p> <p>Registered:</p>	<p style="text-align: center; margin-bottom: 10px;">Office Use Only</p>
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This sheet is for the provision of the following information as required:

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

LOT	SUB -ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY
CP		40-42	SHADFORTH	STREET	WILEY PARK
1		40-42	SHADFORTH	STREET	WILEY PARK
2		40-42	SHADFORTH	STREET	WILEY PARK
3		40-42	SHADFORTH	STREET	WILEY PARK
4		40-42	SHADFORTH	STREET	WILEY PARK
5		40-42	SHADFORTH	STREET	WILEY PARK
6		40-42	SHADFORTH	STREET	WILEY PARK
7		40-42	SHADFORTH	STREET	WILEY PARK
8		40-42	SHADFORTH	STREET	WILEY PARK
9		40-42	SHADFORTH	STREET	WILEY PARK
10		40-42	SHADFORTH	STREET	WILEY PARK
11		40-42	SHADFORTH	STREET	WILEY PARK
12		40-42	SHADFORTH	STREET	WILEY PARK
13		40-42	SHADFORTH	STREET	WILEY PARK
14		40-42	SHADFORTH	STREET	WILEY PARK
15		40-42	SHADFORTH	STREET	WILEY PARK
16		40-42	SHADFORTH	STREET	WILEY PARK

PURSUANT TO SEC 88B OF THE CONVEYANCING ACT 1919, AS AMENDED IT IS INTENDED TO CREATE:-

1. POSITIVE COVENANT
2. RESTRICTION ON THE USE OF LAND

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 5 sheet(s)
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<u>APPROVED BY OWNERS</u>		
Mark Risk:(Signature)		
Name of Witness:		
Address of Witness:		
Signature of Witness Date:		
<u>APPROVED BY MORTGAGEE</u>		
Surveyor's Reference: 200933-SP		

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 5 sheet(s)
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<u>APPROVED BY OWNERS</u> COMPANY: MARK RISK CO PTY LTD ATF MARK RISK FAMILY TRUST ABN / ACN: AUTHORITY: SECTION 127(1) OF THE CORPORATION ACT 2001 (CTH) NAME OF DIRECTOR:SIGNATURE: NAME OF DIRECTOR:SIGNATURE: <u>APPROVED BY MORTGAGEE</u>		
Surveyor's Reference: 200933-SP		

53
DP 7298

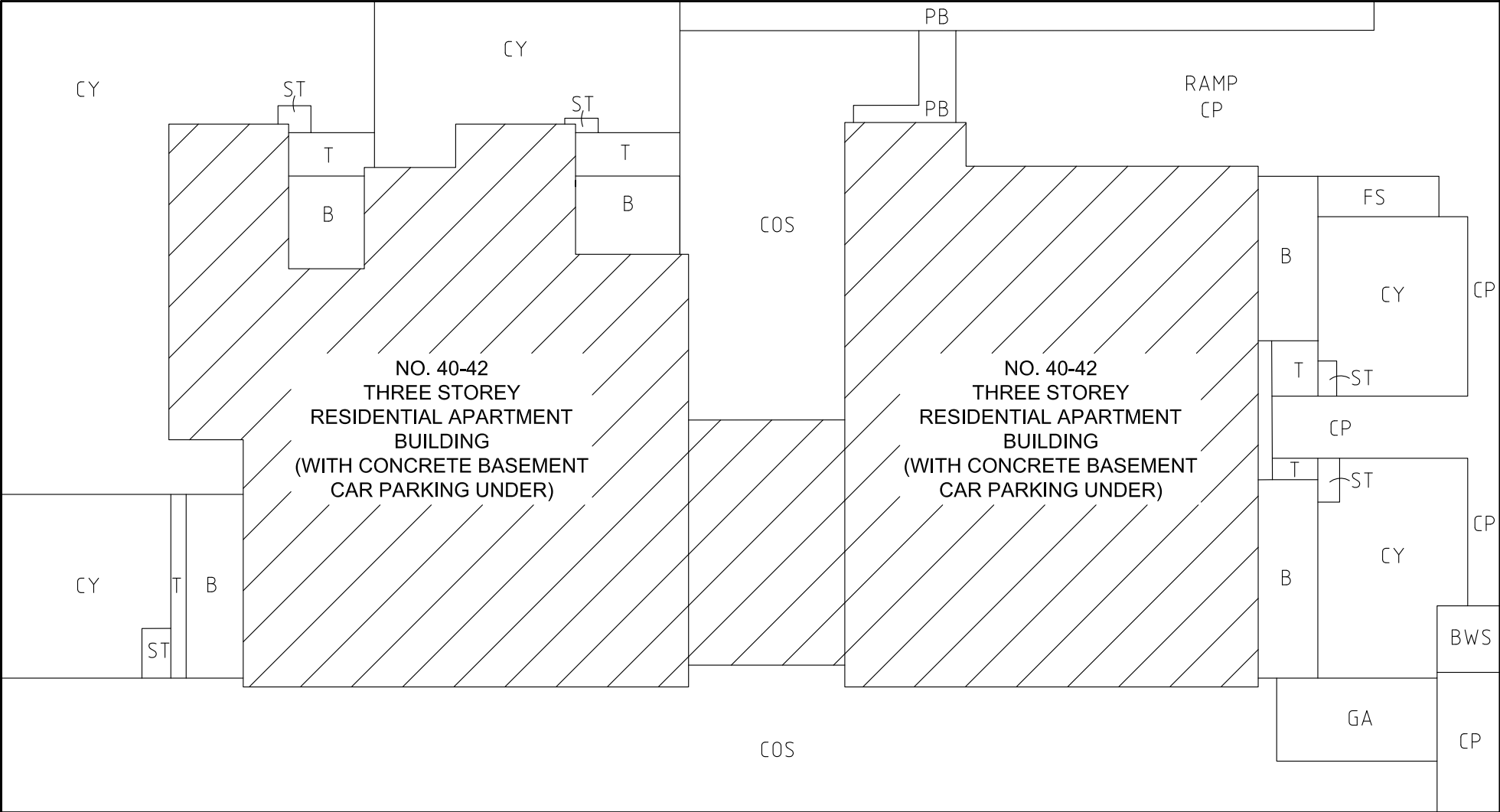
LOCATION PLAN

SP 6973

54
DP 7298

SP 66184

SP 97540



SHADFORTH STREET

- B DENOTES BALCONY
- CP DENOTES COMMON PROPERTY
- CY DENOTES COURTYARD
- PB DENOTES PLANTER BOX (CP)
- T DENOTES TERRACE
- ST DENOTES STAIRS
- GA DENOTES GARBAGE AREA (CP)
- BWS DENOTES BULKY WASTE STORAGE (CP)
- FS DENOTES FIRE STAIRS (CP)
- COS DENOTES COMMON OPEN SPACE (CP)

SP 10084

SURVEYOR
Name: HUY DUC XUAN THAI
Date: 24/07/2020
Reference: 200933-SP_B

PLAN OF SUBDIVISION OF LOT XXX IN DP XXXXXX

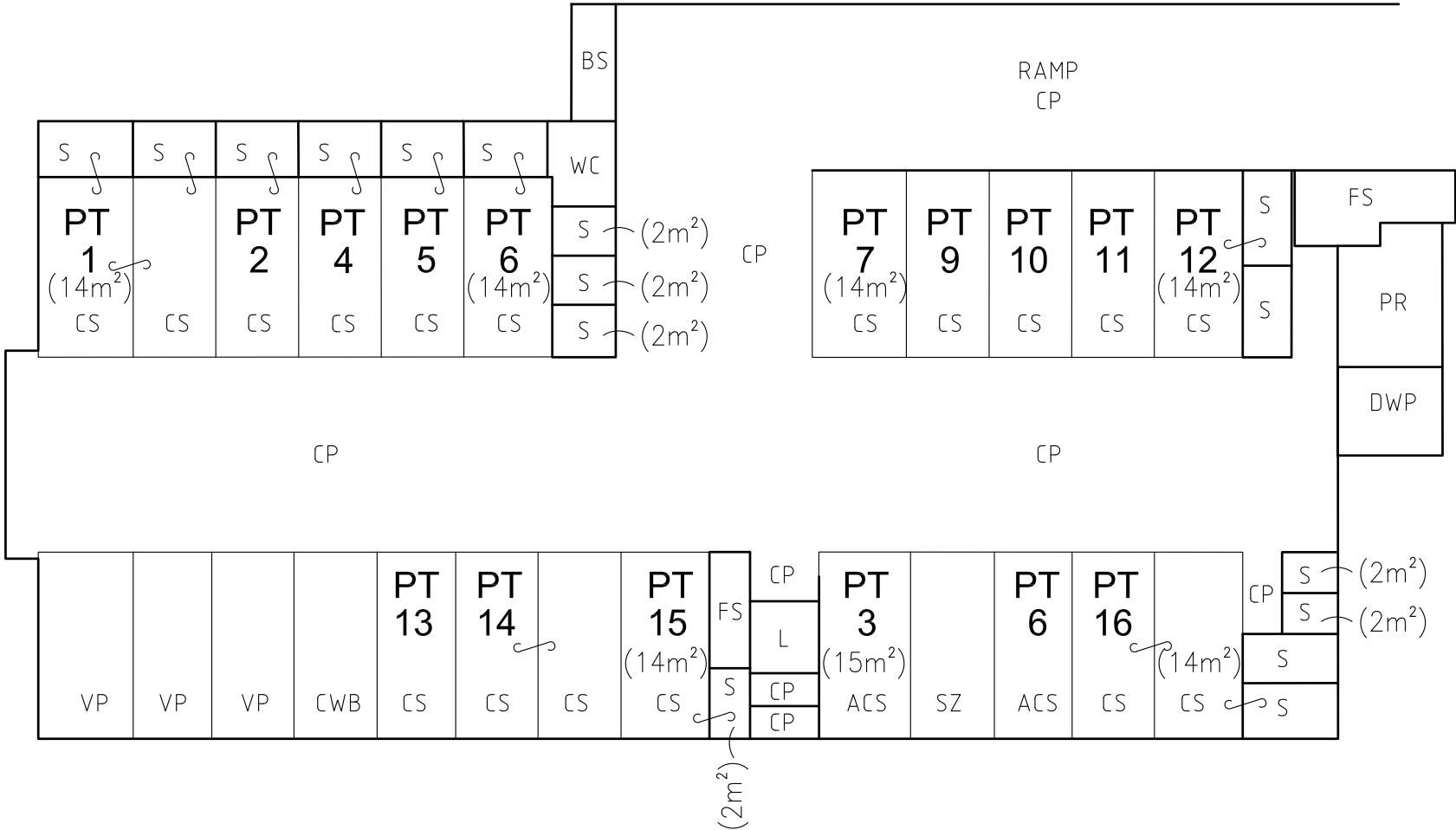
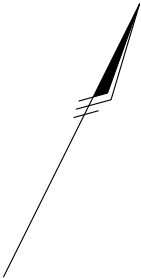
L.G.A: CANTERBURY-BANKSTOWN
Locality: WILEY PARK
Reduction Ratio 1: 200
Lengths are in metres.

Registered:

SP DRAFT

NOTES

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA
SCHEMES DEVELOPMENT ACT 2015 ONLY AND ARE APPROXIMATE



- CP DENOTES COMMON PROPERTY
- CS DENOTES CAR SPACE
- S DENOTES STORAGE
- ACS DENOTES ACCESSIBLE CAR SPACE
- L DENOTES LIFT (CP)
- FS DENOTES FIRE STAIRS (CP)
- WC DENOTES TOILETS (CP)
- BS DENOTES BICYCLE SPACES (CP)
- VP DENOTES VISITOR PARKING (CP)
- PR DENOTES PUMP ROOM (CP)
- DWP DENOTES DOMESTIC WATER PUMP (CP)
- SZ DENOTES SHARED ZONE (CP)
- CWB DENOTES CAR WASH BAY (CP)

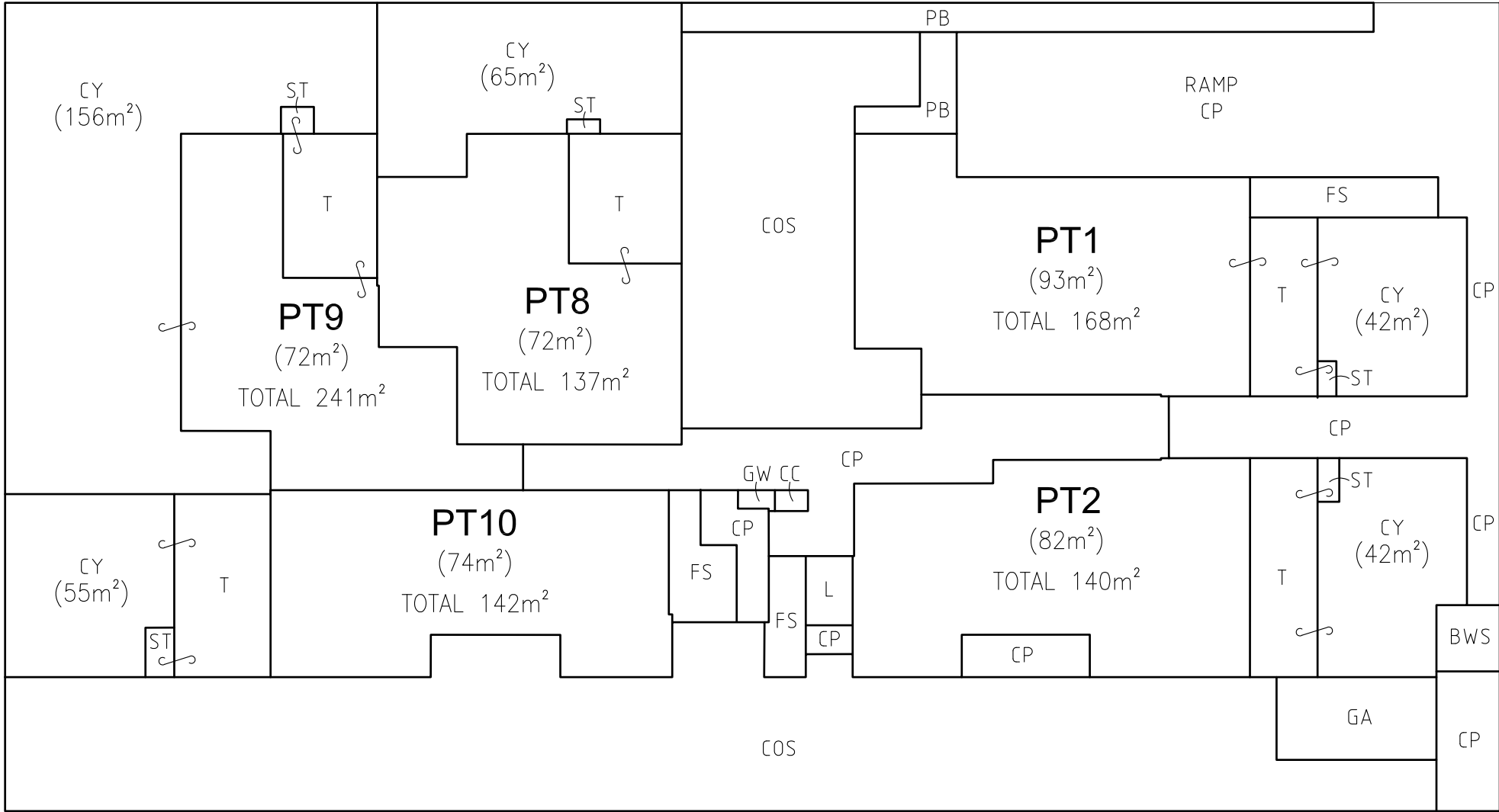
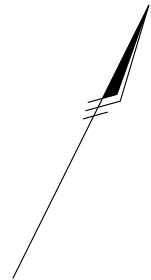
CAR SPACE AREA 13m² UNLESS SHOWN OTHERWISE
STORAGE SPACE AREA 3m² UNLESS SHOWN OTHERWISE

THESE PLANS HAVE BEEN BASED UPON THE ARCHITECTURAL PLANS PREPARED
ANTOINE J. SAOUMA. AREAS SHOWN HEREON HAVE BEEN DETERMINED FROM
THESE PLANS AND ARE SUBJECT TO CONSTRUCTION AND FINAL SURVEY.

<div>SURVEYOR</div> <div>Name: HUY DUC XUAN THAI</div> <div>Date: 24/07/2020</div> <div>Reference: 200933-SP_B</div>	<div>PLAN OF SUBDIVISION OF LOT XXX IN DP XXXXXX</div>	<div>L.G.A: CANTERBURY-BANKSTOWN</div> <div>Locality: WILEY PARK</div> <div>Reduction Ratio 1: 200</div> <div>Lengths are in metres.</div>	<div>Registered:</div>	<div>SP DRAFT</div>
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GROUND FLOOR

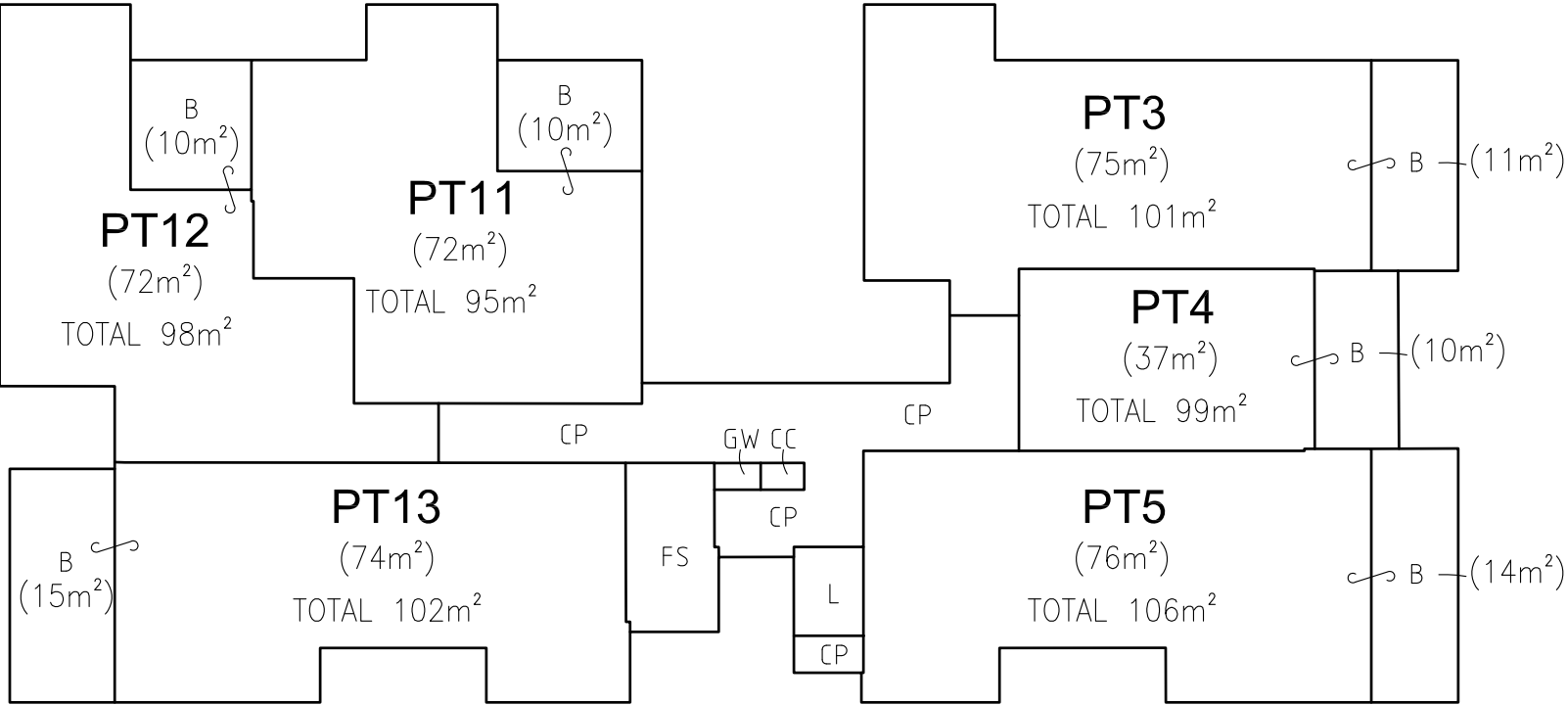
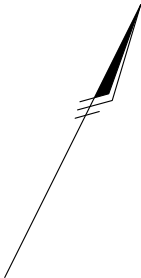
- CP DENOTES COMMON PROPERTY
- CY DENOTES COURTYARD
- PB DENOTES PLANTER BOX (CP)
- T DENOTES TERRACE
- ST DENOTES STAIRS
- GA DENOTES GARBAGE AREA (CP)
- BWS DENOTES BULKY WASTE STORAGE (CP)
- FS DENOTES FIRE STAIRS (CP)
- GW DENOTES GAS AND WATER METER CUPBOARD
- CC DENOTES COMMUNICATIONS METER CUPBOARD
- L DENOTES LIFT (CP)
- COS DENOTES COMMON OPEN SPACE (CP)

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ANTOINE J. SAOUMA. AREAS SHOWN HEREON HAVE BEEN DETERMINED FROM
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FIRST FLOOR

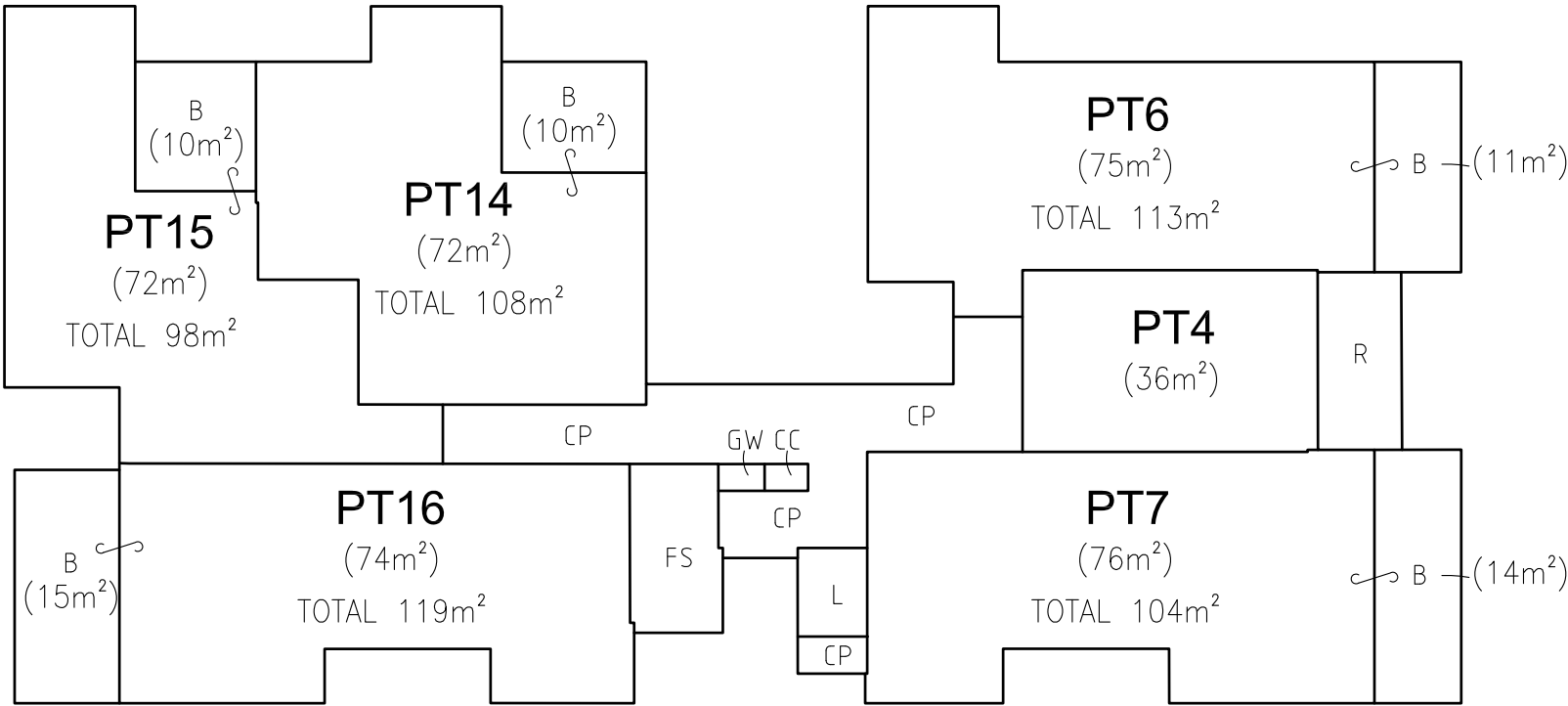
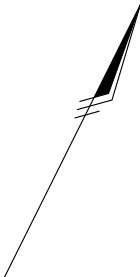
- B DENOTES BALCONY
- CP DENOTES COMMON PROPERTY
- FS DENOTES FIRE STAIRS (CP)
- GW DENOTES GAS AND WATER METER CUPBOARD
- CC DENOTES COMMUNICATIONS METER CUPBOARD
- L DENOTES LIFT (CP)

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ANTOINE J. SAOUMA. AREAS SHOWN HEREON HAVE BEEN DETERMINED FROM
THESE PLANS AND ARE SUBJECT TO CONSTRUCTION AND FINAL SURVEY.

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SECOND FLOOR

- B DENOTES BALCONY
- CP DENOTES COMMON PROPERTY
- FS DENOTES FIRE STAIRS (CP)
- GW DENOTES GAS AND WATER METER CUPBOARD
- CC DENOTES COMMUNICATIONS METER CUPBOARD
- L DENOTES LIFT (CP)
- R DENOTES ROOF (UNTRAFFICABLE) (CP)

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ANTOINE J. SAOUMA. AREAS SHOWN HEREON HAVE BEEN DETERMINED FROM
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