


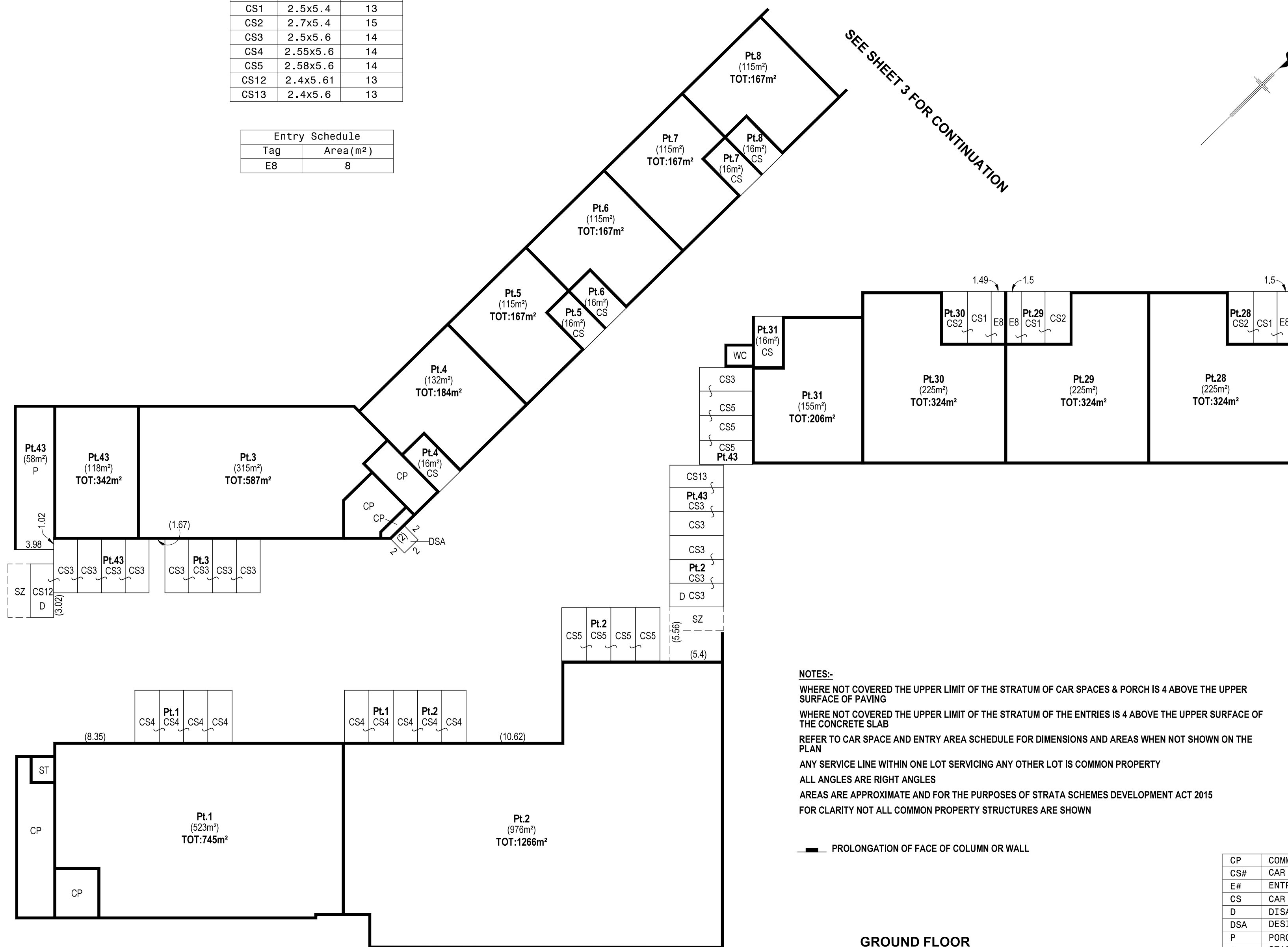
LOCATION PLAN

- (A) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 6.06 WIDE (DP1296507)
(B) POSITIVE COVENANT (DP1115472)
(C) EASEMENT TO DRAIN WATER 2 WIDE (DP1274237)

CP	COMMON PROPERTY
B	BALCONY
CS	CAR SPACE
D	DISABLED
DSA	DESIGNATED SMOKING AREA (CP)
E	ENTRY
P	PORCH
SZ	SHARED ZONE (CP)
VP	VISITOR PARKING (CP)
WC	WATER CLOSET (CP)

Surveyor: MATTHEW PLOWMAN Date: 31-10-2023 Surveyor's Ref: 8768	PLAN OF SUBDIVISION OF LOT 1 IN DP1274237	L G A: CANTERBURY-BANKSTOWN Locality: REVESBY Reduction Ratio 1:600 Lengths are in metres.	REGISTERED  21/11/2023	SP106689
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Entry Schedule	
Tag	Area (m ²)
E8	8



NOTES:-

WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF CAR SPACES & PORCH IS 4 ABOVE THE UPPER SURFACE OF PAVING

WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF THE ENTRIES IS 4 ABOVE THE UPPER SURFACE OF THE CONCRETE SLAB

REFER TO CAR SPACE AND ENTRY AREA SCHEDULE FOR DIMENSIONS AND AREAS WHEN NOT SHOWN ON THE PLAN

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY

ALL ANGLES ARE RIGHT ANGLES


AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES DEVELOPMENT ACT 2015

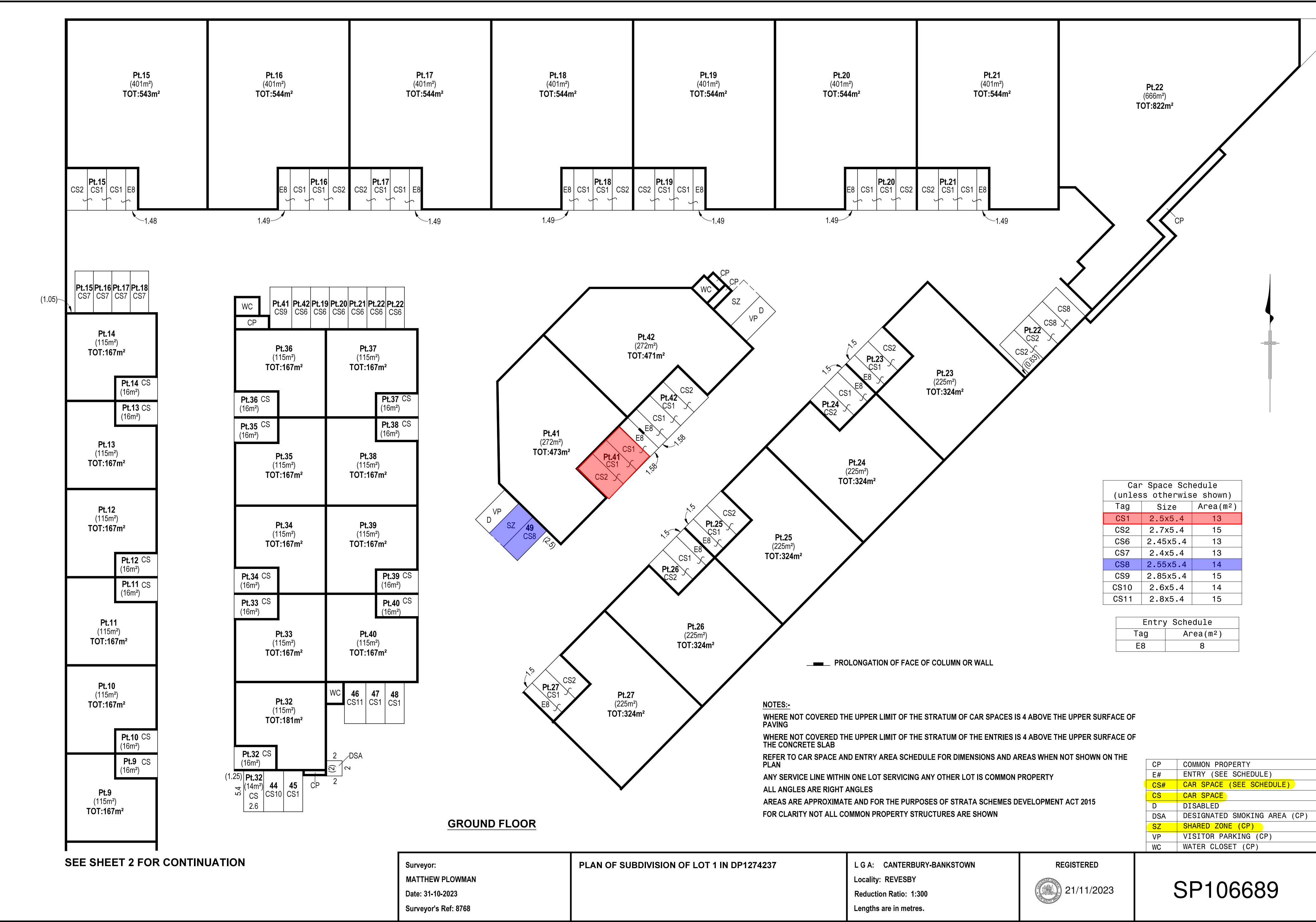
FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN

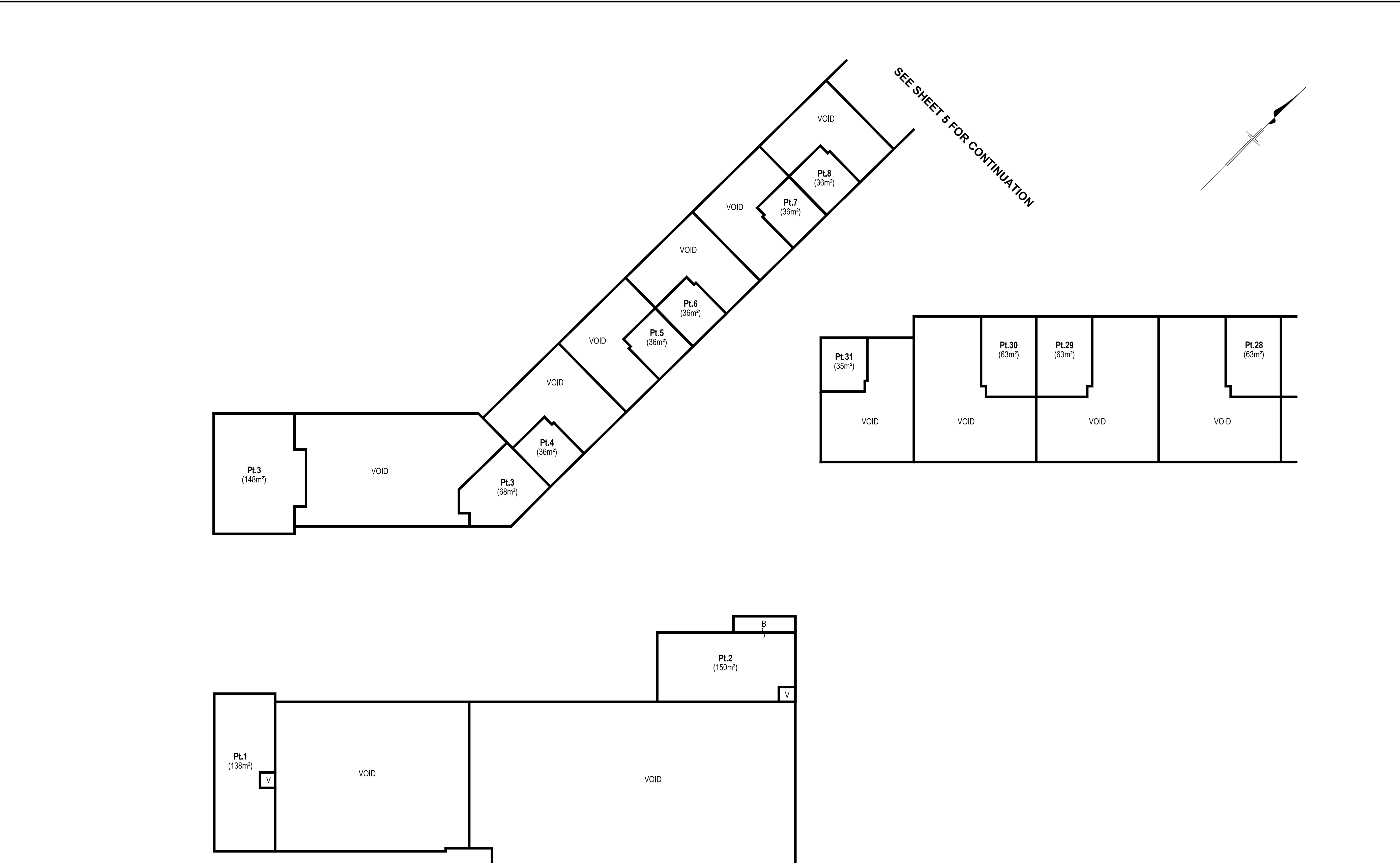
 PROLONGATION OF FACE OF COLUMN OR WALL

CP	COMMON PROPERTY
CS#	CAR SPACE (SEE SCHEDULE)
E#	ENTRY (SEE SCHEDULE)
CS	CAR SPACE
D	DISABLED
DSA	DESIGNATED SMOKING AREA (CP)
P	PORCH
ST	STAIRS (CP)
SZ	SHARED ZONE (CP)
WC	WATER CLOSET (CP)

GROUND FLOOR

<p>Surveyor: MATTHEW PLOWMAN</p> <p>Date: 31-10-2023</p> <p>Surveyor's Ref: 8768</p>	<p>PLAN OF SUBDIVISION OF LOT 1 IN DP1274237</p>	<p>L G A: CANTERBURY-BANKSTOWN</p> <p>Locality: REVESBY</p> <p>Reduction Ratio: 1:300</p> <p>Lengths are in metres.</p>	<p>REGISTERED</p> <p> 21/11/2023</p>	<p>SP106689</p>
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NOTES:-


THE LIMIT OF THE STRATUM OF EACH BALCONY IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT

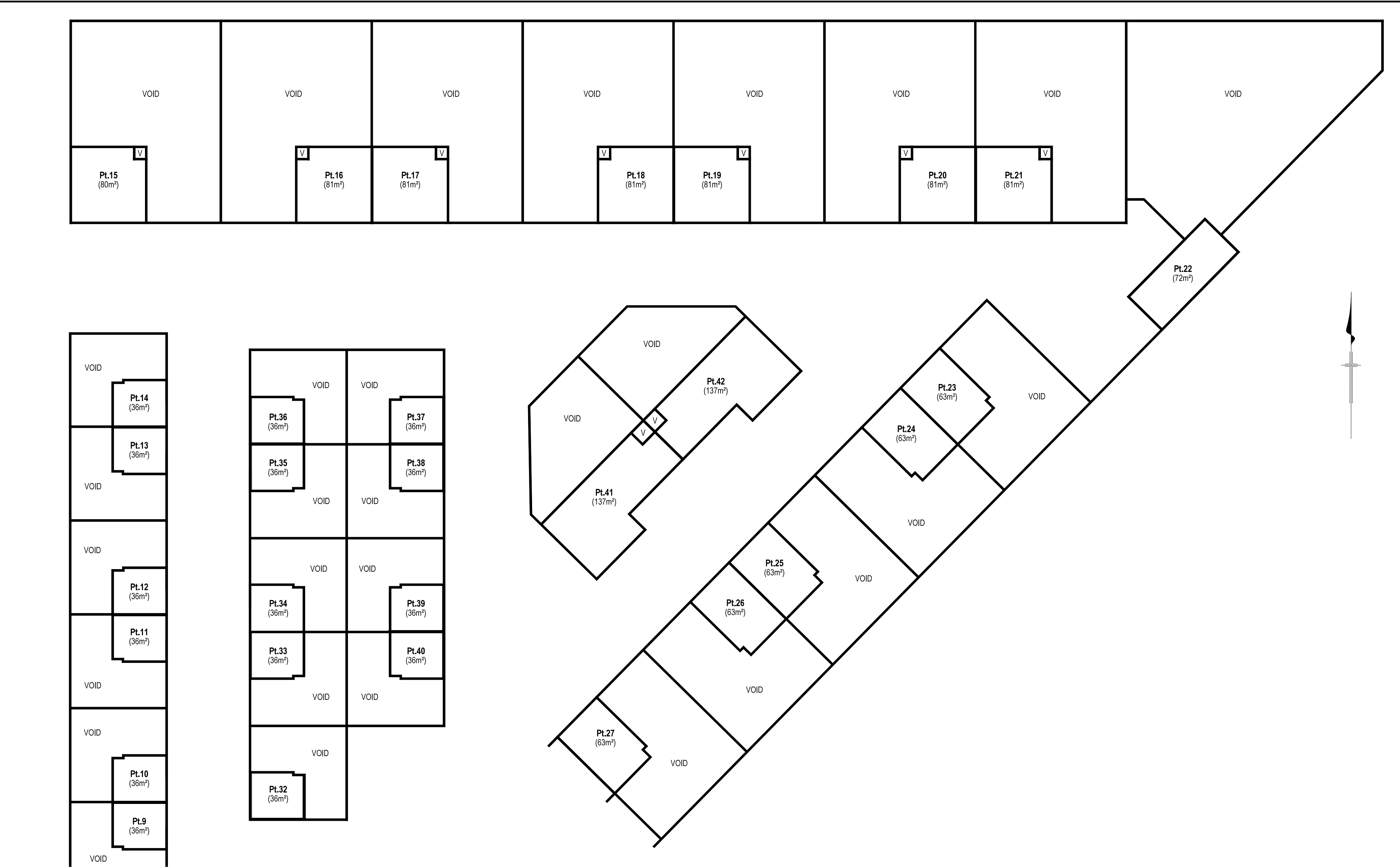
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FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN

AT THE FIRST FLOOR LEVEL THE AREA OF THE CONCRETE PANEL WALL BETWEEN THE FIRST FLOOR AND THE METAL STAIRS IS INCLUDED IN THE AREA SHOWN.



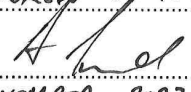
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SEE SHEET 4 FOR CONTINUATION

NOTES:-
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SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheets
<div>Office Use Only</div> <div>Registered:  21/11/2023</div>		<div>Office Use Only</div> <div>SP106689</div>
PLAN OF SUBDIVISION OF LOT 1 IN DP1274237		LGA: CANTERBURY-BANKSTOWN Locality: REVESBY Parish: BANKSTOWN County: CUMBERLAND
This is a freehold Strata Scheme		
Address for Service of Documents No 2B MAVIS STREET REVESBY NSW 2212 Provide an Australian postal address including a postcode		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 Strata Schemes Management Regulation 2016) * The strata by-laws lodged with the plan.
Surveyor's Certificate I, MATTHEW PLOWMAN of SDG Land Development Solutions Suite 1, 3 Railway Street Baulkham Hills NSW 2153, 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: 31/10/2023 Surveyor ID: SU005915 Surveyor's Reference: 8768 [△] Insert the deposited plan number or dealing number of the instrument that created the easement		Strata Certificate (Registered Certifier) I, <u>ANDREW SYMONDS</u> being a Registered Certifier, registration number <u>RSC 1837</u> , certify that in regards to the proposed 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) 44-49 will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i> . Certificate Reference: <u>17668</u> Relevant Planning Approval No.: <u>CSC 17667</u> issued by: <u>ANDREW SYMONDS</u> Signature:  Date: <u>14 NOVEMBER 2023</u> [△] Insert lot numbers of proposed utility lots.
M N * Strike through if inapplicable		

SP FORM 3.07 (2019)		STRATA PLAN ADMINISTRATION SHEET		Sheet 2 of X ⁴ sheet(s)	
Office Use Only			Office Use Only		
Registered:  21/11/2023			SP106689		
VALUER'S CERTIFICATE					
I, Paul Michael Woodbury of woodburyAU					
being a qualified valuer, as defined in the <i>Strata Schemes Development Act 2015</i> by virtue of having membership with:					
Professional Body: Australian Property Institute.(API).....					
Class of membership: Fellow (FAPI).....					
Membership number: 68091.....					
certify that the unit entitlements shown in the schedule herewith were apportioned on 9 November 2023 (being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015					
Signature: <u>Paul Woodbury</u> Date <u>9 November 2023</u>					
* Full name, valuer company name or company address					
SCHEDULE OF UNIT ENTITLEMENT					
Lot No.	Unit Entitlement	Lot No.	Unit Entitlement	Lot No.	Unit Entitlement
1	499	18	363	35	131
2	687	19	363	36	131
3	364	20	363	37	131
4	131	21	363	38	131
5	131	22	454	39	131
6	131	23	236	40	131
7	131	24	236	41	285
8	131	25	236	42	285
9	131	26	236	43	205
10	131	27	236	44	2
11	131	28	236	45	2
12	131	29	236	46	2
13	131	30	236	47	2
14	131	31	159	48	2
15	362	32	133	49	2
16	363	33	131	Aggregate	10000
17	363	34	131		
Surveyor's Reference: 8768					

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 4 sheets																																																																																																												
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This sheet is for the provision of the following information as required: <ul style="list-style-type: none">Any information which cannot fit in the appropriate panel of any previous administration sheetsStatements of intention to create and or release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals- see section 22 <i>Strata Schemes Development Act 2015</i>																																																																																																														
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<table><thead><tr><th>LOT No</th><th>SUB ADDRESS</th><th>LOT No</th><th>SUB ADDRESS</th><th>LOT No</th><th>SUB ADDRESS</th></tr></thead><tbody><tr><td>1</td><td>1</td><td>18</td><td>18</td><td>35</td><td>35</td></tr><tr><td>2</td><td>2</td><td>19</td><td>19</td><td>36</td><td>36</td></tr><tr><td>3</td><td>3</td><td>20</td><td>20</td><td>37</td><td>37</td></tr><tr><td>4</td><td>4</td><td>21</td><td>21</td><td>38</td><td>38</td></tr><tr><td>5</td><td>5</td><td>22</td><td>22</td><td>39</td><td>39</td></tr><tr><td>6</td><td>6</td><td>23</td><td>23</td><td>40</td><td>40</td></tr><tr><td>7</td><td>7</td><td>24</td><td>24</td><td>41</td><td>41</td></tr><tr><td>8</td><td>8</td><td>25</td><td>25</td><td>42</td><td>42</td></tr><tr><td>9</td><td>9</td><td>26</td><td>26</td><td>43</td><td>43</td></tr><tr><td>10</td><td>10</td><td>27</td><td>27</td><td>44</td><td>N/A</td></tr><tr><td>11</td><td>11</td><td>28</td><td>28</td><td>45</td><td>N/A</td></tr><tr><td>12</td><td>12</td><td>29</td><td>29</td><td>46</td><td>N/A</td></tr><tr><td>13</td><td>13</td><td>30</td><td>30</td><td>47</td><td>N/A</td></tr><tr><td>14</td><td>14</td><td>31</td><td>31</td><td>48</td><td>N/A</td></tr><tr><td>15</td><td>15</td><td>32</td><td>32</td><td>49</td><td>N/A</td></tr><tr><td>16</td><td>16</td><td>33</td><td>33</td><td></td><td></td></tr><tr><td>17</td><td>17</td><td>34</td><td>34</td><td></td><td></td></tr></tbody></table> <div>COMMON PROPERTY - 2B MAVIS STREET REVESBY NSW 2212</div>			LOT No	SUB ADDRESS	LOT No	SUB ADDRESS	LOT No	SUB ADDRESS	1	1	18	18	35	35	2	2	19	19	36	36	3	3	20	20	37	37	4	4	21	21	38	38	5	5	22	22	39	39	6	6	23	23	40	40	7	7	24	24	41	41	8	8	25	25	42	42	9	9	26	26	43	43	10	10	27	27	44	N/A	11	11	28	28	45	N/A	12	12	29	29	46	N/A	13	13	30	30	47	N/A	14	14	31	31	48	N/A	15	15	32	32	49	N/A	16	16	33	33			17	17	34	34		
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SP FORM 3.08 (Annexure)

STRATA PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheets

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Registered: 21/11/2023



SP106689

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
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- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

EXECUTED by
SIGNATURE DEVELOPMENTS
AUSTRALIA PTY LTD
ACN 147 360 987
in accordance with s127 of
the Corporations Act 2001

Hassan Harb
Director

Annette Harb
Secretary

CONSENT OF MORTGAGEE

Land and Property Information
NEW SOUTH WALES

I certify the person(s) signing opposite,
with whom I am personally acquainted or as
to whose identity I am otherwise satisfied,
signed this instrument in my presence.

Certified correct for the purposes of the
Real Property Act 1900 by the person(s)
named below who signed this instrument
pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness: Dean Lloyd

Attorney's name: Bong Ho CNA

Address of witness: 11 Harbour St,

Attorney's position: Relationship Executive

Sydney, NSW, 2000

Signing on behalf of: COMMONWEALTH
BANK OF AUSTRALIA,
ABN 48 123 123 124

Power of attorney - Book: 4548 No. 494

Dated: 09/07/2008