

Office Use Only

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Registered:

DRAFT

REVISION [00] DATE: 11/09/2019

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 NUMBER	UNIT ENTITLEMENT
1	
2	
TOTAL	

PLAN NOT FOR NSW
LRS INVESTIGATION

<p style="text-align: right; margin-bottom: 10px;">Office Use Only</p> <p>Registered:</p>	<p style="text-align: right; margin-bottom: 10px;">Office Use Only</p> <div style="text-align: center;"> <h1 style="margin: 0;">DRAFT</h1> <p style="margin: 0;">REVISION [00] DATE: 11/09/2019</p> </div>
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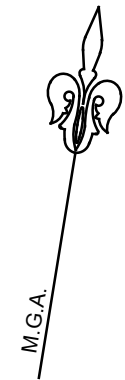
This sheet is for the provision of the following information as required:

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- 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*

SURVEYING & SPATIAL INFORMATION REGULATION 2017 CLAUSE 60(c)			
SCHEDULE OF LOTS & ADDRESSES			
STREET	ADDRESSES	NOT	AVAILABLE

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- NOTE:
1. ALL AREAS ARE APPROXIMATE ONLY
 2. THE STRATUM OF PATIOS, WHERE NOT COVERED BY THE FIRST FLOOR, ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THEIR CONCRETE BASES.
 3. THE STRATUM OF GARDEN AREAS ARE LIMITED IN DEPTH TO 3 METRES BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR OF EACH LOT'S RESPECTIVE GARAGE.
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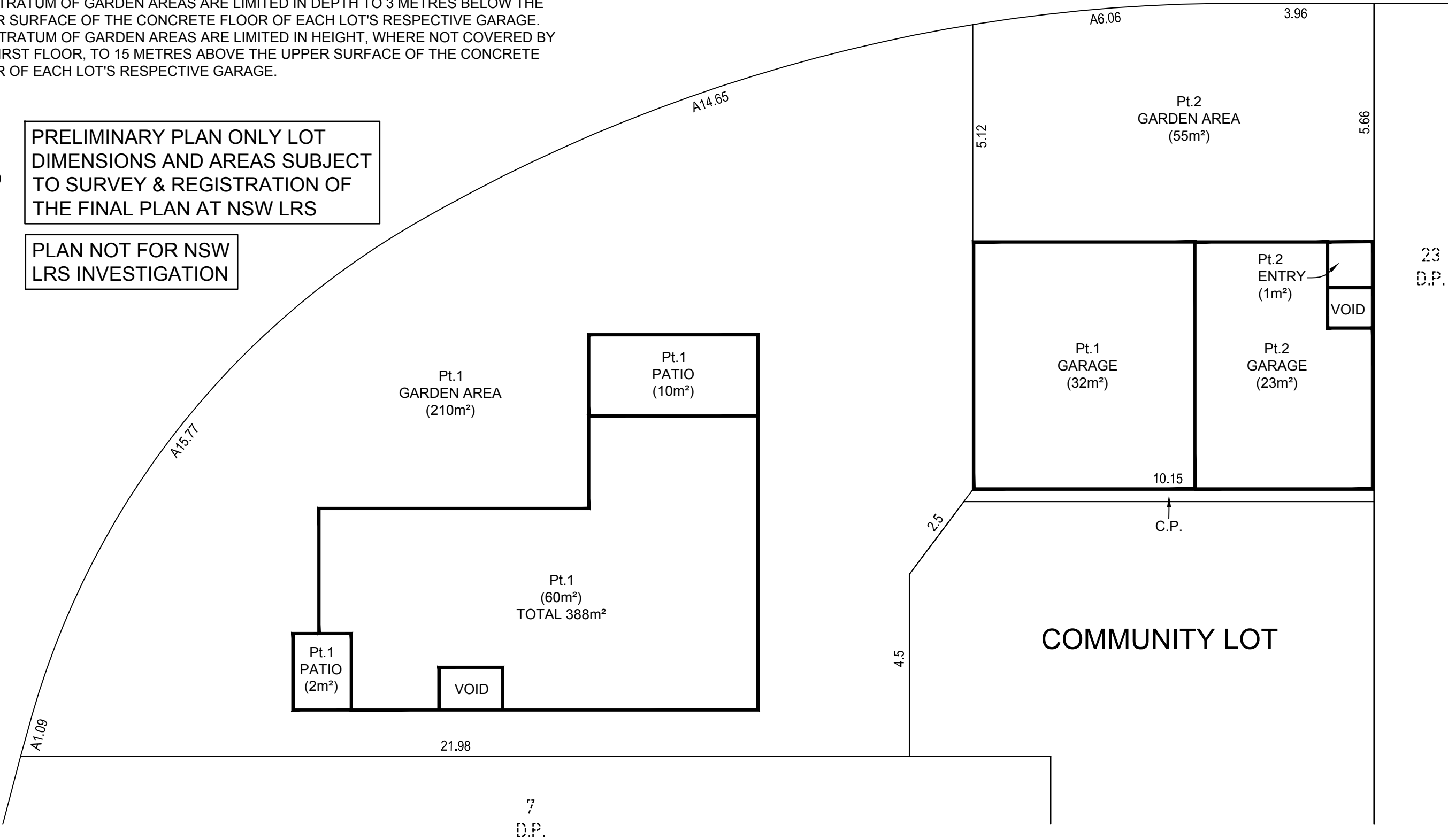
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MOSSMAN (16 WIDE) STREET

ABELL

(20 WIDE & VARIABLE)

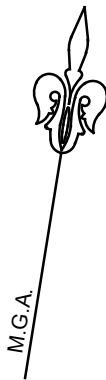
ROAD



GROUND FLOOR PLAN

C.P. - DENOTES COMMON PROPERTY

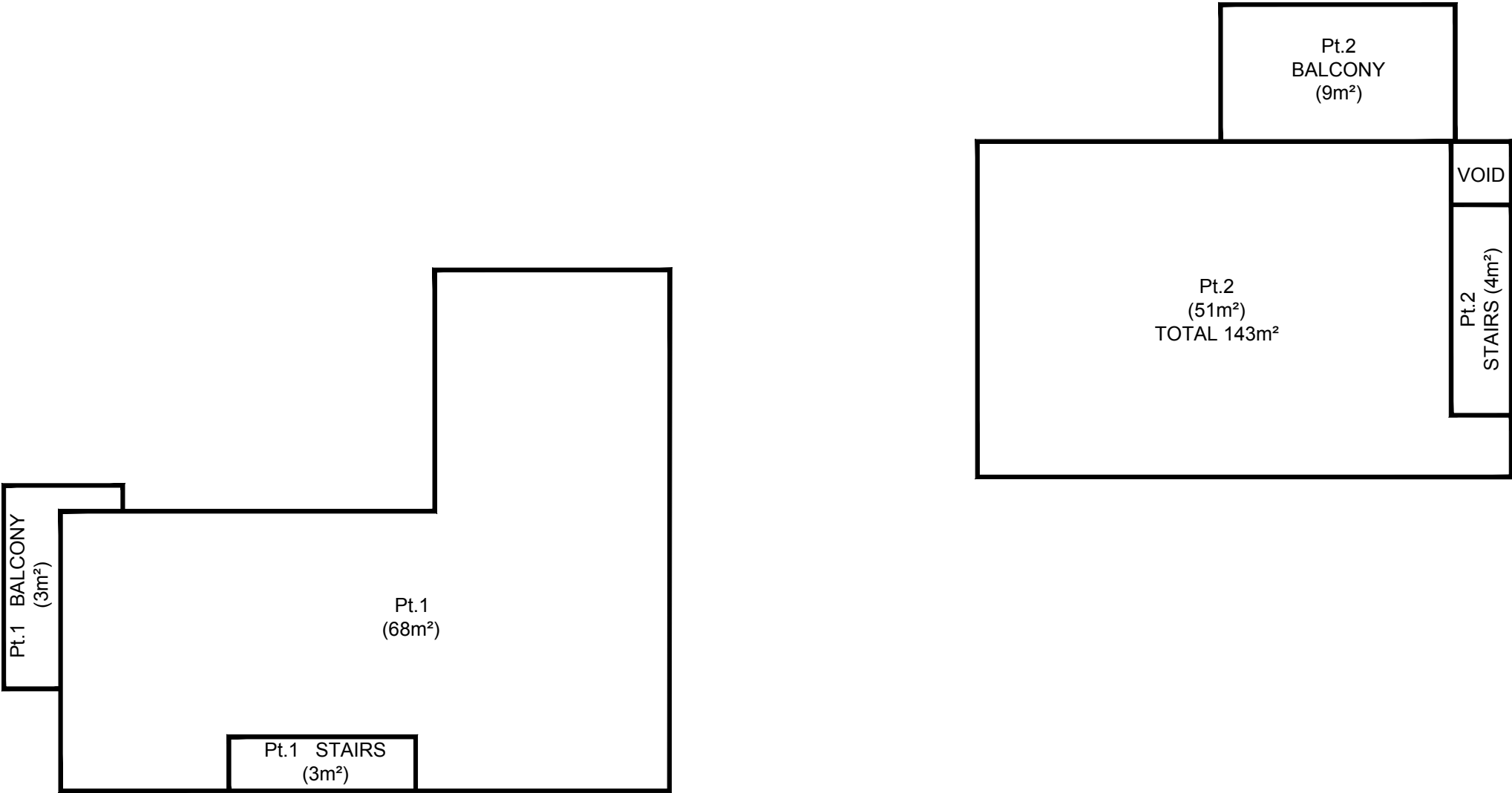
<div>SURVEYOR</div> <div>Name: ANDREW RICHARD THOMAS</div> <div>Date:</div> <div>Reference: 108-12-MD8-SP8</div>	<div>PLAN OF</div> <div>SUBDIVISION OF LOT 8 IN D.P.</div>	<div>LGA: BLACKTOWN</div> <div>Locality: TO BE KNOWN AS MELONBA</div> <div>Reduction Ratio: 1: 100</div> <div>Lengths are in metres</div>	<div>Registered</div>	<div>D.P. DRAFT</div> <div>REVISION [00] DATE: 11/09/2019</div>
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FIRST FLOOR PLAN

<div>SURVEYOR</div> <div>Name: ANDREW RICHARD THOMAS</div> <div>Date:</div> <div>Reference: 108-12-MD8-SP8</div>	<div>PLAN OF</div> <div>SUBDIVISION OF LOT 8 IN D.P.</div>	<div>LGA: BLACKTOWN</div> <div>Locality: TO BE KNOWN AS MELONBA</div> <div>Reduction Ratio: 1: 100</div> <div>Lengths are in metres</div>	<div>Registered</div>	<div>D.P. DRAFT</div> <div>REVISION [00] DATE: 11/09/2019</div>
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SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
Office Use Only		Office Use Only
Registered:		<div style="font-size: 2em; font-weight: bold; margin: 0;">DRAFT</div> <div style="margin: 5px 0;">REVISION [00] DATE: 11/09/2019</div>
PLAN OF SUBDIVISION OF: LOT 12 IN D.P.		LGA: BLACKTOWN Locality: TO BE KNOWN AS MELONBA Parish: ROOTY HILL County: CUMBERLAND
This is a *FREEHOLD/*LEASEHOLD Strata Scheme		
Address for Service of Documents 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 <i>Schedule 3 Strata Schemes Management Regulation 2016</i>) * The strata by-laws lodged with the plan.	
<div style="text-align: center; font-weight: bold; margin-bottom: 10px;">Surveyor's Certificate</div> I, <u>ANDREW RICHARD THOMAS</u> , of <u>CRAIG & RHODES PTY LTD</u> , 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: Surveyor ID: <u>247</u> Surveyor's Reference: <u>108-12-MD8-SP12</u> ^ Insert the deposited plan number or dealing number of the instrument that created the easement	<div style="text-align: center; font-weight: bold; margin-bottom: 10px;">Strata Certificate (Accredited Certifier)</div> 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.	
<div style="border: 1px solid black; display: inline-block; padding: 10px; margin: 0;"> PLAN NOT FOR NSW LRS INVESTIGATION </div>		
* Strike through if inapplicable		

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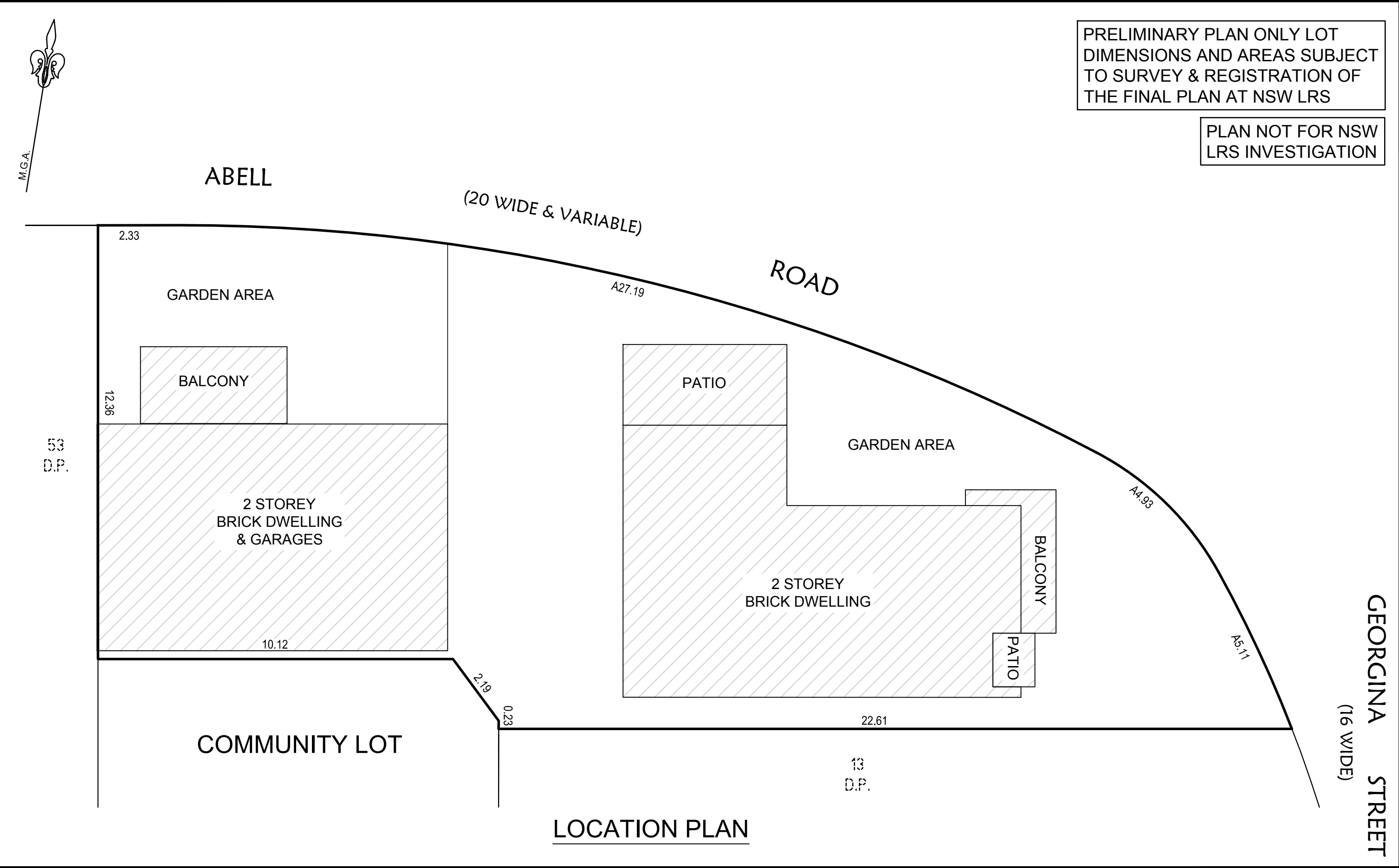
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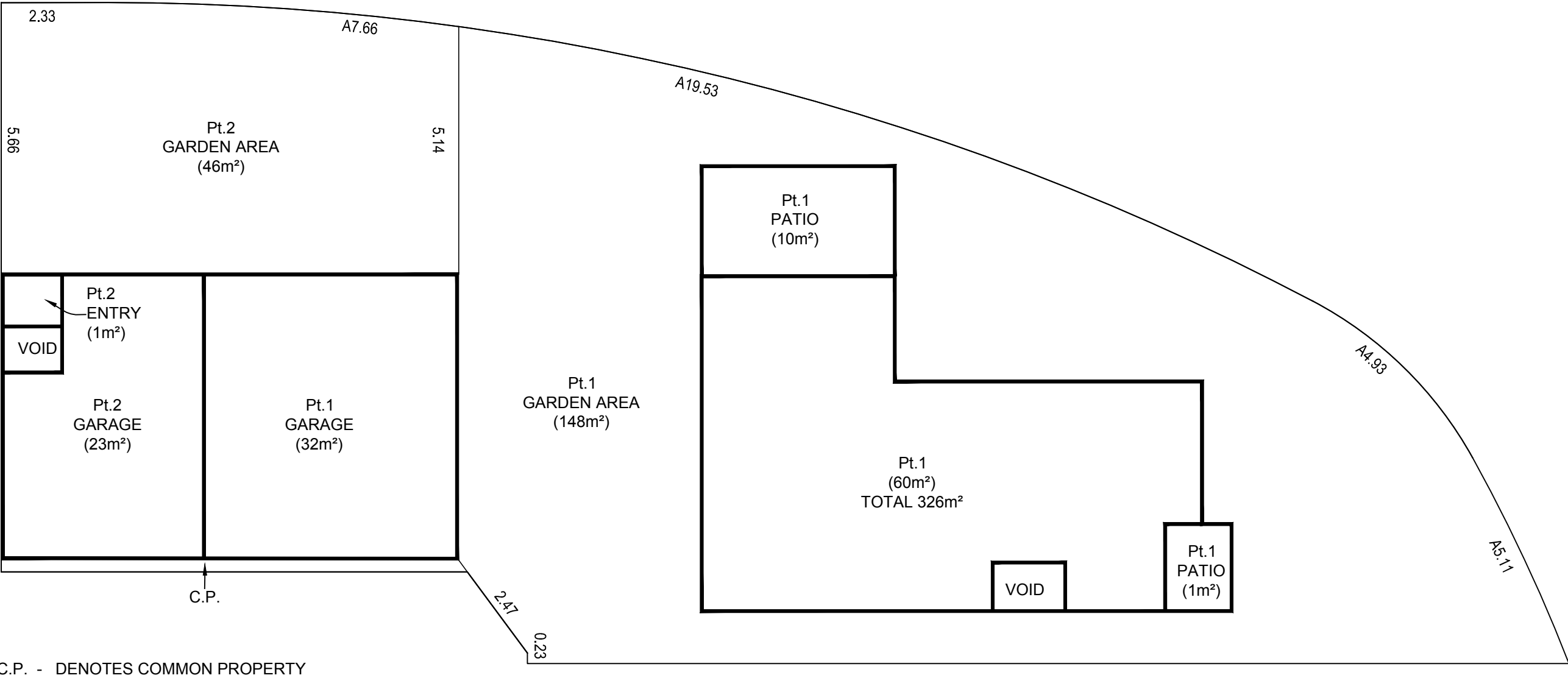
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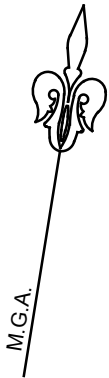
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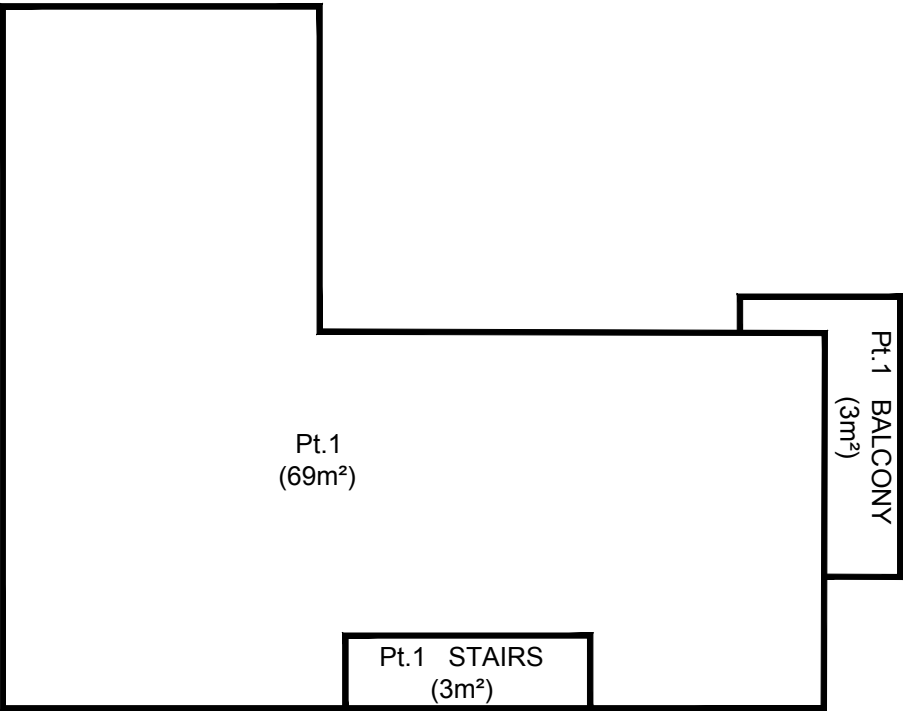
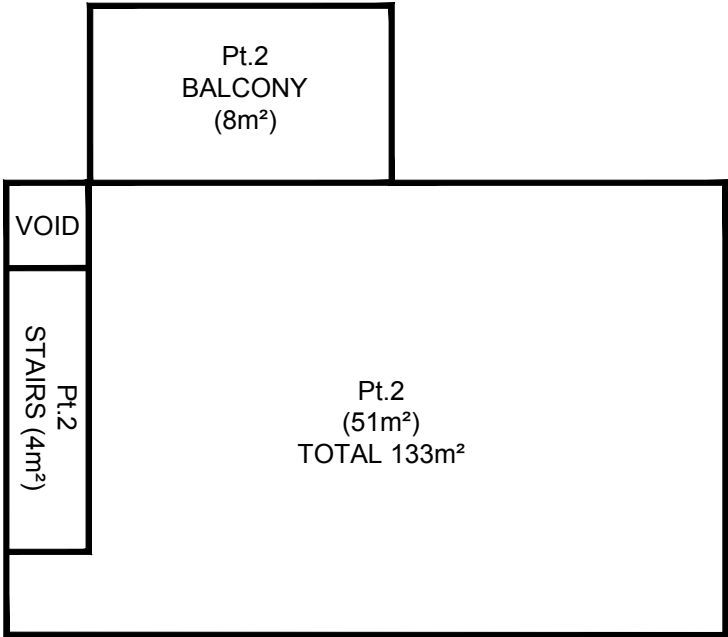
GROUND FLOOR PLAN

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