

FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan OFFICE USE ONLY

Strata Certificate

Surveyors Certificate

Notice of Conditional Requirement (Of Council) being satisfied that the requirements of the Strata Schemes Management Act 1985 in relation to the development of the strata scheme have been satisfied.

The development is to be carried out in accordance with a contract for the development of the strata scheme and the development is to be carried out in accordance with the provisions of the Strata Schemes Management Act 1985.

The Council has not objected to the development of the strata scheme and the development is to be carried out in accordance with the provisions of the Strata Schemes Management Act 1985.

Application No. DP-1371
 Relevant Development Consent No. DP-1371
 Bonded by LAKE MACQUARIE CITY COUNCIL
 SEE SIGNATURES FORM
 Addressed to: Registrar-General / Registrar-General's Office

GREGORY JOHN SMITH
 EVANUS & SMITH SURVEYORS CONSULTING SURVEYORS PTY LTD
 P.O. BOX 204 MORRISSET NSW 2264

Signature: [Signature]
 Date: 19TH MARCH, 2004
 SEE SIGNATURES FORM

THIS IS SHEET 1 OF MY PLAN IN 3 SHEETS

INDUSTRIAL Model By-Laws adopted for this scheme
 Addressed to: Registrar-General / Registrar-General's Office

PLAN OF SUBDIVISION OF LOT 320 D.P. 1006483

L.G.A.: LAKE MACQUARIE Suburb/Locality: MORRISSET


Parish: MANDALONG County: NORTHUMBERLAND

Name of, and address for services of mortgagee on, the Owners Corporation.
 (Address required on original strata plan only)
 THE OWNERS,
 STRATA PLAN No. 73547
 14 ACOOLADE AVENUE
 MORRISSET NSW 2264

FOR LOCATION PLAN SEE SHEET 2

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

SP73547

Registered:  21-9-2004

Purpose: STRATA PLAN

Ref. Map: U3627-3

Last Plan: DP1006483

LOT	UNIT ENTITLEMENT
1	14
2	10
3	14
4	10
5	14
6	10
7	14
TOTAL	86

SCHEDULE OF UNIT ENTITLEMENT

FOR SIGNATURES
 SEALS AND
 CERTIFICATES
 SEE SIGNATURES
 FORM

SURVEYOR'S REFERENCE: UM2734

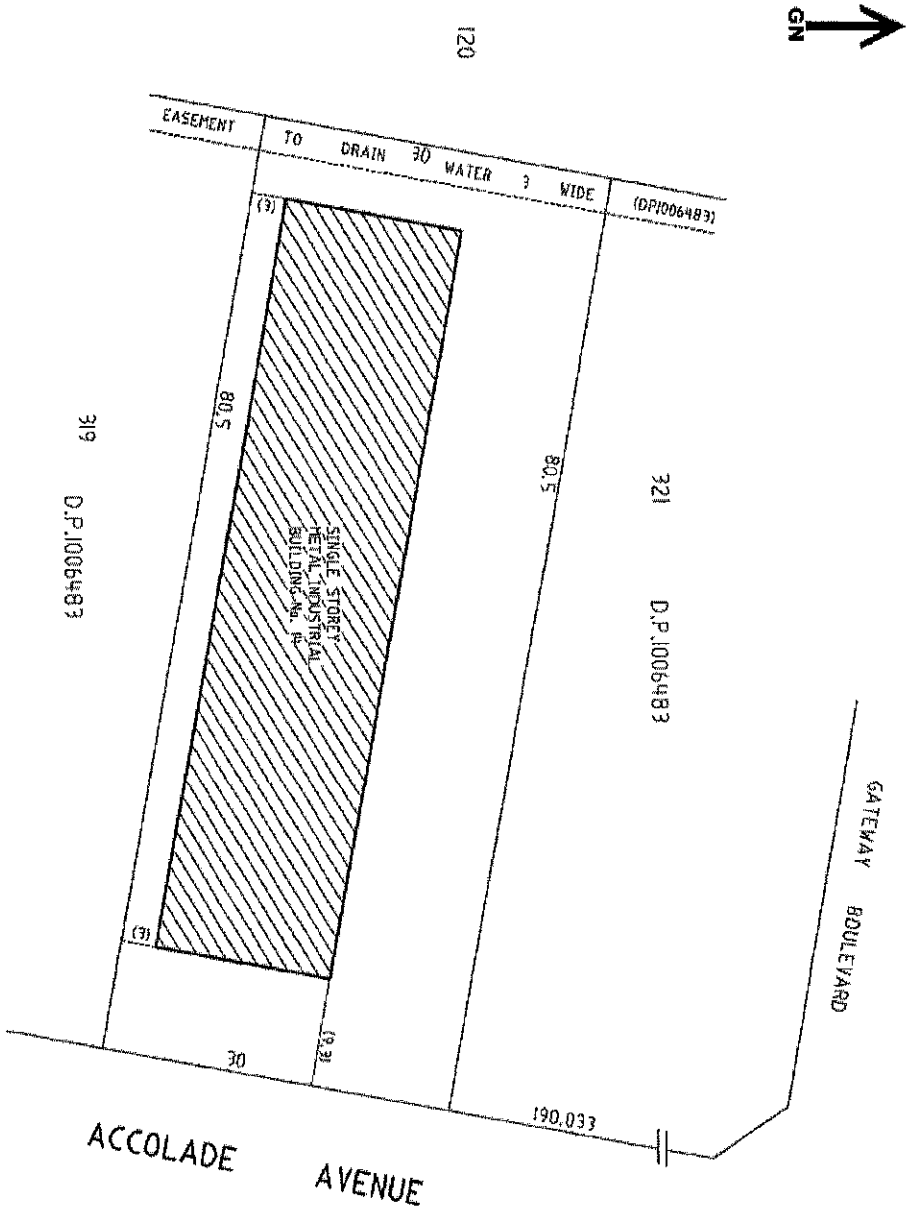
STRATA PLAN FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan SHEET 2 OF 3 SHEETS

LOCATION PLAN

SP73547



Reduction Ratio 1: 400

Lengths are in metres

SEE SIGNATURES FORM

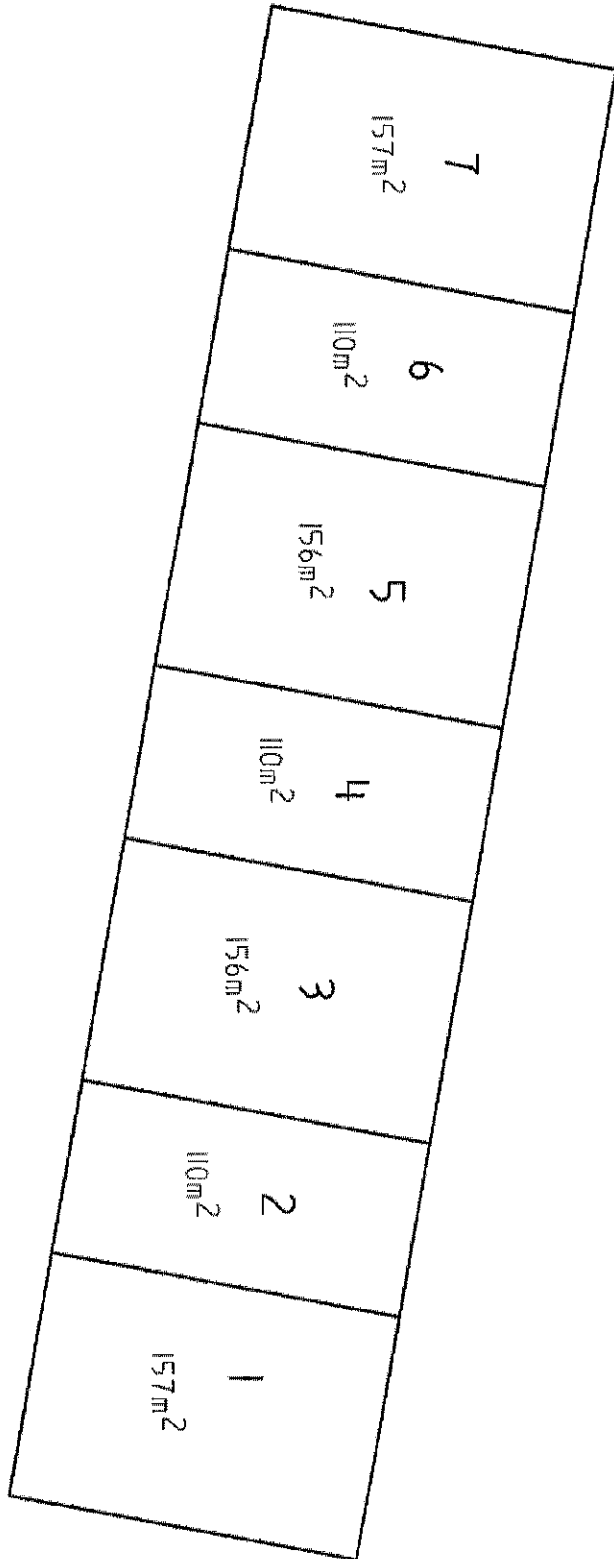
Registered Surveyor

SURVEYORS REFERENCE: U17234

SEE SIGNATURES FORM

Authorised survey/General Manager/Authorised Certifier

SP73547



GROUND FLOOR

AREAS SHOWN HEREON ARE APPROXIMATE ONLY

Reduction Ratio 1: 200

Lengths are in metres

SEE SIGNATURES FORM

Registered Surveyor

SEE SIGNATURES FORM

Authorised or Licensed Planner/Architect/Engineer

SURVEYOR'S REFERENCE: U/17234

CERTIFICATES, SIGNATURES AND SEALS

Sheet 1 of 1 sheet(s)

**PLAN OF SUBDIVISION OF
 LOT 320 D.P.1006483**

SP73547

Registered:  21-9-2004

* OFFICE USE ONLY

Strata Certificate

* Name of Council/ LAKE MACQUAIRE CITY COUNCIL, being satisfied that the requirements of the * Strata Schemes (Freehold Development) Act 1973 or * Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

* strata plan/ strata plan of subdivision

illustrated in the annexure to this certificate.

* 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.

* The strata plan/strata plan of subdivision is part of a development scheme. The * council/ accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

* The Council does not object to the encroachment of the building beyond the alignment of

* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

* This approval is given on the condition that the use of lot (s) (being utility lots designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in * section 39 of the Strata Schemes (Freehold Development) Act 1973 or * section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date: 30-08-04

Subdivision No.

Accreditation No.

Relevant Development Consent No. 204-3317

Issued by Lake Macquarie City Council

Authorised Person /General Manager/Accredited Certifier

* Complete or delete if applicable.

Surveyor's Certificate

I, Gregory John Smith
 of... Evans & Smith Consulting Surveyors,
 PO Box 204 MORISSET

a surveyor registered under the Surveying Act, 2002, hereby certify that:

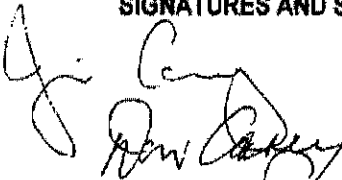

- (1) each applicable requirement of *Schedule 1A to the Strata Schemes (Freehold Development) Act 1973 has been met;
- (2) (a) the building encroaches on a public place;
 (b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement *has been created by registered + *is to be created under section 88B of the Conveyancing Act 1919
- (3) *the survey information recorded in the accompanying location plan is accurate.

Signature: 

Date: 19TH MARCH, 2004

* Delete if inapplicable
 + State whether dealing or plan, and quote registered number.

SIGNATURES AND SEALS ONLY

 DIR
 SEC
 CAREY DEVELOPMENTS PTY LTD
 ACN 35101237

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

SURVEYOR'S REFERENCE: U/12734