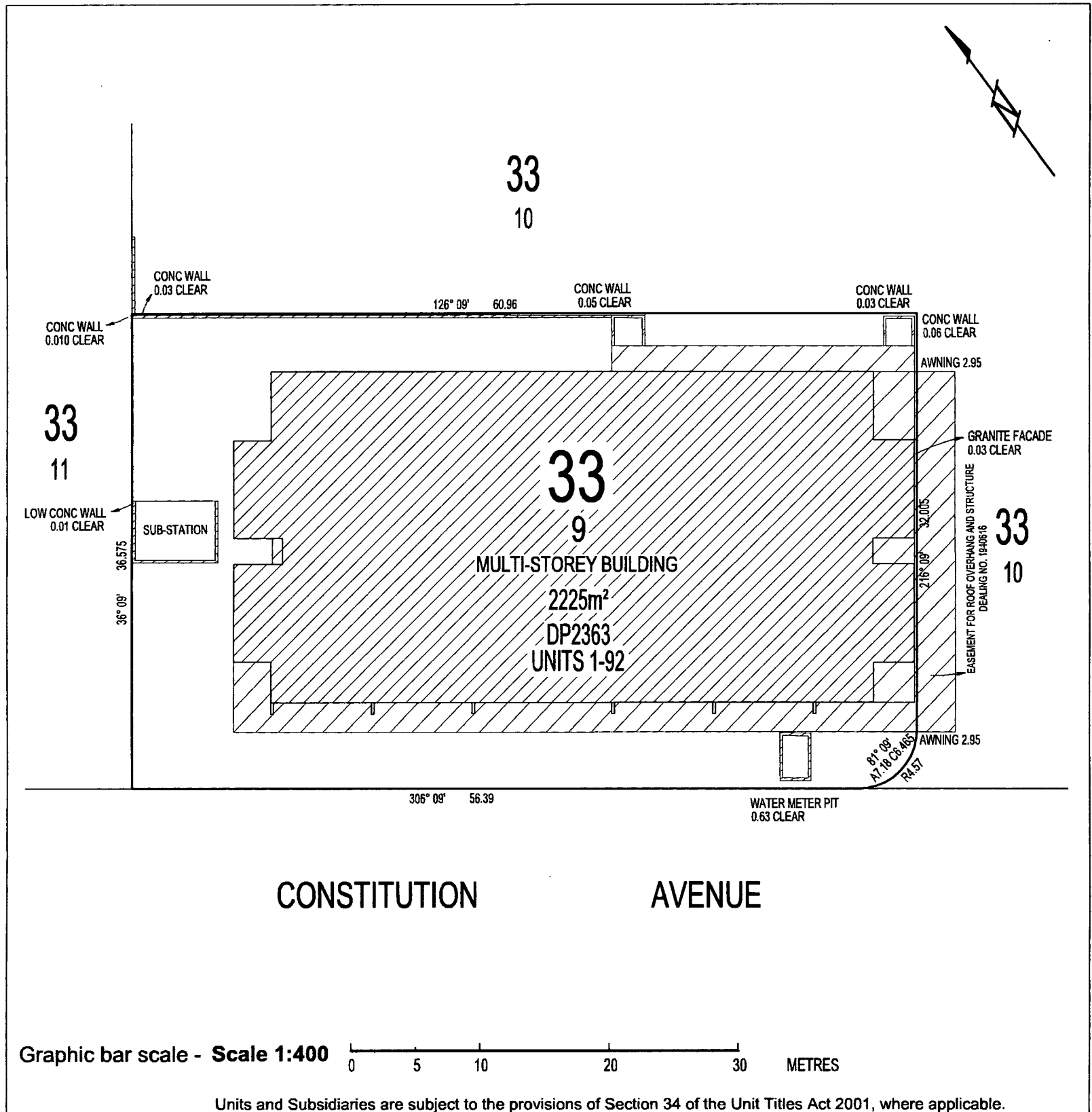


Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

SITE PLAN

Division	Section	Block	Class of Units (A or B)	Units Plan No.
REID	33	9	"A"	4077



The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

Alfonso del Rio
Registered Proprietor

Philip Alfonso
11/12/14 Registered Surveyor

S. A. Messer

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority


ACT
Government

Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

SURVEYOR'S DECLARATION

Form 087 - SD

Land Titles Act 1925

LAND DETAILS					
Volume & Folio	District / Division	Section	Block	Deposited Plan Number	Units Plan Number
2148/5	REID	33	9	DP2363	4077

NAME OF MANAGER / OWNERS CORPORATION

Independent Strata Management
~~THE ANCHORED GROVE PROPERTY TRUST~~

ADDRESS FOR SERVICE OF NOTICE

6 Po Box 1539 Canberra ACT 2601
~~Level 4 21 London Circuit Canberra City, ACT 2601.~~

SURVEYOR'S DECLARATION

I, **PHILIP JOHN ALLPRESS** of **LANDMARK SURVEYS Pty Ltd**

A surveyor registered under the *Surveyors Act 2007*, hereby certify that:

1. The survey represented by the diagrams on forms 1A and 3 of this plan are accurate and have been ~~made by me~~ / under my immediate supervision (delete whichever is not applicable) and was completed on (insert date) - **17th NOVEMBER 2014**

2. The survey is in accordance with the following Acts:

- Unit Titles Act 2001;
- Land Titles (Unit Titles) Act 1970;
- Land Titles Act 1925; and,
- any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY – 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE UNIT TITLES ACT 2001.

3. Each building (including anything attached to it) ~~or building in the course of erection~~ on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

- a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;
- b) The diagram clearly indicates the existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the boundaries of the parcel; and,
- c) The diagrams clearly indicate the existence, nature and extent of any easement granted and registered, or to be granted and registered upon registration of this proposed plan, pertaining to the parcel.

Philip Allpress

Signature of Registered Surveyor

18th November 2014

Dated

APPROVED UNDER THE UNIT TITLES ACT 2001,

AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

S. A. Messer
SUSAN ANN MESSER

Delegate of the Authority / Executive

19 DECEMBER 2014

Dated

OFFICE USE ONLY

LODGED BY		REGISTERED BY	<i>P</i>
EXAMINED BY	<i>PO</i>	REGISTRATION DATE	23 DEC 2014
DATA ENTERED BY	<i>JM</i>		

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
REID	33	9

Unit Plan No
4077

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	85	3	2163	71
2	85	3	2163	72
3	137	4	2163	73
4	74	3	2163	74
5	81	3	2163	75
6	74	3	2163	76
7	86	3	2163	77
8	86	3	2163	78
9	136	5	2163	79
10	86	3	2163	80
11	87	3	2163	81
12	111	3	2163	82
13	87	3	2163	83
14	137	4	2163	84
15	88	3	2163	85
16	115	3	2163	86
17	115	3	2163	87
18	89	3	2163	88
19	117	3	2163	89
20	88	3	2163	90
21	88	3	2163	91
22	105	3	2163	92
23	104	3	2163	93
24	89	3	2163	94
25	89	3	2163	95
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
The Anglican Church Property Trust Diocese of Canberra & Goulburne by its Attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No: 0139571 Signature of Lessee			Volume	Folio
			2163	70
Column 1 above is the schedule of unit entitlement approved for the subdivision. Dated Nineteenth this day of December 2014 SUSAN ANN MESSER Delegate of the Authority/Executive			 Brett Phillips Registrar-General Deputy Registrar-General	

SUE

Form 078



SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
REID	33	9

Unit Plan No
4077

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
26	116	3	2163	96
27	89	3	2163	97
28	119	3	2163	98
29	118	3	2163	99
30	90	3	2163	100
31	141	4	2164	1
32	90	3	2164	2
33	121	3	2164	3
34	119	3	2164	4
35	92	3	2164	5
36	143	4	2164	6
37	92	3	2164	7
38	123	3	2164	8
39	95	4	2164	9
40	95	3	2164	10
41	144	4	2164	11
42	93	3	2164	12
43	95	4	2164	13
44	229	6	2164	14
45	135	3	2164	15
46	86	3	2164	16
47	85	3	2164	17
48	99	3	2164	18
49	101	3	2164	19
50	89	3	2164	20
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
The Anglican Church Property Trust Diocese of Canberra & Goulburn by its Attorney Alonso del Rio pursuant to Power of Attorney ACT Registration No: 0139571 <div>Signature of Lessee</div>			Volume	Folio
			2163	70
Column 1 above is the schedule of unit entitlement approved for the subdivision.			<div>Brett Phillips</div> <div>Registrar-General</div> <div>Deputy Registrar-General</div>	
Dated Nineteenth this day of December 2014 <div>SUSAN ANN MESSER</div> <div>Delegate of the Authority/Executive</div>				

SUE

Form 078

**SCHEDULE OF UNIT ENTITLEMENTS****1. LAND**

District/Division	Section	Block
REID	33	9

Unit Plan No
4077

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
51	89	3	2164	21
52	135	4	2164	22
53	85	3	2164	23
54	85	3	2164	24
55	101	3	2164	25
56	101	3	2164	26
57	86	3	2164	27
58	86	3	2164	28
59	137	4	2164	29
60	87	3	2164	30
61	87	3	2164	31
62	102	3	2164	32
63	102	3	2164	33
64	88	3	2164	34
65	88	3	2164	35
66	143	4	2164	36
67	90	3	2164	37
68	89	3	2164	38
69	106	3	2164	39
70	106	3	2164	40
71	89	3	2164	41
72	90	3	2164	42
73	145	4	2164	43
74	92	3	2164	44
75	91	3	2164	45
Aggregate			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
<p>The Anglican Church Property Trust Diocese of Canberra & Goulburne by its Attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571</p> <p align="right">Signature of Lessee</p>			Volume	Folio
			2163	70
<p>Column 1 above is the schedule of unit entitlement approved for the subdivision.</p> <p>Dated <u>Nineteenth</u> this day of <u>December</u> 2014</p> <p align="center"><i>S. A. MESSER</i> SUSAN ANN MESSER</p> <p align="center">Delegate of the Authority/Executive</p>			<p align="center"><i>Brett Phillips</i> Brett Phillips Registrar-General</p> <p align="center">Deputy Registrar-General</p>	



SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block	Unit Plan No
REID	33	9	4077

2. APPROVAL UNDER UNIT TITLES ACT 2001

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
76	108	3	2164	46
77	108	3	2164	47
78	93	3	2164	48
79	93	3	2164	49
80	147	5	2164	50
81	94	3	2164	51
82	93	3	2164	52
83	111	3	2164	53
84	111	3	2164	54
85	94	3	2164	55
86	93	3	2164	56
87	191	5	2164	57
88	97	3	2164	58
89	210	5	2164	59
90	189	7	2164	60
91	283	9	2164	61
92	147	4	2164	62
Aggregate	10000	309	The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
<p>The Anglican Church Property Trust Diocese of Canberra & Goulburn by its Attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No: A139571</p> <p style="text-align: right;">Signature of Lessee</p>			Volume	Folio
			2163	70
Column 1 above is the schedule of unit entitlement approved for the subdivision.				
Dated Nineteenth day of December 2014 Susan Ann Messer Deputy Registrar-General			Brett Phillips Registrar-General	

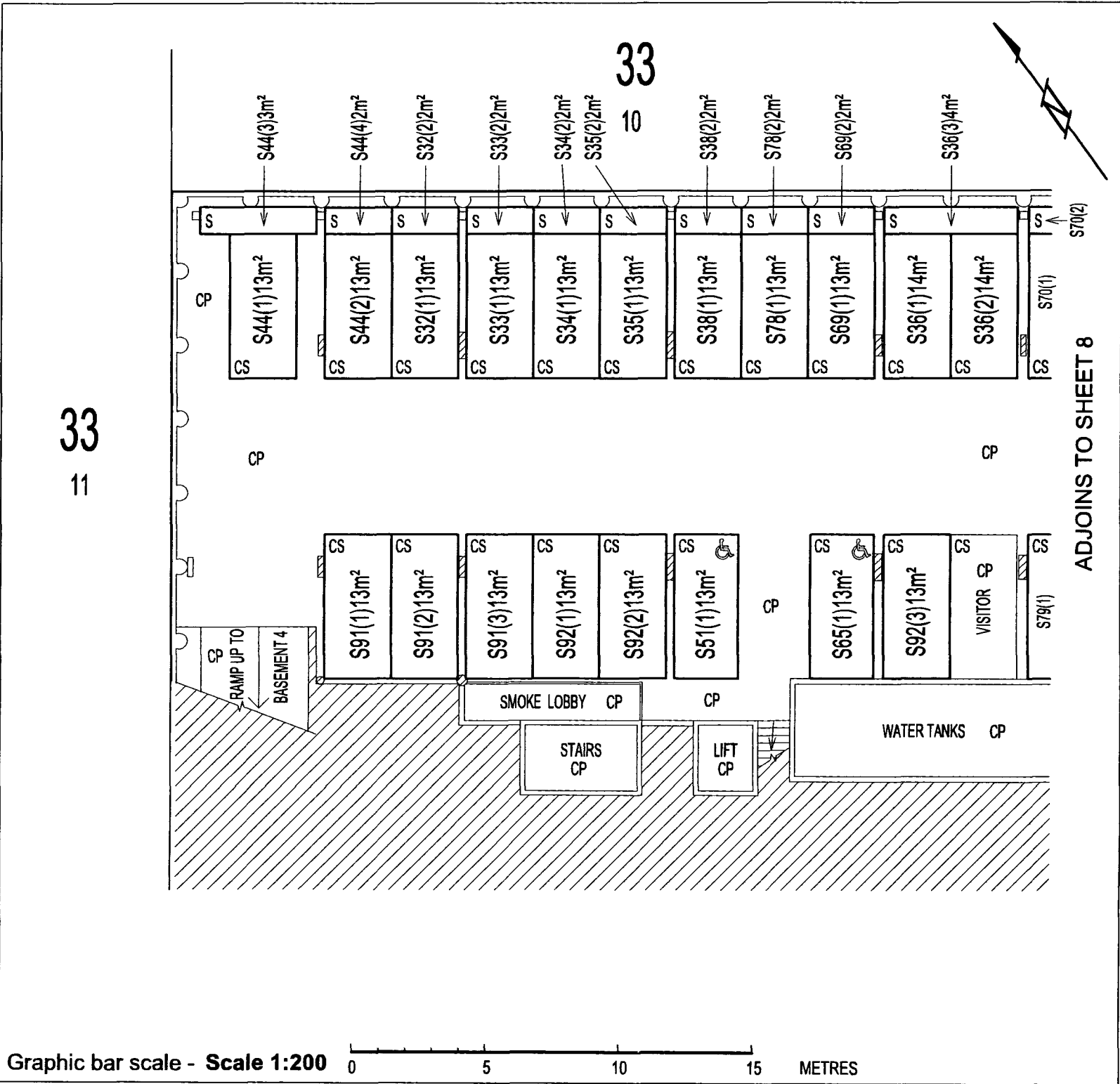
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	BASEMENT 5
--------------	------------



<p>The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571</p> <p><i>[Signature]</i></p> <p>Registered Proprietor</p>	<p><i>[Signature]</i></p> <p>SUSAN ANN MESSER</p> <p>Delegate of the ACT Planning and Land Authority</p>
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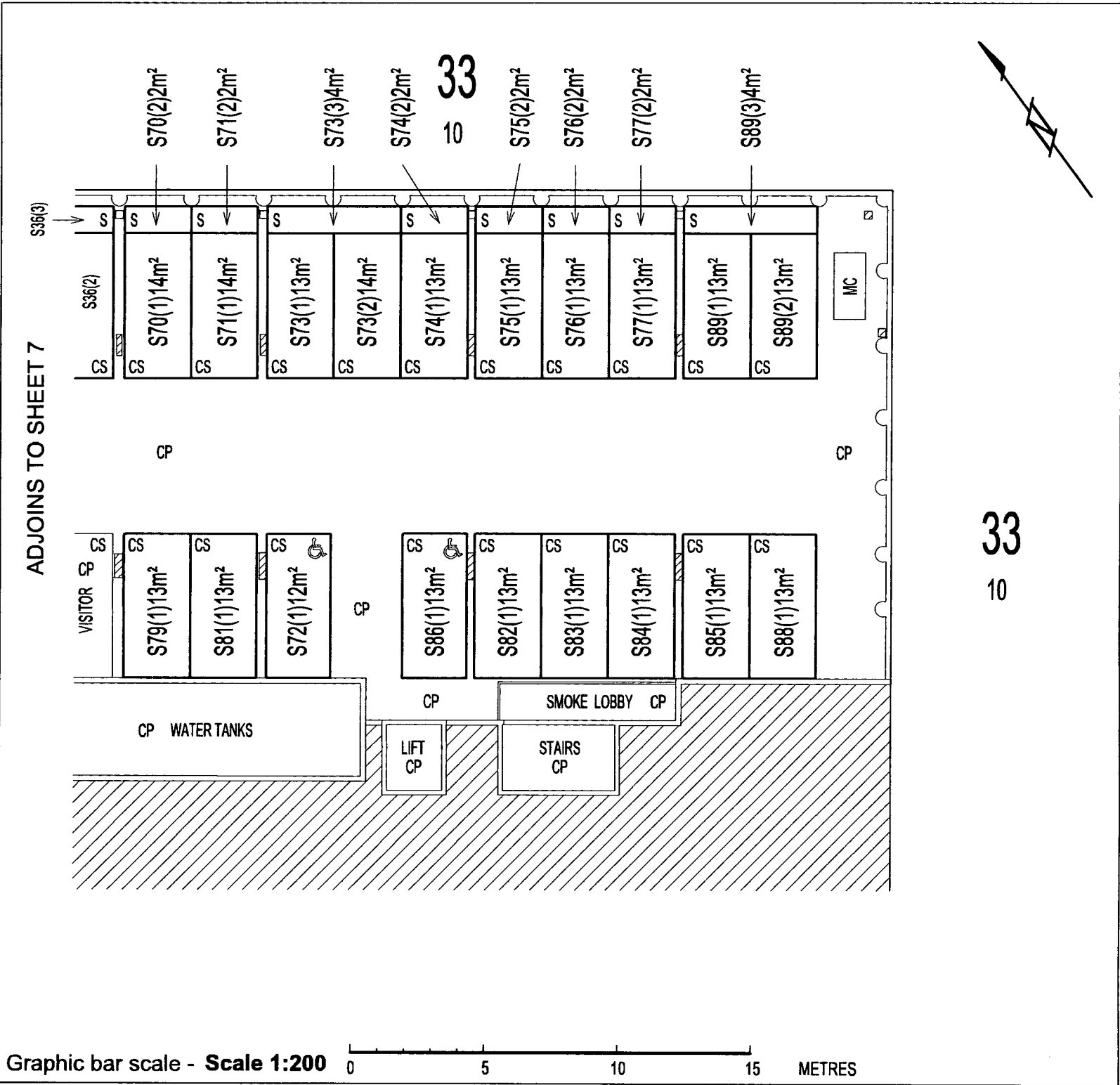
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	BASEMENT 5
--------------	------------



The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571

[Signature]

Registered Proprietor

[Signature]

SUSAN ANN MESSER

Delegate of the ACT Planning and Land Authority

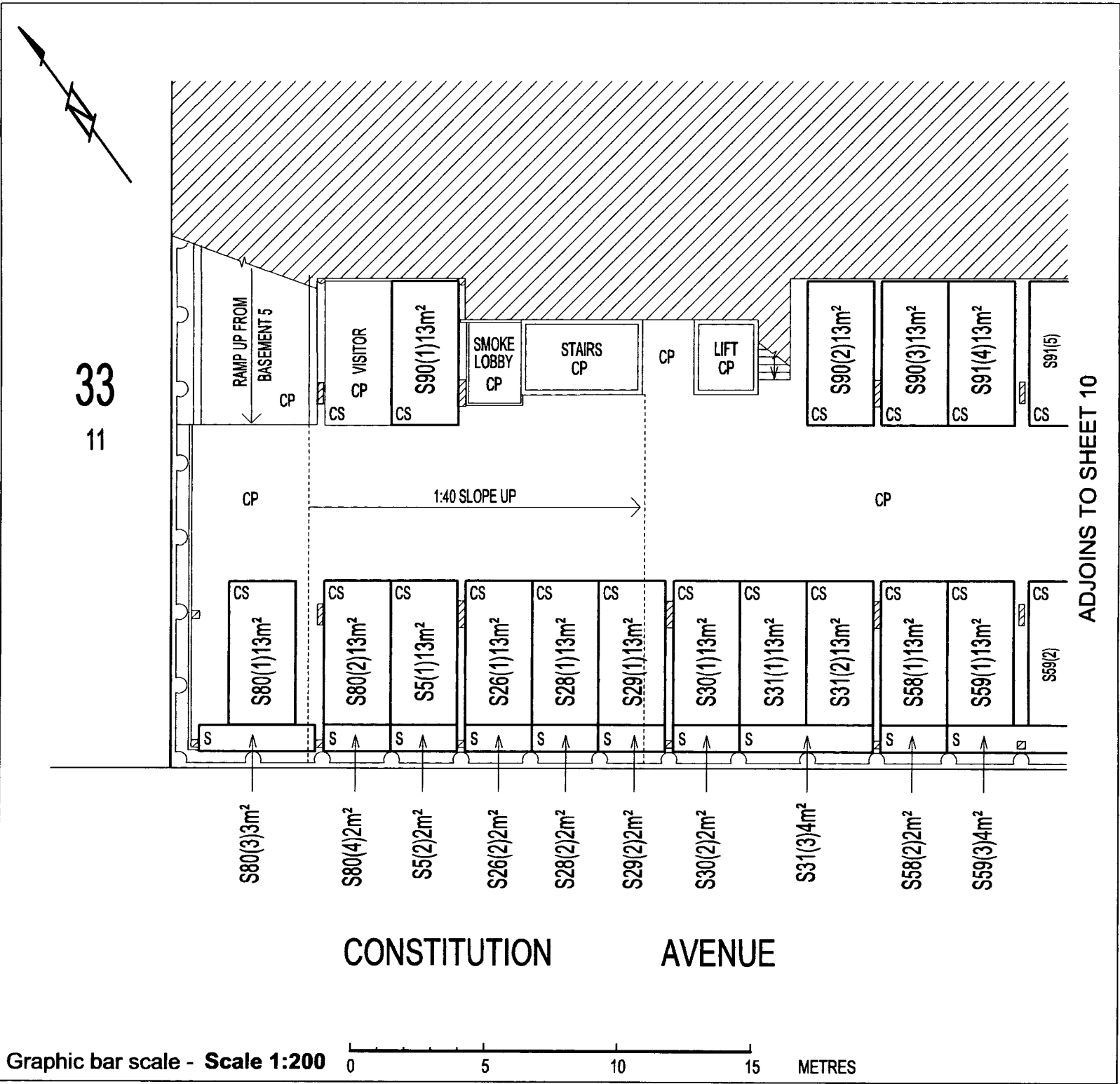
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	BASEMENT 4
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The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571

[Signature]

Registered Proprietor

[Signature]

SUSAN ANN MESSER

Delegate of the ACT Planning and Land Authority

Form 091 - FP

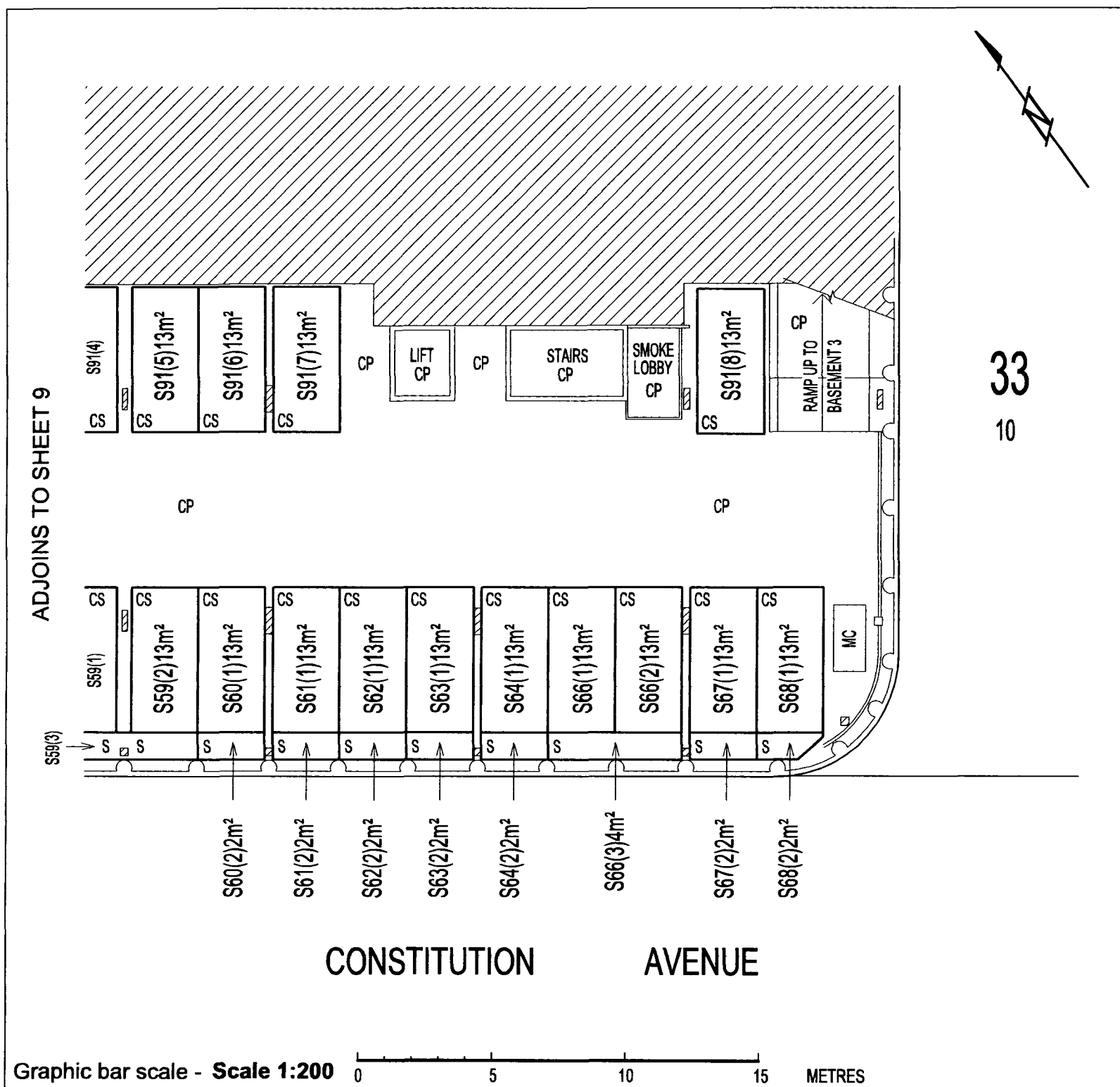
LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block
REID	33	9

Units Plan No.
4077

FLOOR NUMBER	BASEMENT 4
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The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

Registered Proprietor

S. A. Messer

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

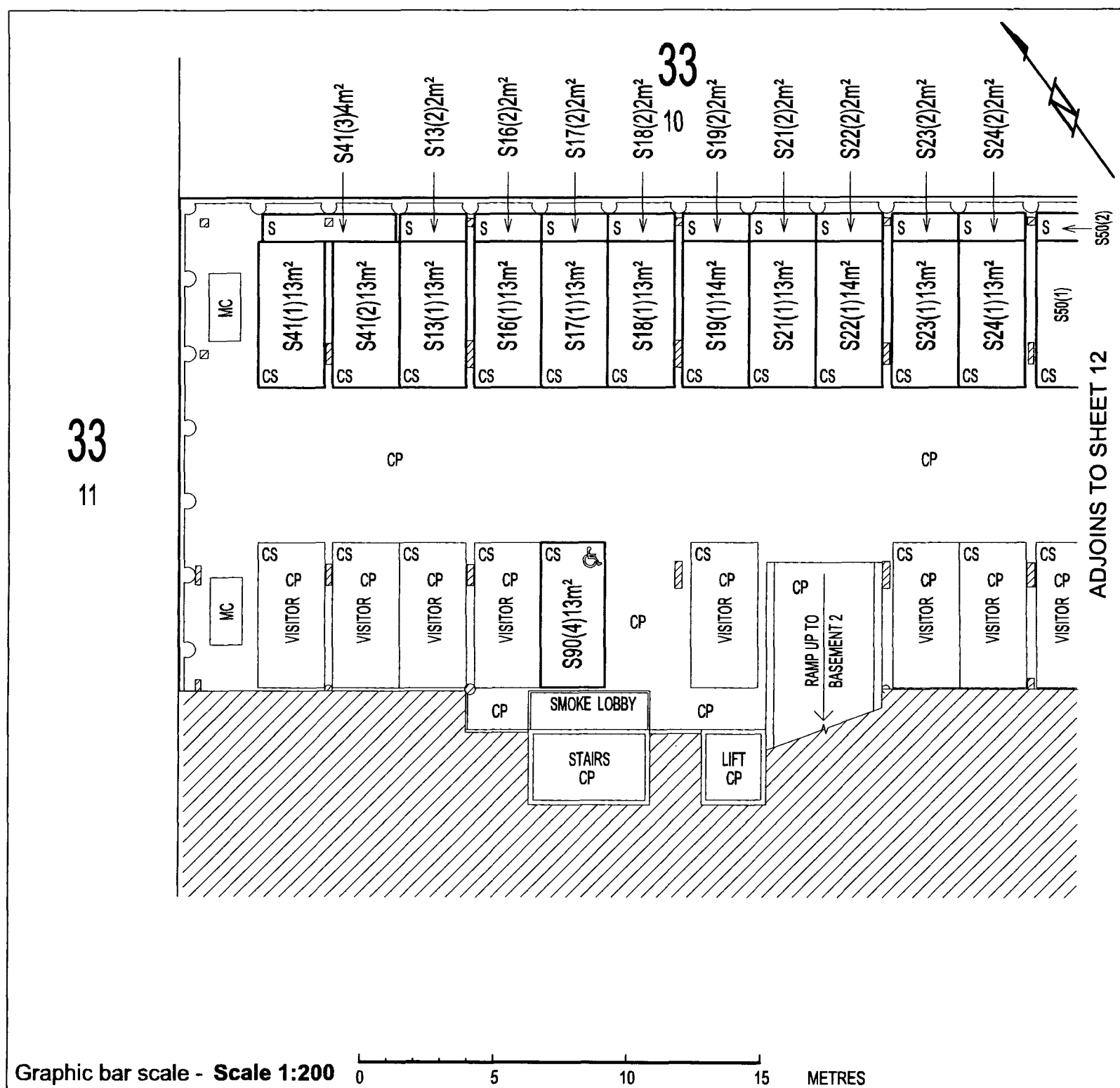
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	BASEMENT 3
--------------	------------



The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

Registered Proprietor

S. A. Messer

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

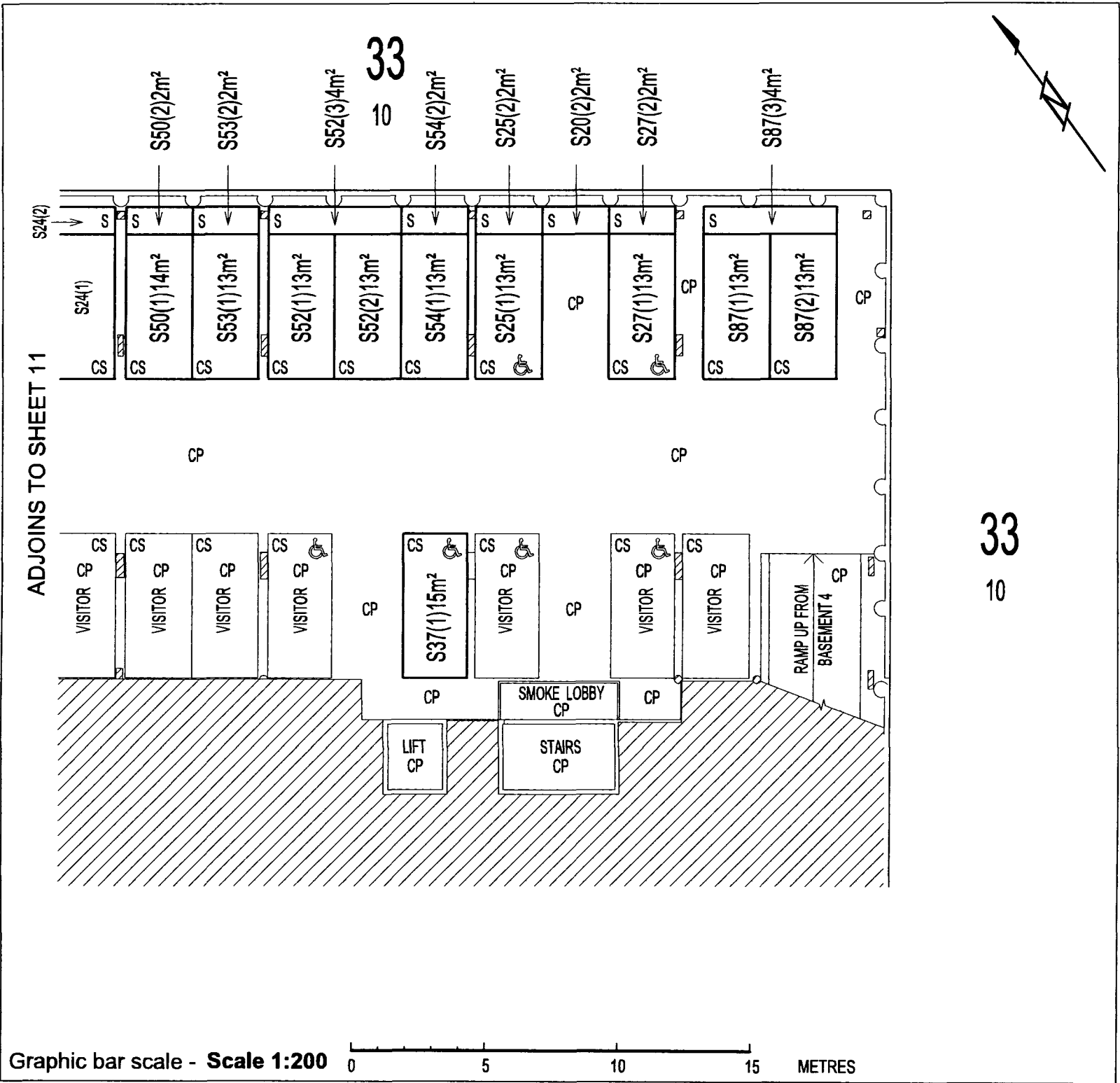
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	BASEMENT 3
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The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

Registered Proprietor

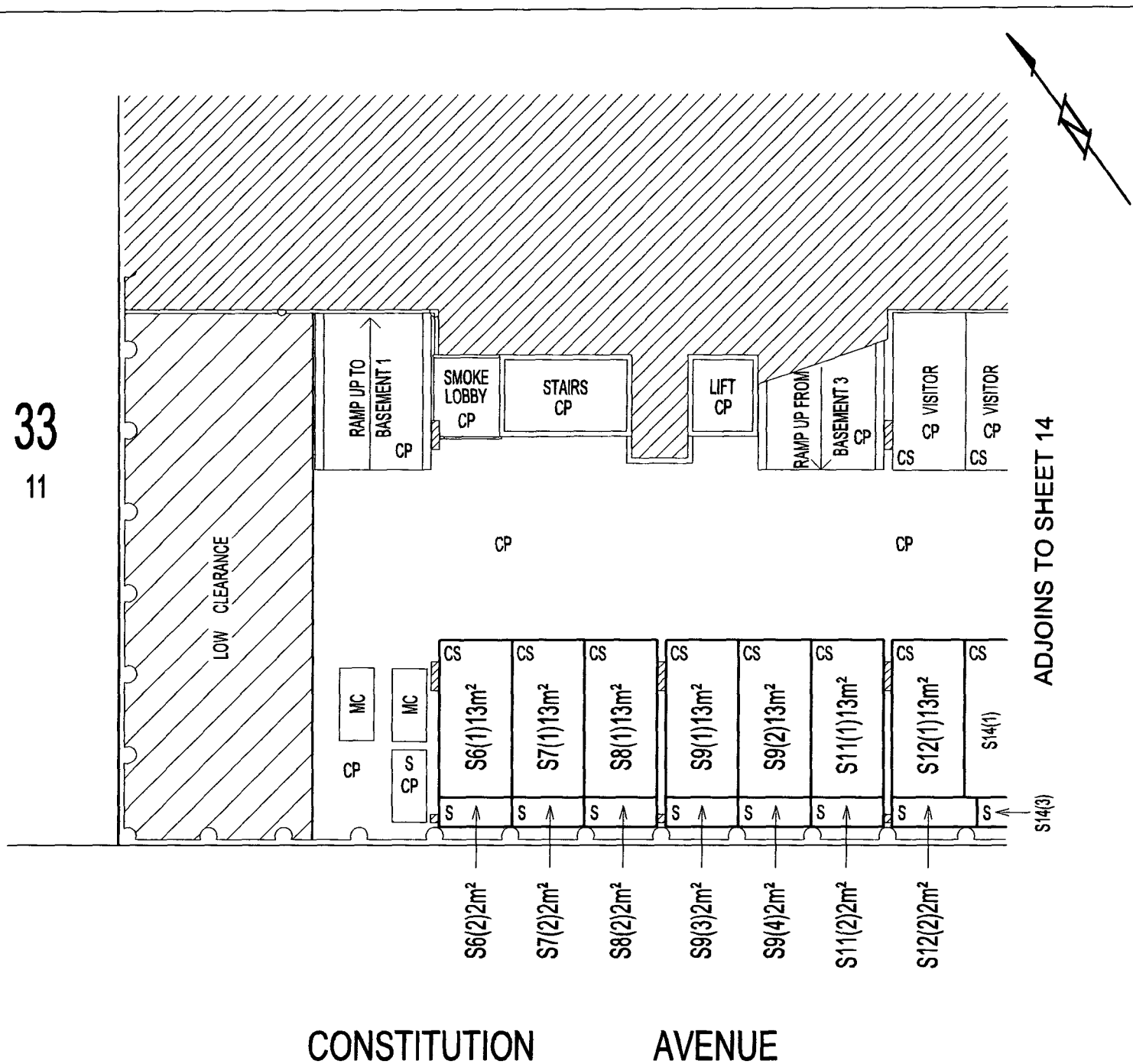
SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

Division	Section	Block	Units Plan No.
REID	33	9	4077

BASEMENT 2



CONSTITUTION AVENUE

0 5 10 15 METRES

Delegate of the
ACT Planning and Land Authority

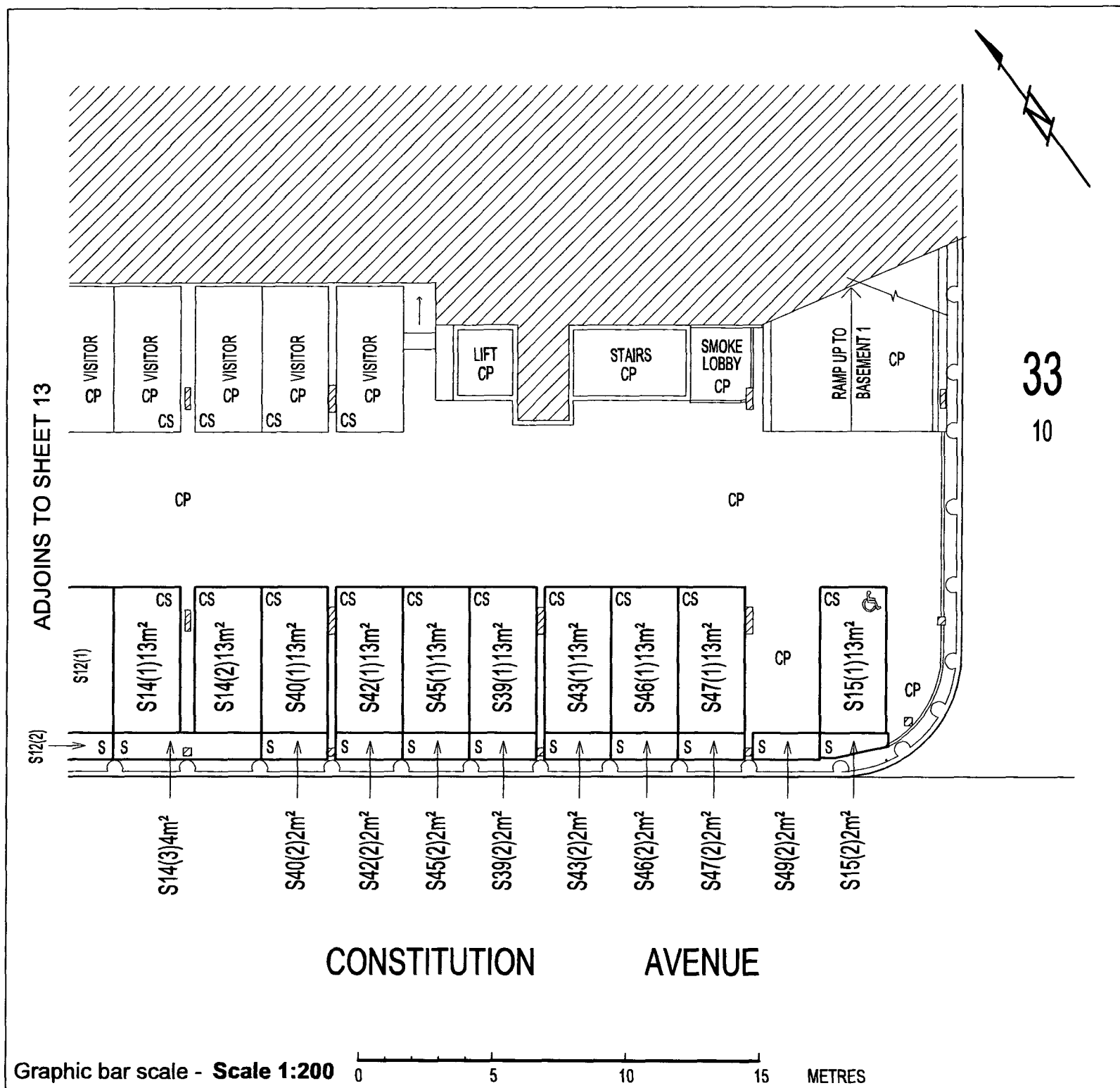
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	BASEMENT 2
--------------	------------



The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

Registered Proprietor

S. A. Messer

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

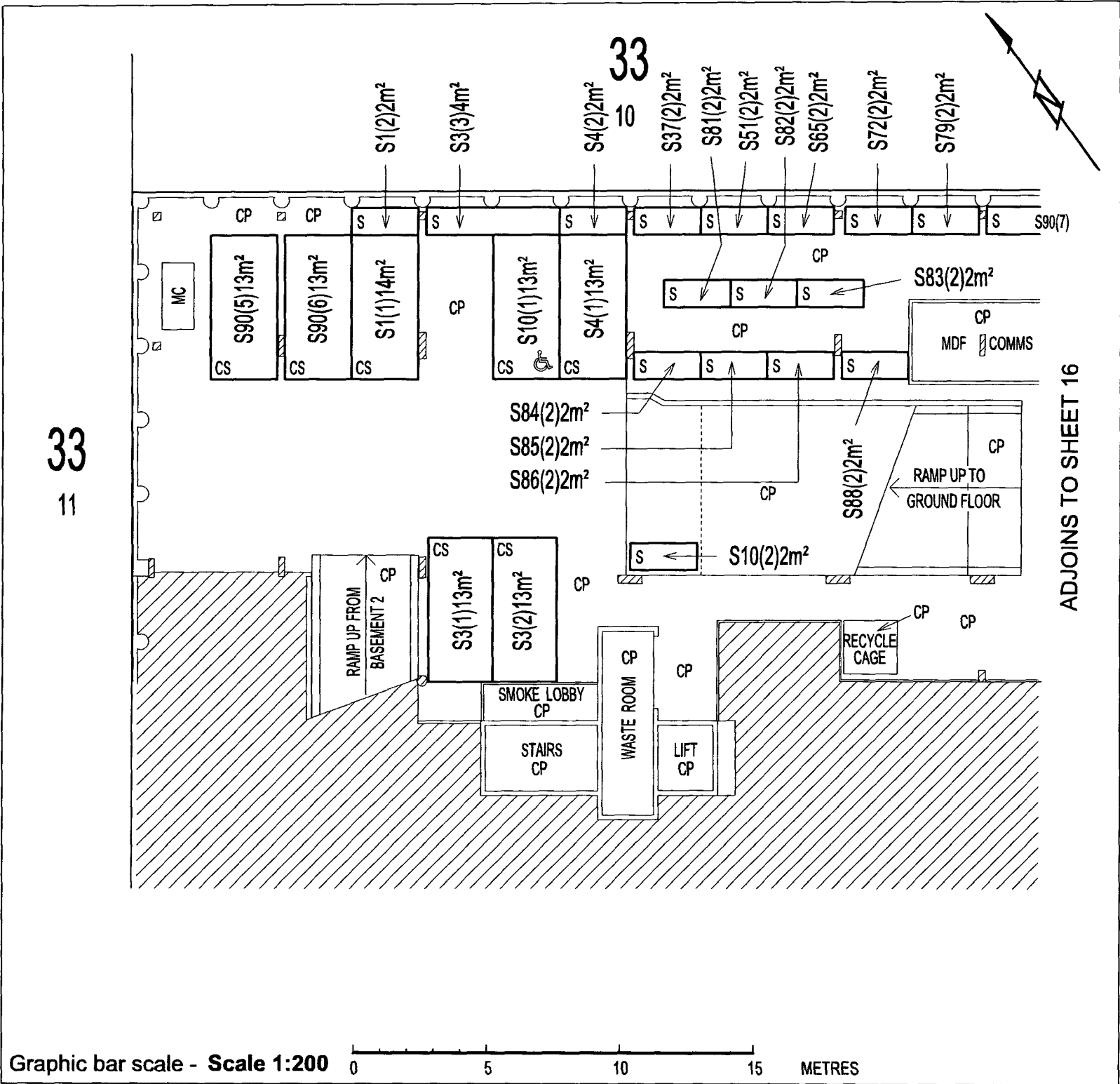
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	BASEMENT 1
--------------	------------



The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571

Registered Proprietor

SUSAN ANN MESSER

Delegate of the ACT Planning and Land Authority

Form 091 - FP

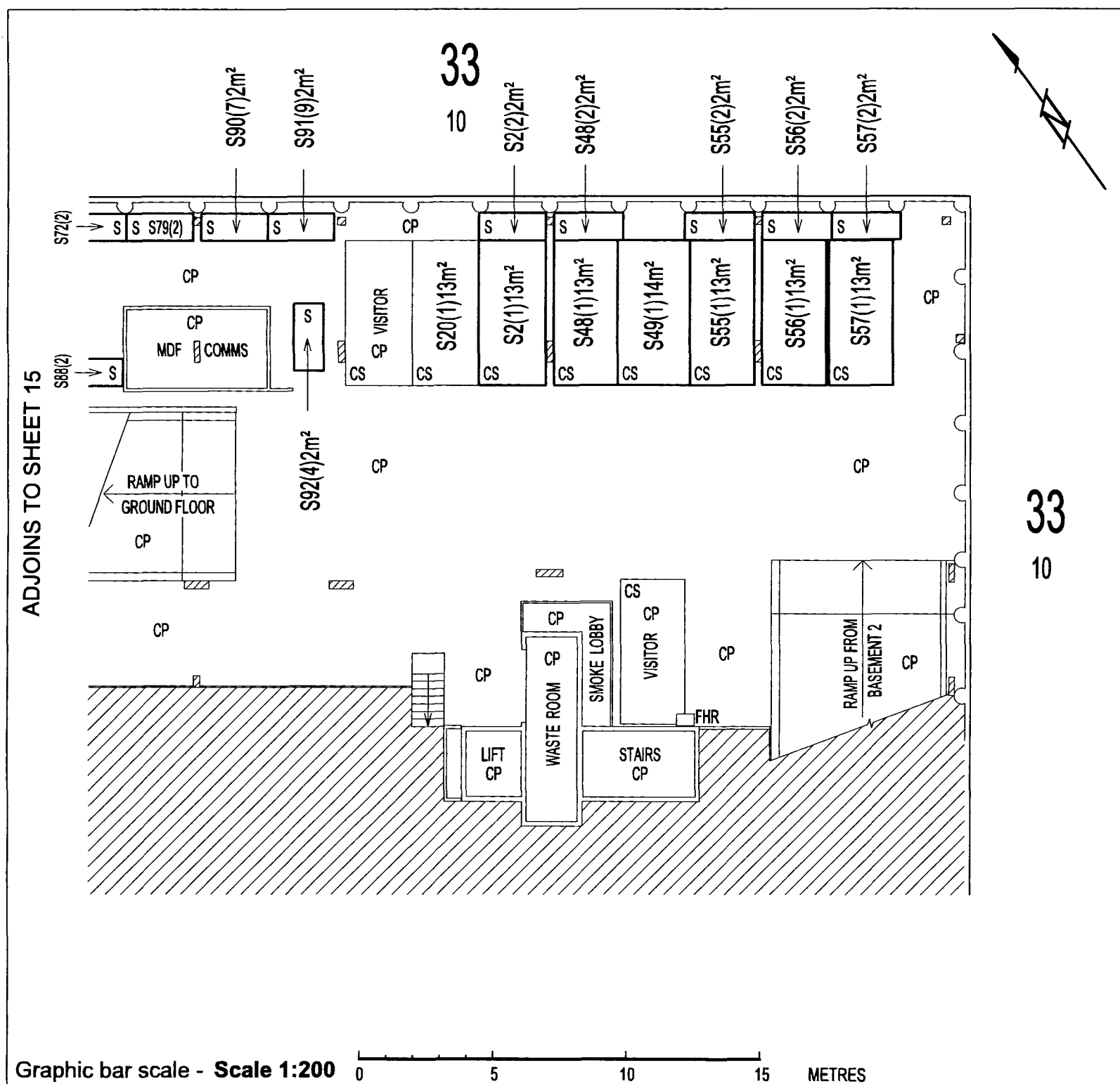
LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block
REID	33	9

Units Plan No.
4077

FLOOR NUMBER	BASEMENT 1
--------------	------------



**The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571**

Registered Proprietor

S. A. Mason

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

Form 091 - FP

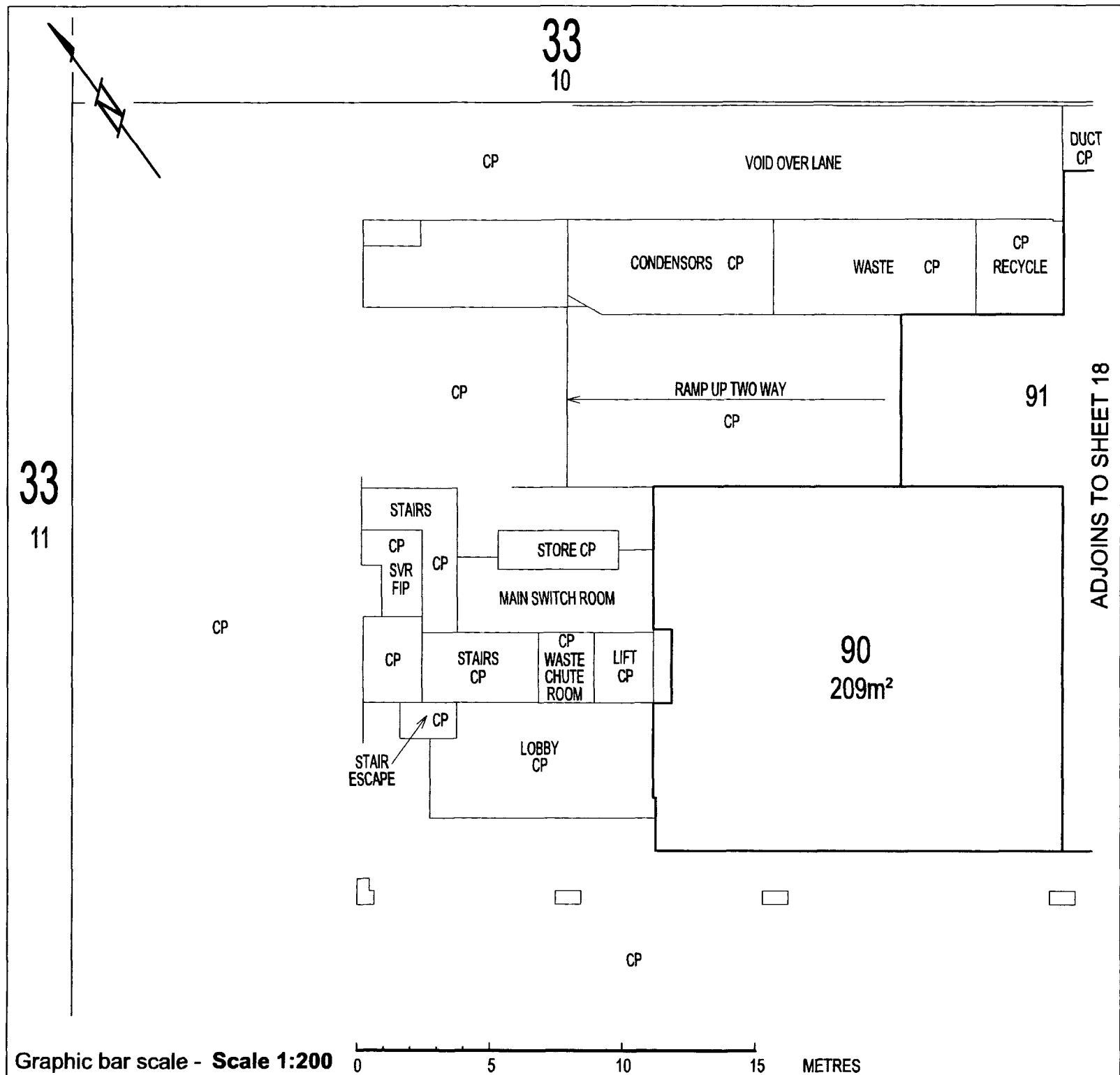
LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block
REID	33	9

Units Plan No.
4077

FLOOR NUMBER	FIRST (GROUND)
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The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

[Signature]
Registered Proprietor

[Signature]

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

Form 091 - FP

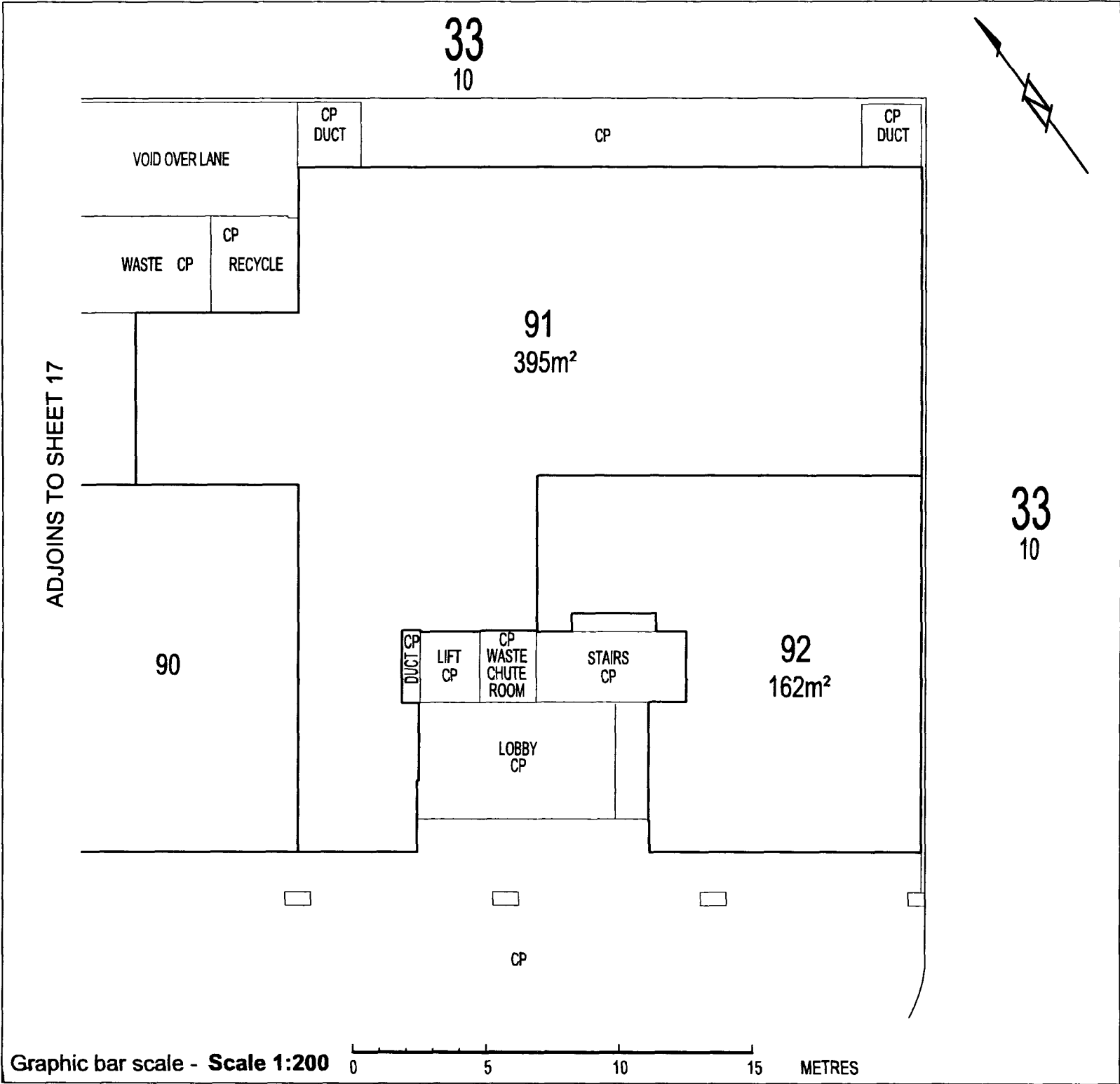
LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block
REID	33	9

Units Plan No.
4077

FLOOR NUMBER	FIRST (GROUND)
--------------	----------------



The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571

[Signature]

Registered Proprietor

[Signature]

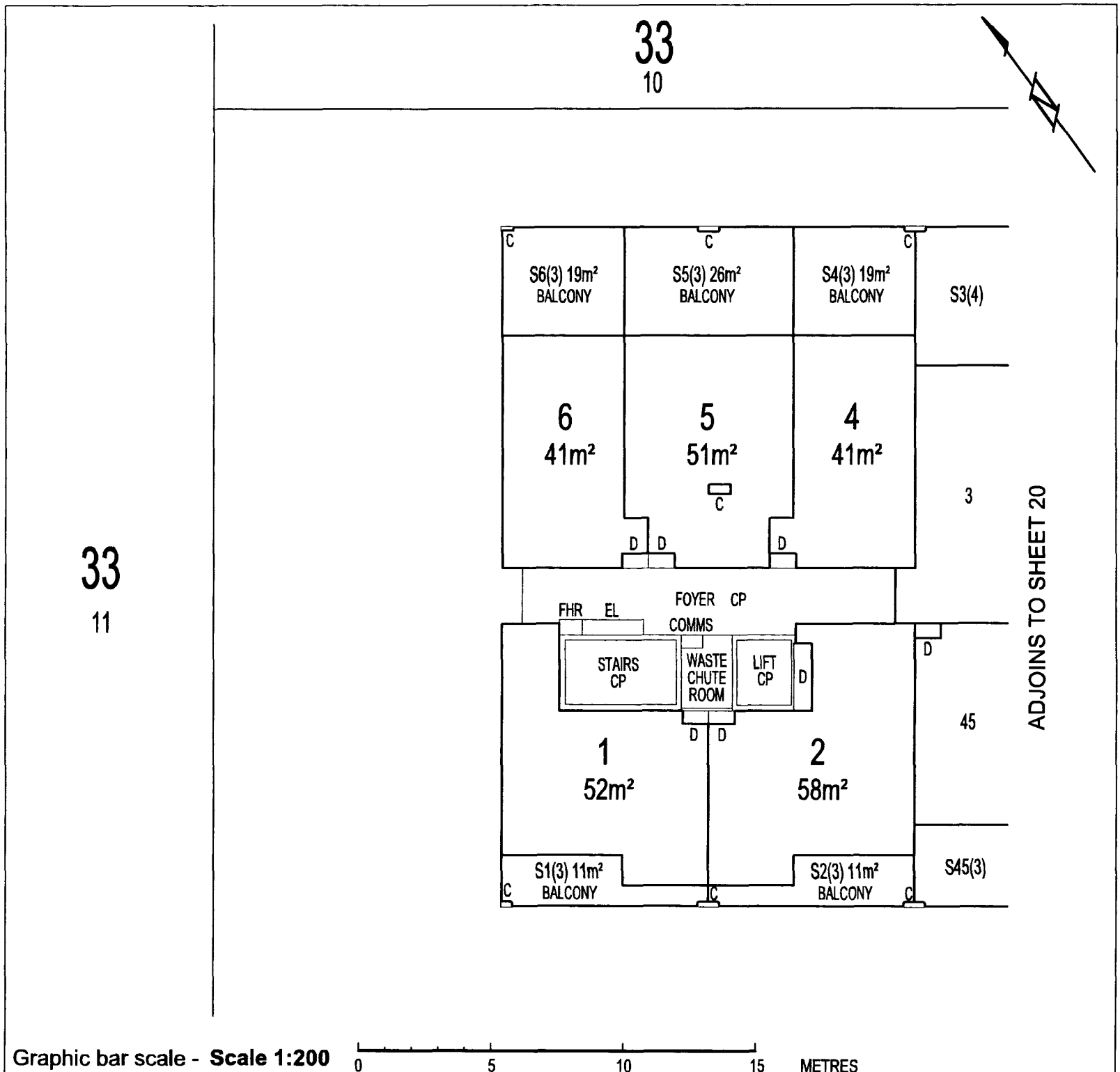
SUSAN ANN MESSER

Delegate of the ACT Planning and Land Authority

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

Division	Section	Block	Units Plan No.
REID	33	9	4077

SECOND




Registered Proprietor

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

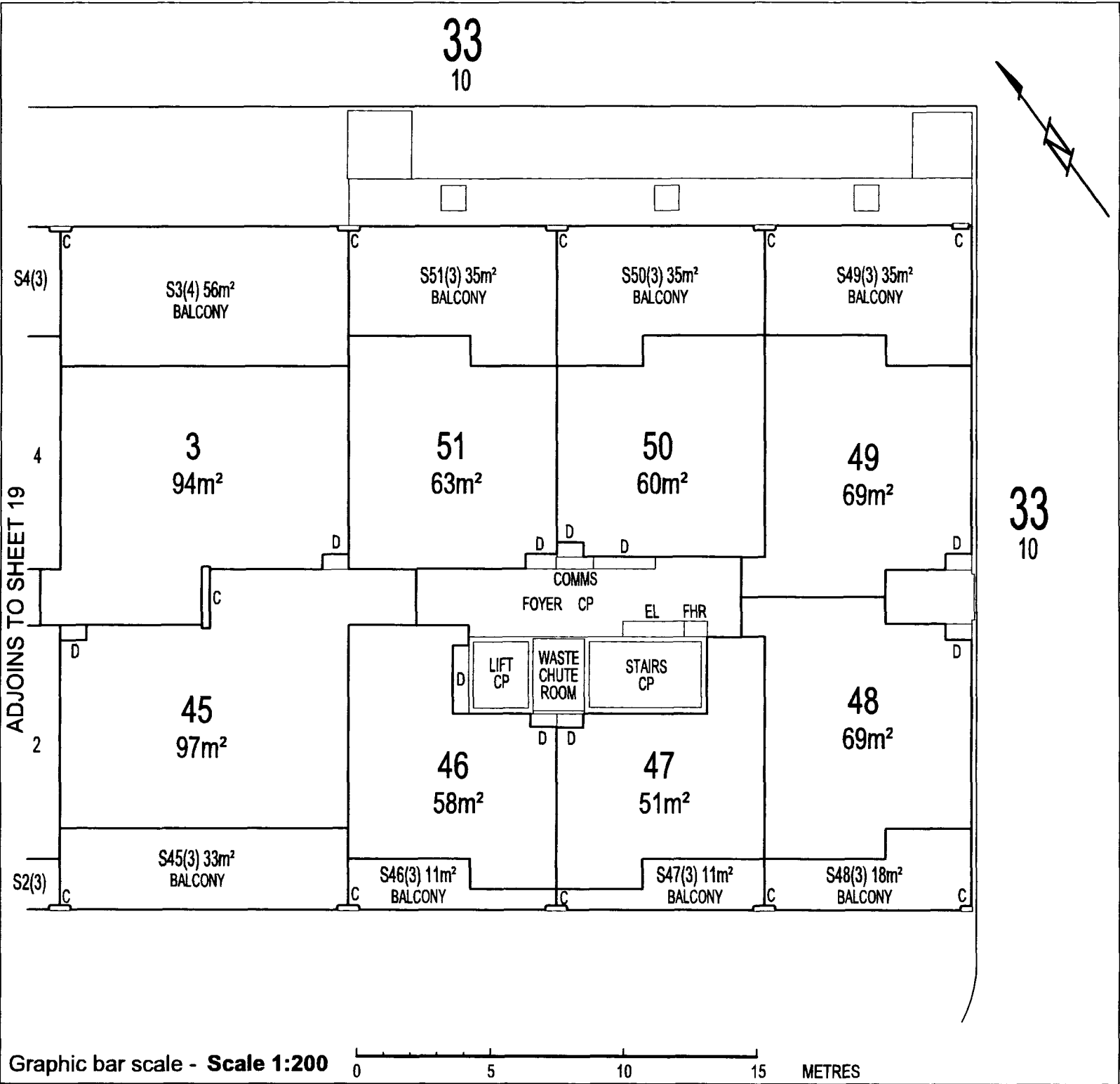
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	SECOND
--------------	--------



The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

[Signature]
Registered Proprietor

[Signature]
SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

Form 091 - FP

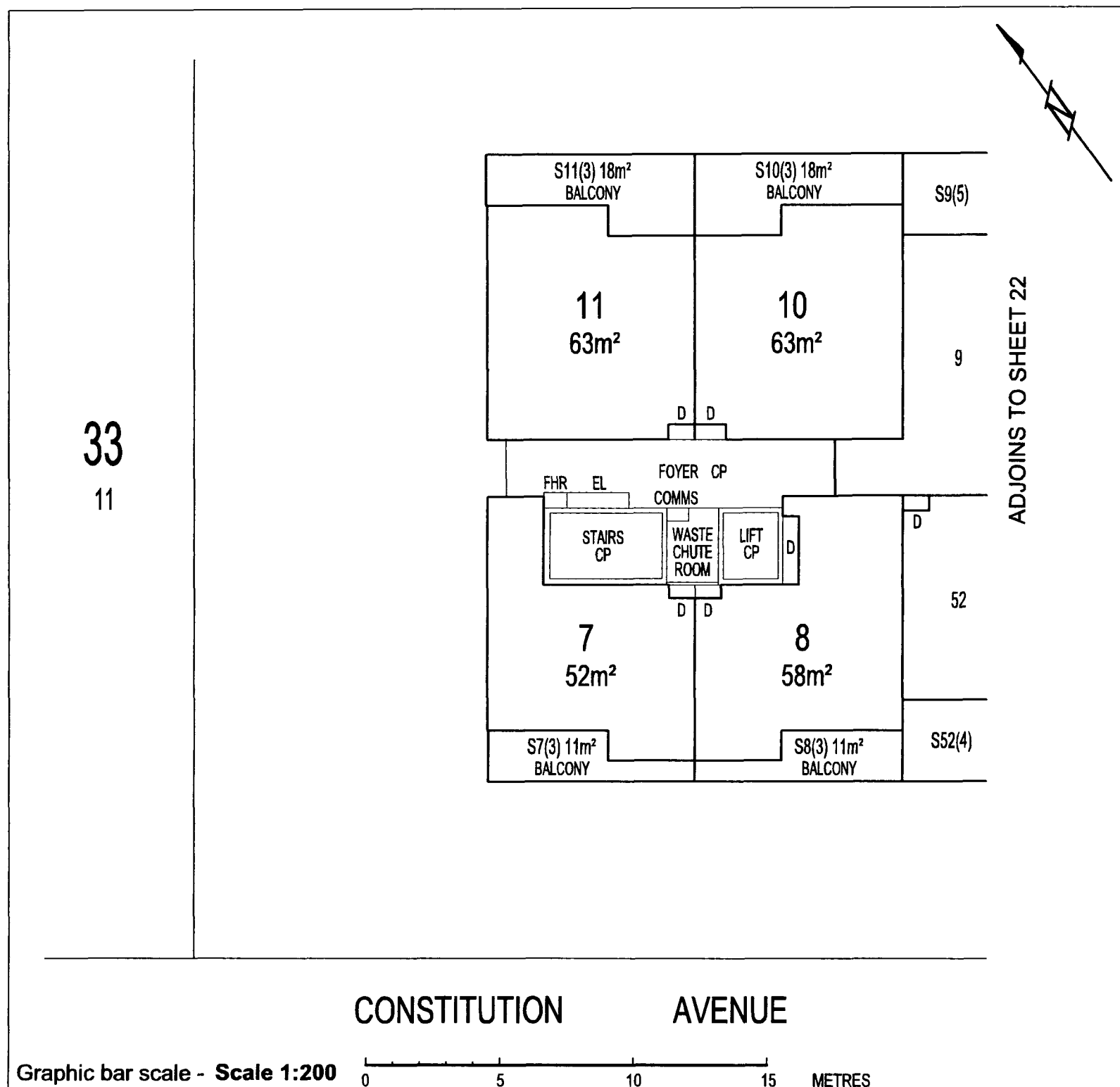
LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block
REID	33	9

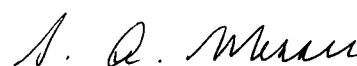
Units Plan No.
4077

FLOOR NUMBER	THIRD
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The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571


Registered Proprietor



SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

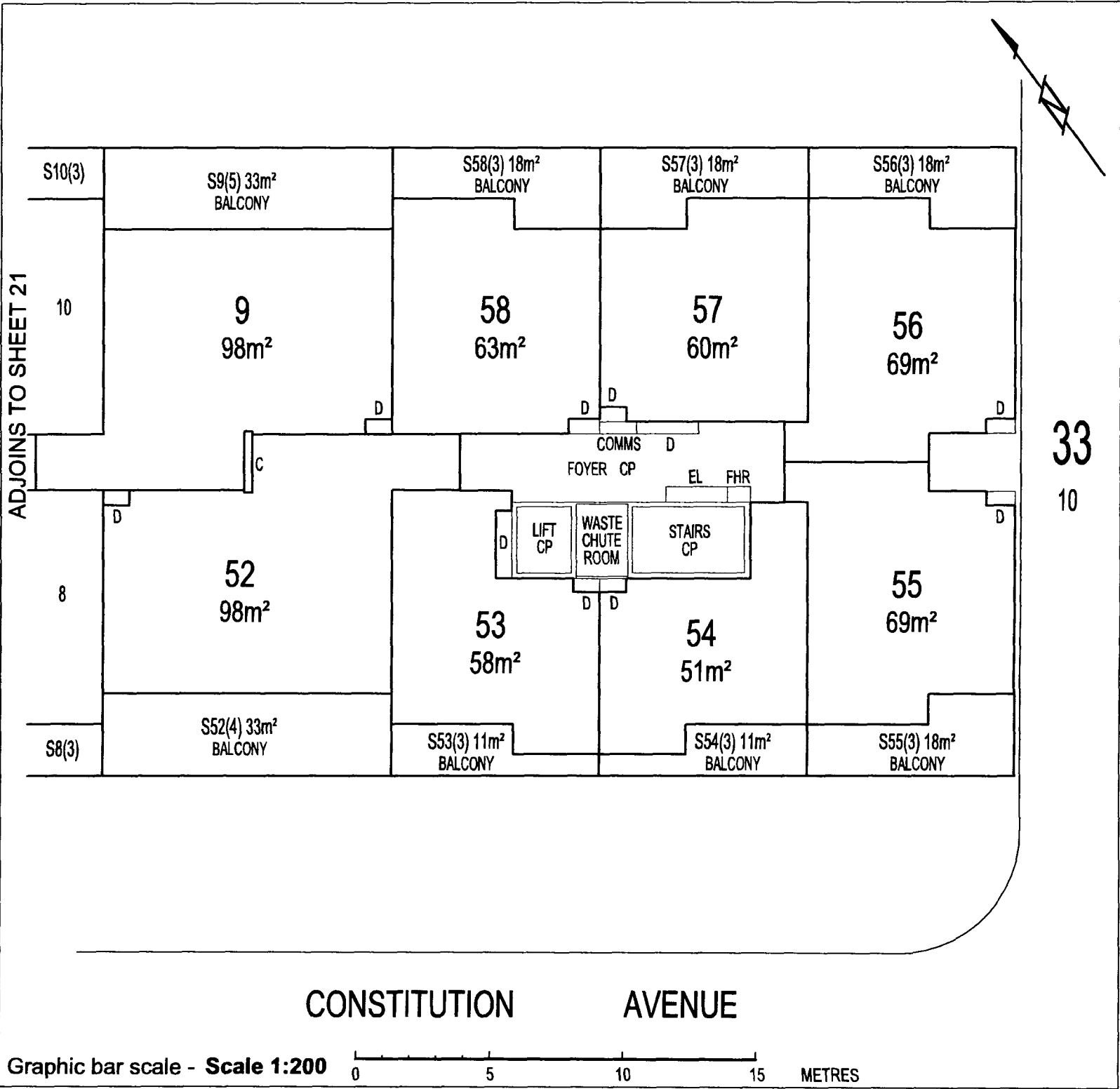
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	THIRD
--------------	-------



<p>The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571</p> <p><i>[Signature]</i></p> <p>Registered Proprietor</p>	<p><i>[Signature]</i></p> <p>SUSAN ANN MESSER</p> <p>Delegate of the ACT Planning and Land Authority</p>
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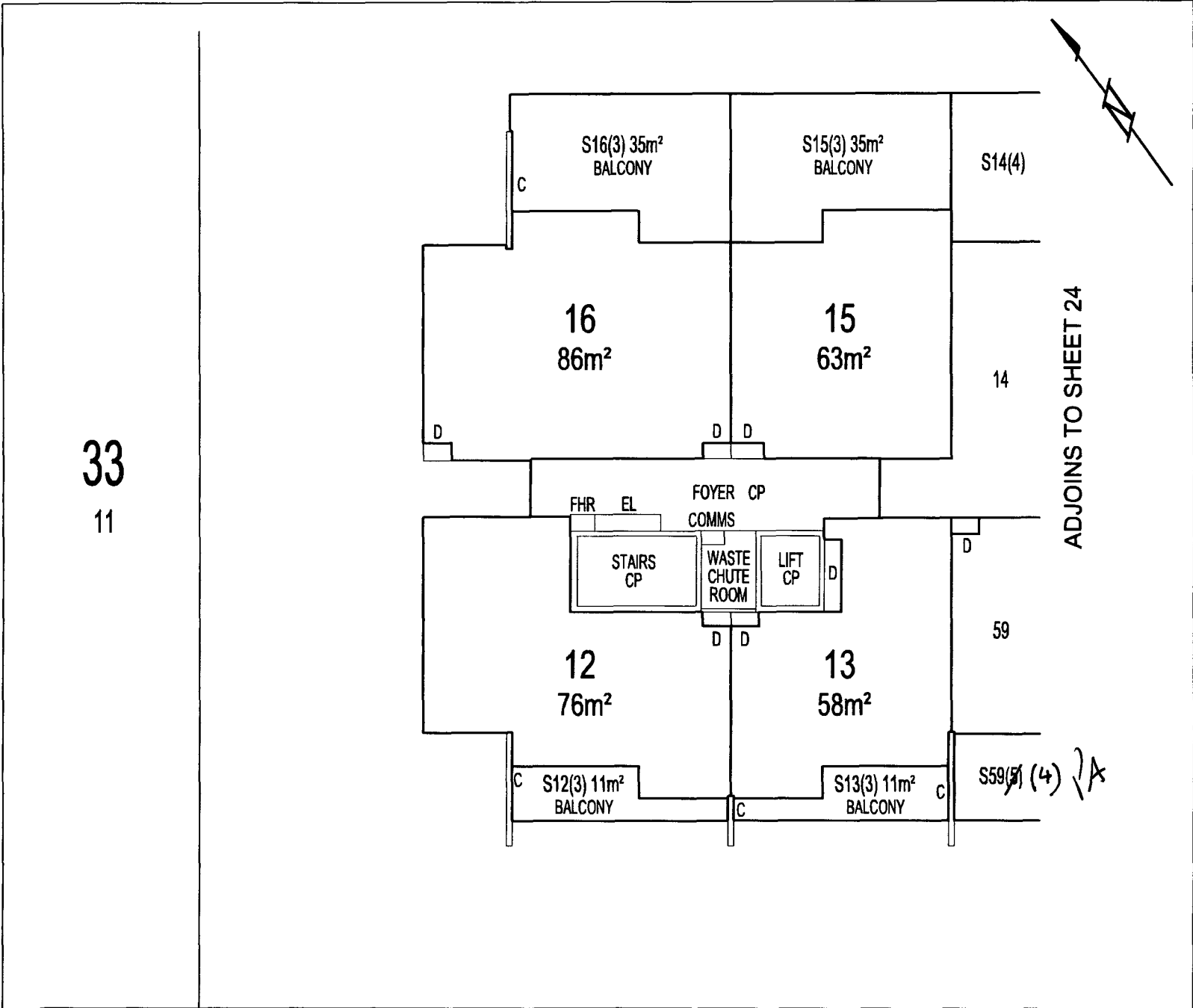
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	FOURTH
--------------	--------



CONSTITUTION AVENUE

Graphic bar scale - Scale 1:200 0 5 10 15 METRES

The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

[Signature]
Registered Proprietor

[Signature]

SUSAN ANN MESSEY

Delegate of the
ACT Planning and Land Authority

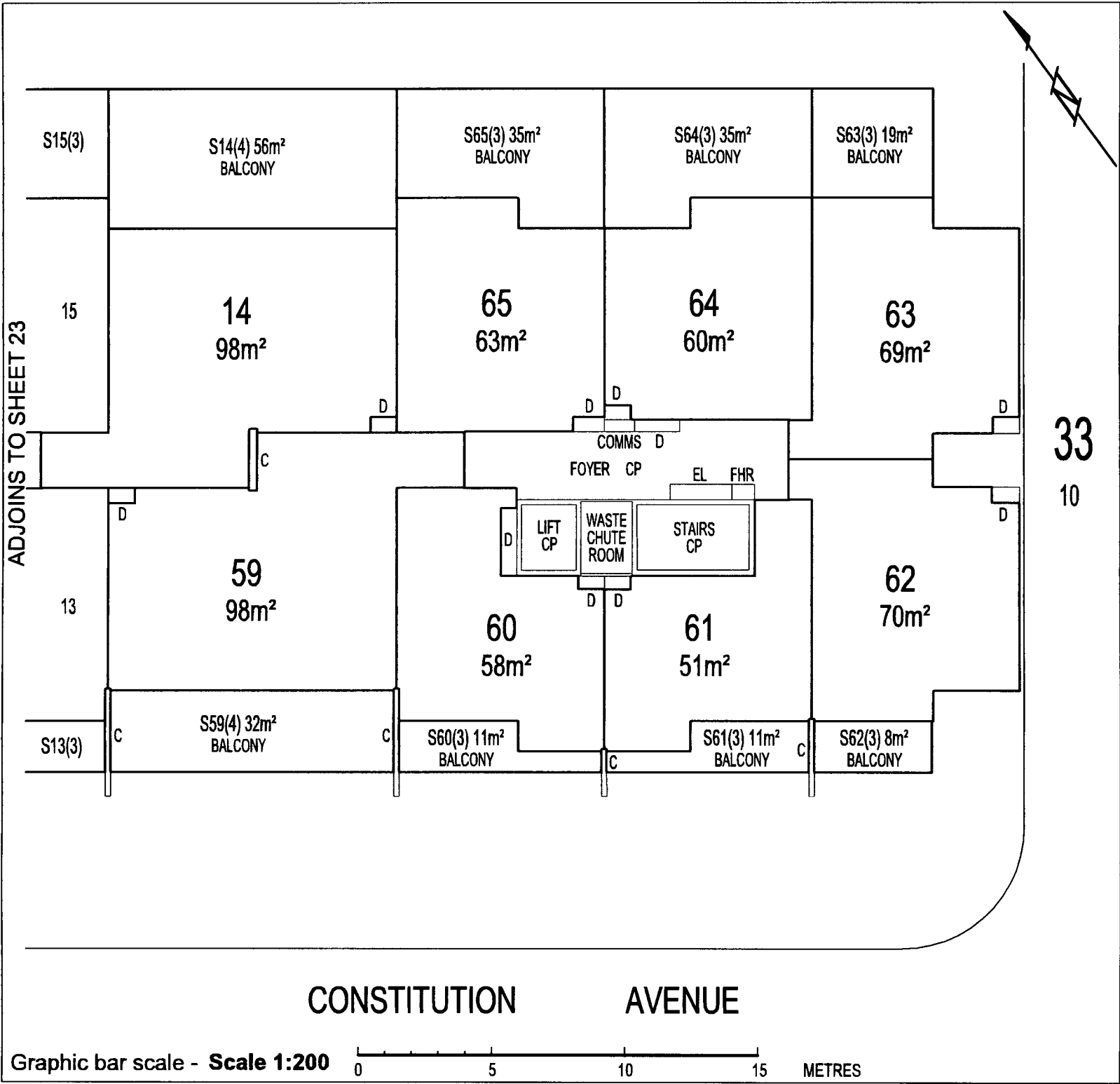
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	FOURTH
--------------	--------



The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571

[Signature]

Registered Proprietor

[Signature]

SUSAN ANN MESSER

Delegate of the ACT Planning and Land Authority

Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

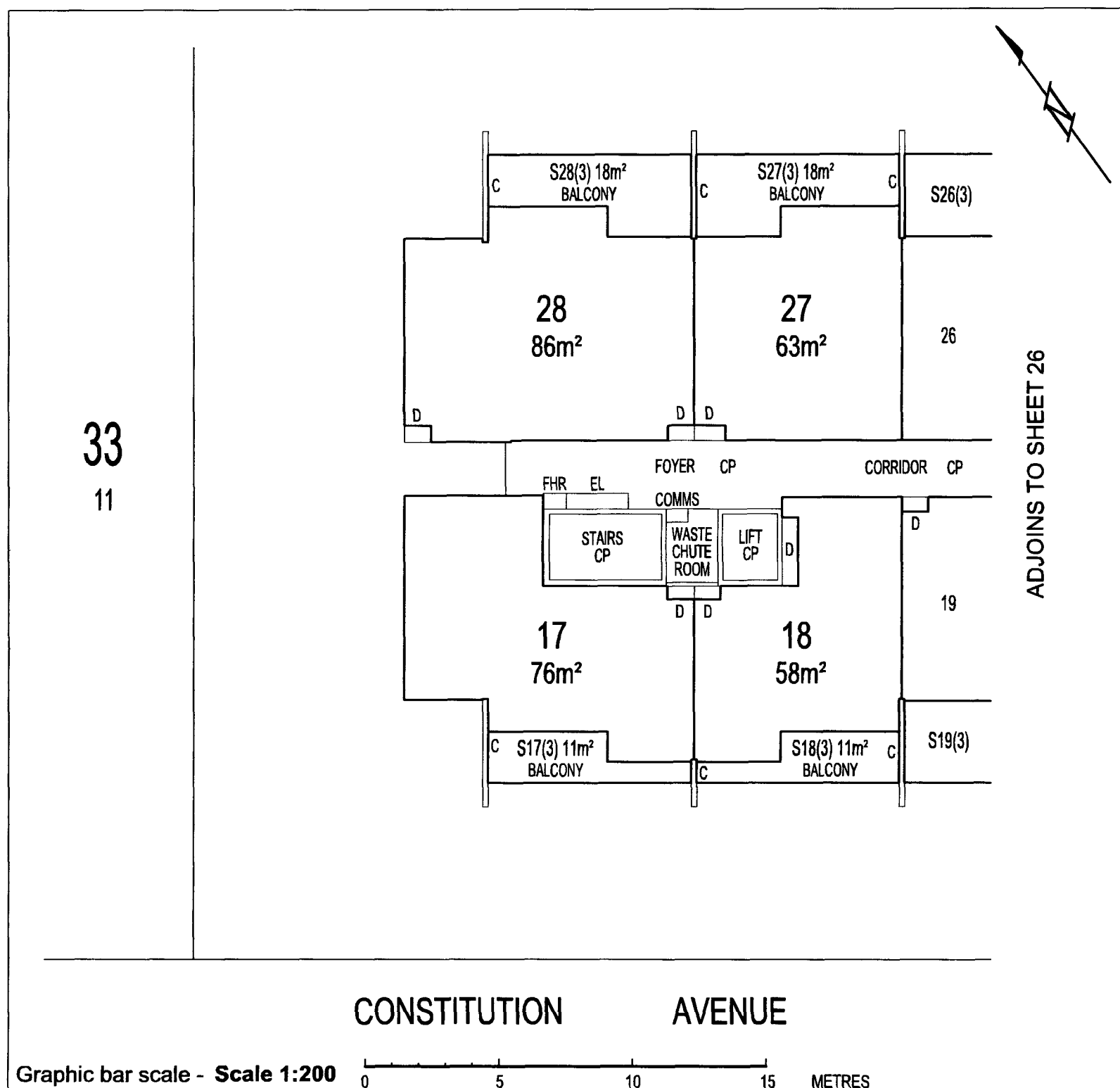
Division	Section	Block
REID	33	9

Units Plan No.

4077

FLOOR NUMBER

FIFTH



The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

Registered Proprietor

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

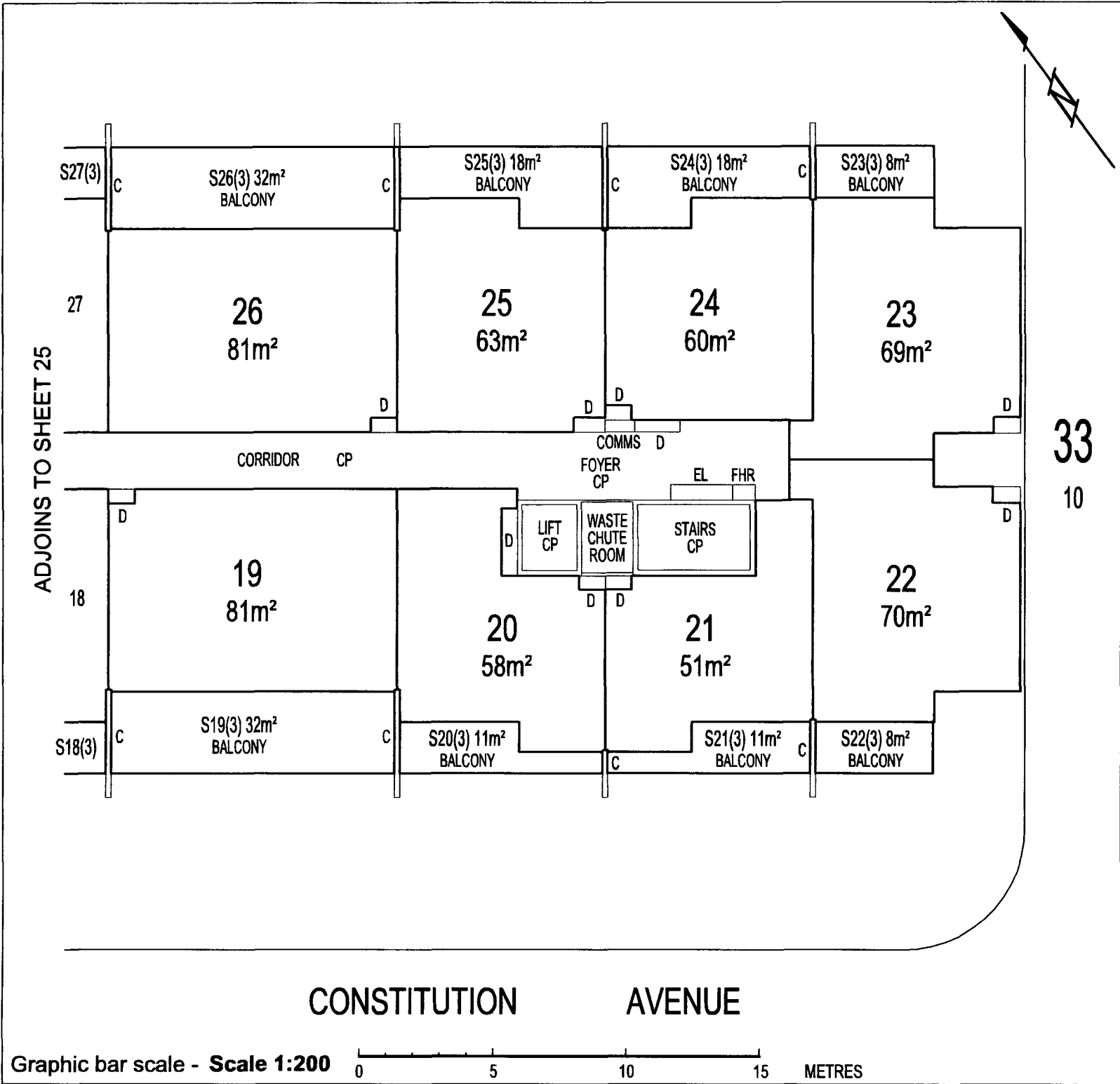
Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	FIFTH
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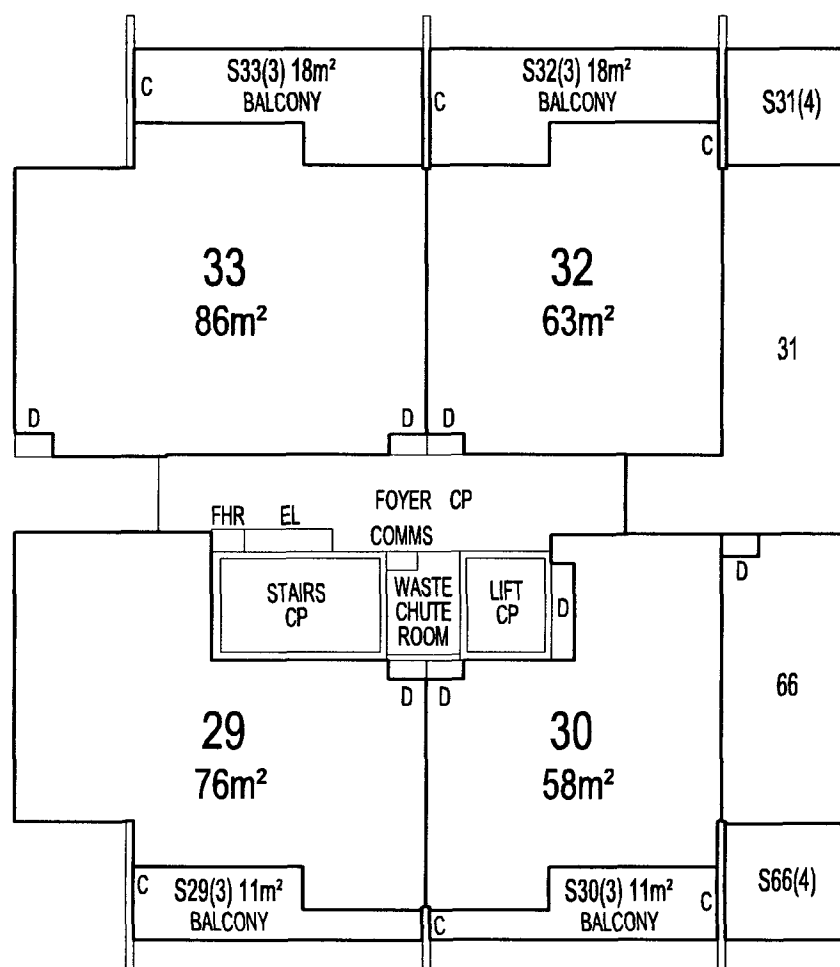
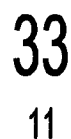


<p>The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571</p> <p><i>[Signature]</i></p> <p>Registered Proprietor</p>	<p><i>[Signature]</i></p> <p>SUSAN ANN MESSER</p> <p>Delegate of the ACT Planning and Land Authority</p>
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

Division	Section	Block	Units Plan No.
REID	33	9	4077

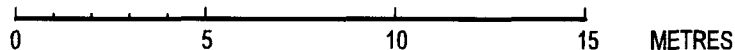
SIXTH



ADJOINS TO SHEET 28

CONSTITUTION AVENUE

Graphic bar scale - Scale 1:200



The Anglican Church Property Trust Diocese of
Canberra and Goulburn by its attorney
Alfonso del Rio pursuant to Power of Attorney
ACT Registration No. 0139571

Registered Proprietor

A. A. Mason

SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

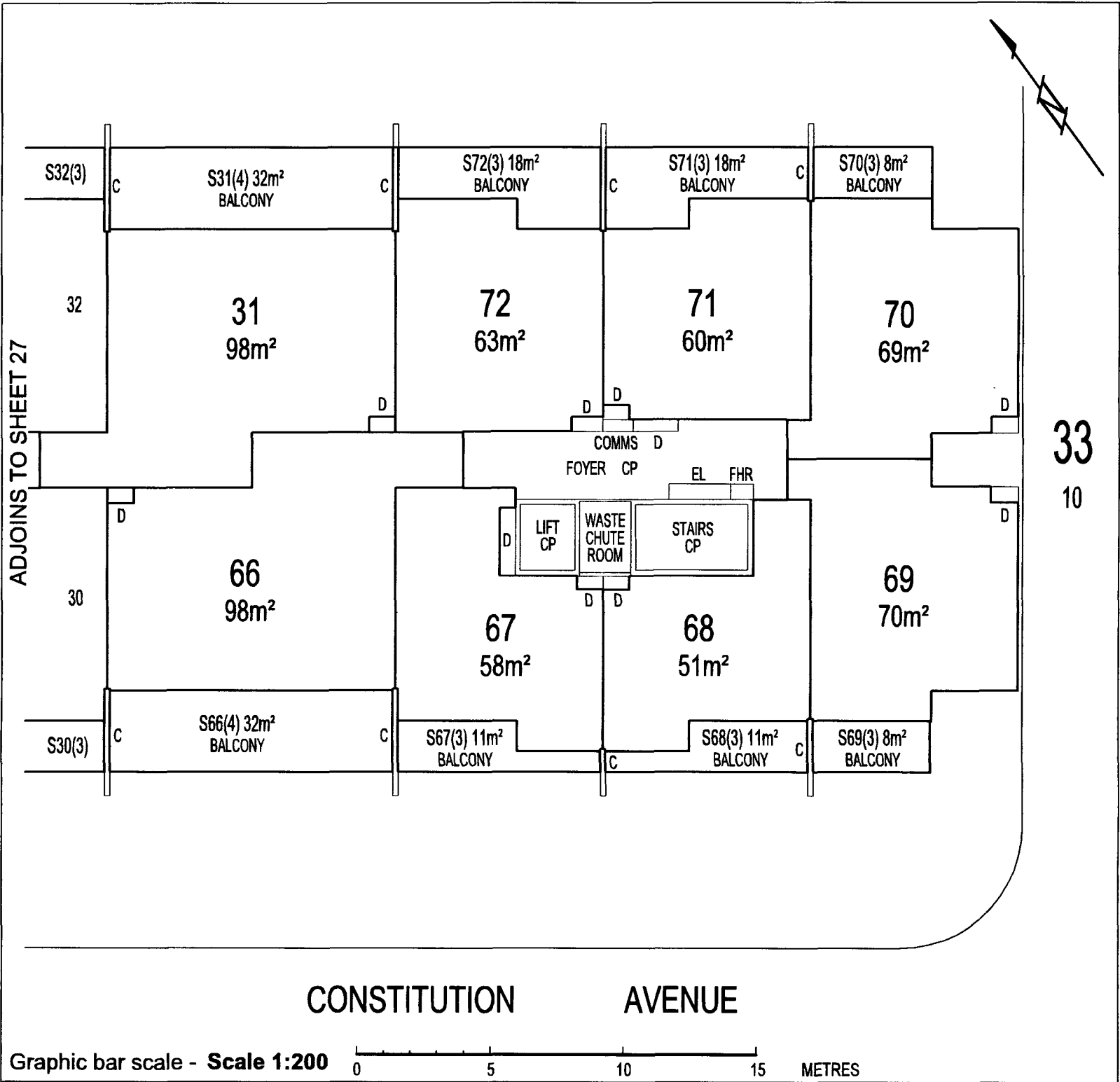
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	SIXTH
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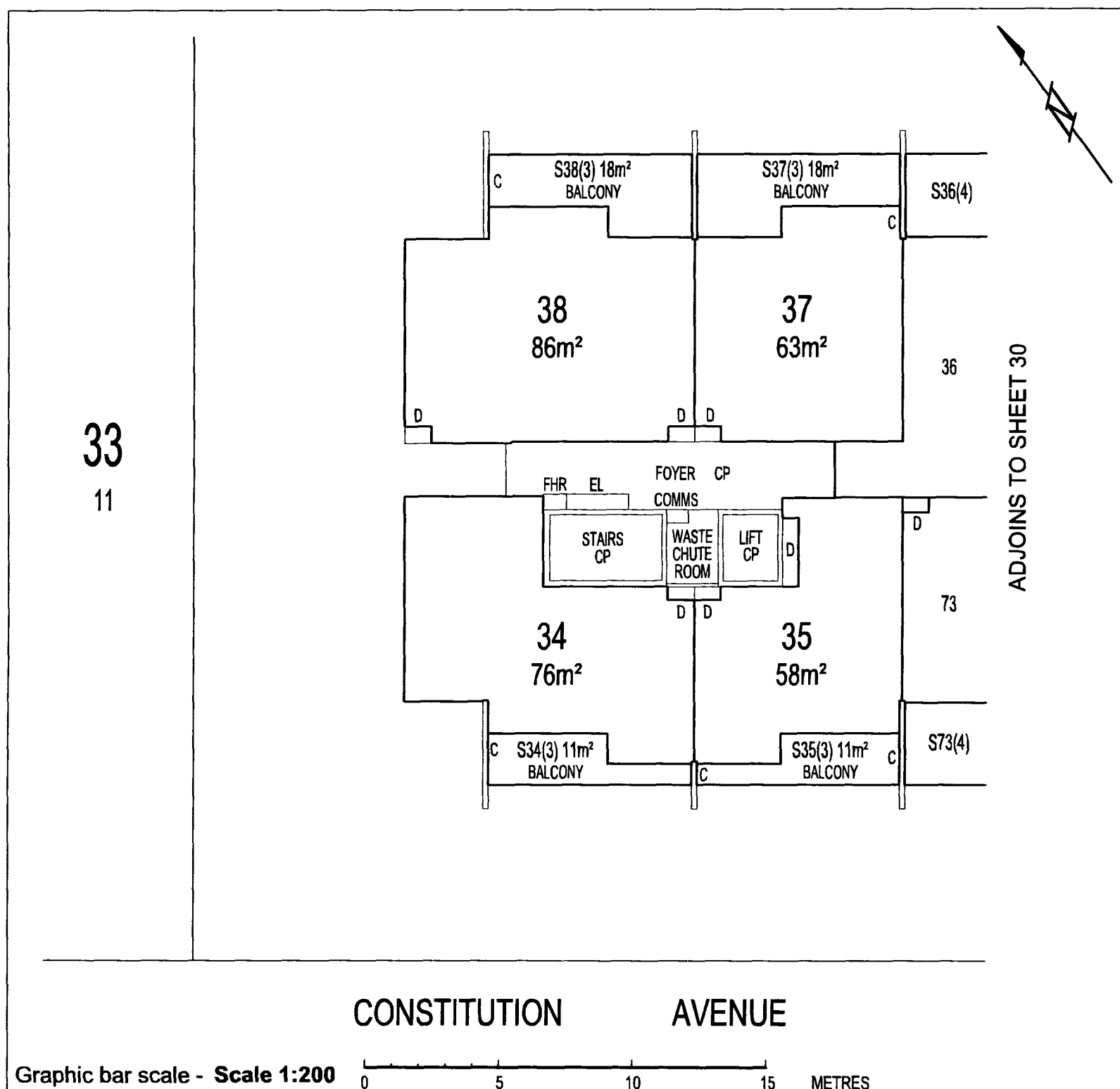
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate**FLOOR PLAN**

Division	Section	Block
REID	33	9

Units Plan No.
4077

FLOOR NUMBER	SEVENTH
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The Anglican Church Property Trust Diocese of
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ACT Registration No. 0139571

Registered Proprietor

A. A. Messer

SUSAN ANN MESSER

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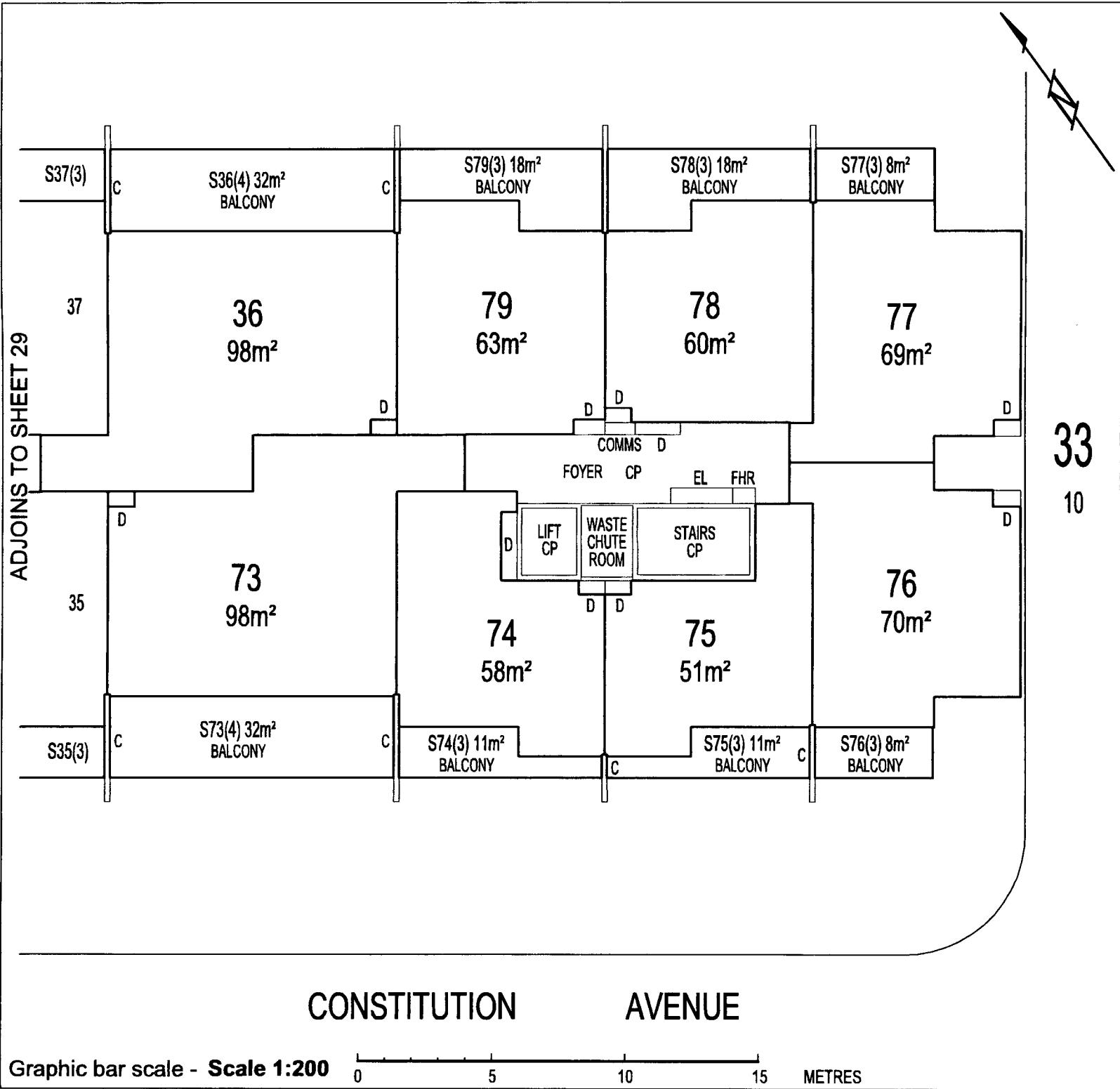
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	SEVENTH
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[Signature]
Registered Proprietor

[Signature]
SUSAN ANN MESSER

.....

Delegate of the
ACT Planning and Land Authority

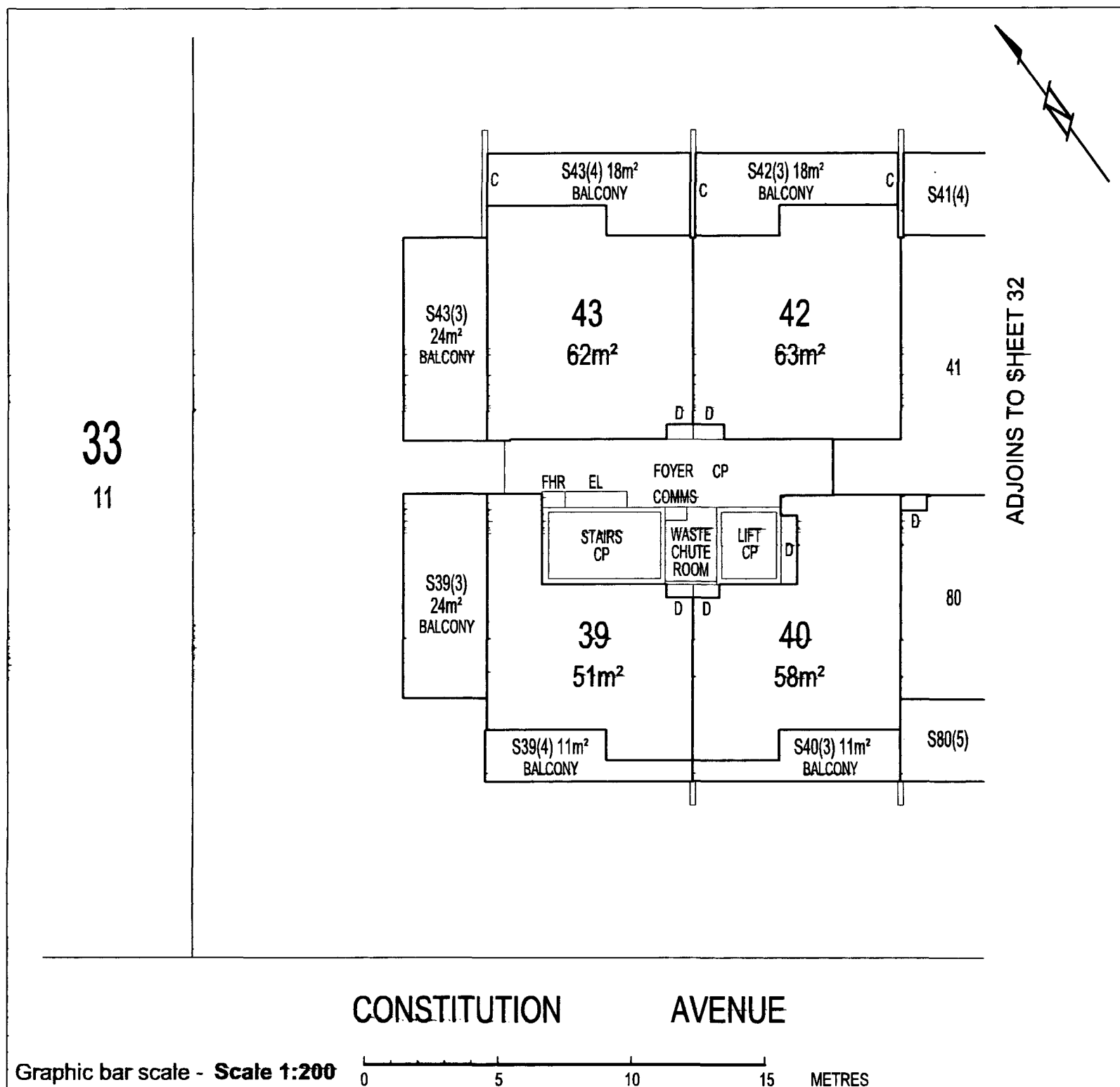
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	EIGHTH
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ACT Registration No. 0139571

Registered Proprietor

S. A. Messer

SUSAN ANN MESSER

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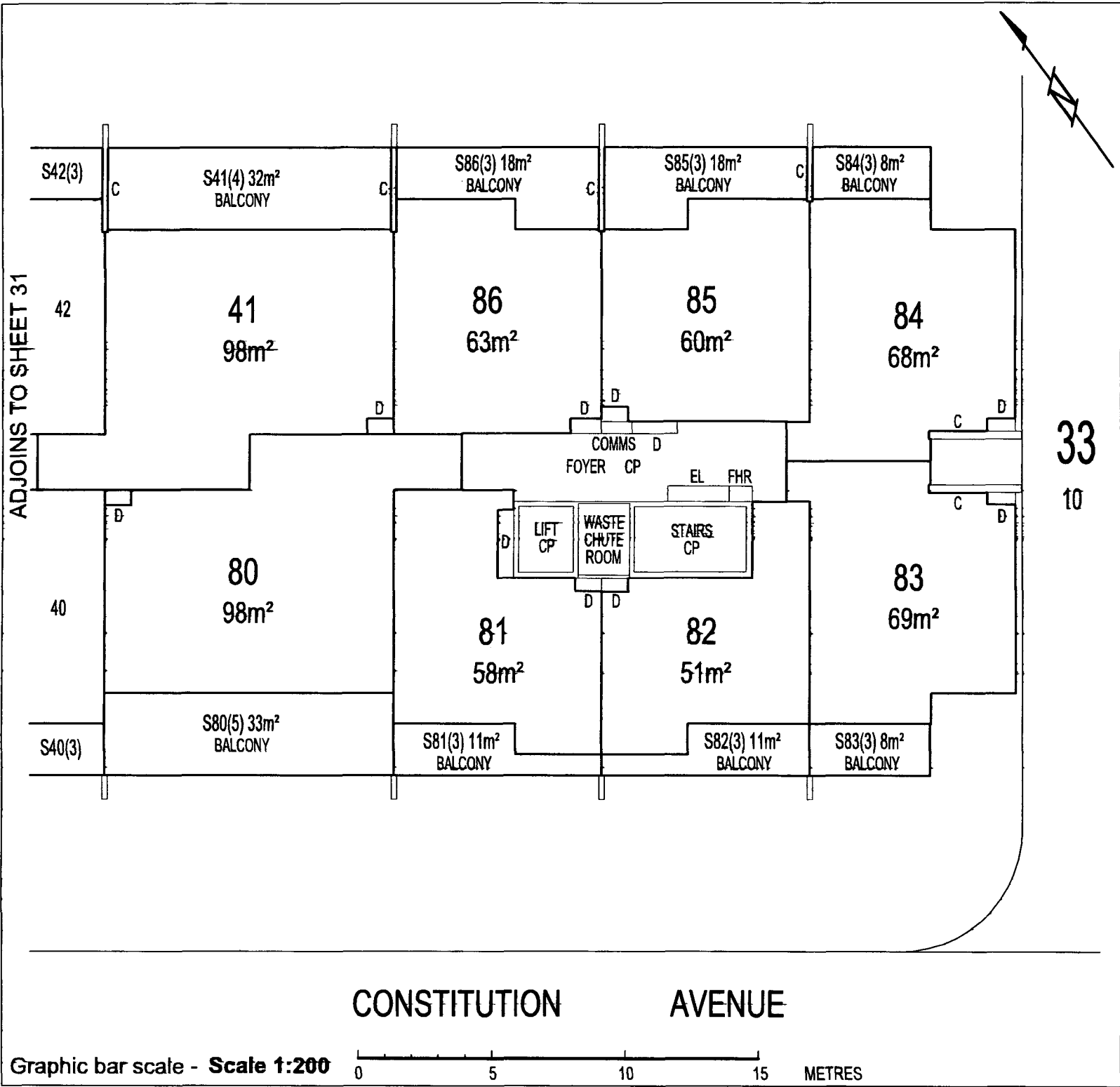
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	EIGHTH
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[Signature]
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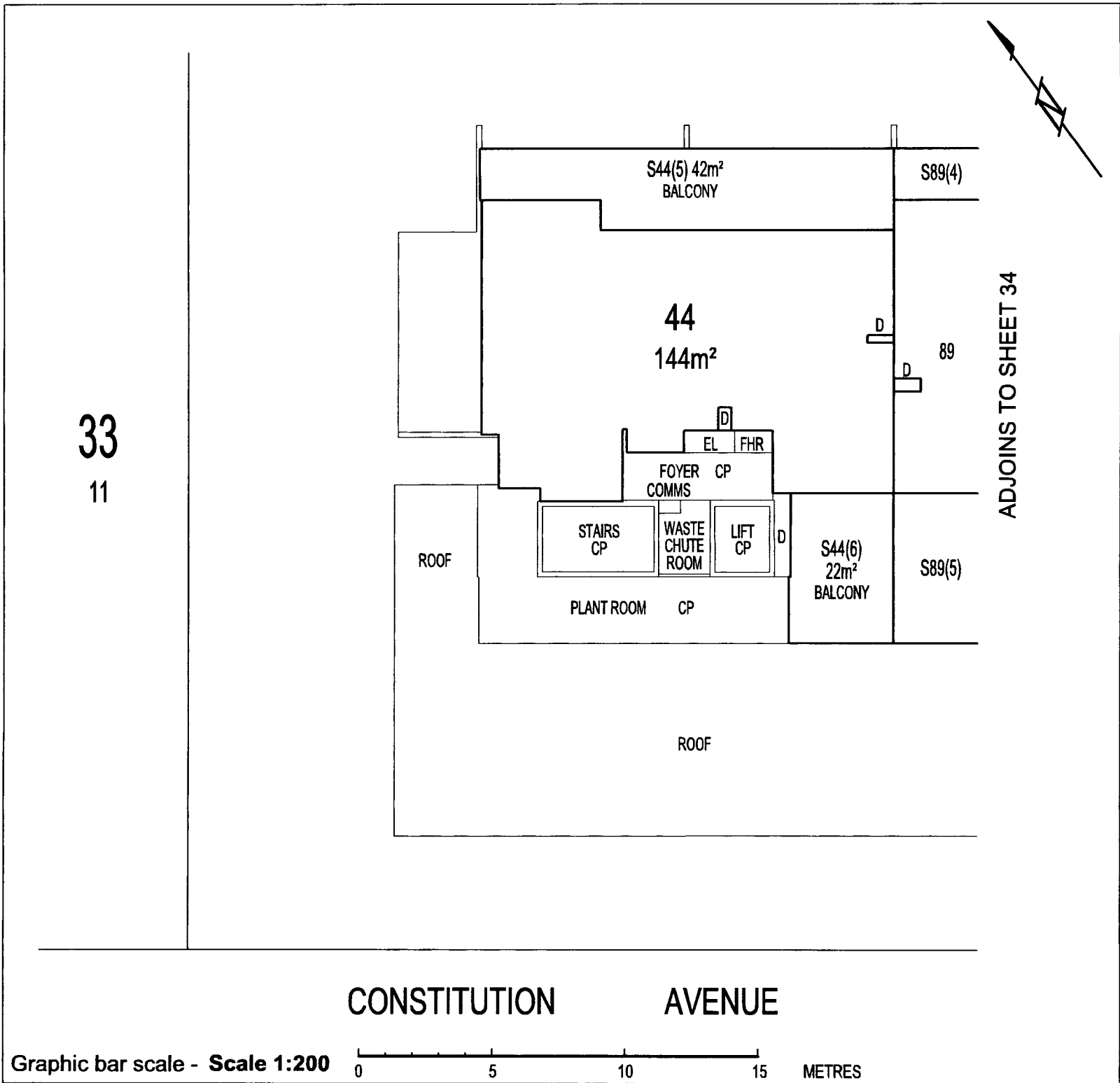
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	NINTH
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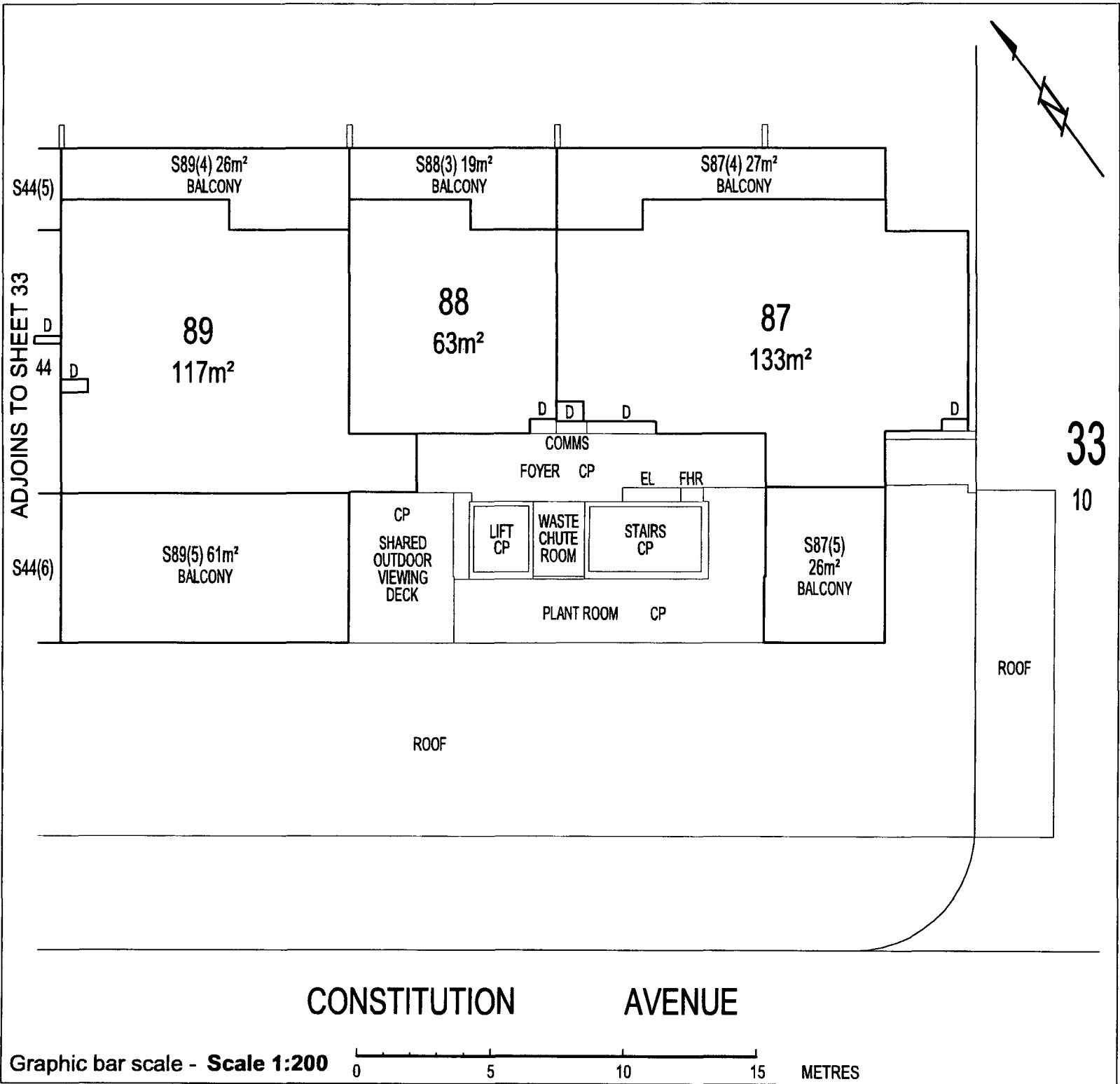
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

FLOOR NUMBER	NINTH
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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block
REID	33	9

Units Plan No.
4077

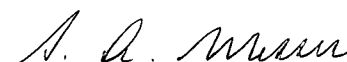
UNIT & SUBSIDIARY INDEX

BUILDING	UNIT Identifier				SUBSIDIARIES								Subsidiary Total
	UNIT No.	Sheet No.	FLOOR	Door No.	Car Spaces		Store Room		Yard		Balcony		
					Sub No.	Sheet No.	Sub No.	Sheet No.	Sub No.	Sheet No.	Sub No.	Sheet No.	
	90	17	FIRST	90	S1-S6	9, 11,15	S7	16					7
	91	18	FIRST	91	S1-S8	7, 9, 10	S9	16					9
	92	18	FIRST	92	S1-S3	7	S4	16					4
	1	19	SECOND	1	S1	15	S2	15			S3	19	3
	2	19	SECOND	2	S1	16	S2	16			S3	19	3
	3	20	SECOND	3	S1 & S2	15	S3	15			S4	20	4
	4	19	SECOND	4	S1	15	S2	15			S3	19	3
	5	19	SECOND	5	S1	9	S2	9			S3	19	3
	6	19	SECOND	6	S1	13	S2	13			S3	19	3
	7	21	THIRD	7	S1	13	S2	13			S3	21	3
	8	21	THIRD	8	S1	13	S2	13			S3	21	3
	9	22	THIRD	9	S1 & S2	13	S3 & S4	13			S5	22	5
	10	21	THIRD	10	S1	15	S2	15			S3	21	3
	11	21	THIRD	11	S1	13	S2	13			S3	21	3
	12	23	FOURTH	12	S1	13	S2	13			S3	23	3
	13	23	FOURTH	13	S1	11	S2	11			S3	23	3
	14	24	FOURTH	14	S1 & S2	14	S3	14			S4	24	4
	15	23	FOURTH	15	S1	14	S2	14			S3	23	3
	16	23	FOURTH	16	S1	11	S2	11			S3	23	3
	17	25	FIFTH	17	S1	11	S2	11			S3	25	3
	18	25	FIFTH	18	S1	11	S2	11			S3	25	3
	19	26	FIFTH	19	S1	11	S2	11			S3	26	3
	20	26	FIFTH	20	S1	16	S2	12			S3	26	3
	21	26	FIFTH	21	S1	11	S2	11			S3	26	3
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	26	26	FIFTH	26	S1	9	S2	9			S3	26	3
	27	25	FIFTH	27	S1	12	S2	12			S3	25	3
	28	25	FIFTH	28	S1	9	S2	9			S3	25	3
	29	27	SIXTH	29	S1	9	S2	9			S3	27	3
	30	27	SIXTH	30	S1	9	S2	9			S3	27	3
	31	28	SIXTH	31	S1, S2	9	S3	9			S4	28	4
	32	27	SIXTH	32	S1	7	S2	7			S3	27	3
	33	27	SIXTH	33	S1	7	S2	7			S3	27	3
	34	29	SEVENTH	34	S1	7	S2	7			S3	29	3
	35	29	SEVENTH	35	S1	7	S2	7			S3	29	3
	36	30	SEVENTH	36	S1 & S2	7	S3	7			S4	30	4
	37	29	SEVENTH	37	S1	12	S2	15			S3	29	3
	38	29	SEVENTH	38	S1	7	S2	7			S3	29	3

The Anglican Church Property Trust Diocese of
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ACT Registration No. 0139571



Registered Proprietor



SUSAN ANN MESSER

Delegate of the
ACT Planning and Land Authority

Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block
REID	33	9

Units Plan No.
4077

UNIT & SUBSIDIARY INDEX

BUILDING	UNIT Identifier				SUBSIDIARIES								Subsidiary Total
	UNIT No.	Sheet No.	FLOOR	Door No.	Car Spaces		Store Room		Yard		Balcony		
					Sub No.	Sheet No.	Sub No.	Sheet No.	Sub No.	Sheet No.	Sub No.	Sheet No.	
	39	31	EIGHTH	39	S1	14	S2	14			S3 & S4	31	4
	40	31	EIGHTH	40	S1	14	S2	14			S3	31	3
	41	32	EIGHTH	41	S1 & S2	11	S3	11			S4	32	4
	42	31	EIGHTH	42	S1	14	S2	14			S3	31	3
	43	31	EIGHTH	43	S1	14	S2	14			S3 & S4	31	4
	44	33	NINTH	44	S1 & S2	7	S3 & S4	7			S5 & S6	33	6
	45	20	SECOND	45	S1	14	S2	14			S3	20	3
	46	20	SECOND	46	S1	14	S2	14			S3	20	3
	47	20	SECOND	47	S1	14	S2	14			S3	20	3
	48	20	SECOND	48	S1	16	S2	16			S3	20	3
	49	20	SECOND	49	S1	16	S2	14			S3	20	3
	50	20	SECOND	50	S1	12	S2	12			S3	20	3
	51	20	SECOND	51	S1	7	S2	15			S3	20	3
	52	22	THIRD	52	S1 & S2	12	S3	12			S4	22	4
	53	22	THIRD	53	S1	12	S2	12			S3	22	3
	54	22	THIRD	54	S1	12	S2	12			S3	22	3
	55	22	THIRD	55	S1	16	S2	16			S3	22	3
	56	22	THIRD	56	S1	16	S2	16			S3	22	3
	57	22	THIRD	57	S1	16	S2	16			S3	22	3
	58	22	THIRD	58	S1	9	S2	9			S3	22	3
	59	24	FOURTH	59	S1 & S2	9 & 10	S3	9			S4	24	4
	60	24	FOURTH	60	S1	10	S2	10			S3	24	3
	61	24	FOURTH	61	S1	10	S2	10			S3	24	3
	62	24	FOURTH	62	S1	10	S2	10			S3	24	3
	63	24	FOURTH	63	S1	10	S2	10			S3	24	3
	64	24	FOURTH	64	S1	10	S2	10			S3	24	3
	65	24	FOURTH	65	S1	7	S2	15			S3	24	3
	66	28	SIXTH	66	S1 & S2	10	S3	10			S4	28	4
	67	28	SIXTH	67	S1	10	S2	10			S3	28	3
	68	28	SIXTH	68	S1	10	S2	10			S3	28	3
	69	28	SIXTH	69	S1	7	S2	7			S3	28	3
	70	28	SIXTH	70	S1	8	S2	8			S3	28	3
	71	28	SIXTH	71	S1	8	S2	8			S3	28	3
	72	28	SIXTH	72	S1	8	S2	15			S3	28	3
	73	30	SEVENTH	73	S1 & S2	8	S3	8			S4	30	4
	74	30	SEVENTH	74	S1	8	S2	8			S3	30	3
	75	30	SEVENTH	75	S1	8	S2	8			S3	30	3
	76	30	SEVENTH	76	S1	8	S2	8			S3	30	3
	77	30	SEVENTH	77	S1	8	S2	8			S3	30	3
	78	30	SEVENTH	78	S1	7	S2	7			S3	30	3
	79	30	SEVENTH	79	S1	8	S2	15			S3	30	3

The Anglican Church Property Trust Diocese of
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Registered Proprietor

SUSAN ANN MESSER

Delegate of the
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Form 091 - FP

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate


FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

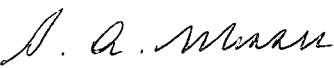
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					Sub No.	Sheet No.	Sub No.	Sheet No.	Sub No.	Sheet No.	Sub No.	Sheet No.	
	80	32	EIGHTH	80	S1 & S2	9	S3 & S4	9			S5	32	5
	81	32	EIGHTH	81	S1	8	S2	15			S3	32	3
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	83	32	EIGHTH	83	S1	8	S2	15			S3	32	3
	84	32	EIGHTH	84	S1	8	S2	15			S3	32	3
	85	32	EIGHTH	85	S1	8	S2	15			S3	32	3
	86	32	EIGHTH	86	S1	8	S2	15			S3	32	3
	87	34	NINTH	87	S1 & S2	12	S3	12			S4 & S5	34	5
	88	34	NINTH	88	S1	8	S2	15			S3	34	3
	89	34	NINTH	89	S1 & S2	8	S3	8			S4 & S5	34	5

The Anglican Church Property Trust Diocese of Canberra and Goulburn by its attorney Alfonso del Rio pursuant to Power of Attorney ACT Registration No. 0139571



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LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

FLOOR PLAN

Division	Section	Block	Units Plan No.
REID	33	9	4077

LEGEND and SPECIFICATION SHEET

- B DENOTES BALCONY
- C DENOTES COLUMN
- CP DENOTES COMMON PROPERTY
- CS DENOTES CAR SPACE
- D DENOTES DUCT
- S DENOTES STORAGE
- EL DENOTES ELECTRICAL
- FHR DENOTES FIRE HOSE REEL
- COMMS DENOTES TELECOMMUNICATIONS
- MDF DENOTES MAIN DISTRIBUTION FRAME
- SVR DENOTES SPRINKLER VALVE ROOM
- FIP DENOTES FIRE INSPECTION PANEL
- MC DENOTES MOTORCYCLE PARKING

ALL MOTORCYCLE PARKING IS COMMON PROPERTY

ALL AREAS NOTED AS GAS, WASTE SHUTE, EL, FHR, COMMS
AND DUCT ARE COMMON PROPERTY

UNIT AREAS HAVE BEEN DETERMINED WITH REFERENCE TO
THE CENTRELINES OF WALL, UNLESS NOTED OTHERWISE


THE POSITION OF THE WALL CENTRELINES HAVE BEEN
ESTIMATED (DEDUCED) TO DETERMINE UNIT AREA

ALL AREAS ARE APPROXIMATE AND MAY CONTAIN COLUMNS
AND SERVICE DUCTS, WHICH ARE COMMON PROPERTY

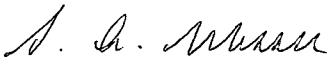
AREAS ARE SHOWN FOR THE PURPOSES OF THE UNITS PLAN
ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE

UNITS AND SUBSIDIARIES ARE SUBJECT TO THE PROVISIONS OF
SECTION 34 OF THE UNIT TITLE ACT 2001, WHERE APPLICABLE

The Anglican Church Property Trust Diocese of
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ACT Planning and Land Authority

Form 4

Land Titles (Units Titles) Act 1970

UNITS PLAN NO 4077

Block 9 Section 33 Division of REID

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASES OF UNITS ARE HELD

- | | | |
|------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TERM | 1. | The term of the lease of each of the units expires on the sixteenth day of May Two thousand and eighty six. |
| RENT | 2. | The rent reserved by and payable under the lease of each of the units is five cents per annum if and when demanded. |
| | 3. | Each Lessee of each of the Units Nos 1 - 92 inclusive covenants with the Planning and Land Authority ("the Authority") on behalf of the Commonwealth of Australia ("the Commonwealth") in respect of each Lessee's relevant unit as follows: <ul style="list-style-type: none">(a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;(b) to pay to the Authority or any statutory authority his proportion that is equal to the proportion the unit entitlement bears to the aggregate unit entitlement of all the units of any amounts payable by the Owners Corporation to the Authority or a statutory authority (but which has not been paid by the Owners Corporation within the required time under the provisions of any law of the Territory applicable to the unit or common property) and without limiting the generality thereof under the provisions of the <u>Planning and Development Act 2007</u> and the <u>Unit Titles Act 2001</u>; |

Sam


- | | |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE | <p>(c) To use Units 1 to 92 for the following purposes only:</p> <p>(i) Units 1 – 89 for residential use;</p> <p>(ii) Units 90 – 92 for one or more of the following:</p> <p style="margin-left: 40px;">(A) indoor recreation facility;</p> <p style="margin-left: 40px;">(B) offices;</p> <p style="margin-left: 40px;">PROVIDED THAT the combined maximum gross floor area for (A) and (B) does not exceed 780 square metres; and</p> <p style="margin-left: 40px;">Prior to the use of the premises for an indoor recreation facility a noise management plan is provided in accordance with clause 3(d);</p> |
| NOISE
MANAGEMENT | <p>(d) That the Lessee shall provide a noise management plan to the Environment Protection Authority or its successor, for assessment and approval prior to the alteration or construction of a building(s) on the parcel of land as listed in Clause 3(c) or the use of the parcel of land as listed in Clause 3(c). The noise management plan must be prepared by a person suitably qualified in the assessment of environmental noise and state that building(s) to be constructed on the premises, and/or the use of the premises comply with all relevant Australian standards and all legislation in force at that time and detail the design and siting, and construction methods which will be used to minimise the impact of noise generated from activities conducted on the premises;</p> |
| UNIT
SUBSIDIARY | <p>(e) Not to use any unit subsidiary to that unit as a habitation;</p> |
| SERVICE AREAS | <p>(f) That the Lessee shall screen and keep screened all service areas to the satisfaction of the National Capital Authority and the Authority and shall ensure that all plant and machinery contained within the unit is suitably screened from public view;</p> |
| BUILDING
SUBJECT TO
APPROVAL | <p>(g) That the Lessee shall not without the previous approval in writing of the National Capital Authority, except where exempt by law, erect any building on the parcel or make any structural alterations to the unit;</p> |
| REPAIR | <p>(h) That the Lessee shall at all times during the said term maintain repair and keep in repair the unit and any unit subsidiary to the satisfaction of the Authority excluding</p> |

Sam

[Signature]

any defined parts under the provisions of the Unit Titles Act 2001;

FAILURE TO
REPAIR

- (i) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the unit and any unit subsidiary the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the leased parcel is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter upon the leased parcel and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

- (j) To permit any person or persons authorised by the Authority to enter upon the unit or any unit subsidiary at all reasonable times and in any reasonable manner to inspect the unit;

RATES AND
CHARGES

- (k) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the unit as and when they are due for payment;

PRESERVATION
OF TREES

- (l) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
- (i) that has been identified in a development approval for retention during the period allowed for construction of the building;
- (ii) to which the Tree Protection Act 2005, applies;

MINERALS

- (m) All minerals on or in the unit and the right to the use, flow and control of ground water under the surface of the unit are reserved to the Territory.



4. The Commonwealth covenants with each of the Lessees of all the units as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the unit without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. It is mutually covenanted and agreed by the Commonwealth and each of the Lessees of all the units as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said unit is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE OF (b)
RENT

That acceptance of rent or other moneys by the Authority during or after any period referred to in Clause 5(a)(i), (ii) or (iii) shall not prevent or impede the exercise by the Authority of the powers conferred upon it by Clause 5(a);

FURTHER LEASE (c)

That any extension of terms for all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;

NOTICES

- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee




under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the Unit or at the registered office or last known address of the Lessee or affixed in a conspicuous position on the Unit;

EXERCISE OF
POWERS

- (e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
- (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

6. In this schedule unless the contrary intention appears:

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "building" means the existing building or buildings constructed on the parcel of land or any building or buildings constructed on the parcel of land to replace the same in accordance with the covenants of this lease together with all fixtures fittings (including floor coverings) plant amenities and appurtenances thereof and therein contained or thereon affixed or if the context so admits any part thereof owned by the Lessee;
- (c) "indoor recreation facility" means a recreation facility devoted to facilities and equipment for indoor recreation purposes, including squash courts, indoor sports stadium, fitness centre, gymnasium and the like;
- (d) "Lessee" shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a

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tenancy in common the persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy the persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

- (iii) where the Lessee is a corporation be deemed to include such corporation and its successors and assigns;
- (e) "National Capital Authority" includes any body, whether incorporated or unincorporated which from time to time exercises substantially the same powers as the powers which are at the date of the commencement of the lease exercised by the National Capital Authority under the Australian Capital Territory (Planning and Land Management) Act 1988 (Cth);
- (f) "office" means any premises used for the purpose of administration (including commercial and public administration), and clerical, technical, professional or like business activities;
- (g) "premises" means the parcel of land and any building or other improvements on the parcel of land;
- (h) "residential use" means the use of the parcel of land for the primary purpose of providing shelter for human habitation together with such outbuildings as are incidental to and ordinarily associated with the residential use of the parcel of land;
- (i) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (j) "unit" means the parcel of land and the building and other improvements constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;
- (k) "unit subsidiaries" has the same meaning as in the Unit Titles Act 2001;

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- (l) words in the singular include the plural and vice versa;
- (m) words importing one gender include the other genders;
- (n) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

Dated this 19th day of DECEMBER 2014.

A. A. Messer

SUSAN ANN MESSER

a delegate of the Planning and Land
Authority in exercising its functions



LESSEE: THE ANGLICAN CHURCH PROPERTY TRUST DIOCESE OF
CANBERRA AND GOULBURN by its attorney
Alfonso del Rio pursuant to power of Attorney
ACT Registration No. 0139571

Form 5

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO 4077

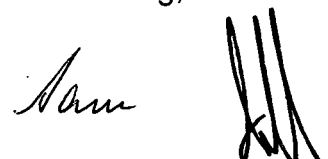
Block 9 Section 33 Division of REID

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH
THE LEASE OF THE COMMON PROPERTY IS HELD

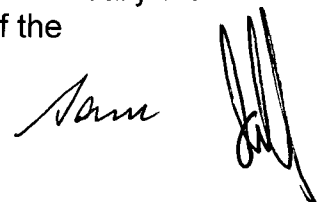
1. The term of the lease expires on the sixteenth day of May Two thousand and eighty six.
2. The rent reserved by and payable under the lease is five cents per annum if and when demanded.
3. The Owners - Units Plan No. 4077 ("the Owners Corporation") covenants with Planning and Land Authority ("the Authority") on behalf of the Commonwealth of Australia ("the Commonwealth") as follows:
 - (a) To pay to the Authority at Canberra the rent hereinbefore reserved within one month of the date of any demand made by the Authority relating thereto and served on the Owners Corporation;
 - (b) To use the common property for the purpose of carparking, landscaping, paving, lighting, storage areas, service areas, vehicular and pedestrian access and for any other purpose approved by the Owners Corporation PROVIDED THAT these uses are consistent with the permitted purposes of the units;
 - (c) Not to erect any building or make any structural alterations in any building or part of a building or other improvement on the common property without the previous approval in writing of the National Capital Authority, except where exempt by law;
 - (d) At all times during the term of the lease maintain repair and keep in repair to the satisfaction of the Authority all buildings parts of buildings landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives and all other improvements on the common property and without limiting the generality thereof to maintain repair and keep in good working order the services situated in or on the land forming the common property;



- (e) except where necessary for compliance with Clause 3(d) of this lease not to install any services or make any alterations in any of the services or any part of the services situated in or on the land forming the common property without the previous approval in writing of the Authority;
- (f) If and whenever the Owners Corporation is in breach of the Owners Corporation's obligations to maintain repair and keep in repair any building part of a building landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives or other improvements on the common property or to repair or keep in good working order the services or any parts thereof situated in or on the parcel of land forming the common property the Authority may by notice in writing to the Owners Corporation specifying the repairs and maintenance needed require the Owners Corporation to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the leased parcel is beyond reasonable repair the Authority may by notice in writing to the Owners Corporation require the Owners Corporation to remove the building or improvement and may require the Owners Corporation to construct a new building or improvement in place of that removed within the time specified in the notice. If the Owners Corporation does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter upon the leased parcel and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Owners Corporation to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Owners Corporation;
- (g) To permit any person or persons authorised by the Authority to enter upon the common property at all reasonable times and in any reasonable manner and inspect the common property and buildings parts of buildings services parts of services and improvements situated in or on the parcel of land forming the common property;
- (h) That the Owners Corporation shall screen and keep screened all service areas to the satisfaction of the National Capital Authority and the Authority and shall ensure that all plant and machinery contained within the common property is suitably screened from public view;
- (i) That the Owners Corporation shall not, without the previous consent in writing of the Territory, remove any tree:
 - (i) that has been identified in a development approval for retention during the period allowed for construction of the building;



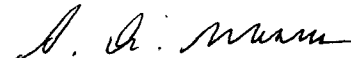
- (ii) to which the Tree Protection Act 2005, applies;
 - (j) All minerals on or in the common property and the right to the use, flow and control of ground water under the surface of the common property are reserved to the Territory.
4. It is mutually covenanted and agreed by the Commonwealth of Australia and the Owners Corporation as follows:
- (a) That if the common property is at any time not used for a period of one year for the purpose for which this lease is granted the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Owners Corporation in respect of any breach of the covenants on the part of the Owners Corporation to be observed or performed;
 - (b) That any extension of terms for all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;
 - (c) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory as the case may be by:
 - (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.
5. In this schedule unless the contrary intention appears:
- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
 - (b) "building" means the existing building or buildings constructed on the parcel of land or any building or buildings constructed on the land to replace the same in accordance with the covenants of this lease together with all fixtures fittings (including floor coverings) plant amenities and appurtenances thereof and therein contained or thereon affixed or if the context so admits any part thereof owned by the Lessee;
 - (c) "National Capital Authority" includes any body, whether incorporated or unincorporated which from time to time exercises substantially the same powers as the powers which are at the date of the



commencement of the lease exercised by the National Capital Authority under the Australian Capital Territory (Planning and Land Management) Act 1988 (Cth);

- (d) "owners corporation" means the body corporate under the name of 'The Owners - Units Plan No. 4077';
- (e) "premises" means the parcel of land and any building or other improvements on the parcel of land;
- (f) "services" means hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants together with all necessary appurtenances;
- (g) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (Cth);
- (h) "unit" means the parcel of land and the building and other improvements constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;
- (i) words in the singular include the plural and vice versa;
- (j) words importing one gender include the other genders;
- (k) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

Dated this 19th day of DECEMBER 2014.



SUSAN ANN MESSER

a delegate of the Planning and Land
Authority in exercising its functions



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