

PT 2
(CY)

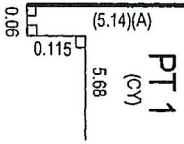
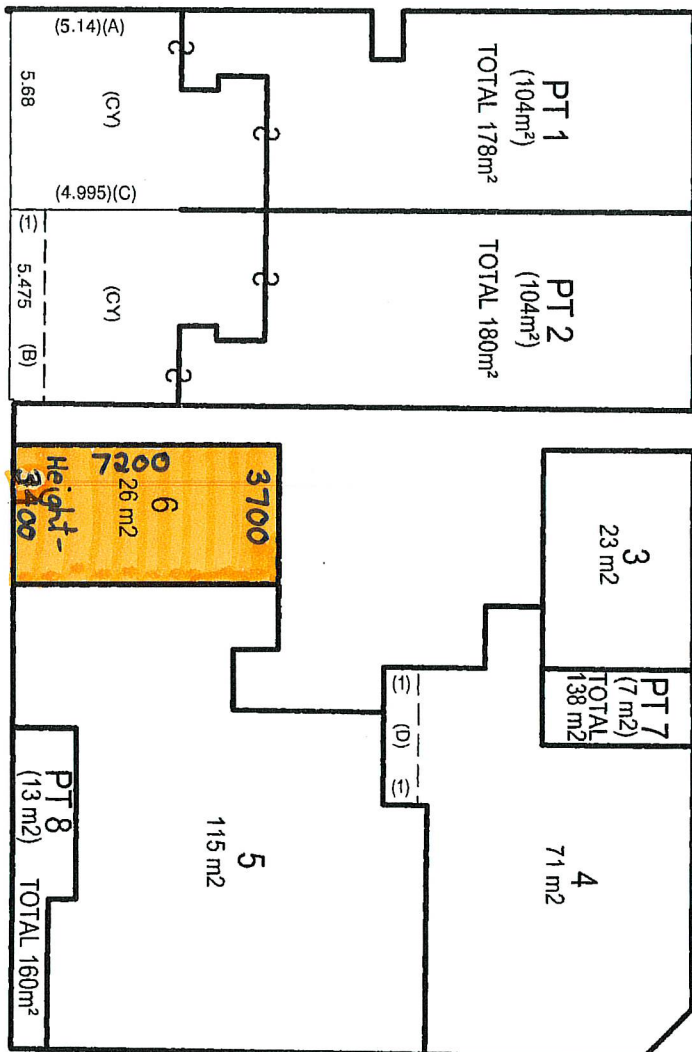
(0.6)

NORTH FACE OF
BRICK NIB WALL

(B)

5.475

0.14

DIAGRAM 'C'
NOT TO SCALEDIAGRAM 'D'
NOT TO SCALE**GROUND FLOOR**REFER
DIAGRAM 'D'REFER
DIAGRAM 'C'

(CY) ... DENOTES COURTYARD
THE STRATUM OF THE COURTYARDS EXTENDS BETWEEN 25 BELOW AND
100 ABOVE THE UPPER TIMBER SURFACE OF THE GROUND FLOOR OF THE
RESPECTIVE ADJOINING UNIT EXCEPT WHERE COVERED.

AREAS SHOWN ARE FOR THE PURPOSE OF THE
STRATA SCHEMES (FREEHOLD DEVELOPMENT)
ACT 1973 AND ARE APPROXIMATE ONLY.

- (A) ... EASTERN FACE OF RENDERED BRICK WALL
(B) ... RIGHT OF ACCESS 1.0 WIDE AND VARIABLE
(C) ... PROLONGATION OF CENTRE OF BRICK DIVIDING WALL
(D) ... RIGHT OF ACCESS 1.0 WIDE

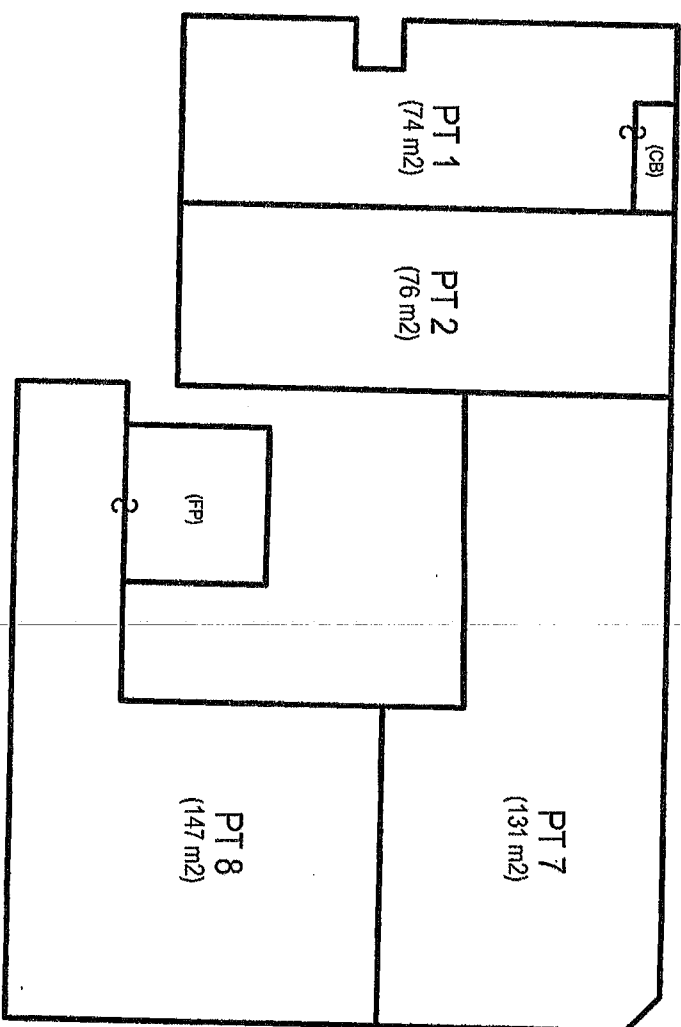
Surveyor: RICHARD SCOTT MULDOON
Surveyor's Ref.: 11573
Subdivision No.: S1834/11
Lengths are in metres. Reduction Ratio 1:150
Table of mm



Registered
7.7.2011

SP85562

FIRST FLOOR



(CB) ... DENOTES COVERED BALCONY
 (FP) ... DENOTES PARTLY COVERED FIRST FLOOR PATIO
 THE STRUTUM OF THE FIRST FLOOR PATIO EXTENDS TO A HEIGHT OF 3.0M
 ABOVE THE UPPER TIMBER SURFACE OF THE FIRST FLOOR OF ITS
 RESPECTIVE ADJOINING UNIT EXCEPT WHERE COVERED.

AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

MG

Surveyor : RICHARD SCOTT MULDOON
Surveyor's Ref. : 11573
Subdivision No. : S1834/11
Lengths are in metres. Reduction Ratio 1:1500

Registered

7.7.2011

SP85562

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners - Strata Plan No 85562
No 67 King Street
Newcastle NSW 2300



SP85562 S

Use Only

Registered: 7.7.2011



Office Use Only

Purpose: STRATA PLAN

PLAN OF SUBDIVISION OF LOT 100 DP 1150930

The adopted by laws for the scheme are:-

* ~~MIXED USE~~ Model By-laws.

* ~~together with, Keeping of animals, Option A/B/C~~

* By-laws in ~~.....~~ sheets filed with plan: ~~By Laws 11 3~~

* strike out whichever is inapplicable

* Insert the type to be adopted (Schedule 1 SSM Regulation 2005)

SHEET 15 FILED WITH PLAN

Strata Certificate (Approved Form 5)

(1) *The Council of NEWCASTLE CITY
*The Accredited Certifier.....

Accreditation No.....

has made the required inspections and is satisfied that the requirements of;

* (a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and clause 29A Strata Schemes (Freehold Development) Regulation 2007,

* (b) ~~Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2007,~~

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

* (2) ~~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.~~

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

* (4) The building encroaches on a public place and;

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

KING STREET AND BOLTON STREET

* (b) ~~The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force that allows the encroachment.~~

* (5) ~~This approval is given on the condition that lot(s) are created as utility lots in accordance with Section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.~~

Date: 07/06/2011

Subdivision No. S1834711

Relevant Development Consent No. 11/0431

Issued by: THE CITY OF NEWCASTLE

C. Mansfield
Authorised Person/General Manager/Accredited Certifier

* Strike through if inapplicable.

* Insert lot numbers of proposed utility lots.

LGA: NEWCASTLE

Locality: NEWCASTLE

Parish: NEWCASTLE

County: NORTHUMBERLAND

Surveyor's Certificate (Approved Form 3)

I, RICHARD SCOTT MULDOON
of PO BOX 260 ADAMSTOWN 2289

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

(1) Each applicable requirement of

* Schedule 1A to the Strata Schemes (Freehold Development) Act 1973 has been met

* ~~Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986 has been met~~

* (2) * (a) the building encroaches on a public place;

* (b) ~~the building encroaches on land (other than a public place), and an~~

~~appropriate easement has been created by A.....to~~

~~permit the encroachment to remain.~~

* (3) the survey information recorded in the accompanying location plan is accurate.

Signature: R. Muldoon

Date: 5-4-2011

* Strike through if inapplicable

* Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement

SURVEYORS REFERENCE: 11573

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

STRATA PLAN FORM 3 (PART 2)

WARNING : Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 100 DP 1150930

Use Only

SP85562

Registered: 7.7.2011

Office Use Only

Strata Certificate Details: Subdivision No: S1834/11

Date: 07/06/2011

SCHEDULE OF UNIT ENTITLEMENT

(If insufficient space use additional annexure sheet)

LOT NO	UNIT ENTITLEMENT
1	21
2	21
3	4
4	7
5	11
6	1
7	16
8	19
AGGREGATE	100

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(If insufficient space use additional annexure sheet)

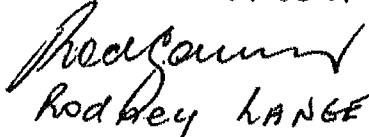
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED AND SECTION 7(3) OF THE STRATA (FREEHOLD DEVELOPMENT) ACT 1973 IT IS INTENDED TO CREATE:

1. RIGHT OF ACCESS 1.0 WIDE AND VARIABLE
2. RIGHT OF ACCESS 1.0 WIDE



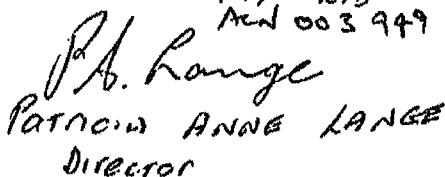
PHILIP T JONES
SOLE DIRECTOR/SEC.

DESIGNBILT PTY LTD
ACN 096 209 657.



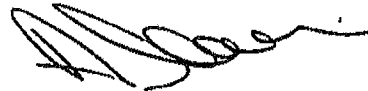
RODNEY LANGE

DIRECTOR
FIXTAR PTY LTD
ACN 003 949 399



PATRICIA ANNE LANGE
DIRECTOR

FIXTAR PTY LTD



AMANDA MACRAE
DIRECTOR
MACGRO PTM LTD
ACN 111 039 322.



DAVID GRAVES
DIRECTOR
MACGRO PTM LTD

SURVEYORS REFERENCE: 11573

LOCATION PLAN

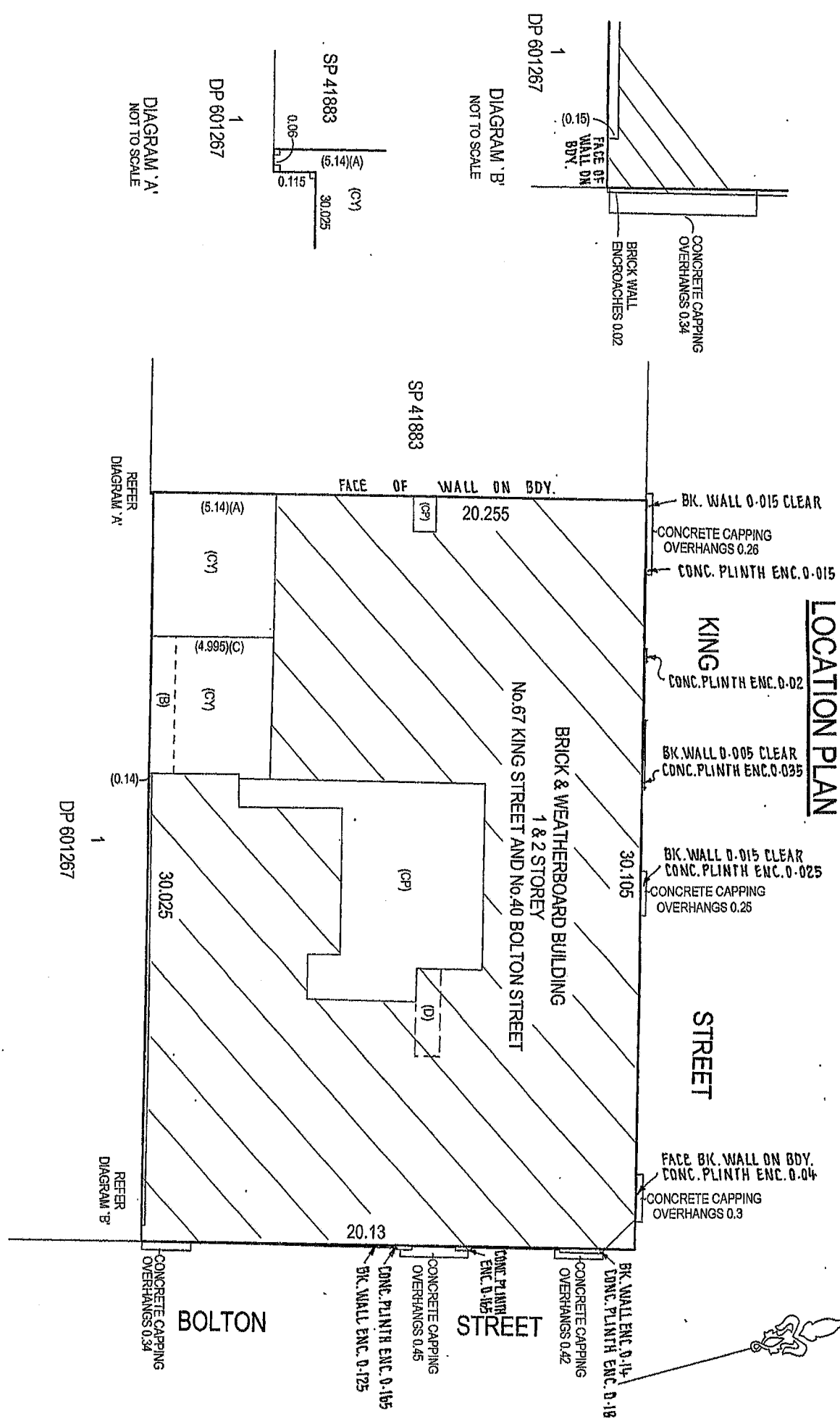


DIAGRAM 'B'
NOT TO SCALE

DIAGRAM 'A'
NOT TO SCALE

- (A) - EASTERN FACE OF RENDERED BRICK WALL
- (B) - RIGHT OF ACCESS 1.0 WIDE AND VARIABLE
- (C) - PROLONGATION OF CENTRE OF BRICK DIVIDING WALL
- (D) - RIGHT OF ACCESS 1.0 WIDE
- (CP) - DENOTES COMMON PROPERTY
- (CY) - DENOTES COURTYARD

REFER
DIAGRAM 'A'

REFER
DIAGRAM 'B'

Surveyor: RICHARD SCOTT MULDOON
 Surveyor's Ref.: 11573
 Subdivision No.: S1834/11
 Lengths are in metres. Reduction Ratio 1:150



10	20	30	40	50	60	70	80	90	100	110	120	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390
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