

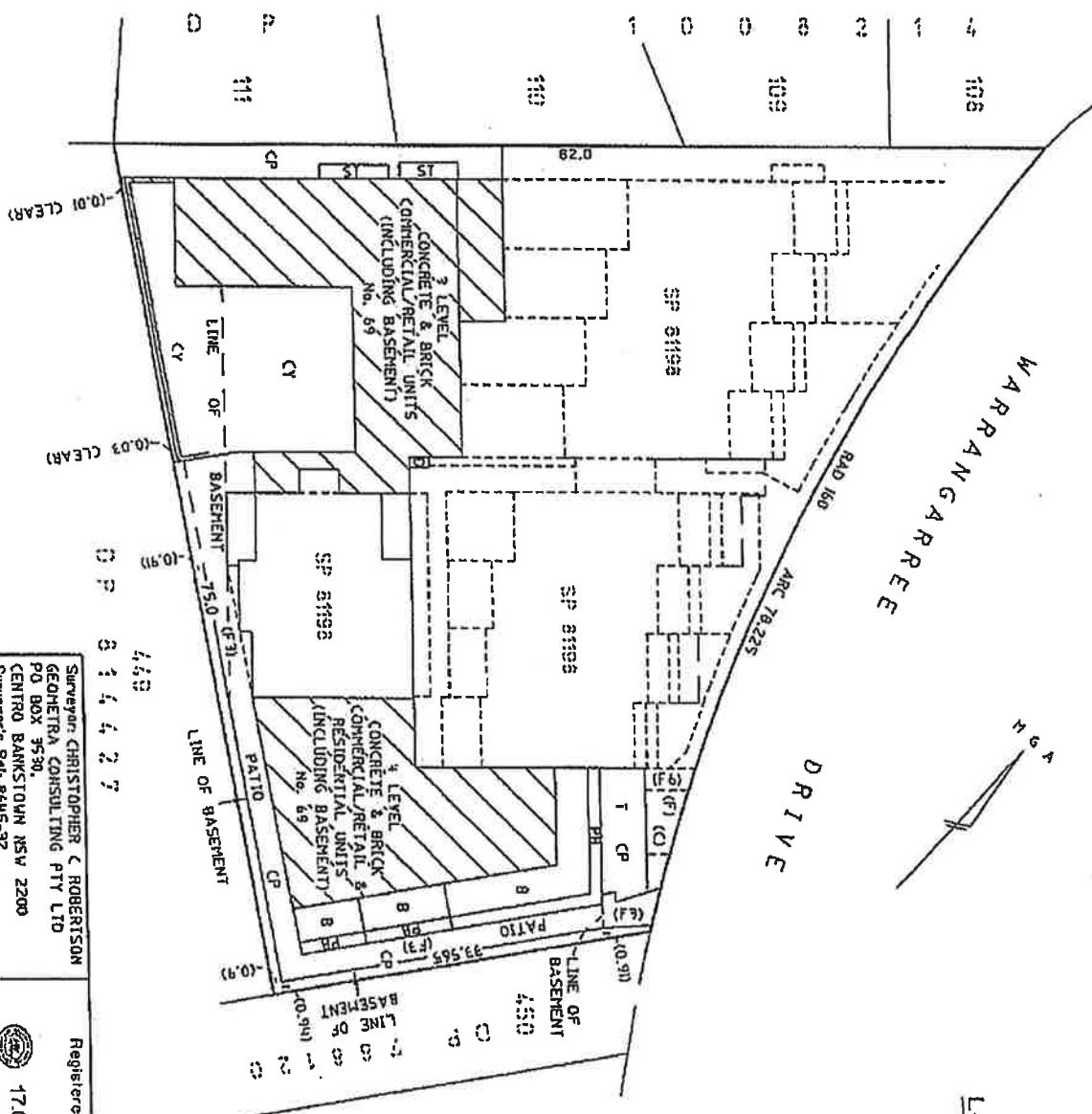
STRATA PLAN FORM 2 (A3)

SP90463

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

of Plan Sheet 1 of 2 Layers

10 20 30 40 50 60 70 80 90 100 110 120 130 140



LOCATION DETAILS

- D DENOTES DUCT (CP)
- B DENOTES BALCONY
- T DENOTES TERRACE
- CY DENOTES COURTYARD
- PB DENOTES PLANTER BOX
- ST DENOTES STAIRS (CP)
- CP DENOTES COMMON PROPERTY

EASEMENTS CREATED BY DP 110574

- (C) RIGHT OF VEHICULAR ACCESS, VARIABLE WIDTH (LIMITED IN STRATUM)
- (F) RIGHT OF PEDESTRIAN ACCESS, VARIABLE WIDTH (LIMITED IN STRATUM)
- (F3) RIGHT OF PEDESTRIAN ACCESS, LIMITED IN STRATUM
- (F4) RIGHT OF PEDESTRIAN ACCESS, 2 WIDE (LIMITED IN STRATUM)

SURVEYOR CHRISTOPHER C ROBERTSON
 GEOMETRA CONSULTING PTY LTD
 PO BOX 9530,
 CENTRO BANKSTOWN NSW 2200
 Surveyor's Ref: 8845-32
 Subdivision No: 17/SC4/14
 Heights are in metres, Reduction Ratio 1:400



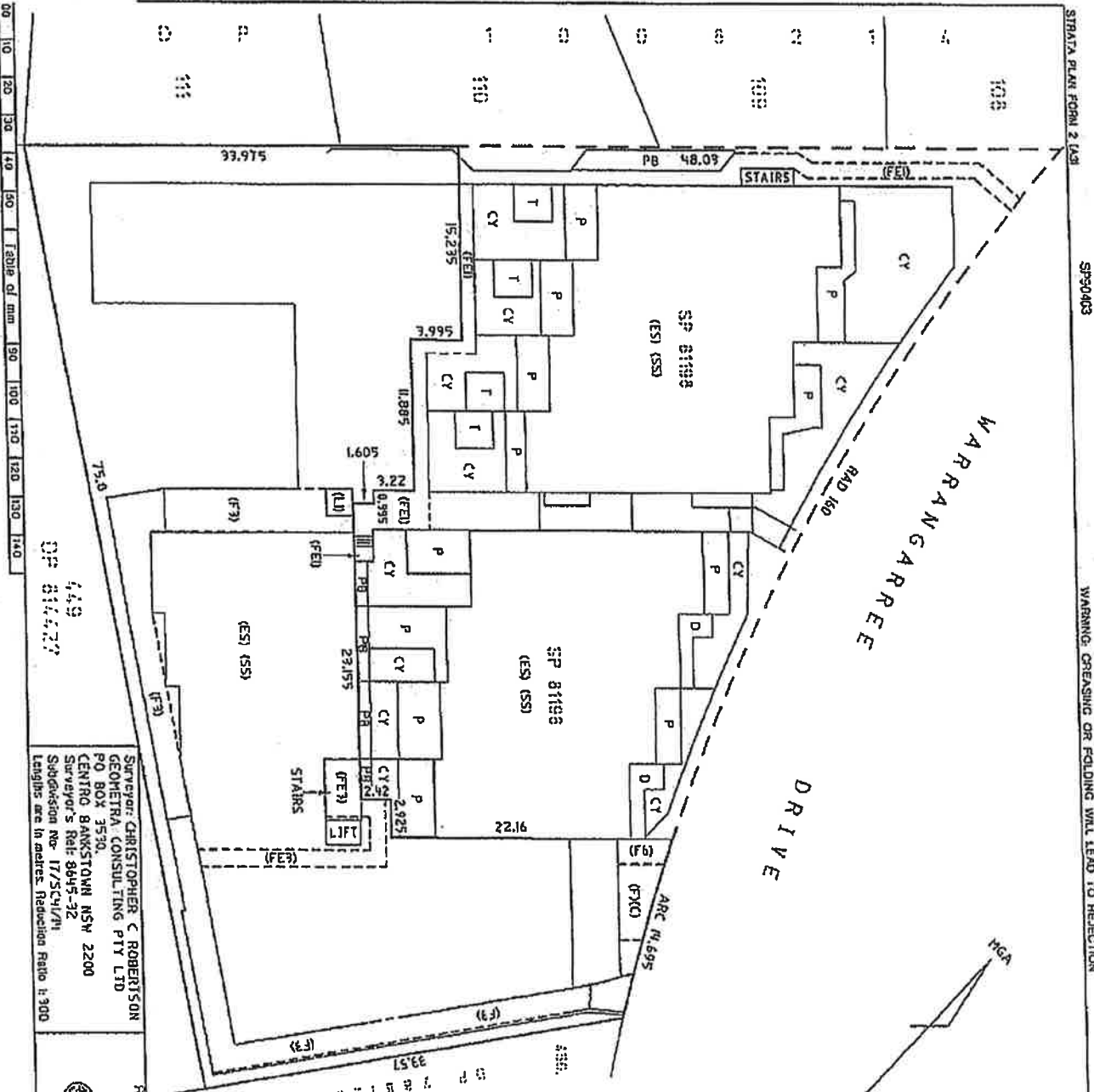
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 17.03.2016

SP90463

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Sheet 3 of 6 sheets



LOCATION DETAILS - LEVEL TWO (GROUND)

- CY DENOTES COURTYARD
- PB DENOTES PLANTER BOX
- T DENOTES TERRACE
- D DENOTES TIMBER DECK
- P DENOTES PATIO

EASEMENTS CREATED BY DP 1190574

- (FEF) RIGHT OF PEDESTRIAN ACCESS FOR FIRE EXIT USE ONLY, 1.1 WIDE & VARIABLE WIDTH (LIMITED IN STRUTUM)
- (ES) EASEMENT FOR SERVICES OVER THE ENTIRETY OF EACH LOT
- (SS) EASEMENT FOR SUPPORT & SHELTER OVER THE ENTIRETY OF EACH LOT
- (C) RIGHT OF VEHICULAR ACCESS, VARIABLE WIDTH (LIMITED IN STRUTUM)
- (L) RIGHT TO USE LIFT, 2.0 WIDE (LIMITED IN STRUTUM)
- (F) RIGHT OF PEDESTRIAN ACCESS, VARIABLE WIDTH (LIMITED IN STRUTUM)
- (F3) RIGHT OF PEDESTRIAN ACCESS, 1.0 WIDE & VARIABLE WIDTH (LIMITED IN STRUTUM)
- (F6) RIGHT OF PEDESTRIAN ACCESS, 2 WIDE (LIMITED IN STRUTUM)

EASEMENTS CREATED BY DP 1152918

- (FEF3) RIGHT OF PEDESTRIAN ACCESS FOR FIRE EXIT USE ONLY, VARIABLE WIDTH (LIMITED IN STRUTUM)

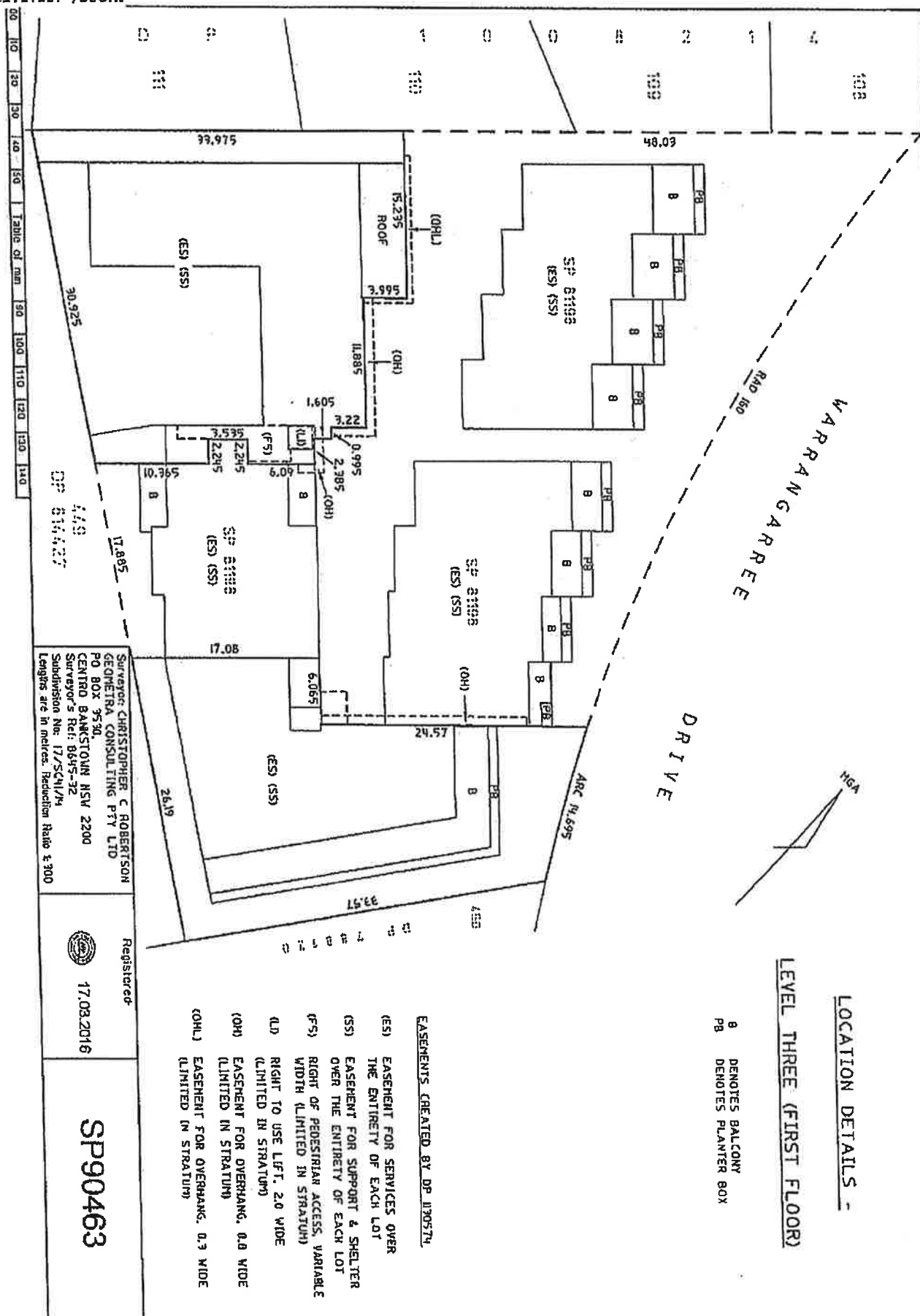
Surveyor: CHRISTOPHER C ROBERTSON
 GEOMETRIA CONSULTING PTY LTD
 PO BOX 3530
 CENTRO BANKSTOWN NSW 2200
 Surveyor's Ref: 8645-32
 Subdivision No: 17/5C4/74
 Lengths are in metres. Reduction Ratio 1:300



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 17.03.2016

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Scale of mm 30 100 150 200 250 300 350 400 450 500 550 600 650 700 750 800 850 900 950 1000 1100 1200 1300 1400



L DENOTES RIGHT ANGLE

364



STRATA PLAN FORM 2 (43)

SP90463

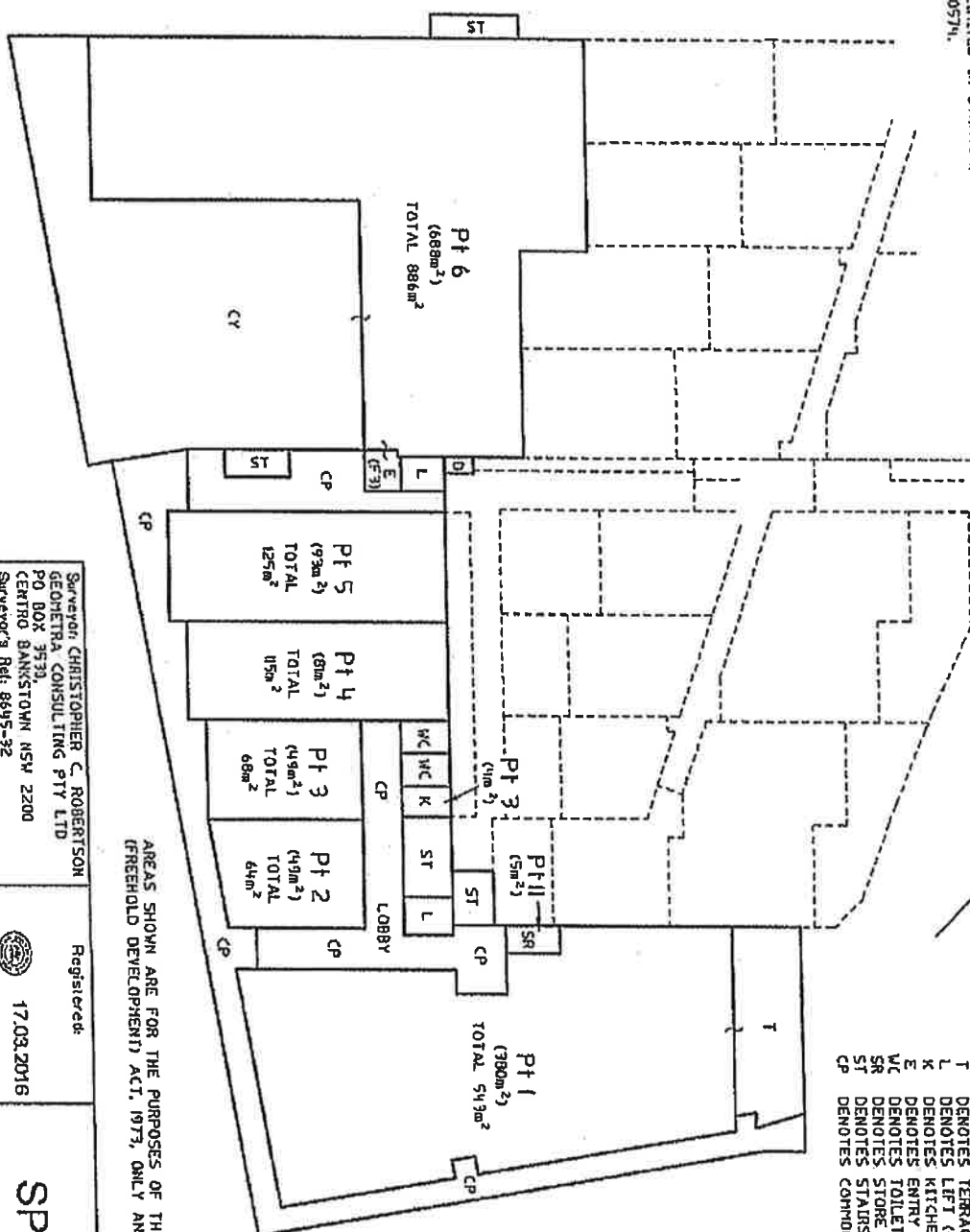
WARNING: CRENELLING OR FOLDING WILL LEAD TO REJECTION

SP90463 Sheet 6 of 6 Areas

THE TERRACE IS LIMITED IN STRATUM TO 2.8 ABOVE THE UPPER SURFACE OF ITS FLOOR UNLESS COVERED WITHIN THAT LIMIT
 THE COURTYARD IS LIMITED IN STRATUM TO 1.0 BELOW AND 3.0 ABOVE THE UPPER SURFACE OF ITS ADJOINING MAIN GROUND FLOOR UNLESS HARDBOUND SURFACED OR COVERED WITHIN THAT LIMIT
 (F3) RIGHT OF PEDESTRIAN ACCESS, 1.0 WIDE & VARIABLE WIDTH LIMITED IN STRATUM, CREATED BY DP 110574.

FLOOR PLAN LEVEL 2 (GROUND FLOOR)

- D DENOTES DUCT (CP)
- T DENOTES TERRACE
- L DENOTES LIFT (CP)
- K DENOTES KITCHEN
- E DENOTES ENTRY
- WC DENOTES TOILET (CP)
- SR DENOTES STORE ROOM
- ST DENOTES STAIRS (CP)
- CP DENOTES COMMON PROPERTY



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

Surveyor: CHRISTOPHER C. ROBERTSON
 GEOMETRIA CONSULTING PTY LTD
 PO BOX 35731
 CENTRAL BANKSTOWN NSW 2200
 Surveyor's Ref: 8645-32
 Subdivision No: 17/SC41/74
 Lengths are in metres. Reduction Ratio 1:250



Registered
 17.03.2016

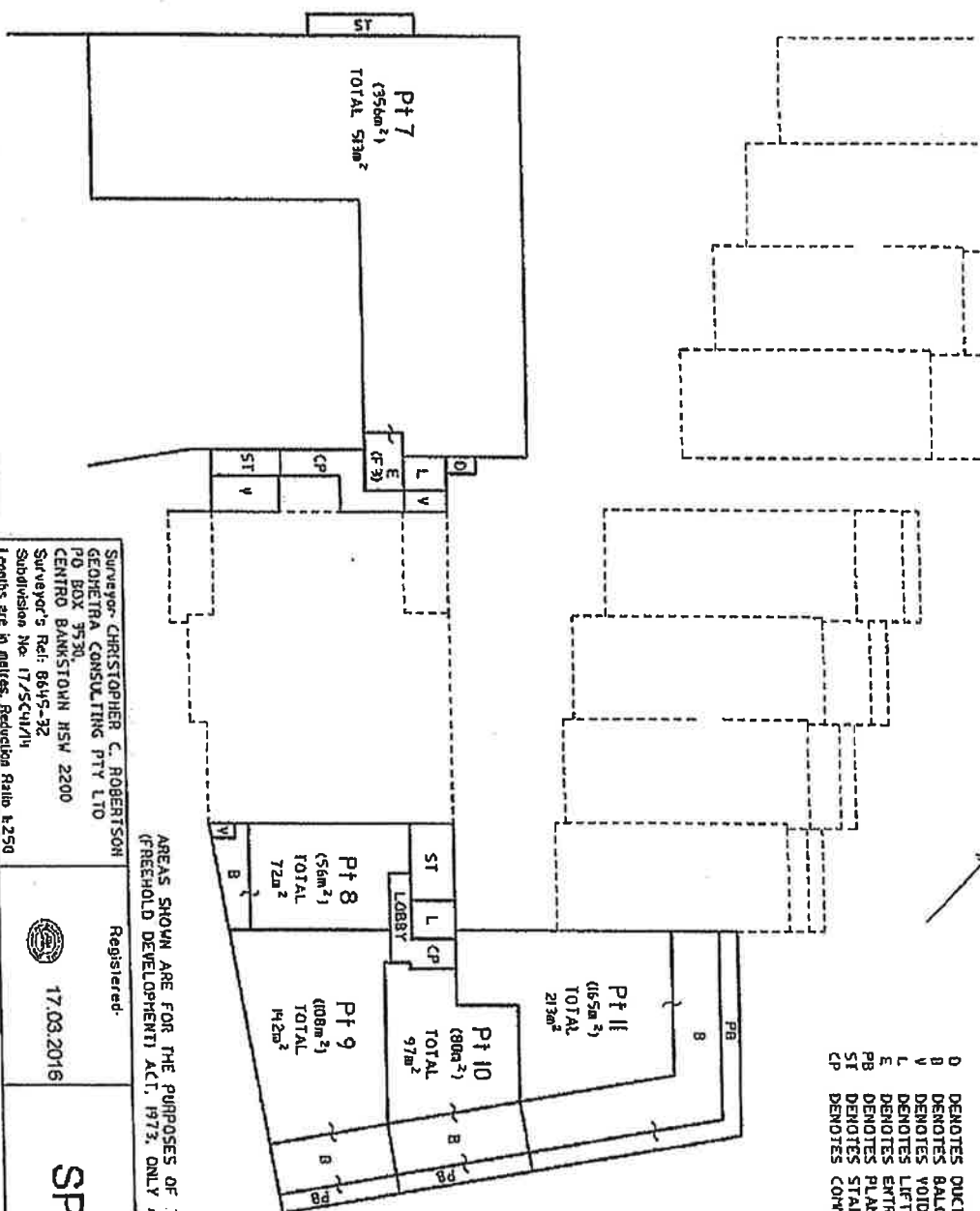
SP90463

Table of mm 30 40 50 60 70 80 90 100 110 120 130 140

BALCONIES & PLANTER BOXES ARE LIMITED IN STRATUM TO 2.8 ABOVE
 THE UPPER SURFACE OF THEIR FLOORS UNLESS COVERED WITHIN THAT LIMIT
 (F3) RIGHT OF PEDESTRIAN ACCESS, 1.0 WIDE &
 VARIABLE WIDTH (LIMITED IN STRATUM)
 CREATED BY DP 890574.

FLOOR PLAN
LEVEL 3 (1ST FLOOR)

D DENOTES DUCT (CP)
 B DENOTES BALCONY
 V DENOTES VOID (CP)
 L DENOTES LEFT (CP)
 E DENOTES ENTRY
 PB DENOTES PLANTER BOX
 ST DENOTES STAIRS (CP)
 CP DENOTES COMMON PROPERTY



Surveyor: CHRISTOPHER C. ROBERTSON
 GEOHETRA CONSULTING PTY LTD
 PO BOX 3530
 CENTRO BANKSTOWN NSW 2200
 Surveyor's Ref: 8645-32
 Subdivision No: 17/SC4/14
 Lengths are in metres. Reduction Ratio 1:250



17.03.2016

SP90463

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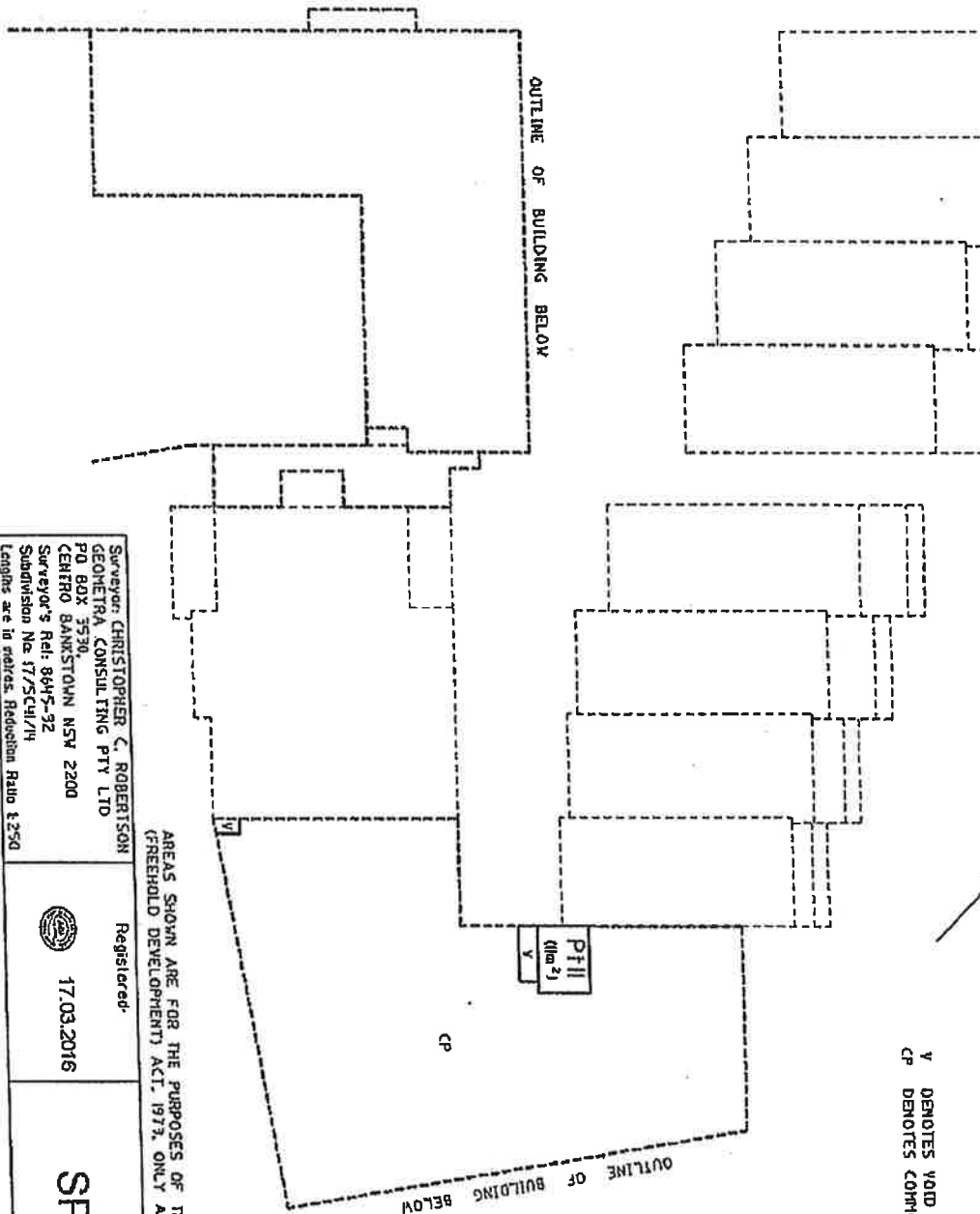
STRATA PLAN FORM 2 (A3)

SP90463

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

aPlan Sheet 8 of 8 2016

80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540 560 580 600 620 640 660 680 700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000



V DENOTES VOID (CP)
 CP DENOTES COMMON PROPERTY

SURVEYOR CHRISTOPHER C. ROBERTSON
 GEOMETRA CONSULTING PTY LTD
 PO BOX 5530
 CENTRAL BANKSTOWN NSW 2200
 Surveyor's Ref: 8645-32
 Subdivision No 17/SCM/14
 Lengths are in metres. Reduction Ratio 1:250



Registered
 17.03.2016

SP90463

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

STRATA PLAN FORM 3 (PART 1) (2012) WARNING: Creasing or folding will lead to rejection

ePlan

STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
Office Use Only		Office Use Only
Registered:  17.03.2016 Purpose: STRATA PLAN	SP90463	
PLAN OF SUBDIVISION OF LOT 2 IN DP 1130574	LGA: SUTHERLAND SHIRE Locality: WORONORA HEIGHTS Parish: SUTHERLAND County: CUMBERLAND	
Strata Certificate (Approved Form 5) (1) The Council of The Accredited Certifier: <u>IAN BAKER</u> Accreditation number: <u>BPA 0017</u> 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 2012, (b) Section 55 or 55A Strata Schemes (Leasehold Development) Act 1988 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2012; have been complied with and approves 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 usage 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 (b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment. (5) This approval is given on the condition that lot(s) ^A 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 1988. Date: <u>10 SEPTEMBER 2014</u> Subdivision number: <u>17/SC41/14</u> Relevant Development Consent number: <u>17/SDC25/14</u> Issued by: <u>IAN BAKER</u> Signature:  Accredited Person / General Manager / Accredited Certifier * Strike through if inapplicable. ^A Insert lot numbers of proposed utility lots.		Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only) The Owners – Strata Plan No 67 Warrangarree Drive, Woronora Heights, NSW, 2233 The adopted by-laws for the scheme are: * A <u>MIXED USE</u> Model By-laws * together with, Keeping of animals: Option <u>34</u> B/16 * By-laws in _____ sheets filed with plan. * Strike through if inapplicable ^A Insert the type to be adopted (Schedules 2-7 Strata Schemes Management Regulation 2010)
Surveyor's Certificate (Approved Form 3) I, CHRISTOPHER C ROBERTSON of GEOMETRA CONSULTING P/L PO BOX 3530 CENTRO BANKSTOWN NSW 2200 a surveyor registered under the Surveying and Spatial Information Act 2002, hereby certify that: (1) Each applicable requirement of * Schedule 1A of the Strata Schemes (Freehold Development) Act 1973 has been met * Schedule 1A of the Strata Schemes (Leasehold Development) Act 1988 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:  Date: <u>3/9/14</u> * Strike through if inapplicable. ^A Insert the deposited plan number or dealing number of the instrument that created the easement		
Signatures, Seals and Section 88B Statements should appear on STRATA PLAN FORM 3A		SURVEYOR'S REFERENCE: 8645-32

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

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STRATA PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheet(s)																										
Registered:  Office Use Only 17.03.2016 PLAN OF SUBDIVISION OF LOT 2 IN DP 1130574 Subdivision Certificate number: <u>17/SC.4.1/14</u> Date of endorsement: <u>10 SEPTEMBER 2014</u>	SP90463 This sheet is for the provision of the following information as required: - A Schedule of Unit Entitlements. - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919. - Signatures and seals - see 195D Conveyancing Act 1919. - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.																											
SCHEDULE OF UNIT ENTITLEMENT																												
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">LOT NO:</th> <th style="padding: 5px;">U/E</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td><td style="text-align: center;">135</td></tr> <tr><td style="text-align: center;">2</td><td style="text-align: center;">34</td></tr> <tr><td style="text-align: center;">3</td><td style="text-align: center;">33</td></tr> <tr><td style="text-align: center;">4</td><td style="text-align: center;">62</td></tr> <tr><td style="text-align: center;">5</td><td style="text-align: center;">70</td></tr> <tr><td style="text-align: center;">6</td><td style="text-align: center;">311</td></tr> <tr><td style="text-align: center;">7</td><td style="text-align: center;">154</td></tr> <tr><td style="text-align: center;">8</td><td style="text-align: center;">42</td></tr> <tr><td style="text-align: center;">9</td><td style="text-align: center;">55</td></tr> <tr><td style="text-align: center;">10</td><td style="text-align: center;">43</td></tr> <tr><td style="text-align: center;">11</td><td style="text-align: center;">61</td></tr> <tr> <td style="text-align: center;">TOTAL</td> <td style="text-align: center;">1000</td> </tr> </tbody> </table>			LOT NO:	U/E	1	135	2	34	3	33	4	62	5	70	6	311	7	154	8	42	9	55	10	43	11	61	TOTAL	1000
LOT NO:	U/E																											
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7	154																											
8	42																											
9	55																											
10	43																											
11	61																											
TOTAL	1000																											
PURSUANT TO SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE : 1. EASEMENT FOR USE OF AIR CONDITIONING SYSTEM AND COMPRESSORS, VARIABLE WIDTH SHOWN AS (A) 2. EASEMENT FOR USE OF AIR CONDITIONING SYSTEM AND COMPRESSORS, VARIABLE WIDTH SHOWN AS (B) 3. EASEMENT FOR SERVICES, VARIABLE WIDTH SHOWN AS (C)																												
If space is insufficient use additional annexure sheet.																												
Surveyor's Reference: 8645-32																												

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

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STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Registered:



17.03.2016

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PLAN OF SUBDIVISION OF LOT 2 IN
DP 1130574

SP90463

Subdivision Certificate number: 17/5541/14

Date of endorsement: 10 SEPTEMBER 2014

This sheet is for the provision of the following information as required:

- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919.
- Signatures and seals - see 195D Conveyancing Act 1919.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SIGNATURES & SEALS

JOELAY HOLDINGS (AUST) PTY LTD

A.C.N 155 359 872

Melhem Kazzour

SOLE DIRECTOR (Print Full Name)

& SECRETARY

SOLE DIRECTOR (Signature)

& SECRETARY

SECRETARY (Print Full Name)

SECRETARY (Signature)

SIGNED on behalf of
WESTPAC BANKING CORPORATION
by its attorney(s) under power of attorney
dated 17 January 2001 registered book 4299
no 332. By executing this document the
attorney states that they have received no
notice of revocation of the power of attorney,
in the presence of

Attorney Signature
Name and Address of Attorney (print)

Witness Signature
Name and Address of Witness (print)

RAYMOND LEUNG
LEVEL 5, 2-14 MEREDITH ST
BANKSTOWN NSW 2200

KARTHAAL PANDITA
TIER 3

MORTGAGEE

BY ITS EXECUTION, CONSENTS TO THE REGISTRATION OF THIS DOCUMENT

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 8645-32