

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

All conditions of Approval have been satisfied. Council Clerk's Certificate may be affixed.

Office Use Only

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Registered:

Purpose:

FILE COPY

PLAN OF SUBDIVISION OF LOT 1160 IN DP1171491

LGA: PENRITH

Locality: PENRITH

Parish: CASTLEREAGH

County: CUMBERLAND

Strata Certificate (Approved Form 5)

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

- (1) *The Council of
- *The Accredited Certifier:
- Accreditation number:

The Owners – Strata Plan
No19 Sydney Smith Drive
Penrith, NSW 2750

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 66 or 66A *Strata Schemes (Leasehold Development) Act 1986* and clause 30A of the *Strata Schemes(Leasehold Development) Regulation 2012*,

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

The adopted by-laws for the scheme are:

- * Residential Model By-laws
- * together with, Keeping of animals: Option ~~A~~*B/C
- * By-laws in _____ sheets filed with plan.

* Strike through if inapplicable

^ Insert the type to be adopted (*Schedules 2 - 7 Strata Schemes Management Regulation 2010*)

- *(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

- *(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) ^..... 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:

Subdivision number:

Relevant Development Consent number:

Issued by:

Signature:

Authorised Person /General Manager/Accredited Certifier

* Strike through if inapplicable.

^ Insert lot numbers of proposed utility lots.

Surveyor's Certificate (Approved Form 3)

I, MALCOLM JOHN CORK.....

of Donovan Associates 15 Parkes St, Parramatta 2150.....

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 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 ^..... to permit the encroachment to remain.~~

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

Signature: *Malcolm Cork*

Date: *9/6/2015*

* Strike through if inapplicable.

^ 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: 279035

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

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**PLAN OF SUBDIVISION OF LOT 1160 IN
DP1171491**

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.

Subdivision Certificate number:

Date of endorsement:

LOT No.	UNIT ENTITLEMENT
1	712
2	288
AGG	1000

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If space is insufficient use additional annexure sheet.

Surveyor's Reference: 279035