

draft

STRATA PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

STRATA CERTIFICATE

Name of Council/Accredited Certifier:
being satisfied that the requirements of the
Strata Schemes (Freehold Development) Act 1973
Strata Schemes (Leasehold Development) Act 1986
have been complied with, approves all the proposed
strata plan.

strata plan of subdivision
illustrated in the enclosure 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 steps 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 lot/s designed to be used primarily for the storage or
accommodation of boats, motor vehicles or goods and not for human
occupation or 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, or referred
to in section 39 of the Strata Schemes (Freehold Development)
Act 1973 or section 63 of the Strata Schemes (Leasehold
Development) Act 1986.

Date: _____

Subdivision No. _____

Accreditation No. _____

Relevant Development Consent No. _____

Issued by: _____

Authorised Person/General Manager/Accredited Certifier

*Complete, or delete if applicable.

SURVEYOR'S CERTIFICATE

MARTIN YAMENG XU

of M. Y. XU & Co.

P.O. BOX 83 NARWEEN NSW 2209

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

(1) each applicable requirement of Schedule 3A to the Strata
Schemes (Freehold Development) Act 1973 or Schedule 3A
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) in respect of which encroachment is appropriate
statement

has been created by _____

is to be created under section 580 of the Surveying
Act 1998

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

Signature: _____

Date: _____

*Delete if inapplicable.

*State whether desktop or plan, and quote registered number.

THIS IS SHEET 1 OF MY PLAN IN 4 SHEETS.

*MIXED USE: Model By-laws adopted for this scheme

Keeping of Animals: Option A/B/C

*Schedule of By-laws in _____ sheets filed with plan

*No By-laws apply

*Strike out whichever is inapplicable

PLAN OF SUBDIVISION OF LOT 1 IN D.P.

LGA: SYDNEY

Suburb/Locality: CHIPPENDALE

Parish: ALEXANDRIA

County: CUMBERLAND

Name of, and *address for
services of notices on, the
owners corporation
*Address required on
original strata plan only.

THE OWNERS STRATA PLAN
136-144 ABERCROMBIE STREET
CHIPPENDALE

ISSUE-1

Registered:

Purpose: STRATA PLAN

Ref. Map:

Last Plan:

FOR LOCATION PLAN SEE SHEET 2

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

BBB INSTRUMENT MAY BE ATTACHED TO THE PLAN

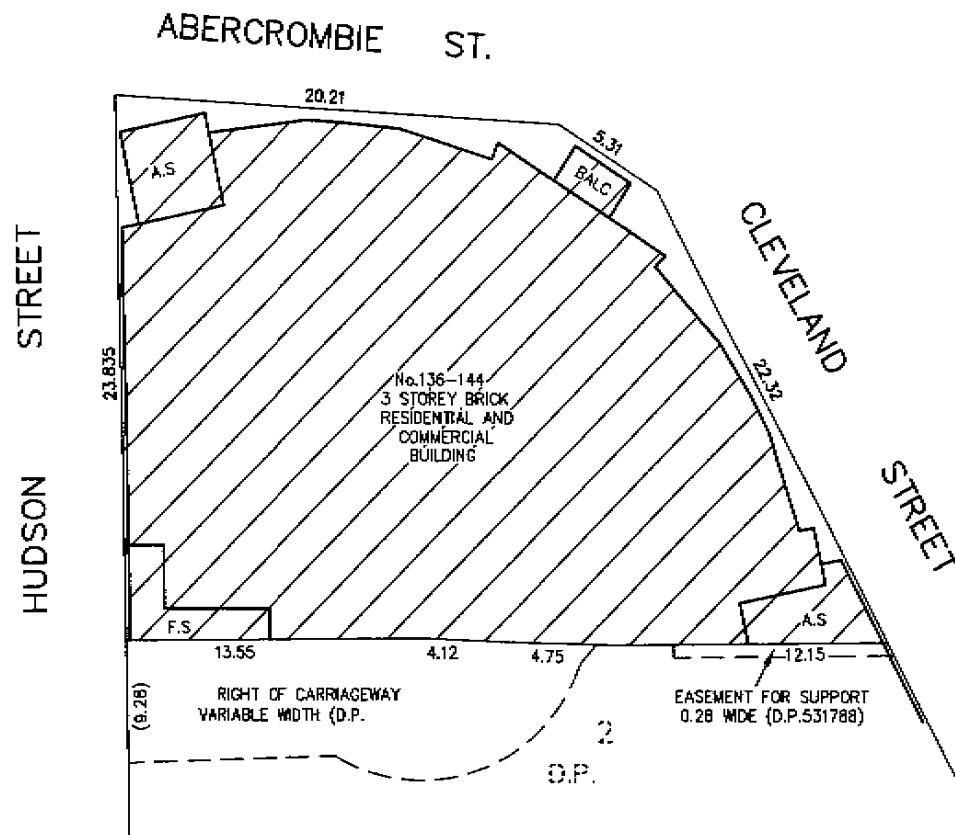
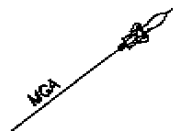
SCHEDULE OF UNIT ENTITLEMENT

LOT	UE	LOT	UE
1		15	
2		16	
3		17	
4		18	
5		19	
6		20	
7		21	
8		22	
9		23	
10		24	
11		25	
12		26	
13		27	
14		28	
		AGGREGATE:	

SURVEYOR'S REFERENCE: 11307SP

LOCATION PLAN

ISSUE-1



BALC - BALCONY

F.S. - FIRE STAIRS (COMMON PROPERTY)

A.S. - ACCESS STAIRS (COMMON PROPERTY)

Reduction Ratio 1:200

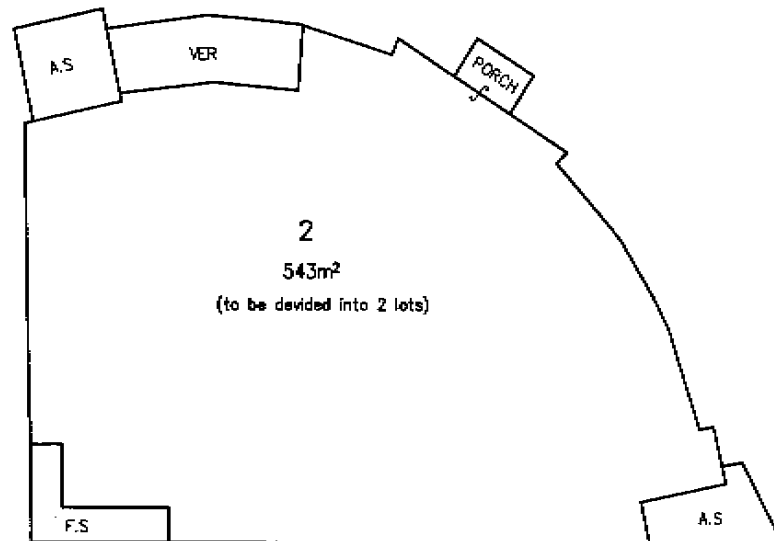
Lengths are in metres



Registered Surveyor

Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 11307SP



The floor plan shows a semi-detached house with the following layout:

- Top Left:** A room labeled 'A.S.' (Area 1) and a 'GARBAGE C.P.' (Garage/Car Port) area.
- Top Right:** A curved row of rooms numbered 7 through 17, each with its area in square meters (m²) and dimensions. Room 17 is labeled 'STAIRS C.P.' (Staircase/Car Port).
- Center:** A large 'DRIVEWAY C.P.' (Driveway/Car Port) area.
- Bottom Left:** A room labeled 'F.S.' (Front/Back) and a '2.5' area.
- Bottom Center:** A row of three rooms numbered 20, 19, and 18, each with its area in square meters (m²) and dimensions.

Room details (Number, Area in m², Dimensions):

- Room 1: A.S.
- Room 2: 2.5
- Room 3: 14m², 5.43 x 2.58
- Room 4: 14m², 5.32 x 2.6
- Room 5: 15m², 5.55 x 2.81
- Room 6: 14m², 5.61 x 2.61
- Room 7: 18m², 5.94 x 2.53
- Room 8: 19m², 5.92 x 2.89
- Room 9: 19m², 4.41 x 3.44
- Room 10: 22m², 3.53 x 3.53
- Room 11: 15m², 6.3 x 2.15
- Room 12: 16m², 2.26 x 2.26
- Room 13: 14m², 5.51 x 2.29
- Room 14: 14m², 5.82 x 2.15
- Room 15: 14m², 5.78 x 2.2
- Room 16: 14m², 5.78 x 2.4
- Room 17: 15m², 2.0 x 2.52
- Room 18: 14m², 2.7 x 2.7
- Room 19: 14m², 2.56 x 2.58
- Room 20: 14m², 2.52 x 2.67

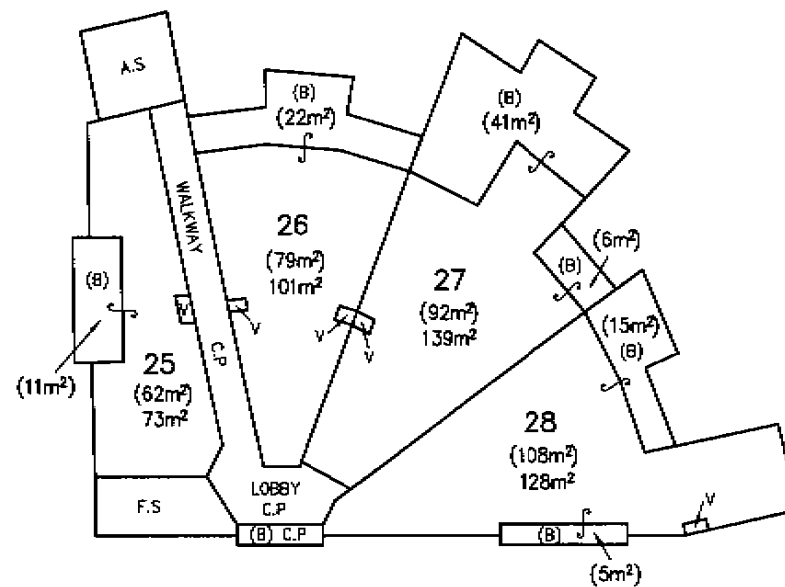
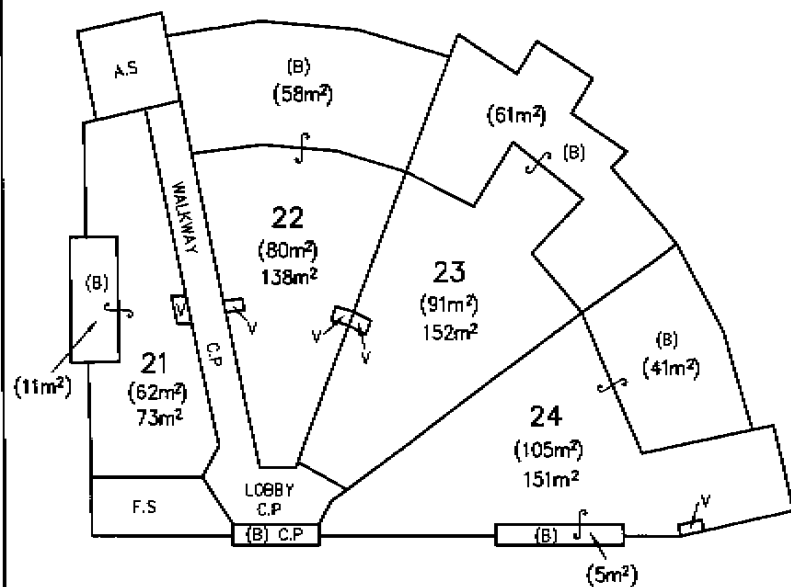
Lengths are in metres



Authorized Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 11307SP

ISSUE-1



ALL AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR RESPECTIVE HARDSTAND SURFACE EXCEPT WHERE COVERED.

C.P - DENOTES COMMON PROPERTY

(B) - DENOTES BALCONY

F.S - FIRE STAIRS (COMMON PROPERTY)

A.S - ACCESS STAIRS (COMMON PROPERTY)

V - VENT (COMMON PROPERTY)

ANY SERVICE LINE WITHIN ONE LOT SERVING ANOTHER LOT IS COMMON PROPERTY

Reduction Ratio 1:200

Lengths are in metres



Registered Surveyor

Authorised Person/General Manager/Accredited Certifier

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