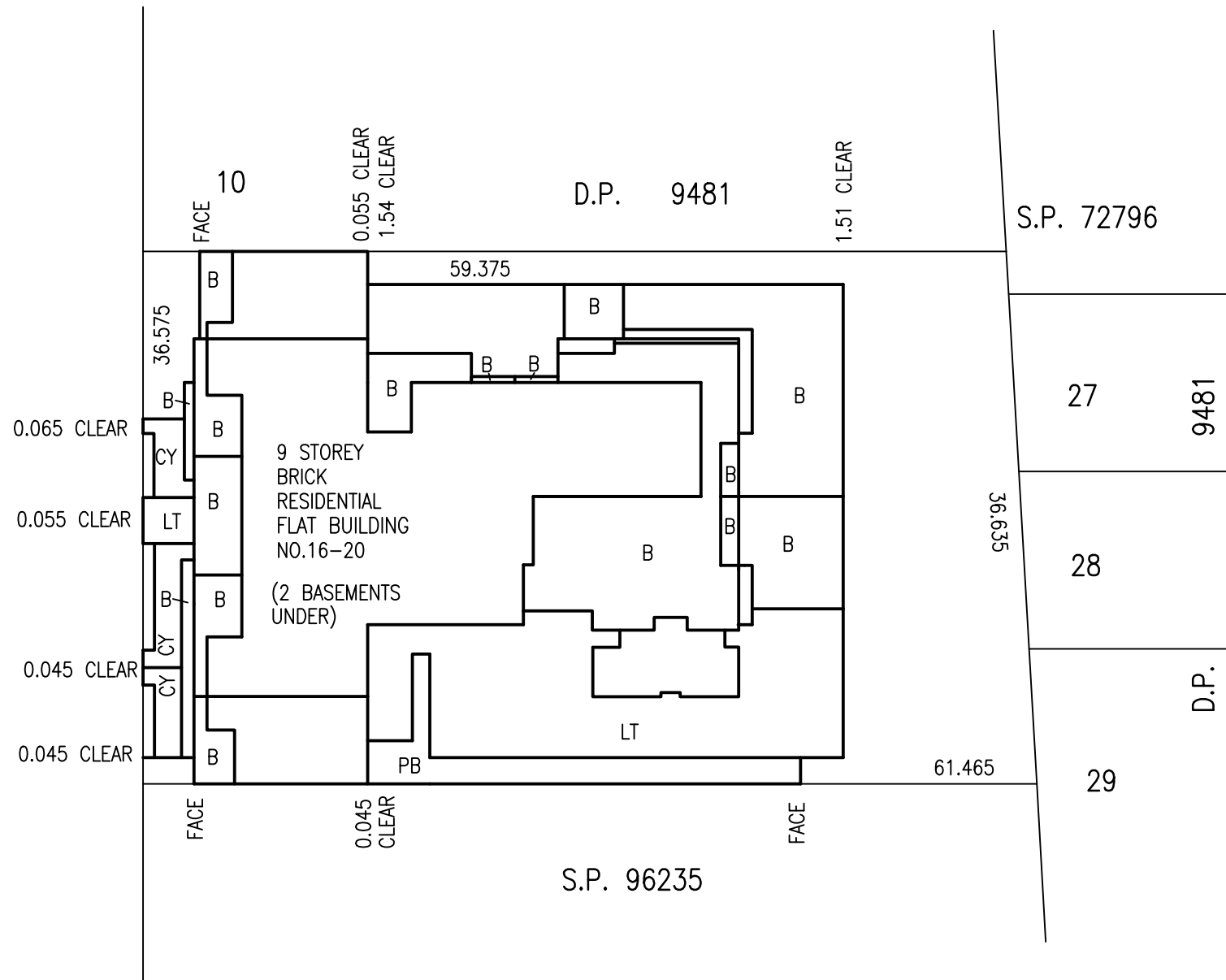


PB-PLANTER BOX
 CY-COURTYARD
 B-BALCONY
 LT-LANDSCAPED TERRACE

SMALLWOOD AVENUE



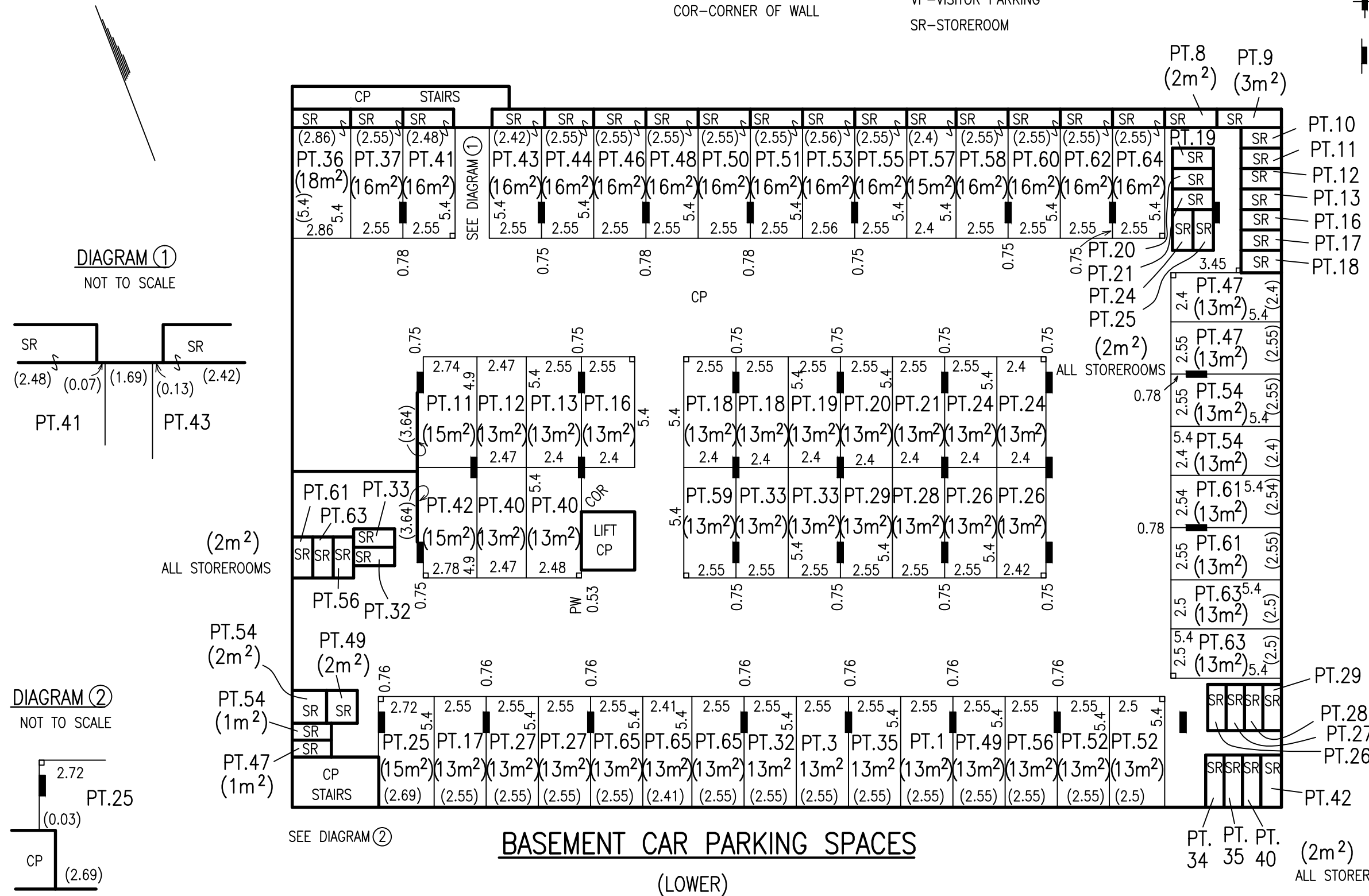
LOCATION PLAN

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 400 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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AREAS ARE APPROXIMATE.
COR-CORNER OF WALL

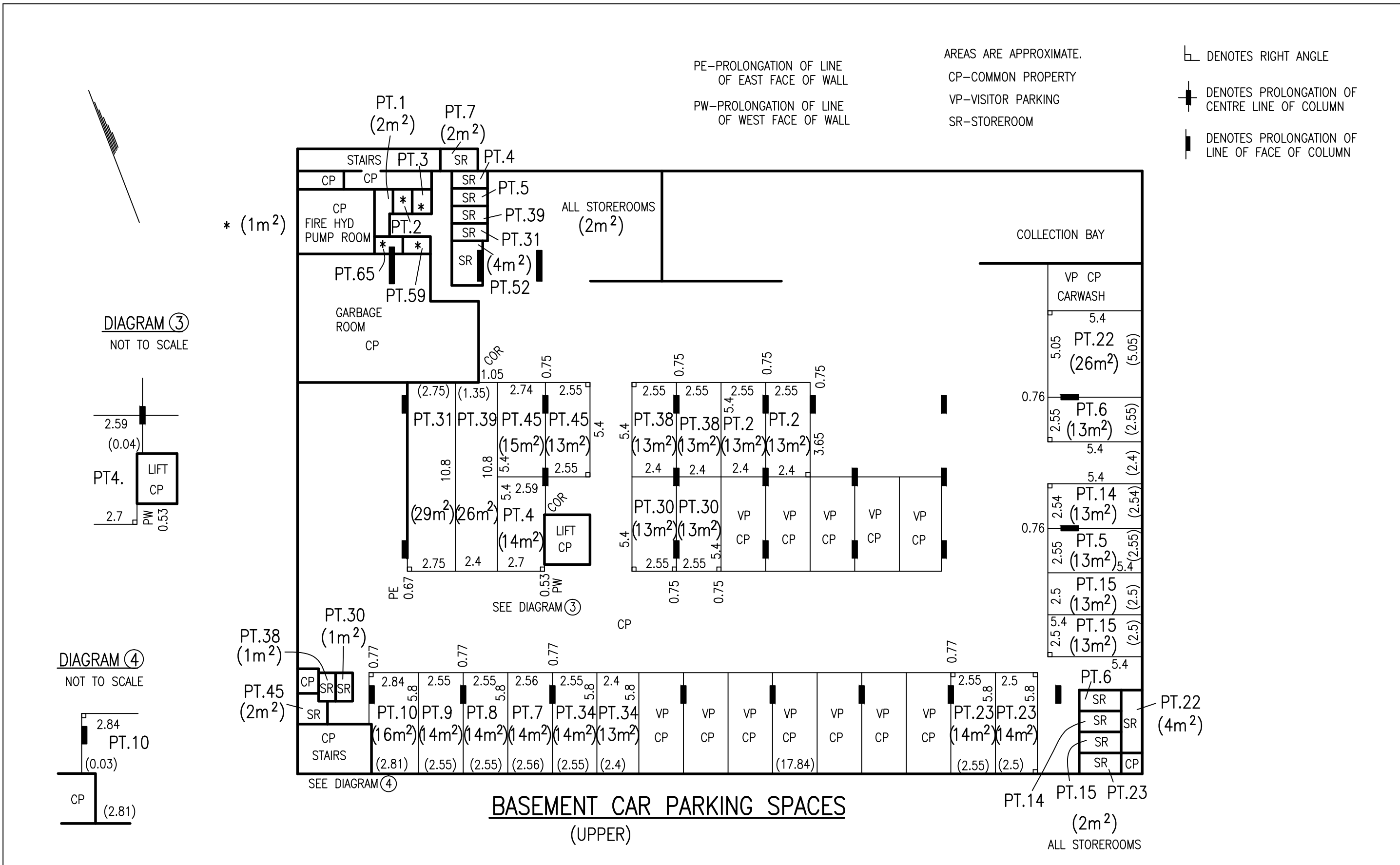
CP-COMMON PROPERTY
VP-VISITOR PARKING
SR-STOREROOM

└ DENOTES RIGHT ANGLE
┆ DENOTES PROLONGATION OF CENTRE LINE OF COLUMN
┆ DENOTES PROLONGATION OF LINE OF FACE OF COLUMN



BASEMENT CAR PARKING SPACES
(LOWER)

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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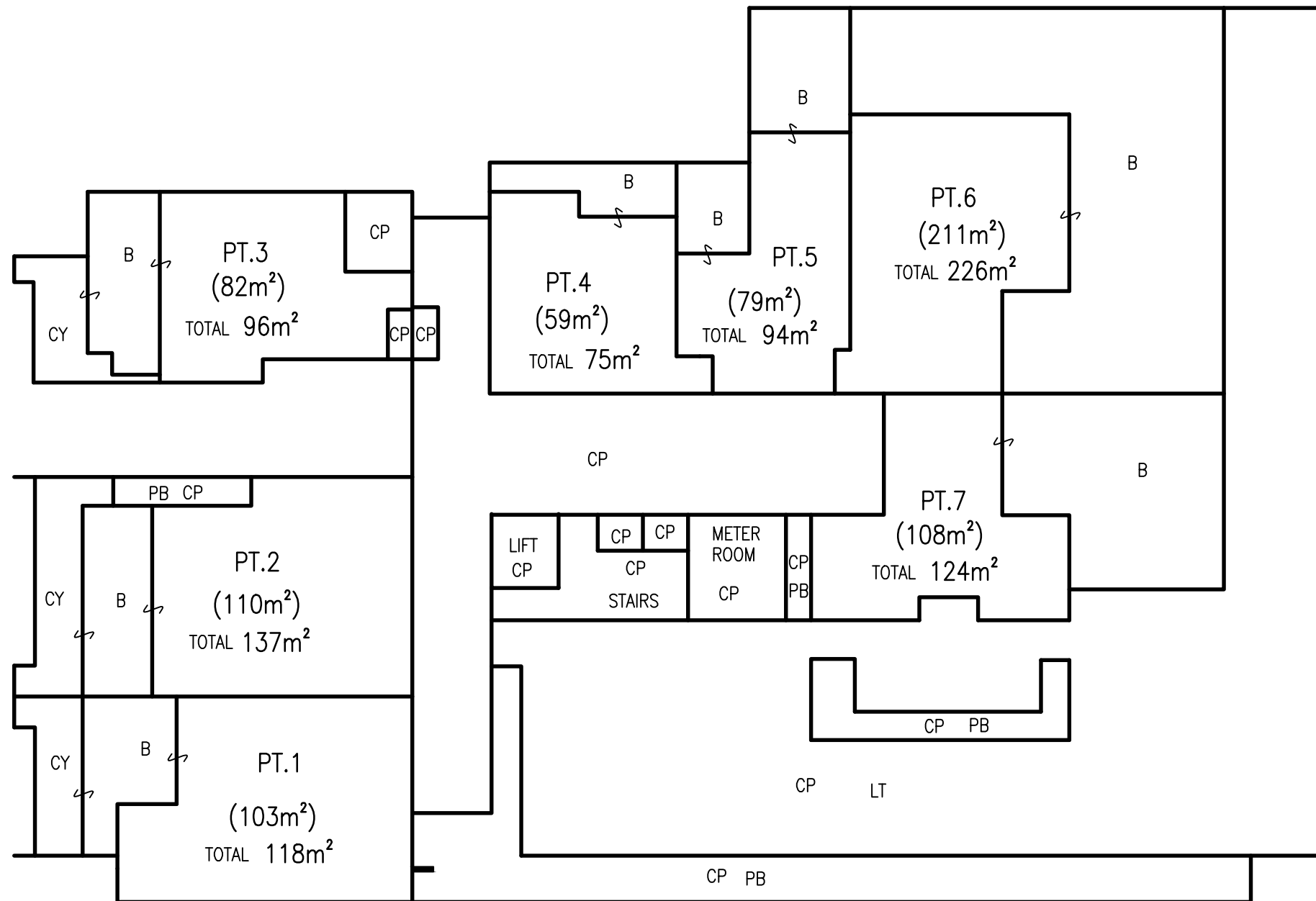
LT—LANDSCAPED TERRACE
 CY—COURTYARD
 B—BALCONY
 CP—COMMON PROPERTY
 PB—PLANTER BOX

AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES AND COURTYARDS.

BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

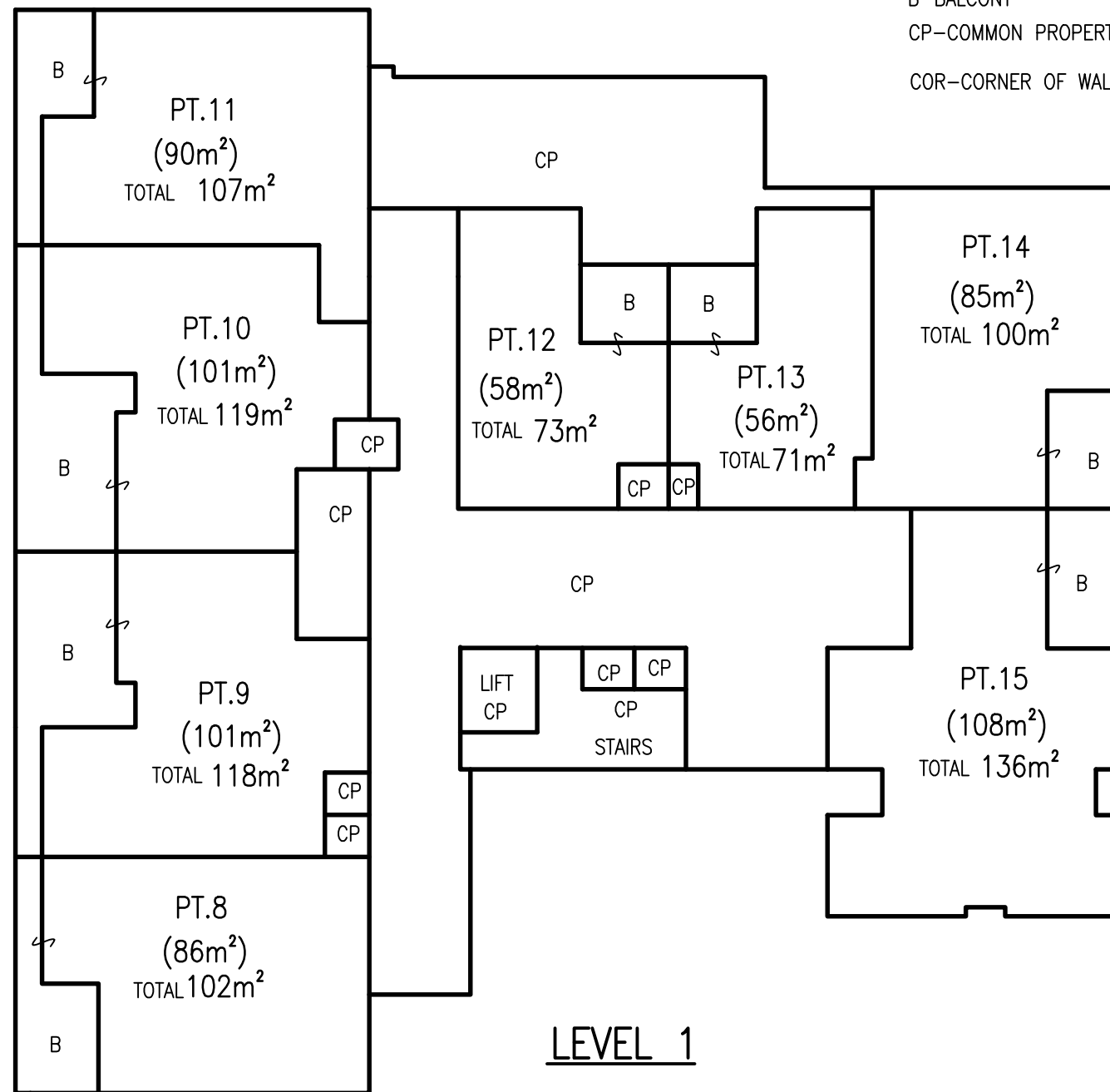
COURTYARDS ARE LIMITED IN DEPTH TO 2 BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE UNIT, EXCEPT WHERE THERE IS A GARAGE BELOW IN WHICH CASE THEY ARE LIMITED TO THE UPPER SURFACE OF THE GARAGE ROOF.
 COURTYARDS ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE UNIT, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB.
 WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.



GROUND FLOOR

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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B-BALCONY
 CP-COMMON PROPERTY
 COR-CORNER OF WALL

AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES.
 BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB.
 WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.

LEVEL 1

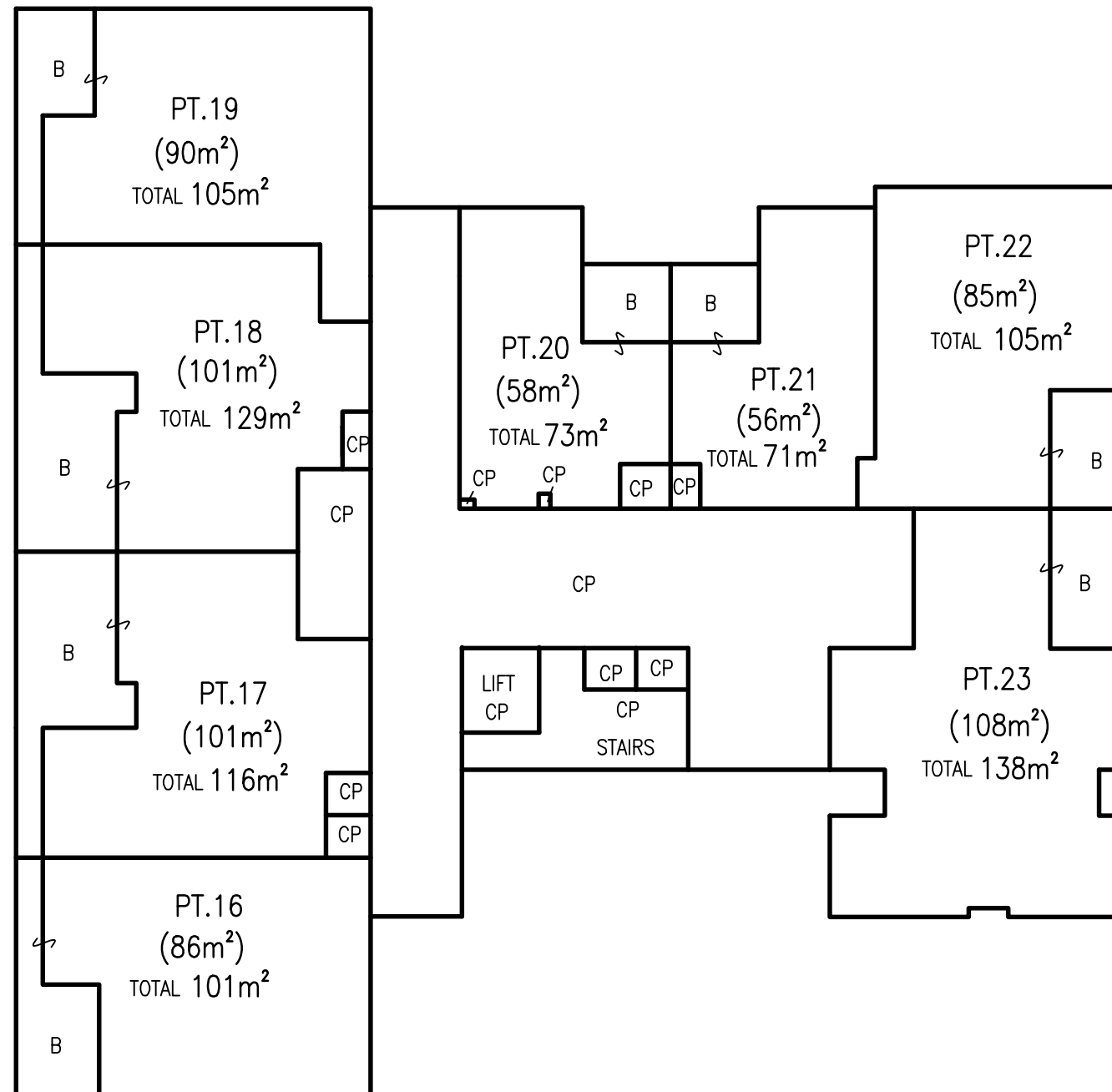
<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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B-BALCONY
CP-COMMON PROPERTY

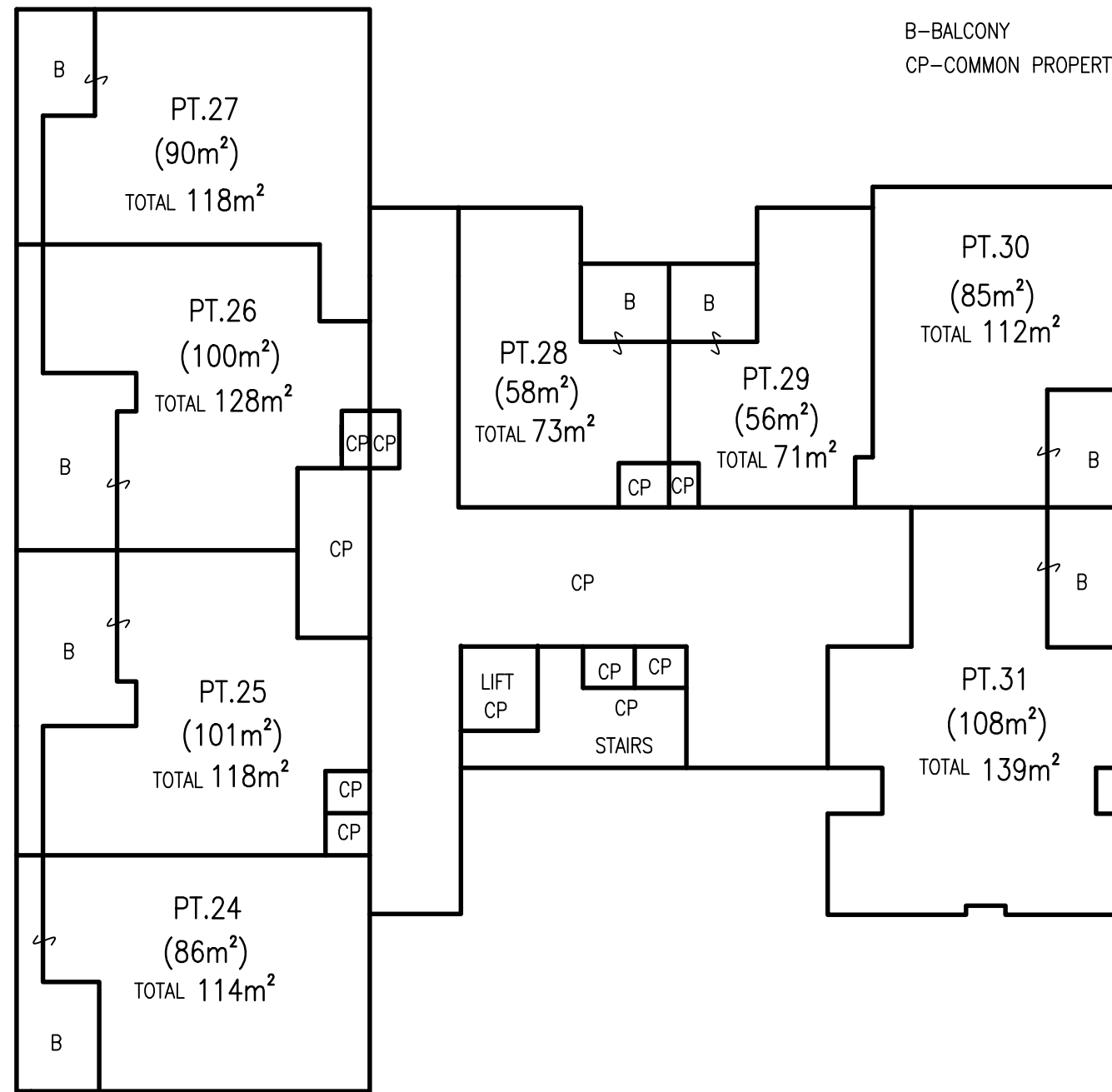
AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES.
BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB.
WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.



LEVEL 2

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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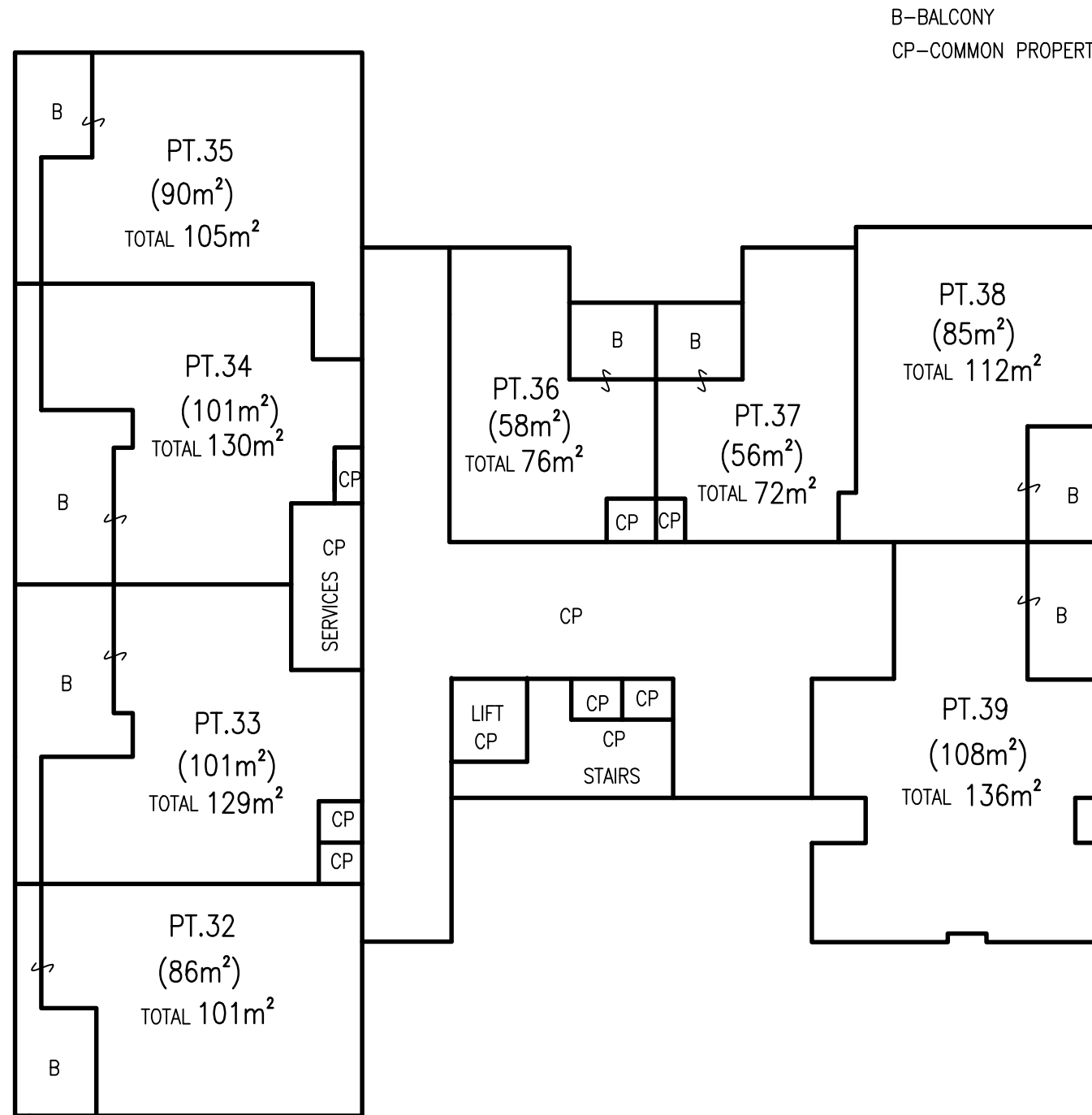
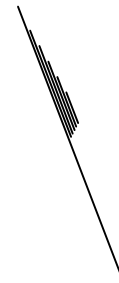
B-BALCONY
CP-COMMON PROPERTY

AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES. BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB. WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.

LEVEL 3

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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B-BALCONY
CP-COMMON PROPERTY

AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES.
BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB.
WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.

LEVEL 4

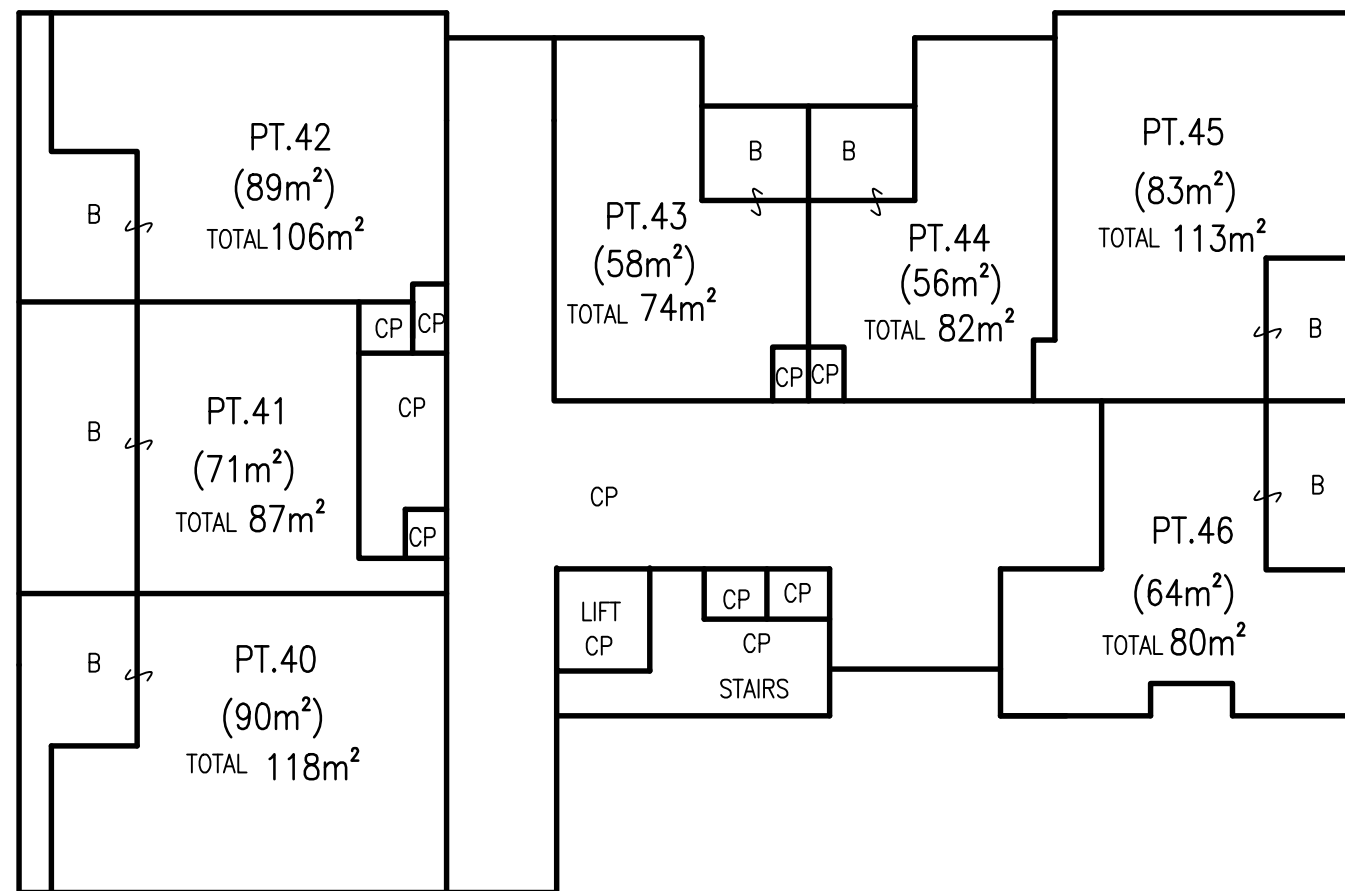
<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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B-BALCONY
CP-COMMON PROPERTY

AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES.
BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB.
WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.



LEVEL 5

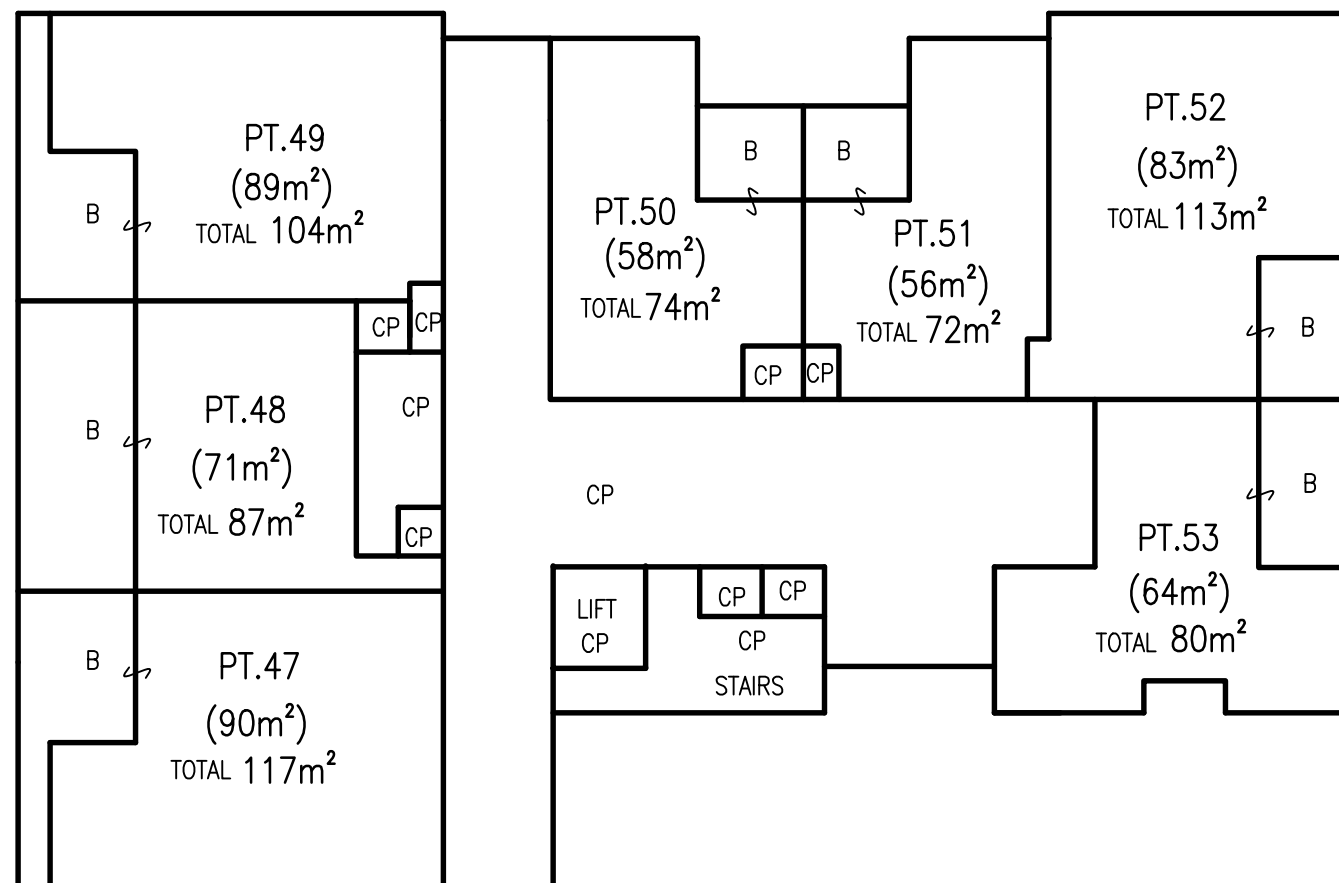
<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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B-BALCONY
CP-COMMON PROPERTY

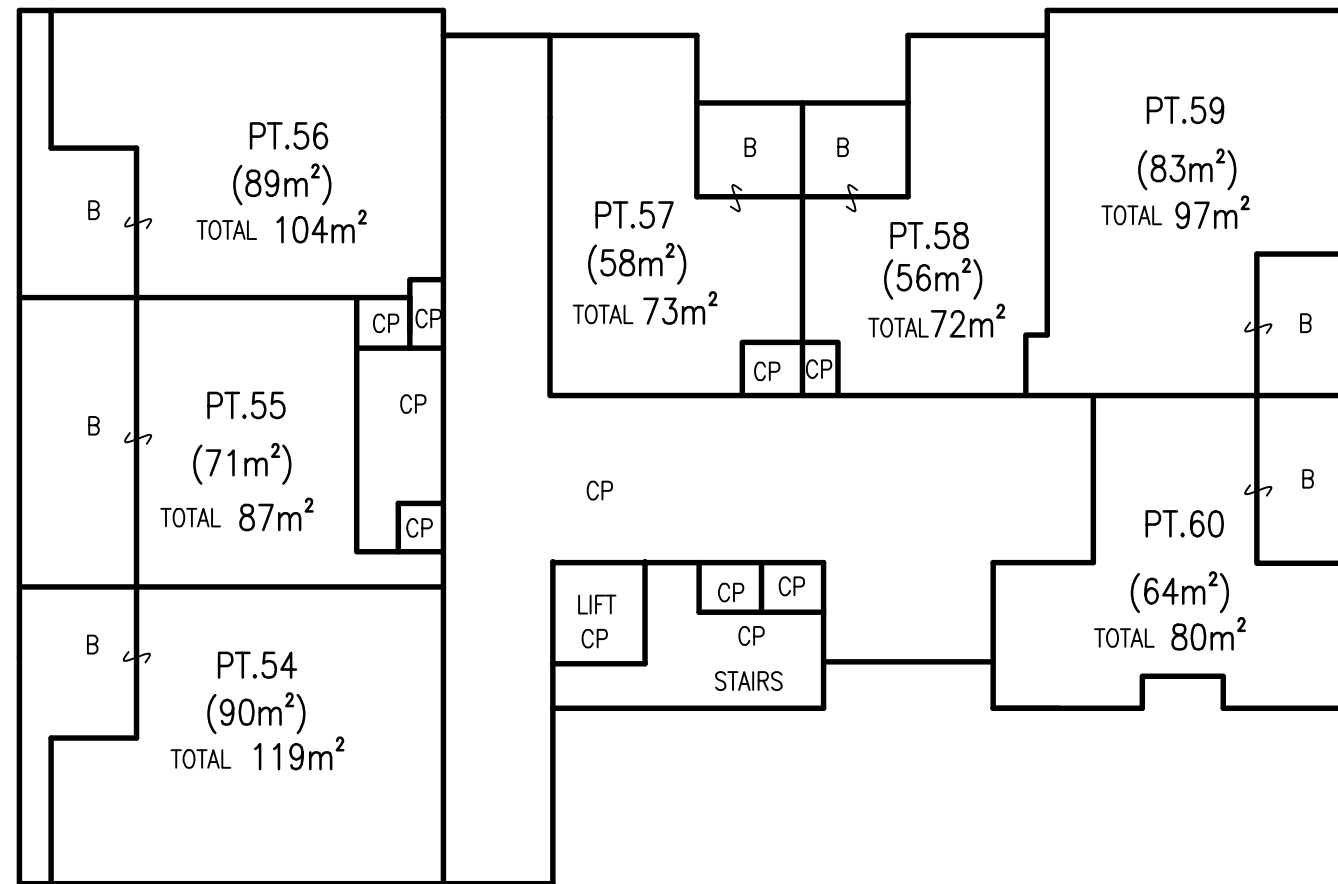
AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES.
BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB.
WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.



LEVEL 6

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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B-BALCONY
CP-COMMON PROPERTY

AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES.
BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

BALCONIES MEASURED TO EDGE OF SLAB.
WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.

LEVEL 7

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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B-BALCONY
 CP-COMMON PROPERTY
 PB-PLANTER BOX
 RE-ROOF

AREAS ARE APPROXIMATE AND INCLUDE AREA OF BALCONIES AND PLANTER BOXES. BALCONIES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL OF EACH BALCONY, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

PLANTER BOXES RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER CONCRETE FLOOR SURFACE LEVEL OF EACH PLANTER BOX, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

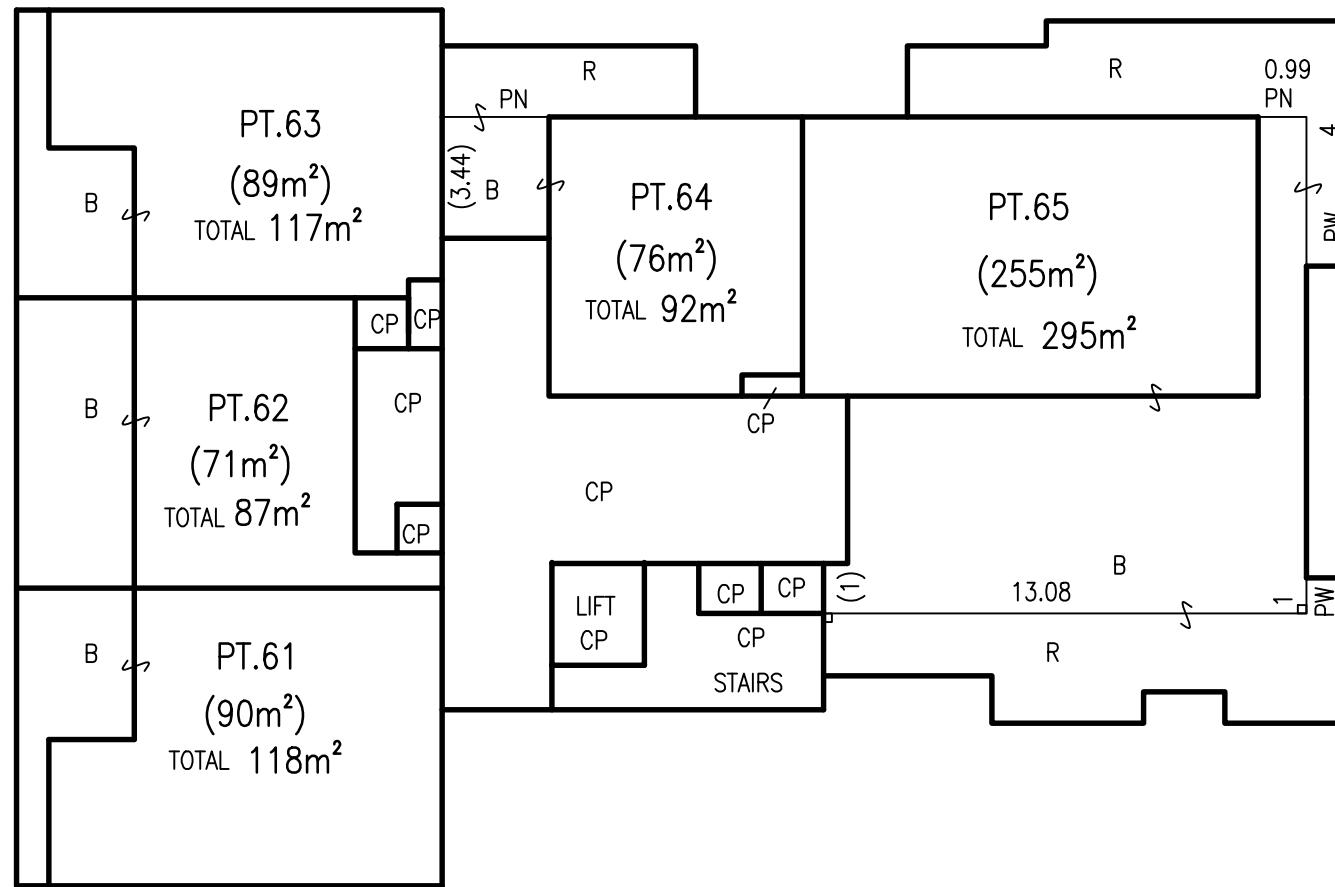
BALCONIES MEASURED TO EDGE OF SLAB. WALLS AND RAILINGS AROUND BALCONIES ARE COMMON PROPERTY.

ROOF RESTRICTED TO A HEIGHT OF 2.5 ABOVE THE UPPER TILED FLOOR SURFACE LEVEL EXCEPT WHERE COVERED WITHIN THIS LIMIT.

└ DENOTES RIGHT ANGLE

PN-PROLONGATION OF LINE OF NORTH FACE OF WALL

PW-PROLONGATION OF LINE OF WEST FACE OF WALL



LEVEL 8

<p>SURVEYOR Name: VICTOR JOHN MANSELL Date: 8/5/2018 Reference: 204463-4</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645</p>	<p>L.G.A STRATHFIELD Locality: HOMEBUSH Reduction Ratio: 1: 200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>SP94433</p>
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Office use only	Office use only
Registered:	SP94433

PLAN OF SUBDIVISION OF LOT 100 IN D.P. 1225645	LGA: STRATHFIELD Locality: HOMEBUSH Parish: CONCORD County: CUMBERLAND
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This is a ~~*LEASEHOLD~~ ***FREEHOLD** Strata Scheme

Address for Service of Documents 16-20 SMALLWOOD AVENUE, STRATHFIELD NSW 2135 Provide an Australian postal address including a postcode	The by-laws adopted for the scheme are: Model By-laws for residential strata schemes together with: Keeping of Animals: Option *A/*B- Smoke penetration: Option *A/*B- (see Schedule 3 Strata Schemes Management Regulation 2016) *The strata by-laws lodged with plan-
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<p style="text-align: center;">Surveyor's Certificate</p> <p>I, <u>VICTOR JOHN MANSELL OF W. BUXTON P/L</u> of <u>76 WILLISON ROAD, CARLTON NSW 2218</u> being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 has been met.</p> <p>*The building encroaches on: *(a) a public place; *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^.....</p> <p>Signature: Date: Surveyor ID <u>1566</u> Surveyor's Reference: <u>204463-4</u></p> <p>^insert the deposited plan number or dealing number of the instrument that created the easement</p>	<p style="text-align: center;">Strata Certificate (Accredited Certifier)</p> <p>I..... being on Accredited certifier, accreditation number....., certify that in regards to the proposed strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 Strata Schemes Development Regulation 2016 and the relevant parts of Section 58 Strata Schemes Development Act 2015:</p> <p>*(a) This plan is part of the development scheme. *(b) The building encroaches on a public place and in accordance with section 62(3) Strata Schemes Development Act 2015 the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment. *(c) The certificate is given on the condition contained in the relevant planning approval that lot(s)..... will be created as utility lots and restricted in accordance with section 63 Strata Schemes Development Act 2015.</p> <p>Certificate Reference: Relevant Planning Approval No: issued by:</p> <p>Signature: Date:</p> <p>#Insert the name of the local council. ^Insert lot numbers of proposed utility lots.</p>
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*Strike through if inapplicable.

Office use only

Office use only

Registered:

SP94433

VALUER'S CERTIFICATE

I,.....being a qualified valuer, as defined in the Strata Schemes Development Act 2015, certify that the unit entitlements shown in the schedule here with are apportioned in accordance with Schedule 2 Strata Schemes Development Act 2015

Signature:Date

SCHEDULE OF UNIT ENTITLEMENT

LOT NO.	UNIT ENTITLEMENT	LOT NO.	UNIT ENTITLEMENT	LOT NO.	UNIT ENTITLEMENT
1		29		57	
2		30		58	
3		31		59	
4		32		60	
5		33		61	
6		34		62	
7		35		63	
8		36		64	
9		37		65	
10		38		AGGREGATE	
11		39			
12		40			
13		41			
14		42			
15		43			
16		44			
17		45			
18		46			
19		47			
20		48			
21		49			
22		50			
23		51			
24		52			
25		53			
26		54			
27		55			
28		56			

Office use only

Office use only

Registered:

SP94433

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

- Any information which cannot fit in the appropriate panel of any previous administration sheets.
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals – see section 22 Strata Schemes Development Act 2015.

Executed under Section 127
Corporations Act 2001
Britten Group Pty Ltd
ABN 72 604 666 784

Benoir Saade
Director

Edward Saade
Director

Office use only

Office use only

Registered:

SP94433

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- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals – see section 22 Strata Schemes Development Act 2015.

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
CP	—	16–20	Smallwood	Avenue	Homebush
1	G01	"	"	"	"
2	G02	"	"	"	"
3	G03	"	"	"	"
4	G04	"	"	"	"
5	G05	"	"	"	"
6	G06	"	"	"	"
7	G07	"	"	"	"
8	101	"	"	"	"
9	102	"	"	"	"
10	103	"	"	"	"
11	104	"	"	"	"
12	105	"	"	"	"
13	106	"	"	"	"
14	107	"	"	"	"
15	108	"	"	"	"
16	201	"	"	"	"
17	202	"	"	"	"
18	203	"	"	"	"
19	204	"	"	"	"
20	205	"	"	"	"
21	206	"	"	"	"
22	207	"	"	"	"
23	208	"	"	"	"
24	301	"	"	"	"
25	302	"	"	"	"
26	303	"	"	"	"
27	304	"	"	"	"
28	305	"	"	"	"
29	306	"	"	"	"
30	307	"	"	"	"
31	308	"	"	"	"
32	401	"	"	"	"
33	402	"	"	"	"

SURVEYOR'S REFERENCE: 204463-4

Office use only

Office use only

Registered:

SP94433

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- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals – see section 22 Strata Schemes Development Act 2015.

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
34	403	16-20	Smallwood	Avenue	Homebush
35	404	"	"	"	"
36	405	"	"	"	"
37	406	"	"	"	"
38	407	"	"	"	"
39	408	"	"	"	"
40	501	"	"	"	"
41	502	"	"	"	"
42	503	"	"	"	"
43	504	"	"	"	"
44	505	"	"	"	"
45	506	"	"	"	"
46	507	"	"	"	"
47	601	"	"	"	"
48	602	"	"	"	"
49	603	"	"	"	"
50	604	"	"	"	"
51	605	"	"	"	"
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56	703	"	"	"	"
57	704	"	"	"	"
58	705	"	"	"	"
59	706	"	"	"	"
60	707	"	"	"	"
61	801	"	"	"	"
62	802	"	"	"	"
63	803	"	"	"	"
64	804	"	"	"	"
65	805	"	"	"	"