

SIRATA CERTIFICATE

Name of (owner)/Accredited Certifier: **LITALL DIX**

Being satisfied that the requirements of the Sirata Schemes (Freedom Development) Act 1973 and the Sirata Schemes (Freedom Development) Regulations 1974 have been complied with, approves of the proposed Sirata plan

~~Subject to 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/development is consistent with the purposes of the 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 segment of the building.~~

~~The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment (being utility lot/s designed to be used primarily for the storage or occupation of a residence, office, shop or the like) as restricted in the proposal of the occupier of a lot or proposed lot (not being a utility lot) for the subject of the strata scheme concerned, as stated in section 39 of the Strata Schemes (Freedom Development) Act 1973 or section 68 of the Strata Schemes (Freedom Development) Regulations 1974.~~

~~Date: 07/02/05~~

~~Solicitor's No.: 3/05~~

Accreditation No. **302251**
 Relevant Development Consent No. **1064/2003**
 Issued by: **RYDE COUNCIL**

[Signature]
 Accredited Certifier

SURVEYOR'S / EYACATE

PAUL KEEN

of **138 WALLUMATTA ROAD, NEWPORT**

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

(1) each estate requirement of Schedule 1A to the Strata Schemes (Freedom Development) Act 1973 has been met.

(2) (a) the building encroaches on a public place.

(b) the building encroaches on and (other than a public place), in respect of an encroachment on opposite side of the road:

* has been erected by:

* is created under section 88B of the Conveyancing Act 1919

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

[Signature]
 Date: **11/10/04**

THIS IS SHEET 1 OF MY PLAN IN 4 SHEETS.

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: RYDE

Suburb/Locality: NORTH RYDE

Parish: HUNTERS HILL

County: CUMBERLAND

Registered:
 Purpose:
 Ref. Map:
 Last Plan:

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

**THE OWNERS
 SIRATA PLAN NO.
 33 WATERLOO ROAD
 NORTH RYDE 2113**

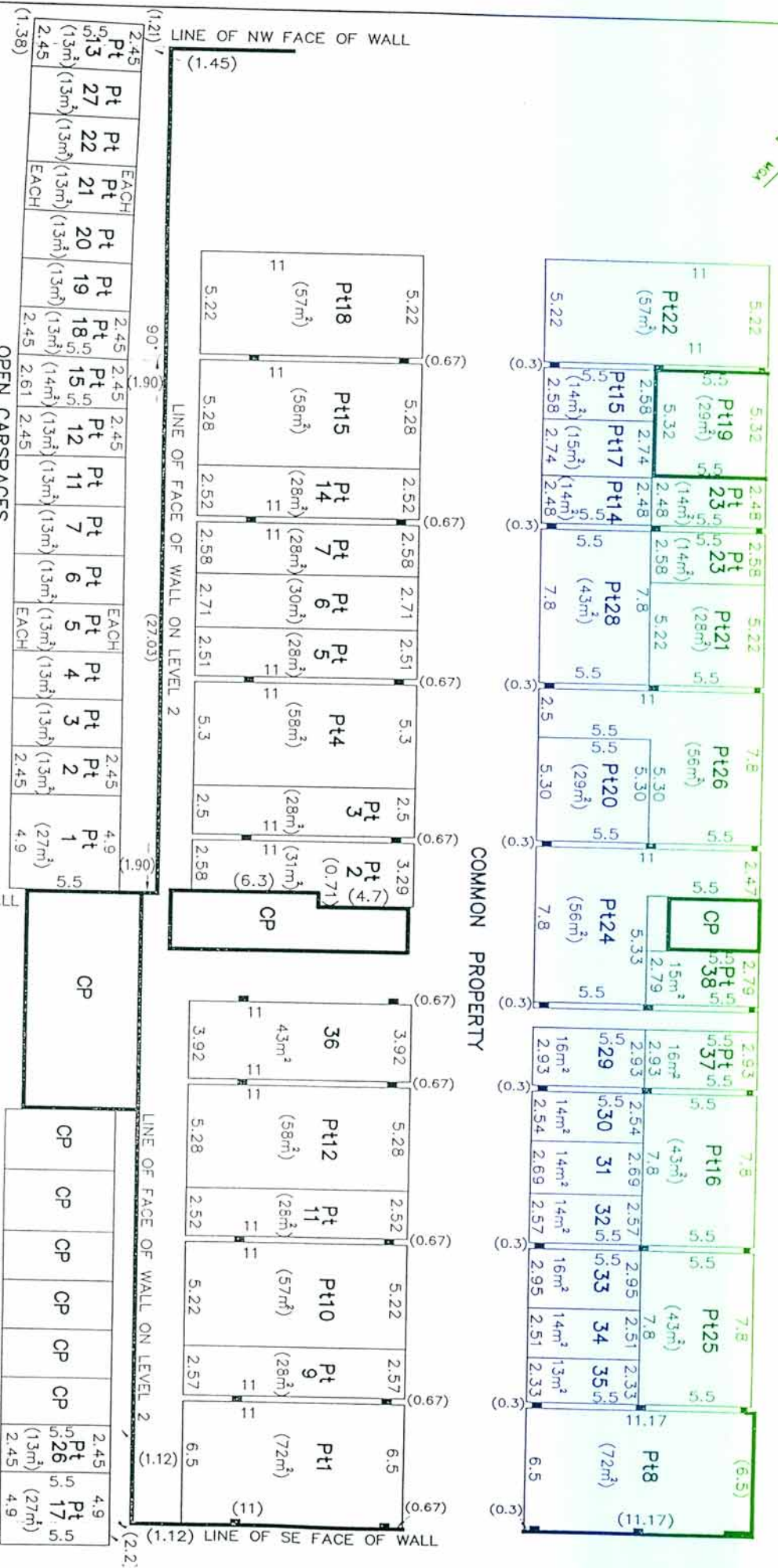
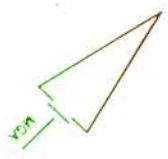
FOR LOCATION PLAN SEE SHEET 2

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

SCHEDULE OF UNIT ENTITLEMENT

LOT	ENTITLEMENT	LOT	ENTITLEMENT
1	541	20	281
2	348	21	281
3	348	22	505
4	536	23	239
5	270	24	414
6	270	25	340
7	270	26	521
8	447	27	78
9	251	28	301
10	414	29	5
11	335	30	5
12	496	31	5
13	82	32	5
14	293	33	5
15	581	34	5
16	363	35	5
17	363	36	20
18	492	37	5
19	281	38	5
TOTAL		AGGREGATE	10000

*Complete, or delete if applicable.



NOTES:

- AREAS ARE APPROXIMATE
- CP DENOTES COMMON PROPERTY
- ⊥ DENOTES FACE OF COLUMN

LEVEL 1

LINE OF NW FACE OF WALL

THE STRATA OF THE OPEN CARSPACES IS LIMITED IN HEIGHT TO 2.5 METRES ABOVE THEIR RESPECTIVE FLOORS.

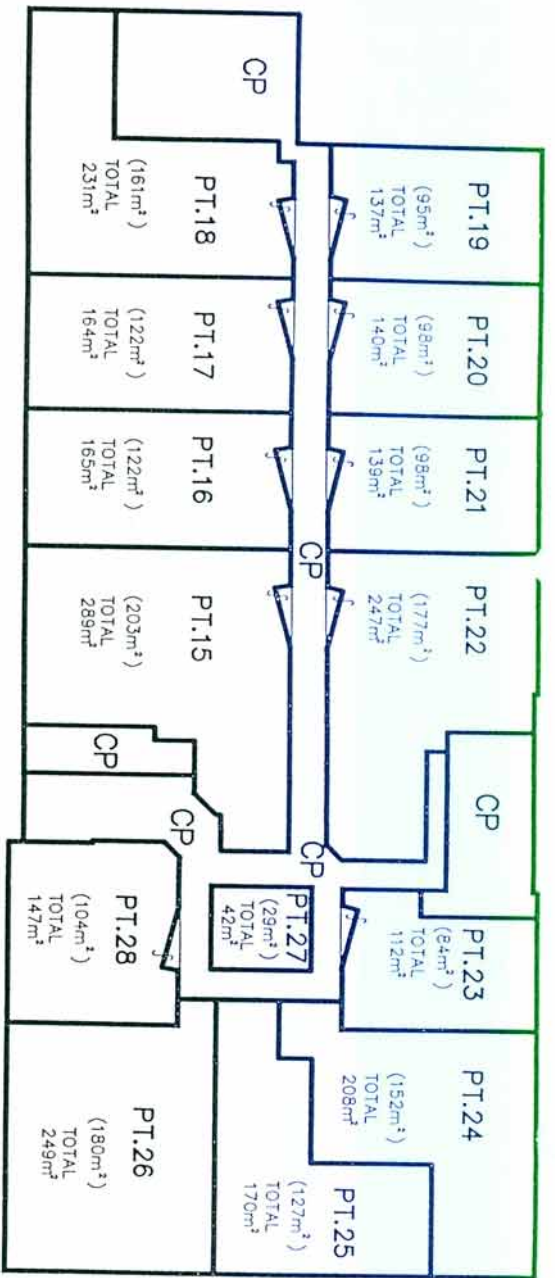
OPEN CARSPACES

Reduction Ratio 1:200

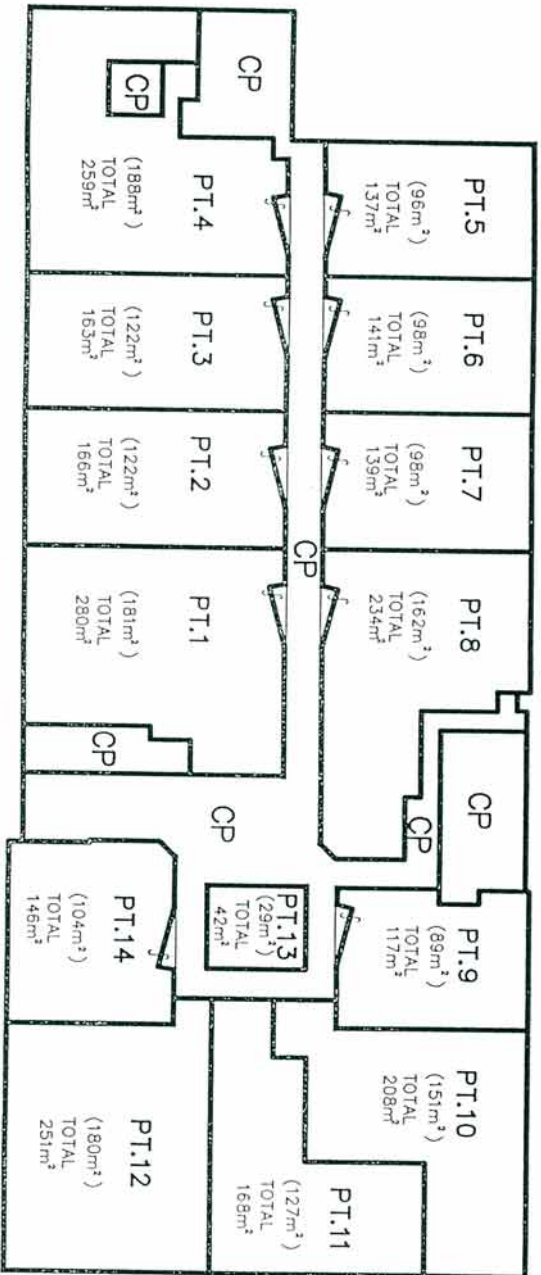
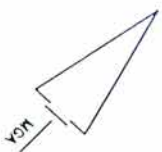
Lengths are in metres

Registered Surveyor

Authorised Person/General Manager/Accredited Certifier



LEVEL 3



LEVEL 2

ALL AREAS ARE APPROXIMATE
 CP..DENOTES COMMON PROPERTY

Reduction Ratio 1: 300

Lengths are in metres

Registered Surveyor

Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 12297