

APPENDIX B SURVEY PLAN AND CERTIFICATE OF TITLE

BOX 47V
(AQ24963)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

CP/SP86960

EDITION

15

DATE OF ISSUE

9/4/2020

CERTIFICATE AUTHENTICATION CODE

CJ7C-NG-P6FQ

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 86960 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT SYDNEY.
LOCAL GOVERNMENT AREA: SYDNEY.
PARISH OF ST JAMES COUNTY OF CUMBERLAND
TITLE DIAGRAM: SP86960

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 86960
ADDRESS FOR SERVICE OF NOTICES:
C/- CHANGE STRATA MANAGEMENT PTY LIMITED
GPO BOX 3822
SYDNEY 2001

SECOND SCHEDULE

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- THE STRATA SCHEME AND DEVELOPMENT CONTRACT IN TERMS OF SECTION 8(5) (A) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973 INCORPORATES DEVELOPMENT LOT 57
SP91191 DEVELOPMENT LOT IS NOW 120
SP96282 THE DEVELOPMENT SCHEME IS NOW CONCLUDED
- B23489 CROSS EASEMENTS (SECTION 48(1A) REAL PROPERTY ACT 1900) AFFECTING THE "PROPOSED PARTY WALL" SHOWN ON THE COMMON BOUNDARY OF LOT 1 DP1161992 AND COMMON PROPERTY IN SP86960
- S806800 RESTRICTION(S) ON THE USE OF LAND
- SP86960 POSITIVE COVENANT
- AQ24963 CONSOLIDATION OF REGISTERED BY-LAWS
- AQ24963 INITIAL PERIOD EXPIRED
- AQ24963 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 44384)

STRATA PLAN 86960

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 17	2	- 17	3	- 17	4	- 15
5	- 45	6	- 25	7	- 20	8	- 20
9	- 20	10	- 10	11	- SP91848	12	- SP91848
13	- SP91848	14	- SP96731	15	- SP96731	16	- SP96731
17	- SP91848	18	- SP96731	19	- SP96731	20	- SP96731

END OF PAGE 1 CONTINUED OVER

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).



NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REFERENCE	
CP/SP86960	
EDITION	DATE OF ISSUE
15	9/4/2020
CERTIFICATE AUTHENTICATION CODE	
CJ7C-NG-P6FQ	



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REGISTRAR GENERAL



SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 44384) (CONTINUED)

STRATA PLAN 86960 (CONTINUED)

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
21	- SP96731	22	- SP96731	23	- 1950	24	- 1850
25	- 1600	26	- 2050	27	- 2850	28	- 5560
29	- 756	30	- 310	31	- 350	32	- 480
33	- 675	34	- 205	35	- 493	36	- 466
37	- 360	38	- 374	39	- 660	40	- 215
41	- 690	42	- 370	43	- 260	44	- 355
45	- 495	46	- 408	47	- 393	48	- 398
49	- 368	50	- 675	51	- 200	52	- 270
53	- 2130	54	- SP97685	55	- 354	56	- 993
57	- SP88234						

STRATA PLAN 88234

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
58	- SP96731	59	- SP96731	60	- SP96731	61	- SP96731
62	- SP96731	63	- SP96731	64	- SP96731	65	- SP91848
66	- SP96731	67	- SP96731	68	- SP96731	69	- SP96731
70	- SP96731	71	- SP96731	72	- 285	73	- 390
74	- 385	75	- 375	76	- 695	77	- 220
78	- 250	79	- 700	80	- 380	81	- 690
82	- SP88876						

STRATA PLAN 88876

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
83	- 20	84	- 12	85	- SP96731	86	- SP96731
87	- SP96731	88	- SP91848	89	- SP96731	90	- 15
91	- 23	92	- 20	93	- 15	94	- 23
95	- SP91848	96	- SP96731	97	- SP96731	98	- SP91191

STRATA PLAN 91191

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
99	- 245	100	- 310	101	- 360	102	- 385
103	- 370	104	- 710	105	- 235	106	- 250
107	- 715	108	- 265	109	- 265	110	- 265
111	- 485	112	- SP92571				

STRATA PLAN 91848

LOT	ENT
113	- 97

STRATA PLAN 92571

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
114	- 270	115	- 685	116	- 330	117	- 330
118	- 330	119	- 490	120	- SP96282		

END OF PAGE 2 CONTINUED OVER

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).



NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
CP/SP86960	
EDITION	DATE OF ISSUE
15	9/4/2020
CERTIFICATE AUTHENTICATION CODE	
CJ7C-NG-P6FQ	

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REGISTRAR GENERAL



STRATA PLAN 96282

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
121	- 240	122	- 285	123	- 385	124	- 385
125	- 385						

STRATA PLAN 96731

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
127	- 35	128	- 188	129	- 40	130	- 242

STRATA PLAN 97685

LOT	ENT
126	- 540

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

MGA



GEORGE STREET

ASH STREET

1
D P 1 1 2 0 9 5 7

CROSS EASEMENTS VIDE B23489

(0.095) OUT

30.53

(0.11) OUT

PARAPET PROJECTS UP TO 1.17 ON STREET

BASEMENT WALLS ENCROACH OVER BOUNDARY BY UP TO ABT 1.4

27.54

9 LEVEL SANDSTONE & BRICK COMMERCIAL & RETAIL BUILDING No.350

BASEMENT WALLS ENCROACH OVER BOUNDARY BY UP TO ABT 1.1

29.52

ARCHITECTURAL EMBELLISHMENTS INCLUDING PARAPET PROJECT UP TO 1.08 ON STREET

(0.06) OUT

BASEMENT WALLS ENCROACH OVER BOUNDARY BY UP TO ABT 1.6
PARAPET PROJECT UP TO 1.18 ON STREET

30.245

(0.075) OUT

(0.105) OUT

ANGEL PLACE

(0.08) OUT

LOCATION PLAN

Surveyor : ROBERT LIGHTFOOT
Surveyor's Ref : 52535 RL
Subdivision No : 183/2012
Lengths are in metres. Reduction Ratio 1 : 200

Registered
 18.3.2013

SP86960

Req:R474372 /Doc:SP 0086960 P /Rev:18-Mar-2013 /Sts:SC.OK /Prt:30-Oct-2013 07:50 /Pgs:ALL /Seq:1 of 9
Ref: /Src:X

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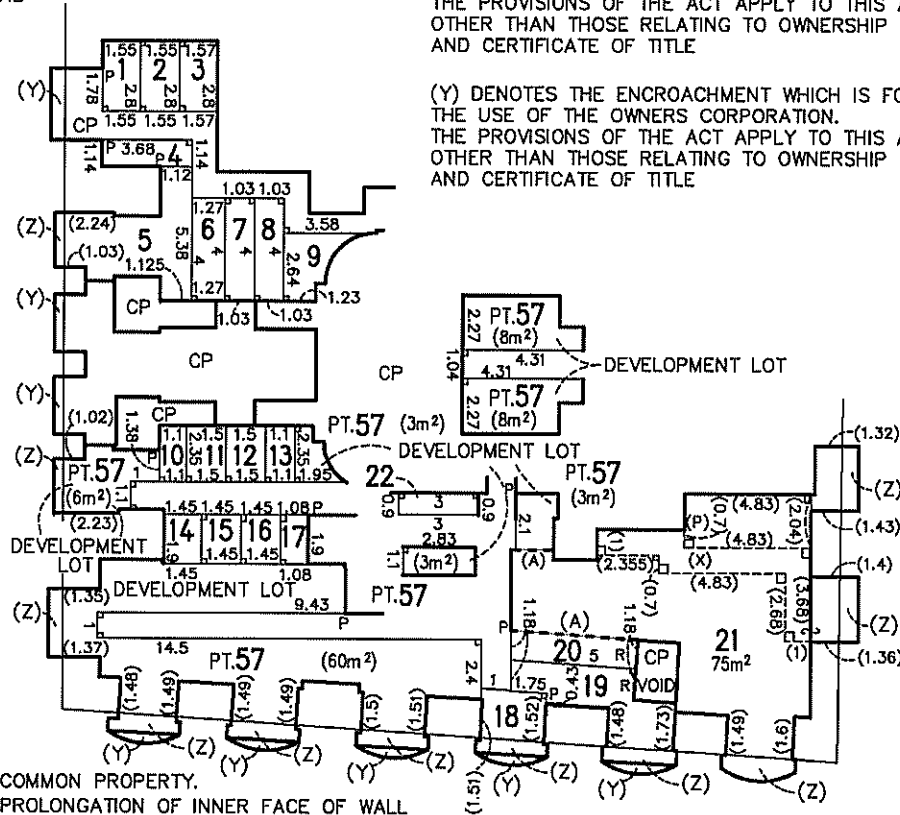
PT.57 IS DEFINED BY THE CENTRE AND INNER SURFACES OF WALLS AND WINDOWS WITH THE STRATUM LIMITED IN DEPTH TO THE UPPER SURFACE OF THE STRUCTURAL FLOOR AND THE HORIZONTAL PROLONGATION THEREOF AND LIMITED IN HEIGHT UNDERSIDE OF THE STRUCTURAL FLOOR ABOVE AND THE HORIZONTAL PROLONGATION THEREOF

(Z) DENOTES THE ENCROACHMENT WHICH IS FOR THE EXCLUSIVE USE BY THE ADJOINING LOT. THE PROVISIONS OF THE ACT APPLY TO THIS AREA OTHER THAN THOSE RELATING TO OWNERSHIP AND CERTIFICATE OF TITLE

(Y) DENOTES THE ENCROACHMENT WHICH IS FOR THE USE OF THE OWNERS CORPORATION. THE PROVISIONS OF THE ACT APPLY TO THIS AREA OTHER THAN THOSE RELATING TO OWNERSHIP AND CERTIFICATE OF TITLE

STORAGE FACILITIES SCHEDULE OF AREAS

LOT	AREA
1	4m ²
2	4m ²
3	4m ²
4	3m ²
5	15m ²
6	5m ²
7	4m ²
8	4m ²
9	4m ²
10	2m ²
11	3m ²
12	3m ²
13	2m ²
14	2m ²
15	2m ²
16	2m ²
17	2m ²
18	5m ²
19	10m ²
20	5m ²
22	3m ²

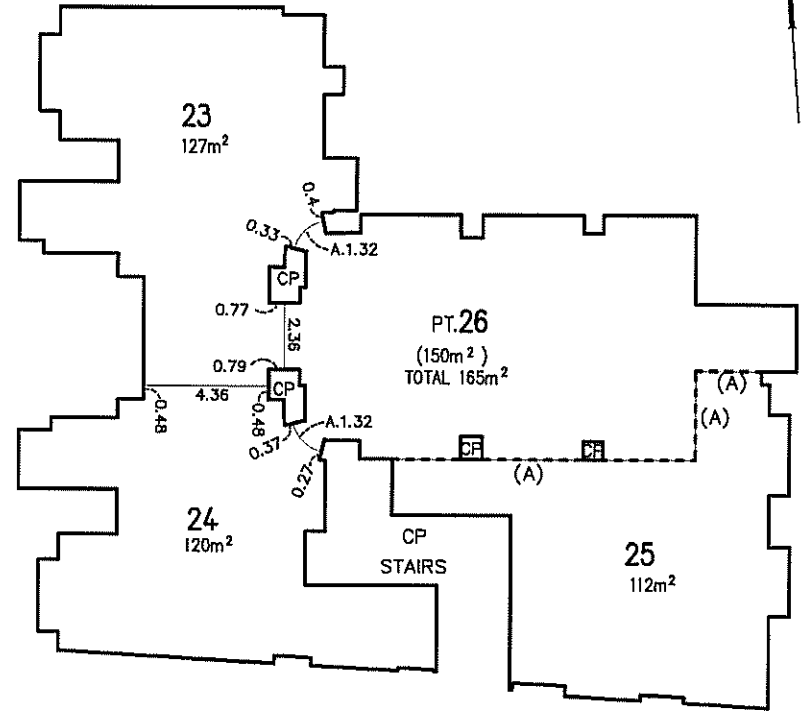


CP DENOTES COMMON PROPERTY.
 (P) DENOTES PROLONGATION OF INNER FACE OF WALL
 ⊥ DENOTES 90°
 FOR CLARITY NOT ALL COMMON PROPERTY, DUCTS & COLUMNS ARE SHOWN.

BASEMENT STORAGE LEVEL

(A) DENOTES BOUNDARY BETWEEN LOTS IS CENTRE OF PARTITION WALL WHICH FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY


R DENOTES FACE OF FIRST STAIR RISER
 P DENOTES PROLONGATION OF FACE OF WALL
 (X) RIGHT OF ACCESS 1 WIDE



LOWER GROUND FLOOR

AREAS ARE APPROXIMATE ONLY & ARE MEASURED FOR STRATA PURPOSES ONLY.

Surveyor : ROBERT LIGHTFOOT
 Surveyor's Ref : 52535/2 RL
 Subdivision No : 183/2012
 Lengths are in metres. Reduction Ratio 1 : 200

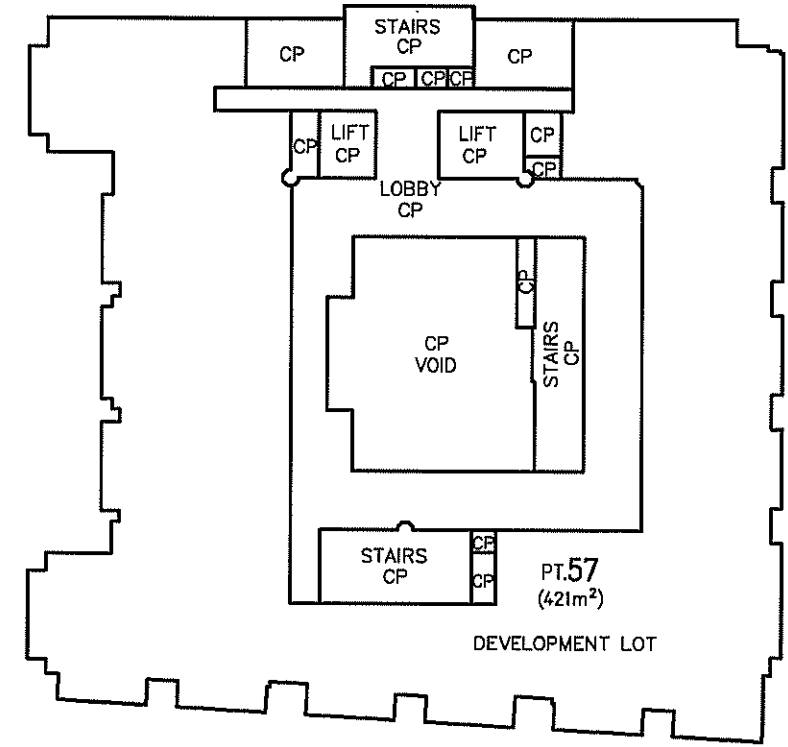
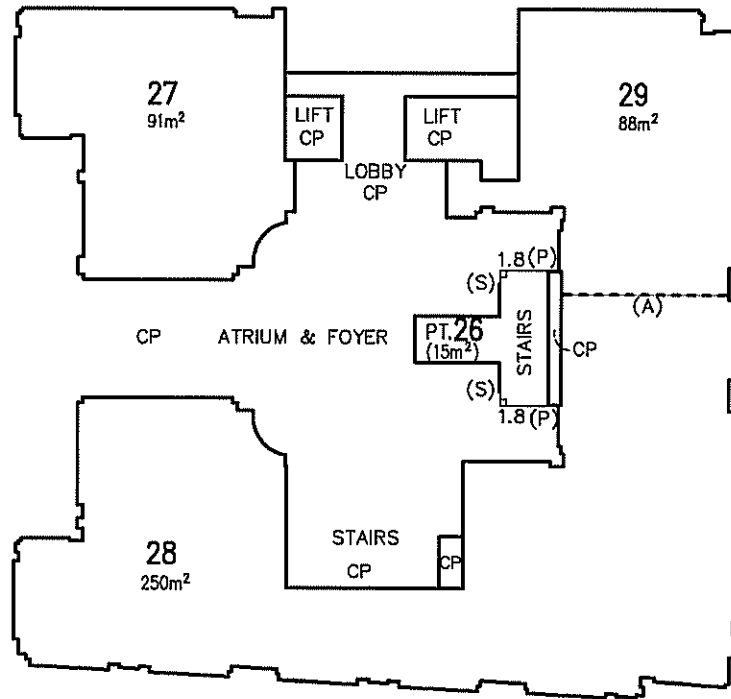
Registered
 18.3.2013

SP86960

MGA



PT.57 IS DEFINED BY THE CENTRE AND INNER SURFACES OF WALLS AND WINDOWS WITH THE STRATUM LIMITED IN DEPTH TO THE UPPER SURFACE OF THE STRUCTURAL FLOOR AND THE HORIZONTAL PROLONGATION THEREOF AND LIMITED IN HEIGHT UNDERSIDE OF THE STRUCTURAL FLOOR ABOVE AND THE HORIZONTAL PROLONGATION THEREOF



CP DENOTES COMMON PROPERTY.


FOR CLARITY NOT ALL COMMON PROPERTY, DUCTS & COLUMNS ARE SHOWN.

- (P) DENOTES PROLONGATION OF WALL
- (S) DENOTES PROLONGATION OF STAIR EDGE
- ⊥ DENOTES 90°
- AREAS ARE APPROXIMATE ONLY & ARE MEASURED FOR STRATA PURPOSES ONLY.
- (A) DENOTES BOUNDARY BETWEEN LOTS IS CENTRE OF PARTITION WALL WHICH FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY

GROUND FLOOR

LEVEL 1

Surveyor : ROBERT LIGHTFOOT
 Surveyor's Ref : 52535 RL
 Subdivision No : 183/2012
 Lengths are in metres, Reduction Ratio 1 : 200

Registered
 18.3.2013

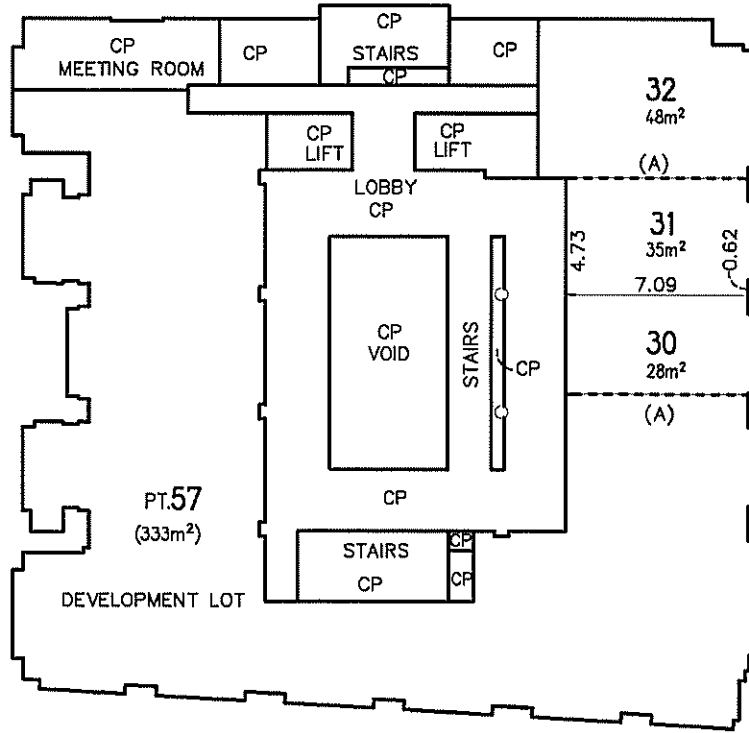
SP86960

Req: R474372 / Doc: SP 0086960 P / Rev: 18-Mar-2013 / Sts: SC.OK / Prg: ALL / Seg: 3 of 9 Ref: / Src: X

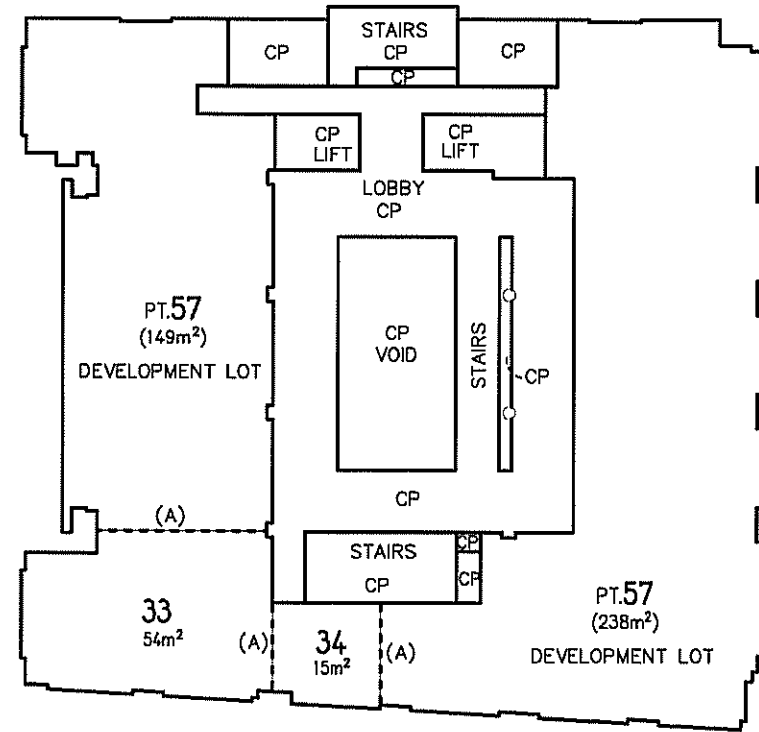
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PT.57 IS DEFINED BY THE CENTRE AND INNER SURFACES OF WALLS AND WINDOWS WITH THE STRATUM LIMITED IN DEPTH TO THE UPPER SURFACE OF THE STRUCTURAL FLOOR AND THE HORIZONTAL PROLONGATION THEREOF AND LIMITED IN HEIGHT UNDERSIDE OF THE STRUCTURAL FLOOR ABOVE AND THE HORIZONTAL PROLONGATION THEREOF

MGA



LEVEL 2



LEVEL 3

FOR CLARITY NOT ALL COMMON PROPERTY, DUCTS & COLUMNS ARE SHOWN.

AREAS ARE APPROXIMATE ONLY & ARE MEASURED FOR STRATA PURPOSES ONLY.

CP DENOTES COMMON PROPERTY.
 (A) DENOTES BOUNDARY BETWEEN LOTS IS CENTRE OF PARTITION WALL WHICH FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY

Surveyor : ROBERT LIGHTFOOT

Surveyor's Ref : 52535 RL

Subdivision No : 183/2012

Lengths are in metres. Reduction Ratio 1 : 200

Registered



18.3.2013

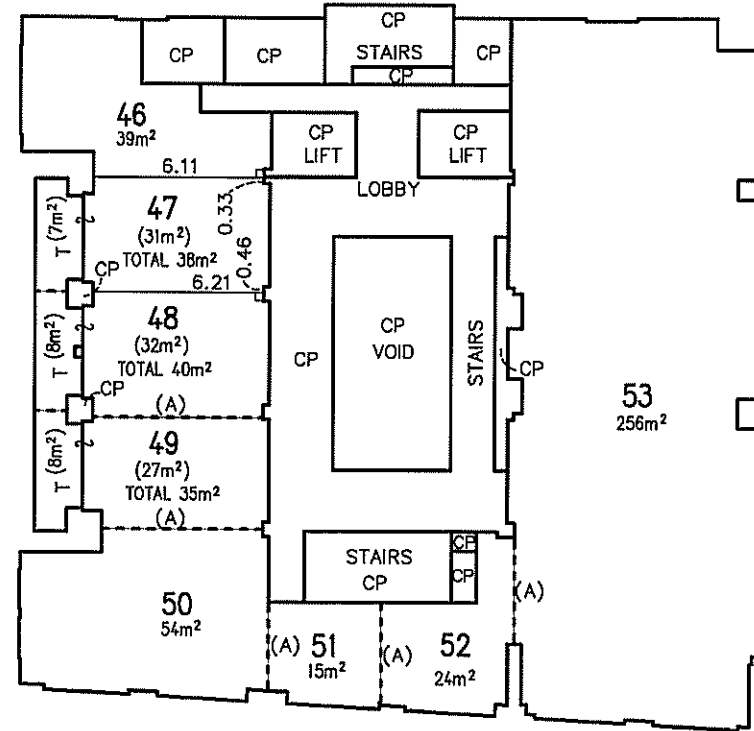
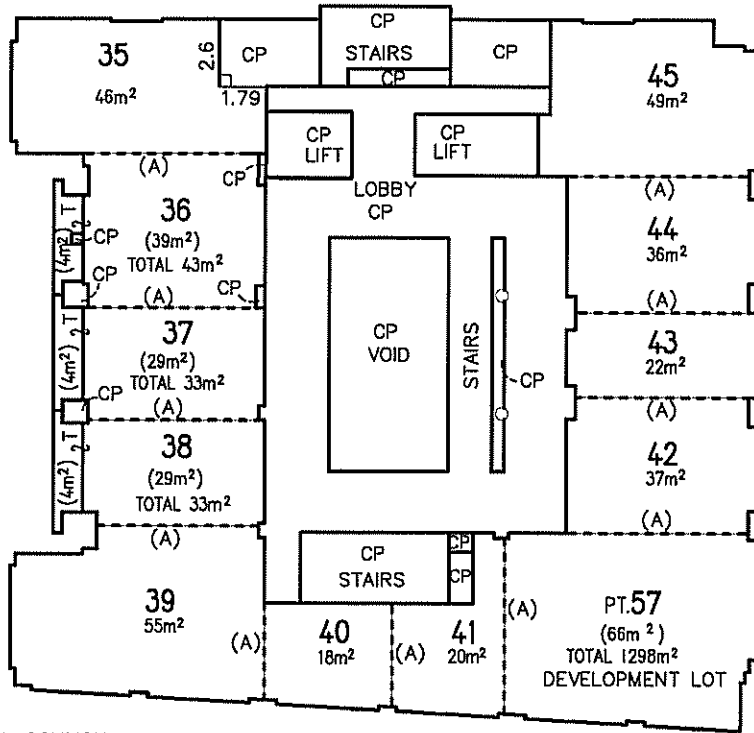
SP86960

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Ref: R474372 / Doc: SP 0086960 P / Rev: 18-Mar-2013 / sts: SC.OK / Prt: 30-Oct-2013 07:50 / Pgs: ALL / Seg: 4 of 9

PT.57 IS DEFINED BY THE CENTRE AND INNER SURFACES OF WALLS AND WINDOWS WITH THE STRATUM LIMITED IN DEPTH TO THE UPPER SURFACE OF THE STRUCTURAL FLOOR AND THE HORIZONTAL PROLONGATION THEREOF AND LIMITED IN HEIGHT UNDERSIDE OF THE STRUCTURAL FLOOR ABOVE AND THE HORIZONTAL PROLONGATION THEREOF

MGA



└─┘ DENOTES 90°

FOR CLARITY NOT ALL COMMON PROPERTY, DUCTS & COLUMNS ARE SHOWN.

AREAS ARE APPROXIMATE ONLY & ARE MEASURED FOR STRATA PURPOSES ONLY.

LEVEL 4

LEVEL 5

CP DENOTES COMMON PROPERTY.
T DENOTES TERRACES WHICH ARE COVERED

(A) DENOTES BOUNDARY BETWEEN LOTS IS CENTRE OF PARTITION WALL WHICH FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY

Surveyor : ROBERT LIGHTFOOT

Registered

Surveyor's Ref : 52535/2 RL



18.3.2013

Subdivision No : 183/2012

Lengths are in metres. Reduction Ratio 1 : 200

SP86960

20	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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FOR CLARITY NOT ALL COMMON PROPERTY, DUCTS & COLUMNS ARE SHOWN.

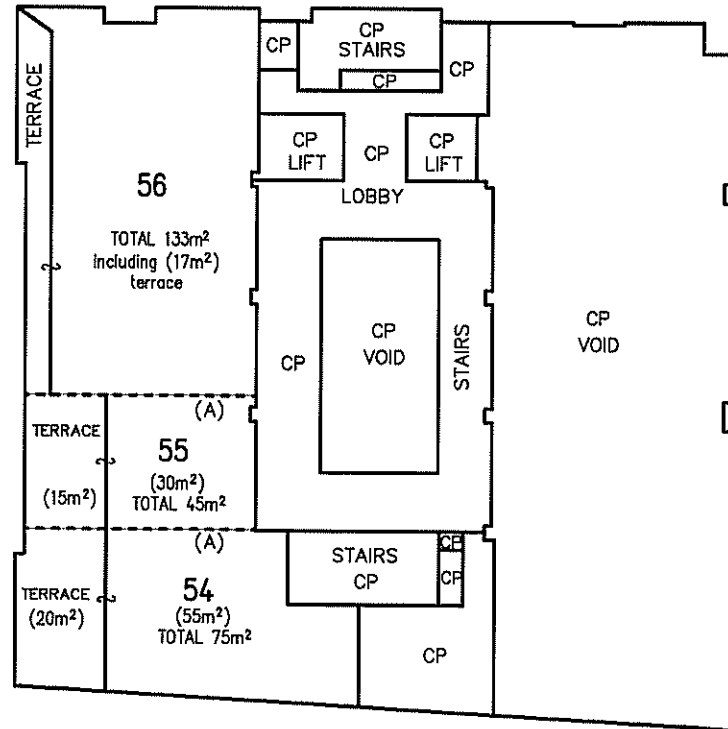
AREAS ARE APPROXIMATE ONLY & ARE MEASURED FOR STRATA PURPOSES ONLY.

(A) DENOTES BOUNDARY BETWEEN LOTS IS CENTRE OF PARTITION WALL WHICH FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY


THE TERRACES ARE LIMITED IN HEIGHT TO 3.5 ABOVE THE UPPER SURFACE OF EACH RESPECTIVE PAVED FLOOR EXCEPT WHERE COVERED.

CP DENOTES COMMON PROPERTY.

MGA



LEVEL 6

Surveyor : ROBERT LIGHTFOOT Surveyor's Ref : 52535 RL Subdivision No : 183/2012 Lengths are in metres, Reduction Ratio 1 : 200	Registered  18.3.2013	SP86960
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Reg: R474372 /Doc: SP 0086960 P /Rev: 18-Mar-2013 /Sts: SC.OX /Prt: 30-Oct-2013 07:50 /Pgs: ALL /Seq: 6 of 9
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STRATA PLAN FORM 3 (PART 1) WARNING: Creasing or folding will lead to rejection ePlan

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

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

The Owners – Strata Plan No 86960
 350 George Street
 Sydney 2000

Office Use Only

SP86960

Office Use Only

Registered: 18.3.2013
 Purpose: STRATA PLAN

PLAN OF SUBDIVISION LOT 1 DP 1161992

The adopted by-laws for the scheme are:

* ~~A~~ ~~Model By-laws.~~

* ~~together with, Keeping of animals: Option -A/#B/#C~~

* By-laws in #9 sheets filed with plan.

* strike out whichever is inapplicable

^ Insert the type to be adopted (Clause 27 SSM Regulation 2010)

Strata Certificate (Approved Form 5)

(1) * ~~The Council of~~

* The Accredited Certifier ANTHONY ALLEN

Accreditation No. 1383034

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 2007,

* (b) ~~Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2007.~~

have been complied with and approves of 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 stage of the strata development contract to which it relates.

(4) The building encroaches on a public place and;

(e) ~~The Council does not object to the encroachment of the building beyond the~~ ~~encroachment 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) 1 to 22 inclusive 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 20/12/12

Subdivision No. 183/2012

Relevant Development Consent No. D/2011/203/B

issued by CITY OF SYDNEY COUNCIL



Authorised Person / General Manager / Accredited Certifier

* Strike through if inapplicable.

^ Insert lot numbers of proposed utility lots.

LGA: SYDNEY

Locality: SYDNEY

Parish: ST JAMES

County: CUMBERLAND

Surveyor's Certificate (Approved Form 3)

I, ROBERT LIGHTFOOT OF HILL & BLUME PTY LTD,
 ABN 14 000 721 004

102 CROWN STREET WOOLLOOMOOLOO

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

~~* Schedule 1A of the Strata Schemes (Leasehold Development) Act 1986~~ has been met;

(2) (e) 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: 

Date: 14/12/12

* Strike through if inapplicable.

^ Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement.

SURVEYOR'S REFERENCE: 52535 RL

Use STRATA PLAN FORM 3A for additional certificates, signatures and seals

STRATA PLAN ADMINISTRATION SHEET Sheet 2 of 3 sheet(s)

PLAN OF SUBDIVISION OF LOT 1 DP 1161992

SP86960

Registered:  18.3.2013

Strata Certificate Details: Subdivision No: 183/2012 Date: 20/12/12

SCHEDULE OF UNIT ENTITLEMENT
(if insufficient space use additional annexure sheet)

LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT
1	17	18	24	35	493	52	270
2	17	19	42	36	466	53	2130
3	17	20	23	37	360	54	540
4	15	21	100	38	374	55	354
5	45	22	15	39	660	56	993
6	25	23	1950	40	215	57	13349
7	20	24	1850	41	690		
8	20	25	1600	42	370		
9	20	26	2050	43	260		
10	10	27	2850	44	355		
11	15	28	5560	45	495		
12	15	29	756	46	408		
13	10	30	310	47	393		
14	10	31	350	48	398		
15	10	32	480	49	368		
16	10	33	675	50	675		
17	12	34	205	51	200	AGGREGATE	43944

Warning Statement regarding the initial Schedule of Unit Entitlements

The Schedule of unit entitlements may, on completion of the staged strata development to which it relates, be revised in accordance with section 28QAA Strata Schemes (Freehold Development) Act 1973 or section 57AAA Strata Schemes (Leasehold Development) Act 1986

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(if insufficient space use additional annexure sheet)

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 AND SEC 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 IT IS INTENDED TO CREATE :

1. POSITIVE COVENANT
2. RIGHT OF ACCESS 1 WIDE


This Plan Contains a Development Contract comprising 23 Sheets

STRATA PLAN FORM 3A (Annexure Sheet) WARNING: Creasing or folding will lead to rejection ePlan

STRATA PLAN ADMINISTRATION SHEET Sheet 3 of 3 sheet(s)
Office Use Only

PLAN OF SUBDIVISION OF LOT 1 DP 1161992

SP86960

Registered:  18.3.2013
Office Use Only

Strata Certificate Details: Subdivision No: 183/2012 Date: 20/12/12

Executed by ABWU 350 George Street Pty Ltd
ACN 145977993 in accordance with section 127(1)
of the Corporations Act 2001.

Leonard Clyde Lloyd
Signature of Director
Leonard Clyde Lloyd
Director

Name of Director
(please print)

Michael J Williams
Signature of Director
MICHAEL J WILLIAMS
Name of Director
(PLEASE PRINT)

Dated at Sydney this 10th Day of December 2012
Executed by Australia and New Zealand Banking Group
Limited (ACN 005 357 522) Grace Irvin
signed by its Attorney who certifies that he is Manager Property & Construction
Finance pursuant to Power of Attorney Registered
No. 564 Book 4388
Grace Irvin
Signed in the presence of Sheng Gan (Signature)
SHENG GAN
(Print Name)
MANAGER
(Title)

SURVEYOR'S REFERENCE: 52535 RL