The Law Society of the Australian Capital Territory: Contract for Sale

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
		189	3566	20	44	Belconnen
		and known as 189/60 College Street, Belconnen ACT 2617				
Seller	Full name	Megan Therese Gilmour & Hugh Christian Dixon				
	ACN/ABN					
	Address	1 Murranji Street, Hawker, ACT 2614				
Seller Solicitor	Firm	Elevated Legal Advisory				
	Email	jonathon@elevatedlegal.com.au				
	Phone	0437 693 862	Ref: Jonathon Bellato			
	DX/Address	PO Box 5327, Braddon ACT 2612				
Stakeholder	Name	Hive Property (act) Pty Ltd				
Seller Agent	Firm	HIVE Property				
	Email	kathy@hiveproperty.co				
	Phone	0455 891 351	Ref: Kathy Komar			
	DX/Address	Level 1/4 Campion Street, Deakin, ACT 2600				
Restriction on Transfer	*Mark as applicable*	☒ Nil	☐ section 370	☐ section 280	☐ section 306	☐ section 351
Land Rent	*Mark one*	☒ Non-Land Rent Lease	☐ Land Rent Lease			
Occupancy	*Mark one*	☒ Vacant possession	☐ Subject to tenancy			
Breach of covenant or unit articles	Description *(Insert other breaches)*	As disclosed in the Contract				
Goods	Description	Fixed floor coverings, window treatments and light fittings as inspected				
Date for Registration of Units Plan		Not applicable				
Date for Completion		On or before 30 days from the Date of this Contract				
Electronic Transaction?		☐ No	☒ Yes, using Nominated ELN:	PEXA		
Land Tax to be adjusted?		☐ No	☐ Yes			
Residential Withholding Tax		New residential premises?	☒ No	☐ Yes		
		Potential residential land?	☒ No	☐ Yes		
		Buyer required to make a withholding payment?	☒ No	☐ Yes (insert details on p.3)		
Foreign Resident Withholding Tax		Relevant Price more than $750,000.00?	☐ No	☐ Yes		
		Clearance Certificates attached for all the Sellers?	☐ No	☐ Yes		

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.				
Buyer	Full name			
	ACN/ABN			
	Address			
Buyer Solicitor	Firm			
	Email			
	Phone		Ref	
	DX/Address			
Price	Price		(GST inclusive unless otherwise specified)	
	Less deposit		(10% of Price)	☐ Deposit by Instalments (clause 52 applies)
	Balance			
Date of this Contract				

Co-Ownership	*Mark one (show shares)*	☐ Joint tenants	☐ Tenants in common in the following shares:

Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature	**Buyer signature**
Seller witness name and signature	Buyer witness name and signature

Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- ☐ Crown lease of the Land (including variations)
- ☒ Current certified extract from the land titles register showing all registered interests affecting the Property
- ☒ Deposited Plan for the Land
- ☒ Energy Efficiency Rating Statement
- ☐ Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- ☐ If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- ☒ Lease Conveyancing Inquiry Documents for the Property
- ☐ Building Conveyancing Inquiry Document (except if:
  - the Property is a Class A Unit
  - the residence on the Property has not previously been occupied or sold as a dwelling; or
  - this Contract is an "off-the-plan purchase")
- ☐ Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- ☐ Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- ☒ Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

If the Property is off-the-plan:

- ☐ Proposed plan
- ☐ Inclusions list

If the Property is a Unit where the Units Plan is not registered:

- ☐ Inclusions list
- ☐ Disclosure Statement

If the Property is a Unit where the Units Plan is registered:

- ☒ Units Plan concerning the Property
- ☒ Current certified extract from the land titles register showing all registered interests affecting the Common Property
- ☒ Unit Title Certificate
- ☒ Registered variations to rules of the Owners Corporation
- ☐ (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- ☐ (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

If the Property is a Lot that is part of a Community Title Scheme:

- ☐ Section 67 Statement, as first or top sheet
- ☐ Community Title Master Plan
- ☐ Community Title Management Statement

If the Property is a Lot that will form part of a Community Title Scheme:

- ☐ Proposed Community Title Master Plan or sketch plan
- ☐ Proposed Community Title Management Statement

GST

- ☒ Not applicable
- ☐ Input taxed supply of residential premises
- ☐ Taxable supply (including new residential premises)
- ☐ GST-free supply of going concern
- ☐ Margin scheme applies

Tenancy

- ☐ Tenancy Agreement
- ☐ No written Tenancy Agreement exists

Invoices

- ☐ Building and Compliance Inspection Report
- ☐ Pest Inspection Report

Asbestos

- ☒ Asbestos Advice
- ☐ Current Asbestos Assessment Report

Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	$550 (GST inclusive)

Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name		Phone	
Address			

RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

Supplier	Name			
	ABN		Phone	
	Business address			
	Email			
Residential Withholding Tax	Supplier's portion of the RW Amount:			$
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):			$
	Is any of the consideration not expressed as an amount in money?			☐ No ☐ Yes
	If 'Yes', the GST inclusive market value of the non-monetary consideration:			$
	Other details (including those required by regulation or the ATO forms):			

Cooling Off Period

(for residential property only)

1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.

2 There is no cooling off period if:

- the Buyer is a corporation; or
- the Property is sold by tender; or
- the Property is sold by auction; or
- before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
- this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.

3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Unit 189 UP No. 3566
Block 4 Section 44 Belconnen
19/60 College Street, Belconnen ACT
2617

Warnings

1 The Lease may be affected by the *Residential Tenancies Act 1997* (ACT) or the *Leases (Commercial & Retail) Act 2001* (ACT).

2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.

3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.

4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.

5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.

6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.

7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

Exchange of Contract

1 An Agent, authorised by the Seller, may:

- insert:
  - the name and address of, and contact details for, the Buyer;
  - the name and address of, and contact details for, the Buyer Solicitor;
  - the Price;
  - the Date of this Contract,
- insert in, or delete from, the Goods; and
- exchange this Contract.

2 An Agent must not otherwise insert, delete or amend this Contract.

3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

1. Definitions and interpretation

1.1 Definitions appear in the Schedule and as follows:

Affecting Interests means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

Adaptable Housing Dwelling has the meaning in the Sale of Residential Property Act;

Agent has the meaning in the Sale of Residential Property Act;

ATO means the Australian Taxation Office, and includes the Commissioner for Taxation;

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;
- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

Building Act means the *Building Act 2004* (ACT);

Building and Development Provision has the meaning in the Planning Act;

Building Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Building and Compliance Inspection Report has the meaning in the Sale of Residential Property Act;

Building Management Statement has the meaning in the Land Titles Act;

Business Day means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

Class A Unit has the meaning in the Sale of Residential Property Act;

Common Property for a Unit has the meaning in the Unit Titles Act;

Common Property for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

Community Title Act means the *Community Title Act 2001* (ACT);

Community Title Body Corporate means the entity referred to as such in the Community Title Act;

Community Title Management Statement has the meaning in the Community Title Act;

Community Title Master Plan has the meaning in the Community Title Act;

Community Title Scheme has the meaning in the Community Title Act;

Completion means the time at which this Contract is completed and **Completed** has a corresponding meaning;

Compliance Certificate means a certificate issued for the Lease under section 296 of the *Planning and Development Act* 2007,Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

Covenant includes a restrictive covenant;

Unit 189 U/S No 89/66 Floor 20 Section 46 Block 2 College Street, Belconnen ACT 2617

Default Notice means a notice in accordance with clause 18.5 and clause;18.6

Default Rules has the meaning in the Unit Titles Management Act;

Deposit means the deposit forming part of the Price;

Developer in respect of a Lot has the meaning in the Community Title Act;

Developer Control Period has the meaning in the Unit Titles Management Act;

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

Disclosure Update Notice has the meaning in section 260(2) of the Property Act;

Encumbrance has the meaning in the Sale of Residential Property Act but excludes a mortgage;

Energy Efficiency Rating Statement has the meaning in the Sale of Residential Property Act;

Excluded Change has the meaning in section 259A(4) of the Property Act;

General Fund Contribution has the meaning in section 78(1) of the Unit Titles Management Act;

GST has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

GST Rate means the prevailing rate of GST specified as a percentage;

Improvements means the buildings, structures and fixtures erected on and forming part of the Land;

Income includes the rents and profits derived from the Property;

Land Act means the *Land (Planning & Environment) Act 1991* (ACT);

Land Charges means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

Land Rent Act means the *Land Rent Act 2008* (ACT);

Land Rent Lease means a Lease that is subject to the Land Rent Act;

Land Titles Act means the *Land Titles Act 1925* (ACT);

Lease means the lease of the Land having the meaning in the Planning Act;

Lease Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Legislation Act means the *Legislation Act 2001*;

Liability of the Owners Corporation means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

Lot has the meaning in the Community Title Act;

Non-Land Rent Lease means a Lease that is not subject to the Land Rent Act;

Notice to Complete means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

Owners Corporation means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

Pest Inspection Report has the meaning in the Sale of Residential Property Act;

Pest Treatment Certificate has the meaning in the Sale of Residential Property Act;

Planning Act means the *Planning Act 2023* (ACT);

Planning and Land Authority has the meaning in the Legislation Act;

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

Property means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

Property Act means *Civil Law (Property) Act 2006* (ACT);

Required Documents has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

Rescission Notice has the meaning in the Sale of Residential Property Act;

Residential Tenancies Act means the *Residential Tenancies Act 1997* (ACT);

Sale of Residential Property Act means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

Unit 188 UP No 5 EPP Block 20 Section 44 Belconnen ACT 2617 Poplar College Street

Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

Unit Titles Act means the *Unit Titles Act 2001* (ACT);

Unit Titles Management Act means the *Unit Titles (Management) Act 2011* (ACT);

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970;* and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

1.3 Headings are inserted for convenience only and are not part of this Contract.

1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.

1.5 A reference to "this Contract" extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.

1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.

1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.

1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the Electronic Transactions Act 1999 (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.

2.2 The Deposit becomes the Seller's property on Completion.

2.3 The Deposit may be paid by cheque or in cash (up to $3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.

2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.

2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.

2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to $200.00).

2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.

2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

Unit 189 UP No. 2016
Block 2 Section 44 Belconnen
60 College Street Belconnen ACT
2617

3. Title to the Lease

3.1 The Lease is or will before Completion be granted under the Planning Act.

3.2 The Lease is transferred subject to its provisions.

3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.

3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.

3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.

4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.

4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.

4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.

4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

4.4 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

5. Particulars of title and submission of transfer

5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.

5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.

5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:

6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and

6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.

6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:

6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or

6.2.2 the Buyer is not entitled to vacant possession,

then the Buyer may either:

6.2.3 rescind; or

6.2.4 complete and sue the Seller for damages.

6.3 The Buyer is not entitled to make any requisitions on the title to the Property.

6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:

6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;

6.4.2 a wall being or not being a party wall or the Property being affected by an

Unit 39 UP No 3 Section 40 Belconnen
60 College Street, Belconnen ACT
2617

easement for support or not having the benefit of an easement for support;

6.4.3 any change in the Property due to fair wear and tear before Completion;

6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;

6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;

6.4.6 the ownership or location of any dividing fence;

6.4.7 the ownership of any fuel storage tank; and

6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

7.1.1 the Seller will be able to complete at Completion;

7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;

7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and

7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;

7.2.2 the Seller will have the capacity to complete;

7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;

7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;

7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;

7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and

7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a Non-Land Rent Lease and not a Land Rent Lease.

7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

8. Adjustments

8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.

8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.

8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.

8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.

8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.

9.2 If the Property is sold subject to a tenancy, the Seller has:

9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or

9.2.2 completed the tenancy summary on page 2 of this Contract.

9.3 If the Property is sold subject to a tenancy:

9.3.1 the Seller warrants that except as disclosed in this Contract:

(a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;

(b) if applicable, the Seller has complied with the Residential Tenancies Act;

Unit 6 SP No 6555 Block 20 Section 44 Gungahlin 20 Cooyong Street Throsby ACT 2914

(c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;

(d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;

(e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and

(f) if applicable, the Tenancy Agreement incorporates:

(i) the Prescribed Terms; and

(ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

(a) any written Tenancy Agreement to which this Contract is subject;

(b) a notice of attornment;

(c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and

(d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.

10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:

11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

11.1.2 any notices issued by any authority in relation to the Land and Improvements.

12. Additional Seller obligations

12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:

12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;

12.1.2 obtain approval for any Development conducted on the Land;

12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;

12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and

12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

13.1 In this clause 13, the following words mean:

Adjustment Figures mean details of the adjustments to be made to the Price under this Contract;

Completion Time means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

Conveyancing Transaction has the meaning given in the Participation Rules;

Digitally Signed has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

Discharging Mortgagee means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

ECNL means the *Electronic Conveyancing National Law (ACT) Act 2020* (ACT);

Effective Date means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

Block 89 DP No. 3558 Section 44 Belconnen ACT 189/60 College Street, Belconnen ACT 2617

Electronic Document means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

Electronic Transaction means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

Electronic Transfer means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

Electronic Workspace has the meaning given in the Participation Rules;

Electronically Tradeable means a land title dealing that can be lodged electronically;

ELN has the meaning given in the Participation Rules;

FRCGW Remittance means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

GSTRW Payment means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

Incoming Mortgagee means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

Mortgagee Details mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

Nominated ELN means the ELN specified in the Schedule;

Participation Rules mean the participation rules as determined by the ECNL;

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

Title Data means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:

13.2.1 this Contract says that it is an Electronic Transaction; or

13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.

13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible be lodged electronically; or

13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.

13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.4.1 each party must:

(a) bear equally any disbursements or fees; and

(b) otherwise bear that party's own costs;

incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and

13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.

13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:

13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;

13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;

13.5.3 the parties must conduct the Electronic Transaction:

(a) in accordance with the Participation Rules and the ECNL; and

(b) using the Nominated ELN, unless the parties otherwise agree;

13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

Unit 19 UP No 2558 Block 20 Section 44 Belconnen ACT 19/60 College Street, Belconnen ACT 2617

Land Registry as a result of this transaction being an Electronic Transaction; and

13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.

13.6 The Seller must within 7 days of the Effective Date:

13.6.1 create an Electronic Workspace;

13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and

13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.

13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:

13.7.1 Populate the Electronic Workspace with Title Data;

13.7.2 create and Populate the Electronic Transfer;

13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and

13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.

13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:

13.8.1 join the Electronic Workspace;

13.8.2 create and Populate the Electronic Transfer;

13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and

13.8.4 Populate the Electronic Workspace with a nominated Completion Time.

13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:

13.9.1 join the Electronic Workspace;

13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and

13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.

13.10 To complete the financial settlement schedule in the Electronic Workspace:

13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;

13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and

13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.

13.11 Before Completion, the parties must ensure that:

13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;

13.11.2 all certifications required by the ECNL are properly given; and

13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.

13.12 If Completion takes place in the Electronic Workspace:

13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and

13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.

13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.

13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:

13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

Unit 189 UP No 3556 Block 20 Section 44 Elouera Crescent Bonner ACT 2617 College Street, Belconnen

the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

Unit 18 UP No 2 Section 41 Block 20 60 College Street Belconnen ACT 2617

the Stakeholder in trust for the Seller and the Buyer;

(c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;

(d) the decision of the arbitrator is final and binding;

(e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;

(f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;

(g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and

(h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

18. Notice to Complete and Default Notice

18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.

18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.

18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:

18.3.1 not be in default; and

18.3.2 be ready willing and able to complete but for some default or omission of the other party.

18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.

18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.

18.6 A Default Notice:

18.6.1 must specify the default;

18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and

18.6.3 cannot be used to require a party to complete this Contract.

18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.

18.8 The time specified in a Default Notice to rectify the specified default is an essential term.

18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.

18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.

18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

19. Termination — Buyer default

19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:

19.1.1 sue the Buyer for breach; or

19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

* Alter as necessary

Block 20 UP No 355 Section 41 Belconnen
260 College Street Belconnen ACT
2617

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

20. Termination — Seller default

20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:

20.1.1 terminate and seek damages; or

20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:

21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and

21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:

22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;

22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and

22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not at fault if Completion occurs later than 7 days after the Date for Completion.

22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.

22.3 The parties agree that:

22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and

22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

23.2 This clause is an essential term.

24. GST

24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.

24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.

24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:

24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but

24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

24.4 If this Contract says this sale is the supply of a going concern:

Unit 189 Block 19 Section 14 Belconnen
169 Constitution Avenue Belconnen ACT
2617

24.4.1 the parties agree the supply of the Property is the supply of a going concern;

24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;

24.4.3 the Seller must carry on the enterprise until Completion;

24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and

24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:

(a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and

(b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).

24.5 If this Contract says the margin scheme applies:

24.5.1 the Seller warrants that it can use the margin scheme; and

24.5.2 the Buyer and Seller agree that the margin scheme is to apply,

in respect of the sale of the Property.

24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.

24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.

26.2 To serve a notice a party must:

26.2.1 leave it at; or

26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,

the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or

26.2.3 serve it on that party's solicitor in any of the above ways; or

26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or

26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.

26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.

28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

29.1 Clauses 3.1, 3.2 and 3.3 do not apply.

29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).

29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

Unit 189 UP No 3500 Block 20 Section 14 Belconnen ACT
60 College Street, Belconnen ACT 2617

lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

33. Seller warranties

33.1 The Seller warrants that at the Date of this Contract:

33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:

(a) defects arising through fair wear and tear; and

(b) defects disclosed in this Contract;

33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;

33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;

33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;

33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;

33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and

33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:

(a) as set out in Schedule 4 to the Unit Titles Management Act; or

(b) in respect of a corporation established under the *Unit Titles Act 1970 (repealed)* and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

(c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

33.4 For the purposes of clause 7, Property includes the Common Property.

33.5 These warranties are in addition to those given in clause 7.

34. Damage or destruction before Completion

34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.

Block 189 UP No 2 Section 41 Belconnen ACT
180 Coulter Drive 2617

37. Unregistered Units Plan

Warning: The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.

37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.

37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.

37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.

37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or

37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.

37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.

37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners Corporation from those set out in Schedule 4 of the Unit Title Management Act.

37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.

37.9 The parties acknowledge that the following must form part of the Contract:

37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and

37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.

37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:

38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or

38.1.2 there would be a breach of a warranty provided in clause 37.10:

(a) were this Contract completed at the time it is rescinded; and

(b) the Buyer is significantly prejudiced by the breach,

and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.

38.2 A notice must be given:

38.2.1 under clause 38.1.1:

(a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or

(b) in any other case — not later than 14 days after the later of the following happens:

(i) the Date of this Contract; and

(ii) another period agreed between the Buyer and Seller ends; or

Unit 109 DP No 35558 Section 41 Belconnen Block 2 Cnr College Street, Belconnen ACT 2617

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

(a) about the breach; and

(b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case — not later than 14 days after the later of the following happens:

(a) the Buyer's copy of the Contract is received by the Buyer;

(b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Unit 1 on DP No 35000
Block 20 Section 44 Belconnen
109/60 College Street, Belconnen ACT
2617

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

46. Incomplete development of Community Title Scheme

46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.

46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.

46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.

47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.

47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.

47.4 The Buyer must:

47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and

47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.

48.2 The Section 67 Statement must:

48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;

48.2.2 state the name and address of:

(a) the body corporate of the scheme; or

(b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates — the manager;

48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;

48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;

48.2.5 be signed by the Seller or a person authorised by the Seller; and

48.2.6 be substantially complete.

48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.

48.4 The Buyer may rescind this Contract if:

48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and

48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

50. Section 56 Certificate

50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.

50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

Block 29 UP No. 3566 Section 44 Belconnen ACT 2617 Blue Gum Street, Belconnen ACT 2617

51. Foreign Resident Withholding Tax

Warning: The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

Warning: The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

CGT Asset has the meaning in the *Income Tax Assessment Act 1997*;

Clearance Certificate means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

Relevant Percentage means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

Relevant Price means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

Variation Certificate means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

Withholding Amount means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

Withholding Law means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

(a) lodge a purchaser payment notification form with the ATO; and

(b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

Block 20 UP No. 3360 Section 44 Belconnen Street, Latham College ACT 2615

52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and

52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

52.5 If the First Instalment of the Deposit is:

52.5.1 not paid on time and in accordance with clause 52.3; or

52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).

52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.

52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

Warning: The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

53.1 In this clause 53 the following words have the following meanings:

RW Amount means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

RW Amount Information means the completed RW Amount details referred to on page 3 of this Contract; and

RW Percentage means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.

53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.

53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.

53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.

53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:

53.6.1 21 days after a written request from the Seller; or

53.6.2 7 days prior to the Date for Completion,

whichever is the earlier.

53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

Block 89 UP No. 66 Section 4 Belconnen 20 Cooyong Street Belconnen ACT

* Alter as necessary

53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.

53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:

53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and

53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Unit 189 UP No. 3566
Block 20 Section 44 Belconnen
189/60 College Street, Belconnen ACT
2617

SPECIAL CONDITIONS

54. DEFINITIONS

In this contract:

(a) **Contract** means this Contract including the General Conditions, these Special Conditions and any Schedule, Appendix or Annexure;

(b) **FATA** means *Foreign Acquisitions and Takeovers Act 1975* (Cth)

(c) **Foreign Person** means:

i. a "foreign person" as defined in section 21A as the meaning is extended by section 4(6) of the FATA; or

ii. a "person to whom this section applies" within the meaning of section 26A as section 26A is affected by section 5A of the FATA.

(d) **General Conditions** General Conditions means the ACT Law Society Contract for Sale CS09-2021 or as updated by the Law Society from time to time.

(e) **Loss** includes any cost, liability, loss, fine, penalty, suit, claim, damage or proceeding.

(f) **Raise Issue** means any of (and any combination of) the following:

i. make any claim (for damages or otherwise);

ii. make any requisition;

iii. object;

iv. deduct, or seek to deduct, from any monies otherwise payable to the Seller;

v. retain, or seek to retain, any monies otherwise payable to the Seller;

vi. rescind this Contract;

vii. terminate this Contract;

viii. require works to be undertaken to the Building or Land;

ix. require any documents, certificates, approvals or similar; or

x. delay Completion.

55. GENERAL

(a) This Contract cannot be varied, except in in writing, which must be agreed to and executed by all parties.

(b) A right created by this Contract cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right does not constitute a waiver of that right, nor will a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or any other right of that party.

(c) Each party must promptly execute all documents and do all things necessary or desirable to give full effect to the arrangements contained in this Contract.

(d) The laws applicable in the Australian Capital Territory govern this Contract, and the parties submit to the non-exclusive jurisdiction of the courts of the State or Territory and any courts competent to hear appeals from those courts.

(e) If a clause or part of a clause is unenforceable, voidable, invalid or illegal, it must be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is taken to be severed from this Contract without affecting the enforceability, validity or legality of the remaining clauses (or parts of the clauses) which will continue in full force and effect. This clause has no effect if the severance alters the basic nature of this Contract or is contrary to public policy.

(f) A right or obligation of a party that can operate or have effect on or after the completion, expiration, termination or rescission of this Contract will not merge on the occurrence of that event but will remain in full force and effect.

(g) This Contract is properly executed if each party executes either this document or an identical document. In the latter case, this Contract takes effect when the separately executed documents are exchanged between the parties.

(h) To the extent that General Conditions are inconsistent with these special conditions, these special conditions override the General Conditions.

56. GENERAL CONDITION AMENDMENTS

To the extent as permitted by law the General Conditions are amended as follows:

(a) clause 22.1.1 is amended by inserting '0' before the '%' symbol;

(b) clause 22.1.2 is amended by inserting '10' before the '%' symbol;

(c) clause 26.2 is deleted and replaced with the following:

i. 26.2 To serve a notice a party must:

1. 26.2.1 leave it at; or
2. 26.2.2 send it by a method of post requiring acknowledgement of receipt by the addressee; or
3. 26.2.3 send it by facsimile or electronic mail; or
4. 26.2.4 by delivering to an appropriate place in the facilities of a document exchange system,

to the address of the person to be served as stated in the Schedule, or as notified by that person to the other as that person's address for service under this Contract, or to that party's solicitor.

(d) insert additional clause 26.4 as follows:

i. 26.4 A notice is given:

1. 26.4.1 if hand delivered, on the date of delivery;
2. 26.4.2 if sent by facsimile transmission, on the date that the sender's facsimile machine records that the facsimile has been successfully transmitted in its entirety;
3. 26.4.3 if sent by electronic mail, on the date the sender's electronic mail delivery system records that the electronic mail has been successfully transmitted in its entirety;
4. 26.4.4 sent by prepaid ordinary mail within Australia, on the date being 2 Business Days after the date of posting; or
5. 26.4.5 sent by prepaid express post International airmail between countries, on the date that is 7 Business Days after the date of posting.

57. CONDITION OF PROPERTY

(a) The Buyer warrants to the Seller that the Buyer is satisfied with the condition of the Property at the Date of this Contract including any legal and physical defects (latent or patent), infestations and dilapidation.

(b) The Buyer acknowledges that the Seller has disclosed any Unapproved Structures on the Land and that, unless otherwise provided in this Contract. The Buyer must not Raise Issue or require the Seller to obtain the relevant approvals for the Unapproved Structures.

(c) The Buyer acknowledges that the Seller makes no warranty as to the status of any contamination that may or may not be present on the Property including the soil, ground water or substrata. The Buyer relies on its own enquiries with regard to any contamination on the Property. The Buyer must not Raise Issue with regard to any contamination which may or may not be present on the Property.

(d) The Buyer must not Raise Issue due to any matter in relation to the Seller or the Property which was disclosed to the Buyer, or was reasonably capable of being found or discovered by the Buyer had the Buyer undertaken the usual enquiries, investigations and searches about the Property as would reasonably be expected of a prudent Buyer, in a proper and diligent manner.

(e) Notwithstanding any matter in clause 57(d) the Buyer may not Raise Issue in relation to any of the following matters:

i. any encroachment by or on the Property;

ii. any dispute regarding any dividing fence;

iii. requirements of an authority in relation to the Property;

iv. non-compliance of the Property with any law;

v. the existence or non-existence of any services or utilities to or through the Property.

58. KEYS

The Seller will provide the Buyer with keys necessary to gain access to the dwelling on the Land, as well as any other keys in possession of the Seller on Completion. The Buyer must not Raise Issue regarding any keys provided, or not provided, by the Seller on Completion.

59. ADJUSTMENTS

(a) If Completion does not occur on the Date for Completion due to the default of the Buyer, the Buyer acknowledges that Land Charges under General Condition 8.1 will be adjusted from the Date for Completion.

(b) The Buyer acknowledges that notwithstanding clause 59(a), the Seller will remain entitled to the Income up to the date of Completion.

60. SELLER AGENT

(a) The Buyer warrants that it was not introduced directly or indirectly to the Seller, or the Property, by any person other than the Seller Agent, or in circumstances that would give rise to any claim for commission or remuneration with respect to the sale of the Property by any other person.

(b) The Buyer indemnifies the Seller against any Loss arising from a breach of the warranty in clause 60(a).

61. ENTIRE AGREEMENT

The Buyer agrees that this Contract sets out the entire understanding between the parties concerning the subject matter of this Contract and that it supersedes any prior arrangement, contract or other agreement in relation to the subject matter of this Contract.

62. RELIANCE AND REPRESENTATIONS

The Buyer warrants to the Seller that it has entered into this Contract entirely own its own investigations and enquiries and does not rely on any representation by the Seller, Seller Solicitor or Seller Agent in relation to any matter in relation to the Property or this Contract.

63. FIRB APPROVAL

(a) The Buyer warrants to the Seller that it does not require any approvals under the Australian Governments foreign investment policy to acquire the Property ("**FIRB Approval**") and that the Treasurer cannot make an order under Part II of the FATA regarding the acquisition of the Property by the Buyer.

(b) The Buyer indemnifies the Seller against all liability or loss suffered or incurred by the Seller which arises directly or indirectly from a breach of any of the obligations of the Buyer under this clause 63.

64. DIRECTOR GUARANTEE AND INDEMNITY

If the Buyer is a corporation that is not listed on the Australian Stock Exchange or is a company limited by guarantee under the *Corporations Act 2001* (Cth), the Buyer acknowledges and confirms the following:

(a) each director of the Buyer must and will provide a signed personal guarantee in the form of the Guarantee and Indemnity attached as Annexure A on the Date of this Contract ('Guarantee'); and

(b) that each director of the Buyer has, on the Date of this Contract, properly executed the Guarantee attached to this Contract and agree to guarantee that corporation's performance of its obligations under this Contract.

(c) The Buyer acknowledges and agrees that this Clause 64 is an essential term of this Contract.

65. INSOLVENCY AND INCAPACITY

(a) If the Buyer is a corporation and:

i. petition is presented for the winding up of the Buyer and is not stayed, withdrawn or discharged within 21 days or a resolution is passed by the Buyer for its winding up;

ii. an administrator or controller (as defined in section 9 of the *Corporations Act 2001* (Cth)) is appointed over the whole or any part of the assets or undertakings of the Buyer;

iii. a liquidator is appointed in respect of the undertakings of the Buyer;

iv. becomes insolvent (as defined in section 9 of the *Corporations Act 2001* (Cth);

v. the Buyer enters any arrangement with its creditors in relation to the affairs of the Buyer,

then the Buyer will be deemed to be in default of this Contract and the Seller may terminate this Contract and General Condition 19 will apply.

(b) A notice of termination under this clause 65 will not take effect during any stay period, as the term is defined in Section 451(E)(2) of the *Corporations Act 2001* (Cth)

(c) If the Buyer is an individual and:

i. dies; or

ii. becomes incapable to manage their affairs due to unsoundness of mind,

then either party may rescind this Contract and General Condition 21 will apply.

ANNEXURE A: GUARANTEE AND INDEMNITY

In this Guarantee & Indemnity:

(a) Guarantor means each director of the Buyer as at the Date of this Contract.

(b) Any capitalised terms used in this Guarantee & Indemnity which are not defined have the corresponding meaning given to them in the Contract which this Guarantee & Indemnity forms an Annexure to.

(c) In consideration of the Seller entering the Contract with the Buyer at the request of each Guarantor, each Guarantor guarantees to the Seller the payment of all money payable by the Buyer under the Contract and the performance of all other obligations imposed on the Buyer under the Contract.

(d) Each Guarantor indemnifies the Seller against any Loss incurred by the Seller in connection with or arising from any breach or default by the Buyer of its obligations under the Contract.

(e) Each Guarantor must pay on demand any money due to the Seller under the Guarantee & Indemnity.

(f) Each Guarantor is jointly and severally liable with the Buyer to the Seller for the performance of the Buyer's obligations under the Contract and any damage incurred by the Seller due to the Buyer's failure to perform its obligations under the Contract.

(g) Each and every guarantee and indemnity provided under the terms of this Guarantee & Indemnity are continuing and binds each Guarantor despite:

i. the death, bankruptcy or liquidation of any Guarantor;

ii. the resignation of any Guarantor as a director of the Buyer;

iii. any waiver or extension of time granted from the Seller to the Buyer;

iv. the Contract being held invalid or incomplete for any reason;

v. Completion of the Contract; or

vi. improper execution by the Buyer to the Contract.

(h) Each Guarantor warrants that:

i. their obligations under this Guarantee & Indemnity are valid and binding;

ii. they are entering this Guarantee & Indemnity as an adult above the age of 18;

iii. are not acting in any capacity as a trustee; and

iv. have been given an opportunity to seek independent legal and financial advice before entering this Guarantee & Indemnity.

Executed by in the presence of:

Signature	Signature of Witness
Name of Guarantor (Please print)	Name of Witness (Please print)

ELEVATED
LEGAL ADVISORY

Swimming Pool Disclosure Statement

	Unit	UP No.	Block	Section	Division/District
Premises	189	3566	20	44	Belconnen
	and known as 189/60 College Street, Belconnen ACT 2617				

The Owner discloses, to the best of the Owner's knowledge and belief and as accurately as the Owner has been able to find out:

When:	Disclosure:
The Owner purchased the Premises	2010
The Premises were built	2010
Building approval for the premises was granted (if the Premises were built by the current owner)	N/A
Construction of the pool was completed	2010
Any alterations to the pool were completed	No knowledge of any modifications to the swimming pool or spa

Standing exemptions:	Disclosure:	
Does a standing exemption apply to the pool?	☐ Yes	☒ No
If yes, the following standing exemption applies and circumstances for the exception:	☐ a regulated swimming pool that is a demountable pool in place for not more than 3 consecutive days ☐ a regulated swimming pool built before 1 May 2023 that is a spa (wherever located) covered and secured by a lockable child-resistant structure (such as a door, lid, grille or mesh) that: (a) is of substantial construction and having no opening through which it is possible to pass a testing apparatus; and (b) is securely fastened by a device that is itself of substantial construction and has no opening through which it is possible to pass a testing apparatus. ☐ a regulated swimming pool built before 1 May 2023 that is a spa (**located on apartment balcony**) if the balcony is accessible only through self-closing and self-latching doors or windows. ☐ Other: _____	

Product	Title Details
Date/Time	18/05/2026 11:40AM
Customer Reference	20260333
Order ID	20260518000592
Cost	$35.00

Volume 1967 **Folio** 24 **Edition** 4

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Belconnen Section 44 Block 20 on Deposited Plan 10171 with 336 units on Unit Plan 3566

Unit 189 (Class A) entitlement 279 of 100000, 3 subsidiaries

Lease commenced on 07/12/2010, terminating on 02/02/2099

Proprietor

Hugh Christian Dixon

1 Murranji Street Hawker ACT 2614

Megan Therese Gilmour

1 Murranji Street Hawker ACT 2614

as Joint Tenants

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

S.298 Planning and Development Act 2007: Compliance/Completion Cert Issued

Purpose Clause: Refer Units Plan

S. 20 Unit Titles Act 2001 - Subject to a Staged Development Approval: Released By ALUP 1774399

Easements

Easement In Units Plan: Current

Registered Date	Dealing Number	Description
19/06/2009	1634719	Easement for easement in gross - refer instrument
27/10/2010	1712887	Easement for support
16/03/2012	1791404	Mortgage to Westpac Banking Corporation

End of interests

This data (excluding administrative interests) is certified correct by the Registrar-General at 11:40:34 on 18/05/2026

Unregistered dealings have not been formally recorded in the register.

Product	Title Details
Date/Time	18/05/2026 11:42AM
Customer Reference	20260333
Order ID	20260518000597
Cost	$35.00

Volume 1951 **Folio** 100 **Edition** 3

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Belconnen Section 44 Block 20 on Deposited Plan 10171 with 336 units on Unit Plan 3566

Lease commenced on 07/12/2010, terminating on 02/02/2099

COMMON PROPERTY

Proprietor

The Owners-Units Plan No 3566

Civium Strata, 3 Lonsdale Street Braddon ACT 2612

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

Purpose Clause: Refer Units Plan

Alteration of Units Plan: REFER ALUP 1774399

Easements

Easement In Units Plan: Current

Registered Date	Dealing Number	Description
19/06/2009	1634719	Easement for easement in gross - refer instrument
27/10/2010	1712887	Easement for support - Refer Instrument
02/02/2011	1726459	Application to Note Special Resolution
03/06/2011	1745521	Application to Note Special Resolution
03/06/2015	1974228	Application to Note Special Resolution
22/08/2024	3330361	Application to Note Special Resolution - Refer Instrument
01/07/2025	3390394	Application to Note Special Resolution - Refer Instrument

End of interests

This data (excluding administrative interests) is certified correct by the Registrar-General at 11:42:08 on 18/05/2026

Unregistered dealings have not been formally recorded in the register.

ACT GOVERNMENT
Land Titles Act 1925
Registrar-General's Office

EE$1634719 15/06/2009 13:58:24 BRODM

1634719

TGE
Form 080

TRANSFER AND GRANT OF EASEMENT

Lodging Party CU

Box Number

PRIVACY COLLECTION STATEMENT *(PRIVACY ACT 1988 (C'WLTH))* OVERLEAF

The applicant/s of the land hereby make application to register a transfer and grant of easement.:

1. LAND

Vol:Fol	District/Division	Section	Block	Unit	Instrument No/ Associated Dealing No
1824: 4	Belconnen	44	20	-	-

2. APPLICANT / GRANTOR / SERVIENT TENEMENT

Name in Full
Cameron Nominees (ACT) Pty Limited ACN 090 165 530

3. DETAILS OF APPLICATION

The applicant/s (grantor – servient tenement) hereby apply to transfer and grant an easement on the terms of and over the part of the Land shown in the Deed of Transfer and Grant of Easement in Gross set out in the Annexure attached.

4. DATE

12.6.09

5. EXECUTION BY GRANTOR / SERVIENT TENEMENT

Signed by the proprietor/s of the servient tenement

See Annexure "A"

Signature of proprietor/s of the servient tenement

Full name of witness

Signed in my presence

Signature of witness

6. CONSENT BY MORTGAGEE

Signed by the Mortgagee

Signature of the Mortgagee

Full name of witness

Signed in my presence

Signature of witness

Approved form AF 2004 – 118 approved by Michael Ockwell, Registrar-General on 22 September 2004 under s140 *Land Titles Act 1925* (approved forms)
Unauthorised version prepared by ACT Parliamentary Counsel's Office

ANNEXURE "A"

Executed by St George Bank Limited ABN 92 055 513 070 by its Attorneys pursuant to Power of Attorney registered number 109975 of which they hold no notice of revocation:

Signature.....
Attorney: Jarrad Martin
Position: Senior Manager

Signature.....
Attorney: Anthony Jones
Position: Senior Manager

Signature:.....
Witness: Kathleen Gillard
Bank Officer with 5 or more years continuous service

7. EXECUTION BY THE GRANTEE / DOMINANT TENEMENT

Signed by the Grantee / Dominant Tenement	Full name of witness
See Annexure "A"	Signed in my presence
Signature of Grantee / Dominant Tenement	Signature of witness

8. OFFICE USE ONLY

Lodged by		Certificates Lodged	
Data Entered by		Attachments Lodged	
Examined by		Certificate of Title Lodged	
Registered by		Registration Date	19/6/09

PRIVACY STATEMENT

S.43 of the *Land Titles Act 1925 (LTA)* authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Land Titles Register. S.65-67 LTA requires that the Register be made available to any person for search, upon payment of a fee. The information is regularly provided to various ACT Government agencies, including the ACT Department of Urban Services, ACT Planning and Land Authority (ACTPLA), ACT Treasury, Canberra Connect and ActewAGL for conveyancing, municipal account, administrative, statistical and valuation purposes. ACTPLA and agencies within the ACT Department of Urban Services may also use the information supplied to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

SCHEDULE OF NOTES

1. This form is to be used for the transfer and grant of an easement.
2. Documents must be typed, or completed in black ink or biro.
3. Alterations to information entered on the form should be made by crossing out (not erasing or obliterating by painting over) and should be initialled by all parties.
4. If there is insufficient space in any panel use an annexure sheet.
5. Volume and Folio references must be given.
6. Ensure execution is undertaken by the servient tenement who is granting the easement.
7. Ensure execution is undertaken by the dominant tenement who will be receiving the easement.
8. Ensure consent is obtained from any mortgagee with an interest.
9. Execution by
   - **A Natural Person** – should be witnessed by an adult person who is not a party to the document.
   - **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority eg. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation".
   - **Corporation** – Section 127 of the *Corporations Act* provides that a company may validly execute a document with or without using a Common seal

NB **The normal witnessing provisions in the *Land Titles Act 1925* do not apply to execution by a corporation as above, but do apply to execution by the attorney of a corporation.**

This is Annexure "A" referred to in the Transfer and Grant of Easement over part of the land comprised in Certificate of Title Volume 1824 Folio 4 comprising of 6 pages.

Deed of Transfer and Grant of Easement in Gross

DATE

PARTIES

CAMERON NOMINEES (ACT) PTY LIMITED
ACN 090 165530

THE COMMONWEALTH OF AUSTRALIA REPRESENTED BY AND ACTING THROUGH THE DEPARTMENT OF FINANCE AND DEREGULATION (Commonwealth)

RECITALS

A. The Grantor is the registered proprietor of the Land.

B. The Grantor has been granted approval to develop the Land in accordance with the Development Control Plan.

C. The Development Control Plan requires that the Grantor grant an easement over part of the Land for pedestrian access.

D. The Grantor has agreed to grant to the Commonwealth a right for pedestrians to have access over part of the Land on the terms of this Deed.

OPERATIVE PROVISIONS

1. INTERPRETATION

1.1 Definitions

The following definitions apply in this Deed.

Deed means this Deed of Transfer and Grant of Easement in Gross.

Development Control Plan means Development Control Plan No:171/08/0003 approved by the National Capital Authority 20 October 2008.

Grantor means the person shown as Grantor in Item 2 of the Form 080 and each subsequent owner of the Land.

Land means Block 20 Section 44 Division of Belconnen comprised in Certificate of Title Volume 1824 Folio 4.

Law means:

(a) the common law; and

(b) any statute, regulation, rule, proclamation, order, ordinance or by-law whether present or future and whether Commonwealth, Territory or otherwise and includes:

(i) any statute, regulation, rule, proclamation, order, ordinance or by-law as amended or re-enacted from time to time; and

(ii) any statute, regulation, rule, proclamation, order, ordinance or by-law enacted in replacement of any statute, regulation, rule, proclamation, order, ordinance or by-law from time to time.

National Capital Plan means the National Capital Plan under the *Australian Capital Territory (Planning and Land Management) Act 1988* (Cth).

Plan means the "PLAN OF CREATION OF PROPOSED EASEMENT FOR ACCESS BLOCKS 7, 10, 19 AND 20 SECTION 44 BELCONNEN" at Annexure 1 to this Deed.

Territory means:

(a) when used in a geographical sense the Australian Capital Territory; and

(b) when used in any other sense the body politic established by section 7 of the *Australian Capital Territory (Self Government) Act 1988* (Cth);

Territory Plan means the territory plan under the *Planning and Development Act 2007* (ACT).

1.2 **Rules for interpreting this Deed**

The following rules also apply in interpreting this Deed, except where the context makes it clear that a rule is not intended to apply.

(a) Headings are for convenience only, and do not affect interpretation or form part of the Deed.

(b) A reference to:

(i) legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;

(ii) a document or agreement, or a provision of a document or agreement is to that document, agreement or provision as amended, supplemented, replaced or novated;

(iii) a party to this Deed or to any other document or agreement includes the administrators, successors in title, permitted substitute or permitted assigns of that party;

(iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and

(v) anything (including a right, obligation or concept) includes each part of it.

(c) A singular word includes the plural, and vice versa.

(d) the word "includes" in any form is not a word of limitation.

(e) A word which suggests one gender includes the other genders.

(f) If a word is defined, another part of speech has a corresponding meaning.

1.3 **Multiple parties**

If a party to this Deed is made up of more than one party, or a term is used in this Deed to refer to more than one party:

(a) an obligation of those parties is joint and several;

(b) a right of those parties is held by each of them severally; and

(c) any other reference to that party or that term is a reference to each of those party separately.

1.4 **Territory Land**

If the Land becomes Territory Land:

(a) any reference in this Deed to the Commonwealth will be taken to be a reference to the Territory on behalf of the Commonwealth; and

(b) any reference to the National Capital Plan will be taken to be a reference to the Territory Plan.

2. GRANT OF EASEMENT

The Grantor grants to the Commonwealth the right for free public access at all times for the purpose of passing through that part of the Land shown as "PROPOSED EASEMENT FOR ACCESS 7 WIDE" on the Plan.

3. OBLIGATIONS OF GRANTOR

At its own expense the Grantor must:

(a) illuminate and keep illuminated;

(b) provide and maintain paving;

(c) landscape and maintain landscaping; and

(d) otherwise maintain in good repair and condition,

the Land shown as "PROPOSED EASEMENT FOR ACCESS 7 WIDE" on the Plan:

(e) to a standard acceptable to the Commonwealth;

(f) in a manner consistent with the Development Control Plan; and

(g) in accordance with the relevant objectives and controls of the National Capital Plan.

4. INDEMNITY AND RELEASE

4.1 **Indemnity**

The Grantor indemnifies the Commonwealth against all claims, actions, damage, losses, liabilities, costs and expenses which the Commonwealth incurs or is liable for in connection with:

(a) any damage, loss, injury or death, caused or contributed to by the Grantee in connection with or arising from its rights and obligations under this Deed; or

(b) any breach or default of this Deed by the Grantee.

4.2 **Release**

To the extent permitted by law, the Grantor releases the Commonwealth from any claim, action, damage, loss, liability, cost or expense which the Commonwealth incurs or is liable for in connection with any damage, loss, injury or death to or of any person or property in or near the part of the Land shown as "PROPOSED EASEMENT FOR ACCESS 7 WIDE" on the Plan, except to the extent that the Commonwealth has contributed to such claim, action, damage, loss, liability, cost or expense.

5. TERRITORY LAND

The Grantor acknowledges and agrees that if the Land becomes Territory Land the Land and all interests in it will be administered on behalf of the Commonwealth by the Territory and that the Territory will be entitled to exercise on behalf of the Commonwealth all rights and benefits granted under this Deed and will be entitled to enforce on behalf of the Commonwealth all obligations of the Grantor under this Deed.

6. GOVERNING LAW

(a) This Deed is governed by the law in force in the Australian Capital Territory.

(b) The courts of the Australian Capital Territory have non-exclusive jurisdiction to decide any matter arising out of this Deed.

7. SEVERABILITY

If any part of the Deed is or becomes illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of the Deed, as applicable, will not be affected and must be read as if that part has been severed.

EXECUTED as a deed.

The **common seal** of **CAMERON NOMINEES (ACT) PTY LIMITED ACN 090 165 530** is fixed to this Deed in the presence of:

Secretary/Director

GRAHAM GERARD POTTS

Name (print)

Director

DES JORDAN

Name (print)

SIGNED, SEALED AND DELIVERED by a duly authorised delegate of the **COMMONWEALTH OF AUSTRALIA** represented by and acting through the Department of Finance and Deregulation in the presence of:

Signature of witness

JULIE SCOTT DOYLE

Name (print)

Signature of delegate

ANDREW BAIRD

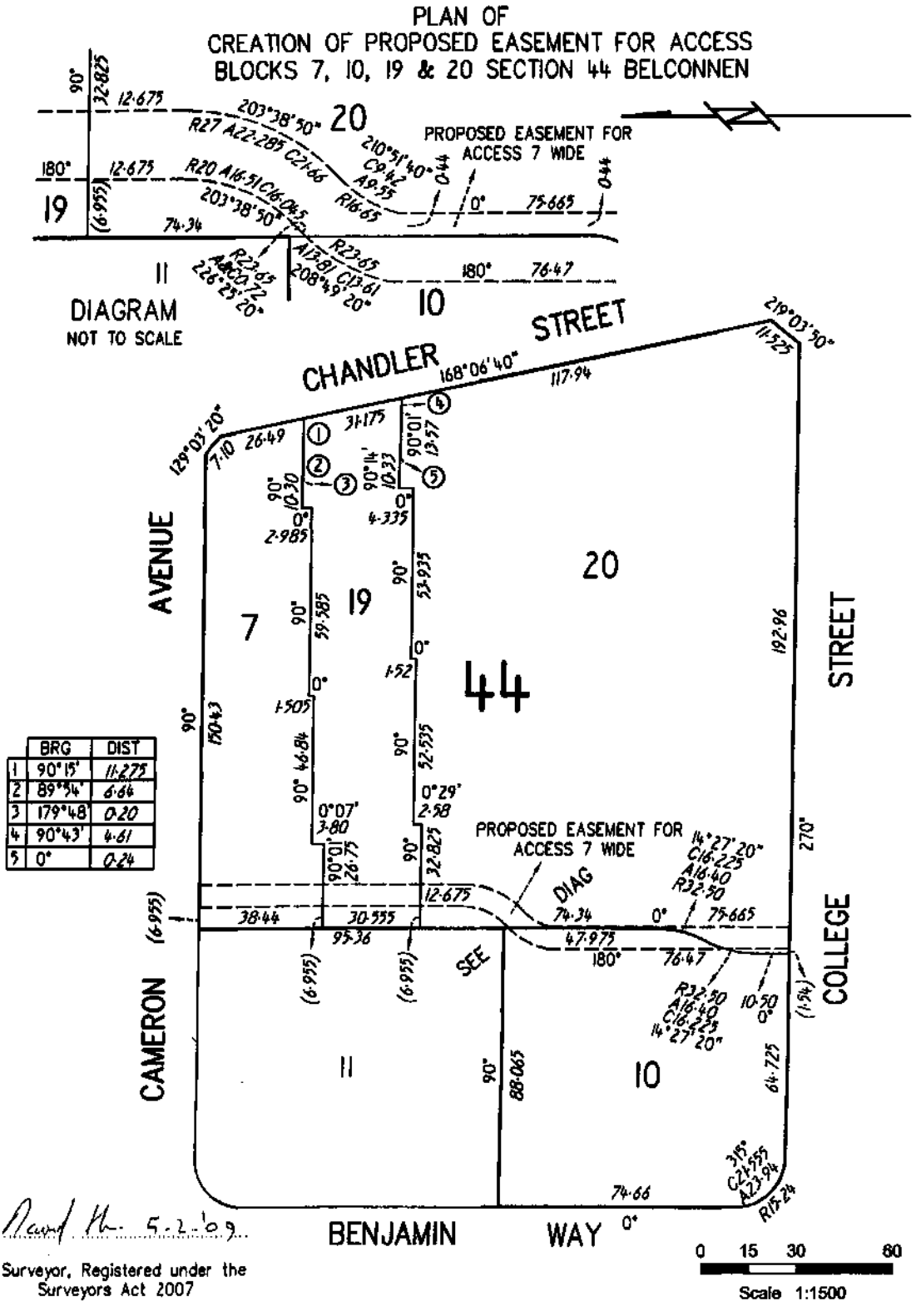
Name (print)

A/G BRANCH MANAGER - PROPERTY

Position or position number of delegate

Annexure 1

PLAN



CEP
Form 089

COMPANY EXECUTION PANEL

This form is to be used as an annexure to allow for the execution of land titles documents particularly where there is an execution by a company using a common seal.

1. ANNEXURE TO MEMORANDUM OF

Transfer and Grant of Easement over the Land comprised in Certificate of Title Volume 1824 Folio 4

2. EXECUTION BY COMPANIES WITHOUT USING A COMMON SEAL

Executed by

Cameron Nominees (ACT) Pty Limited ACN 090 165 530

By being signed by:

Signature	Signature
Full Name (Block Letters) GRAHAM GERARD POTTS	Full Name (Block Letters) DES JORDAN
17 TORRENS ST. BRADDON ACT 2612 Address	17 TORRENS ST. BRADDON ACT 2612 Address
DIRECTOR Offices held (Director, Secretary or sole Director and Sole Company Secretary	DIRECTOR Offices held (Director, Secretary or sole Director and Sole Company Secretary

3. EXECUTION BY COMPANIES USING A COMMON SEAL

Executed by

Affixed in the presence of

By being signed by:

Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Offices held (Director, Secretary or Sole Director and Sole Company Secretary	Offices held (Director, Secretary or Sole Director and Sole Company Secretary

4. OFFICE USE ONLY

Lodged by		Certificates Lodged	
Data Entered by		Attachments Lodged	
Examined by		Certificate of Title Lodged	
Registered by		Registration Date	

PRIVACY STATEMENT

S.43 of the *Land Titles Act 1925 (LTA)* authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Land Titles Register. S.65-67 LTA requires that the Register be made available to any person for search, upon payment of a fee. The information is regularly provided to various ACT Government agencies, including the ACT Department of Urban Services, ACT Planning and Land Authority (ACTPLA), ACT Treasury, Canberra Connect and ActewAGL for conveyancing, municipal account, administrative, statistical and valuation purposes. ACTPLA and agencies within the ACT Department of Urban Services may also use the information supplied to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

Approved form AF 2004 – 129 approved by Michael Ockwell, Registrar-General on 22 September 2004 under s140 *Land Titles Act 1925* (approved forms)

LA
OFFICE OF REGULATO
Department of Justice and Comn

TGE$1712887 26/10/2010 13:08:08 MCINA RY

1712887

DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

TRANSFER AND ~~GRANT~~ OF EASEMENT

Form 080 - TGE

Land Titles Act 1925

LODGING PARTY DETAILS		
Name	**Postal Address**	**Contact Telephone Number**
Scott Ashwood P/L ~~Clayton Utz~~	GPO Box1550 Canberra City 2601 ~~GPO Box 1940 Canberra ACT 2601~~	6247 0820 ~~(02) 6279 4000~~

TITLE AND LAND DETAILS SERVIENT TENEMENT / GRANTOR				
Volume & Folio	**District/Division**	**Section**	**Block**	**Unit**
1824:4	Belconnen	44	20	

TITLE AND LAND DETAILS DOMINANT TENEMENT / GRANTEE				
Volume & Folio	***District/Division***	***Section***	***Block***	***Unit***
1744:21	Belconnen	44	19	

FULL NAME AND ADDRESS OF APPLICANT / GRANTOR / SERVIENT TENEMENT (Surname Last) (ACN required for all Companies)

Cameron Nominees (ACT) Pty Limited ACN 090 165 530 of 113 Canberra Avenue Griffith ACT 2603

FULL NAME AND ADDRESS OF GRANTEE / DOMINANT TENEMENT (Surname Last) (ACN required for all Companies)

Cameron Nominees (ACT) Pty Limited ACN 090 165 530 of 113 Canberra Avenue Griffith ACT 2603

DETAILS / TYPE OF APPLICATION (Please outline briefly and add full detail on annexure page with plan as attachment)

The applicant/s (grantor – servient tenement) hereby apply to transfer and grant an easement as described briefly below and in the deed attached as Annexure A

Easement for support 2.7 metres wide burdening Block 20 Section 44 Belconnen and benefitting Block 19 Section 44 Belconnen

CONSENTING PARTY – SUPPORTING DOCUMENTATION

☐ Please complete and attach – **Form 042 – C – Consent** (One form required for each party required to consent)

DATE 26 August 2010

EXECUTION BY GRANTOR / SERVIENT TENEMENT

Print full name of grantor / servient tenement

Executed by **Cameron Nominees (ACT) Pty Ltd ACN 090 165 530** in accordance with section 127 of the Corporations Act 2001 (Cth):

Director./Secretary

GRAHAM GERARD POTTS

Print full name of director/secretary

Director

Desmond Jordan

Print full name of director

EXECUTION BY GRANTEE / DOMINANT TENEMENT

Print full name of grantee / dominant tenement

Executed by **Cameron Nominees (ACT) Pty Ltd ACN 090 165 530** in accordance with section 127 of the Corporations Act 2001 (Cth):

Director./Secretary

GRAHAM GERARD POTTS

Print full name of director/secretary

Director

Desmond Jordan

Print full name of director

OFFICE USE ONLY

Lodged by		Certificate of title lodged	Prod 1705901
Data entered by		Certificates attached to title	
Registered by	L°	Attachments / Annexures	Annexure
Registration date	27 OCT 2010	Consent form attached	

CLAYTON UTZ

This is the annexure marked "A" referred to in the application to register transfer and grant of easement consisting of 11 pages

Transfer and grant of easement - support

Cameron Nominees (ACT) Pty Limited
Transferor

Cameron Nominees (ACT) Pty Limited
Transferee

Clayton Utz
Lawyers
Level 8 Canberra House 40 Marcus Clarke Street Canberra ACT 2601 Australia
GPO Box 1940 Canberra ACT 2601
T +61 2 6279 4000 F +61 2 6279 4099

www.claytonutz.com

Our reference 216/16785/80089511

Contents

1. Definitions and interpretation 1

1.1 Definitions 1
1.2 Interpretation 2
1.3 Covenants and agreements 2
1.4 Body which ceases to act 2

2. Easements 3

2.1 Grant of easements for Dominant Tenement 3
2.2 Requirements when exercising rights 3
2.3 Compliance by Transferee's Land Users 4

3. Indemnity and release 4

3.1 Indemnity by the Transferee 4
3.2 Release by the Transferee 4

4. Transferor may rectify 4

5. Destruction or damage 4

6. Surrender of crown lease 5

7. GST 5

7.1 Recovery of GST 5
7.2 Time of payment 5
7.3 Adjustment of additional amount 5
7.4 Reimbursement 5

8. Application to Unit Title 5

8.1 Application of this clause 5
8.2 Benefit of easements 6
8.3 Obligations and rights 6
8.4 Articles inconsistency 6

9. Governing law 6

Schedule 1 Plan 7

Transfer and grant of easement - support dated 26 August 2010

Parties **Cameron Nominees (ACT) Pty Limited ACN 090 165 530** of 113 Canberra Avenue Griffith ACT (**Transferor**)

Cameron Nominees (ACT) Pty Limited ACN 090 165 530 of 113 Canberra Avenue Griffith ACT (**Transferee**)

Background

A. The Transferor is the crown lessee of the Servient Tenement.

B. The Transferee is the crown lessee of the Dominant Tenement.

C. The Transferor grants to the Transferee easements and rights on the terms contained in this deed.

Operative provisions

1. Definitions and interpretation

1.1 Definitions

The following words have these meanings in this deed unless the contrary intention appears.

Agents means employees, contractors, agents, officers and authorised persons.

Articles means the articles of the owner's corporation for the Dominant Tenement.

Dominant Tenement means the crown lease for the land comprised in Block 19 Section 44 Belconnen.

GST has the meaning it has in the GST Act.

GST Act means the A New Tax System (Goods and Services Tax) Act 1999 (Cth).

Plan means the plan attached as Schedule 1.

Servient Tenement means the crown lease for the land comprised in Block 20 Section 44 Belconnen.

Transferee's Land Users means the occupants of the Dominant Tenement and the invitees, visitors and other authorised persons of the Transferee.

Utility Services means:

(a) water reticulation or supply;

(b) gas reticulation or supply;

(c) electricity supply;

(d) airconditioning, whether for heating or cooling;

(e) telecommunication and internet and associated services;

(f) computer, television, radio or other transmission services;

(g) a sewer system;

(h) drainage;

(i) a system for the removal of garbage or waste;

(j) security systems; or

(k) any other system or service designed to improve the amenity, or increase the enjoyment of, the Dominant Tenement or the Servient Tenement (as applicable) and any improvements on them.

1.2 Interpretation

In this deed unless the contrary intention appears:

(a) a reference to a person includes a reference to a body corporate.

(b) a reference to a statute, ordinance, code or other

(c) law includes regulations and other instruments under it and consolidations amendments, re-enactments or replacements of any of them;

(d) the singular includes the plural and vice versa;

(e) headings do not affect the interpretation of this Deed;

(f) the word **"include"** is used without any limitation;

(g) a reference to an "Annexure" or "Schedule" is a reference to an annexure of schedule to this Deed;

(h) if a party comprises more than one entity, the obligations and covenants given by those entities are given by and bind those entities jointly and severally; and

(i) a party that is a trustee is bound both personally and in its capacity as a trustee.

1.3 Covenants and agreements

The terms in this deed are covenants and agreements between:

(a) the Transferee, every person who is entitled to an estate or interest in possession of the Dominant Tenement or any part of it with which the right is capable of enjoyment; and

(b) the Transferor, every person who is entitled to an estate or interest in possession of the Servient Tenement or any part of it with which the right is capable of enjoyment,

and the parties intend that the benefit and burden of those covenants and agreements are annexed to and pass with the benefits and burdens of those terms.

1.4 Body which ceases to act

A reference in this deed to any person or body which:

(a) is replaced, is a reference to the body or person that replaces it; or

(b) ceases to exist, is a reference to the body or person which has substantially the same objects as that body or person.

2. Easements

2.1 Grant of easements for Dominant Tenement

Subject to the Transferee complying with its obligations under clause 2.2, the Transferor grants to the Transferee, its Agents and the Transferee's Land Users (as applicable) the right:

(a) **(support)** to:

(i) have the improvements at any time on the Dominant Tenement supported, in any direction, by the improvements at any time on the Servient Tenement in the areas marked "Easement for Support 2.7 wide" on the Plan;

(ii) to enter the Servient Tenement and any improvements on it to inspect, maintain, repair or replace any support;

(b) **(maintenance)** to:

(i) enter;

(ii) oversail with cranes and other construction equipment and materials; and

(iii) pass over and remain on from time to time with vehicles, materials, tools and equipment,

the Servient Tenement and any improvements on it, to construct, maintain, repair, replace or remove any improvement on the Dominant Tenement which is on or close to the boundary of the Servient Tenement where it is not reasonably practicable to carry out the works without entering the Servient Tenement and any improvements on it.

2.2 Requirements when exercising rights

In exercising a right in clause 2.1, the relevant person must:

(a) (except in an emergency) give reasonable written notice to the Transferor before entering the Servient Tenement and any improvements on it to carry out any works;

(b) when carrying out any works, except where prior arrangements have been made with the Transferor or in an emergency, not disrupt any Utility Service to the Servient Tenement and any improvements on it in circumstances where the Transferor or any occupier of the Servient Tenement and any improvements on it may suffer interruption to the business or commercial activities conducted on the Servient Tenement and any improvements on it;

(c) comply with the security or other arrangements or requirements ordinarily applying for persons entering the Servient Tenement and any improvements on it;

(d) cause as little interference as is reasonably practicable to the Transferor and other users and occupants of the Servient Tenement and any improvements on it; and

(e) cause as little damage as is reasonably practicable to the Servient Tenement and any improvements on it and must promptly make good any damage caused to the Transferor's reasonable satisfaction.

2.3 Compliance by Transferee's Land Users

For each easement in this deed, the Transferee must use reasonable endeavours to ensure that the Transferee's Land Users comply with the terms of this deed when they exercise their rights or comply with their obligations under this deed.

3. Indemnity and release

3.1 Indemnity by the Transferee

The Transferee is liable for, and indemnifies the Transferor against, liability or loss arising from, and costs incurred in connection with:

(a) damage, loss, injury or death to the extent caused or contributed to by the improvements on the Dominant Tenement, their erection, maintenance or use or the act, negligence or default of the Transferee, its Agents or the Transferee's Land Users;

(b) the Transferor doing anything which the Transferee must do under this deed but which it has not done within a reasonable time or which the Transferor reasonably considers the Transferee has not done properly; and

(c) a breach of this deed by the Transferee, its Agents or the Transferee's Land Users.

3.2 Release by the Transferee

The Transferee releases the Transferor from, and agrees the Transferor is not liable for, liability or loss arising from, and costs incurred in connection with:

(a) the improvements on the Dominant Tenement, their erection, maintenance or use;

(b) damage, loss, injury or death concerning the improvements on the Dominant Tenement except to the extent that such damage, loss, injury or death is caused by the negligent act or omission of the Transferor or the Transferor's Agents; or

(c) anything the Transferor is permitted or required to do under this deed.

4. Transferor may rectify

After giving the Transferee reasonable notice, the Transferor may at the cost of the Transferee do anything which the Transferee, its Agents or the Transferee's Land Users should have done under this deed but which they have not done within a reasonable time or which the Transferor reasonably considers they have not done properly.

5. Destruction or damage

If for any reason the improvement on the Dominant Tenement are destroyed or removed from the Dominant Tenement then:

(a) the Transferee may reconstruct those improvements and rely upon the rights under this deed or varied as agreed; and

(b) if the Transferee does reconstruct the improvements, it must:

(i) use all reasonable endeavours to ensure that:

A. the use and value of the Servient Tenement and any improvements on it are not more affected than the use and value of the Servient Tenement and any improvements on it are affected by the improvements on the Dominant Tenement immediately prior to their destruction or removal; and

B. the replacement improvements are constructed in accordance with all relevant approvals and do not, so far as is reasonably practicable, adversely affect the Servient Tenement and any improvements on it; and

(ii) ensure that, in constructing the replacement improvements, the requirements of clause 2.2 are complied with.

6. Surrender of crown lease

If a party surrenders its crown lease in respect of the Servient Tenement or the Dominant Tenement, the parties must grant or accept (as the case requires) new easements substantially in the form of this deed and register, or do all things reasonably necessary to effect registration (as the case requires) of the new easements.

7. GST

7.1 Recovery of GST

If a supply under this deed is subject to GST, the recipient must pay to the supplier an additional amount equal to the amount of the consideration multiplied by the applicable GST rate.

7.2 Time of payment

The additional amount is payable at the same time as the consideration for the supply is payable or is to be provided. However, the additional amount need not be paid until the supplier gives the recipient a Tax Invoice.

7.3 Adjustment of additional amount

If the additional amount differs from the amount of GST payable by the supplier, the parties must adjust the additional amount.

7.4 Reimbursement

If a party is entitled to be reimbursed or indemnified under this deed, the amount to be reimbursed or indemnified does not include any amount for GST for which the party is entitled to an input tax credit.

8. Application to Unit Title

8.1 Application of this clause

This clause applies in relation to a Dominant Tenement which is at any time subdivided under the Unit Titles Act 2001 (**Unitisation**).

8.2 Benefit of easements

Each party acknowledges that following Unitisation the easements granted and other obligations in this deed will continue to subsist so far as they are capable of doing so for the benefit of each unit in the unit plan.

8.3 Obligations and rights

Following Unitisation, every person who is entitled to an estate or interest in a unit in the unit plan of the Dominant Tenement:

(a) must comply with the obligations of the Transferee under this deed; and

(b) may exercise the rights of the Transferee under this deed.

8.4 Articles inconsistency

Without limiting this deed:

(a) the Articles may not override the rights and obligations under this deed; and

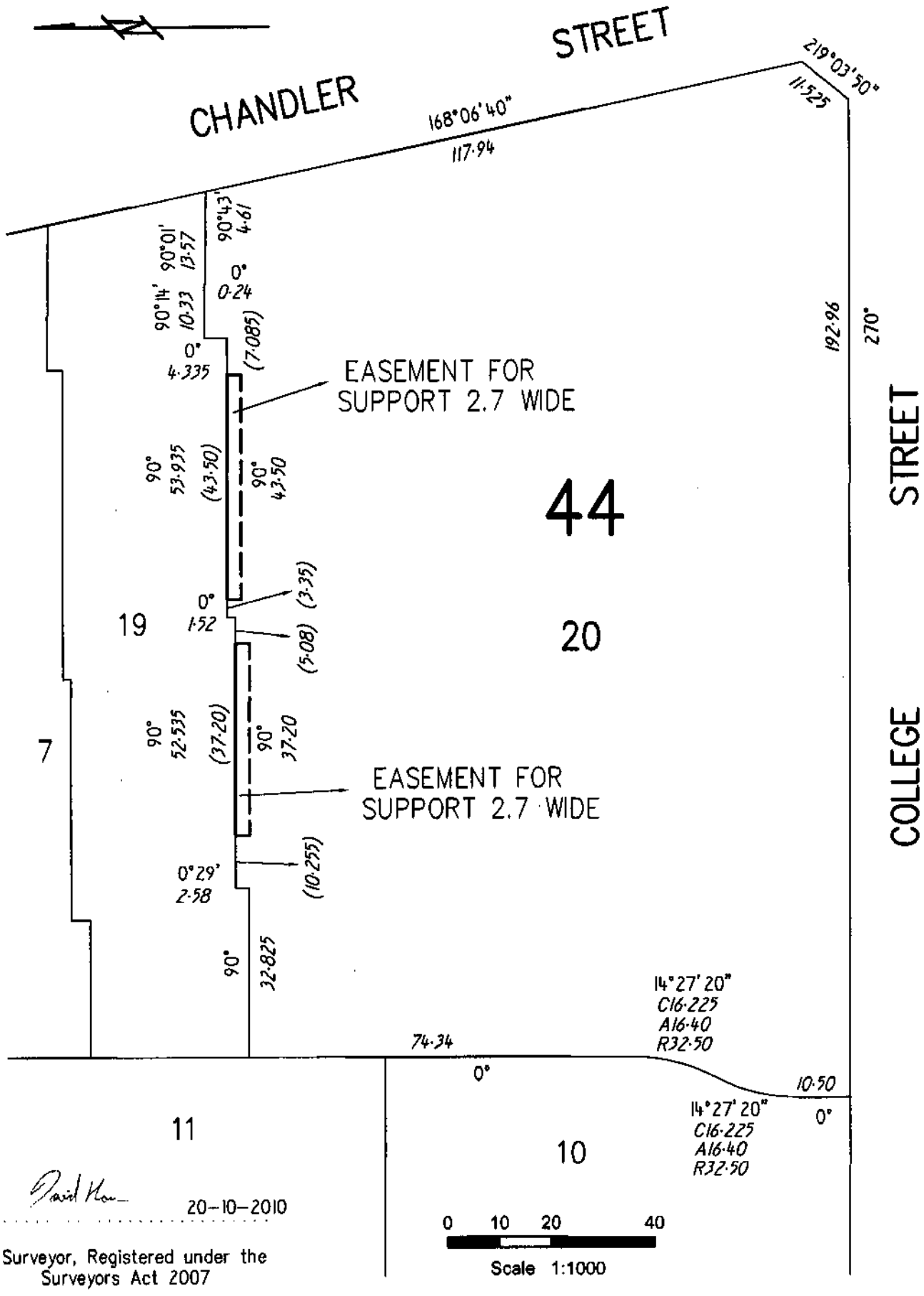
(b) if the Articles allocate responsibility for complying with obligations under this deed to a different person than that set out in this deed, this deed prevails to the extent of the inconsistency.

9. Governing law

This deed is governed by and must be construed according to the law applying in the Australian Capital Territory.

Schedule 1 Plan

PLAN OF EASEMENT FOR SUPPORT
BLOCK 20 SECTION 44 BELCONNEN



David Kan 20-10-2010

Surveyor, Registered under the
Surveyors Act 2007

Executed as a deed.

Executed by **Cameron Nominees (ACT) Pty Limited ACN 090 165 530** by or in the presence of:

Signature of Director

Desmond Jordan

Name of Director in full

Signature of Secretary/other Director

GRAHAM GERARD POTTS

Name of Secretary/other Director in full

Executed by **Cameron Nominees (ACT) Pty Limited ACN 090 165 530** by or in the presence of:

Signature of Director

Desmond Jordan

Name of Director in full

Signature of Secretary/other Director

GRAHAM GERARD POTTS

Name of Secretary/other Director in full

THIS IS AN ANNEXURE TO **TRANSFER AND GRANT OF EASEMENT** WITH CAMERON NOMINEES (ACT) PTY LTD ACN 090 165 530 AS GRANTOR AND CAMERON NOMINEES (ACT) PTY LTD ACN 090 165 530 AS GRANTEE DATED

NATIONAL AUSTRALIA BANK LIMITED ABN 12 004 044 937 as mortgagee by virtue of Mortgage Registered No. 1662160 hereby consents to the within **Transfer and Grant of Easement** but without prejudice to and reserving all its rights powers and remedies under its Security.

DATED at Canberra this 18th day of October Two thousand and ten.

SIGNED SEALED AND DELIVERED)
for and on behalf of **NATIONAL**)
AUSTRALIA BANK LIMITED ABN)
12 004 044 937 by its Attorney)
MICHAEL JOHN BLAIR)
who holds the position of)
Level 3 Attorney under)
Power of Attorney dated 1 March)
2007 Registered No. 0134127 in the)
presence of:

Witness Signature	Attorney Signature
SUSAN ELIZA KNIGHT	MICHAEL JOHN BLAIR
Print Name	Print Name

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REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

SPECIAL RESOLUTION BY OWNERS CORPORATION

Form 094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number
INDEPENDENT BODY CORPORATE	91 NORTHBOURNE AVENUE TURNER	62091515

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
1951 :100	BELCONNEN	44	20	3566

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

TO AMEND ARTICE 4 AND 12
TO ADD NEW ARTICLES 13 & 14

SUPPORTING DOCUMENTATION (Please tick appropriate item – Original signed copy must be supplied)	COMMON SEAL OF OWNERS CORPORATION (Seal must be affixed)
☑ Sealed copy of Minutes of Meeting ☐ Sealed copy of Resolution/Motion ☐ Other (specify) -	18 - 1 - 2011 THE OWNERS - UNITS PLAN No. 3566 Common Seal

EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature: Lorraine	Signature: GJones
Full Name (Block Letters): LORRAINE HENDERSON	Full Name (Block Letters): GERALDINE JONES
Address: 9-37 DERRINGTON CRESCENT BONYTHON	Address: 37 HANRAHAN CRESCENT DUNLOP
Office Held: BODY CORPORATE MANAGER	Office Held: ADMINISTRATION OFFICER

OFFICE USE ONLY

Lodged by		Annexures/Attachments	Minutes/Resolution/Motion
Data entered by			
Registered by		Registration Date	- 2 FEB 2011

Approved form AF 2010 – 61 approved by Brett Phillips, Registrar-General on 23/02/2010 under Section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2006-444
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

MINUTES OF THE INAUGURAL MEETING OF THE OWNERS OF UNITS PLAN 3566 "ORACLE" 64-68 College Street, Belconnen ACT

HELD: Independent Body Corporate, Unisys Building, 91 Northbourne Avenue, Turner, ACT .

TIME: 7 December 2010 at 12.00pm

PRESENT: Mr Alfonso Del Rio of Clayton Utz representing Cameron Nominees ACT Pty Ltd
Mary Mond representing Independent Body Corporate.

QUORUM: A quorum was declared and the meeting proceeded.

CHAIRMAN: Mr Del Rio took the role of chairman

BUSINESS:

Mr Del Rio advised the meeting that the development situated at Block 20 Section 44 Division BELCONNEN consisting of 336 lots as registered at the Land Titles Office as Units Plan 3566. The meeting was necessary to put into effect certain requirements of the Unit Titles Act.

STAGED DEVELOPMENT

The meeting noted and adopted the Development Statement which has been approved by ACTPLA to allow this development to be staged. A copy of the Development Statement is attached.

The following staging was anticipated:

Stage 1	Block C	Units 1 – 73	Completed
	Block D	Units 74 – 157	Completed
Stage 2	Block E	Units 158 - 234	November 2011
	Block F	Units 235 – 282	November 2011
	Block G	Units 283 - 336	November 2011

THE OWNERS - UNITS PLAN NO. 3566 Common Seal

ACCESS OF BUILDER AND DEVELOPER

It was unanimously resolved that the builder, Milin Bros. and the developer, Cameron Nominees ACT Pty Ltd and their employees, agents, invitees and contractors be granted such access rights to the common areas as are necessary to finish the uncompleted stated on the block. As a condition of such access the builder is required to make good any damage to the common property or buildings on the land and remove any rubbish or debris and

maintain appropriate public liability insurance and contract works insurance in respect of the uncompleted stages.

MAINTENANCE OF UNCOMPLETED STAGES

It was unanimously resolved that the body corporate be exempt from the maintenance requirements under S.51(3) of the Unit Titles Act in respect of the uncompleted stages (including any common property forming part of the uncompleted stages) until the buildings are completed and certificates of occupancy and certificates of compliance are issued in respect o these units in each respective uncompleted stage.

INSURANCE FOR UNCOMPLETED STAGES

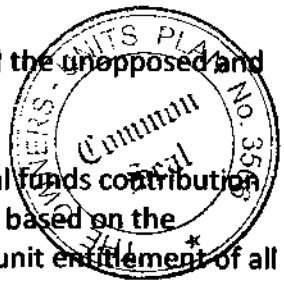
It was noted that the uncompleted stages are currently insured through the builders contract all risk insurance policy. It was unanimously resolved that the Developer ensure that the builder be responsible for building insurance under Section 132 of the Unit Titles Act and public liability insurance under S.131 of the Unit Titles Act in respect of the uncompleted stages, until such time as the certificate of occupancy and certificate of compliance in respect of the units in each respective uncompleted stage have been issued.

LEVIES FOR UNCOMPLETED STAGES

As permitted by Section 60(3) of the Unit Titles Act the meeting passed the unopposed and unanimous resolutions under Section 60(2)(b) that :

Each unit other than an Uncompleted Unit be required to pay a general funds contribution equal to the proportional share of the total general funds contribution based on the proportion of the unit entitlement of each respective unit to the total unit entitlement of all units excluding uncompleted units.
Commencing at the date of issue of a certificate of occupancy and a certificate of compliance under s. 179 of the Land Act in respect of the uncompleted stage, the relevant uncompleted stage be required to pay a general funds contribution equal to the proportional share of the total general funds contribution based on the proportion of the unit entitlement of that unit to the total unit entitlements of all units excluding Uncompleted Units.

As permitted under Section 64(2) of the Unit Titles the meeting passed the unopposed and unanimous resolutions under s.64(1)(b) that:



Each unit other than an Uncompleted Unit be required to pay a general funds contribution equal to the proportional share of the total general funds contribution based on the proportion of the unit entitlement of each respective unit to the total unit entitlement of all units excluding uncompleted units.
Commencing at the date of issue of a certificate of occupancy and a certificate of compliance under s. 179 of the Land Act in respect of the uncompleted stage, the relevant uncompleted stage be required to pay a general funds contribution equal to the proportional share of the total general funds contribution based on the proportion of the

unit entitlement of that unit to the total unit entitlements of all units excluding Uncompleted Units.

VOTING RIGHTS OF UNCOMPLETED UNITS

The body corporate acknowledged that the Developer was the registered proprietor of the Uncompleted Stages and a representative of the Developer was entitled to attend at and vote at body corporate meetings in respect of the Uncompleted Stages until these stages were completed and sold to another party.

INSURANCE:

It was unanimously resolved that the Corporation should insure Blocks C & D (Units 1 – 157) with CHU Insurances Limited as follows:

Buildings:	$ 38,500,000-00
Common Contents:	$ 500,000-00
Loss of Rent:	$ 5,775,000-00
Office Bearers	$ 1,000,000-00
Machinery Breakdown	$ 100,000-00
Personal Accident/Vol Workers	$ 1,000-00
Public Liability:	$ 20,000,000-00
Workers Comp	As per the Act

It was agreed that insurance would be taken until 2 November 2011 and that the Developer would obtain a Certificate of Currency

MANAGING AGENT:

It was resolved that Independent Body Corporate Services Pty Ltd for the first two years. Please note Managing Agent Agreement and schedule of services attached.

Building Manager – Common Property

The meeting unanimously resolved that the Corporation required an on-site building manager and requested Independent Body Corporate Services Pty Ltd to provide a Building Manager.

BANK ACCOUNT:

The meeting unanimously resolved that the Corporation should operate a business cheque account with the St George Bank.

PLANS & CERTIFICATES:

The unit's plan, certificate of title for the common property and the certificate of compliance would be handed to the managing agent for safe keeping at the earliest opportunity.

COMMON SEAL:

It was unanimously agreed that the managing agent be authorised to attach the common seal to Section (75) Certificates and to other documents with approval of the body corporate committee.

SECTION 75 CERTIFICATES

It was unanimously resolved that Independent Body Corporate Services Pty Ltd would prepare the Section 75 certificates as requested and that the charge for preparing the certificate would be paid direct to Independent Body Corporate by the applicant.

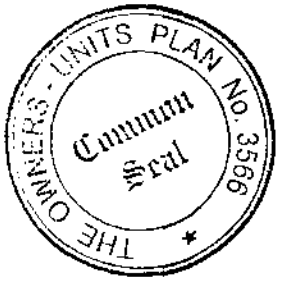
COMMITTEE:

It was noted that in accordance with the Act and until the first annual general meeting the Committee should consist of all members of the Corporation.

BUDGET:

The chairman presented a proposed budget for Blocks C & D (Units 1 – 157) commencing the 7 December 2010 and covering a levy period of 4 months being 7 December 2010 until the 31 March 2011 which was unanimously confirmed and adopted as is:

Accounting	$	333-00
Bank Fees	$	100-00
Building management	$	21000-00
Cleaning	$	16666-00
Electricity	$	12000-00
Fire Control	$	1800-00
Garage	$	700-00
Garbage Collections	$	3300-00
Garden Care	$	7000-00
Gas	$	2000-00
IBC Management Fees- 4 months & Set Up	$	13513-00
Insurance	$	21000-00
Lift Maintenance:	$	4000-00
Miscellaneous	$	1500-00
Repair & Maintenance	$	5000-00
Security:	$	1300-00
Sports Centre	$	8350-00
Telephone	$	500-00



Water	$	10000-00
Total Admin Fund	**$**	**111,162.00 (inclusive of GST)**
Sinking Fund	**$**	**11,116.00 (inclusive of GST)**
TOTAL	**$**	**122,278.00 (inclusive of GST)**

A cheque payable to Proprietors of Unit Plan 3566 of $122,278.00 (inclusive of GST) for the period 8 December 2010 to 31 March 2011 would be passed to the managing agents at the first opportunity.

Pets

The meeting agreed that pets may be permitted in accordance with the Unit Titles Act 2001 as amended.

Security Screen Doors/Party Walls:

It was noted that screen doors are not permitted on the front doors of individual units, as the front doors are fire doors and installation of screen doors would be in breach of the fire regulations. It was also noted that the party walls could not be tampered with so as to maintain their integrity for the fire rating.

Storage Cages:

Each unit has a storage shed in the garage area. Owners are advised that these areas are not waterproofed and there is to be no further storage in the car park area other than individual storage space.

Balconies:

Balconies and internal corridors are to be kept in a neat and tidy condition at all times. Under no circumstance is washing permitted on balconies.

Safety Signage:

It was unanimously resolved that the managing agent must install adequate safety and disclaimer signage in and around the common property (for example, in and around the pool, spa, sauna and gym areas), in cooperation with and complying with the requirements of the insurer.

Amendment to Articles:

It was unanimously resolved to amend Articles forming part of the Unit Titles Act by deleting existing Article 4 and replacing it with:

4(a) A member of the Owners Corporation shall not except in accordance with the written permission given by the Executive Committee and in accordance with the provisions of any law in force in the Territory applicable in the circumstances erect or alter any structure in or on their unit. In relation to the commercial unit in block G any structural erection or alteration will be permitted as long as the erection or alteration is within the boundary of their unit or if outside the boundary of the unit is necessary for the unit to be used for its proper purpose and is in accordance with the provisions of any law in force in the Territory applicable in the circumstances. The body corporate manager is authorized to affix the common seal of the corporation to any development and building applications for the commercial units that are made in accordance with this article.

4(b) Timber/tiled/polished concrete floor finishes are required to be designed by an accredited acoustic consultant prior to installation and following installation certification of the installation must be provided to the Owners Corporation.

4(c) Due to fire safety requirements, under no circumstances may fly screens or security screens be installed on unit entry doors.

4(d) If a member of the Owners Corporation wishes to erect or alter any structure in or on their unit or if a member of the corporation wishes to change the use of their unit, they must, at their own cost, obtain and provide the Owners Corporation with a fire consultant's report in relation to the effect that the erection, alteration or change of use will have on the building's fire safety systems.

It was unanimously resolved to amend Article 12 as follows:

12. The common seal may be attached to certificates under Section 75 of the Unit Titles Act by the managing agent of the Owners Corporation without following the procedure in paragraphs (a) to (c) of this article.

It was unanimously resolved to add the following Article 13:

13. If an Owners Corporation incurs legal fees as a result of the conduct of a unit owner, the unit owner shall be liable to pay to the owner's corporation the amount of the legal fees incurred by the owner's corporation in undertaking legal action against the unit owner.

It was unanimously resolved to add the following Article 14.

14. Signage: Signs including real estate "for sale" and "to let/lease" signs are not permitted to be erected on the common property unless permission is given by the Executive Committee.

It was unanimously resolved that the managing agent would attend to registration of the above resolutions to change the Articles of the Owners Corporation in accordance with Section 128(3) of the Unit Titles Act, as soon as practicable.

First Annual General Meeting

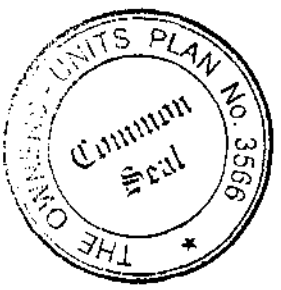
It was noted that the First Annual general meeting must be held within three months of registration of the unit plan and will be held January/ February in 2011.
The mailing address for the body corporate would be registered as GPO Box 1539, Canberra City ACT.

Sports Centre Management:

It was resolved that the Owners Corporation Units Plan 3566 (Oracle C,D,E,F,G), the owners Corporation of Units Plan 3395 (Oracle A & B) and Cameron Nominees (ACT) Pty Ltd are to enter into Deed of Covenant for ongoing management of the Sports Centre as per the enclosed documentation.

CLOSURE:

There being no further business the meeting closed at 12.30pm



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Department of Justice and Community Safety

REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

SPECIAL RESOLUTION BY OWNERS CORPORATION

Form 094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS		
Name	**Postal Address**	**Contact Telephone Number**
INDEPENDENT BODY CORPORATE	91 NORTHBOURNE AVENUE TURNER	62091515

TITLE AND LAND DETAILS				UNITS PLAN NUMBER
Volume & Folio	**District/Division**	**Section**	**Block**	
1951:100	BELCONNEN	44	20	3566

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

AMEND ARTICLE 4(1)(a) ADDITIONAL ARTICLE 15

SUPPORTING DOCUMENTATION (Please tick appropriate item – Original signed copy must be supplied)	COMMON SEAL OF OWNERS CORPORATION (Seal must be affixed)
☑ Sealed copy of Minutes of Meeting ☐ Sealed copy of Resolution/Motion ☐ Other (specify) -	

EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature	Signature
Full Name (Block Letters) MARY PHILLIPA MOND	Full Name (Block Letters) LORRAINE HENDERSON
Address 28-51 MUSGRAVE STREET YARRALUMLA	Address 9-37 DERRINGTON CRESCENT BONYTHON
Office Held BODY CORPORATE MANAGER	Office Held BODY CORPORATE MANAGER

THE OWNERS - UNITS PLAN No. 3566 Common Seal

OFFICE USE ONLY			
Lodged by		Annexures/Attachments	Minutes/~~Resolution/Motion~~
Data entered by			
Registered by		Registration Date	-3 JUN 2011

Approved form AF 2010 – 61 approved by Bret Phillips, Registrar-General on 23/02/2010 under Section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2006-444
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

MINUTES OF A REDUCED QUORUM ANNUAL GENERAL MEETING
UNITS PLAN 3566 "Oracle 2"

Held: Belconnen Premier Inn, 110 Benjamin Way, Belconnen , ACT 2617
Wednesday, 2 March 2011

Present: P Smith (Unit 7), R Chalam(Unit 9),N Powers(Unit 14),P Breen(Unit 16), I Maas (Unit 18),A Jeffrey(Unit 33), C Johanson (Unit 37), D Thomas (Unit 41), R Mercieca (Unit 49), D Ng (Unit 57), Z Wang(Unit 62), B Ponton (Unit 63), A Mercieca (Unit 69), A Britton (Unit 75), O Dive(Unit 80), K Eddula (Unit 81), A Gurrala (Unit 85), T Nguyen & A Nguyen Da Thao (Unit 94), B Drakos (Unit 104), D Wright (Unit 107), M van den Heuvel(Unit 109), J Ralston(Unit 110), S Dimitrosvska (Unit 112), A Tarrant (Unit 124), S Parakh (Unit 126), P Dey(Unit 130), X Chew (Unit 137),R Patel(Unit 138), M Poh(unit 149) and R Vercoe (Unit 154).
M Mond, M le Grange and D Pitt representing Independent Body Corporate Services.
S Farnham, E Adriaanse, J Minns, C Pinto, B Peters, N Honey & T Stephens representing Independent Property Group, were present initially.

Chair: A Tarrant (Unit 124)

Apologies: Nil

Proxies: M Jagtenberg(Unit 17) voted yes on all motions and appointed the chairperson to vote on his behalf on any other matters.
S Sundar(Unit 48) voted yes on all motions and appointed the chairperson to vote on her behalf on any other matters.
D Doblinger(Units 54 & 64) voted yes on all motions and appointed the chairperson to vote on his behalf on any other matters.
J Barker(Unit 61) voted yes on motions 1,2,3,4,5,6,7,8,9,10,11,12,13, 14,15,16,17,18,19,20 and 22 and voted no on motion 21 and appointed the chairperson to vote on his behalf on any other matters.
S Oliver (Unit 77) appointed the chairperson to vote on her behalf on all matters.
M Pan (Unit 127) voted yes on motions 1,2,3,4,5,6,7,8,9,10,11,12,13, 14,15,16,17,18,20 and 22 and voted no on motions 19 and 21 and appointed the chairperson to vote on his behalf on any other matters.
Mr S & Mrs S Rae(Unit 129) voted yes on motions2,4,5,6,7,8,10,11, 12,13,14,15,16,17,18,19,20 and 21 and appointed the chairperson to vote on his behalf on any other matters.
B Wagg (Unit 140) voted yes on motions 1,2,3,5,6,7,8,9,10,11,12,13,14,15 ,16,17,18,20 and 22 and voted no on motions 4 and 19 and appointed the chairperson to vote on his behalf on any other matters.
P De & S Dey(Unit 143) appointed P Dey to vote on their behalf on all matters.
E Kang (Unit 144) voted yes on all motions and appointed the chairperson to vote on his behalf on any other matters.

Quorum: A quorum was not present however; the meeting proceeded with a Reduced Quorum (Section 99 of the Unit Titles Act).

SECRETARIAL NOTE: Owners are advised that under the Unit Titles Act 2001 (S.101) Reduced Quorum Decisions take effect 21 days after the date of this meeting. A reduced quorum decision is only disallowed if within 21 days after the decision was made, the owners corporation is give a petition requiring that the decision be disallowed signed by a majority of people entitled to vote.

Minutes of the Previous Annual General Meeting:

The minutes of the Inaugural General Meeting had been distributed to all owners.

MOTION 1: It was resolved *that the minutes of the previous annual general meeting be noted.* **CARRIED**

Business Arising from Minutes:

Nil

Insurance:

The Managing Agent advises that the current building cover is $35,500,000.00, contents insurance is $500,000.00, machinery breakdown insurance is $100,000.00, office bearers insurance is $1,000,000.00 and $20,000,000.00 public liability insurance (with an excess payment of $100.00 on all claims) as recommended by the builder and sought their decision on whether this cover was adequate. It was agreed that the cover is adequate.

It was noted that any owner making an insurance claim against Body Corporate Insurance will be responsible for excess payments unless it deemed otherwise by the executive committee or the matter is related to a Body Corporate issue.

Insurance Valuation

Valuation report needs to be completed after the completion of Buildings E, F & G prior to the next AGM and managing agent to source 3 quotes for executive committee approval.

Managing agent to advise Executive Committee if Buildings C & D are under insured in comparison with Buildings A & B.

MOTION 2: It was resolved *that a property valuation be carried out to ensure the correct coverage of building insurance for Units Plan 3566.*

CARRIED

Financial Report:

The financial report had been circulated to all owners. The financial statements show a balance of $68,237.76 in the Administration Fund and $10,105.40 in the Sinking Fund. The Cheque

Account balance shows $74,704.37, Accounts Receivable (amount of levies in arrears less levies paid in advance) of $520.00.

MOTION 3: It was resolved *that the financial reports be accepted as presented.*

CARRIED

Investment of Funds:

Executive committee to approve fix term deposit period and investment funds prior to investment.

MOTION 4: **Special Resolution:** It was resolved *that the Executive Committee be authorised to make determinations concerning investment of surplus funds into interest bearing accounts.*

CARRIED

Transfer of Funds:

MOTION 5: **Special Resolution**: *That the Executive Committee be authorised to make determinations concerning transfer of surplus Administrative funds into the Sinking Fund.*

LAPSED

Administration Fund Budget

MOTION 6: **Special Resolution:** It was resolved *that the proposed Administration Fund budget of $324,950.00(Plus GST) be adopted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing on 1 February 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals, being 1 April 2011, 1 July 2011 , 1 October 2011 and 1 January 2012.*

CARRIED

Sinking Fund Forecast

Under the Amended Unit Titles Act regulated on 31 March 2009, a ten year Sinking Fund Forecast is required for all Bodies Corporate with a review to be obtained after four years.

Sinking Fund Forecast to be completed after the completion of Buildings E, F & G prior to the next AGM and managing agent to source 3 quotes for executive committee approval.

MOTION 7: It as resolved *that a Sinking Fund forecast to be carried out for Units Plan 3566.*

CARRIED

Budget Debate Sinking Fund Budget

The meeting agreed as this is a stage development the budget will be adjusted accordingly as per Sinking Fund forecast report.

MOTION 8: **Ordinary Resolution:** *That the proposed Sinking Fund Budget of $110,237.00(Plus GST) be adopted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing on 1 February 2011, and to be*

contributed in accordance with the unit entitlements and at quarterly intervals , being 1 April 2011, 1 July 2011 , 1 October 2011 and 1 January 2012.

LAPSED

MOTION 8(1): **Ordinary Resolution:** It was resolved *that the proposed Sinking Fund Budget of $55,000.00(Plus GST) be adopted. Also, that the corporation determine a levy equal to the approved budget for the twelve month period, commencing on 1 February 2011, and to be contributed in accordance with the unit entitlements and at quarterly intervals , being 1 April 2011, 1 July 2011 , 1 October 2011 and 1 January 2012.*

CARRIED

Management

MOTION 9: *That the Owners Corporation considers appropriate, the Transfer/Assignment of the Body Corporate Management Rights for Units Plan 3566 from Independent Body Corporate Pty Limited ACN 083 161 648 to Independent Body Corporate Services Pty Limited ACN 143 715 986.*

LAPSED

Appointment of Service Contractors

Under Section 55J of the Unit Titles Act, an ordinary Resolution is required to enter into a service contract with any person (and/or organisation).

Lift Maintenance Contract.

MOTION 10: **Ordinary Resolution**: *It was resolved that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for lift servicing and maintenance on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Fire Services Maintenance Contract.

MOTION 11: **Ordinary Resolution**: *It was resolved that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service and maintenance agreement for fire safety equipment servicing and monitoring of alarms on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Auto Doors Maintenance Contract.

MOTION 12: **Ordinary Resolution:** *It was resolved that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service and maintenance agreement for lobby and car park doors on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Rubbish Elevator Maintenance Contract.

MOTION 13: **Ordinary Resolution:** It was resolved *that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for rubbish elevator servicing and maintenance on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Mechanical Ventilation Maintenance Contract.

MOTION 14: **Ordinary Resolution:** It was resolved *that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for mechanical ventilation system in car park servicing and maintenance on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Gardening Maintenance Contract.

MOTION 15: **Ordinary Resolution:** It was resolved *that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for gardening services their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Storm Water Pump Maintenance Contract.

MOTION 16: **Ordinary Resolution:** It was resolved *that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for storm water pump servicing and maintenance on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Gas Hot Water Maintenance Contract.

MOTION 17: **Ordinary Resolution:** It was resolved *that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for gas hot water servicing and maintenance on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

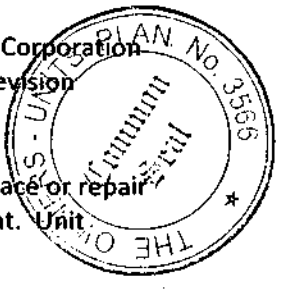
Cleaning Maintenance Contract.

MOTION 18: **Ordinary Resolution:** It was resolved *that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for cleaning services on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

CARRIED

Foxtel Services

Prior to Foxtel connecting services in Buildings C & D Foxtel requested the Owners Corporation to sign an Installation Agreement which authorise the provision of subscription television services and specify the minimum service and maintenance requirements.



Meeting agreed that the Owners Corporation will not take on responsibility to replace or repair Foxtel equipment and requested the Executive Committee to review the agreement. Unit owners to advise managing agent about issues with Foxtel services.

MOTION 19: *That the Owners Corporation of Units Plan 3566 authorise the Executive Committee to source quotes and agree upon a service provider and enter into a service agreement for Foxtel on their behalf for not longer than 3 years as per Section 55K(3)of the UTA.*

LAPSED

MOTION 19(1): It was resolved *that the Owners Corporation of Units Plan 3566 authorise the Executive Committee to enter into a agreement for Foxtel at no cost to the Owners Corporation.*

CARRIED

Structural changes – Amendment of Articles of Association.
Managing Agent explained that the Unit Titles Act requires all owners to make decisions on changes to the external appearance of the building. In some instances, and with guidelines, it is recommended that authority be given to the Executive Committee to approve any minor changes which have little or no impact on other units. This is to streamline the process. Owners would still be required to apply in writing for permission from the body corporate, but minor items could be dealt with quickly, without the constant need to write to all owners, or to hold a General Meeting each time a request is received.

Meeting authorised the Executive Committee to approve only minor alterations that does not affect the external appearance of buildings. Alterations that will affect the external appearance of buildings need to be approved by the Owners Corporation at a General Meeting.

MOTION 19: **Special Resolution:** *That Article 4(1) (a) be amended to read as follows:*
Erections and Alterations
(1) A Unit owner may erect or alter a structure in/ on the unit or the common property, only –
(a) In accordance with the express permission of the Executive Committee; and
(b) in accordance with the requirement of nay applicable territory law (for example, a law requiring development approval to be obtained for the erection of alteration).
(2) Permission may be given subject to condition stated in the resolution.

LAPSED

MOTION 19(1): **Special Resolution:** It was resolved *that Article 4(1) (a) be amended to read as follows:*
Erections and Alterations
(1) A Unit owner may erect or alter a structure in/ on the unit or the common property, only –

a. *If the alteration is minor in nature and does not affect the external appearance of buildings.*
b. *In accordance with the express permission of the Executive Committee; and*
c. *in accordance with the requirement of nay applicable territory law (for example, a law requiring development approval to be obtained for the erection of alteration).*

(2)Permission may be given subject to condition stated in the resolution.

CARRIED

Change to Articles of Association

MOTION 20: It was resolved that a new article No 15 be inserted into Owner's Corporations Articles of Association as follows:

1.1 *If an Owner's Corporation incurs legal fees or other costs in any legal or administrative action against a unit holder, the unit holder shall, unless a court order directs otherwise, be liable to pay the Owner's Corporation the amount of the legal fees or other costs incurred by the Owner's Corporation in undertaking, commencing or otherwise being involved in the legal or administrative action.*

1.2 *The Unit holder agrees that any monies which are payable pursuant to Clause 1.1, shall be a debt enforceable by the Owner's Corporation against the Unit Holder.*

1.3 *The legal fees and other costs payable in accordance with Clause 1.1 shall only be such legal fees and costs which can be evidenced by written invoice as payable by the Owner's Corporation. For the avoidance of doubt any legal fees or other costs incurred by the Owner's Corporation which cannot be evidenced by a written invoice as due and payable shall not form part of and will not be recoverable against in accordance with Clause 1.1*

1.4 This should be caveated upon a court order and should be limited to situations where the Body Corporate is taking action against the unit holder in accordance with law.

CARRIED

House Rules.

The managing agent advised the meeting that House Rules are to be included as an integral part of any leasing arrangement between a unit owner and the tenant for the mutual benefit of all residents, both owners and tenants in order to maximize the convenience, comfort and privacy of residents.

The meeting requested the Executive Committee to review approval guidelines for pets and managing agent to distribute copies of the House Rules to owners and residents once House Rules are approved by the Executive Committee.

MOTION 21 *That the Owner's Corporation accept the House Rules as presented.*

LAPSED

MOTION 21(1): *It was resolved that the Owners Corporation authorises the Executive Committee to review and approve the House Rules.*

CARRIED

Election of Committee:

As noted in the meeting papers, the Managing Agent explained that with the regulation of the Unit Titles Act 2001 Amended on 31 March 2009, it is legislated that the Executive Committee has a Chair, Secretary and Treasurer with the position of Chair having the casting vote. These positions are elected at the first formal meeting of the Executive Committee following the Annual General Meeting and hold until the next Annual General Meeting. The positions of Secretary and Treasurer can be delegated to the Managing Agent if desired.

Motion 22: **Special Resolution:** It was resolved *that 8 members of the owners corporation form the executive committee.*

CARRIED

The following owners were elected to form the Executive Committee.
R Chalam (Unit 9)
B Ponton (Unit 63)
A Gurrala (Unit 85)
B Drakos (Unit 104)
D Wright (Unit 107)
J Ralston (Unit 110)
A Tarrant (Unit 124)
R Vercoe (Unit 154)

The Executive Committee will elect 2 representatives for the Sport Centre Executive Committee at their first meeting.

General Business:

External cleaning of building

The meeting requested the managing agent to contact the developer/builder and request that Buildings C & D be finally cleaned once stage development is completed.

Water leaks in car parks

Building manager confirmed that this was reported to the builders and should be resolved within the next few days.

Faulty security intercom systems

Needs to be reported to the managing agent to action repairs.

Sport Centre

The managing agent advised the meeting that 2 Executive Committee representatives from Building A & B and Buildings C & D will form the Executive Committee for the Sport Centre and they will investigate further options to better security and reduce noise.

Visit Parking Spaces

The managing agent to source quotes and proposals from traffic engineers to register visit parking spaces with ACT Government to prevent illegal parking on common property for approval by Executive Committees of Buildings A & B and Buildings C & D.

Traffic Island in College Street

Managing Agent to investigate options to remove traffic island and report back to Executive Committee.

THE OWNERS - UNITS PLAN No. 3566 Common Seal

Meeting closed at 8.00pm

ALUP$1774399 30/11/2011 16:25:41 DEANM

1774399

OFFICE OF REGUL
Department of Justice and C

OF
TORY
SERVICES

DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

APPLICATION TO ALTER A UNITS PLAN

Form 055 - ALUP

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number
Clayton Utz	GPO Box 1940, Canberra ACT 2600	62794066

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
1951:100	Belconnen	44	20	

UNITS PLAN NUMBER	DATE
3566	30/11/2011

FULL NAME OF APPLICANT (Surname Last)	FULL POSTAL ADDRESS (including Post Code)
Cameron Nominees (ACT) Pty Ltd ACN 090165530	PO Box 5090 KINGSTON ACT 2604

TYPE OF VARIATION (Please tick relevant box and supply more detail – provide all unit numbers affected)

- ☒ Staged Development (please complete box below) - Stage 2
- ☐ Building Damage Order
- ☐ Minor Boundary Change
- ☐ Alteration to Schedule of Unit Entitlement
- ☒ Other - insertion of index sheets at sheets 122A, 122B, 122C, 122D and 122E

STAGED DEVELOPMENT (Please complete if application relates to a Staged Development)

TOTAL NUMBER OF STAGES	STAGE NUMBER FOR THIS APPLICATION	UNIT NUMBERS COMPLETED IN THIS STAGE	LIST PAGE NUMBERS IN PLAN THAT HAVE BEEN AMENDED/REPLACED
2	2	158-336	1,2,18,24,25,26,27,28,29,30,37,38,39, 40,41,42,43,44,51,52,53,54,55,56,57, 63,64,65,66,67,68,69,75,76,77,78,79, 80,81,87,88,89,90,91,92,93,99,100, 101,102,103,104,105,111,112,113, 114,115,116,117

Approved form AF 2010 – 41 approved by Brett Phillips, Registrar-General on 23/02/2010 under Section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2005-167

SUPPORTING DOCUMENTATION (Please tick relevant box – supply all evidence required)

- ☐ ACT Civil and Administrative Tribunal (ACAT) Order Number -
- ☐ Authority executed by the Authorised officer on behalf of the Minister / ACT Planning and Land Authority
- ☐ Amended Development Statement
- ☐ Gazettal Notice
- ☐ Amended Units Plan pages
- ☒ Amended Surveyors Declaration - New Surveyors declaration for stage 2 – sheet 3A
- ☐ Application made within three (3) months of the date the Authority (ACTPLA) has executed replacement sheets

COURT ORDER PERIOD (complete if applicable)	**APPLICATION PERIOD** (complete if applicable)
Application must be made within three months of the date of the court order. **Date of Court Order: -**	Application must be made within three months of the unopposed resolution by the Owners Corporation endorsing an application to the Minister. **Date of Unopposed Resolution: -**

LESSOR'S / ACTPLA'S EXECUTION

Signed by the person duly authorised by ACT Planning and Land Authority (Please print full name of authorised signatory).	Print full name and address of witness
Lyn Tankey Signature of authorised person	Mark Towart 16 Challis Street Dickson ACT 2602 Mark Towart Signature of witness

APPLICANT'S EXECUTION

Print full name of applicant	Print full name and address of witness
Cameron Nominees (ACT) Pty Limited by its Attorney Alfonso del Rio pursuant to Power of Attorney ACT registration no. 0136708. Signature or common seal of applicant	SHARON SULLIVAN 8/40 Marcus Clarke St Canberra ACT 2600. Signature of witness

OFFICE USE ONLY

Lodged by		Certificate of title lodged	1951 : 100
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	consent
Registration date	2-12-2011	Production number	

Approved form AF 2010 – 41 approved by Brett Phillips, Registrar-General on 23/02/2010 under Section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2005-167

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

CONSENT TO REGISTER

Form 042 - C

Land Titles Act 1925

OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

NOTE – Where a Subleasee consents to the registration of a units plan, upon registration, it will have the effect of determining the sublease pursuant to S90 of the *Land Titles Act 1925* and S25(1)(a) of the *Land Titles (Unit Titles) Act 1970*.

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number
CLAYTON UTZ LAWYERS	GPO BOX 1940, CANBERRA ACT 2601	02 6279 4034

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
1966:93	BELCONNEN	44	20	158
1966:94	BELCONNEN	44	20	159
1966:95	BELCONNEN	44	20	160
1966:96	BELCONNEN	44	20	161
1966:97	BELCONNEN	44	20	162
1966:98	BELCONNEN	44	20	163
1966:99	BELCONNEN	44	20	164
1966:100	BELCONNEN	44	20	165
1967:1	BELCONNEN	44	20	166
1967:2	BELCONNEN	44	20	167
1967:3	BELCONNEN	44	20	168
1967:4	BELCONNEN	44	20	169
1967:5	BELCONNEN	44	20	170
1967:6	BELCONNEN	44	20	171
1967:7	BELCONNEN	44	20	172
1967:8	BELCONNEN	44	20	173
1967:9	BELCONNEN	44	20	174
1967:10	BELCONNEN	44	20	175
1967:11	BELCONNEN	44	20	176
1967:12	BELCONNEN	44	20	177
1967:13	BELCONNEN	44	20	178
1967:14	BELCONNEN	44	20	179
1967:15	BELCONNEN	44	20	180
1967:16	BELCONNEN	44	20	181
1967:17	BELCONNEN	44	20	182
1967:18	BELCONNEN	44	20	183
1967:19	BELCONNEN	44	20	184
1967:20	BELCONNEN	44	20	185
1967:21	BELCONNEN	44	20	186
1967:22	BELCONNEN	44	20	187
1967:23	BELCONNEN	44	20	188
1967:24	BELCONNEN	44	20	189
1967:25	BELCONNEN	44	20	190
1967:26	BELCONNEN	44	20	191
1967:27	BELCONNEN	44	20	192
1967:28	BELCONNEN	44	20	193

Approved form AF 2009 – 198 approved by Danielle Krajina, Registrar-General on 12 October 2009 under section 140 of the *Land Titles Act 1925* (approved forms) – This form revokes AF2004-81
Unauthorised version prepared by ACT Parliamentary Counsel's Office

Volume & Folio	District/Division	Section	Block	Unit
1967:29	BELCONNEN	44	20	194
1967:30	BELCONNEN	44	20	195
1967:31	BELCONNEN	44	20	196
1967:32	BELCONNEN	44	20	197
1967:33	BELCONNEN	44	20	198
1967:34	BELCONNEN	44	20	199
1967:35	BELCONNEN	44	20	200
1967:36	BELCONNEN	44	20	201
1967:37	BELCONNEN	44	20	202
1967:38	BELCONNEN	44	20	203
1967:39	BELCONNEN	44	20	204
1967:40	BELCONNEN	44	20	205
1967:41	BELCONNEN	44	20	206
1967:42	BELCONNEN	44	20	207
1967:43	BELCONNEN	44	20	208
1967:44	BELCONNEN	44	20	209
1967:45	BELCONNEN	44	20	210
1967:46	BELCONNEN	44	20	211
1967:47	BELCONNEN	44	20	212
1967:48	BELCONNEN	44	20	213
1967:49	BELCONNEN	44	20	214
1967:50	BELCONNEN	44	20	215
1967:51	BELCONNEN	44	20	216
1967:52	BELCONNEN	44	20	217
1967:53	BELCONNEN	44	20	218
1967:54	BELCONNEN	44	20	219
1967:55	BELCONNEN	44	20	220
1967:56	BELCONNEN	44	20	221
1967:57	BELCONNEN	44	20	222
1967:58	BELCONNEN	44	20	223
1967:59	BELCONNEN	44	20	224
1967:60	BELCONNEN	44	20	225
1967:61	BELCONNEN	44	20	226
1967:62	BELCONNEN	44	20	227
1967:63	BELCONNEN	44	20	228
1967:64	BELCONNEN	44	20	229
1967:65	BELCONNEN	44	20	230
1967:66	BELCONNEN	44	20	231
1967:67	BELCONNEN	44	20	232
1967:68	BELCONNEN	44	20	233
1967:69	BELCONNEN	44	20	234
1967:70	BELCONNEN	44	20	235
1967:71	BELCONNEN	44	20	236
1967:72	BELCONNEN	44	20	237
1967:73	BELCONNEN	44	20	238
1967:74	BELCONNEN	44	20	239
1967:75	BELCONNEN	44	20	240
1967:76	BELCONNEN	44	20	241
1967:77	BELCONNEN	44	20	242
1967:78	BELCONNEN	44	20	243
1967:79	BELCONNEN	44	20	244
1967:80	BELCONNEN	44	20	245
1967:81	BELCONNEN	44	20	246
1967:82	BELCONNEN	44	20	247
1967:83	BELCONNEN	44	20	248
1967:84	BELCONNEN	44	20	249
1967:85	BELCONNEN	44	20	250
1967:86	BELCONNEN	44	20	251
1967:87	BELCONNEN	44	20	252
1967:88	BELCONNEN	44	20	253

Approved form AF 2009 – 198 approved by Danielle Krajina, Registrar-General on 12 October 2009 under section 140 of the *Land Titles Act 1925* (approved forms) – This form revokes AF2004-81
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Volume & Folio	District/Division	Section	Block	Unit
1967:89	BELCONNEN	44	20	254
1967:90	BELCONNEN	44	20	255
1967:91	BELCONNEN	44	20	256
1967:92	BELCONNEN	44	20	257
1967:93	BELCONNEN	44	20	258
1967:94	BELCONNEN	44	20	259
1967:95	BELCONNEN	44	20	260
1967:96	BELCONNEN	44	20	261
1967:97	BELCONNEN	44	20	262
1967:98	BELCONNEN	44	20	263
1967:99	BELCONNEN	44	20	264
1967:100	BELCONNEN	44	20	265
1968:1	BELCONNEN	44	20	266
1968:2	BELCONNEN	44	20	267
1968:3	BELCONNEN	44	20	268
1968:4	BELCONNEN	44	20	269
1968:5	BELCONNEN	44	20	270
1968:6	BELCONNEN	44	20	271
1968:7	BELCONNEN	44	20	272
1968:8	BELCONNEN	44	20	273
1968:9	BELCONNEN	44	20	274
1968:10	BELCONNEN	44	20	275
1968:11	BELCONNEN	44	20	276
1968:12	BELCONNEN	44	20	277
1968:13	BELCONNEN	44	20	278
1968:14	BELCONNEN	44	20	279
1968:15	BELCONNEN	44	20	280
1968:16	BELCONNEN	44	20	281
1968:17	BELCONNEN	44	20	282
1968:18	BELCONNEN	44	20	283
1968:19	BELCONNEN	44	20	284
1968:20	BELCONNEN	44	20	285
1968:21	BELCONNEN	44	20	286
1968:22	BELCONNEN	44	20	287
1968:23	BELCONNEN	44	20	288
1968:24	BELCONNEN	44	20	289
1968:25	BELCONNEN	44	20	290
1968:26	BELCONNEN	44	20	291
1968:27	BELCONNEN	44	20	292
1968:28	BELCONNEN	44	20	293
1968:29	BELCONNEN	44	20	294
1968:30	BELCONNEN	44	20	295
1968:31	BELCONNEN	44	20	296
1968:32	BELCONNEN	44	20	297
1968:33	BELCONNEN	44	20	298
1968:34	BELCONNEN	44	20	299
1968:35	BELCONNEN	44	20	300
1968:36	BELCONNEN	44	20	301
1968:37	BELCONNEN	44	20	302
1968:38	BELCONNEN	44	20	303
1968:39	BELCONNEN	44	20	304
1968:40	BELCONNEN	44	20	305
1968:41	BELCONNEN	44	20	306
1968:42	BELCONNEN	44	20	307
1968:43	BELCONNEN	44	20	308
1968:44	BELCONNEN	44	20	309
1968:45	BELCONNEN	44	20	310
1968:46	BELCONNEN	44	20	311
1968:47	BELCONNEN	44	20	312

Volume & Folio	District/Division	Section	Block	Unit
1968:48	BELCONNEN	44	20	313
1968:49	BELCONNEN	44	20	314
1968:50	BELCONNEN	44	20	315
1968:51	BELCONNEN	44	20	316
1968:52	BELCONNEN	44	20	317
1968:53	BELCONNEN	44	20	318
1968:54	BELCONNEN	44	20	319
1968:55	BELCONNEN	44	20	320
1968:56	BELCONNEN	44	20	321
1968:57	BELCONNEN	44	20	322
1968:58	BELCONNEN	44	20	323
1968:59	BELCONNEN	44	20	324
1968:60	BELCONNEN	44	20	325
1968:61	BELCONNEN	44	20	326
1968:62	BELCONNEN	44	20	327
1968:63	BELCONNEN	44	20	328
1968:64	BELCONNEN	44	20	329
1968:65	BELCONNEN	44	20	330
1968:66	BELCONNEN	44	20	331
1968:67	BELCONNEN	44	20	332
1968:68	BELCONNEN	44	20	333
1968:69	BELCONNEN	44	20	334
1968:70	BELCONNEN	44	20	335
1968:71	BELCONNEN	44	20	336

FULL NAME OF CONSENTING PARTY
(Surname Last) (ACN required for all companies)

NATIONAL AUSTRALIA BANK

CONSENT TO REGISTER
(Please specify the purpose of this consent and all parties related to the instrument to be registered)

ALUP

EXECUTION

Print full name of Consenting Party

Executed on behalf of the National Australia Bank Limited by its Attorney: 0134127 MICHAEL BLAIR **who holds the position of Level 3 Attorney under power of Attorney dated 1 March 2007**

Signature or common seal of Consenting Party
Dated 24/11/2011

Print full name and address of witness

LUKE JAMES SPOKES

Level 4, 14 Childers Street
CANBERRA ACT 2601

Signature of witness
Dated 24/11/2011

OFFICE USE ONLY

Lodged by		Registered by	
Data entered by		Registration Date	2.12.11

Approved form AF 2009 – 198 approved by Danielle Krajina, Registrar-General on 12 October 2009 under section 140 of the *Land Titles Act 1925* (approved forms) – This form revokes AF2004-81
Unauthorised version prepared by ACT Parliamentary Counsel's Office

ACT Government
Justice and Community Safety

OFFICE OF REG
ACT Justice and Community

SR$1974228 26/05/2015 10:55:27 QUINS

1974228

SPECIAL R
BY OWNERS CORPORATION

Form 094 - SR	*Land Titles Act 1925*

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number
INDEPENDENT STRATA MANAGEMENT PTY LTD	GPO BOX 1539, CANBERRA CITY 2601	6209 1515

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
1951:100	BELCONNEN	44	20	3566

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

Amend Rule 11

SUPPORTING DOCUMENTATION (Please tick appropriate item – Original signed copy must be supplied)	COMMON SEAL OF OWNERS CORPORATION (Seal must be affixed)
☑ Sealed copy of Minutes of Meeting ☐ Sealed copy of Resolution/Motion ☐ Other (specify) -	THE OWNERS - UNITS PLAN No. 3566 Common Seal

EXECUTION BY OWNERS CORPORATION USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature	Signature
Full Name (Block Letters) LORRAINE HENDERSON	Full Name (Block Letters) GERALDINE JONES
Address 9-37 DERRINGTON CRESCENT BONYTHON	Address 37 HANRAHAN CRESCENT DUNLOP
Office Held ADMINISTRATION MANAGER	Office Held SENIOR ADMINISTRATION OFFICER

OFFICE USE ONLY

Lodged by	TR	Annexures/Attachments	Minutes/Resolution/Motion
Data entered by			
Registered by		Registration Date	3 JUN 2015

Approved form AF 2012 – 95 approved by Jon Quiggin, Deputy Registrar-General on 23/01/2012 under section 140 of the *Land Titles Act 1925* (approved forms)
This form revokes AF2010-61
Unauthorised version prepared by ACT Parliamentary Counsel's Office

Unit Titles (Management) Act 2011

NOTICE OF REDUCED QUORUM DECISIONS

Part A - Details of reduced quorum decisions

A1 - The Owners Units Plan No: *3566*

A2 - Annual General / General meeting
Date (or dates) of general meeting at which the reduced quorum decision or decisions were made on: *Thursday 12th March 2015*

Tick applicable box, or both boxes if applicable:

☑ **Regularly convened** - The Annual General / General meeting was regularly convened (not following any adjournment under Schedule 3.9 (3) of 6 (a), Part 3.1, Schedule 3 of the Unit Titles (Management) Act 2011).

☐ **Convened After Adjournment** - The Annual General / General meeting was convened following an adjournment or adjournments (under Schedule 3.9 (3) of 6 (a), Part 3.1, Schedule 3 of the Unit Titles (Management) Act 2011).

A3 - Reduced Quorum Decisions
[*If there is insufficient space here, tick* ☑ *and attach details to the notice*]
Date of decision: *Thursday 12th March 2015* Full text of reduced quorum decision (See attached Minutes)

A4 - Owners Corporation Declaration
The information in this notice has been recorded on the following date from details shown in the records of the Owners Corporation.

Dated: *Friday 13th March 2015*

Signature: _____

Designation: Strata Manager

THE OWNERS - UNITS PLAN No. 3566
Common Seal

Seal

AF2012-112 made under the Unit Titles (Management) Act 2011, s.146

MINUTES OF ANNUAL GENERAL MEETING
UNIT PLAN 3566 Oracle St2
64-68 College ST Belconnen

THE OWNERS - UNITS PLAN No. 3566 Common Seal

Held: On Thursday 12th March 2015

At: Belconnen Labour Club, Chandler St Belconnen

Present: Helen Chau(unit 249), Alexandra Digan(unit 116), Renee Vercoe(unit 154), Murray Turner(unit 174), Peter Dey(unit 130), Renee Vercoe(unit 154), David Housler (unit 82), Cara & Glenys Johnson (unit 37), Ashwin Gurrala (unit 85),Melissa Verner (unit 296), Vathsala Ramasundara (unit 241), Eric Huttner (unit 218), Ranjit Kang (unit 314), Teresa Tu (unit 165)
Sally Shaw and Barbara Phillips representing Independent Strata Management Pty Ltd

Proxies: Anita Dey(unit 284), Prabir and Swathi Dey(unit 143),Stephanie Farnham (unit 83), Ikmandeef Kaur (unit 12), David Ng (unit 57), Pramod Adhikari (unit 183), Alisha Tarrant (unit 124), Robert Mercieca (unit 49), Philip Wolfe (unit 141), Alethea Morrison (unit 194), Jasmina Jonceski(unit 307),

Apologies: June Ralston (unit 110), Stephanie Farnham (unit 83)

Chair: Mr Murray Turner was elected chairperson for the meeting, but delegated the role to the Strata Manager due to his illness.

Quorum: A quorum was not present. However the meeting proceeded with a Reduced Quorum [Section 3.9 of the *Unit Titles (Management) Act 2011*].

***Secretarial Note** – Owners are advised that under the Section 3.9 of the Unit Titles (Management) Act 2011, Reduced Quorum Decisions take effect 28 days after the date of this meeting. A reduced quorum decision is only disallowed if within 21 days after the decision was made, the Owners Corporation is to give a petition requiring that the decision be disallowed signed by a majority of people entitled to vote.*

MOTION 1: *It was resolved that the Minutes of the previous Annual General Meeting be confirmed as a true and accurate record of the proceedings of the meeting.* **CARRIED**

No: 0 Abs:1

Matters arising from Minutes

Nil

The Owners Corporation holds insurance cover with **CHU** Insurance Limited as follows:

Policy No: **46463**	Due date – 02/11/2015
Building replacement	$107,053,523.00
Contents	**$0**
Loss of Rent	$16,058,028.00
Public liability	$20,000,000.00

Machinery Breakdown	$100,000.00
Office Bearers Liability	$2,000,000.00
Workers Compensation	In accordance with the Act
Excess	$1,000.00
Premium	$ 64,130.19

MOTION 2: *It was resolved that the Owners Corporation of UP3566 authorise the Strata Manager to obtain an insurance valuation through their broker, in consultation with the Executive Committee (EC) and adjust the building insurance in accordance with the valuation. It was noted that the current insurance policy covers both UP3566 (Stage 2) and UP33951 (Sports Centre) due to the fact the physical location of Sports Centre is within the area of Stage 2. It was agreed that two individual valuation reports for Stage 2 and Sports Centre should be obtained before the current insurance expires so that the insurance premium can be calculated separately for next renewal of insurance policy.*

CARRIED

No: 0 Abs:1

The Treasurer Helen Chau gave a power point presentation of the highlights of achievements for the 2014-2015 financial year. A copy of the Power Point slides is attached -outlining these items. It was noted by the Treasurer that it would be unlikely to expect further reduction on the budget and levy in the future years as a tighten budget have been proposed for the last two Financial Years and all avenues would be basically exhausted while a smooth cash flow is being maintained.

MOTION 3: *It was resolved that the financial statements be accepted as presented.* **CARRIED**
No: 0 Abs: 1

The debt collection process was outlined to members as this is an ongoing matter affecting the cash flow for the -UP3566 (Stage 2).

Secretarial Note:
The Strata Manager and members present and absent expressed their deep gratitude to Helen for her invaluable work in undertaking the Treasurer's role and formulating a budget to benefit all concerned.

The above presentation incorporated the basis of the budget in both funds.

Administrative Fund
MOTION 4: *It was resolved that the proposed Administrative Fund budget of $701,621.71 (excl. GST) be adopted for FY2015-16, with levies of $601,621.70 only to be raised by utilising the surplus carried down from last financial year .* **CARRIED**
No: 1 Abs: 1

Sinking Fund
MOTION 5: *It was resolved that the proposed Sinking Fund budget of $173,000.00(excl. GST) be adopted.* **CARRIED**
No: 0 Abs: 1

Administrative and Sinking Fund Levy Contribution
MOTION 6: That the corporation determine a levy equal to the approved budget for the twelve month period, commencing 1 February,2015, and to be contributed in accordance with the unit entitlements at quarterly intervals, being 1 April, 1 July, 1 October 2015 and 1 January 2016. **FAILED**

MOTION 6(i): *It was resolved that the corporation determine a levy equal to the levy contribution as indicated in the Proposed Budget which was approved at the Annual General Meeting (AGM) for the twelve month period, commencing 1 February 2015, and to be contributed in accordance with the unit entitlements at quarterly intervals, being 1 April, 1 July, 1 October 2015 and 1 January 2016.*

CARRIED

No: 0 Abs: 1

[redacted]

Section 50 of the Unit Titles (Management) Act 2011 and Section 100 of the Agents Act, requires a Strata Managing Agent to have a written agreement with its client. The current agreement in place was signed 01 April 2013. A copy of the new Strata Management Agreement for the period of three years commencing 1 April 2015 was provided at the AGM. However, it was noted that some minor amendments to be made (mainly at Attachment 3) as proposed by one EC member.

A brief discussion took place in regard to the recommendation of the EC to enter into a further agreement as per below in accordance with the revised Strata Management Agreement (attached).

The Chairman and EC members noted that the current working relationship between the Strata Manager- Sally Shaw and her PA, Barbara Phillips with the EC and this had promoted the recommendation to enter into a further agreement.

The Chairman also gave thanks to the Building Manager Justin Page for his input and advice as well as his commitment to the role as Building Manager, for which he shows great passion that benefits the complex. It was noted that a draft contract for Facilities Management, presented to the pre AGM EC meeting would be discussed and a decision to be made in this regard.

MOTION 7: *It was resolved that the Owners Corporation enter into the following arrangements:*

a. *That Independent Strata Management be appointed as Managing Agent, for a period of three (3) years;*
b. *The Owners Corporation delegate to the Agent all of its functions (other than those prohibited by the Act);*
c. *The Owners Corporation execute a written agreement to give effect to this appointment and delegation;*
d. *The delegation is subject to the conditions and limitations set out in the Agreement;*
e. *Authority is given for the Common Seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting;*

and empower two members of the Owners Corporation/Executive Committee as authorised signatories on behalf of the Owners Corporation to sign the Agency Agreement with Independent Strata Management Pty Ltd.

CARRIED

No:0 Abs:2

[redacted]

MOTION 8: *It was resolved that the services of a contractor compliance company be engaged to audit contractors to ensure compliance with insurance and licencing requirements and to cease any previous arrangements with EBIX Trades Monitor.* **CARRIED**

No:0 Abs:2

Under Section 34 of the *Unit Titles (Management) Act 2011*, it is legislated that the Executive Committee has a Chair, Secretary and Treasurer for the 12 month period with the position of Chair having casting vote rights. These positions are elected at the first formal meeting of the Executive Committee following the Annual General Meeting.

MOTION 9: That the Owners Corporation of UP3566 agree to appoint 3 to 7 Owners to form the Executive Committee until the next Annual General Meeting. **LAPSED**

Peter Dey proposed and Helen Chau seconded an amendment to reduce the maximum number of EC members from 7 to 5.

MOTION 9(1): *It was resolved that the Owners Corporation of UP3566 agree to appoint 3 to 5 Owners to form the Executive Committee until the next Annual General Meeting.* **CARRIED**

Yes:14 No:4

The following owners were elected to stand as Executive Committee Members until the next Annual General Meeting:
Murray Turner (unit 174)
Helen Chau (unit 249)
Ashwin Gurrala (unit 85)
Alexandra Digan (unit 116)
Peter Dey (unit 130)

The Chairman and Strata Manager both acknowledged the dedication and commitment of Renee Vercoe and David Housler as outgoing members, for their work on the EC and in particular for the Sports Committee. Both were instrumental in the significant upgrades undertaken during the past 18 months and in particular in sourcing competitive quotes for gym equipment upgrade.

The members present also gave thanks to the Executive Committee and in particular the Chairman and Treasurer for their considerable involvement in the outcomes during the year.

MOTION 10: *It was resolved that Rule 11 of the Default Rules be amended to include Clause 2(a) and reads as follows:*

11 Seal of Owners Corporation

(2) Managing agent may affix seal—

(a) The common seal may be affixed to:

(i) reduced quorum meeting notices;

(ii) Rules registration documents;

(iii) Notice of Change of Address for Service of Documents for a Body Corporate at the Land Titles Office; and

(iv) certifications under Section 119 of the Act

by the managing agent of the Owners Corporation without following procedure in Rule 11.1.

CARRIED

No:0 Abs:2

No other business was raised.

The meeting closed at 6:40pm

THE OWNERS UNIT PLAN No. 3566 Common Seal

Default Rules for Units Plan 3566 [Attachment A]

1 Definitions—Default Rules

(1) In these Rules:

Executive Committee Representative means a person authorised in writing by the Executive Committee under Rule 10 (4).

Owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

(2) A word or expression in the Act has the same meaning in these Rules.

2 Payment of rates and taxes by unit Owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

3 Repairs and maintenance

(1) A unit owner must ensure that the unit is in a state of good repair.

(2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a Territory Law.

4 Erections and alterations

(1) A unit owner may erect or alter any structure in or on the unit or the common property only—

(a) in accordance with the express permission of the Owners Corporation and

(b) in accordance with the requirements of any applicable Territory Law (for example, a law requiring development approval to be obtained for the erection or alteration).

Note *An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).*

(2) Permission may be given subject to conditions stated in the resolution.

5 Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit.

6 Hazardous use of unit

A unit owner must not use the unit, or permit it to be used, so as to cause a hazard to an owner, occupier or user of another unit.

7 Use of unit—nuisance or annoyance

(1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to a use of a unit if the Executive Committee has given an owner, occupier or user of the unit written permission for that use.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the Owners Corporation.

THE OWNERS - UNITS PLAN No. 3566 Common Seal

8 Noise

(1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to the making of a noise if the Executive Committee has given the person responsible for making the noise written permission to do so.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the Owners Corporation.

9 Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

10 What may an Executive Committee representative do?

(1) An Executive Committee representative may do any of the following in relation to a unit at all reasonable times:

(a) if the Committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit—inspect the unit to investigate the breach;

(b) carry out any maintenance required under the Act or these rules;

(c) do anything else the Owners Corporation is required to do under the Act or these rules.

(2) An Executive Committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in Subrule (1).

(3) An Executive Committee representative is not authorised to do anything in relation to a unit mentioned in Subrule (1) unless—

(a) the Executive Committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or

(b) in an emergency, it is essential that it be done without notice.

(4) The Executive Committee may give a written authority to a person to represent the Corporation under this rule.

11 Seal of Owners Corporation

(1) For the attaching of the seal of the Owners Corporation to a document to be effective—

(a) the seal must be attached by decision of the Executive Committee; and

Note - Executive Committee decisions must be made by majority vote, or by unanimous vote if there are only 2 members of the Committee (see Unit Titles Act 2001, s 88).

(b) the seal must be attached in the presence of two (2) Executive members; and

(c) the Executive members witnessing the attaching of the seal must sign the document as witnesses.

THE OWNERS - UNITS PLAN No. 3566 Common Seal

(2) Managing agent may affix seal—

(a)The common seal may be affixed to:

(i)reduced quorum meeting notices;

(ii)*Rules* registration documents;

(iii)Notice of *Change of Address for Service of Documents for a Body Corporate* at the Land Titles Office; and

(iv)certifications under Section 119 of the Act

by the managing agent of the Owners Corporation without following procedure in Rule 11.1.

12 **Recovery of Legal Fees**

(1) If an Owners Corporation incurs legal fees or other costs in any legal or administrative action against a unit holder, the unit holder shall, unless a court order directs otherwise, be liable to pay the Owners Corporation the amount of the legal fees or other costs incurred by the Owners Corporation in undertaking, commencing or otherwise being involved in the legal or administrative action.

(2) The unit holder agrees that any monies which are payable pursuant to Clause 1 shall be a debt enforceable by the Owners Corporation against the unit holder.

(3) The legal fees and other costs payable in accordance with Clause 1 shall only be such legal fees and costs which can be evidenced by written invoice as payable by the Owners Corporation. For the avoidance of doubt, any legal fees or other costs incurred by the Owners Corporation which cannot be evidenced by a written invoice as due and payable, shall not form part of, and will not be recoverable against, in accordance with Clause 1.

(4) The Owners Corporation shall not commence any action against any unit holder other than to recover outstanding levies, without a majority vote from a Special General Meeting.

ACT Government

Access Canberra.

SR$3330361 30/07/2024 12:18:58

Chief Minis 3330361

SPECIAL RESOLUTION BY OWNERS CORPORATION

094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Email Address	Contact Telephone Number	Customer Reference Number
Civium	administrators@civium.com.au	(02) 6162 0681	

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block
~~1448 : 86~~ 1961 : 100	Belconnen	44	20

UNITS PLAN NUMBER
3566

DETAILS OF RULES BEING REGISTERED	DATE MEETING HELD (must be registered within 3 months)
Alternate Rules	09/04/2024

SUPPORTING DOCUMENTATION
(Please select appropriate item – Original signed copy must be supplied)

- [x] Sealed copy of Minutes of Meeting
- [x] Sealed copy of Resolution/Motion
- [x] Sealed copy of Alternate Rules
- [ ] Other (specify) -

COMMON SEAL OF OWNERS CORPORATION
(Seal may be affixed)

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

CERTIFICATION **Delete the inapplicable*

Applicant

~~*The Certifier has taken reasonable steps to verify the identity of the Registered Proprietor/Managing Agent or his, her or its Administrator or attorney.~~

~~*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.~~

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Signed By: ANGELINA BABETTE ANDERSON

<Name of certifying party>

<Capacity of certifying party> SENIOR STRATA MANAGER

for: *<Company name>* Civium Property Group

on behalf of the Registered Proprietor/Managing Agent

Witnessed By: Gabrielle

Name: Gabrielle Stocks
Strata Administrator

OFFICE USE ONLY

Lodged by		Annexures/Attachments	Minutes/Resolution/Motion/Rules
Data entered by		Evidence Manager Appointed	Yes ☐
Registered by		Registration Date	22 AUG 2024

ACT Government

Access Canberra.

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

ANNEXURE

Form 029 - ANN

Land Titles Act 1925

TITLE AND LAND DETAILS					
Volume & Folio	**District/Division**	**Section**	**Block**	**Unit**	**Consideration** (Only complete is if requesting transactions not be aggregated)
1951:100	Belconnen	44	20		

ANNEXURE TO (insert dealing type)	**TOTAL NUMBER OF PAGES IN ANNEXURE**
094-SR	22

PARTIES TO DOCUMENT (Please state all parties this annexure relates to/supports)

Civium Property Group & Owners Corporation of UP3566.

civium

MINUTES OF THE ANNUAL GENERAL MEETING 2024

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street BELCONNEN ACT 2617

Held on :

Tuesday, 09 April 2024 05:30 PM

Held at :

Google Meet joining info
Video call link: https://meet.google.com/sbn-vyei-qot
Or attend in-person at Civium office at 3 Lonsdale Street, Braddon.

civium

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION OF OWNERS CORPORATION Oracle C-D-E-F-G- 3566

Held Tuesday, 09 April 2024 5:30 PM at
Google Meet joining info
Video call link: https://meet.google.com/sbn-vyei-qot
Or attend in-person at Civium office at 3 Lonsdale Street, Braddon.

Present	**I Brown (Lot 14)** **A Jeffrey (Lot 33)** **R Symonds (Lot 36)** **G Kessling (Lot 49)** **A Muir (Lot 57)** **C Naidoo (Lot 73)** **B Blades (Lot 74)** **D Attwood (Lot 81)** **A McArthur (Lot 86)** **R Coles (Lot 93)** **P Stavrinakis (Lot 96)** **P De (Lot 143)** **S Sehgal (Lot 145)** **M Poh (Lot 149)** **P Whitely (Lot 155)** **E Wong (Lot 157)** **L Lam (Lot 171)** **C Evans (Lot 179)** **E Blanchard (Lot 184)** **H Dixon & M Gilmour (Lot 189)** **Kate Dimech (Lot 196)** **E Huttner & A Huttner (Lot 218)** **R Bell (Lot 223)** **K Loh (Lot 228)** **M Cooley (Lot 248)** **H Chau (Lot 249)** **J Hamilton (Lot 264)** **D and A Hunter (Lot 267)** **A Waters (Lot 280)** **J Chen (Lot 285)** **J Bollard (Lot 318)** **A Esslemont (Lot 140, Lot 319)** **R Cattlin (Lot 323)**
Civium Rep(s)	**J Estrera (Civium Strata)**
Proxies	**Lot 165 Proxy to Lot 73/Chairperson for Ms Teresa Tu (Lot 165)**

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

	Lot 175 proxy to Lot 73/Chairperson for Janet Goodhew (Lot 175) **Lot 217 Proxy to Lot 73/Chairperson for Owen Breckell & Kathryn Shaw-Breckell (Lot 217)** **Lot 224 proxy to Lot 73/Chairperson for Chloe Jane Shepherd (Lot 224)**
Company Nominees	**None**
Apologies	**A Tarrant (Lot 124), Mr Philip Craig Wolfe (Lot 176), Kate Dimech (Lot 196)**
Voting Papers	**A Shrestha (Lot 182)**
Other Attendees	**C Townsend of Townsend + Associates Architects, D Sandford of Townsend + Associates Architects, R Smyth of Lannock Strata Finance**
CFM	**None**
Chairperson	**C Naidoo**

Reduced Quorum Meeting

MOTION	Motion for consideration
1	**Minutes (ORDINARY RESOLUTION)** That the minutes of the previous General Meeting of the Owners Corporation, held on 11th of May 2023, be confirmed as a true and accurate account of the proceeding at that meeting. For : 23 Against : 0 Abstained : 2 **Motion Carried**
2	**Insurance Valuation (ORDINARY RESOLUTION)** That the property of the Owners Corporation be re-valued for insurance purposes and that the Strata Managing Agent adjust the building sum insured in accordance with the valuation. For : 23 Against : 0 Abstained : 2 **Motion Carried**
3	**Insurance Renewal (ORDINARY RESOLUTION)** That the Owners Corporation resolves: a) that the Owners Corporation's insurances be confirmed, as per the attached policy contained within the agenda; and b) the Strata Managing Agent be authorised to obtain quotations prior to the current insurance policy expiry and presented to the Executive Committee for consideration. If advice from the Executive Committee is not received, the Managing Agent will proceed with the brokers recommendation. *Current Policy:* ***Insurer:*** *CHU*

Building Sum Insured (BSI): *$180,810,000.00*

Excess: Policy 1 Fire $ 25,000
Policy 1 All Other Claims $ 5,000

Policy Expiry: *02/08/2024*

For : 25 Against : 0 Abstained : 0 **Motion Carried**

4 **Insurance Claims (ACKNOWLEDGEMENT)**

That the Owners Corporation consider any open or new Insurance Claims.

NOTE: There are no current open claims.

Motion Acknowledged

5 **Financial Statements and Accounting Records (ORDINARY RESOLUTION)**

That the financial statement of accounts for the financial year ending 31/01/2024 be adopted.

NOTE: Any questions relating to the financial statements should be directed to our office PRIOR to the meeting. Questions directed at the meeting may not be able to be answered.

For : 22 Against : 0 Abstained : 6 **Motion Carried**

6 **Appointment of Auditor (ORDINARY RESOLUTION)**

That the Owners Corporation resolve to appoint an auditor to audit the financial accounts for the closing financial period of the Owners Corporation to the Australian Auditor Standards and review the latest report, if obtained.

For : 26 Against : 0 Abstained : 1 **Motion Carried**

7 **Maintenance Plan (ORDINARY RESOLUTION)**

That the Owners Corporation review the Maintenance Plan for the continued maintenance of the common property and its assets.

For : 26 Against : 0 Abstained : 1 **Motion Carried**

8 **Maintenance Issues (ACKNOWLEDGEMENT)**

That the Owners Corporation consider any open or new Common Property Maintenance Issues as well as any maintenance contracts that may be due for renewal.

Motion Acknowledged

9 **Fire Safety Review (ORDINARY RESOLUTION)**

That the Owners Corporation review the provision and compliance of Common Property fire safety measures in accordance with the National Construction Codes (NCC) fire safety requirements.

For : 25 Against : 0 Abstained : 2 **Motion Carried**

10 **Consideration of Physical Building Defects (ACKNOWLEDGEMENT)**

That the Owners Corporation considers any Common Property physical building structural defects.

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

NOTE: The Owners Corporation are reminded that the Owners Corporation may only consider defects associated with the Common Property or any defect which affects the building's Defined Parts. Any unit specific defects that are not Common Property is the responsibility of the unit owner to progress through the appropriate channels.

Motion Acknowledged

11 **Budget (ORDINARY RESOLUTION)**

1. That contributions be determined:

a. To the Administrative Fund in accordance with Section 75 of the Unit Titles (Management) Act 2011 for the sum of:

Total Expenditure $1,072,183.64 excl GST
Total Administrative Fund Income $1,072,183.64 excl GST

b. To the Sinking Fund in accordance with Section 89 of the Unit Titles (Management) Act 2011 for the sum of:

Total Expenditure $1,627,281.00 incl GST
Total Sinking Fund Income $377,622.00 excl GST

c. That the Administrative and Sinking Fund contributions be paid in equal quarterly instalments with the instalments dates to be
1st instalment - 01/05/2024
2nd instalment - 01/07/2024
3rd instalment - 01/10/2024
4th instalment - 01/01/2025

d. That in accordance with Section 78 and 89 of the Unit Titles (Management) Act 2011, the Owners Corporation agrees to determine additional quarterly contributions at the agreed administrative and sinking fund rate, for the next financial year should they be deemed necessary prior to the next AGM being held.

NOTE: Any questions relating to the budget should be directed to our office PRIOR to the meeting. Questions directed at the meeting may not be able to be answered.

For : 20 Against : 0 Abstained : 2 **Motion Carried**

12 **Alternative Method and Process for Voting (ORDINARY RESOLUTION)**

That the Owners Corporation authorises that General Meetings & Executive Committee Meetings may be held in accordance with Section 10 of the Unit Titles (Management) Regulations 2011 which allows voting at the meeting using a digital means, such as a teleconference, videoconference, email, or any other electronic means including pre-meeting electronic voting.

For : 20 Against : 0 Abstained : 0 **Motion Carried**

13 **Election of Executive Committee (ORDINARY RESOLUTION)**

The following owners were elected as Executive Committee members:

- Lot 57 - A Muir
- Lot 73 - C Naidoo
- Lot 145 - S Sehgal
- Lot 184 - E Blanchard
- Lot 323 - R Cattlin

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

For : 22 Against : 0 Abstained : 0 **Motion Carried**

14 **House Rules for UP3566 Oracle (SPECIAL RESOLUTION)**

That in accordance with Section 108 of the Unit Titles (Management) Act 2011, the Owners Corporation agrees to endorse the registration of the 'Alternate Rules', with any costs associated with registration to be paid from the Administrative Fund. A copy of the proposed Alternate Rules is attached to this agenda.

For : 20 Against : 1 Abstained : 0 **Motion Carried**

15 **CCTV Policy and Request Form (ORDINARY RESOLUTION**

1. That the Owners - Units Plan 3566 RESOLVE by Ordinary Resolution accepts and adopts the CCTV Policy as presented, including any amendments agreed upon during the meeting.

- The CCTV Request Form is approved for use by residents wishing to request for footage/photos.

For : 19 Against : 0 Abstained : 1 **Motion Carried**

16 **Cladding Project Special Purpose Fund (SPECIAL RESOLUTION)**

That the Owners – Units Plan 3566 resolve by special resolution in accordance with Section 74(1) of the Unit Titles (Management) Act 2011, to establish a special purpose fund for the purpose of raising and expending monies to apply to replacing identified flammable cladding affixed to the common property and/or defined parts of Units Plan 3566, including potential ancillary costs; including not limited to, repairs to items that may be damaged or removed during the replacement process.

For : 30 Against : 0 Abstained : 1 **Motion Carried**

17 **ACT Government Participation Deed (ORDINARY RESOLUTION)**

That the Owners - Units Plan 3566 RESOLVE by Ordinary Resolution to enter into a Participation Deed with the ACT Government prior to entering into any funding agreement and drawdown on the loan application with Lannock Capital 2 Pty Ltd.

Note:

The ACT Government Participation Deed serves as a formal agreement between the ACT Government and the Owners Corporation of Units Plan 3566 that outlines the terms and conditions of the participation in the Private Building Cladding Scheme (the Scheme). The Scheme is part of the ACT Cladding Scheme Program and is administered by the Major Projects Canberra Directorate. It will provide financial support during the phase one of testing and assessment and concessional loans for phase two of rectification.

For : 32 Against : 2 Abstained : 0 **Motion Carried**

18 **Townsend & Associates Cladding Project Manager (ORDINARY RESOLUTION)**

That the Owners - Units Plan 3566 RESOLVE by Ordinary Resolution that the Owners Corporation appoint Townsend & Associates Pty Ltd as their preferred Project Manager for the duration of the cladding remediation works.

For : 34 Against : 0 Abstained : 0 **Motion Carried**

19 **Owners Corporation Seal be Affixed to the Preliminary Loan Contract (SPECIAL RESOLUTION)**

That the Owners - Units Plan 3566 RESOLVE by Special Resolution that the Owners Corporation seal be affixed to the $110,000.00 preliminary loan contract in the presence of any of the following:

- At least two executive committee members, one of whom must be the

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

chairperson or secretary; or
- The Manager and one member of the executive committee; or
- The Manager alone.

For : 30 Against : 1 Abstained : 2 **Motion Carried**

20 **Enter Into Agreement (ORDINARY RESOLUTION)**

That the Owners - Units Plan 3566 RESOLVE by Ordinary Resolution to authorise the Executive Committee, acting on the recommendations of the Project Manager, to go to tender, consider, select and enter into an agreement with the preferred tenderer for the Project

For : 31 Against : 0 Abstained : 2 **Motion Carried**

21 **Loan Contract with Lannock Capital 2 Pty Ltd (SPECIAL RESOLUTION)**

That the Owners - Units Plan 3566 Resolve by Special Resolution to enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) to fund the owners corporation's obligations to contractors carrying out remedial and other works funded in conjunction with the ACT Private Buildings Cladding Scheme, together with associated costs.

For : 30 Against : 3 Abstained : 1 **Motion Carried**

22 **Acknowledgement Regarding Loan Term (ACKNOWLEDGEMENT)**

That the owners corporation acknowledges the following things:

(a) A copy of the proposed loan contract, the terms and conditions and a prescribed notice, was tabled at the meeting;

(b) The maximum amount of credit available under the loan contract is $110,000.00;

(c) Membersof the owners corporation approve the raising of additional levies to ensure the Strata Corporation can perform its obligations in relation to each advance under the loan contract; and

(d) A drawdown instruction may be signed by any of the following [strike out those that do not apply]:

- Any two members of the executive Committee; or
- The Manager and one member of the Committee; or
- The Manager alone.

Motion Acknowledged

23 **New Motions - Drawdown Instructions Signatory**

A motion was raised on the floor that:

Option 1 - The drawdown instructions may be signed by any of the following (as is):

- Any two members of the executive Committee; or
- The Manager and one member of the Committee; or
- The Manager alone.

Votes: Yes - 14 No - 0 Abstain - 0

Option 2 - A committee member and the manager will need to sign for any cladding expenditure exceeding the amount of $5000.

Votes: Yes - 7 No - 0 Abstain - 0

Option 3 - The drawn instructions may only be signed by any of the following:

- Any two members of the executive committee; or
- The Manager and one member of the committee.

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

Votes: Yes - 12 No - 0 Abstain - 0

Note: Despite the proposal of the new motion, option 1 remains as is, with no amendments or changes.

For : 14 Against : 0 Abstained : 0 **Motion Carried**

General Business

- Executive Committee General Email Address

An owner raised a concern regarding the lack of a general email address for the committee. The owner pointed out that this has caused difficulties in communication, leading to delays and sometimes missed communications from residents who wish to contact the committee directly.

It has been suggested that the establishment of a general email address would improve transparency and efficiency, allowing residents to contact the committee directly with inquiries, complaints, and suggestions. The owner emphasized the importance of having a single point of contact that can be monitored by all committee members, ensuring that no communications are overlooked and that there is a record of all correspondence.

- Unit 189 Reimbursement Concerns

Unit 189 expressed concerns over the absence of clear documentation and established procedures for handling requests for reimbursement related to the loss of potential income due to maintenance activities.

In response to these concerns, the strata manager acknowledged the need to clearer guidelines and more transparent process. The strata manager will gather all relevant correspondence and minutes from the previous years that pertain to maintenance and reimbursement issues. This documentation will be reviewed to better understand the historical context and to aid in establishing a more robust procedure going forward.

Motion Open

There being no further business the chairperson declared the meeting closed at 09:10 pm
Dated: 9 April 2024
Issued by Civium Property Group for and on behalf of the Owners Corporation.

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions †

A1 The Owners—Units Plan No 3566

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made **09/04/2024**

A3 Reduced quorum decisions

[If there is insufficient space here, tick and attach details to the notice]

Date of decision	Full text of reduced quorum decision
09/04/2024	As attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

DATE: 17/04/2024
(Affix owners corporation seal in accordance with the corporation articles)

COMMON SEAL

The Owners - Unit Plan No 3566

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

† In this notice, **UTMA** means the *Unit Titles (Management) Act 2011.*

AF2012-112 made under the Unit Titles (Management) Act 2011, s 146
Unauthorised version prepared by ACT Parliamentary Counsel's Office

UNITS PLAN 3566

ORACLE APARTMENTS (STAGE 2) RULES

The rules of UP3566 owners corporation are the Default Rules as modified by the alternative rules, if any, registered under the Land Titles (Unit Titles) Act 1970, section 27 or section 27A.

After 1 November 2020, the rules of the Owners Corporation are the default rules set out in schedule 1 of the *Unit Titles (Management) Regulations* 2011. In addition to these default rules, we also have specific House Rules that are tailored to the unique needs and circumstances of the Oracle complex. These House Rules complement and extend the Default Rules where necessary, providing additional guidelines and requirements that are specific to our community.

All complaints relating to these rules should be directed to Strata Management in the first instance. In addition, Strata Management will consider evidence and provide internal review/dispute resolution in the first instance.

Default Rules

1.1 Definitions—default rules

(1) In these rules:

owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

(2) A word or expression in these rules has the same meaning as in the *Unit Titles (Management) Act 2011*.

1.2 Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

1.3 Repairs and maintenance

(1) A unit owner must ensure that the unit is in a state of good repair.

(2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.

1.4 Erections and alterations

(1) A unit owner may erect or alter any structure in or on the unit or the common property only—

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

(a) in accordance with the express permission of the Executive Committee; and

(b) in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).

(2) Permission may be given subject to conditions stated in the resolution.

(3) However, if the structure is sustainability infrastructure, the Executive Committee's permission must not be unreasonably withheld.

Examples—permission not unreasonably withheld

- safety considerations
- structural considerations

Example—permission unreasonably withheld

external appearance of a unit or the units plan

1.5 Pets in units

(1) The Owner's Corporation requests that Pets residing within the complex are registered with the Managing Agent. This information will assist the committee in the event an animal is injured or found unattended on common property, and to monitor the general limit of not more than 3 animals (excluding birds in a cage or fish in an aquarium), weighing no more than 20kgs each. Reptiles and rodents are not permitted to be kept within the complex at any time. Reptiles and rodents are not permitted to be kept within the complex at any time.

(2) A unit owner may keep an animal, or allow an animal to be kept within EPA noise guidelines and other alternative rules.

(3) It is requested that the following rules being adhered to when keeping an animal on the premises:

i. The pet must be contained within the boundary of the unit;

ii. The pet must not be allowed to roam unleashed or unattended on common property;

iii. Any pet must not cause nuisance to another unit either through noise or smell;

iv. Pet waste must be disposed of and cleaned up appropriately so as not to cause hygiene, pollution or smell problems;

v. Any pet considered dangerous, or that attacks another resident or member of the public will be reported to the appropriate authorities;

vi. Owners of any pets that cause any damage to common property will be liable for the repairs, and/or cleaning of common areas;

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

vii. If complaints relating to noise are received the Owners Corporation reserves the right to escalate the complaint to relevant government departments and authorities.

viii. Dog owners to dispose of animal droppings correctly and not in recycling bins or outside paper baskets and to also pick up when in common areas, outside etc.

ix. Dog owners not to leave their dogs unattended during the day or night to bark regularly.

(4) The pet owner must, within 14 days of the day the animal is first kept within the unit, tell the Executive Committee, in writing, that the animal is being kept within the unit.

1.6 Assistance animals

The owners corporation may require a person who keeps an assistance animal to produce evidence that the animal is an assistance animal.

1.7 Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit, other than in accordance with a special privilege rule.

1.8 Hazardous use of unit

A unit owner must not use the unit, or permit it to be used, to cause a hazard to an owner, occupier or user of another unit.

1.9 Use of unit—nuisance or annoyance

(1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to a use of a unit if the executive committee has given an owner, occupier or user of the unit written permission for that use.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the owners corporation.

1.10 Noise

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

3

(1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to the making of a noise if the executive committee has given the person responsible for making the noise written permission to do so.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the owners corporation.

1.11 Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

1.12 What may an executive committee representative do?

(1) An executive committee representative may do any of the following in relation to a unit at all reasonable times:

(a) if the committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit— inspect the unit to investigate the breach;

(b) carry out any maintenance required under the Act or these rules;

(c) do anything else the owners corporation is required to do under the Act or these rules.

(2) An executive committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in subrule (1).

(3) An executive committee representative is not authorised to do anything in relation to a unit mentioned in subrule (1) unless—

(a) the executive committee or the representative has given the owner, occupier or user of the unit reasonable notice of their intention to do the thing; or

(b) in an emergency, it is essential that it be done without notice.

(4) The executive committee may give a written authority to a person to represent the corporation under this rule.

Alternative Rules UP3566

alternative rules means rules other than **and in addition** to the Default Rules

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

4

The Oracle- UNITS PLAN 3566 - Principles and Alternative Rules by special resolution

INTRODUCTION

For the general well-being of all residents and to ensure that all residents enjoy a maximum of convenience, comfort and privacy, it is necessary to have some rules. These rules are intended to keep people safe, ensure units are maintained appropriately, minimise annoyance and to provide guidelines for residents and their guests. If in doubt, please ask the Strata Manager and/or Building Manager for advice, assistance or to report breaking of the rules.

They are to be included as an integral part of any leasing arrangement between a unit proprietor and the tenant, and are in addition to the Articles of the Body Corporate as set out by Section 28 of the Unit Titles Act 1970. Copies of both documents must be provided to the tenant prior to them taking up residence at the Oracle Apartments.

2.1 Addendums to House Rules

(1) Any and all addendums and/or attachments that are pertinent to the default and alternative (house) rules must be included in the house rules when providing to tenants, property managers and prospective buyers.

(2) The Executive Committee reserves the right to adjust the addendums, and present to the Owners Corporation for consideration.

We aim to protect safety, amenity, appearance, and value of the property for the benefit of all residents, and to maintain a sense of community and common interest. The following rules apply in addition to the Default Rules at the Oracle Stage 2 complex (UP3566):

2.2 Unit Maintenance

(1) Owners are responsible for the maintenance of their unit.

(2) Owners must replace tempering valves within their units as required at their own cost (approximately every 7 years), as this affects other resident's hot water in neighboring units.

(3) Owners must ensure units are properly ventilated and that condensation is prevented or addressed promptly. This includes regularly cleaning exhaust fans internally and external vents. Any mold must be promptly addressed by owners to prevent spreading.

(4) Owners should ensure they address and prevent leaks promptly, including, for example, ensuring their shower floor is sealed appropriately. Owners must learn how

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

to turn their water off at the ball valves in case of leaks. Owners should report leaks and issues to strata management and the building manager immediately if it may affect other units (and should attempt to alert the affected units). Depending on the source/cause of the leak, owners may be required to promptly repair the leak at their expense.

(5) NOTE: Further advice on maintenance is available from Strata Management and the Building Manager.

2.3 Sports Center and Common Facilities

(1) Sports Centre facilities are open from 06:00 am - 10:00 pm, 7 days a week and are not to be used outside of these times. Generally, the doors lock outside of the opening hours and a fee may be charged to any person who needs assistance to exit the pool area – immediate assistance outside of opening hours is not guaranteed by the Building Manager, Strata Manager or Executive Committee so the person may need to wait or seek alternative assistance safely at their own cost and risk (e.g. contacting Fire and Rescue in an emergency).

(2) Residents and their accompanied guests use the facilities at their own risk. The Owners Corporation does not accept any liability for bodily injury or loss of property arising from the use of these facilities.

(3) the Sports Centre/Common Facilities are for the personal use of Unit Owners and Occupiers and may not be used for commercial or profit making activities.

(4) Guests must be accompanied by the unit resident at all times. Children under 16 years of age must be supervised by a parent or guardian at all times.

(5) No Glass items or alcohol are permitted in these areas. Broken glass is a serious hazard and will require the sports center to be closed until safe. A pool cleaning fee may be charged to the person and/or unit owner responsible.

(6) Facilities must be left clean & tidy after use.

(7) All spa cover/thermo blanket instructions must be followed to ensure the spa stays hot and clean.

(8) A towel must be used in the gym and equipment sprayed and wiped down/hygienically cleaned after each use by those using the equipment.

(9) Please ensure that the doors to the facilities are closed behind you and do not give strangers access. Do not prop the door to the pool open- keep the door firmly closed. Report trespassing to the Building Manager, Strata Manager and to the AFP is appropriate.

(10) BBQ facilities are to be used appropriately and to be left clean and tidy after use.

(11) Every Unit Owner or Occupier and their invitees using the Sports Centre/ Common Facilities, acknowledges that they do so at their own risk and that the Owners Corporation has no liability to any Unit Owner, Occupier or invitee in respect of their use or misuse of those areas.

(12) Any person, including a Unit Owner or Occupier, engaging in rowdy, unruly, or otherwise offensive conduct (including the use of indecent or obscene language) while in or about the Sports Centre/Common Facilities may be requested by the Strata Manager, any member of the Executive Committee or any security personnel acting under the instructions of the Strata Manager or Executive Committee, to vacate the area and, if so requested for that reason, that person must comply immediately with that request.

(13) Use of the facilities is shared and all residents have equal rights to use them. Be courteous. Residents and guests must not behave in such a way that controls the space and deters other residents from rightfully using these facilities. Shouting, playing games which impact others, loud and drunken or boisterous behaviours are not permitted. Consistent offenders may be suspended from using the facilities or loss of your tenancy agreement.

(14) Smoking or use of any prohibited drug is not permitted in common areas, especially in the Sports Centre/Common Facilities or around entrances to buildings.

2.4 Security and Safety

(1) Security is provided through security access passes (e.g. fobs).

(2) Additional security passes/fobs are available from the Strata Manager, for a fee. All Additional passes/fobs must be formally requested in writing by the owners of the unit or their authorised agent.

(3) Additional front door keys are available from Class Locksmith, upon production of written authority from the Strata Manager. All Additional keys must be formally requested in writing by the owners of the unit or their authorised agent.

(4) All faults with the security system and/or individual residents' access cards should be reported to the Strata Manager.

(5) In the interest of maintaining the security of Oracle, all residents and their guests must ensure that security doors are closed firmly after entering or leaving the building.

(6) Unknown or unauthorised persons must not be admitted to the building.

(7) The Owners Corporation is unable to provide after hour's access to residents if locked out of the building. In these instances, residents should make alternate arrangements for example: leaving an additional set of access keys securely with a friend or relative.

(8) Unit owners, tenants and guests are all responsible for building security.

(9) Lock Your Car. Take All Your Keys, Fobs and Valuables.

(10) Leaving keys in letterboxes, lockboxes or other locations around the complex is not permitted. Keys should be given to people directly from person to person. Report all lost keys to Strata Management.

(11) Report any incidents or suspicious behaviour to the AFP and Strata Management.

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

2.5 Fire Safety, Smoking/Smoke Drift

(1) Fire Doors must not be propped open or interfered with in any way. Fire equipment such as extinguishers and hoses must not be used except in case of an emergency. Please note this is a requirement under law and corporate and personal fines will be issued by the Fire Brigade for non compliance (ACTFB Policy May 2003).

(2) All fire safety recommendations issued by Strata Management or the Executive Committee must be complied with. This includes, but is not limited to, no open flames or BBQs on balconies. Flammable materials must be stored correctly and gas bottles must be checked regularly for safety.

(3) Signs have been placed in each of the corridors, ground and basement levels to show residents and their guests the nearest emergency exit and equipment. Residents should familiarise themselves with these signs.

(4) In the event of an evacuation, and in the event that it is safe to do so, ensure you take your swipe cards and unit keys with you to enable you to re-enter the building when it is cleared by the Fire Brigade.

(5) If a unit owner or tenant sets off the smoke alarms and the fire brigade receives a call out, for example due to cooking or smoking, the fee will be charged to the responsible unit owner and/or tenant.

(6) Smoking or use of any prohibited drug is not permitted in common areas, especially in the Sports Centre or around entrances to buildings.

(7) Smoking is not permitted on balconies.

(8) If smoking anywhere, cigarettes must be disposed of appropriately, ensuring fire hazards are not created.

(9) Residents are to be mindful of causes of smoke drift into other unit boundaries from Cigarettes, or any other legal means of generating smoke (e.g. cooking). If smoke drift issues persist;

Step 1. Cooperative approach - Unit owners and the strata manager should facilitate a discussion with those creating the smoke drift to make them aware of the issue and its effect on other residents/owners.

Step 2. Prescriptive approach - if the issue isn't resolved via Step 1. Default Rules may be enforced by the Executive Committee to prevent Hazardous use of unit (1.8) or use of unit - nuisance or annoyance (1.9).

2.6 Bin Chute, Bin Room and Garbage Hopper Areas

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

8

(1) Bin chutes must be used appropriately and not blocked or damaged by bulky items. Alternatively, all rubbish must be placed in the garbage hopper and the hopper lid closed after use. Roller doors are to be kept shut.

(2) For obvious health and safety reasons, if the garbage hopper is full residents MUST NOT leave the garbage on the ground near the garbage hoppers or the immediate vicinity.

(3) All garbage must be enclosed in an acceptable outer container, such as a garbage bin liner and fastened securely.

(4) Residents are encouraged to recycle paper and other recyclables and to put them in the Recycling Hoppers. To help maximise space in the recycle bins, residents SHOULD dismantle and flatten all large containers and cardboard boxes.

(5) Any large recyclable containers or boxes must be disposed of appropriately offsite e.g. at the Territory Recycling Centre. Large boxes are defined as being of a size that do not readily fit into the provided yellow bins.

(6) **No dumping.** It is not permitted to leave rubbish in the bin rooms, outside units or in communal areas. A removal and/or cleaning fee may be charged if this occurs.

(7) All residents are responsible for disposing of any unwanted or discarded furniture and household items, including computer equipment. Any discarded furniture and household items must not be left in the garbage hopper area. Speak to the building manager for advice - Assistance with rubbish removal may be available for a fee, and/or a complex wide hard rubbish collection may be organised once per annum.

2.7 Garage, Vehicles and Parking

(1) Residents and their guests should park their cars in their unit's allocated parking space. However, residents may arrange with another resident to use that resident's car parking space. Do not park in parking spaces not allocated to you without express permission.

(2) Visitor parking areas are for the use of bona-fide visitors and guests to the complex. Visitor parking areas are not to be used for the purpose of long-term parking or storage of vehicles, regardless of whether or not the vehicle is owned by the resident. (i.e. follow street signs and do not exceed 1 week without approval through strata management and/or ACT Gov)

(3) Vehicles must not be parked on the complex roadways, nature strips, grassed areas or gardens in or around the complex, in front of the garbage and recycling hopper bays or in any position where the vehicle may cause an obstruction to others, including parking in front of unit garage doors where it causes issues for other residents.

(4) In the interest of safety, children are not permitted to ride cycles or play games on or in the common property roadways. Parents and guardians must supervise children at

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

all times and are responsible for the cost of repairing any damage caused by their children.

(5) Electric Vehicle (EV) charging is prohibited in the internal car parks.

(6) Vehicles MUST keep to a 10km/h speed limit within the complex grounds.

(7) The Owners Corporation does not accept responsibility for any personal property removed, damaged or stolen from common property areas, the underground car park or from individual units or storage cages.

(8) NOTE: The basement car parking area, including individual storage cages, are designated "wet areas". The Owners Corporation does not accept responsibility for damage to any property as a result of water.

2.8 Appearance

(1) Residents shall maintain their units (including balconies) so that other unit holders are not adversely affected in terms of hygiene, appearance or value.

(2) A sense of community and general tidiness means that all residents should assist in keeping the common property such as roadways, lawns and landscaped gardens neat, clean and free from litter. Respect our shared spaces.

(3) For safety and appearance, residents are not to store any items in common property areas including, entrance foyers, stairwells, access pathways or in vehicle parking spaces. The storage cages provided for units are to be used for this purpose.

(4) In order to undertake a structural alteration or addition to the exterior of a unit (including blinds and security screens), it is necessary to receive EC consent prior to making that alteration or addition. Approval from the EC should be sought through strata management.

2.9 Moving in and out of your Unit

(1) The seller or Unit Owner is responsible for ensuring the occupier(s) of a unit are provided with a copy of these House Rules and their maintenance responsibilities, prior to moving in.

(2) A Unit Owner or Occupier of a unit shall not move furniture or goods outside the hours of 8:00am and 8:00pm without the prior written approval of the Owners Corporation.

(3) A Unit Owner or Occupier of a unit must supervise any removalist or other person engaged by the Unit Owner or Occupier to move furniture to ensure that no damage is done to the common property.

(4) A Unit Owner or Occupier of a unit must at their expense rectify any damage caused to the common property by moving furniture. Rectification may include the repainting of marked walls.

10

(5) A Unit Owner or Occupier of a unit must at their expense remove any material, debris or waste left on any part of the common property as a consequence of the moving of furniture.

(6) A Unit Owner or Occupier of a unit must at their expense clean any part of the common property necessary as a consequence of the moving of furniture.

(7) The Unit Owner of a unit is responsible to reimburse the Owners Corporation for the cost of performing any work required to remedy a breach of the terms of this rule.

(8) A Unit Owner or Occupier must provide the Strata Manager with two business days notice of persons moving in or out of a unit so that appropriate protective materials can be provided for common property. The building manager must also be notified when the occupant is moving in.

2.10 Damage and Vandalism

(1) An occupant or visitors must not damage any part of the common property.

(2) A Unit Owner or Occupier using the common property is liable for any damage done to the common property in or about the Sports Centre/Common Facilities or the Building generally by that Unit Owner or Occupier or any of their invitees in using, accessing or leaving the Sports Center/Common Facilities. (For example, any damage caused by moving furniture into or out of the building shall be made good at the expense of the person who causes it or whose servant or agent causes it).

(3) Additionally (or alternatively), owners will be held responsible/liable for any damage to the common property that may be caused by their occupant/tenants/guests/visitors/servant/contractor/agent etc..

(4) The Owners Corporation may recover as a debt:

(a) the cost of replacement goods, cleaning or rectification of damage incurred by the Owners Corporation in the event that the responsible Unit Owner or Occupier does not adequately clean the Sports Centre/Common Facilities/Building or rectify the damage caused by the required date;

(b) any insurance excess; and

(c) all reasonable costs associated with administering and enforcing these rules.

Any payment required by the Owners Corporation pursuant to this rule is due and payable 21 days after notice of the amount has been given to the person obligated to make the payment and, if not paid one month after the amount becomes due and payable the amount bears, until paid, simple interest at the rate of 10 per cent per annum.

2.11 Legal Fee Recovery

THE PROPRIETORS UNITS PLAN No. 3566 Common Seal

(1) If the Owners' Corporation incurs legal fees as a result of the conduct of an owner (including for the recovery of a debt owed to the Owners' Corporation), the owner shall be liable to pay to the Owners' Corporation the amount of the legal fees incurred by the Owners' Corporation in undertaking legal action against the owner.

2.12 Renovation Guidelines and Policies

Rule 1.4 of the default rules of the Unit Titles Management Act covers the question of 'erections and alterations' of the building and requires owners to seek the express permission of the Executive Committee to 'alter any structure in or on the unit, or the common property'.

The Oracle Owners Corporation has set out certain guidelines for the renovation of units to assist owners wishing to make alterations when they seek the approval of the Executive Committee. This is an indicative list of issues only:

(1) Electrical switch boards. It is strongly recommended that these be checked for compliance with Australian Standards e.g. regarding safety switches.
(2) Bathrooms and kitchen. Changing any plumbing must be based on advice from a licensed contractor and checked with the Committee before being carried out by a licensed plumber.
(3) Water conservation. Renovations should include the installation of water efficient devices, dual flush toilet cisterns, efficient shower heads. The opportunity should be taken to fix any leaking taps or hot water systems.
(4) Alternative flooring, e.g. wooden floors. If proposing to install 'floating floors', or flooring other than carpet, owners must install an adequate acoustic underlay to reduce noise and/or provide proof of noise reduction. Specifications for the underlay/noise reduction must be provided to the Executive Committee, seeking their approval. The owner should notify the units below and adjoining of their intention to change the flooring and this can be facilitated through strata management.
(5) Changes to the external appearance of the building. Renovations should not make changes to the building exterior (unless special approval is granted by the Executive Committee). This includes the running of conduit on external building faces and cosmetic changes that are inconsistent with the existing colour pallet of the complex.
(6) Any installations are subject to agreed policies regarding colour, type of material(s) used, and any other particulars that the policies articulate.

INTERNAL COSMETIC MODIFICATIONS

12

(7) Internal cosmetic changes that are cosmetic in nature and don't affect the building structural integrity, common walls, roof, balcony, neighboring units, or the aesthetic external appearance do not require Executive Committee approval.

(8) **Please note that all modifications/installations must be performed by a suitably qualified and insured trade professional. Any installation internal to the unit must be in compliance with any relevant building/fire codes and any relevant ACT Government approvals.**

(9) If there is any doubt in relation to any internal modifications that owners may be considering, please contact the strata manager.

18

ACT Government

Access Canberra.

SR$3390394 19/06/2025 12:33:22 Bui H

Chief Minist 3390394

SPECIAL RESOLUTION BY OWNERS CORPORATION

094 - SR

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Email Address	Contact Telephone Number	Customer Reference Number
Civium	administrators@civium.com.au	(02) 6162 0681	

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
1951 & 100	Belconnen	44	20	3566

DETAILS OF RULES BEING REGISTERED	DATE MEETING HELD (must be registered within 3 months)
Special Resolution	20/05/2025

SUPPORTING DOCUMENTATION
(Please select appropriate item – Original signed copy must be supplied)

- ☑ Sealed copy of Minutes of Meeting
- ☑ Sealed copy of Resolution/Motion
- ☑ Sealed copy of Alternate Rules
- ☐ Other (specify) -

COMMON SEAL OF OWNERS CORPORATION
(Seal may be affixed)

THE OWNERS - UNITS PLAN NO. 3566 Common Seal

CERTIFICATION **Delete the inapplicable*

Applicant

~~*The Certifier has taken reasonable steps to verify the identity of the Registered Proprietor/Managing Agent or his, her or its Administrator or attorney.~~

~~*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.~~

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Signed By: ANGELYNA BABETTE ANDERSON Angelyna Anderson

<Name of certifying party> *<Capacity of certifying party>* SENIOR STRATA MANAGER

for: *<Company name>* Civium Property Group

on behalf of the Registered Proprietor/Managing Agent

Witnessed By: Jessica Deeth

Name:
Strata Administrator

OFFICE USE ONLY

Lodged by		Annexures/Attachments	Minutes/Resolution/Motion/Rules
Data entered by		Evidence Manager Appointed	Yes ☐
Registered by	LMT	Registration Date	01/07/2025

ACT Government

Access Canberra.

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

ANNEXURE

Form 029 - ANN

Land Titles Act 1925

TITLE AND LAND DETAILS					
Volume & Folio	**District/Division**	**Section**	**Block**	**Unit**	**Consideration** (Only complete is if requesting transactions not be aggregated)
1951:100	Belconnen	44	20	~~3566~~	

ANNEXURE TO (insert dealing type)	**TOTAL NUMBER OF PAGES IN ANNEXURE**
029-ANN 094-SR	47

PARTIES TO DOCUMENT (Please state all parties this annexure relates to/supports)

The Proprietors Units Plan 3566 and Civium Property Group

VOI Sighted X 1 (filed)

Change of Name by Marriage

Authority to Deal Civium letter, Minutes

ASIC Yes

Category 3

Signed by .....

Date .....

civium

MINUTES OF THE ANNUAL GENERAL MEETING 2025

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on :

Tuesday, 20 May 2025 05:30 PM

Held at :

In Person:

Brindabella Meeting Room, Ground Level, Civium Offices, 3 Lonsdale Street

Online via Microsoft Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjQxNmYxZTAtOWQ3NC00YTNiLWFmZTgtOGVlOWM5YWU5OGRh%40thread.v2/0?context=%7b%22Tid%22%3a%221f704c50-88a8-4eae-a74b-03fa52bf803b%22%2c%22Oid%22%3a%22aa847488-2a62-406d-9358-ab90335489ac%22%7d

Meeting ID: 411 132 813 275 2
Passcode: it7rk3CW

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THE OWNERS - UNITS PLAN NO. 3566 Common Seal

civium

MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G- 3566

Held Tuesday, 20 May 2025 5:30 PM at
In Person:

Brindabella Meeting Room, Ground Level, Civium Offices, 3 Lonsdale Street

Online via Microsoft Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjQxNmYxZTAtOWQ3NC00YTNiLWFmZTgtOGVlOWM5YWU5OGRh%40thread.v2/0?context=%7b%22Tid%22%3a%221f704c50-88a8-4eae-a74b-03fa52bf803b%22%2c%22Oid%22%3a%22aa847488-2a62-406d-9358-ab90335489ac%22%7d

Meeting ID: 411 132 813 275 2
Passcode: it7rk3CW

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+61 2 8318 0088,,335726659# Australia, Sydney
Find a local number
Phone conference ID: 335 726 659#

Present	Alan Graham & Susan Clements (Lot 1), Alexander Paul Muir (Lot 57), Chloe Jane Shepherd (Lot 224), David and Anne Maree Hunter (Lot 267), Eunice Anita Blanchard (Lot 184), Glen Billett & Christine Bilett (Lot 253), Grace Elizabeth McIntosh Kessling (Lot 49), Imogen Joan Brown (Lot 14), Iona Lily McNab (Lot 152), Jakob Josip Rathouski (Lot 167), James Thomas Seymour (Lot 136), Janet Goodhew (Lot 175), Jasmin Reshma Clancy (Lot 230), Jiwen Liao & Angus Esslemont (Lot 140), Jorrell Mario John Benassi (Lot 214), Kate Dimech (Lot 196), Kenyon Yapp (Lot 102), Lachlan James McLeod & Belle Mackenzie Harvey (Lot 53), Mark Cooley & Michelle Ann Cooley (Lot 248), Mark Stonham (Lot 193), Michelle Noronha (Lot 139), Mr Chi Kwan Ngai & Ms Salina Yim Ling Cheung (Lot 21), Mr Eric Huttner & Mrs Agnes Huttner (Lot 218), Mr Graeme Quinn & Mrs Wendy Quinn (Lot 292), Mr Hugh Christian Dixon & Ms Megan Therese Gilmour (Lot 189), Mr Jeffrey Ronald Bollard & Mrs Cheryl Rose Bollard (Lot 318), Mr Kelvin Loh Loh (Lot 228), Mr Melvin Poh (Lot 149), Mr Ramanujam Chalam (Lot 9), Mr Simon Douglas Watt & Ms Cheryl Ann Austin (Lot 78), Mr Ting Lu & Mr Wanli Ma (Lot 205), Mrs Unity Taylor-Hill & Peter Anthony Taylor-Hill (Lot 141), Ms Alexandra Majella Digan (Lot 116), Ms Caitlin Naidoo (Lot 73), Ms Cara Edith Johanson (Lot 37), Ms Evelyn Aung (Lot 110), Ms Helen Chau (Lot 249), Ms Janet Te (Lot 170), Ms Leonie Anna Lam (Lot 171), Owen Breckell & Kathryn Shaw-Breckell (Lot 217), Peter Stavrinakis (Lot 96), Reginald James Walter Cattlin & Devika Cattlin (Lot 323), Shivani Sehgal (Lot 145), Yixin Li (Lot 132), Yu Wang (Lot 72)
Civium Rep(s)	Miss I Struss (Civium Strata), Miss J Deeth (Civium Strata), Mrs A Anderson (Civium Strata)
Proxies	The Chairperson for Jenny Davina Purdy (Lot 227)
Company Nominees	None
Apologies	Ms P Whitely (Lot 155)
Voting Papers	Mr C Brinkman (Lot 129), Ms R Bell (Lot 223), Aspromonte Australia Pty Ltd (Lot 42), Mr J Toohey (Lot 63)
Other Attendees	Townshend and Associates
CFM	None
Chairperson	Ms Caitlin Naidoo
Meeting Opened	6:00pm

Reduced Quorum Meeting

THE OWNERS - UNITS PLAN No. 3566 Common Seal

MOTION	Motion for consideration
1	**Minutes (ORDINARY RESOLUTION)** **It was resolved** that the minutes of the previous Annual General Meeting of the Owners Corporation, held on the 9th of April 2024 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**Cladding Project Special Purpose Fund Amendment (SPECIAL RESOLUTION)** **It was resolved** that the Owners Corporation resolve by special resolution in accordance with Section 74(1) and (2) of the Unit Titles (Management) Act 2011, to extend/vary the purposes of the Cladding Project Special Purpose Fund established at the 9 April 2024 AGM to be for the purpose of raising and expending monies to apply to replacing identified flammable cladding affixed to the common property and/or defined parts of Units Plan 3566, including potential ancillary costs; including not limited to, repairs to items that may be damaged or removed during the replacement process. In the event there are surplus monies in the Fund following completion of the Cladding Project, the surplus funds will be transferred to the sinking fund in accordance with Section 87 (d) (i) of the Unit Titles (Management) Act 2011 **Motion Carried**
3	**Cladding Project Special Purpose Fund Budget (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve by Ordinary Resolution to set a budget for the Cladding Project Special Purpose Fund (established pursuant to Resolution 16 at the 9 April 2024 AGM) in the sum of $3,763,296.66 (GST inclusive) based on the total estimated project cost over the course of the Building Contract, Stage 2 Loan Agreement Estimated repayments and ancillary costs associated with the Project. **Motion Carried**
4	**Adjustments Required to The Sinking Fund Plan (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation approve amendments to the sinking fund plan in accordance with Section 86 of the *Unit Titles (Management) Act 2011* to reflect the sinking fund expenditure in the 2025 year in the sum of $931,479.66 (being $763,296.66) towards the cladding replacement of property on common property and defined parts of the Building for the purposes of Section 83 (1) (b) (e) and (g) of the *Unit Titles (Management) Act 2011* *Secretarial note: there was an objection to this motion from Unit 57. Motion was carried by ordinary resolution.* **Motion Carried**
5	**Disbursements from the Cladding Project Special Purpose Fund (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve to make such payments as are necessary to fund the Cladding Project Costs out of the Special Purpose Fund and to transfer any surplus, once the total actual costs are known and paid for, into the Sinking Fund. *Secretarial note: there was an objection to this motion from Unit 57. Motion was carried by ordinary resolution.* **Motion Carried**

THE OWNERS - UNITS PLAN No. 3566 Common Seal

6	**Term Of Cladding Loan Class (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve that in the event an alternate levy methodology is to be accepted at Motion 7 (below) that the term for payment of the Cladding Special Purpose Fund contribution for the Cladding Loan Class will be 10 years. *Secretarial note: there was an objection to this motion from Unit 57. Motion was carried by ordinary resolution.* **Motion Carried**

7 **Alternative Contributions to the Cladding Project Special Purpose Fund (SPECIAL RESOLUTION)**

It was resolved that the Owners Corporation resolve by special resolution in accordance with Section 78 (2) (b) of the *Unit Titles (Management) Act 2011*, to determine the contributions payable for each unit into the Cladding Project Special Purpose Fund to be split into two groups/classes of Owners; that is one group being the CLADDING UPFRONT PAYMENT CLASS and the second group as the CLADDING LOAN CLASS.

The total contributions, subject to the passing of Motion 3 and 4, are set at $3,000,000.00 and that amount is to be split between the two classes of Owners, on a unit entitlement basis, and for those that fall into the CLADDING LOAN CLASS the amount payable will also attract an additional interest amount of 4.2% on the relevant contribution for each owner that elects to or falls into the CLADDING LOAN CLASS to be the relevant levy payable by the CLADDING LOAN CLASS.

The CLADDING UPFRONT PAYMENT CLASS must pay their proportional share of the Cladding Special Purpose Fund Contribution on a unit entitlement basis in two unequal instalments, the first in a sum equivalent to 90% of the total contribution due on 16/08/2025 and the remaining sum equivalent to 10% of the total contribution due 12 months following.

The CLADDING LOAN CLASS must pay their share of the Cladding Special Purpose Fund Contribution plus interest at 4.2% on a unit entitlement basis in quarterly annual instalments, that fall due on 1st instalment on 16 August 2025, 2nd instalment on 1 October 20251, 3rd instalment on 1 January 2026, and 4th instalment on 26 May 2026, and thereafter for each year on the same dates as the relevant General Fund levies will fall due, for 10 years.

The Owners Corporation has considered this proposed alternate contribution method to the Cladding Special Purpose Fund and determined that it is fair against the parameters set out in section 78(2)(b) and (3) of the Unit Titles (Management) Act 2011 as follows:

a) the impact of Cladding on the structure of the buildings impacts all owners, it is throughout the common property and defined parts of the Buildings;

b) there are no particular features of any unit that would exclude a unit owner from being required to contribute to costs arising due to the need to remove the highly flammable cladding;

c) the purposes for which the units are used do not impact the obligation to remediate the buildings;

d) due to only certain unit owners requiring the option to pay the costs of the Cladding Project Special Purpose Fund over time, it would be inequitable for the unit owners who can and will pay the contribution due to the Cladding Project Special Purpose Fund upfront to have to bear the costs (interest and associated costs) associated with the Cladding Loan to the Owners Corporation;

e) the additional costs of the Cladding Strata Loan including fees and interest are appropriately borne by the unit owners who are benefitting from the delayed Special Purpose Fund levy payment scheme which provides for payment in quarterly instalments over a 10 year period;

under (d) and (e) above Owners that form part of the CLADDING LOAN CLASS accept the additional burden (payment of interest) commensurate with the benefit obtained of being able to be paid over time.

Motion Carried

THE OWNERS - UNITS PLAN No 3566 Common Seal

7A	**Cladding Project Special Purpose Fund Levies (ORDINARY RESOLUTION)** **It was resolved that** the Owners Corporation determine a special levy due and payable by all owners in the total sum of $3,763,296.66 on a unit entitlement basis payable that falls due in one lump sum on the 16 August 2025. **Motion Defeated**
8	**Delegation of Powers to Cladding Committee (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve by Ordinary Resolution to authorise and ratify the delegation by the Executive Committee of part of its functions to the Cladding Committee and to empower the Cladding Committee to manage the Cladding Rectification Program (the Project), including, as necessary, • To enter into the Building Contract with Canberra Building Services; • To engage with lawyers, consultants, the ACT Government and the financier to progress the Project; • To liaise with unit owners to ensure access to their unit and unit subsidiaries as may be required from time to time is facilitated for the purpose of carrying out Cladding Project works; and To liaise with unit owners in relation to the closure of any areas affecting their unit and unit subsidiaries, as may be required from time to time, for the purpose of carrying out Project works. **Motion Carried**
9	**Stage 2 Loan Contract with Lannock (SPECIAL RESOLUTION)** That the Owners - Units Plan 3566 resolve by Special Resolution to authorise the Executive Committee to negotiate, enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) up to the sum of $4,159,626.33 inclusive of GST to fund Stage 2 of the remedial and other works in conjunction with the ACT Private Buildings Cladding Scheme, together with associated costs and acknowledge that: (a) The maximum amount of credit available under the Stage 2 loan contract is $4,159,626.33 (incl GST); (b) Members of the Owners Corporation approve the raising of additional levies by way of the Cladding Project Special Purpose Fund to ensure the Owners Corporation can perform its obligations in relation to each advance under the loan contract; and (c) A drawdown instruction may be signed by any of the following: • Any two members of the executive Committee; or • The Manager and one member of the Committee. **Motion Carried**

THE OWNERS - UNITS PLAN No. 3566 Common Seal

10	**Acknowledgement Regarding Stage 2 Loan Contract Terms (SPECIAL RESOLUTION)** **It was resolved** that the Owners - Units Plan 3566 resolve by Special Resolution that the Owners Corporation acknowledges the following things: (a) A copy of the proposed loan contract, the terms and conditions and a prescribed notice, was tabled at the meeting; (b) The maximum amount of credit available under the Stage 2 loan contract is $4,159,626.33 (c) Members of the Owners Corporation approve the raising of additional levies to ensure the Strata Corporation can perform its obligations in relation to each advance under the Stage 2 loan contract; and (d) A drawdown instruction may be signed by any of the following: • Any two members of the executive committee; or • The Manager and one member of the executive committee **Motion Carried**
11	**Owners Corporation Seal be Affixed to the Stage 2 Loan Contract (SPECIAL RESOLUTION)** **It was resolved** that the Owners - Units Plan 3566 resolve by Special Resolution that the Owners Corporation seal be affixed to the Stage 2 loan contract in the presence of any of the following: • Any two members of the executive committee; or • The Manager and one member of the executive committee. **Motion Carried**
12	**Consolidated Rules (SPECIAL RESOLUTION)** **It was resolved** that the Owners Corporation adopt in accordance with Section 108 (1) of the Unit Titles (Management) Act 2011 the proposed tracked amendments to the Consolidated alternate rules as annexed and marked A with the following additions/changes: 1. Tracked changes to be accepted; 2. any other changes. **Motion Carried**
13	**Registration of Rules (SPECIAL RESOLUTION)** **It was resolved** that in accordance with Section 108A of the Unit Titles (Management) Act 2011, the Owners Corporation agree to endorse the registration of the consolidated rules as annexed and marked A, for Units Plan 3566 in accordance with the Special Resolution passed in accordance with Section 108 (1) Unit Titles (Management) Act 2011, and authorises the Executive Committee to complete and execute any required documents to complete the registration. **Motion Carried**

14	**Insurance Renewal (SPECIAL RESOLUTION)** **It was resolved** that the Owners Corporation: a) To confirm the Owners Corporation's current insurance cover as detailed in the attached policy within the agenda. b) To delegate authority to the Executive Committee to select the appropriate insurance policy and, if necessary, arrange premium funding for the policy. c) To authorise the Strata Managing Agent to obtain quotations for insurance cover prior to the expiry of the current policy. These quotations are to be presented to the Executive Committee for consideration. In the event that no advice or decision is provided by the Executive Committee, the Managing Agent is authorised to proceed with the recommendation provided by the insurance broker and, if necessary, arrange for premium funding of the policy. • **Current Policy Details:** 46463 • **Insurer:** CHU Underwriting Agencies P/L • **Building Sum Insured (BSI):** $189,850,500.00 • **Excesses:** ◦ **Basic Excess - all claims** $5,000 ◦ **Water Damage** - $10,000 ◦ **Exploratory Costs - Burst Pipes** - $10,000 ◦ **Fire** - $25,000 ◦ **Earthquake** - $500 ◦ **Legal Defence Expenses** - $1,000 ◦ **Machinery Breakdown: Standard** - $2,500 ◦ **Machinery Breakdown: Chiller** - $5,000 • **Policy Expiry:** 02/02/2026 **Motion Carried**
15	**Insurance Claims (ACKNOWLEDGEMENT)** **It was resolved** that the Owners Corporation consider any open or new Insurance Claims. *NOTE: There are no current open claims.* **Motion Acknowledged**
16	**Financial Statements and Accounting Records (ORDINARY RESOLUTION)** **It was resolved** that the financial statement of accounts for the financial year ending @@Financial Year End@@ be adopted. *NOTE: Any questions relating to the financial statements should be directed to our office PRIOR to the meeting. Questions directed at the meeting may not be able to be answered.* *The financial audits for the 2023-2024 and 2024-2025 years are currently in progress. Once the results are received, they will be reviewed by the incoming Executive Committee for approval and then shared with all owners via the owners' portal.* **Motion Carried**
17	**Appointment of Auditor (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve to appoint an auditor to audit the financial accounts for the closing financial period of the Owners Corporation to the Australian Auditor Standards and review the latest report, if obtained. *NOTE: This approval applies to the 2025-2026 financial year.* **Motion Carried**

THE OWNERS - UNITS PLAN No. 3566 Common Seal

18	**Maintenance Plan (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation review the Maintenance Plan for the continued maintenance of the common property and its assets. **Motion Carried**
19	**Maintenance Issues (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation consider any open or new Common Property Maintenance Issues as well as any maintenance contracts that may be due for renewal. *NOTE: The executive committee is to be updated on contract renewal dates and that they are in line with the maintenance plan.* **Motion Carried**
20	**Fire Safety Review (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation review the provision and compliance of Common Property fire safety measures in accordance with the National Construction Codes (NCC) fire safety requirements. *NOTE: The yearly condition report is enclosed within the meeting agenda.* **Motion Carried**
21	**Consideration of Physical Building Defects (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation considers any Common Property physical building structural defects. NOTE: The Owners Corporation are reminded that the Owners Corporation may only consider defects associated with the Common Property or any defect which affects the building's Defined Parts. Any unit specific defects that are not Common Property is the responsibility of the unit owner to progress through the appropriate channels. **Motion Acknowledged**

22	**Budget (ORDINARY RESOLUTION)** 1. **It was resolved** that contributions be determined: a. To the **Contribution Schedule** - Administrative Fund in accordance with Section 75 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $1,171,921.00 (Excl. GST) **Total Administrative Fund Income** $1,289,913.10 (Incl. GST) b. To the **Contribution Schedule** - Sinking Fund in accordance with Section 89 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $219,305.00 (Excl. GST) **Total Sinking Fund Income** $495,000.00 (Incl. GST) *c.* **It was resolved** that the Administrative and Sinking Fund contributions be paid in equal quarterly instalments with the instalments dates to be **1st instalment** 31/05/2025 (pre issued) **2nd instalment** 16/08/2025 **3rd instalment** 01/10/2025 **4th instalment** 01/01/2026 *d.* ***It was resolved*** *that in accordance with Section 78 and 89 of the Unit Titles (Management) Act 2011, the Owners Corporation agrees to determine additional quarterly contributions at the agreed administrative and sinking fund rate, for the next financial year should they be deemed necessary prior to the next AGM being held.* **Motion Carried**
23	**Election of Executive Committee (ORDINARY RESOLUTION)** **It was resolved** that the following owners be appointed to form the Executive Committee until the next Annual General Meeting: Mr R Cattlin, Mr W Ma, Mr S Sehgal, Mrs K Shaw-Breckell & Mr K Yapp with 2 vacancies. **It was resolved** that the Owners Corporation considers the adequacy of any current authorisations, delegations and appointments for the Executive Committee, any Sub-Committees and any Communication Officers. This includes nominating one or several invoice approvers on behalf of the Owners Corporation. **Motion Carried**

	General Business
	Cladding Project The cladding project is still in progress. We extend our sincere thanks to all owners and residents for their continued support, assistance, and cooperation throughout this project.
	Belconnen High Rise Apartments The owners corporation strongly encourages unit owners to consider joining the Belconnen High Rise Apartments Association and to take an active role in addressing matters that impact unit owners within the Belconnen community.

THE OWNERS - UNITS PLAN No. 3566 Common Seal

	Dumping of Waste Improper disposal of waste and large bulky items remains an ongoing issue. If you witness this happening, please report it in writing to the strata manager so appropriate action can be taken.
	Responsibility to the Rules Owners who rent out their units on Airbnb are reminded that their guests are required to follow the same rules that apply to both the complex and the sports centre. If these guests are found to be in breach of any rules, the unit owner will be held responsible. These rules are in place for the benefit of all residents, guests, and visitors, and must be respected at all times.
	Bulky Waste Bulky waste is to be arranged every quarter. The next bulky waste is due in August
	Pidgeon Faeces The Cladding Committee will explore options to address the issue of pigeon droppings during the cladding works. The newly elected Executive Committee is also encouraged to consider potential solutions and take this matter into account.

There being no further business the chairperson declared the meeting closed at 07:46 pm
Dated: 20 May 2025
Issued by Civium Property Group for and on behalf of the Owners Corporation.

THE OWNERS - UNITS PLAN No 3566 Common Seal

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions †

A1 The Owners–Units Plan No 3566

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made **20/05/2025**

A3 Reduced quorum decisions

[If there is insufficient space here, tick and attach details to the notice]

Date of decision	Full text of reduced quorum decision
20/05/2025	As attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

DATE: 10/06/2025
[Affix owners corporation seal in accordance with the corporation articles]

COMMON SEAL
The Owners - Unit Plan No 3566

THE OWNERS - UNITS PLAN No. 3566
Common Seal

† In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than ½ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions–adjournment following quorum trouble

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within ½ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by anyone then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of anyone present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decisions*** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effect***) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) - (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must–

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and

- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Civium Strata
Proposed Budget for Unit Title 3566

ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

Prepared by Civium Strata (ABN 39 121 276 300)
Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Administrative Fund	Proposed Budget (01/02/2025-31/01/2026)	Current Actual (01/02/2024-31/01/2025)	Current Budget (01/02/2024-31/01/2025)
Income			
Insurance Claims Refund	$0.00	*$11,381.81*	*$0.00*
Interest on Overdues	$0.00	*$2,937.32*	*$0.00*
Levy Income	$1,171,921.00	*$1,072,049.00*	*$1,072,183.64*
Special Levy Income	$0.00	*$11,818.18*	*$0.00*
Total Admin Fund Income	**$1,171,921.00**	*$1,098,186.31*	*$1,072,183.64*
Expense			
Accountant - Professional Fees	$3,500.00	*$685.00*	*$3,400.00*
Administration Costs	$0.00	*$113.64*	*$0.00*
Arrears Recovery Costs	$0.00	*$1,176.63*	*$0.00*
Audit Fees	$7,000.00	*$0.00*	*$0.00*
Building Repairs & Maintenance	$15,000.00	*$21,589.63*	*$15,000.00*
Civium Disbursements	$0.00	*$7,564.14*	*$0.00*
Cleaning	$115,000.00	*$125,639.46*	*$108,295.00*
Cleaning - Car Park	$3,000.00	*$0.00*	*$5,000.00*
Cleaning - Windows & Glazing	$8,000.00	*$0.00*	*$2,000.00*
Common Prop & Maintenance Mgmt	$0.00	*$0.00*	*$2,800.00*
Contingency	$0.00	*$0.00*	*$1,500.00*
Electrical Repairs & Maintenance	$2,500.00	*$2,264.80*	*$7,000.00*
Electricity - Utility	$60,000.00	*$57,450.72*	*$47,500.00*
Facility Management	$142,000.00	*$141,942.06*	*$140,570.00*
Fire Alarm Monitoring	$11,250.00	*$10,080.72*	*$11,250.00*
Fire Protection - Contracted	$12,000.00	*$12,112.50*	*$10,950.00*
Fire Protection - Repairs/Replacements	$5,000.00	*$11,677.25*	*$12,600.00*
GST Administration	$0.00	*$0.00*	*$330.00*
Garage Door	$0.00	*$901.82*	*$3,180.00*
Garage Door - Repairs	$1,000.00	*$0.00*	*$0.00*
Garage Door - Service	$2,000.00	*$0.00*	*$0.00*
Gardens & Grounds	$65,000.00	*$37,947.35*	*$45,000.00*
Gym Equipment	$0.00	*$933.90*	*$0.00*
Gymnasium Expenses	$122,621.00	*$85,509.24*	*$73,916.64*
Insurance Claims	$20,000.00	*$16,398.17*	*$20,000.00*
Insurance Excess Fee	$0.00	*$10,000.00*	*$0.00*
Insurance Premiums	$221,645.00	*$194,204.34*	*$180,477.00*
Intercom Repairs	$1,000.00	*$635.00*	*$0.00*
Keys and Locks	$5,000.00	*$4,835.99*	*$3,200.00*
Legal expense	$25,000.00	*$70.00*	*$5,000.00*
Lift Maintenance Contract	$60,100.00	*$87,481.68*	*$61,000.00*
Lift Repairs	$5,000.00	*$1,615.00*	*$3,000.00*
Management Fee	$123,455.00	*$119,272.74*	*$119,855.00*
Pest Control	$2,000.00	*$1,200.00*	*$2,000.00*
Plumbing & Drainage	$40,000.00	*$37,308.14*	*$60,000.00*

THE OWNERS - UNITS PLAN No. 3566 Common Seal

Prepared by Civium Strata (ABN 39 121 276 300)
Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Administrative Fund

	Proposed Budget (01/02/2025-31/01/2026)	Current Actual (01/02/2024-31/01/2025)	Current Budget (01/02/2024-31/01/2025)
Plumbing & Drainage - Repairs	$0.00	*$(530.00)*	*$0.00*
Prior Year Adjustment	$0.00	*$(15,418.18)*	*$0.00*
Roadway & Paths R & M	$0.00	*$0.00*	*$1,000.00*
Roof HSS Compliance	$1,850.00	*$0.00*	*$0.00*
Roofing Repairs & Maintenance	$1,500.00	*$3,370.08*	*$4,000.00*
Security	$0.00	*$75.00*	*$12,000.00*
Security Access System & Cards	$0.00	*$170.00*	*$0.00*
Sinking Fund Forecast Report	$0.00	*$0.00*	*$3,660.00*
Telephone	$500.00	*$164.56*	*$500.00*
Ventilation	$5,000.00	*$7,740.00*	*$5,000.00*
Waste collection	$0.00	*$0.00*	*$18,000.00*
Water - Utility	$85,000.00	*$79,427.83*	*$83,200.00*
Total Admin Fund Expense	**$1,171,921.00**	*$1,065,609.21*	*$1,072,183.64*
TOTAL ADMIN LEVY INCOME	**$1,171,921.00**	*$1,072,049.00*	*$1,072,183.64*
ADD: ADMIN GST	**$117,192.10**		*$107,218.36*
TOTAL ADMIN BUDGET	**$1,289,113.10**		*$1,179,402.00*

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Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Sinking Fund

	Proposed Budget (01/02/2025-31/01/2026)	Current Actual (01/02/2024-31/01/2025)	Current Budget (01/02/2024-31/01/2025)
Income			
Interest on Investment	$0.00	*$55,982.71*	*$0.00*
Interest on Overdues	$0.00	*$1,017.10*	*$0.00*
Levy Income	$450,000.00	*$377,622.24*	*$377,622.00*
Total Sinking Fund Income	**$450,000.00**	*$434,622.05*	*$377,622.00*
Expense			
Building Improvement/Upgrade	$4,241.00	*$27,233.32*	*$5,881.00*
Building Repairs & Maintenance	$46,861.00	*$0.00*	*$1,437,286.00*
CCTV System	$30,000.00	*$0.00*	*$0.00*
Capital Works Budget	$18,522.00	*$0.00*	*$0.00*
Contingency	$0.00	*$0.00*	*$6,956.00*
Electrical Replacement/Upgrade	$0.00	*$0.00*	*$1,583.00*
Fencing Replacement	$0.00	*$0.00*	*$5,094.00*
Fire Protection Replacement/Upgrade	$33,500.00	*$37,705.00*	*$40,000.00*
Garage Door Replacement/Upgrade	$0.00	*$9,850.00*	*$40,384.00*
Gardens & Grounds	$15,000.00	*$0.00*	*$20,000.00*
HVAC Replacement/Upgrade	$36,291.00	*$0.00*	*$0.00*
Income Tax Expense	$0.00	*$11,680.30*	*$0.00*
Landscaping Works	$0.00	*$0.00*	*$1,334.00*
Lift Repairs	$0.00	*$3,433.88*	*$0.00*
Plumbing & Drainage Works	$34,890.00	*$31,552.59*	*$0.00*
Roofing Replacement/Upgrade	$0.00	*$0.00*	*$56,393.00*
Security System Replacement/Upgrade	$0.00	*$0.00*	*$12,370.00*
Total Sinking Fund Expense	**$219,305.00**	*$121,455.09*	*$1,627,281.00*
TOTAL SINKING LEVY INCOME	**$450,000.00**	*$377,622.24*	*$377,622.00*
ADD: SINKING GST	**$45,000.00**		*$37,762.20*
TOTAL SINKING BUDGET	**$495,000.00**		*$415,384.20*

THE OWNERS - UNITS PLAN No. 3566 Common Seal

Civium Strata
Proposed Budget for Unit Title 3566

ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

Prepared by Civium Strata (ABN 39 121 276 300)
Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Budget Summary (01/02/2025-31/01/2026)

	Proposed	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
Administrative Fund	$1,289,113.10	$295,000.00	$331,371.20	$331,371.20	$331,371.20	$1,289,113.60
Sinking Fund	$495,000.00	$104,000.00	$130,333.41	$130,333.41	$130,333.41	$495,000.23
Contribution Schedule Total	$1,784,113.10	$399,000.00	$461,704.61	$461,704.61	$461,704.61	$1,784,113.83
Amount to Collect	**$1,784,113.10**	**$399,000.00**	**$461,704.61**	**$461,704.61**	**$461,704.61**	**$1,784,113.83**

Levy Adjustment Summary (01/02/2025-31/01/2026)

Contribution Schedule

Aggregate Units of Entitlement (UOE) - 100000

Due Date	Levy Period	Admin	Sinking	Total
26/05/2025	01/04/2025 - 30/06/2025	$2.95	$1.04	$3.99
16/08/2025	01/07/2025 - 30/09/2025	$3.31	$1.30	$4.62
01/10/2025	01/10/2025 - 31/12/2025	$3.31	$1.30	$4.62
01/01/2026	01/01/2026 - 31/03/2026	$3.31	$1.30	$4.62
Financial Year Total per Units of Entitlement		**$12.89**	**$4.95**	**$17.84**
Financial Year Aggregate		**$1,289,113.60**	**$495,000.23**	**$1,784,113.83**
Proposed Budget Amount		**$1,289,113.10**	**$495,000.00**	**$1,784,113.10**
Next Year Pre Issue Aggregate		**$0.00**	**$0.00**	**$0.00**

Civium Strata
Proposed Budget for Unit Title 3566

ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

Prepared by Civium Strata (ABN 39 121 276 300)
Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
343	1, 12, 18, 22, 52, 85, 90, 97, 133, 286, 292, 293						
		Admin	$1,011.85	$1,136.60	$1,136.60	$1,136.60	$4,421.65
		Sinking	$356.72	$447.04	$447.04	$447.04	$1,697.84
		Owner Total	**$1,368.57**	**$1,583.64**	**$1,583.64**	**$1,583.64**	**$6,119.49**
273	2, 3, 14, 15, 160, 161, 162, 237, 287						
		Admin	$805.35	$904.64	$904.64	$904.64	$3,519.27
		Sinking	$283.92	$355.81	$355.81	$355.81	$1,351.35
		Owner Total	**$1,089.27**	**$1,260.45**	**$1,260.45**	**$1,260.45**	**$4,870.62**
281	4, 5, 6, 7, 54, 55, 79, 80, 81, 82, 83, 127, 128, 129, 130, 131, 163, 164, 165, 166, 167, 199, 200, 201, 206, 207, 208, 242, 258, 261, 289, 305, 318						
		Admin	$828.95	$931.15	$931.15	$931.15	$3,622.40
		Sinking	$292.24	$366.24	$366.24	$366.24	$1,390.96
		Owner Total	**$1,121.19**	**$1,297.39**	**$1,297.39**	**$1,297.39**	**$5,013.36**
351	8, 43, 120, 186, 308, 309						
		Admin	$1,035.45	$1,163.11	$1,163.11	$1,163.11	$4,524.78
		Sinking	$365.04	$457.47	$457.47	$457.47	$1,737.45
		Owner Total	**$1,400.49**	**$1,620.58**	**$1,620.58**	**$1,620.58**	**$6,262.23**
296	9, 29, 77, 101, 169, 205, 236, 238, 239, 257, 262, 263, 306						
		Admin	$873.20	$980.86	$980.86	$980.86	$3,815.78
		Sinking	$307.84	$385.79	$385.79	$385.79	$1,465.21
		Owner Total	**$1,181.04**	**$1,366.65**	**$1,366.65**	**$1,366.65**	**$5,280.99**

THE OWNERS - UNITS PLAN No. 3566 Common Seal

THE OWNERS - UNITS PLAN NO 3566 Civium Strata Pty Ltd

Civium Strata
Proposed Budget for Unit Title 3566

ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

Prepared by Civium Strata (ABN 39 121 276 300)
Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
268	10, 11						
		Admin	$790.60	$888.07	$888.07	$888.07	$3,454.81
		Sinking	$278.72	$349.29	$349.29	$349.29	$1,326.59
		Owner Total	**$1,069.32**	**$1,237.36**	**$1,237.36**	**$1,237.36**	**$4,781.40**
293	13, 84, 158, 174, 181, 241, 246, 247, 288, 290, 295						
		Admin	$864.35	$970.92	$970.92	$970.92	$3,777.11
		Sinking	$304.72	$381.88	$381.88	$381.88	$1,450.36
		Owner Total	**$1,169.07**	**$1,352.80**	**$1,352.80**	**$1,352.80**	**$5,227.47**
275	16, 17, 24, 25, 50, 51, 91, 92, 93, 94, 95, 134, 135, 136						
		Admin	$811.25	$911.27	$911.27	$911.27	$3,545.06
		Sinking	$286.00	$358.42	$358.42	$358.42	$1,361.26
		Owner Total	**$1,097.25**	**$1,269.69**	**$1,269.69**	**$1,269.69**	**$4,906.32**
294	19, 89						
		Admin	$867.30	$974.23	$974.23	$974.23	$3,789.99
		Sinking	$305.76	$383.18	$383.18	$383.18	$1,455.30
		Owner Total	**$1,173.06**	**$1,357.41**	**$1,357.41**	**$1,357.41**	**$5,245.29**
271	20, 21, 98, 99, 100						
		Admin	$799.45	$898.02	$898.02	$898.02	$3,493.51
		Sinking	$281.84	$353.20	$353.20	$353.20	$1,341.44
		Owner Total	**$1,081.29**	**$1,251.22**	**$1,251.22**	**$1,251.22**	**$4,834.95**
347	23, 32, 33, 38, 48, 62, 78, 96, 108, 109, 114, 126, 145, 159, 285, 300, 301						
		Admin	$1,023.65	$1,149.86	$1,149.86	$1,149.86	$4,473.23
		Sinking	$360.88	$452.26	$452.26	$452.26	$1,717.66
		Owner Total	**$1,384.53**	**$1,602.12**	**$1,602.12**	**$1,602.12**	**$6,190.89**

Civium Strata
Proposed Budget for Unit Title 3566

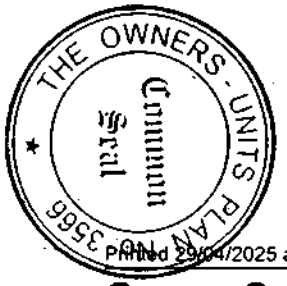
ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

Prepared by Civium Strata (ABN 39 121 276 300)
Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
277	26, 27, 34, 35, 60, 61, 103, 104, 105, 106, 107, 146, 147, 148, 175, 176, 177, 178, 179, 182, 183, 184, 235, 240, 243, 245, 248, 250, 284, 291, 296, 297, 299, 302, 304						
		Admin	$817.15	$917.90	$917.90	$917.90	$3,570.85
		Sinking	$288.08	$361.02	$361.02	$361.02	$1,371.14
		Owner Total	**$1,105.23**	**$1,278.92**	**$1,278.92**	**$1,278.92**	**$4,941.99**
346	28, 102						
		Admin	$1,020.70	$1,146.54	$1,146.54	$1,146.54	$4,460.32
		Sinking	$359.84	$450.95	$450.95	$450.95	$1,712.69
		Owner Total	**$1,380.54**	**$1,597.49**	**$1,597.49**	**$1,597.49**	**$6,173.01**
272	30, 31, 110, 111, 112						
		Admin	$802.40	$901.33	$901.33	$901.33	$3,506.39
		Sinking	$282.88	$354.51	$354.51	$354.51	$1,346.41
		Owner Total	**$1,085.28**	**$1,255.84**	**$1,255.84**	**$1,255.84**	**$4,852.80**
279	36, 37, 44, 45, 70, 71, 115, 116, 117, 118, 119, 187, 188, 189, 194, 195, 196, 251, 253, 310, 312						
		Admin	$823.05	$924.53	$924.53	$924.53	$3,596.64
		Sinking	$290.16	$363.63	$363.63	$363.63	$1,381.05
		Owner Total	**$1,113.21**	**$1,288.16**	**$1,288.16**	**$1,288.16**	**$4,977.69**
297	39, 113, 252, 311						
		Admin	$876.15	$984.17	$984.17	$984.17	$3,828.66
		Sinking	$308.88	$387.09	$387.09	$387.09	$1,470.15
		Owner Total	**$1,185.03**	**$1,371.26**	**$1,371.26**	**$1,371.26**	**$5,298.81**

THE OWNERS - UNITS PLAN No. 3566 Common Seal



Civium Strata
Proposed Budget for Unit Title 3566

ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

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Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
274	40, 41, 122, 123, 124						
		Admin	$808.30	$907.96	$907.96	$907.96	$3,532.18
		Sinking	$284.96	$357.11	$357.11	$357.11	$1,356.29
		Owner Total	**$1,093.26**	**$1,265.07**	**$1,265.07**	**$1,265.07**	**$4,888.47**
349	42, 121						
		Admin	$1,029.55	$1,156.48	$1,156.48	$1,156.48	$4,498.99
		Sinking	$362.96	$454.86	$454.86	$454.86	$1,727.54
		Owner Total	**$1,392.51**	**$1,611.34**	**$1,611.34**	**$1,611.34**	**$6,226.53**
282	46, 47, 139, 140, 141, 142, 143, 267, 328						
		Admin	$831.90	$934.47	$934.47	$934.47	$3,635.31
		Sinking	$293.28	$367.54	$367.54	$367.54	$1,395.90
		Owner Total	**$1,125.18**	**$1,302.01**	**$1,302.01**	**$1,302.01**	**$5,031.21**
299	49, 125, 217, 265, 270, 271, 314						
		Admin	$882.05	$990.80	$990.80	$990.80	$3,854.45
		Sinking	$310.96	$389.70	$389.70	$389.70	$1,480.06
		Owner Total	**$1,193.01**	**$1,380.50**	**$1,380.50**	**$1,380.50**	**$5,334.51**
359	53, 63, 73, 132, 144, 156, 198, 221, 324, 325						
		Admin	$1,059.05	$1,189.62	$1,189.62	$1,189.62	$4,627.91
		Sinking	$373.36	$467.90	$467.90	$467.90	$1,777.06
		Owner Total	**$1,432.41**	**$1,657.52**	**$1,657.52**	**$1,657.52**	**$6,404.97**
285	56, 57, 151, 152, 153, 154, 155, 190, 191, 218, 219, 220, 223, 224, 225, 256, 266, 269, 307, 313, 326						
		Admin	$840.75	$944.41	$944.41	$944.41	$3,673.98
		Sinking	$296.40	$371.45	$371.45	$371.45	$1,410.75
		Owner Total	**$1,137.15**	**$1,315.86**	**$1,315.86**	**$1,315.86**	**$5,084.73**

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
355	58, 68, 72, 138, 150, 157, 173, 209, 316, 317						
		Admin	$1,047.25	$1,176.37	$1,176.37	$1,176.37	$4,576.36
		Sinking	$369.20	$462.68	$462.68	$462.68	$1,757.24
		Owner Total	**$1,416.45**	**$1,639.05**	**$1,639.05**	**$1,639.05**	**$6,333.60**
300	59, 137, 229, 260, 273, 278, 279, 319, 322						
		Admin	$885.00	$994.11	$994.11	$994.11	$3,867.33
		Sinking	$312.00	$391.00	$391.00	$391.00	$1,485.00
		Owner Total	**$1,197.00**	**$1,385.11**	**$1,385.11**	**$1,385.11**	**$5,352.33**
283	64, 65, 211, 212, 213, 275, 336						
		Admin	$834.85	$937.78	$937.78	$937.78	$3,648.19
		Sinking	$294.32	$368.84	$368.84	$368.84	$1,400.84
		Owner Total	**$1,129.17**	**$1,306.62**	**$1,306.62**	**$1,306.62**	**$5,049.03**
286	66, 67, 202, 203, 264, 274, 282, 315, 321, 329						
		Admin	$843.70	$947.72	$947.72	$947.72	$3,686.86
		Sinking	$297.44	$372.75	$372.75	$372.75	$1,415.69
		Owner Total	**$1,141.14**	**$1,320.47**	**$1,320.47**	**$1,320.47**	**$5,102.55**
302	69, 149, 281, 330						
		Admin	$890.90	$1,000.74	$1,000.74	$1,000.74	$3,893.12
		Sinking	$314.08	$393.61	$393.61	$393.61	$1,494.91
		Owner Total	**$1,204.98**	**$1,394.35**	**$1,394.35**	**$1,394.35**	**$5,388.03**
269	74, 75, 76, 86, 87, 88, 170, 171, 172, 294						
		Admin	$793.55	$891.39	$891.39	$891.39	$3,467.72
		Sinking	$279.76	$350.60	$350.60	$350.60	$1,331.56
		Owner Total	**$1,073.31**	**$1,241.99**	**$1,241.99**	**$1,241.99**	**$4,799.28**

THE OWNERS - UNITS PLAN NO. 3566 Community Seal

Civium Strata
Proposed Budget for Unit Title 3566

ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

Prepared by Civium Strata (ABN 39 121 276 300)
Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
304	168, 268, 283, 327					
	Admin	$896.80	$1,007.37	$1,007.37	$1,007.37	$3,918.91
	Sinking	$316.16	$396.21	$396.21	$396.21	$1,504.79
	Owner Total	**$1,212.96**	**$1,403.58**	**$1,403.58**	**$1,403.58**	**$5,423.70**
307	180, 276, 335					
	Admin	$905.65	$1,017.31	$1,017.31	$1,017.31	$3,957.58
	Sinking	$319.28	$400.12	$400.12	$400.12	$1,519.64
	Owner Total	**$1,224.93**	**$1,417.43**	**$1,417.43**	**$1,417.43**	**$5,477.22**
363	185, 233, 332, 333					
	Admin	$1,070.85	$1,202.88	$1,202.88	$1,202.88	$4,679.49
	Sinking	$377.52	$473.11	$473.11	$473.11	$1,796.85
	Owner Total	**$1,448.37**	**$1,675.99**	**$1,675.99**	**$1,675.99**	**$6,476.34**
308	192					
	Admin	$908.60	$1,020.62	$1,020.62	$1,020.62	$3,970.46
	Sinking	$320.32	$401.43	$401.43	$401.43	$1,524.61
	Owner Total	**$1,228.92**	**$1,422.05**	**$1,422.05**	**$1,422.05**	**$5,495.07**
295	193, 244, 249, 254, 255, 298, 303					
	Admin	$870.25	$977.54	$977.54	$977.54	$3,802.87
	Sinking	$306.80	$384.48	$384.48	$384.48	$1,460.24
	Owner Total	**$1,177.05**	**$1,362.02**	**$1,362.02**	**$1,362.02**	**$5,263.11**
371	197					
	Admin	$1,094.45	$1,229.39	$1,229.39	$1,229.39	$4,782.62
	Sinking	$385.84	$483.54	$483.54	$483.54	$1,836.46
	Owner Total	**$1,480.29**	**$1,712.93**	**$1,712.93**	**$1,712.93**	**$6,619.08**

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
311	204						
		Admin	$917.45	$1,030.56	$1,030.56	$1,030.56	$4,009.13
		Sinking	$323.44	$405.34	$405.34	$405.34	$1,539.46
		Owner Total	**$1,240.89**	**$1,435.90**	**$1,435.90**	**$1,435.90**	**$5,548.59**
367	210						
		Admin	$1,082.65	$1,216.13	$1,216.13	$1,216.13	$4,731.04
		Sinking	$381.68	$478.32	$478.32	$478.32	$1,816.64
		Owner Total	**$1,464.33**	**$1,694.45**	**$1,694.45**	**$1,694.45**	**$6,547.68**
288	214, 215, 272, 323						
		Admin	$849.60	$954.35	$954.35	$954.35	$3,712.65
		Sinking	$299.52	$375.36	$375.36	$375.36	$1,425.60
		Owner Total	**$1,149.12**	**$1,329.71**	**$1,329.71**	**$1,329.71**	**$5,138.25**
312	216						
		Admin	$920.40	$1,033.88	$1,033.88	$1,033.88	$4,022.04
		Sinking	$324.48	$406.64	$406.64	$406.64	$1,544.40
		Owner Total	**$1,244.88**	**$1,440.52**	**$1,440.52**	**$1,440.52**	**$5,566.44**
374	222						
		Admin	$1,103.30	$1,239.33	$1,239.33	$1,239.33	$4,821.29
		Sinking	$388.96	$487.45	$487.45	$487.45	$1,851.31
		Owner Total	**$1,492.26**	**$1,726.78**	**$1,726.78**	**$1,726.78**	**$6,672.60**
289	226, 227, 280, 331						
		Admin	$852.55	$957.66	$957.66	$957.66	$3,725.53
		Sinking	$300.56	$376.66	$376.66	$376.66	$1,430.54
		Owner Total	**$1,153.11**	**$1,334.32**	**$1,334.32**	**$1,334.32**	**$5,156.07**

THE OWNERS - UNITS PLAN No. 3566 Common Seal

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
314	228						
		Admin	$926.30	$1,040.51	$1,040.51	$1,040.51	$4,047.83
		Sinking	$326.56	$409.25	$409.25	$409.25	$1,554.31
		Owner Total	**$1,252.86**	**$1,449.76**	**$1,449.76**	**$1,449.76**	**$5,602.14**
287	230, 231, 232, 277, 334						
		Admin	$846.65	$951.03	$951.03	$951.03	$3,699.74
		Sinking	$298.48	$374.06	$374.06	$374.06	$1,420.66
		Owner Total	**$1,145.13**	**$1,325.09**	**$1,325.09**	**$1,325.09**	**$5,120.40**
378	234						
		Admin	$1,115.10	$1,252.58	$1,252.58	$1,252.58	$4,872.84
		Sinking	$393.12	$492.66	$492.66	$492.66	$1,871.10
		Owner Total	**$1,508.22**	**$1,745.24**	**$1,745.24**	**$1,745.24**	**$6,743.94**
280	259, 320						
		Admin	$826.00	$927.84	$927.84	$927.84	$3,609.52
		Sinking	$291.20	$364.93	$364.93	$364.93	$1,385.99
		Owner Total	**$1,117.20**	**$1,292.77**	**$1,292.77**	**$1,292.77**	**$4,995.51**

Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
1, 12, 18, 22, 52, 85, 90, 97, 133, 286, 292, 293	Contribution Schedule	343	$4,421.65	$1,697.84	$0.00
	Owner Total		**$4,421.65**	**$1,697.84**	**$6,119.49**
2, 3, 14, 15, 160, 161, 162, 237, 287	Contribution Schedule	273	$3,519.27	$1,351.35	$0.00
	Owner Total		**$3,519.27**	**$1,351.35**	**$4,870.62**
4, 5, 6, 7, 54, 55, 79, 80, 81, 82, 83, 127, 128, 129, 130, 131, 163, 164, 165, 166, 167, 199, 200, 201, 206, 207, 208, 242, 258, 261, 289, 305, 318	Contribution Schedule	281	$3,622.40	$1,390.96	$0.00
	Owner Total		**$3,622.40**	**$1,390.96**	**$5,013.36**
8, 43, 120, 186, 308, 309	Contribution Schedule	351	$4,524.78	$1,737.45	$0.00
	Owner Total		**$4,524.78**	**$1,737.45**	**$6,262.23**
9, 29, 77, 101, 169, 205, 236, 238, 239, 257, 262, 263, 306	Contribution Schedule	296	$3,815.78	$1,465.21	$0.00
	Owner Total		**$3,815.78**	**$1,465.21**	**$5,280.99**
10, 11	Contribution Schedule	268	$3,454.81	$1,326.59	$0.00
	Owner Total		**$3,454.81**	**$1,326.59**	**$4,781.40**
13, 84, 158, 174, 181, 241, 246, 247, 288, 290, 295	Contribution Schedule	293	$3,777.11	$1,450.36	$0.00
	Owner Total		**$3,777.11**	**$1,450.36**	**$5,227.47**
16, 17, 24, 25, 50, 51, 91, 92, 93, 94, 95, 134, 135, 136	Contribution Schedule	275	$3,545.06	$1,361.26	$0.00
	Owner Total		**$3,545.06**	**$1,361.26**	**$4,906.32**
19, 89	Contribution Schedule	294	$3,789.99	$1,455.30	$0.00
	Owner Total		**$3,789.99**	**$1,455.30**	**$5,245.29**
20, 21, 98, 99, 100	Contribution Schedule	271	$3,493.51	$1,341.44	$0.00
	Owner Total		**$3,493.51**	**$1,341.44**	**$4,834.95**
23, 32, 33, 38, 48, 62, 78, 96, 108, 109, 114, 126, 145, 159, 285, 300, 301	Contribution Schedule	347	$4,473.23	$1,717.66	$0.00
	Owner Total		**$4,473.23**	**$1,717.66**	**$6,190.89**
26, 27, 34, 35, 60, 61, 103, 104, 105, 106, 107, 146, 147, 148, 175, 176, 177, 178, 179, 182, 183, 184, 235, 240, 243, 245, 248, 250, 284, 291, 296, 297, 299, 302, 304	Contribution Schedule	277	$3,570.85	$1,371.14	$0.00
	Owner Total		**$3,570.85**	**$1,371.14**	**$4,941.99**

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Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
28, 102	Contribution Schedule	346	$4,460.32	$1,712.69	$0.00
	Owner Total		**$4,460.32**	**$1,712.69**	**$6,173.01**
30, 31, 110, 111, 112	Contribution Schedule	272	$3,506.39	$1,346.41	$0.00
	Owner Total		**$3,506.39**	**$1,346.41**	**$4,852.80**
36, 37, 44, 45, 70, 71, 115, 116, 117, 118, 119, 187, 188, 189, 194, 195, 196, 251, 253, 310, 312	Contribution Schedule	279	$3,596.64	$1,381.05	$0.00
	Owner Total		**$3,596.64**	**$1,381.05**	**$4,977.69**
39, 113, 252, 311	Contribution Schedule	297	$3,828.66	$1,470.15	$0.00
	Owner Total		**$3,828.66**	**$1,470.15**	**$5,298.81**
40, 41, 122, 123, 124	Contribution Schedule	274	$3,532.18	$1,356.29	$0.00
	Owner Total		**$3,532.18**	**$1,356.29**	**$4,888.47**
42, 121	Contribution Schedule	349	$4,498.99	$1,727.54	$0.00
	Owner Total		**$4,498.99**	**$1,727.54**	**$6,226.53**
46, 47, 139, 140, 141, 142, 143, 267, 328	Contribution Schedule	282	$3,635.31	$1,395.90	$0.00
	Owner Total		**$3,635.31**	**$1,395.90**	**$5,031.21**
49, 125, 217, 265, 270, 271, 314	Contribution Schedule	299	$3,854.45	$1,480.06	$0.00
	Owner Total		**$3,854.45**	**$1,480.06**	**$5,334.51**
53, 63, 73, 132, 144, 156, 198, 221, 324, 325	Contribution Schedule	359	$4,627.91	$1,777.06	$0.00
	Owner Total		**$4,627.91**	**$1,777.06**	**$6,404.97**
56, 57, 151, 152, 153, 154, 155, 190, 191, 218, 219, 220, 223, 224, 225, 256, 266, 269, 307, 313, 326	Contribution Schedule	285	$3,673.98	$1,410.75	$0.00
	Owner Total		**$3,673.98**	**$1,410.75**	**$5,084.73**
58, 68, 72, 138, 150, 157, 173, 209, 316, 317	Contribution Schedule	355	$4,576.36	$1,757.24	$0.00
	Owner Total		**$4,576.36**	**$1,757.24**	**$6,333.60**

THE OWNERS - UNITS PLAN No. 3556 Common Seal

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Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
59, 137, 229, 260, 273, 278, 279, 319, 322	Contribution Schedule	300	$3,867.33	$1,485.00	$0.00
	Owner Total		**$3,867.33**	**$1,485.00**	**$5,352.33**
64, 65, 211, 212, 213, 275, 336	Contribution Schedule	283	$3,648.19	$1,400.84	$0.00
	Owner Total		**$3,648.19**	**$1,400.84**	**$5,049.03**
66, 67, 202, 203, 264, 274, 282, 315, 321, 329	Contribution Schedule	286	$3,686.86	$1,415.69	$0.00
	Owner Total		**$3,686.86**	**$1,415.69**	**$5,102.55**
69, 149, 281, 330	Contribution Schedule	302	$3,893.12	$1,494.91	$0.00
	Owner Total		**$3,893.12**	**$1,494.91**	**$5,388.03**
74, 75, 76, 86, 87, 88, 170, 171, 172, 294	Contribution Schedule	269	$3,467.72	$1,331.56	$0.00
	Owner Total		**$3,467.72**	**$1,331.56**	**$4,799.28**
168, 268, 283, 327	Contribution Schedule	304	$3,918.91	$1,504.79	$0.00
	Owner Total		**$3,918.91**	**$1,504.79**	**$5,423.70**
180, 276, 335	Contribution Schedule	307	$3,957.58	$1,519.64	$0.00
	Owner Total		**$3,957.58**	**$1,519.64**	**$5,477.22**
185, 233, 332, 333	Contribution Schedule	363	$4,679.49	$1,796.85	$0.00
	Owner Total		**$4,679.49**	**$1,796.85**	**$6,476.34**
192	Contribution Schedule	308	$3,970.46	$1,524.61	$0.00
	Owner Total		**$3,970.46**	**$1,524.61**	**$5,495.07**
193, 244, 249, 254, 255, 298, 303	Contribution Schedule	295	$3,802.87	$1,460.24	$0.00
	Owner Total		**$3,802.87**	**$1,460.24**	**$5,263.11**
197	Contribution Schedule	371	$4,782.62	$1,836.46	$0.00
	Owner Total		**$4,782.62**	**$1,836.46**	**$6,619.08**
204	Contribution Schedule	311	$4,009.13	$1,539.46	$0.00
	Owner Total		**$4,009.13**	**$1,539.46**	**$5,548.59**

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Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
210	Contribution Schedule	367	$4,731.04	$1,816.64	$0.00
	Owner Total		**$4,731.04**	**$1,816.64**	**$6,547.68**
214, 215, 272, 323	Contribution Schedule	288	$3,712.65	$1,425.60	$0.00
	Owner Total		**$3,712.65**	**$1,425.60**	**$5,138.25**
216	Contribution Schedule	312	$4,022.04	$1,544.40	$0.00
	Owner Total		**$4,022.04**	**$1,544.40**	**$5,566.44**
222	Contribution Schedule	374	$4,821.29	$1,851.31	$0.00
	Owner Total		**$4,821.29**	**$1,851.31**	**$6,672.60**
226, 227, 280, 331	Contribution Schedule	289	$3,725.53	$1,430.54	$0.00
	Owner Total		**$3,725.53**	**$1,430.54**	**$5,156.07**
228	Contribution Schedule	314	$4,047.83	$1,554.31	$0.00
	Owner Total		**$4,047.83**	**$1,554.31**	**$5,602.14**
230, 231, 232, 277, 334	Contribution Schedule	287	$3,699.74	$1,420.66	$0.00
	Owner Total		**$3,699.74**	**$1,420.66**	**$5,120.40**
234	Contribution Schedule	378	$4,872.84	$1,871.10	$0.00
	Owner Total		**$4,872.84**	**$1,871.10**	**$6,743.94**
259, 320	Contribution Schedule	280	$3,609.52	$1,385.99	$0.00
	Owner Total		**$3,609.52**	**$1,385.99**	**$4,995.51**
	Overall Total		**$1,289,113.60**	**$495,000.23**	**$1,784,113.83**

Schedule	UOE
Contribution Schedule	100000

THE OWNERS - UNITS PLAN No. 3566 Common Seal

UNITS PLAN 3566

ORACLE APARTMENTS (STAGE 2) RULES

The rules of UP3566 owners corporation are the Default Rules as modified by the alternative rules, if any, registered under the Land Titles (Unit Titles) Act 1970, section 27 or section 27A.

After 1 November 2020, the rules of the Owners Corporation are the default rules set out in schedule 1 of the *Unit Titles (Management) Regulations* 2011. In addition to these default rules, we also have specific House Rules that are tailored to the unique needs and circumstances of the Oracle complex. These House Rules complement and extend the Default Rules where necessary, providing additional guidelines and requirements that are specific to our community.

All complaints relating to these rules should be directed to Strata Management in the first instance. In addition, Strata Management will consider evidence and provide internal review/dispute resolution in the first instance.

Default Rules

1.1 Definitions—default rules

(1) In these rules:

owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

(2) A word or expression in these rules has the same meaning as in the *Unit Titles (Management) Act 2011*.

1.2 Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

1.3 Repairs and maintenance

(1) A unit owner must ensure that the unit is in a state of good repair.

(2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.

1.4 Erections and alterations

(1) A unit owner may erect or alter any structure in or on the unit or the common property only—

THE OWNERS - UNITS PLAN No 3566 Common Seal

(a) in accordance with the express permission of the Executive Committee; and

(b) in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).

(2) Permission may be given subject to conditions stated in the resolution.

(3) However, if the structure is sustainability infrastructure, the Executive Committee's permission must not be unreasonably withheld.

Examples—permission not unreasonably withheld

- safety considerations
- structural considerations

Example—permission unreasonably withheld

external appearance of a unit or the units plan

1.5 Pets in units

(1) The Owner's Corporation requests that Pets residing within the complex are registered with the Managing Agent. This information will assist the committee in the event an animal is injured or found unattended on common property, and to monitor the general limit of not more than 3 animals (excluding birds in a cage or fish in an aquarium), weighing no more than 20kgs each. Reptiles and rodents are not permitted to be kept within the complex at any time. Reptiles and rodents are not permitted to be kept within the complex at any time.

(2) A unit owner may keep an animal, or allow an animal to be kept within EPA noise guidelines and other alternative rules.

(3) It is requested that the following rules being adhered to when keeping an animal on the premises:

i. The pet must be contained within the boundary of the unit;

ii. The pet must not be allowed to roam unleashed or unattended on common property;

iii. Any pet must not cause nuisance to another unit either through noise or smell;

iv. Pet waste must be disposed of and cleaned up appropriately so as not to cause hygiene, pollution or smell problems;

v. Any pet considered dangerous, or that attacks another resident or member of the public will be reported to the appropriate authorities;

vi. Owners of any pets that cause any damage to common property will be liable for the repairs, and/or cleaning of common areas;

THE OWNERS - UNITS PLAN No. 3566 Common Seal

vii. If complaints relating to noise are received the Owners Corporation reserves the right to escalate the complaint to relevant government departments and authorities.

viii. Dog owners to dispose of animal droppings correctly and not in recycling bins or outside paper baskets and to also pick up when in common areas, outside etc.

ix. Dog owners not to leave their dogs unattended during the day or night to bark regularly.

(4) The pet owner must, within 14 days of the day the animal is first kept within the unit, tell the Executive Committee, in writing, that the animal is being kept within the unit.

1.6 Assistance animals

The owners corporation may require a person who keeps an assistance animal to produce evidence that the animal is an assistance animal.

1.7 Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit, other than in accordance with a special privilege rule.

1.8 Hazardous use of unit

A unit owner must not use the unit, or permit it to be used, to cause a hazard to an owner, occupier or user of another unit.

1.9 Use of unit—nuisance or annoyance

(1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to a use of a unit if the executive committee has given an owner, occupier or user of the unit written permission for that use.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the owners corporation.

1.10 Noise

THE OWNERS - UNITS PLAN No. 3566
Common Seal

(1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.

(2) This rule does not apply to the making of a noise if the executive committee has given the person responsible for making the noise written permission to do so.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the owners corporation.

1.11 Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

1.12 What may an executive committee representative do?

(1) An executive committee representative may do any of the following in relation to a unit at all reasonable times:

(a) if the committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit— inspect the unit to investigate the breach;

(b) carry out any maintenance required under the Act or these rules;

(c) do anything else the owners corporation is required to do under the Act or these rules.

(2) An executive committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in subrule (1).

(3) An executive committee representative is not authorised to do anything in relation to a unit mentioned in subrule (1) unless—

(a) the executive committee or the representative has given the owner, occupier or user of the unit reasonable notice of their intention to do the thing; or

(b) in an emergency, it is essential that it be done without notice.

(4) The executive committee may give a written authority to a person to represent the corporation under this rule.

Alternative Rules UP3566

alternative rules means rules other than **and in addition** to the Default Rules

THE OWNERS - UNITS PLAN No 3566 Common Seal

The Oracle- UNITS PLAN 3566 - Principles and Alternative Rules by special resolution

INTRODUCTION

For the general well-being of all residents and to ensure that all residents enjoy a maximum of convenience, comfort and privacy, it is necessary to have some rules. These rules are intended to keep people safe, ensure units are maintained appropriately, minimise annoyance and to provide guidelines for residents and their guests. If in doubt, please ask the Strata Manager and/or Building Manager for advice, assistance or to report breaking of the rules.

They are to be included as an integral part of any leasing arrangement between a unit proprietor and the tenant, and are in addition to the Articles of the Body Corporate as set out by Section 28 of the Unit Titles Act 1970. Copies of both documents must be provided to the tenant prior to them taking up residence at the Oracle Apartments.

2.1 Addendums to House Rules

(1) Any and all addendums and/or attachments that are pertinent to the default and alternative (house) rules must be included in the house rules when providing to tenants, property managers and prospective buyers.

(2) The Executive Committee reserves the right to adjust the addendums, and present to the Owners Corporation for consideration.

We aim to protect safety, amenity, appearance, and value of the property for the benefit of all residents, and to maintain a sense of community and common interest. The following rules apply in addition to the Default Rules at the Oracle Stage 2 complex (UP3566):

2.2 Unit Maintenance

(1) Owners are responsible for the maintenance of their unit.

(2) Owners must replace tempering valves within their units as required at their own cost (approximately every 7 years), as this affects other resident's hot water in neighboring units.

(3) Owners must ensure units are properly ventilated and that condensation is prevented or addressed promptly. This includes regularly cleaning exhaust fans internally and external vents. Any mold must be promptly addressed by owners to prevent spreading.

(4) Owners should ensure they address and prevent leaks promptly, including, for example, ensuring their shower floor is sealed appropriately. Owners must learn how

THE OWNERS - UNITS PLAN No. 3566 Common Seal

to turn their water off at the ball valves in case of leaks. Owners should report leaks and issues to strata management and the building manager immediately if it may affect other units (and should attempt to alert the affected units). Depending on the source/cause of the leak, owners may be required to promptly repair the leak at their expense.

(5) NOTE: Further advice on maintenance is available from Strata Management and the Building Manager.

2.3 Sports Center and Common Facilities

(1) Sports Centre facilities are open from 06:00 am - 10:00 pm, 7 days a week and are not to be used outside of these times. Generally, the doors lock outside of the opening hours and a fee may be charged to any person who needs assistance to exit the pool area – immediate assistance outside of opening hours is not guaranteed by the Building Manager, Strata Manager or Executive Committee so the person may need to wait or seek alternative assistance safely at their own cost and risk (e.g. contacting Fire and Rescue in an emergency).

(2) Residents and their accompanied guests use the facilities at their own risk. The Owners Corporation does not accept any liability for bodily injury or loss of property arising from the use of these facilities.

(3) the Sports Centre/Common Facilities are for the personal use of Unit Owners and Occupiers and may not be used for commercial or profit making activities.

(4) Guests must be accompanied by the unit resident at all times. Children under 16 years of age must be supervised by a parent or guardian at all times.

(5) No Glass items or alcohol are permitted in these areas. Broken glass is a serious hazard and will require the sports center to be closed until safe. A pool cleaning fee may be charged to the person and/or unit owner responsible.

(6) Facilities must be left clean & tidy after use.

(7) All spa cover/thermo blanket instructions must be followed to ensure the spa stays hot and clean.

(8) A towel must be used in the gym and equipment sprayed and wiped down/hygienically cleaned after each use by those using the equipment.

(9) Please ensure that the doors to the facilities are closed behind you and do not give strangers access. Do not prop the door to the pool open- keep the door firmly closed. Report trespassing to the Building Manager, Strata Manager and to the AFP is appropriate.

(10) BBQ facilities are to be used appropriately and to be left clean and tidy after use.

(11) Every Unit Owner or Occupier and their invitees using the Sports Centre/ Common Facilities, acknowledges that they do so at their own risk and that the Owners Corporation has no liability to any Unit Owner, Occupier or invitee in respect of their use or misuse of those areas.

THE OWNERS - UNITS PLAN No. 3566 Common Seal

(12) Any person, including a Unit Owner or Occupier, engaging in rowdy, unruly, or otherwise offensive conduct (including the use of indecent or obscene language) while in or about the Sports Centre/Common Facilities may be requested by the Strata Manager, any member of the Executive Committee or any security personnel acting under the instructions of the Strata Manager or Executive Committee, to vacate the area and, if so requested for that reason, that person must comply immediately with that request.

(13) Use of the facilities is shared and all residents have equal rights to use them. Be courteous. Residents and guests must not behave in such a way that controls the space and deters other residents from rightfully using these facilities. Shouting, playing games which impact others, loud and drunken or boisterous behaviours are not permitted. Consistent offenders may be suspended from using the facilities or loss of your tenancy agreement.

(14) Smoking or use of any prohibited drug is not permitted in common areas, especially in the Sports Centre/Common Facilities or around entrances to buildings.

2.4 Security and Safety

(1) Security is provided through security access passes (e.g. fobs).

(2) Additional security passes/fobs are available from the Strata Manager, for a fee. All Additional passes/fobs must be formally requested in writing by the owners of the unit or their authorised agent.

(3) Additional front door keys are available from Class Locksmith, upon production of written authority from the Strata Manager. All Additional keys must be formally requested in writing by the owners of the unit or their authorised agent.

(4) All faults with the security system and/or individual residents' access cards should be reported to the Strata Manager.

(5) In the interest of maintaining the security of Oracle, all residents and their guests must ensure that security doors are closed firmly after entering or leaving the building.

(6) Unknown or unauthorised persons must not be admitted to the building.

(7) The Owners Corporation is unable to provide after hour's access to residents if locked out of the building. In these instances, residents should make alternate arrangements for example: leaving an additional set of access keys securely with a friend or relative.

(8) Unit owners, tenants and guests are all responsible for building security.

(9) Lock Your Car. Take All Your Keys, Fobs and Valuables.

(10) Leaving keys in letterboxes, lockboxes or other locations around the complex is not permitted. Keys should be given to people directly from person to person. Report all lost keys to Strata Management.

(11) Report any incidents or suspicious behaviour to the AFP and Strata Management.

THE OWNERS - UNITS PLAN No. 3566 Common Seal

2.5 Fire Safety, Smoking/Smoke Drift

(1) Fire Doors must not be propped open or interfered with in any way. Fire equipment such as extinguishers and hoses must not be used except in case of an emergency. Please note this is a requirement under law and corporate and personal fines will be issued by the Fire Brigade for non compliance (ACTFB Policy May 2003).

(2) All fire safety recommendations issued by Strata Management or the Executive Committee must be complied with. This includes, but is not limited to, no open flames or BBQs on balconies. Flammable materials must be stored correctly and gas bottles must be checked regularly for safety.

(3) Signs have been placed in each of the corridors, ground and basement levels to show residents and their guests the nearest emergency exit and equipment. Residents should familiarise themselves with these signs.

(4) In the event of an evacuation, and in the event that it is safe to do so, ensure you take your swipe cards and unit keys with you to enable you to re-enter the building when it is cleared by the Fire Brigade.

(5) If a unit owner or tenant sets off the smoke alarms and the fire brigade receives a call out, for example due to cooking or smoking, the fee will be charged to the responsible unit owner and/or tenant.

(6) Smoking or use of any prohibited drug is not permitted in common areas, especially in the Sports Centre or around entrances to buildings.

(7) Smoking is not permitted on balconies.

(8) If smoking anywhere, cigarettes must be disposed of appropriately, ensuring fire hazards are not created.

(9) Residents are to be mindful of causes of smoke drift into other unit boundaries from Cigarettes, or any other legal means of generating smoke (e.g. cooking). If smoke drift issues persist;

Step 1. Cooperative approach - Unit owners and the strata manager should facilitate a discussion with those creating the smoke drift to make them aware of the issue and its effect on other residents/owners.

Step 2. Prescriptive approach - if the issue isn't resolved via Step 1. Default Rules may be enforced by the Executive Committee to prevent Hazardous use of unit (1.8) or use of unit - nuisance or annoyance (1.9).

2.6 Bin Chute, Bin Room and Garbage Hopper Areas

THE OWNERS - UNITS PLAN No. 3566 Common Seal

(1) Bin chutes must be used appropriately and not blocked or damaged by bulky items. Alternatively, all rubbish must be placed in the garbage hopper and the hopper lid closed after use. Roller doors are to be kept shut.

(2) For obvious health and safety reasons, if the garbage hopper is full residents MUST NOT leave the garbage on the ground near the garbage hoppers or the immediate vicinity.

(3) All garbage must be enclosed in an acceptable outer container, such as a garbage bin liner and fastened securely.

(4) Residents are encouraged to recycle paper and other recyclables and to put them in the Recycling Hoppers. To help maximise space in the recycle bins, residents SHOULD dismantle and flatten all large containers and cardboard boxes.

(5) Any large recyclable containers or boxes must be disposed of appropriately offsite e.g. at the Territory Recycling Centre. Large boxes are defined as being of a size that do not readily fit into the provided yellow bins.

(6) **No dumping.** It is not permitted to leave rubbish in the bin rooms, outside units or in communal areas. A removal and/or cleaning fee may be charged if this occurs.

(7) All residents are responsible for disposing of any unwanted or discarded furniture and household items, including computer equipment. Any discarded furniture and household items must not be left in the garbage hopper area. Speak to the building manager for advice - Assistance with rubbish removal may be available for a fee, and/or a complex wide hard rubbish collection may be organised once per annum.

2.7 Garage, Vehicles and Parking

(1) Residents and their guests should park their cars in their unit's allocated parking space. However, residents may arrange with another resident to use that resident's car parking space. Do not park in parking spaces not allocated to you without express permission.

(2) Visitor parking areas are for the use of bona-fide visitors and guests to the complex. Visitor parking areas are not to be used for the purpose of long-term parking or storage of vehicles, regardless of whether or not the vehicle is owned by the resident. (i.e. follow street signs and do not exceed 1 week without approval through strata management and/or ACT Gov)

(3) Vehicles must not be parked on the complex roadways, nature strips, grassed areas or gardens in or around the complex, in front of the garbage and recycling hopper bays or in any position where the vehicle may cause an obstruction to others, including parking in front of unit garage doors where it causes issues for other residents.

(4) In the interest of safety, children are not permitted to ride cycles or play games on or in the common property roadways. Parents and guardians must supervise children at

THE OWNERS - UNITS PLAN No. 3566 Common Seal

all times and are responsible for the cost of repairing any damage caused by their children.

(5) Electric Vehicle (EV) charging is prohibited in the internal car parks.

(6) Vehicles MUST keep to a 10km/h speed limit within the complex grounds.

(7) The Owners Corporation does not accept responsibility for any personal property removed, damaged or stolen from common property areas, the underground car park or from individual units or storage cages.

(8) NOTE: The basement car parking area, including individual storage cages, are designated "wet areas". The Owners Corporation does not accept responsibility for damage to any property as a result of water.

2.8 Appearance

(1) Residents shall maintain their units (including balconies) so that other unit holders are not adversely affected in terms of hygiene, appearance or value.

(2) A sense of community and general tidiness means that all residents should assist in keeping the common property such as roadways, lawns and landscaped gardens neat, clean and free from litter. Respect our shared spaces.

(3) For safety and appearance, residents are not to store any items in common property areas including, entrance foyers, stairwells, access pathways or in vehicle parking spaces. The storage cages provided for units are to be used for this purpose.

(4) In order to undertake a structural alteration or addition to the exterior of a unit (including blinds and security screens), it is necessary to receive EC consent prior to making that alteration or addition. Approval from the EC should be sought through strata management.

2.9 Moving in and out of your Unit

(1) The seller or Unit Owner is responsible for ensuring the occupier(s) of a unit are provided with a copy of these House Rules and their maintenance responsibilities, prior to moving in.

(2) A Unit Owner or Occupier of a unit shall not move furniture or goods outside the hours of 8:00am and 8:00pm without the prior written approval of the Owners Corporation.

(3) A Unit Owner or Occupier of a unit must supervise any removalist or other person engaged by the Unit Owner or Occupier to move furniture to ensure that no damage is done to the common property.

(4) A Unit Owner or Occupier of a unit must at their expense rectify any damage caused to the common property by moving furniture. Rectification may include the repainting of marked walls.

THE OWNERS - UNITS PLAN No 3566
Common Seal

(5) A Unit Owner or Occupier of a unit must at their expense remove any material, debris or waste left on any part of the common property as a consequence of the moving of furniture.

(6) A Unit Owner or Occupier of a unit must at their expense clean any part of the common property necessary as a consequence of the moving of furniture.

(7) The Unit Owner of a unit is responsible to reimburse the Owners Corporation for the cost of performing any work required to remedy a breach of the terms of this rule.

(8) A Unit Owner or Occupier must provide the Strata Manager with two business days notice of persons moving in or out of a unit so that appropriate protective materials can be provided for common property. The building manager must also be notified when the occupant is moving in.

2.10 Damage and Vandalism

(1) An occupant or visitors must not damage any part of the common property.

(2) A Unit Owner or Occupier using the common property is liable for any damage done to the common property in or about the Sports Centre/Common Facilities or the Building generally by that Unit Owner or Occupier or any of their invitees in using, accessing or leaving the Sports Center/Common Facilities. (For example, any damage caused by moving furniture into or out of the building shall be made good at the expense of the person who causes it or whose servant or agent causes it).

(3) Additionally (or alternatively), owners will be held responsible/liable for any damage to the common property that may be caused by their occupant/tenants/guests/visitors/servant/contractor/agent etc..

(4) The Owners Corporation may recover as a debt:

(a) the cost of replacement goods, cleaning or rectification of damage incurred by the Owners Corporation in the event that the responsible Unit Owner or Occupier does not adequately clean the Sports Centre/Common Facilities/Building or rectify the damage caused by the required date;

(b) any insurance excess; and

(c) all reasonable costs associated with administering and enforcing these rules.

Any payment required by the Owners Corporation pursuant to this rule is due and payable 21 days after notice of the amount has been given to the person obligated to make the payment and, if not paid one month after the amount becomes due and payable the amount bears, until paid, simple interest at the rate of 10 per cent per annum.

2.11 Legal Fee Recovery

THE OWNERS - UNITS PLAN No. 3566 Common Seal

(1) If the Owners' Corporation incurs legal fees as a result of the conduct of an owner (including for the recovery of a debt owed to the Owners' Corporation), the owner shall be liable to pay to the Owners' Corporation the amount of the legal fees incurred by the Owners' Corporation in undertaking legal action against the owner.

2.12 Renovation Guidelines and Policies

Rule 1.4 of the default rules of the Unit Titles Management Act covers the question of 'erections and alterations' of the building and requires owners to seek the express permission of the Executive Committee to 'alter any structure in or on the unit, or the common property'.

The Oracle Owners Corporation has set out certain guidelines for the renovation of units to assist owners wishing to make alterations when they seek the approval of the Executive Committee. This is an indicative list of issues only:

(1) Electrical switch boards. It is strongly recommended that these be checked for compliance with Australian Standards e.g. regarding safety switches.

(2) Bathrooms and kitchen. Changing any plumbing must be based on advice from a licensed contractor and checked with the Committee before being carried out by a licensed plumber.

(3) Water conservation. Renovations should include the installation of water efficient devices, dual flush toilet cisterns, efficient shower heads. The opportunity should be taken to fix any leaking taps or hot water systems.

(4) Alternative flooring, e.g. wooden floors. If proposing to install 'floating floors', or flooring other than carpet, owners must install an adequate acoustic underlay to reduce noise and/or provide proof of noise reduction. Specifications for the underlay/noise reduction must be provided to the Executive Committee, seeking their approval. The owner should notify the units below and adjoining of their intention to change the flooring and this can be facilitated through strata management.

(5) Changes to the external appearance of the building. Renovations should not make changes to the building exterior (unless special approval is granted by the Executive Committee). This includes the running of conduit on external building faces and cosmetic changes that are inconsistent with the existing colour pallet of the complex.

(6) Any installations are subject to agreed policies regarding colour, type of material(s) used, and any other particulars that the policies articulate.

INTERNAL COSMETIC MODIFICATIONS

(7) Internal cosmetic changes that are cosmetic in nature and don't affect the building structural integrity, common walls, roof, balcony, neighboring units, or the aesthetic external appearance do not require Executive Committee approval.

(8) **Please note that all modifications/installations must be performed by a suitably qualified and insured trade professional. Any installation internal to the unit must be in compliance with any relevant building/fire codes and any relevant ACT Government approvals**.

(9) If there is any doubt in relation to any internal modifications that owners may be considering, please contact the strata manager.

2.13 ALTERNATE LEVY METHODOLOGY – CLADDING SPECIAL PURPOSE FUND

(1) That the Owners - Units Plan 3566 resolved by special resolution in accordance with Section 78 (2) (b) of the Unit Titles (Management) Act 2011, to determine the contributions payable for each unit into the Cladding Project Special Purpose Fund to be split into two groups/classes of Owners; that is one group as the CLADDING UPFRONT PAYMENT CLASS and the second group as the CLADDING LOAN CLASS.

(2) The total budget for contributions is set at **$3,763,296.66** and that amount is to be split between the two classes of Owners, on a unit entitlement basis, and for those that fall into the CLADDING LOAN CLASS will also attract an additional interest amount of 4.2% on the contribution as the levy payable.

(3) The CLADDING UPFRONT PAYMENT CLASS must pay their proportional share of the Cladding Special Purpose Fund Contribution on a unit entitlement basis as to 90% in one payment on the 16 August 2025 and the remaining 10% one year following.

(4) The CLADDING LOAN CLASS must pay their share of the Cladding Special Purpose Fund Contribution plus interest at 4.2% on a unit entitlement basis in quarterly, annual instalments, falling due on 16 August 2025, 1 October 2025 , 1 January 2026 and 26 May 2026, for each year for ten years.

(5) The Owners – UP 3566 has considered this proposed alternate contribution method to the Cladding Project Special Purpose Fund and determined that it is fair against the parameters set out in Section 78(2)(b) and (3) of the Unit Titles (Management) Act 2011 as follows:

a) the impact of Cladding on the structure of the buildings impacts all owners as it is throughout the common property and defined parts of the Buildings;

b) there are no particular features of any unit that would exclude a unit owner from being required to contribute to costs arising due to the need to remove the highly flammable cladding;

c) the purposes for which the units are used do not impact the obligation to remediate the buildings;

d) due to only certain unit owners requiring the option to pay the costs of the Cladding Project Special Purpose Fund over time, it would be inequitable for the unit owners who can and will pay the contribution due to the Cladding Project Special Purpose Fund upfront to have to bear the costs (interest and associated costs) associated

THE OWNERS - UNITS PLAN No 3566 Common Seal

with the Cladding Loan to the Owners Corporation;

e) the additional costs of the Cladding Strata Loan including fees and interest are appropriately borne by the unit owners who are benefitting from the delayed Special Purpose Fund levy payment scheme which provides for repayment in quarterly instalments over a 10 year period;

under (d) and (e) above Owners that form part of the CLADDING LOAN CLASS accept the additional burden (payment of interest) commensurate with the benefit obtained of being able to be paid over time.

It is expressly acknowledged by Unit Owners as resolved in arriving at the alternate levy methodology that it would be inequitable to seek to pursue any Unit Owner within the CLADDING UPFRONT PAYMENT CLASS for any additional costs or charges associated with the loan arrangements entered into by the Owners Corporation for the purposes of the Cladding Project Special Purpose Fund.

2.14. DELEGATION OF POWERS (EC Authority to delegate functions)

The Owners Corporation acknowledges that under Section 44 of the Unit Titles (Management) Act 2011 that an Executive Committee may delegate its functions to a sub-committee.

The Owners Corporation is aware of the anomaly that arises on and from any reduced quorum annual general meeting, with respect to the effective timing of decisions made at that meeting; namely 28 days after the meeting.

It is a requirement at every annual general meeting that the current executive committee ceases to hold office and the newly elected executive committee are nominated/elected.

For the good and effective management of the Owners Corporation, the Owners Corporation resolves that the Executive Committee may, at any point in time it deems appropriate but prior to an annual general meeting, delegate its powers to the incoming executive committee, to take effect on and from the day of the annual general meeting until such time as the reduced quorum notice decisions have taken effect, to be known as the "interim executive committee elect sub-committee".

During the reduced quorum notice period the interim executive committee elect sub-committee must exercise its delegated functions as the Owners Corporation has otherwise directed by resolution at general meeting or in the absence of a resolution or effective resolution, as the sub-committee considers appropriate.

During the interim period the decisions made at the annual general meeting will not take effect until the 28th day following the meeting and subject to the provisions of the Management Act, so the functions of the interim executive committee elect sub-committee will be limited to those absolutely necessary for the continuing operations of the Owners Corporation, but will include the holding of executive committee meetings as appropriate.

Following expiry of the interim period, the subcommittee will automatically dissolve, and the elect sub-committee members will be the Executive Committee as appointed by the Owners at the annual general meeting.

It is the intention of the Owners Corporation in adopting this rule to ensure the efficient and effective ongoing management of the Owners Corporation during reduced quorum meeting periods until such time as appropriate legislative change is affected.

(Note: Under the Legislation Act 2001, Chapter 19, Section 239 (2) All territory laws apply to the delegate in the exercise of the delegation as if the delegate were the appointer. Meaning the code of conduct, protection from liability and validity of acts provisions of the Unit Titles (Management) Act 2011 will apply to the interim executive committee elect sub-committee). When (and if) the Executive Committee, as the Delegator

changes with effect from the AGM we note that the provisions of Section 241 of the Legislation Act 2001 provide that the a delegation by a body does not end only because membership of the body changes, if the appointer is the person for the time being occupying a position, a delegation made by the person does not end only because the person ceases to be the occupant of the position.

2.15 SEVERANCE

(a) Subject to rule 2.15 (b):

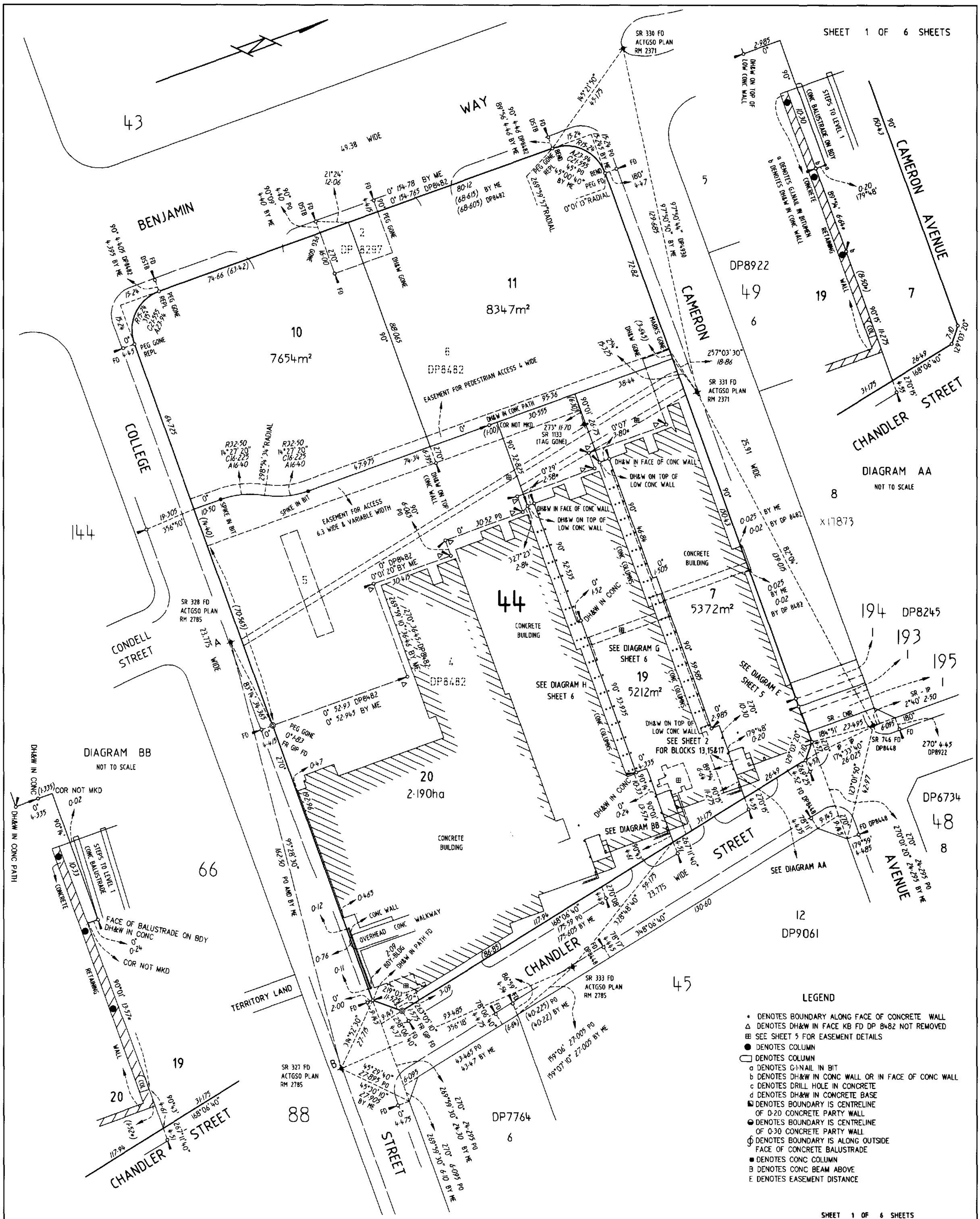
(i) if a rule is void or voidable, unenforceable or illegal but would not be void, voidable, unenforceable or illegal if it were read down and it is capable of being read down, the provision must be read down;

(ii) if, despite rule 2.15 (a)(i) a rule is still void, voidable, unenforceable or illegal and the rule would not be void, voidable, unenforceable or illegal if words were severed, those words must be severed; or

(iii) in any other case, the whole rule must be severed.

(b) If an event under rule 2.15 (a) occurs, the remainder of these rules continue in full force and effect.

THE OWNERS - UNITS PLAN No. 3566
Common Seal



LEGEND

- * DENOTES BOUNDARY ALONG FACE OF CONCRETE WALL
- △ DENOTES DH&W IN FACE KB FD DP 8482 NOT REMOVED
- ⊞ SEE SHEET 5 FOR EASEMENT DETAILS
- ● DENOTES COLUMN
- ▭ DENOTES COLUMN
- a DENOTES G.I.NAIL IN BIT
- b DENOTES DH&W IN CONC WALL OR IN FACE OF CONC WALL
- c DENOTES DRILL HOLE IN CONCRETE
- d DENOTES DH&W IN CONCRETE BASE
- ◪ DENOTES BOUNDARY IS CENTRELINE OF 0·20 CONCRETE PARTY WALL
- ◒ DENOTES BOUNDARY IS CENTRELINE OF 0·30 CONCRETE PARTY WALL
- ⌀ DENOTES BOUNDARY IS ALONG OUTSIDE FACE OF CONCRETE BALUSTRADE
- ■ DENOTES CONC COLUMN
- B DENOTES CONC BEAM ABOVE
- E DENOTES EASEMENT DISTANCE

SHEET 1 OF 6 SHEETS

REFERENCE MARKS

- ◎ Denotes GIP in road 1.83 radially from TP
- ~~Denotes CB in road 1.83 radially from TP~~
- ~~Denotes PLAQUE IN KERB~~
- Denotes DEEP DRIVEN ROD
- Denotes DH&W IN KERB (Except as otherwise shown)
- ● SP Denotes Spike in Bitumen

NOTE

All Easements are 2.5 metres wide (Except as otherwise shown)

Azimuth: A–B (Strom)

Field Books:
Surveyor's Ref : 2102091.02

REPORT LODGED WITH COMMISSIONER FOR SURVEYS

I, WILLIAM ROBERT CAMPBELL
of EARTH TECH Pty Ltd CANBERRA
a surveyor registered under the Surveyors Act 2001 hereby certify that the survey represented on this plan is accurate and has been made in accordance with the Surveyors Practice Directions 2003 and was completed on 11 APRIL , 2005

(Signature) W R Campbell 14.4.2005
Surveyor registered under the Surveyors Act 2001.

I certify that this plan is the plan prepared in accordance with the Districts Act 2002

R. Clarman 05.05.05
for Commissioner for Surveys

PLAN OF

BLOCKS 7,10,11,13,15,17,19 & 20 SECTION 44
BEING A RESUBDIVISION OF BLOCKS 2,4,5 & 6

DIVISION: BELCONNEN
DISTRICT: BELCONNEN
AUSTRALIAN CAPITAL TERRITORY

SCALE 1:750

0 10 20 30 40 50 METRES

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the Eighth day of September 2005 at — minutes past Ten o'clock in the forenoon

Approved
Michael Ockwell
Registrar-General
Registrar of Titles

DEPOSITED PLAN
10171/1

AMENDS DP 8297 & DP 8482

X1837A/1 B

N

DIAGRAM A

SCALE 1:125

LEVEL 4

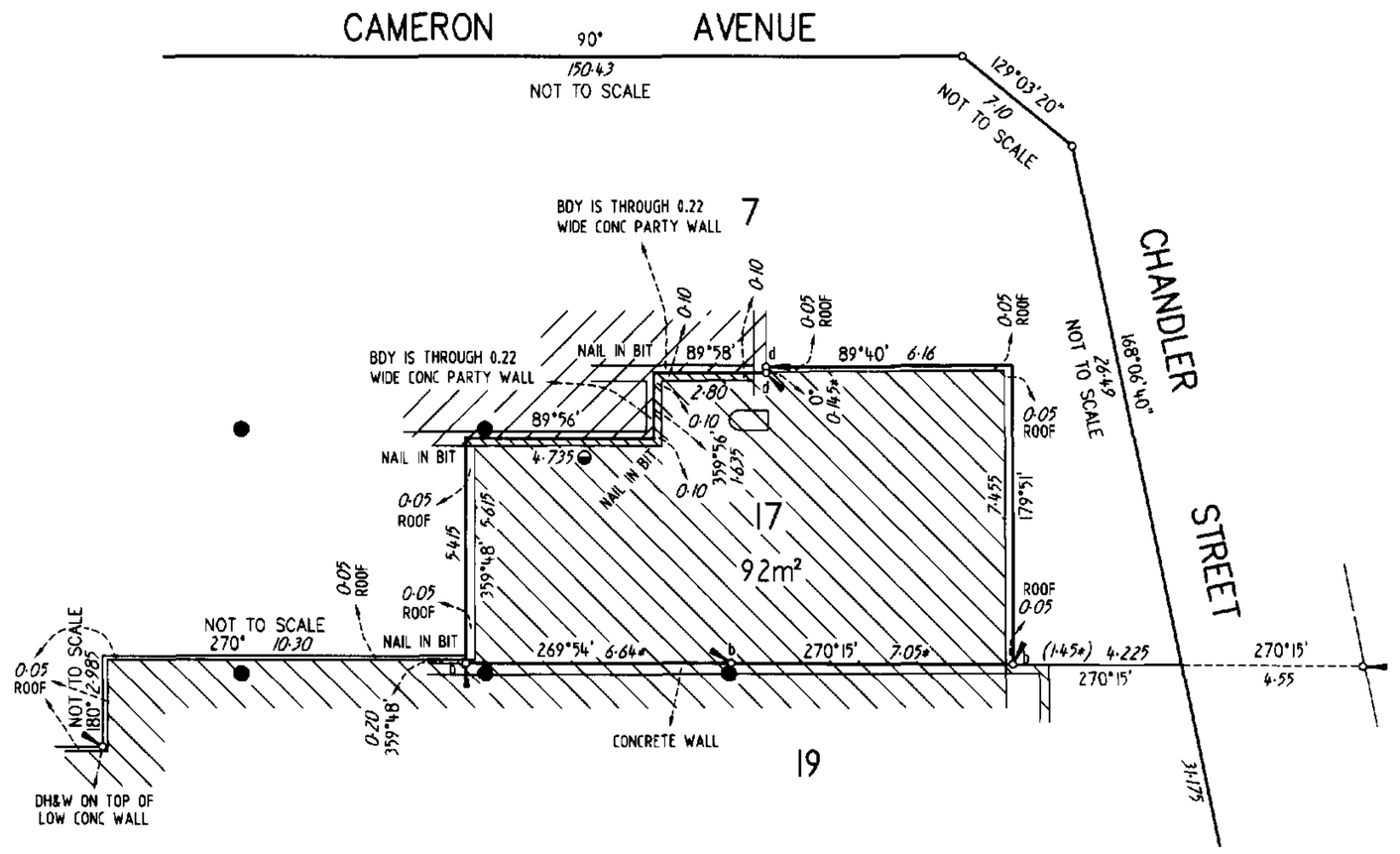


DIAGRAM B

SCALE 1:125

LEVEL 3

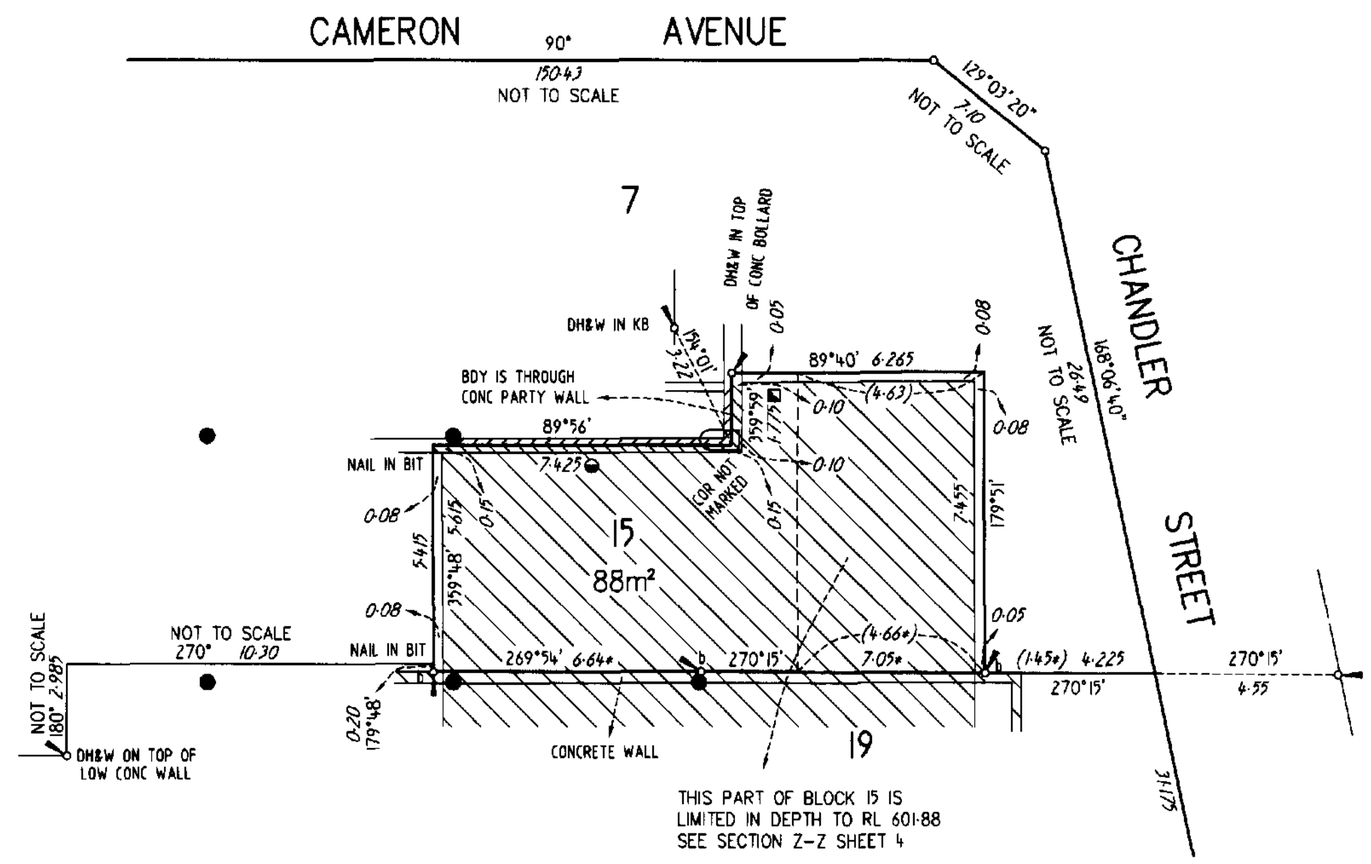
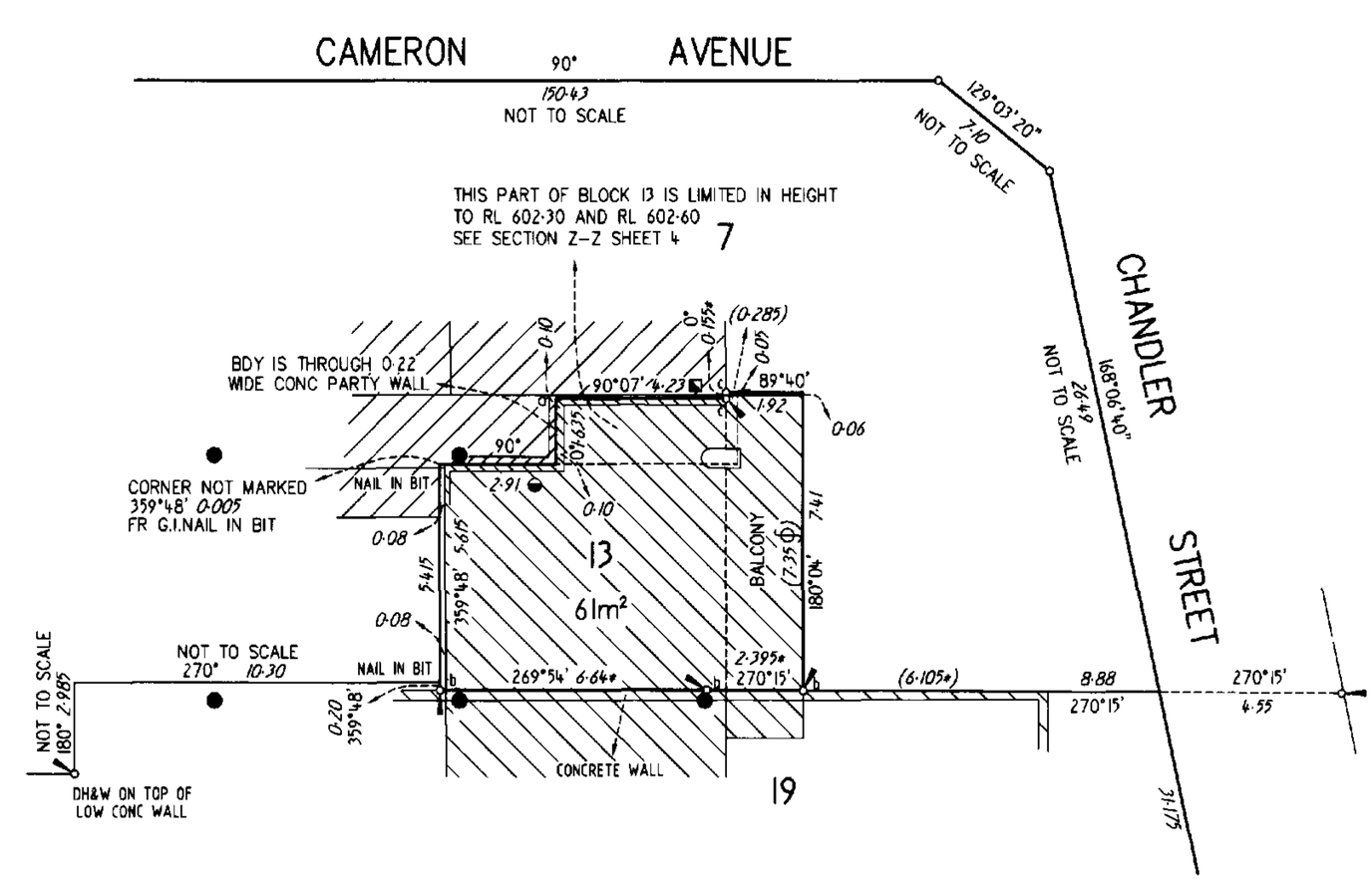


DIAGRAM C

SCALE 1:125

LEVEL 2



SCALE 1:125

0 5 10

METRES

LEGEND

- * DENOTES BOUNDARY IS ALONG FACE OF CONCRETE WALL
- DENOTES BOUNDARY IS CENTRELINE OF 0.20 CONCRETE PARTY WALL
- DENOTES BOUNDARY IS CENTRELINE OF 0.30 CONCRETE PARTY WALL
- Φ DENOTES BOUNDARY IS ALONG OUTSIDE FACE OF CONCRETE BALUSTRADE
- DENOTES COLUMN
- DENOTES COLUMN
- a DENOTES G.I.NAIL IN BIT
- b DENOTES DH&W IN FACE OF CONC WALL
- c DENOTES DRILL HOLE IN CONCRETE
- d DENOTES DH&W IN CONCRETE BASE

NOTE: BLOCKS 13,15 AND 17 ARE THE STRATA LYING BETWEEN REGULAR HORIZONTAL SURFACES AS IDENTIFIED ON SHEETS 3 AND 4

THIS IS SHEET 2 OF MY PLAN IN 6 SHEETS

DATED 11 APRIL 2005

(Signature) [signature] 14.4.2005

Surveyor registered under the Surveyors Act 2001

DEPOSITED PLAN

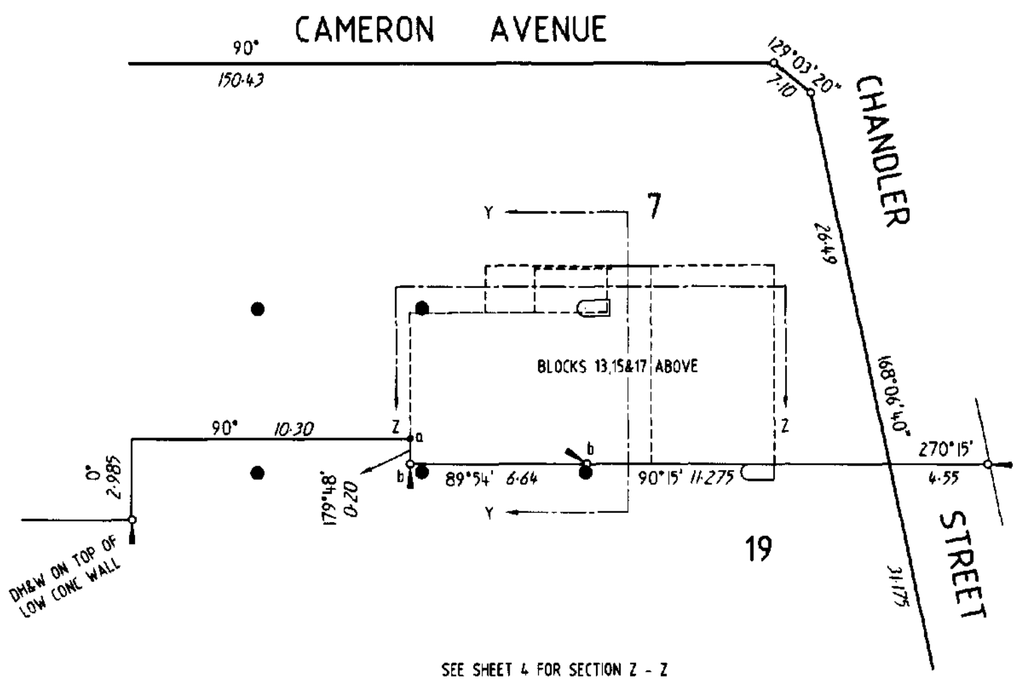
10171/2

X18374/2 E

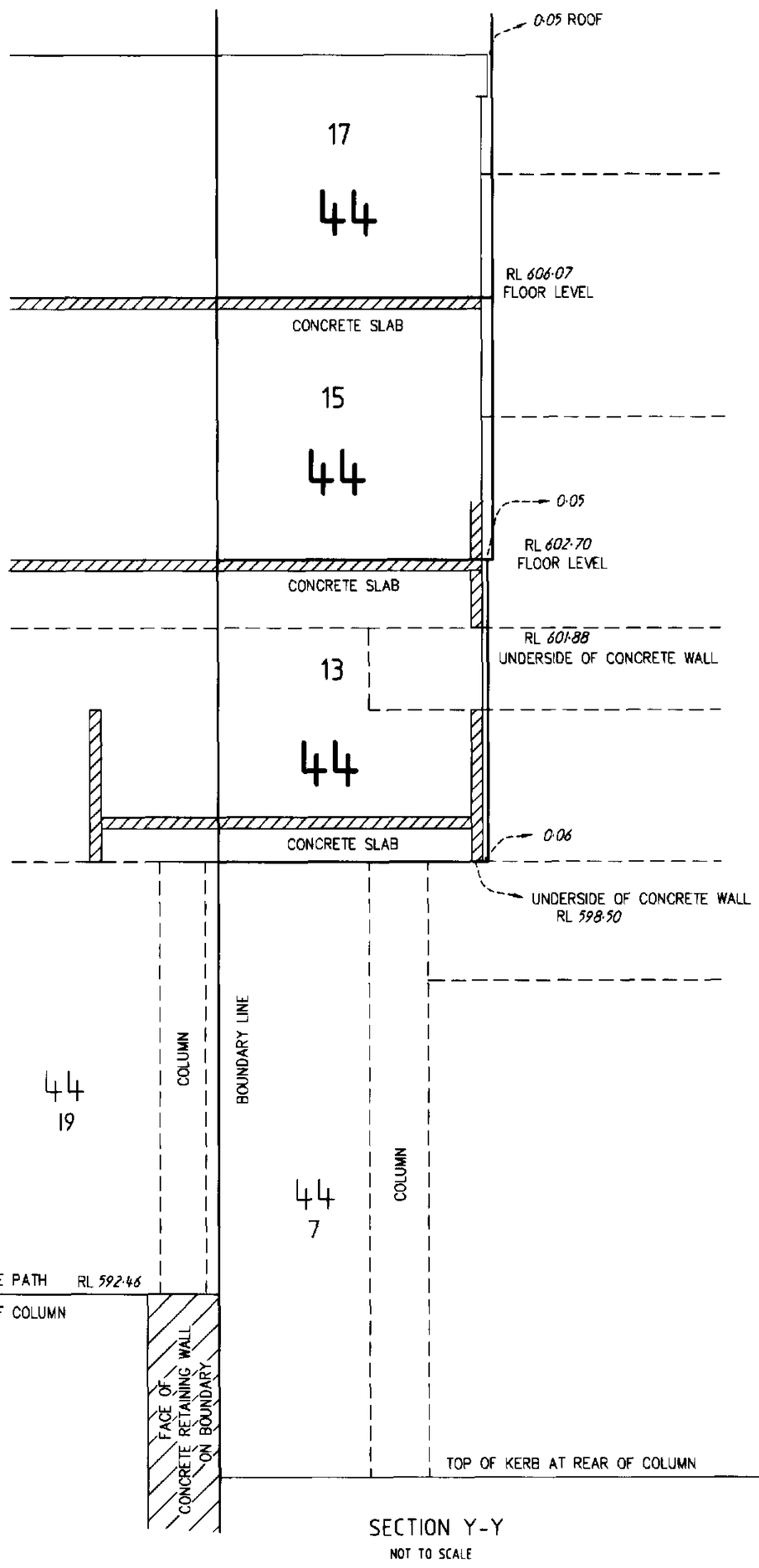
N

DIAGRAM D

NOT TO SCALE



SEE SHEET 4 FOR SECTION Z - Z
a DENOTES G.I.NAIL IN BITUMEN
b DENOTES DH&W IN CONC WALL



SECTION Y-Y

NOT TO SCALE

REDUCED LEVELS ARE ON AUSTRALIAN HEIGHT DATUM ORIGIN OF LEVELS SR 327 RL 595·195 AND SR 331 RL 585·86
BLOCK 13 SECTION 44 IS LIMITED IN DEPTH TO REDUCED LEVEL 598·50 AND LIMITED IN HEIGHT TO REDUCED LEVELS 602·30,602·60 & 602·70
BLOCK 15 SECTION 44 IS LIMITED IN DEPTH TO REDUCED LEVELS 601·88 & 602·70 AND LIMITED IN HEIGHT TO REDUCED LEVEL 606·07
BLOCK 17 SECTION 44 IS LIMITED IN DEPTH TO REDUCED LEVEL 606·70 AND UNLIMITED IN HEIGHT
BLOCKS 13, 15 AND 17 SECTION 44 ARE STRATUM BLOCKS WHICH ARE PART AND PARCEL OF BLOCK 19
AND CANNOT BE SEPARATED THEREFROM
PART OF BLOCK 7 IS LIMITED IN HEIGHT TO THE UNDERSIDE OF THE EXTERIOR CONCRETE WALL OF BLOCKS 13 (RL 598·50) AND 15 (RL 601·88) AND TO THE FLOOR LEVEL OF BLOCK 17 (RL 606·07)
PART OF BLOCK 7 IS LIMITED IN DEPTH TO THE CENTRE OF THE SLAB ABOVE BLOCK 13 (RL 602·70)

THIS IS SHEET 3 OF MY PLAN IN 6 SHEETS

DATED 11 APRIL 2005

(Signature) A R Campbell 14.4.2005

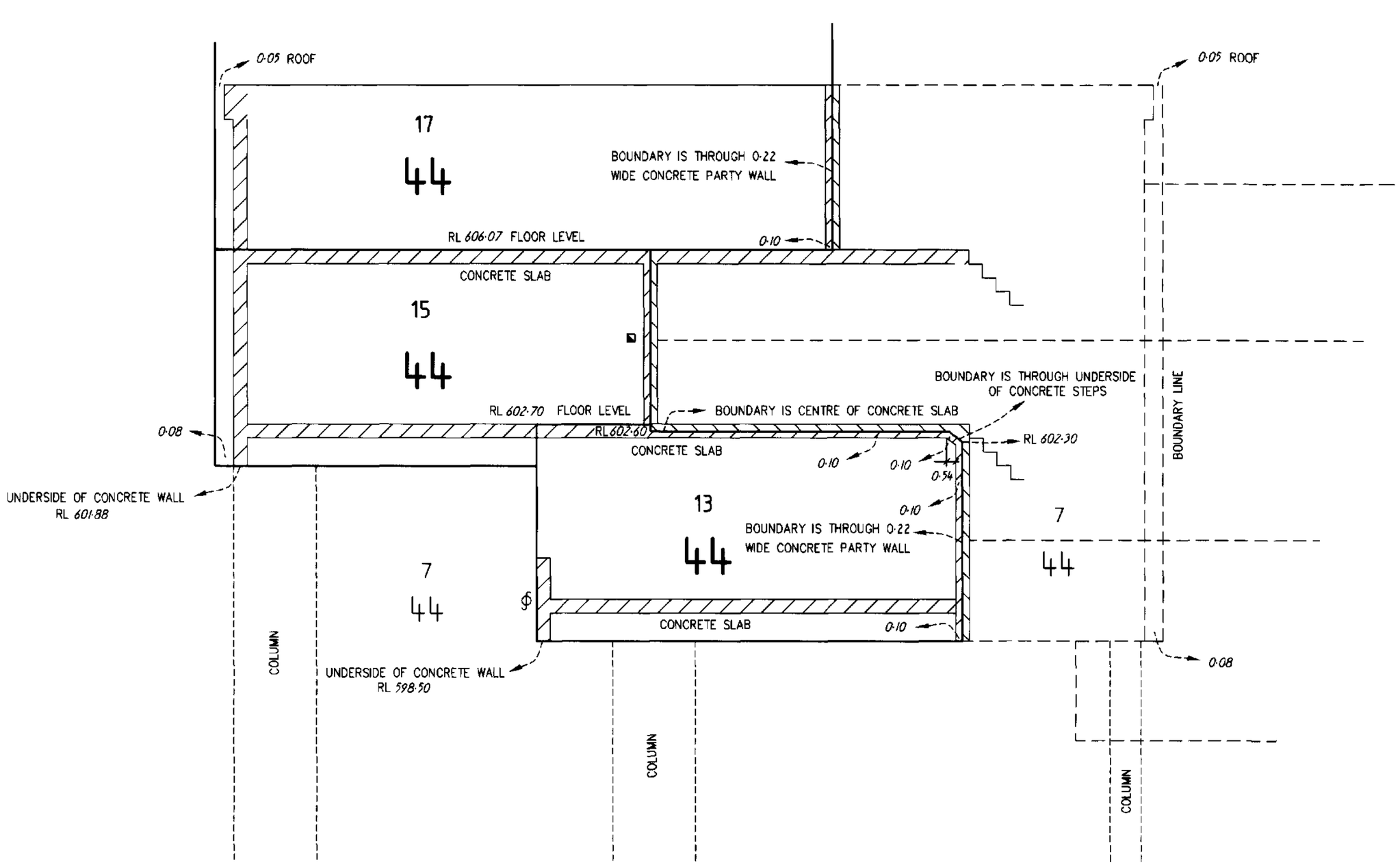
Surveyor registered under the Surveyors Act 2001

DEPOSITED PLAN

10171/3

*SE

X18574/3 B



SECTION Z-Z

NOT TO SCALE

REDUCED LEVELS ARE ON AUSTRALIAN HEIGHT DATUM ORIGIN OF LEVELS SR 327 RL 595·195 AND SR 331 RL 585·86

PART OF BLOCK 7 IS LIMITED IN HEIGHT TO THE UNDERSIDE OF THE EXTERIOR CONCRETE WALL OF BLOCKS 13 (RL 598·50) AND 15 (RL 601·88) AND TO THE FLOOR LEVEL OF BLOCK 17 (RL 606·07)
PART OF BLOCK 7 IS LIMITED IN DEPTH TO THE CENTRE OF THE SLAB ABOVE BLOCK 13 (RL 602·60)

LEGEND

℄ DENOTES BOUNDARY IS ALONG OUTSIDE FACE OF CONCRETE BALUSTRADE

▣ DENOTES BOUNDARY IS CENTRELINE OF 0.20 CONCRETE PARTY WALL

THIS IS SHEET 4 OF MY PLAN IN 6 SHEETS

DATED 11 APRIL 2005

(Signature) U R Campbell 14·4·2005

Surveyor registered under the Surveyors Act 2001

DEPOSITED PLAN

10171/4

*Sz

X18374/4 B

DIAGRAM E
NOT TO SCALE

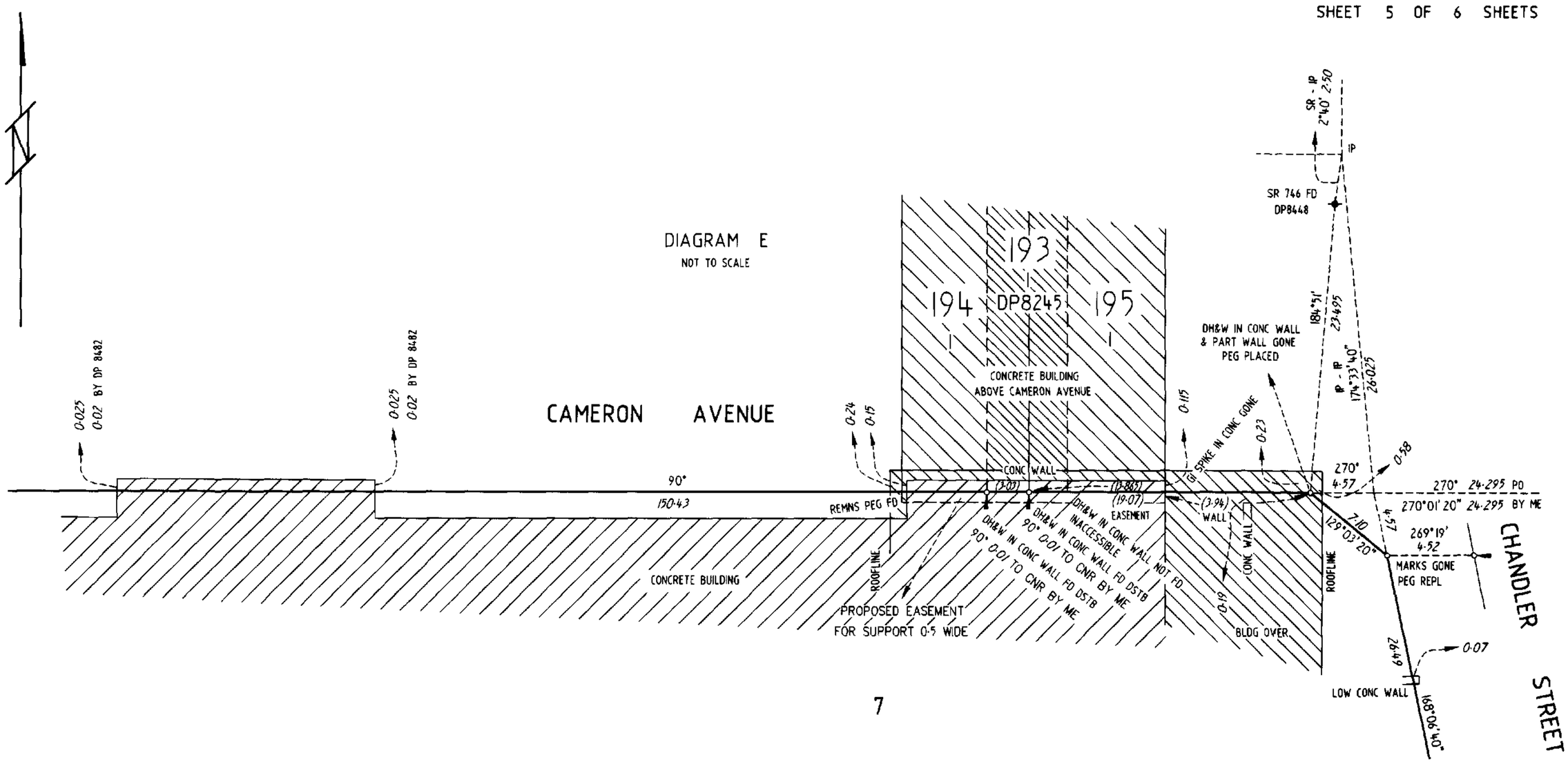
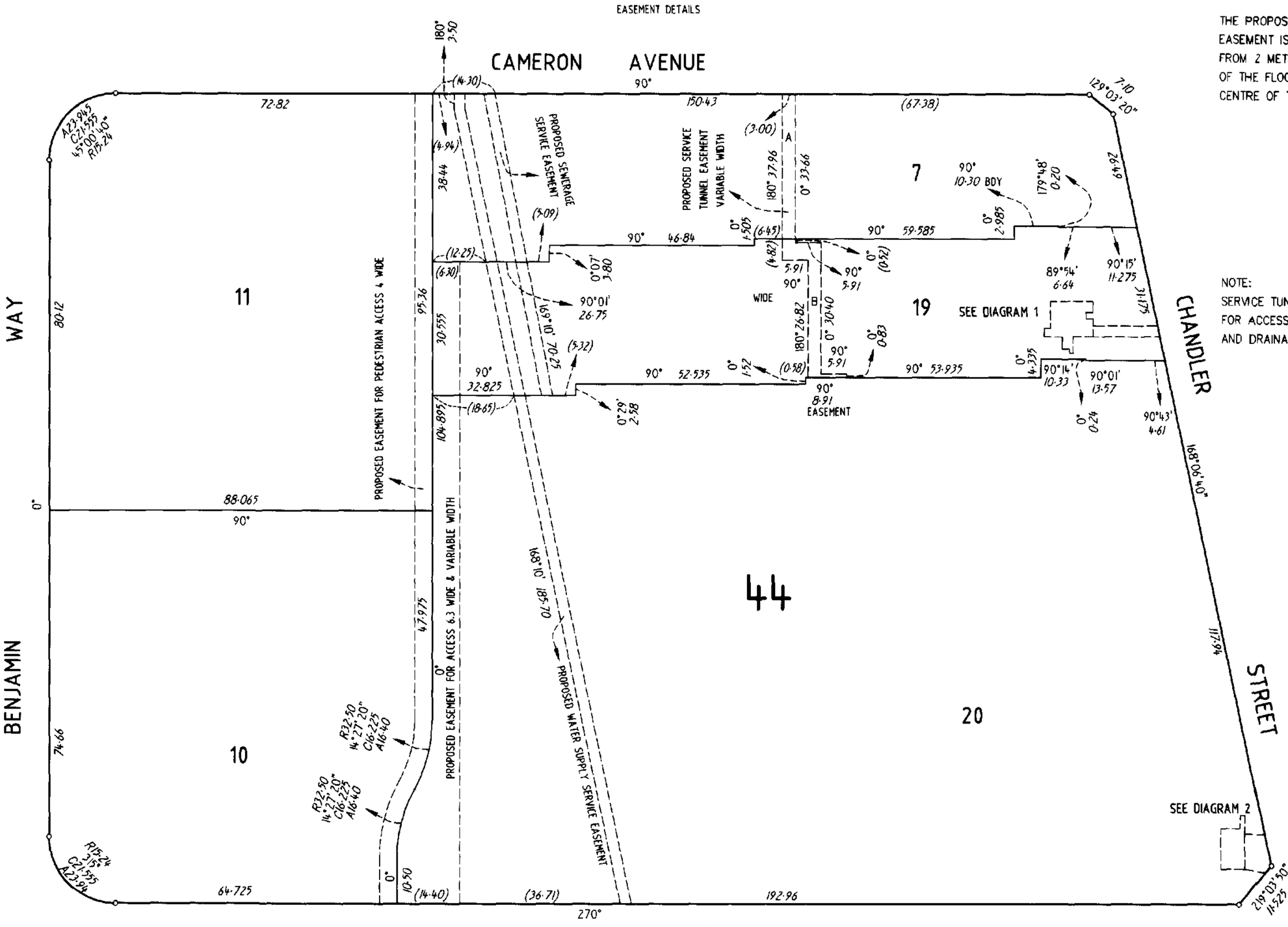


DIAGRAM F
EASEMENT DETAILS



THE PROPOSED SERVICE TUNNEL EASEMENT IS RESTRICTED VERTICALLY FROM 2 METRES BELOW THE UNDERSIDE OF THE FLOOR BELOW TO THE CENTRE OF THE SLAB ABOVE

AREA	BETWEEN RL's
A	583·87 589·33
B	585·33 591·00

NOTE:
SERVICE TUNNEL HAS PROVISIONS FOR ACCESS, SEWERAGE SERVICES AND DRAINAGE SERVICES

SCALE 1:750
0 10 20 30 40 50 METRES

DIAGRAM 1
DIAGRAM NOT TO SCALE

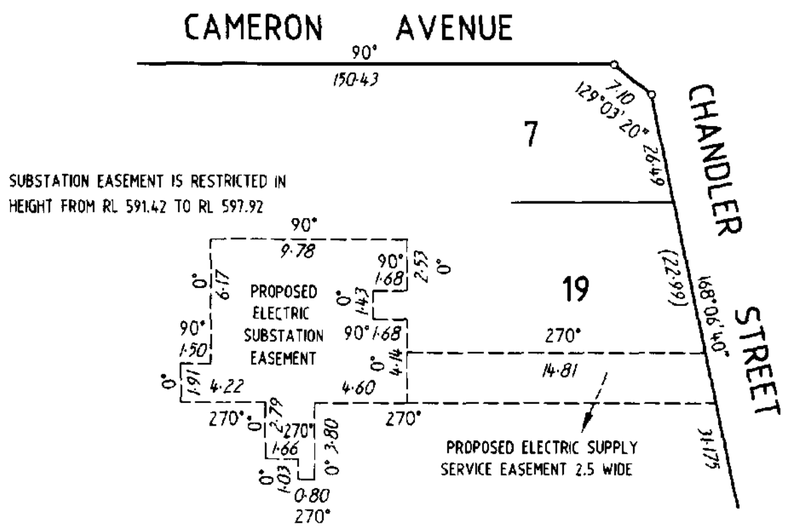
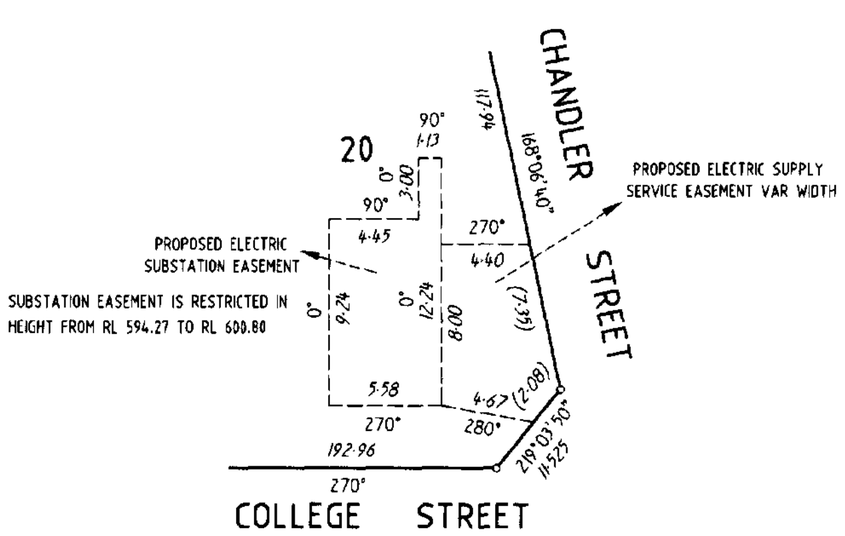


DIAGRAM 2
DIAGRAM NOT TO SCALE



SUBSTATION EASEMENTS ARE RESTRICTED VERTICALLY FROM 1.0 METRE BENEATH THE FLOOR BELOW TO THE CENTRE OF THE SLAB ABOVE

THIS IS SHEET 5 OF MY PLAN IN 6 SHEETS

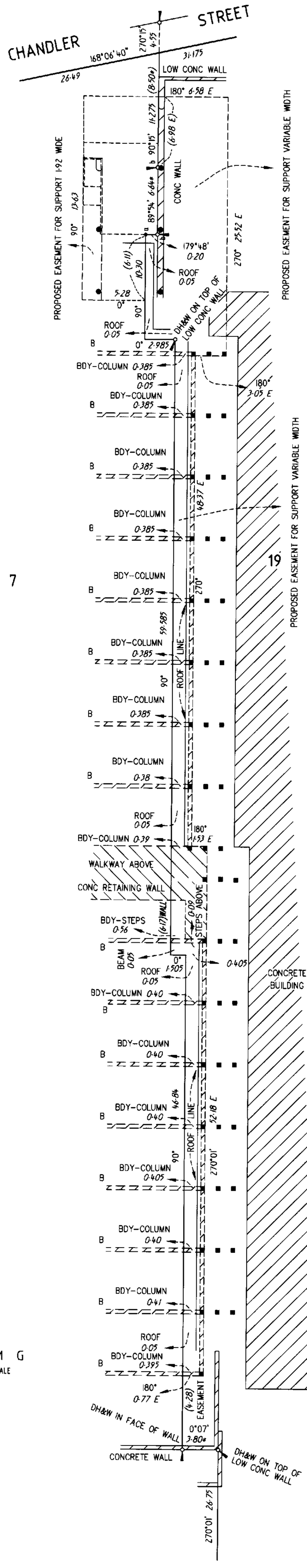
DATED 11 APRIL 2005

(Signature) L K Campbell 14.4.2005

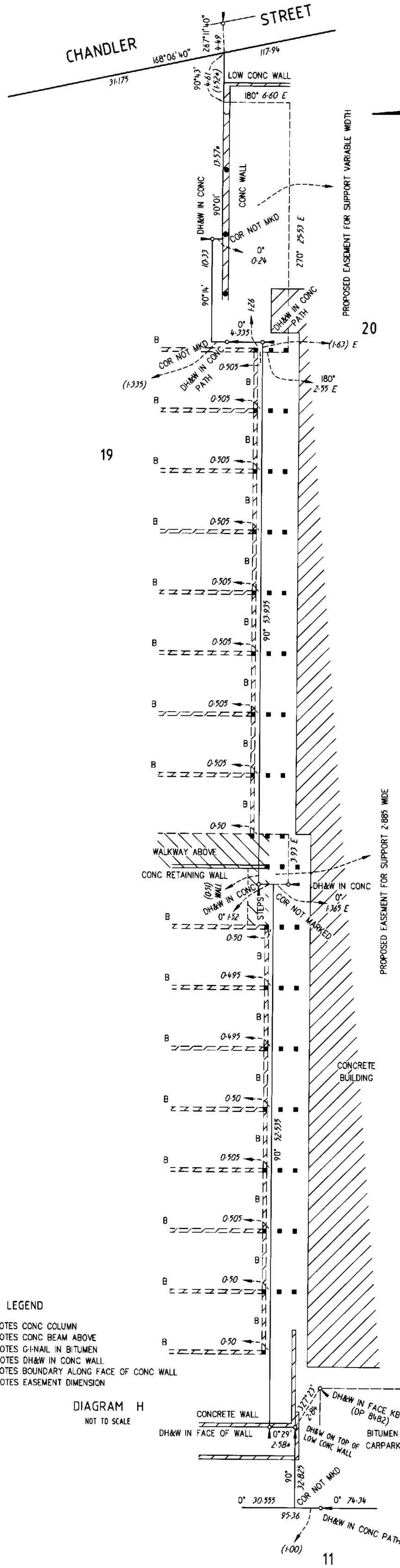
Surveyor registered under the Surveyors Act 2001

DEPOSITED PLAN
10171/5

X18374/5A



7



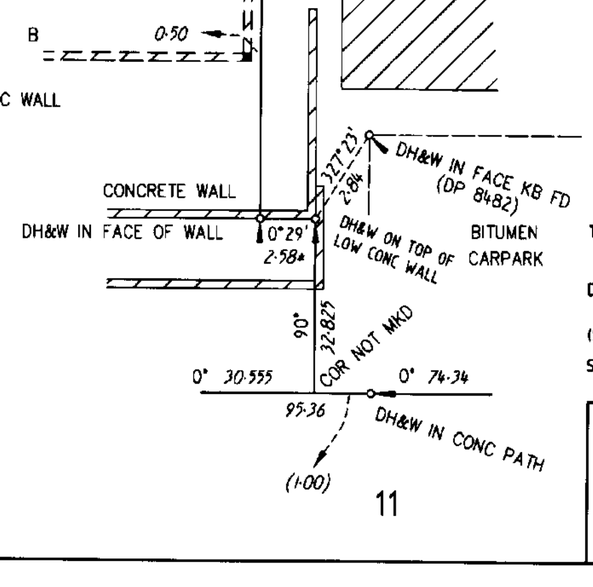
19

20

19

LEGEND

- ■ DENOTES CONC COLUMN
- B DENOTES CONC BEAM ABOVE
- a DENOTES G.I.NAIL IN BITUMEN
- b DENOTES DH&W IN CONC WALL
- * DENOTES BOUNDARY ALONG FACE OF CONC WALL
- E DENOTES EASEMENT DIMENSION



11

THIS IS SHEET 6 OF MY PLAN IN 6 SHEETS

DATED 11 APRIL 2005

(Signature) WR Campbell 14.4.2005

Surveyor registered under the Surveyors Act 2001

DEPOSITED PLAN

10171/6

X18374/6 B

Form 1A

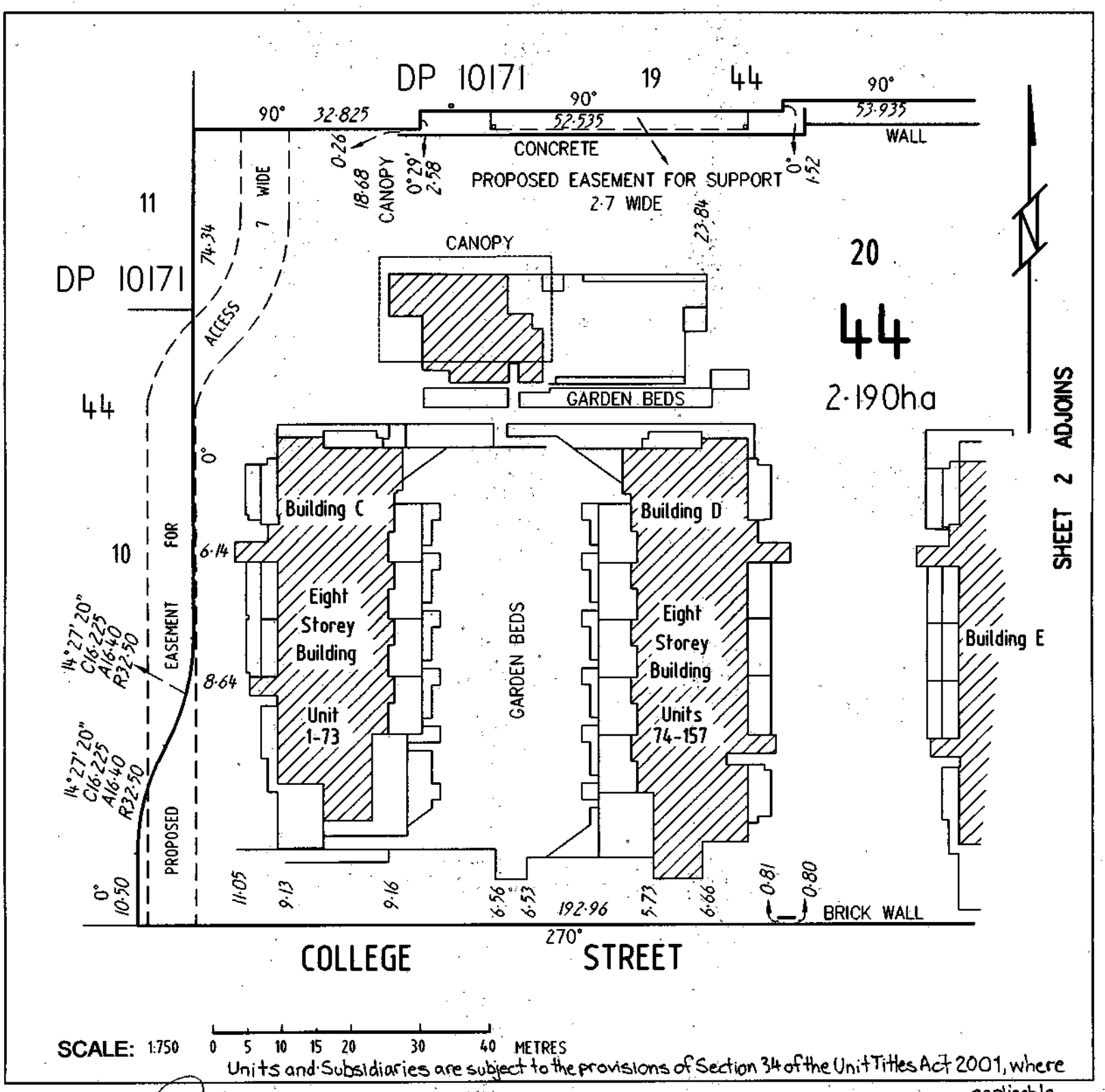
Sheet No. 1 of 144

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
BELCONNEN	44	20	A	3566



SCALE: 1:750 0 5 10 15 20 30 40 METRES

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

CAMERON NOMINEES (ACT) PTY LTD
by its attorney .....
pursuant to Power of Attorney
ACT registration No. 0136708
ALISTAIR RICHARD CHERRY

Registered Proprietor

Brian Milburn 27-09-11
BRIAN MILBURN

Registered Surveyor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

Form 1A

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 1 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

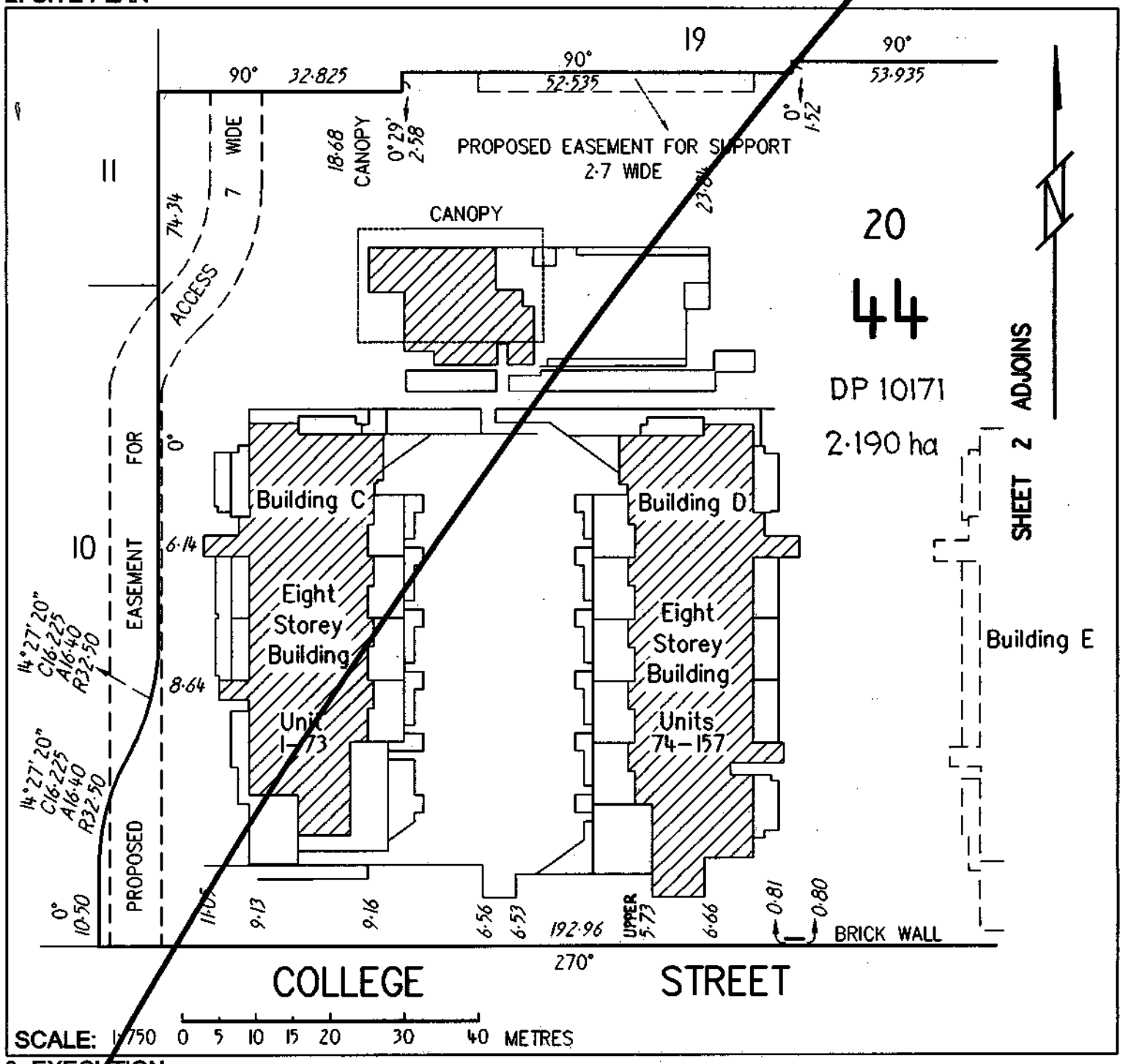
SP
Form 088

SITE PLAN

1. LAND

District/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. SITE PLAN



3. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708 Applicant	22-10-2010 Registered Surveyor	Lyn Tankey Delegate of the ACT Planning and Land Authority

Approved form AF 2010-29 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
This form revokes form AF 2009-218

Authorised by the ACT Parliamentary Counsel - also accessible at www.legislation.act.gov.au

XUP: 19776

Form 1A

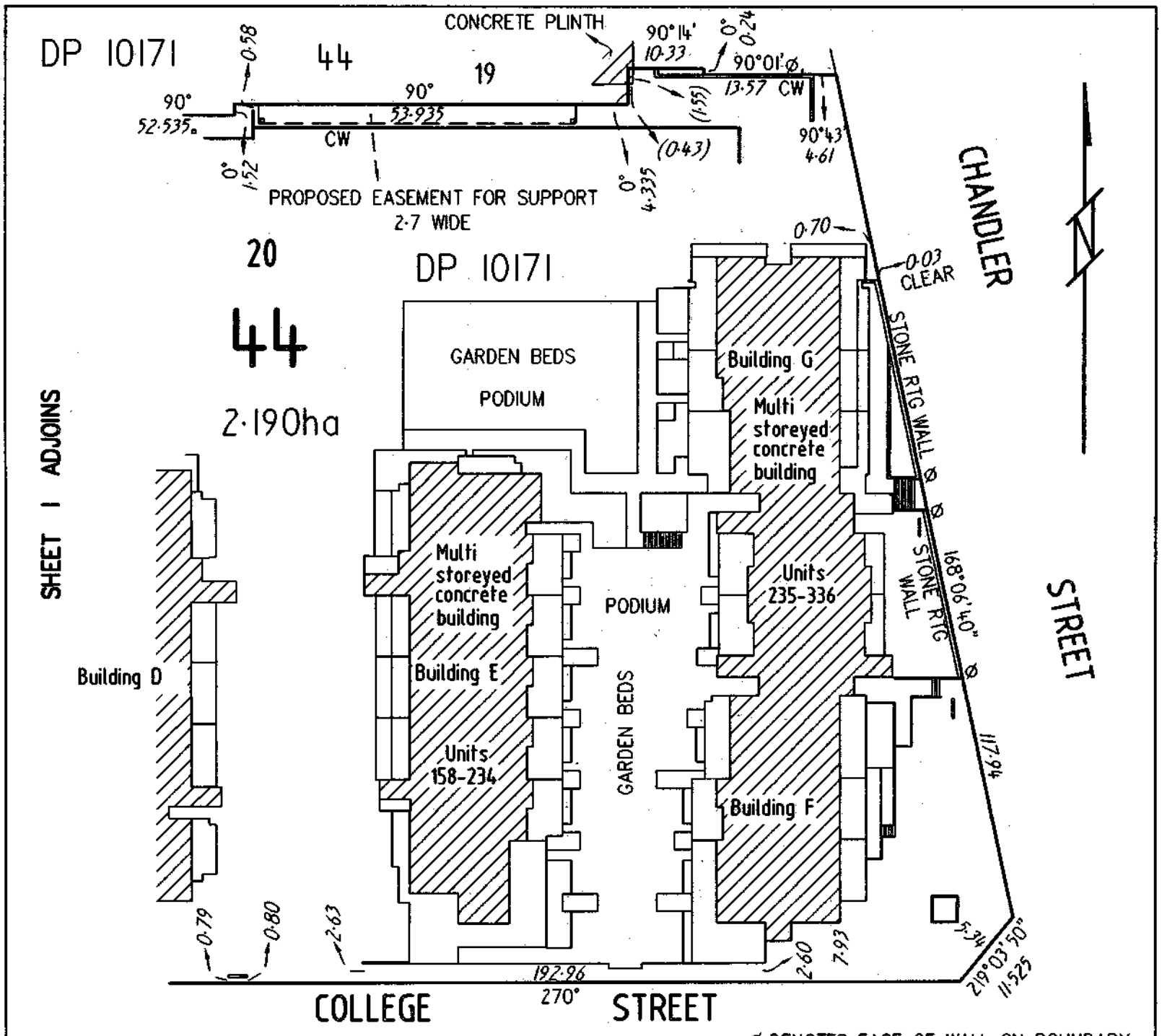
Sheet No. 2 of 144

Form 088 - SP

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SITE PLAN

Division	Section	Block	Class of Units (A or B)	UNITS PLAN No.
BELCONNEN	44	20	A	3566



Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

CAMERON NOMINEES (ACT) PTY LTD by its attorney ALFONSO DEL RIO pursuant to Power of Attorney ACT registration No. 0136708 Registered Proprietor	27-09-11 BRIAN MILBURN Registered Surveyor	Lyn Tankey Delegate of the ACT Planning and Land Authority

Approved form AF 2010-179 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-29

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 1A

Sheet No. 2 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

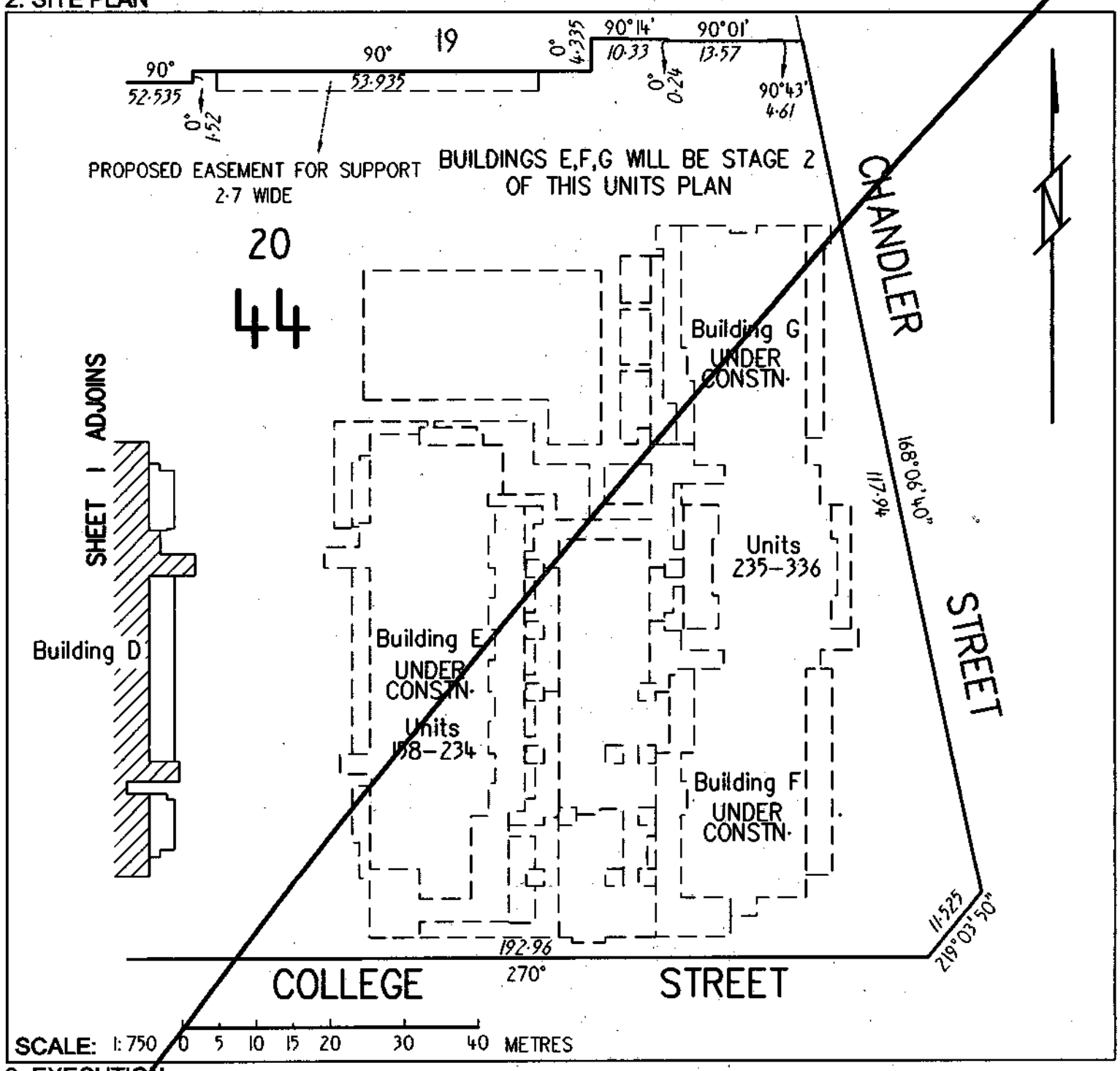
SP
Form 088

SITE PLAN

1. LAND

District/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. SITE PLAN



3. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No· 0136708 Applicant	22-10-2010 Registered Surveyor	Lyn Tankey Delegate of the ACT Planning and Land Authority

Approved form AF 2010-29 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
This form revokes form AF 2009-218

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SURVEYOR'S DECLARATION

Form 087 SD

Land Titles Act 1925

OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

LAND DETAILS

Volume & Folio	~~District~~ / Division	Section	Block	Deposited Plan Number	Units Plan Number
~~1824:4~~ 1948:85	BELCONNEN	44	20	10171	3566

NAME OF MANAGER / OWNERS CORPORATION

IDEPENDENT BODY CORPORATE

ADDRESS FOR SERVICE OF NOTICE

GPO BOX 1539, CANBERRA CITY, ACT, 2601

SURVEYOR'S DECLARATION

I, DAVID GEOFFREY SLOAN of LANDdata SURVEYS PTY LIMITED

A surveyor registered under the *Surveyors Act 2007*, hereby certify that: ***IN RELATION TO STAGE 1 – UNITS 1 TO 157***

1. The survey represented by the diagrams on forms 1A and 3 of this plan are accurate and have been made by me / under my immediate supervision (delete whichever is not applicable) and was completed on (insert date) - 15 OCTOBER 2010

2. The survey is in accordance with the following Acts:
   - *Unit Titles Act 2001;*
   - *Land Titles (Unit Titles) Act 1970;*
   - *Land Titles Act 1925*; and,
   - any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY – 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE *UNIT TITLES ACT 2001.*

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;
b) ~~The diagram clearly indicates the existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the boundaries of the parcel; and,~~
c) ~~The diagrams clearly indicate the existence, nature and extent of any easement granted and registered, or to be granted and registered upon registration of this proposed plan, pertaining to the parcel.~~

David Sloan — Signature of Registered Surveyor

22-10-2010 — Dated

APPROVED UNDER THE *UNIT TITLES ACT 2001*; AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

Lyn Tankey — Delegate of the Authority / Executive

3 December 2010 — Dated

OFFICE USE ONLY

LODGED BY		REGISTERED BY	
EXAMINED BY		REGISTRATION DATE	7/12/2010
DATA ENTERED BY			

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

SURVEYOR'S DECLARATION

Form 087 SD

Land Titles Act 1925

OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

LAND DETAILS

Volume & Folio	~~District~~ / Division	Section	Block	Deposited Plan Number	Units Plan Number
1948:85	BELCONNEN	44	20	10171	3566

NAME OF MANAGER / OWNERS CORPORATION

IDEPENDENT BODY CORPORATE

ADDRESS FOR SERVICE OF NOTICE

GPO BOX 1539, CANBERRA CITY, ACT, 2601

SURVEYOR'S DECLARATION

I, Brian Gordon Milburn of LANDdata SURVEYS PTY LIMITED

A surveyor registered under the *Surveyors Act 2007*, hereby certify that: ***IN RELATION TO STAGE 2 – UNITS 158 TO 336***

1. The survey represented by the diagrams on forms 1A and 3 of this plan are accurate and have been made by me / ~~under my immediate supervision~~ (delete whichever is not applicable) and was completed on (insert date) - 15 OCTOBER 2010

2. The survey is in accordance with the following Acts:
   - *Unit Titles Act 2001;*
   - *Land Titles (Unit Titles) Act 1970;*
   - *Land Titles Act 1925*; and,
   - any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY – 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE *UNIT TITLES ACT 2001*.

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

a) ~~All units and~~ unit subsidiaries shown in the diagrams are wholly within the parcel;
b) The diagram clearly ~~indicates the~~ existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the ~~boundaries of the parcel~~; and,
c) The diagrams clearly indicate the existence, nature and extent of any ~~easement~~ granted and registered, or to be granted and registered upon registration of this proposed plan, pertaining to the parcel.

Signature of Registered Surveyor — 27-09-2011 Dated

APPROVED UNDER THE *UNIT TITLES ACT 2001*;
AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

Lyn Tankey
Delegate of the Authority / Executive — 30-November-2011 Dated

OFFICE USE ONLY

LODGED BY		REGISTERED BY	
EXAMINED BY		REGISTRATION DATE	
DATA ENTERED BY			

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 4 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	343	3	1952	1
2	273	3	1952	2
3	273	3	1952	3
4	281	3	1952	4
5	281	3	1952	5
6	281	3	1952	6
7	281	3	1952	7
8	351	3	1952	8
9	296	3	1952	9
10	268	3	1952	10
11	268	3	1952	11
12	343	3	1952	12
13	293	3	1952	13
14	273	3	1952	14
15	273	3	1952	15
16	275	3	1952	16
17	275	3	1952	17
18	343	3	1952	18
19	294	3	1952	19
20	271	3	1952	20
21	271	3	1952	21
22	343	3	1952	22
23	347	3	1952	23
24	275	3	1952	24
25	275	3	1952	25
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 9136708

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 5 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
26	277	3	1952	26
27	277	3	1952	27
28	346	3	1952	28
29	296	3	1952	29
30	272	3	1952	30
31	272	3	1952	31
32	347	3	1952	32
33	347	3	1952	33
34	277	3	1952	34
35	277	3	1952	35
36	279	3	1952	36
37	279	3	1952	37
38	347	3	1952	38
39	297	3	1952	39
40	274	3	1952	40
41	274	3	1952	41
42	349	3	1952	42
43	351	3	1952	43
44	279	3	1952	44
45	279	3	1952	45
46	282	3	1952	46
47	282	3	1952	47
48	347	3	1952	48
49	299	3	1952	49
50	275	3	1952	50
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 6 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
51	275	3	1952	51
52	343	3	1952	52
53	359	3	1952	53
54	281	3	1952	54
55	281	3	1952	55
56	285	3	1952	56
57	285	3	1952	57
58	355	3	1952	58
59	300	3	1952	59
60	277	3	1952	60
61	277	3	1952	61
62	347	3	1952	62
63	359	3	1952	63
64	283	3	1952	64
65	283	3	1952	65
66	286	3	1952	66
67	286	3	1952	67
68	355	3	1952	68
69	302	3	1952	69
70	279	3	1952	70
71	279	3	1952	71
72	355	3	1952	72
73	359	3	1952	73
74	269	3	1952	74
75	269	3	1952	75
Aggregate				

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708

.....
Signature of Lessee

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 7 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
76	269	3	1952	76
77	296	3	1952	77
78	347	3	1952	78
79	281	3	1952	79
80	281	3	1952	80
81	281	3	1952	81
82	281	3	1952	82
83	281	3	1952	83
84	293	3	1952	84
85	343	3	1952	85
86	269	3	1952	86
87	269	3	1952	87
88	269	3	1952	88
89	294	3	1952	89
90	343	3	1952	90
91	275	3	1952	91
92	275	3	1952	92
93	275	3	1952	93
94	275	3	1952	94
95	275	3	1952	95
96	347	3	1952	96
97	343	3	1952	97
98	271	3	1952	98
99	271	3	1952	99
100	271	3	1952	100
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT Registration No. 0136708

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 8 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
101	296	3	1953	1
102	346	3	1953	2
103	277	3	1953	3
104	277	3	1953	4
105	277	3	1953	5
106	277	3	1953	6
107	277	3	1953	7
108	347	3	1953	8
109	347	3	1953	9
110	272	3	1953	10
111	272	3	1953	11
112	272	3	1953	12
113	297	3	1953	13
114	347	3	1953	14
115	279	3	1953	15
116	279	3	1953	16
117	279	3	1953	17
118	279	3	1953	18
119	279	3	1953	19
120	351	3	1953	20
121	349	3	1953	21
122	274	3	1953	22
123	274	3	1953	23
124	274	3	1953	24
125	299	3	1953	25
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708

.....
Signature of Lessee

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Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 9 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
126	347	3	1953	26
127	281	3	1953	27
128	281	3	1953	28
129	281	3	1953	29
130	281	3	1953	30
131	281	3	1953	31
132	359	3	1953	32
133	343	3	1953	33
134	275	3	1953	34
135	275	3	1953	35
136	275	3	1953	36
137	300	3	1953	37
138	355	3	1953	38
139	282	3	1953	39
140	282	3	1953	40
141	282	3	1953	41
142	282	3	1953	42
143	282	3	1953	43
144	359	3	1953	44
145	347	3	1953	45
146	277	3	1953	46
147	277	3	1953	47
148	277	3	1953	48
149	302	3	1953	49
150	355	3	1953	50
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 10 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
151	285	3	1953	51
152	285	3	1953	52
153	285	3	1953	53
154	285	3	1953	54
155	285	3	1953	55
156	359	3	1953	56
157	355	3	1953	57
158	293	3	1966	93
159	347	3	1966	94
160	273	3	1966	95
161	273	3	1966	96
162	273	3	1966	97
163	281	3	1966	98
164	281	3	1966	99
165	281	3	1966	100
166	281	3	1967	1
167	281	3	1967	2
168	304	3	1967	3
169	296	3	1967	4
170	269	3	1967	5
171	269	3	1967	6
172	269	3	1967	7
173	355	3	1967	8
174	293	3	1967	9
175	277	3	1967	10
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708

.....
Signature of Lessee

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1951	100

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Dated Third this day of December 2010

Lyn Tankey
Delegate of the Authority/Executive

Brett Phillips
~~Registrar-General~~
Deputy Registrar-General

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Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 11 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
176	277	3	1967	11
177	277	3	1967	12
178	277	3	1967	13
179	277	3	1967	14
180	307	3	1967	15
181	293	3	1967	16
182	277	3	1967	17
183	277	3	1967	18
184	277	3	1967	19
185	363	3	1967	20
186	351	3	1967	21
187	279	3	1967	22
188	279	3	1967	23
189	279	3	1967	24
190	285	3	1967	25
191	285	3	1967	26
192	308	3	1967	27
193	295	3	1967	28
194	279	3	1967	29
195	279	3	1967	30
196	279	3	1967	31
197	371	3	1967	32
198	359	3	1967	33
199	281	3	1967	34
200	281	3	1967	35
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 12 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
201	281	3	1967	36
202	286	3	1967	37
203	286	3	1967	38
204	311	3	1967	39
205	296	3	1967	40
206	281	3	1967	41
207	281	3	1967	42
208	281	3	1967	43
209	355	3	1967	44
210	367	3	1967	45
211	283	3	1967	46
212	283	3	1967	47
213	283	3	1967	48
214	288	3	1967	49
215	288	3	1967	50
216	312	3	1967	51
217	299	3	1967	52
218	285	3	1967	53
219	285	3	1967	54
220	285	3	1967	55
221	359	3	1967	56
222	374	3	1967	57
223	285	3	1967	58
224	285	3	1967	59
225	285	3	1967	60
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708.

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

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Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
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Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 13 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
226	289	3	1967	61
227	289	3	1967	62
228	314	3	1967	63
229	300	3	1967	64
230	287	3	1967	65
231	287	3	1967	66
232	287	3	1967	67
233	363	3	1967	68
234	378	3	1967	69
235	277	3	1967	70
236	296	3	1967	71
237	273	3	1967	72
238	296	3	1967	73
239	296	3	1967	74
240	277	3	1967	75
241	293	3	1967	76
242	281	3	1967	77
243	277	3	1967	78
244	295	3	1967	79
245	277	3	1967	80
246	293	3	1967	81
247	293	3	1967	82
248	277	3	1967	83
249	295	3	1967	84
250	277	3	1967	85
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
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Delegate of the Authority/Executive

Brett Phillips
Registrar-General
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Deputy Registrar-General

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Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 14 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
251	279	3	1967	86
252	297	3	1967	87
253	279	3	1967	88
254	295	3	1967	89
255	295	3	1967	90
256	285	3	1967	91
257	296	3	1967	92
258	281	3	1967	93
259	280	3	1967	94
260	300	3	1967	95
261	281	3	1967	96
262	296	3	1967	97
263	296	3	1967	98
264	286	3	1967	99
265	299	3	1967	100
266	285	3	1968	1
267	282	3	1968	2
268	304	3	1968	3
269	285	3	1968	4
270	299	3	1968	5
271	299	3	1968	6
272	288	3	1968	7
273	300	3	1968	8
274	286	3	1968	9
275	283	3	1968	10
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney AG registration no. 0136708.

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

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1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
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Delegate of the Authority/Executive

Brett Phillips
Registrar-General
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Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 15 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
276	307	3	1968	4
277	287	3	1968	12
278	300	3	1968	13
279	300	3	1968	14
280	289	3	1968	15
281	302	3	1968	16
282	286	3	1968	17
283	304	3	1968	18
284	277	3	1968	19
285	347	3	1968	20
286	343	3	1968	21
287	273	3	1968	22
288	293	3	1968	23
289	281	3	1968	24
290	293	3	1968	25
291	277	3	1968	26
292	343	3	1968	27
293	343	3	1968	28
294	269	3	1968	29
295	293	3	1968	30
296	277	3	1968	31
297	277	3	1968	32
298	295	3	1968	33
299	277	3	1968	34
300	347	3	1968	35
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney Act registration no. 0136708.

.....
Signature of Lessee

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Delegate of the Authority/Executive

Brett Phillips
Registrar-General

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Deputy Registrar-General

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Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 16 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
301	347	3	1968	36
302	277	3	1968	37
303	295	3	1968	38
304	277	3	1968	39
305	281	3	1968	40
306	296	3	1968	41
307	285	3	1968	42
308	351	3	1968	43
309	351	3	1968	44
310	279	3	1968	45
311	297	3	1968	46
312	279	3	1968	47
313	285	3	1968	48
314	299	3	1968	49
315	286	3	1968	50
316	355	3	1968	51
317	355	3	1968	52
318	281	3	1968	53
319	300	3	1968	54
320	280	3	1968	55
321	286	3	1968	56
322	300	3	1968	57
323	288	3	1968	58
324	359	3	1968	59
325	359	3	1968	60
Aggregate				

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no 0136708

.....
Signature of Lessee

The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:

Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 2010

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General

.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Registrar-General's Office

Sheet No 17 of 144 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No
3566

2. APPROVAL UNDER *UNIT TITLES ACT 2001*

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
326	285	3	1968	61
327	304	3	1968	62
328	282	3	1968	63
329	286	3	1968	64
330	302	3	1968	65
331	289	3	1968	66
332	363	3	1968	67
333	363	3	1968	68
334	287	3	1968	69
335	307	3	1968	70
336	283	3	1968	71
Aggregate	100000	1008		

Cameron Nominees (ACT) Pty Limited by its Attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration no. 0136708.

.....
Signature of Lessee

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Volume	Folio
1951	100

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated Third this day of December 20 10

Lyn Tankey
.....
Delegate of the Authority/Executive

Brett Phillips
Registrar-General
.....
Deputy Registrar-General

Approved form AF 2006 – 231 approved by Danielle Krajina, Registrar-General on 25 July 2006 under s140 *Land Titles Act 1925* (approved forms) and revokes form AF 2004-116

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 18 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

District/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

3. CLASS OF UNITS (A or B) -Please indicate class of units

4. FLOOR PLAN

LEGEND SHEET

D DENOTES DUCT
C DENOTES COLUMN
WE DENOTES WASTE ENCLOSURE
CP DENOTES COMMON PROPERTY
IF DENOTES INSIDE FACE OF WALL
* DENOTES SUBSIDARY BOUNDARY IS THROUGH CENTRE OF COLUMNS OR LINE OF CENTRE OF COLUMNS
# DENOTES SUBSIDARY BOUNDARY IS FACE OR LINE OF FACE OF COLUMNS

Ø DENOTES STOREROOM 2·0m²
● DENOTES STOREROOM 2·3m²
◥ DENOTES STOREROOM 2·4m²
◭ DENOTES STOREROOM 2·5m²
⧗ DENOTES STOREROOM 2·8m²

WHERE A YARD ABUTS THE MAIN BUILDING WALL
THIS YARD SUBSIDIARY BOUNDARY IS THE EXTERNAL
FACE OF SUCH A WALL OTHERWISE THE YARD SUBSIDIARY
BOUNDARIES ARE CENTRELINE OF BLOCK WALL

YARDS ARE LIMITED IN DEPTH TO THE MEDIUM OF THE
CONCRETE SLAB WHICH FORMS THE LOWER SURFACE OF THE YARD
YARDS ARE LIMITED IN HEIGHT TO THE PROJECTION
OF THE UPPER BOUNDARY OF THE RESPECTIVE UNIT

UNITS & SUBSIDIARIES ARE SUBJECT TO SECTION 34
OF THE UNIT TITLES ACT 2001 IN RELATION TO THE
PROVISION OF SERVICES & RIGHTS OF ACCESS &
MAINTENANCE OF THE SERVICES

CARPORTS MAY CONTAIN SERVICES WHICH ARE THE PROPERTY
OF THE OWNERS CORPORATION OR OTHER UNIT OWNERS
SUBSIDIARIES ARE SUBJECT TO THE PROVISION OF ACCESS FOR
MAINTENANCE UNDER SECTION 34 OF THE UNIT TITLES ACT 2001

5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alfonso del Rio pursuant to Power
of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-30 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
This form revokes form AF 2009-220

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 18 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

District/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

3. CLASS OF UNITS (A or B) -Please indicate class of units

4. FLOOR PLAN

LEGEND SHEET

D DENOTES DUCT
C DENOTES COLUMN
WE DENOTES WASTE ENCLOSURE
CP DENOTES COMMON PROPERTY
IF DENOTES INSIDE FACE OF WALL
* DENOTES SUBSIDARY BOUNDARY IS THROUGH CENTRE OF COLUMNS OR LINE OF CENTRE OF COLUMNS
# DENOTES SUBSIDARY BOUNDARY IS FACE OR LINE OF FACE OF COLUMNS

Ø DENOTES STOREROOM 2·0m²
● DENOTES STOREROOM 2·3m²
◥ DENOTES STOREROOM 2·4m²
◭ DENOTES STOREROOM 2·5m²
⧗ DENOTES STOREROOM 2·8m²

UNITS & SUBSIDIARIES ARE SUBJECT TO SECTION 34 OF THE UNIT TITLES ACT 2001 IN RELATION TO THE PROVISION OF SERVICES & RIGHTS OF ACCESS & MAINTENANCE OF THE SERVICES

CARPORTS MAY CONTAIN SERVICES WHICH ARE THE PROPERTY OF THE OWNERS CORPORATION OR OTHER UNIT OWNERS. SUBSIDIARIES ARE SUBJECT TO THE PROVISION OF ACCESS FOR MAINTENANCE UNDER SECTION 34 OF THE UNIT TITLES ACT 2001

SCALE: (graphic and bar) 1:200 0 5 10 METRES

5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-30 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
This form revokes form AF 2009-220

Authorised by the ACT Parliamentary Counsel - also accessable at www.legislation.act.gov.au

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 19 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

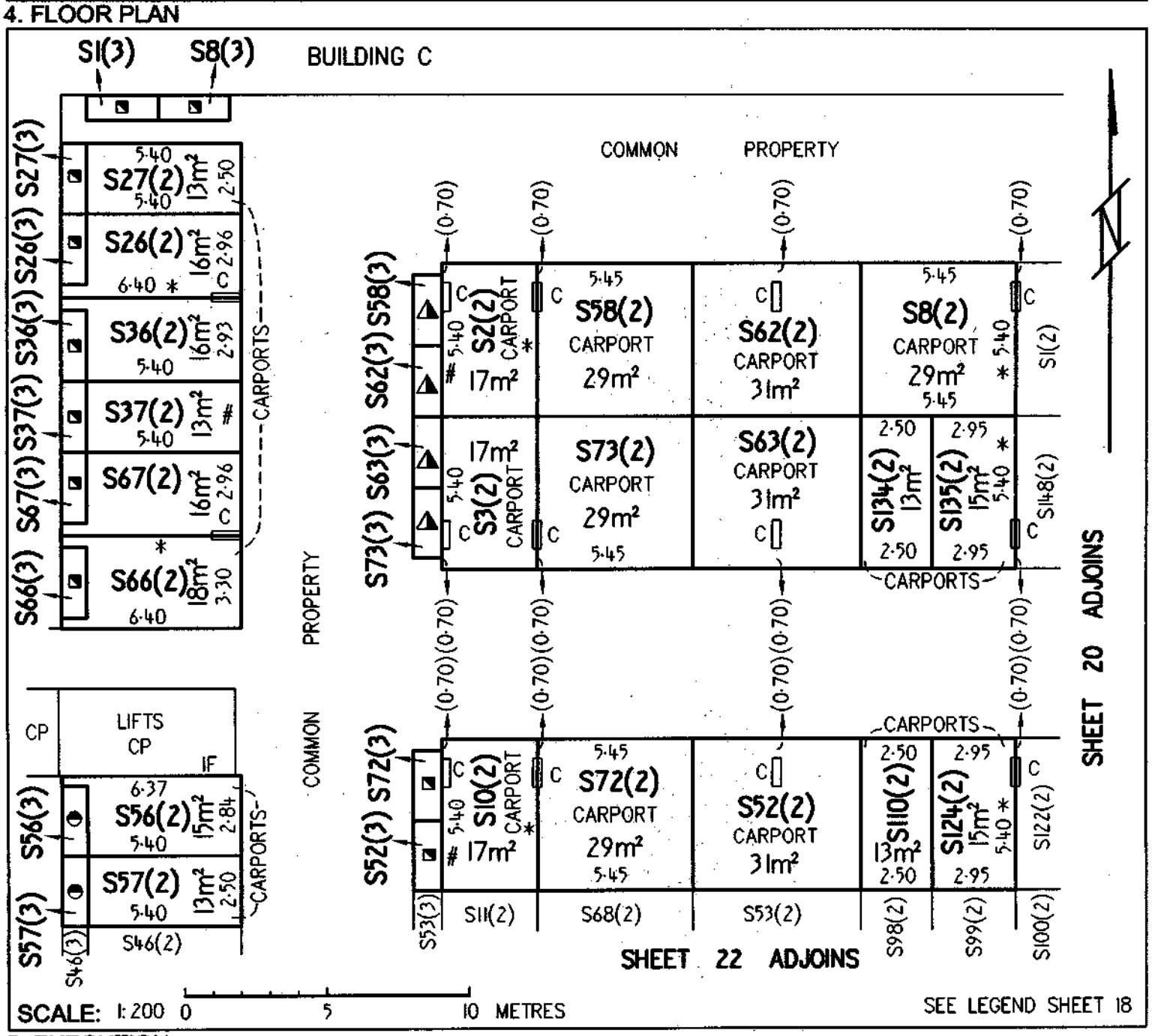
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-30 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
This form revokes form AF 2009-220

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 20 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

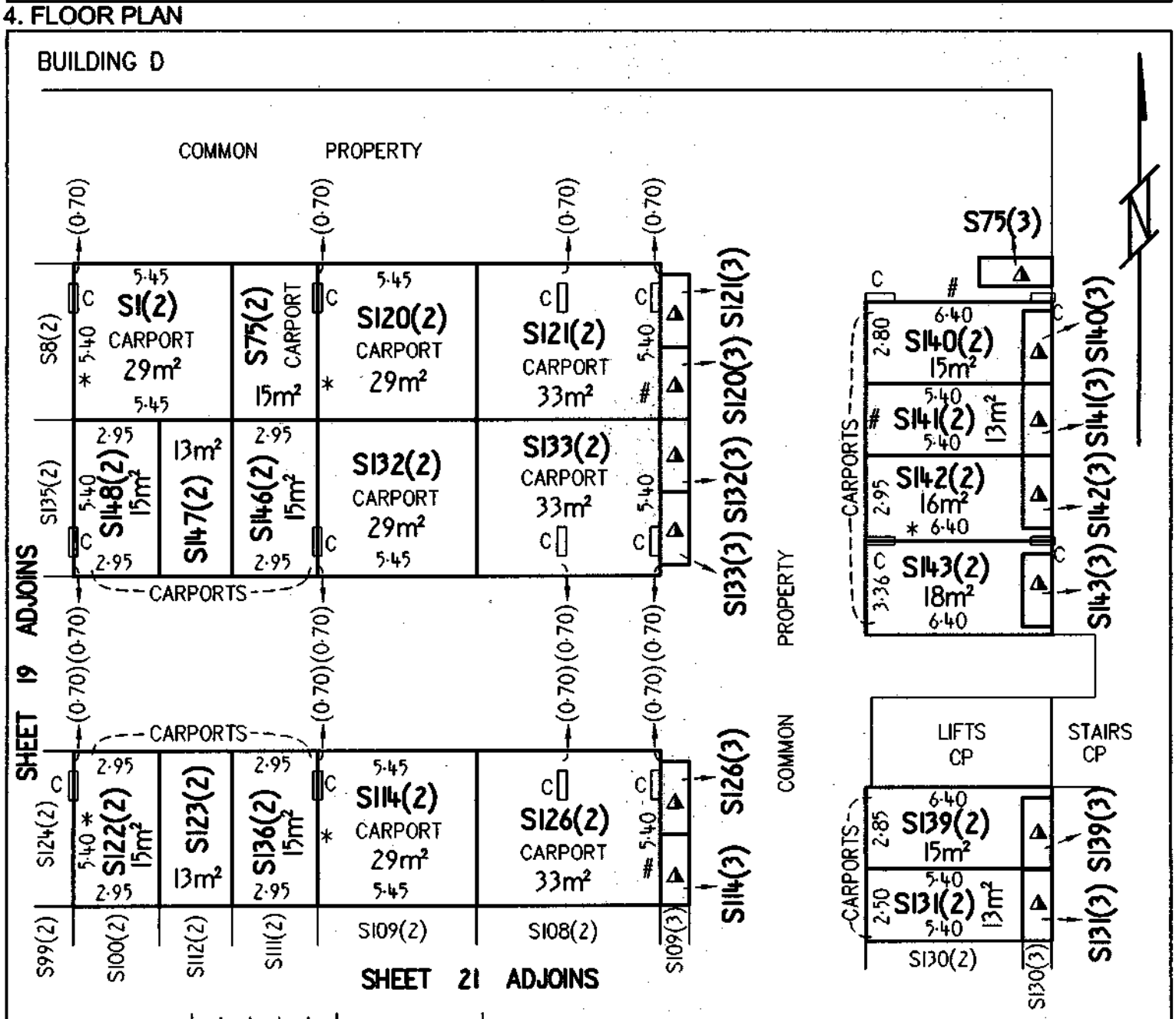
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-30 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
This form revokes form AF 2009-220

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 21 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

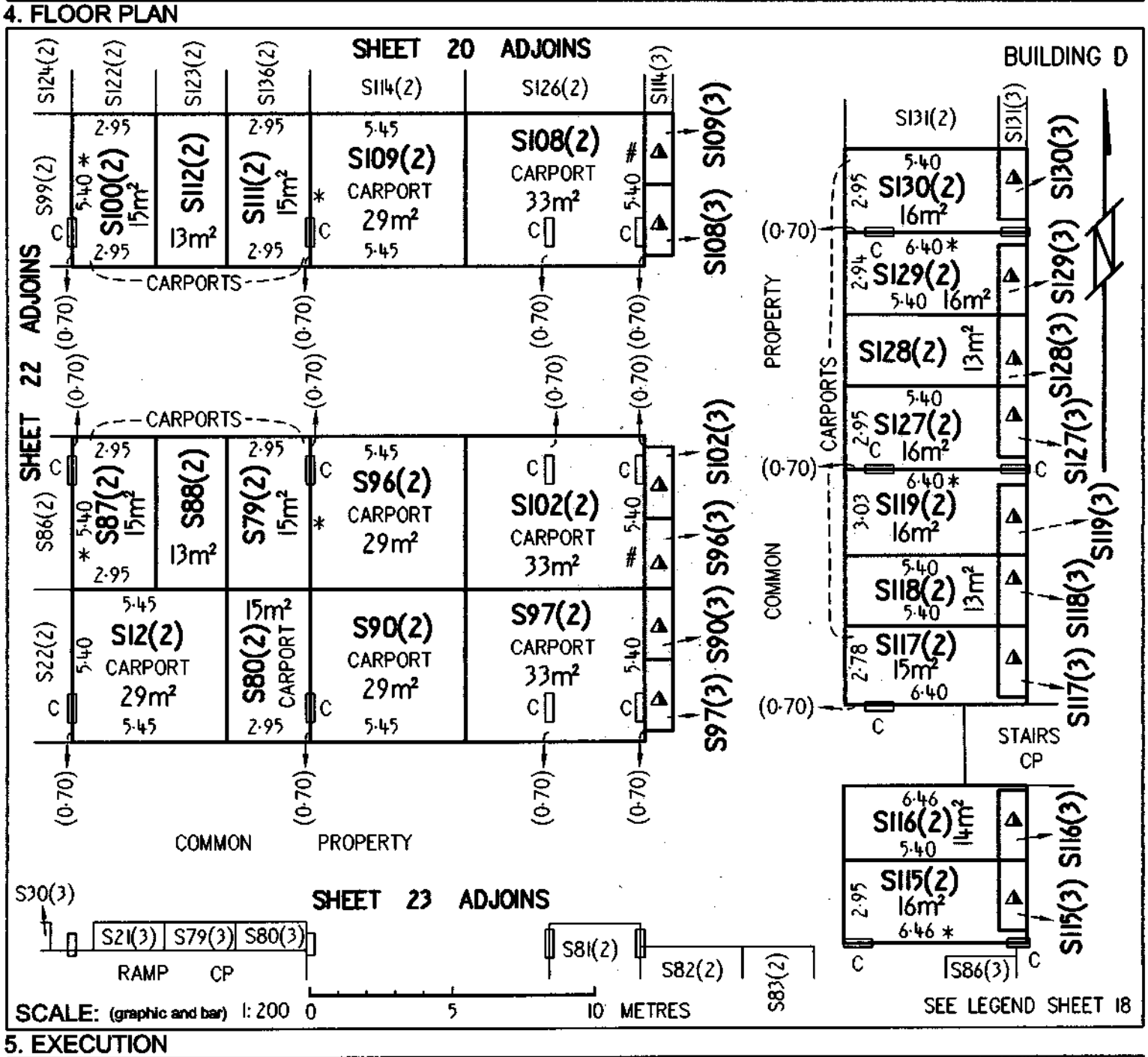
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-30 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 22 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

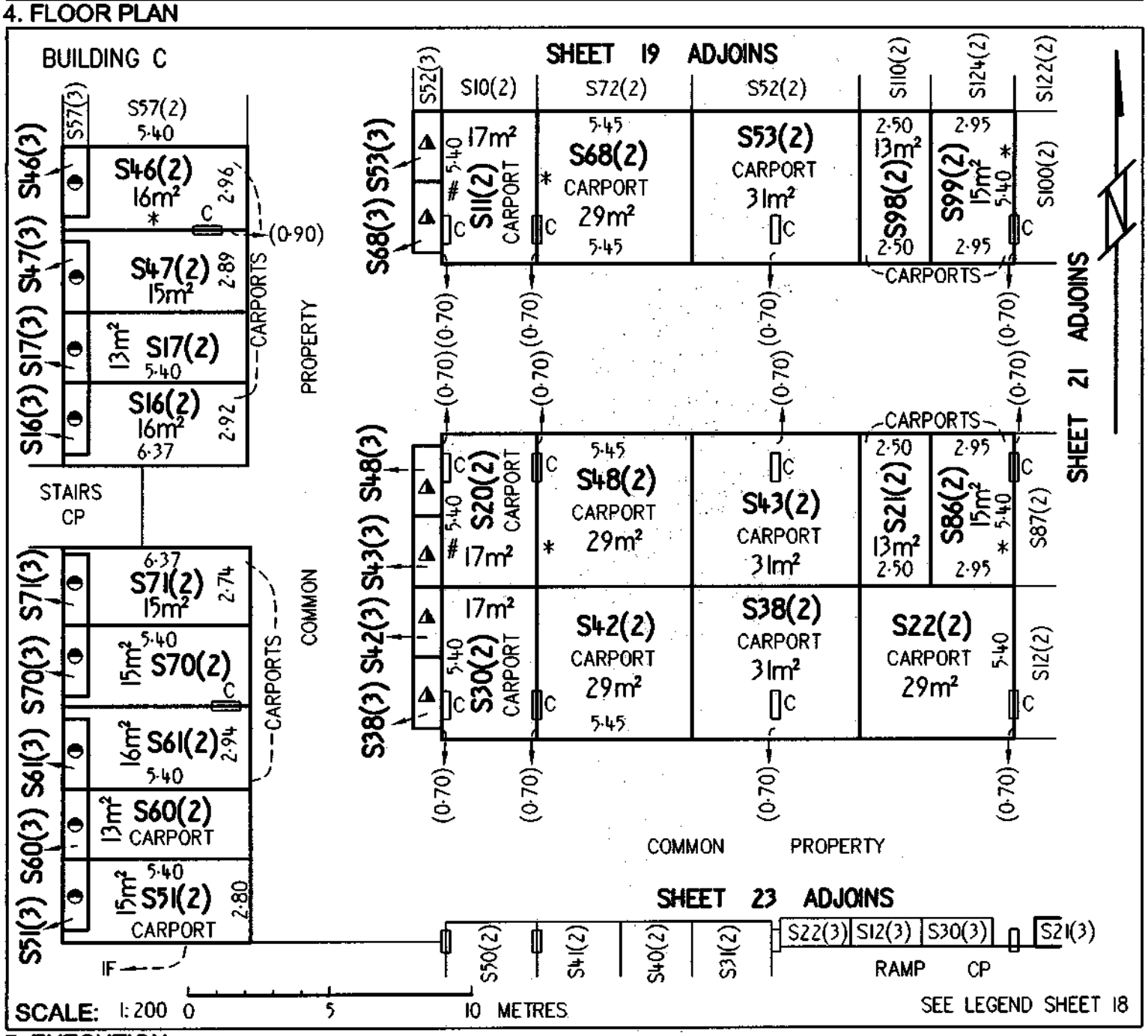
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 23 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

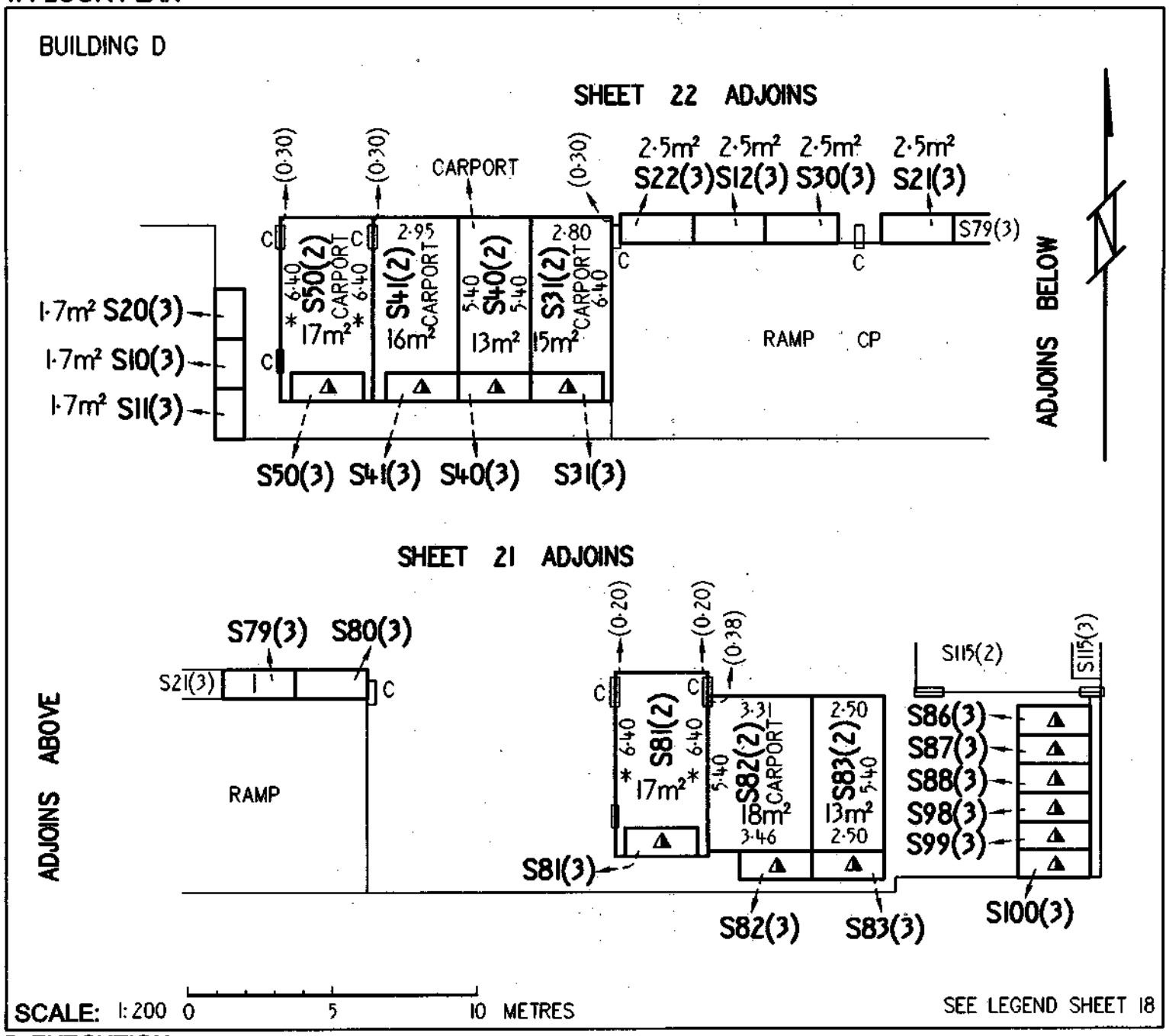
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 24 of 144

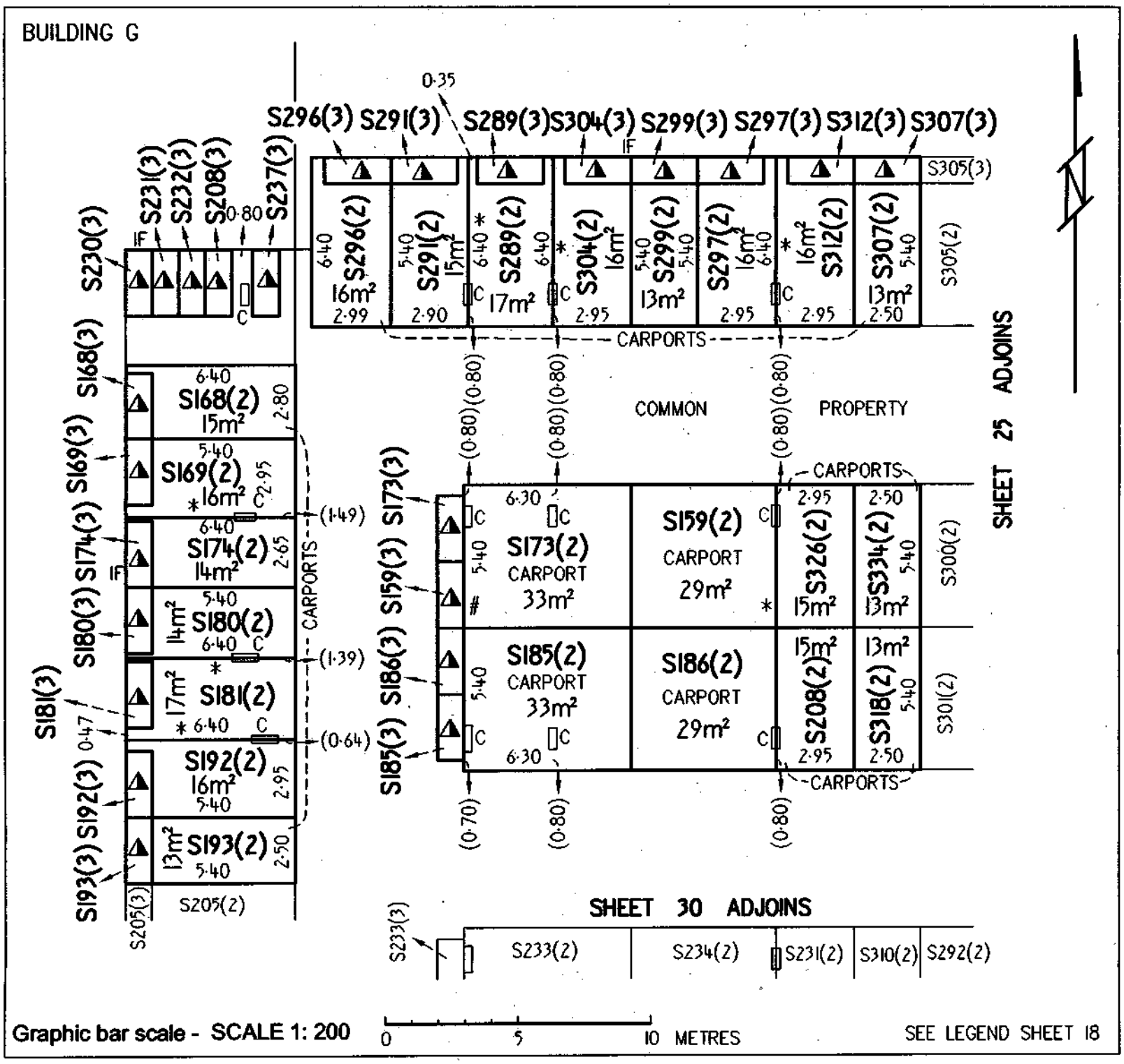
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER BASEMENT	A & UNIT SUBSIDIARIES



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Registered Proprietor

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 24 of 144 Sheets

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

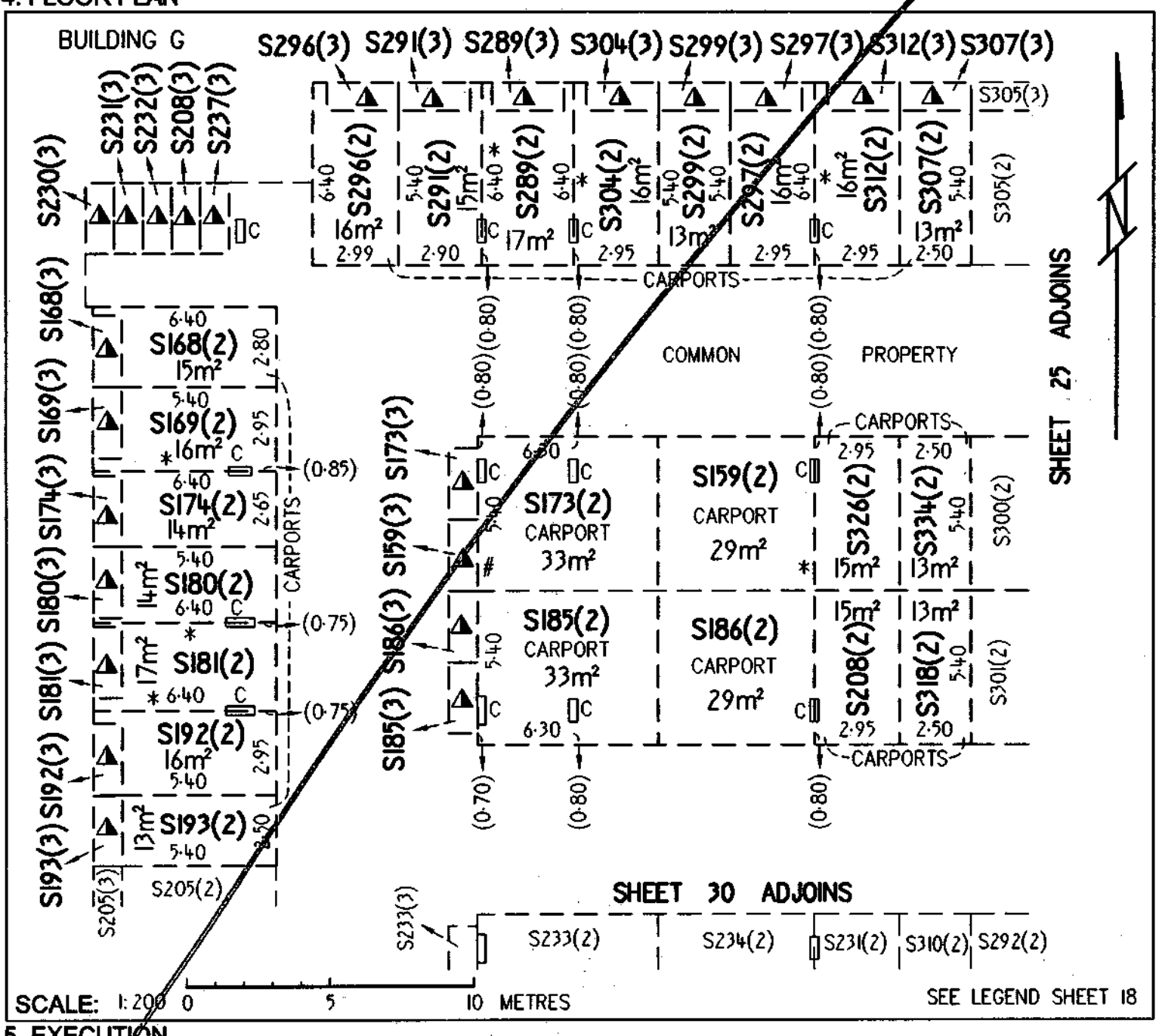
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 25 of 144

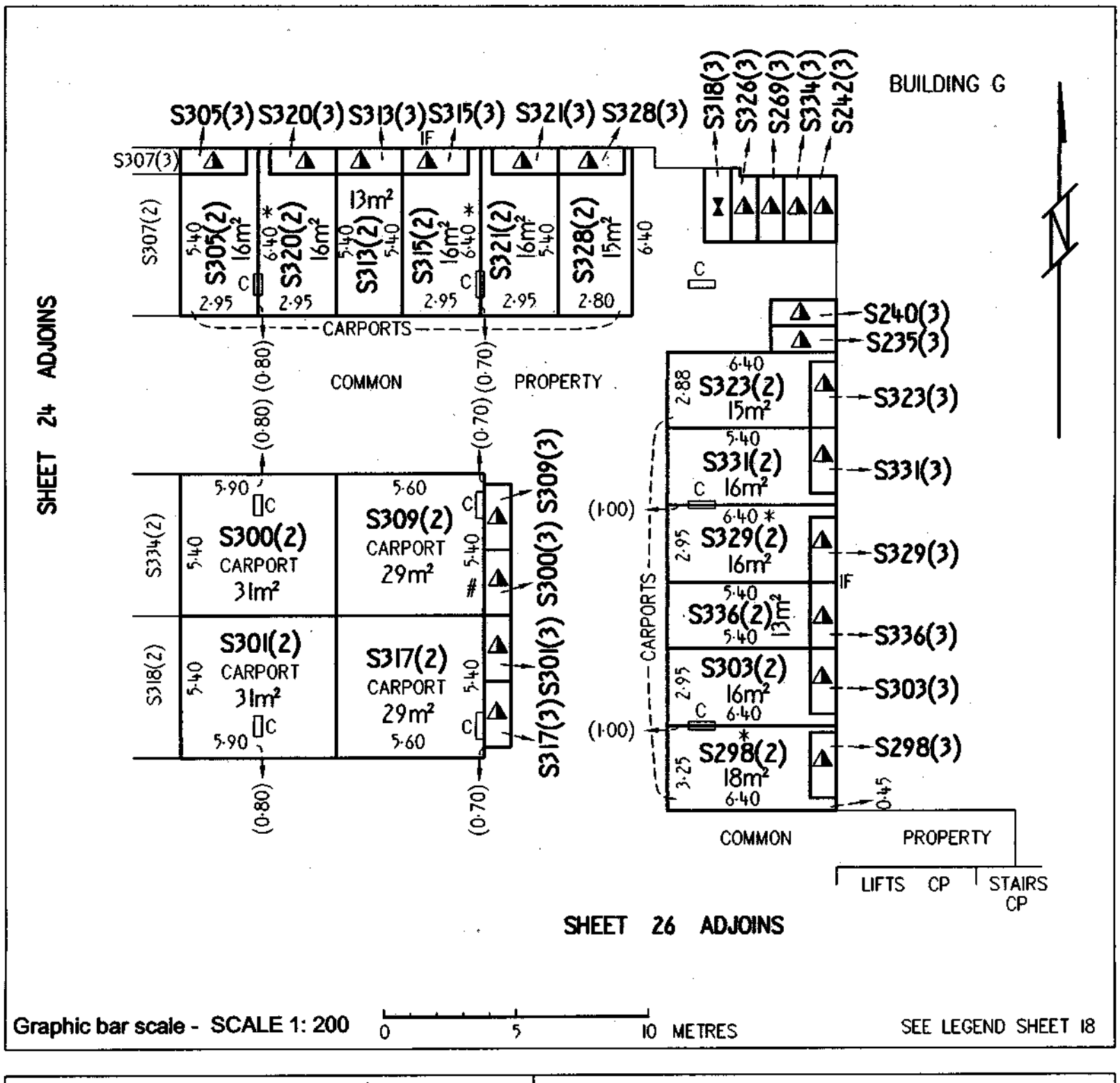
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER BASEMENT	A & UNIT SUBSIDIARIES



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 25 of 144 Sheets

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on 2/12/2011
Replacement Sheet Issued

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

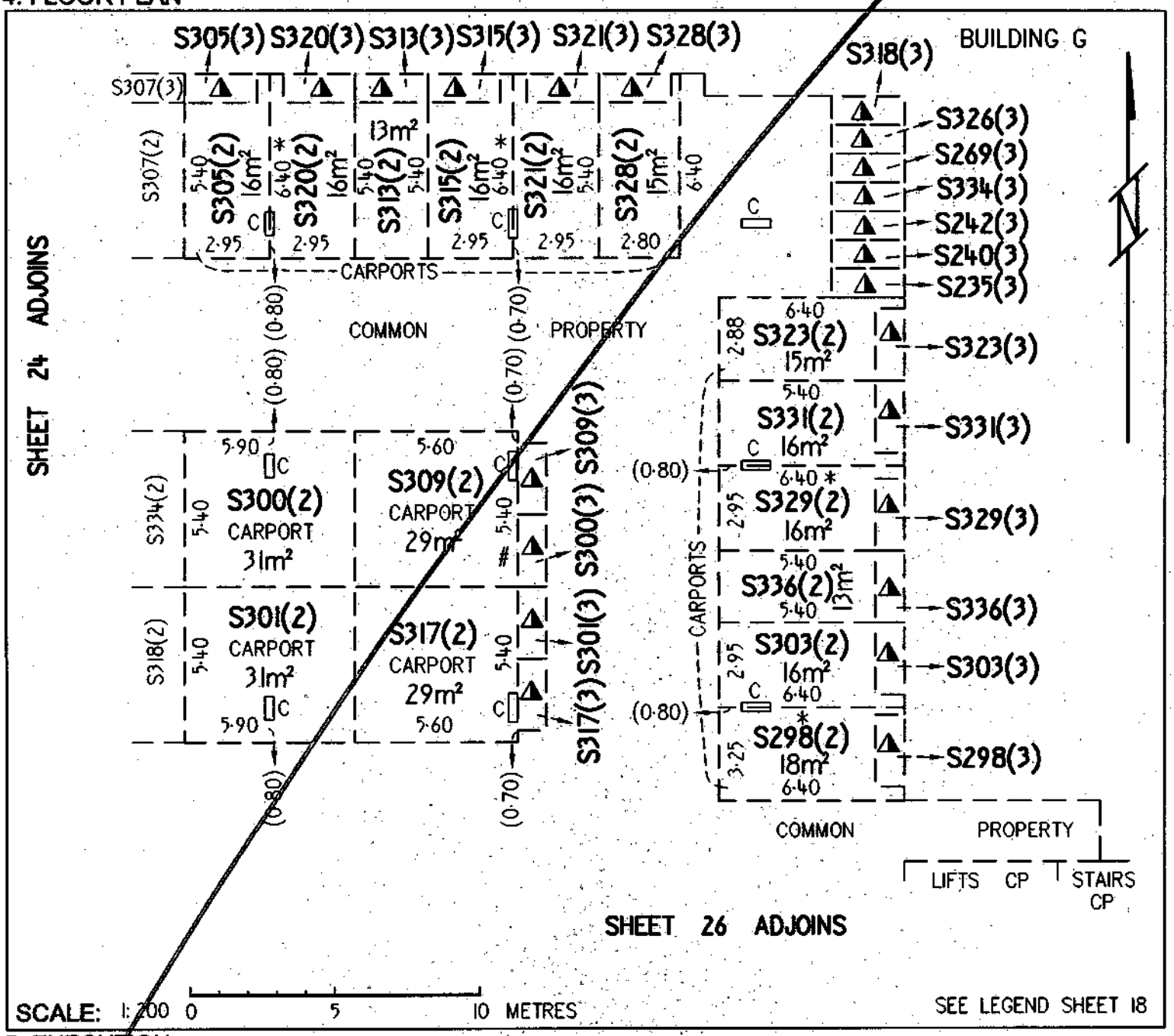
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 26 of 144

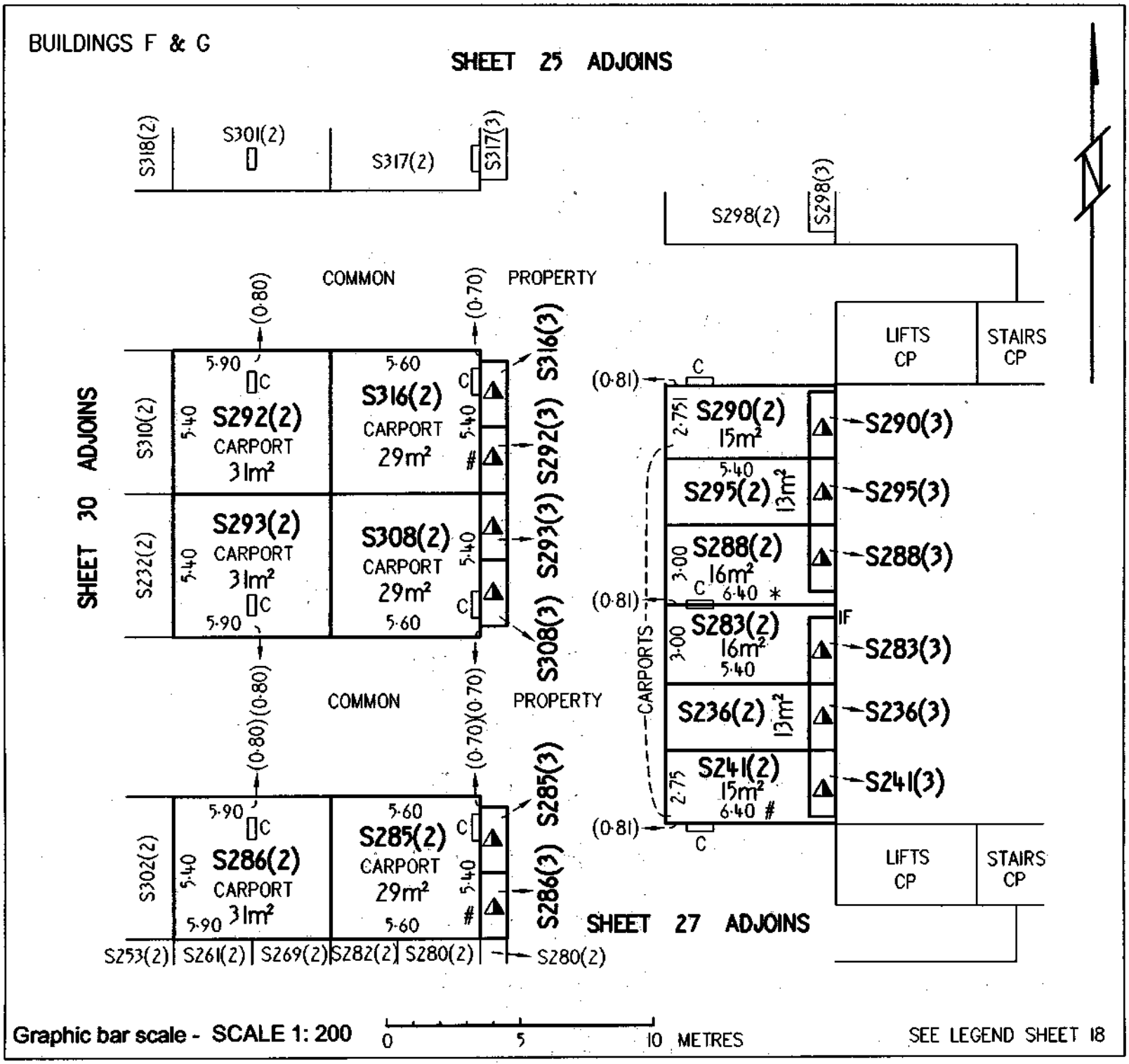
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER BASEMENT	A & UNIT SUBSIDIARIES



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 26 of 144 Sheets

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Replacement Sheet Issued

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Form 091

FLOOR PLAN

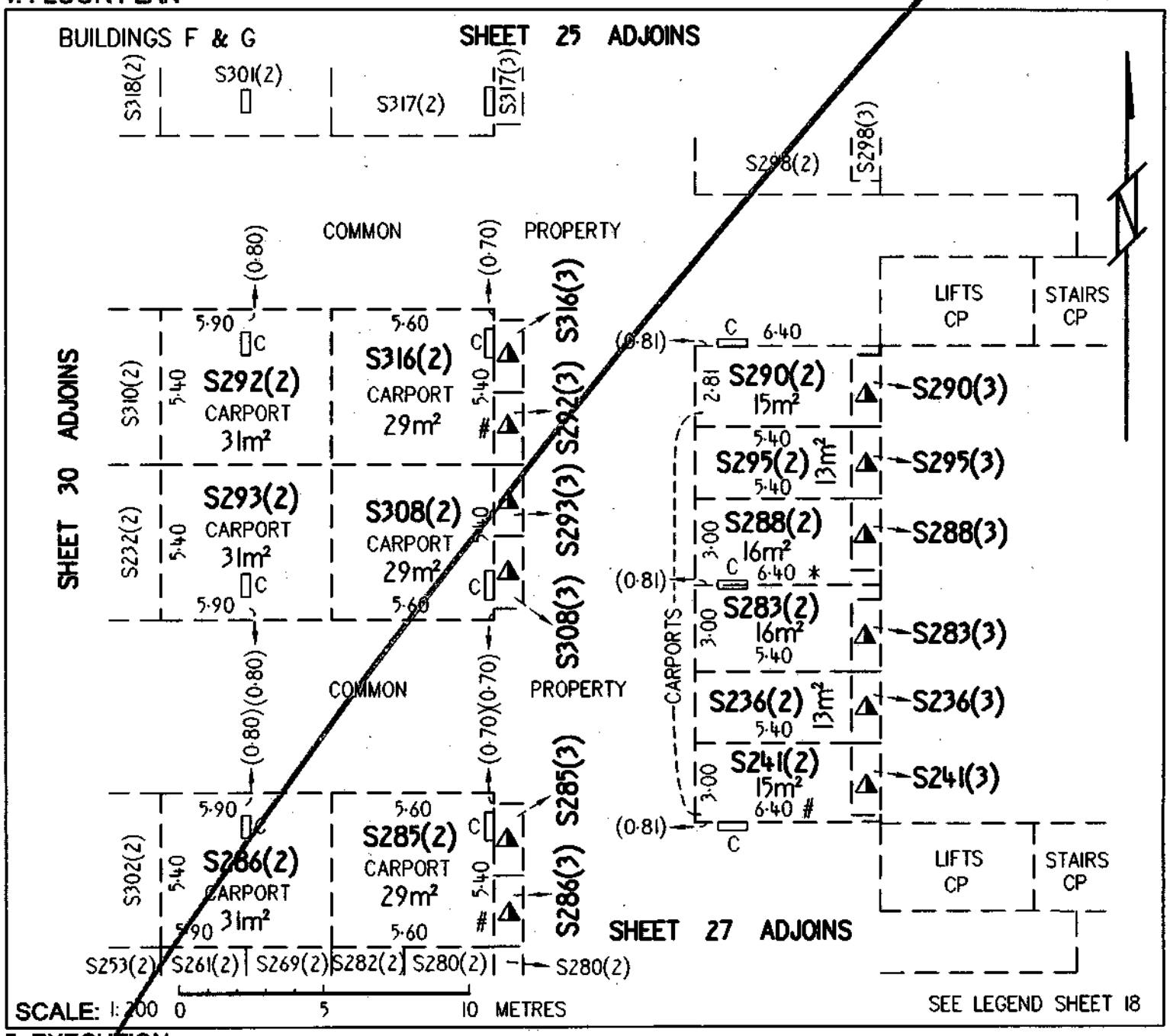
1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3586

2. FLOOR NUMBER | 3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

BASEMENT	UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 27 of 144

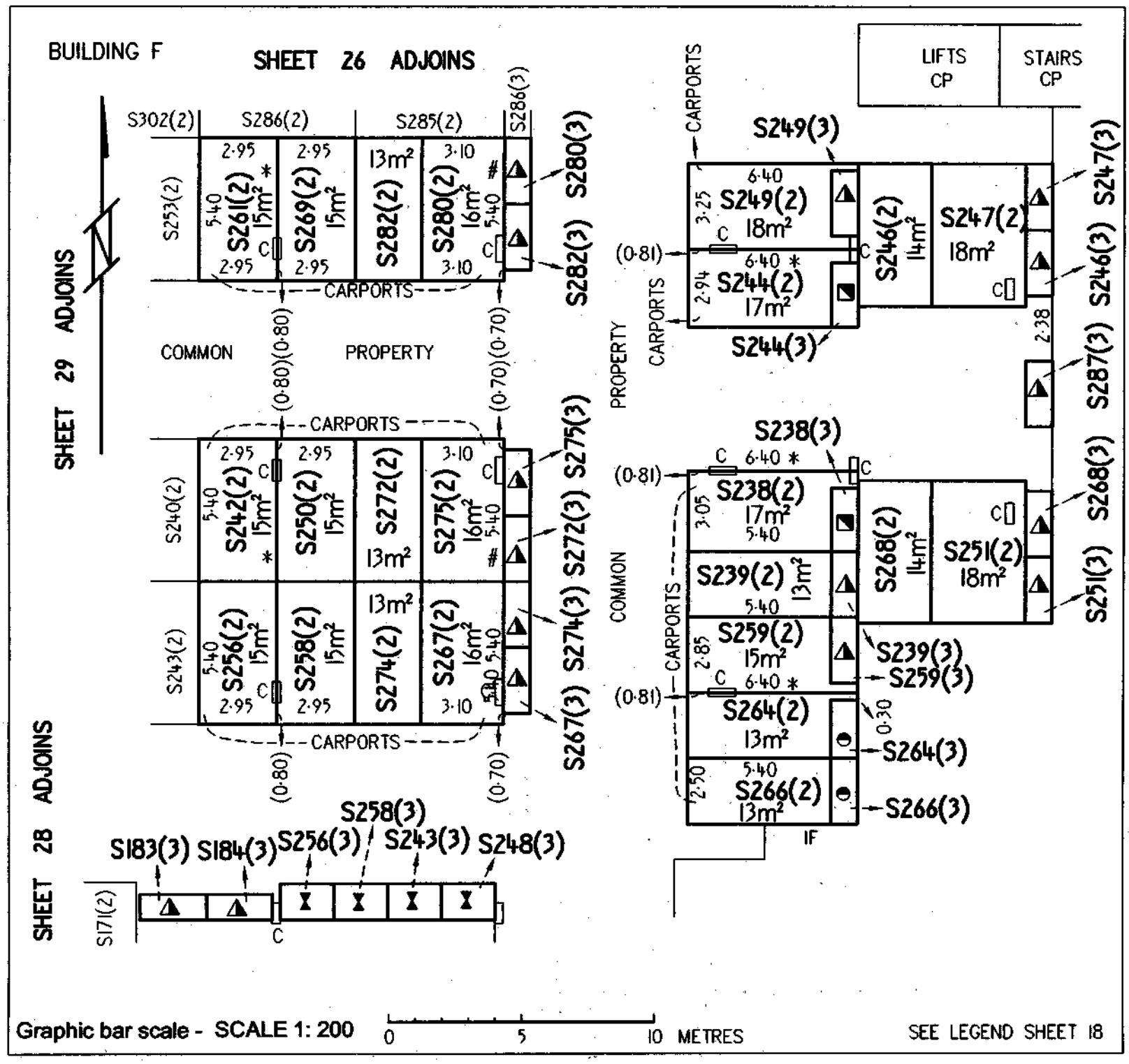
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER BASEMENT	A & UNIT SUBSIDIARIES



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 27 of 44 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

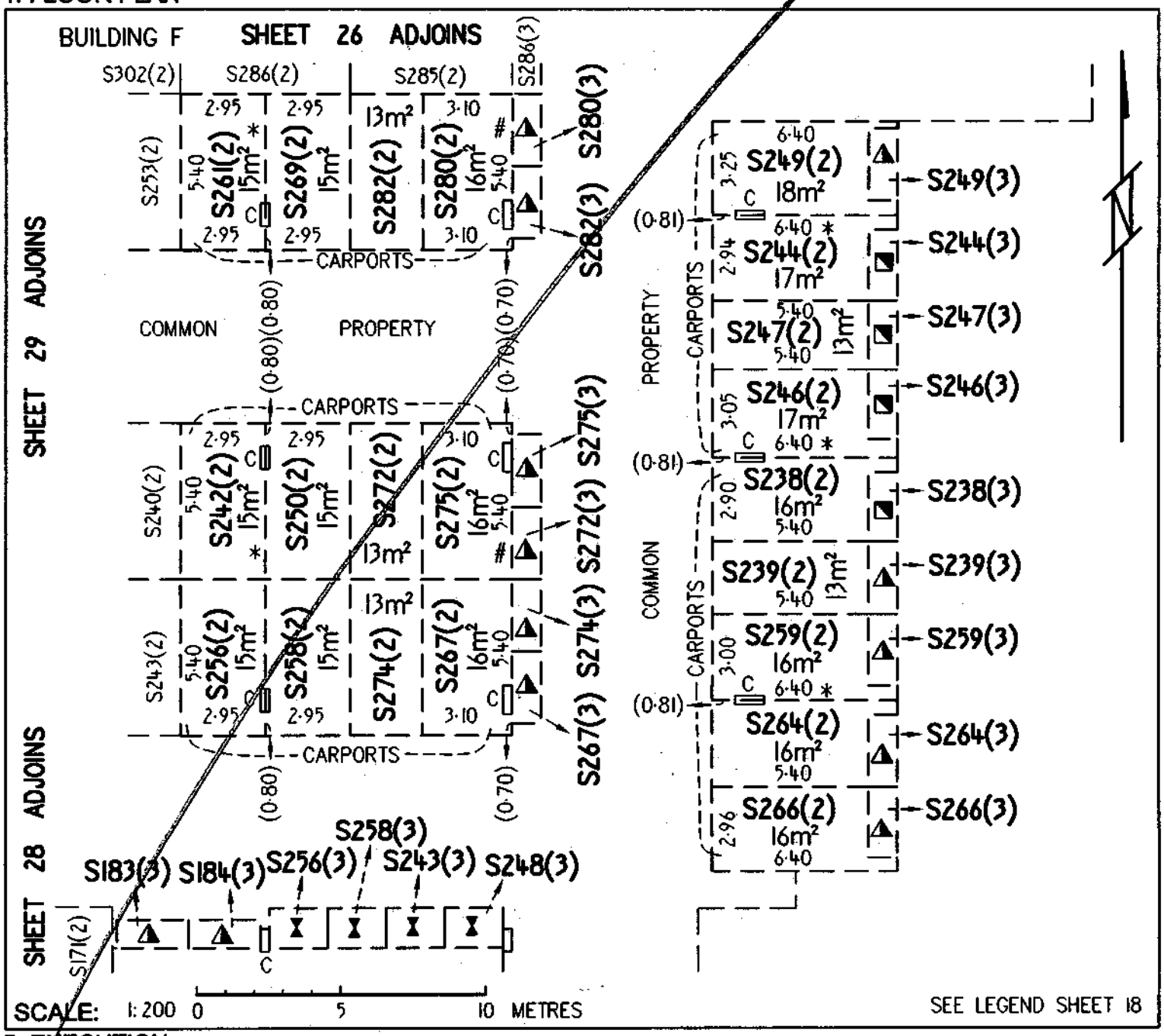
1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER: BASEMENT

3. CLASS OF UNITS (A or B) Please indicate class of units: UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 28 of 144

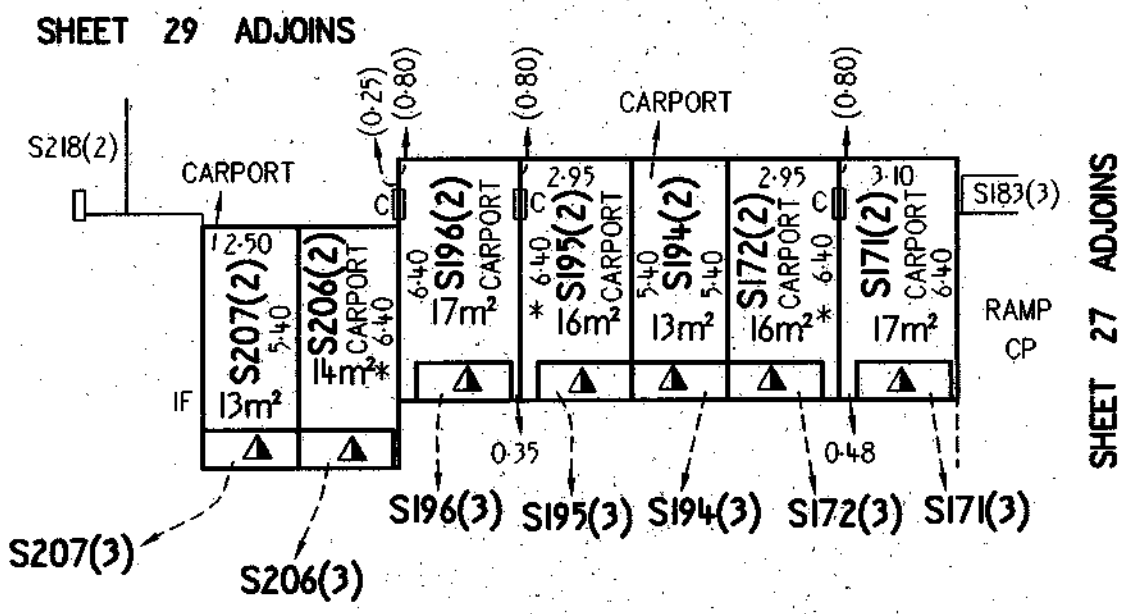
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER BASEMENT	A & UNIT SUBSIDIARIES



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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CAMERON NOMINEES (ACT) PTY LTD
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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 28 of 144 Sheets

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on 2/12/2011
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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

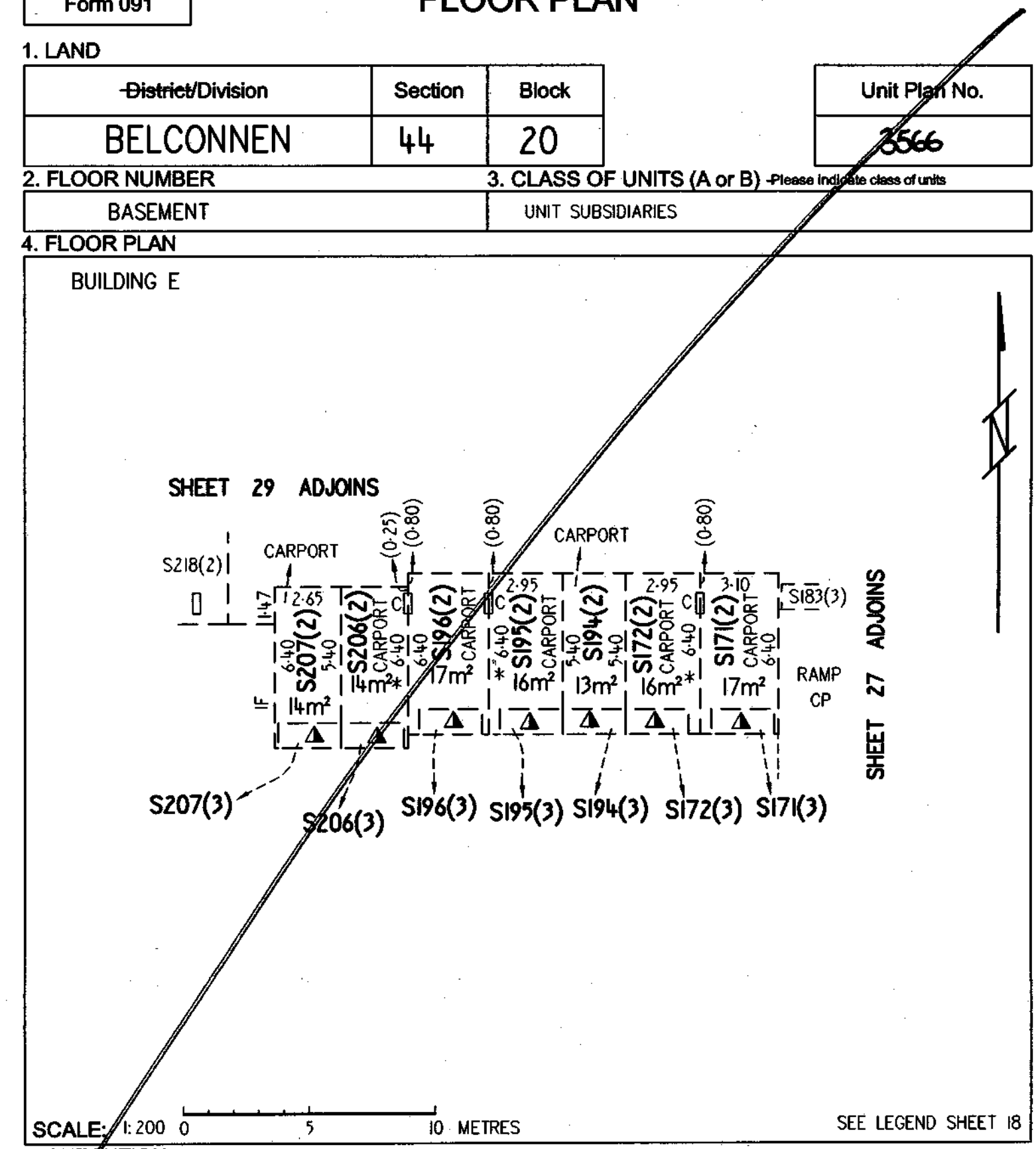
BASEMENT

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Form 3

Sheet No. 29 of 144

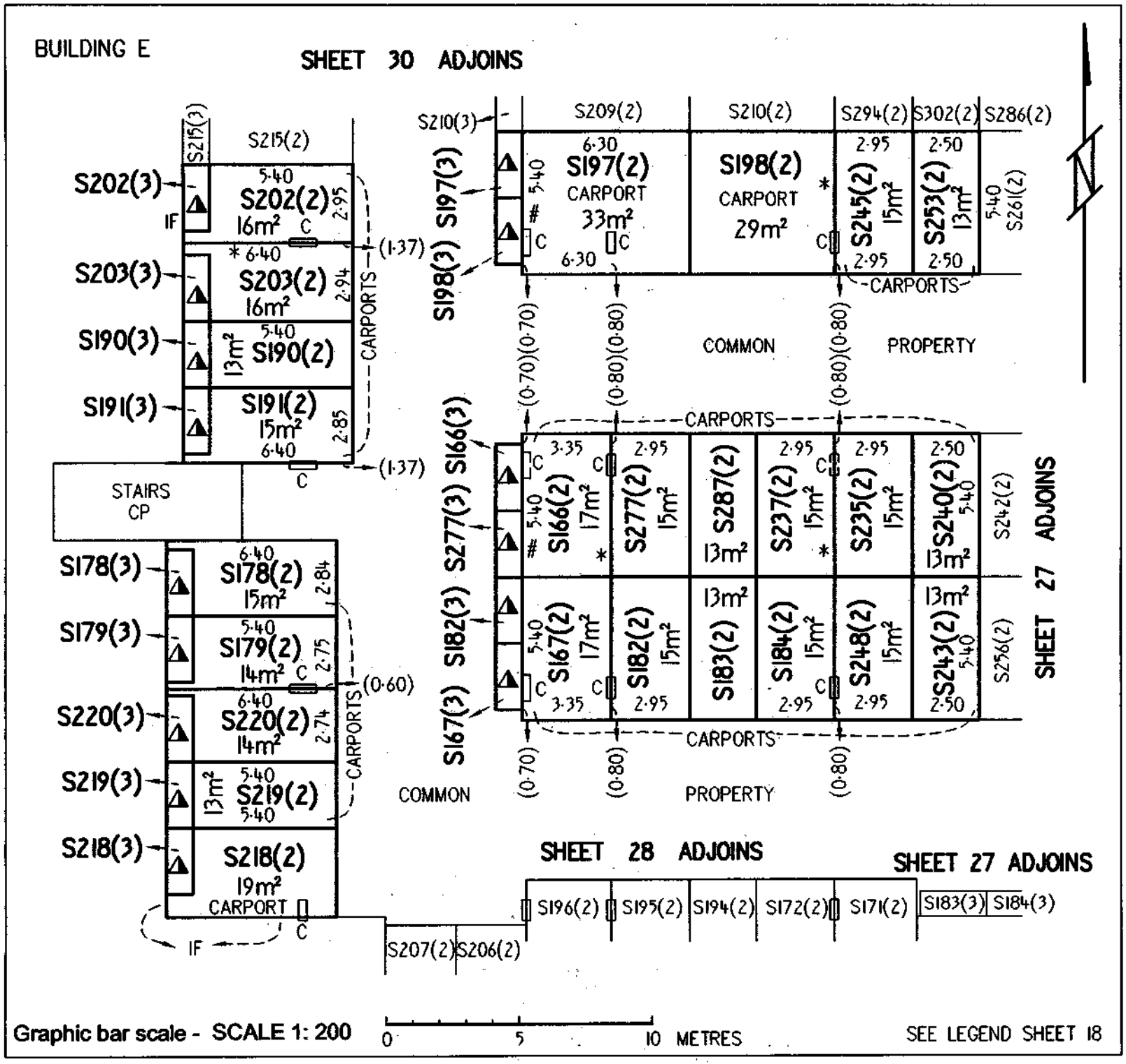
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER BASEMENT	A & UNIT SUBSIDIARIES



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 29 of 144 Sheets

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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

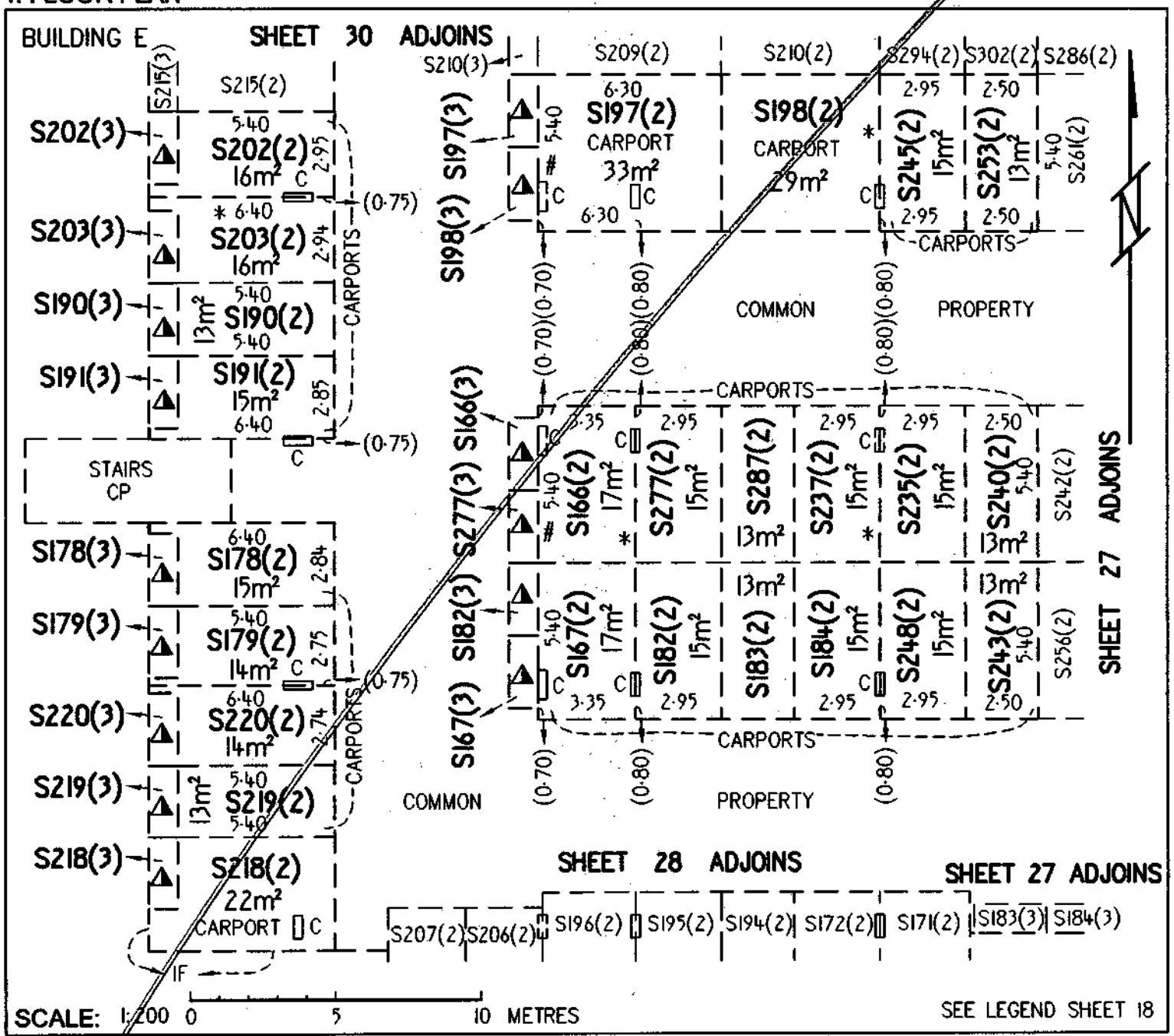
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 30 of 144

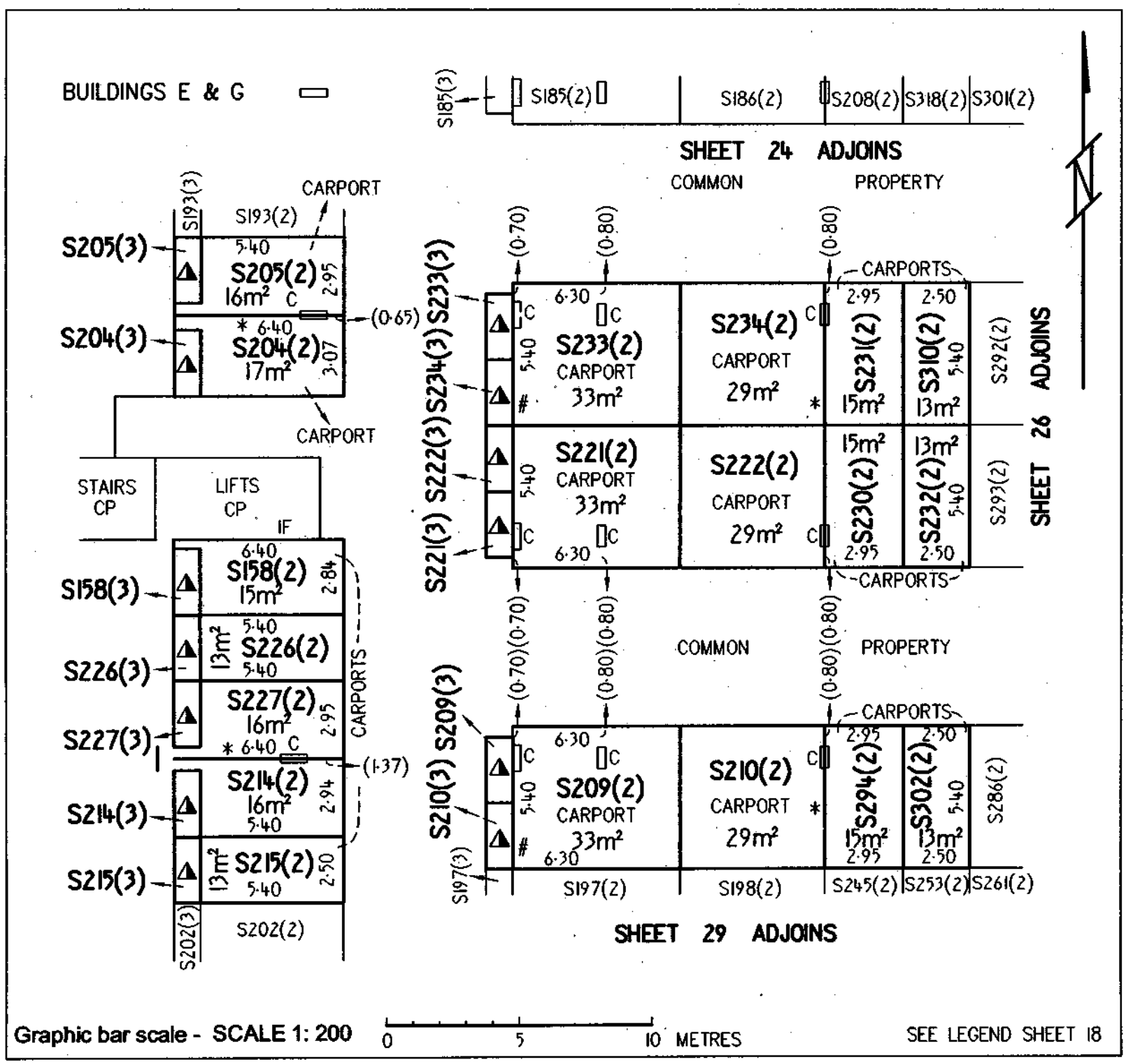
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER BASEMENT	A & UNIT SUBSIDIARIES



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 30 of 144 Sheets

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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	5566

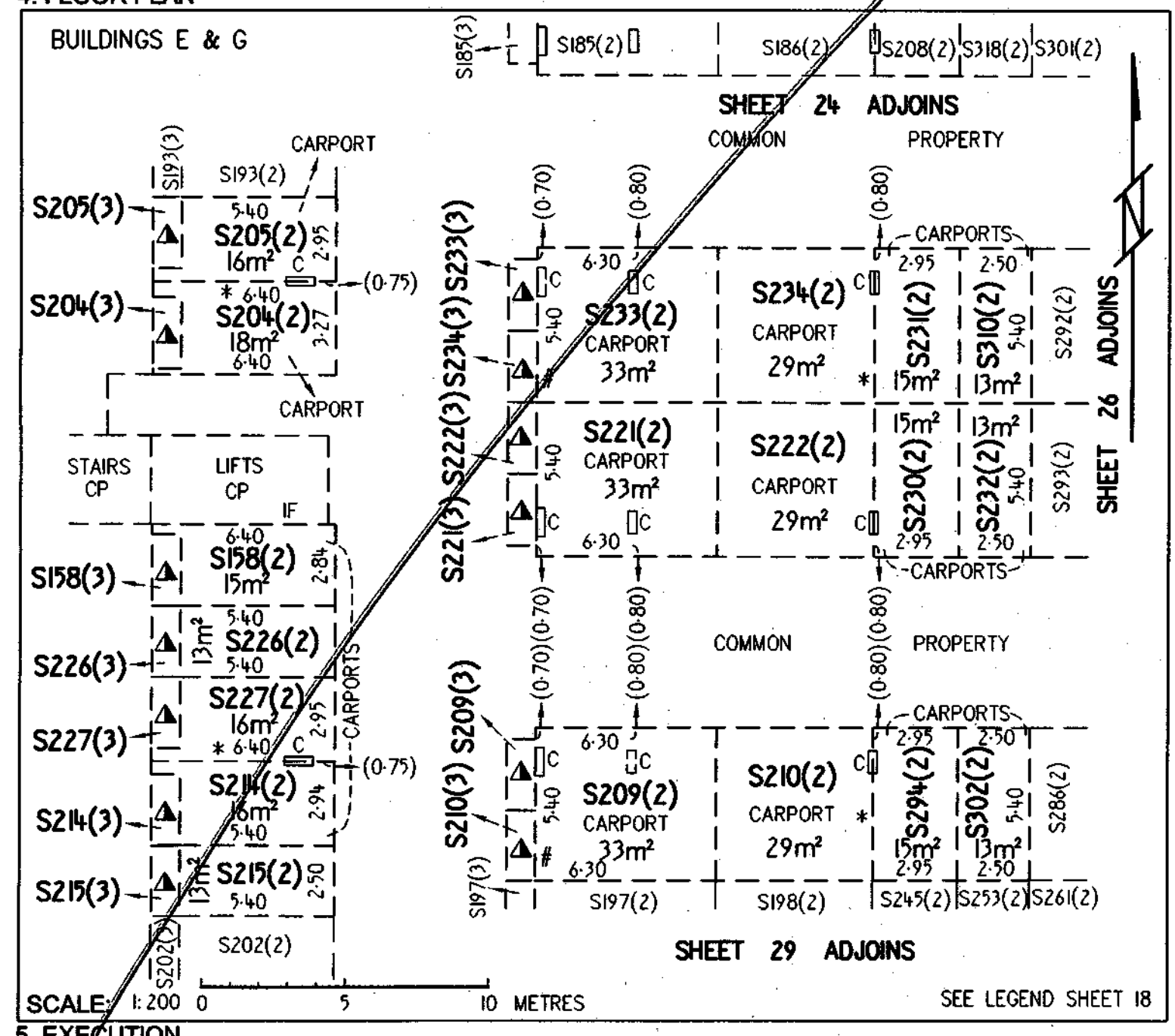
2. FLOOR NUMBER

BASEMENT

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 31 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
~~3665~~ 3566

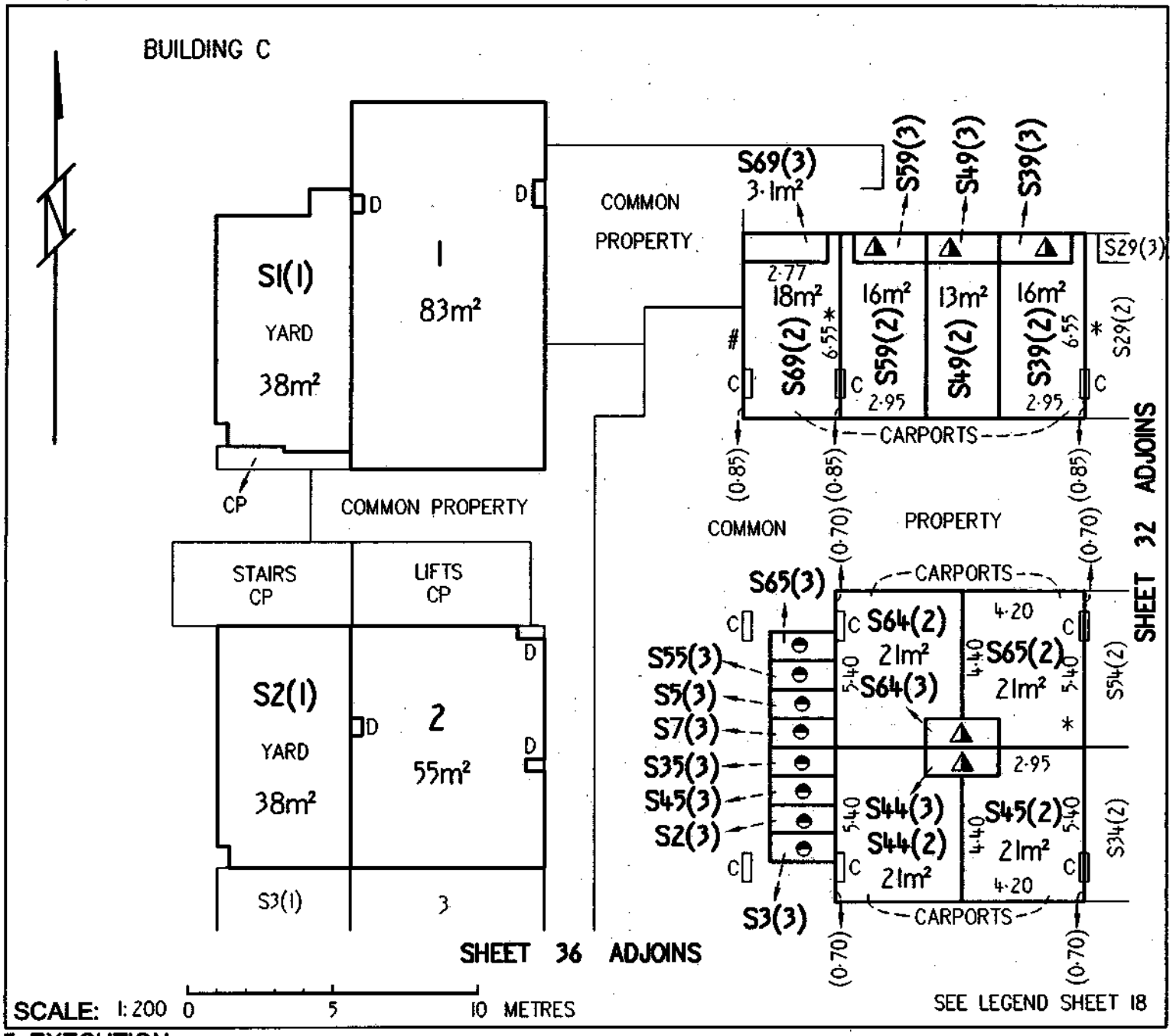
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 32 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

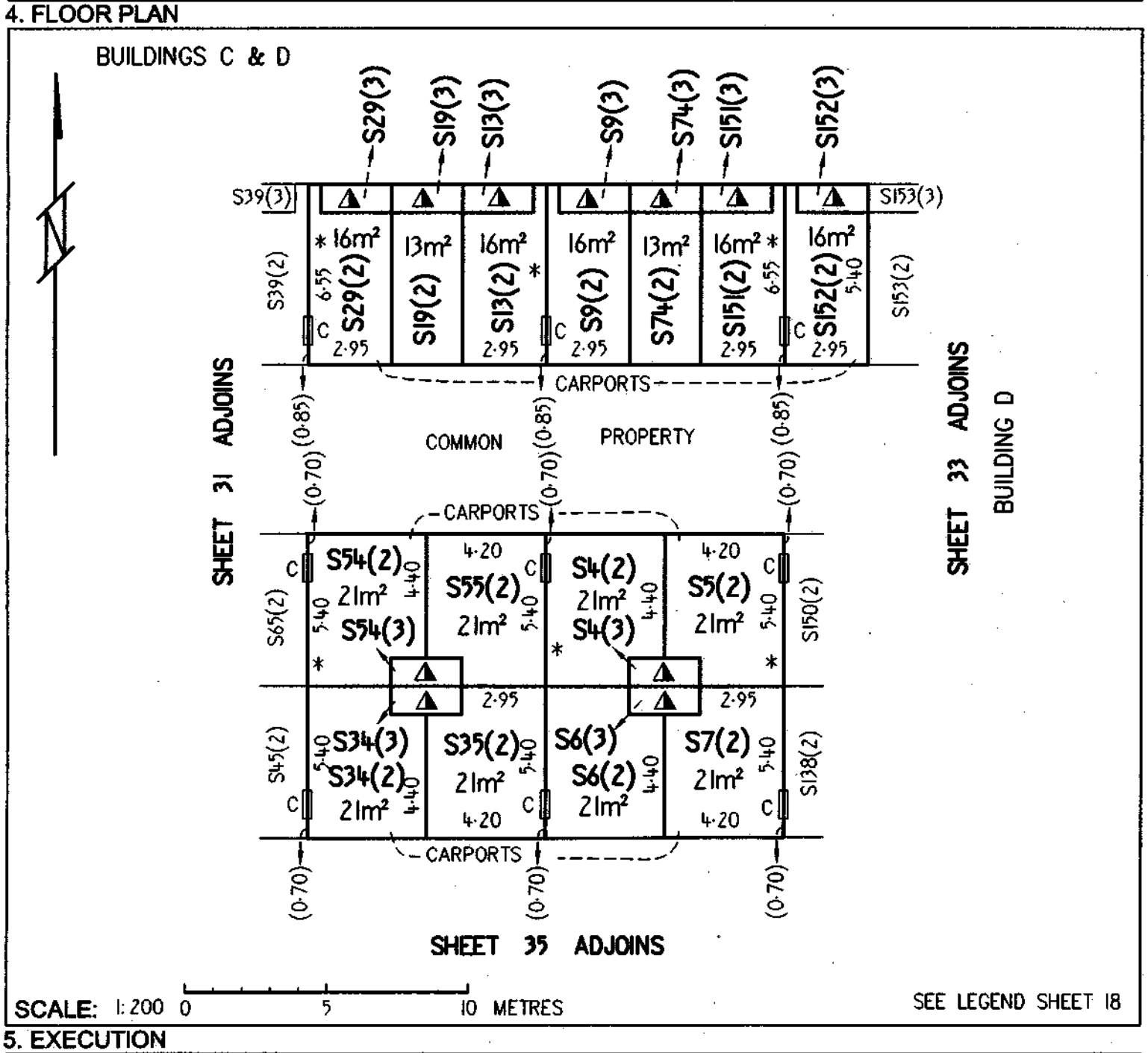
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



SCALE: 1:200 0 5 10 METRES

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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 33 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

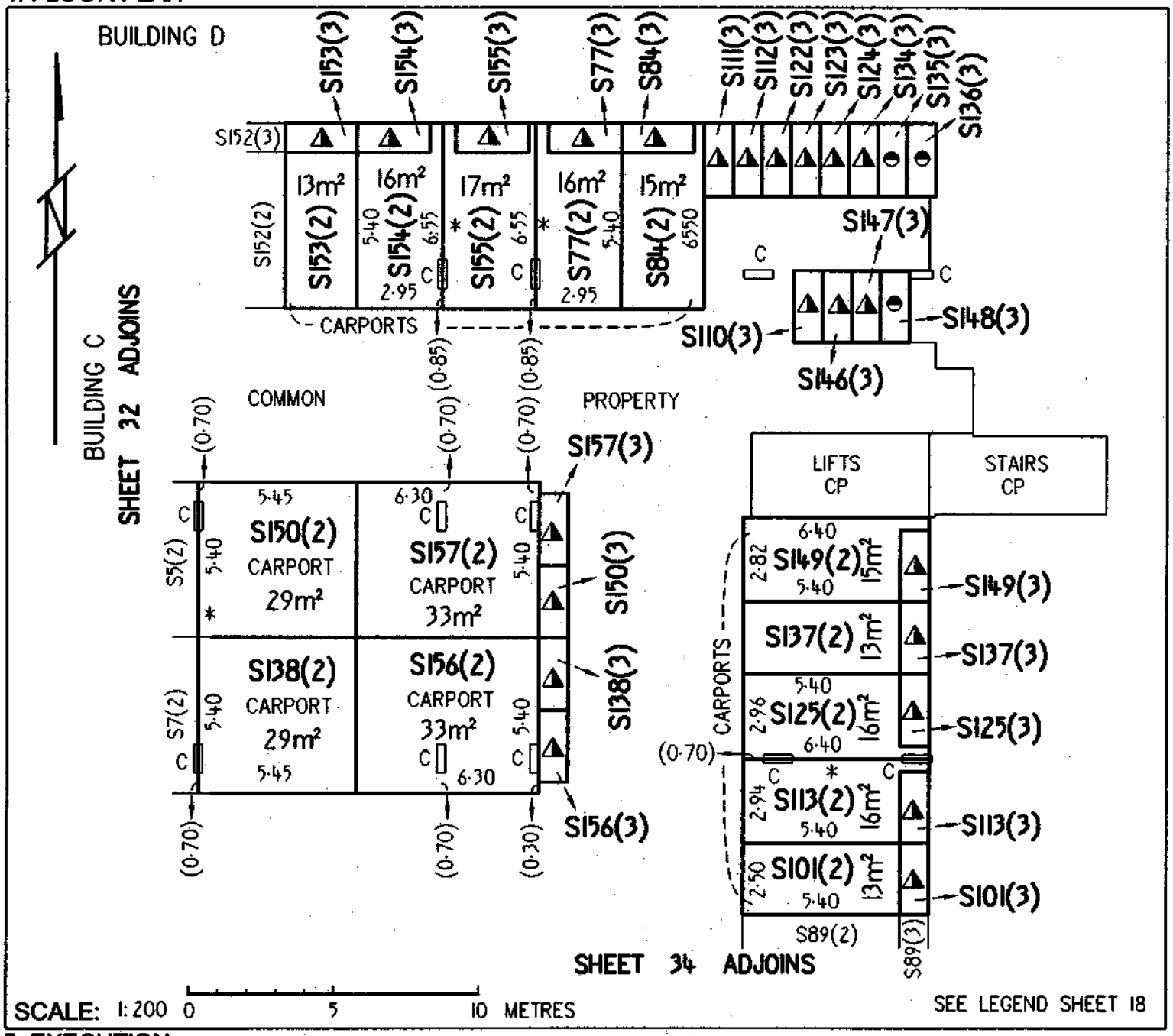
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 34 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

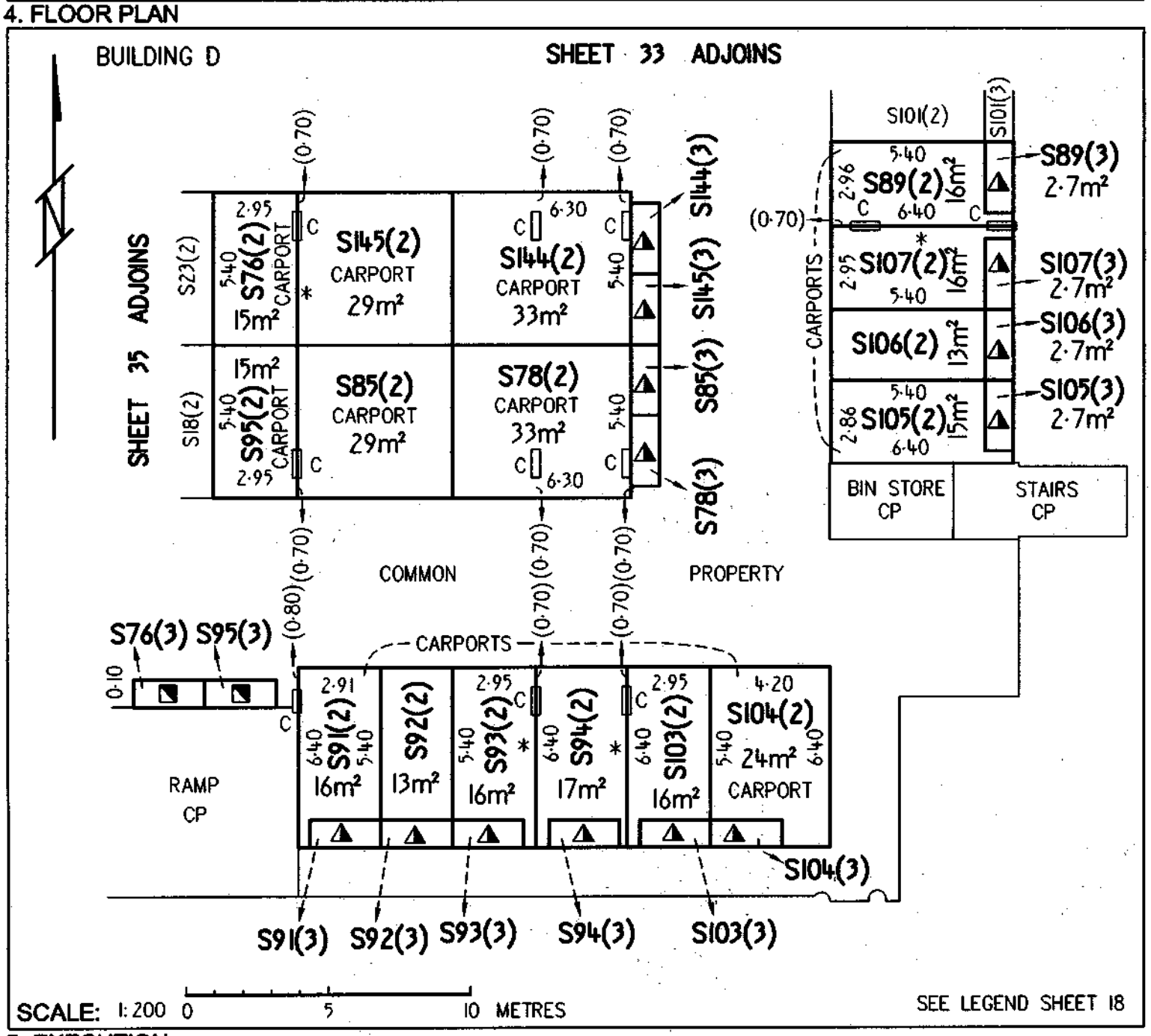
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 35 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

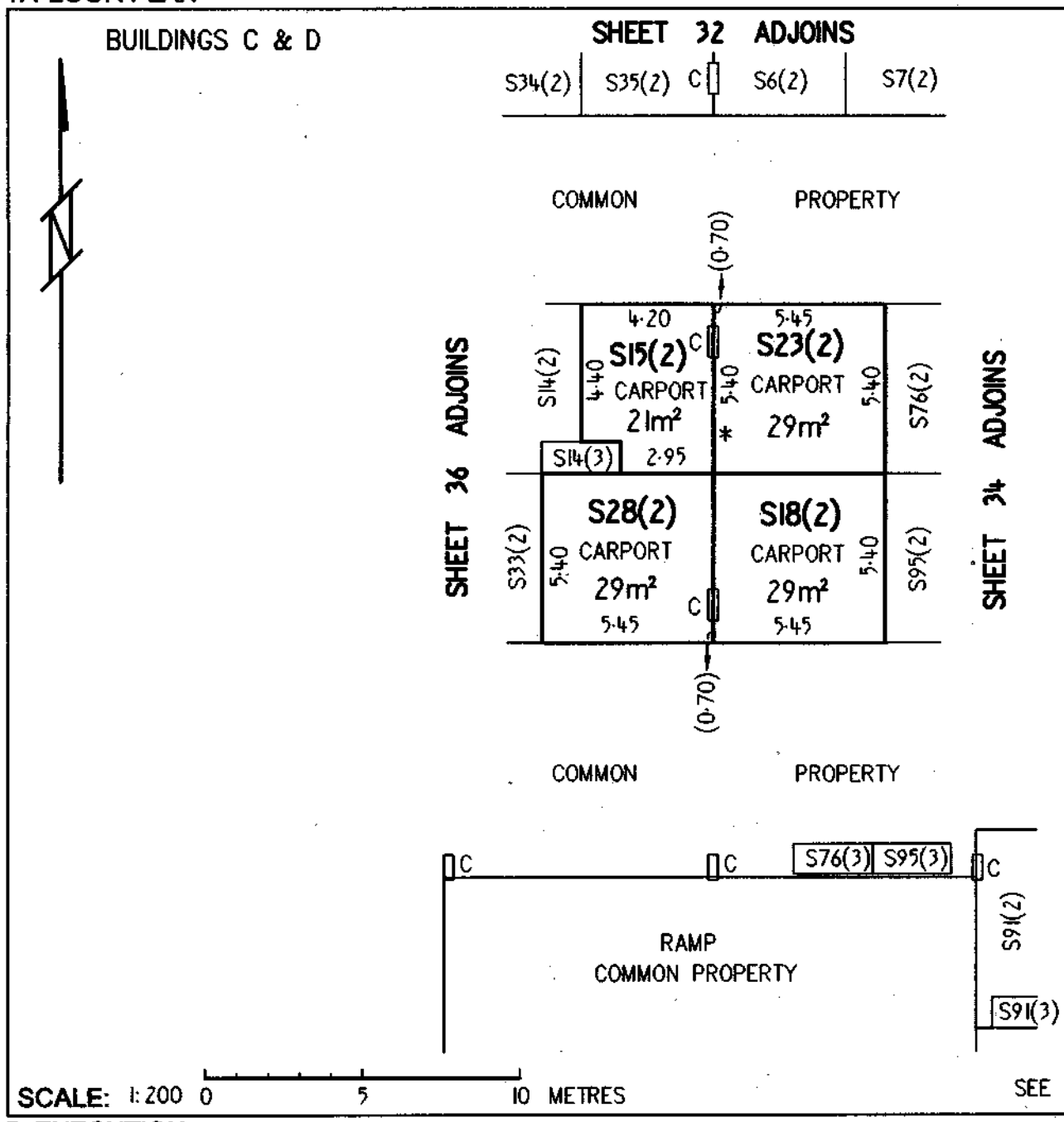
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 36 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

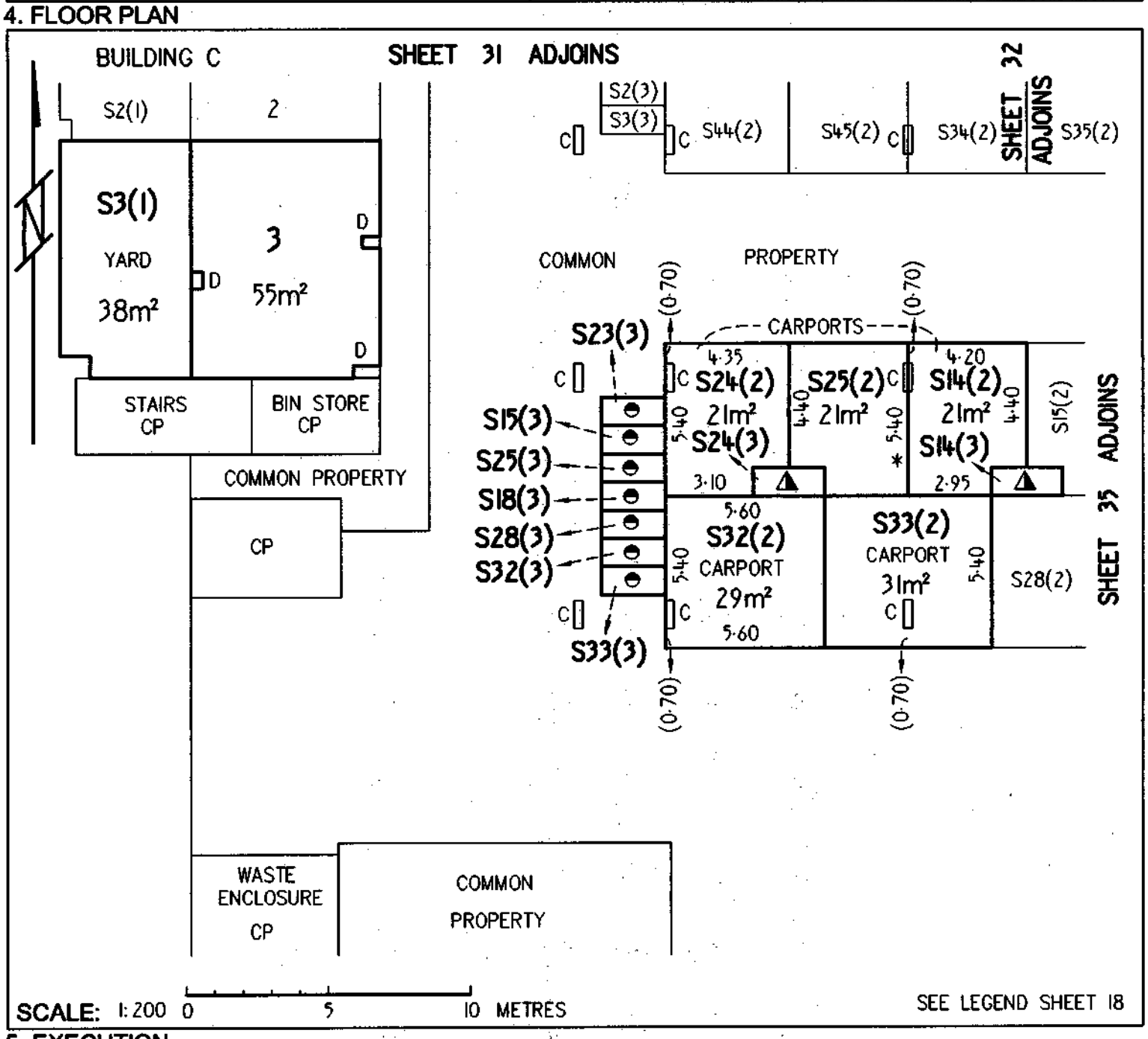
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 37 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

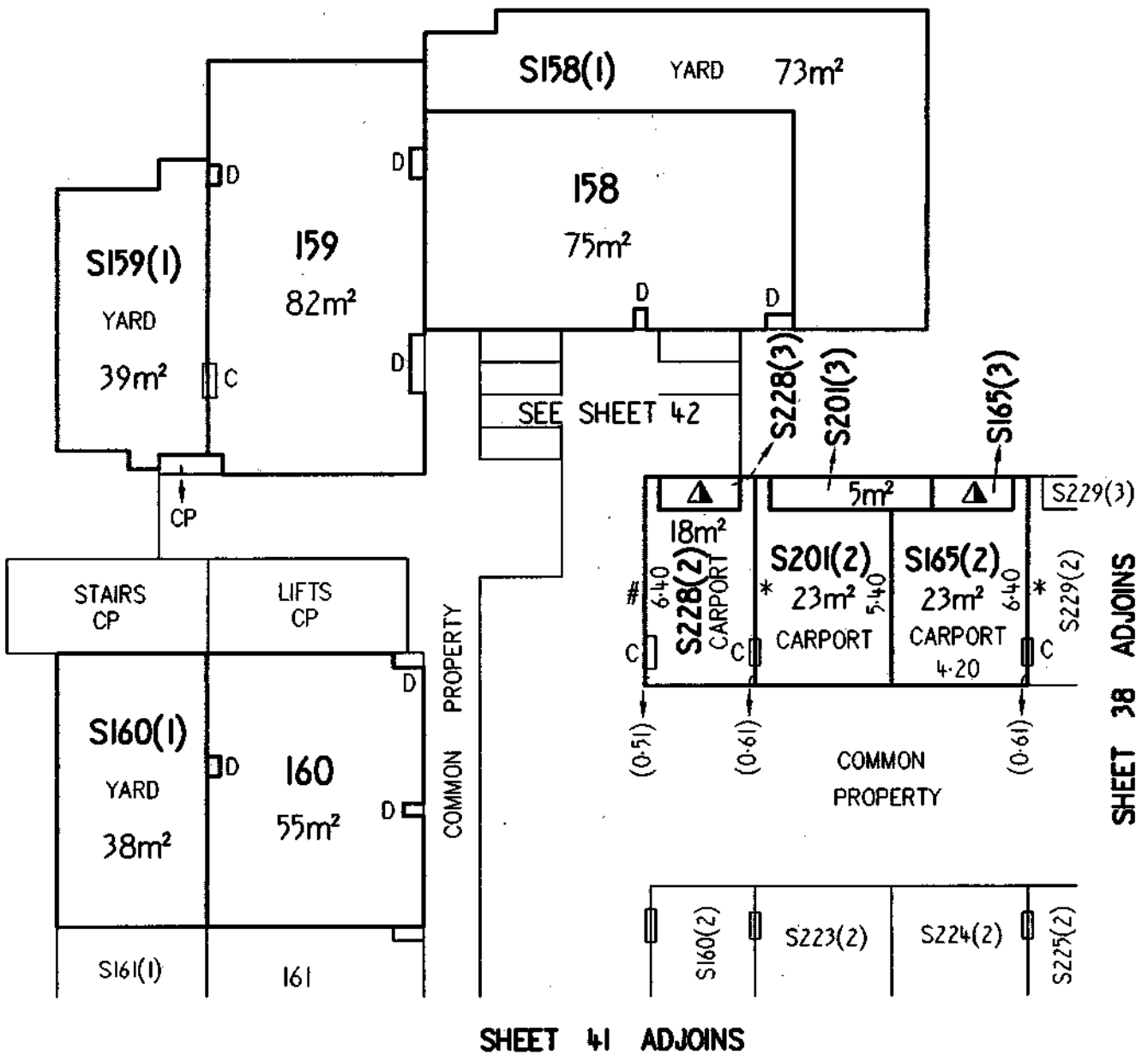
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES

BUILDING E



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Registered Proprietor

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 37 of 144 Sheets

FP
Form 091

FLOOR PLAN

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

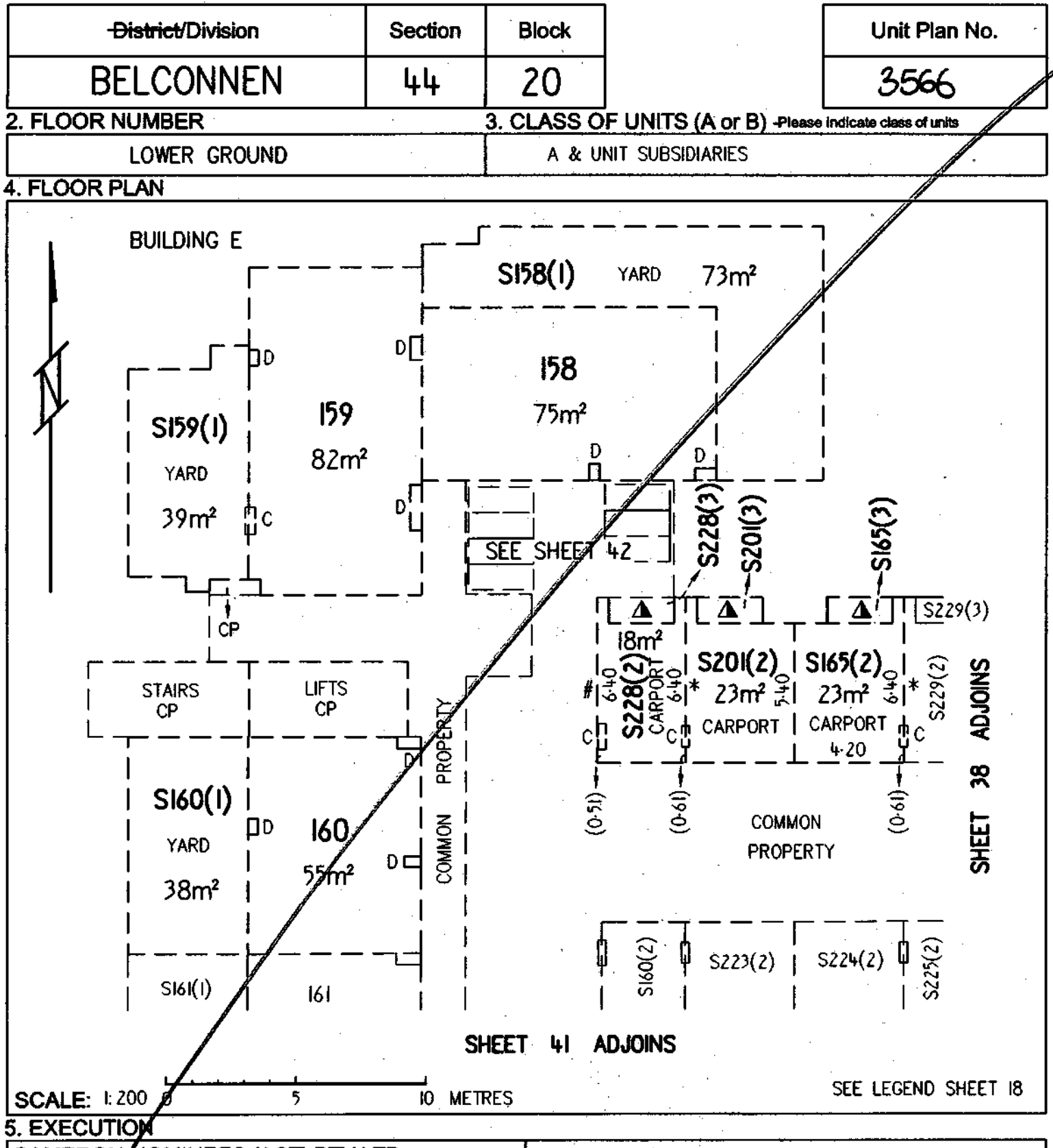
1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER | 3. CLASS OF UNITS (A or B) -Please indicate class of units

LOWER GROUND	A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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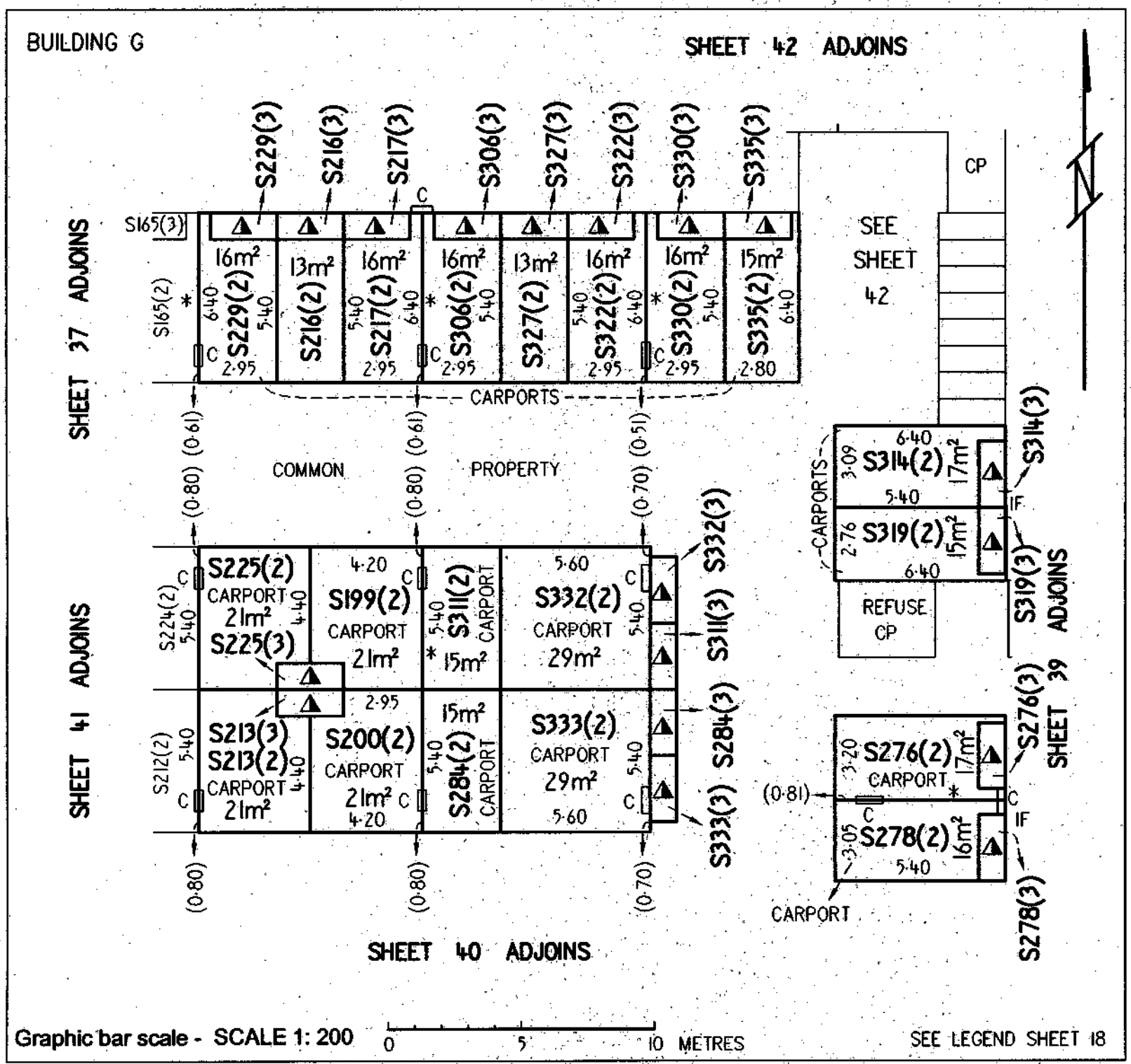
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES



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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 38 of 144 Sheets

FP
Form 091

FLOOR PLAN

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

1. LAND

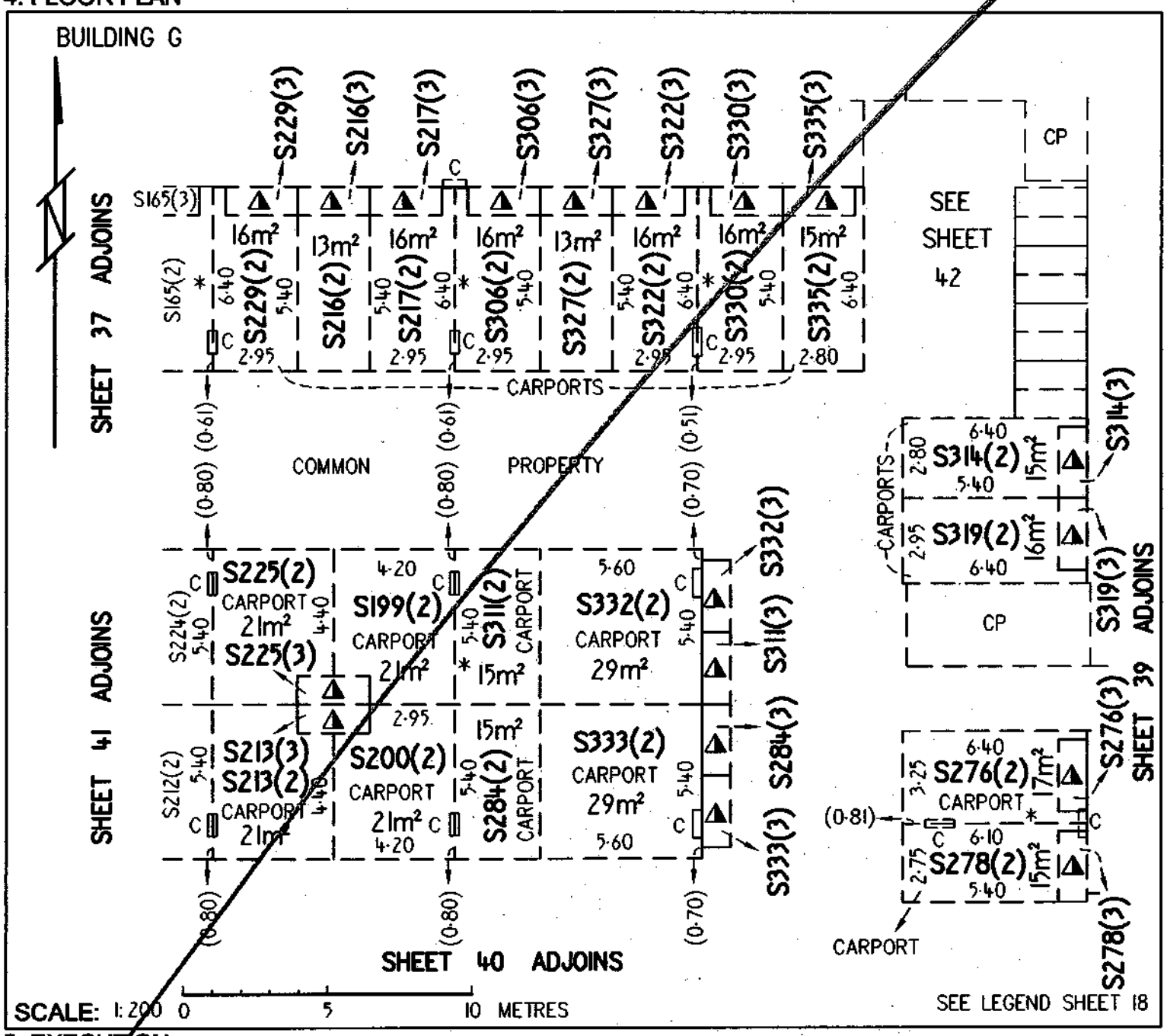
~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No. 3566

2. FLOOR NUMBER: LOWER GROUND

3. CLASS OF UNITS (A or B) Please indicate class of units: UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 39 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

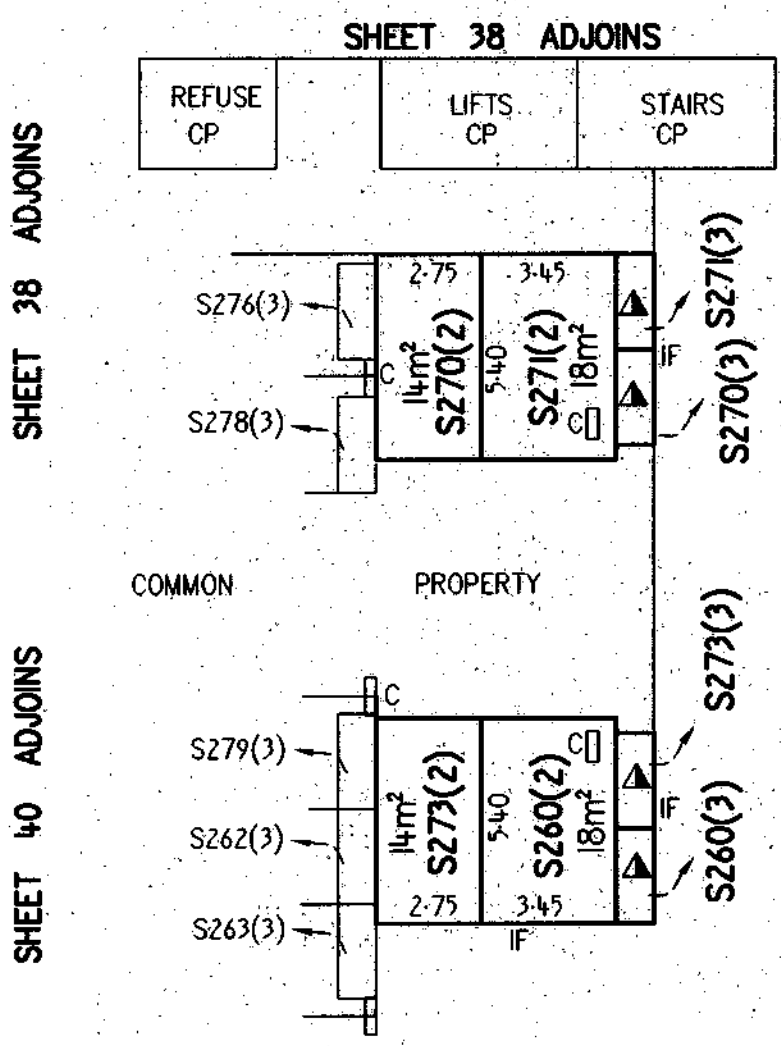
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES

BUILDING G



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 39 of 144 Sheets

FP
Form 091

FLOOR PLAN

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

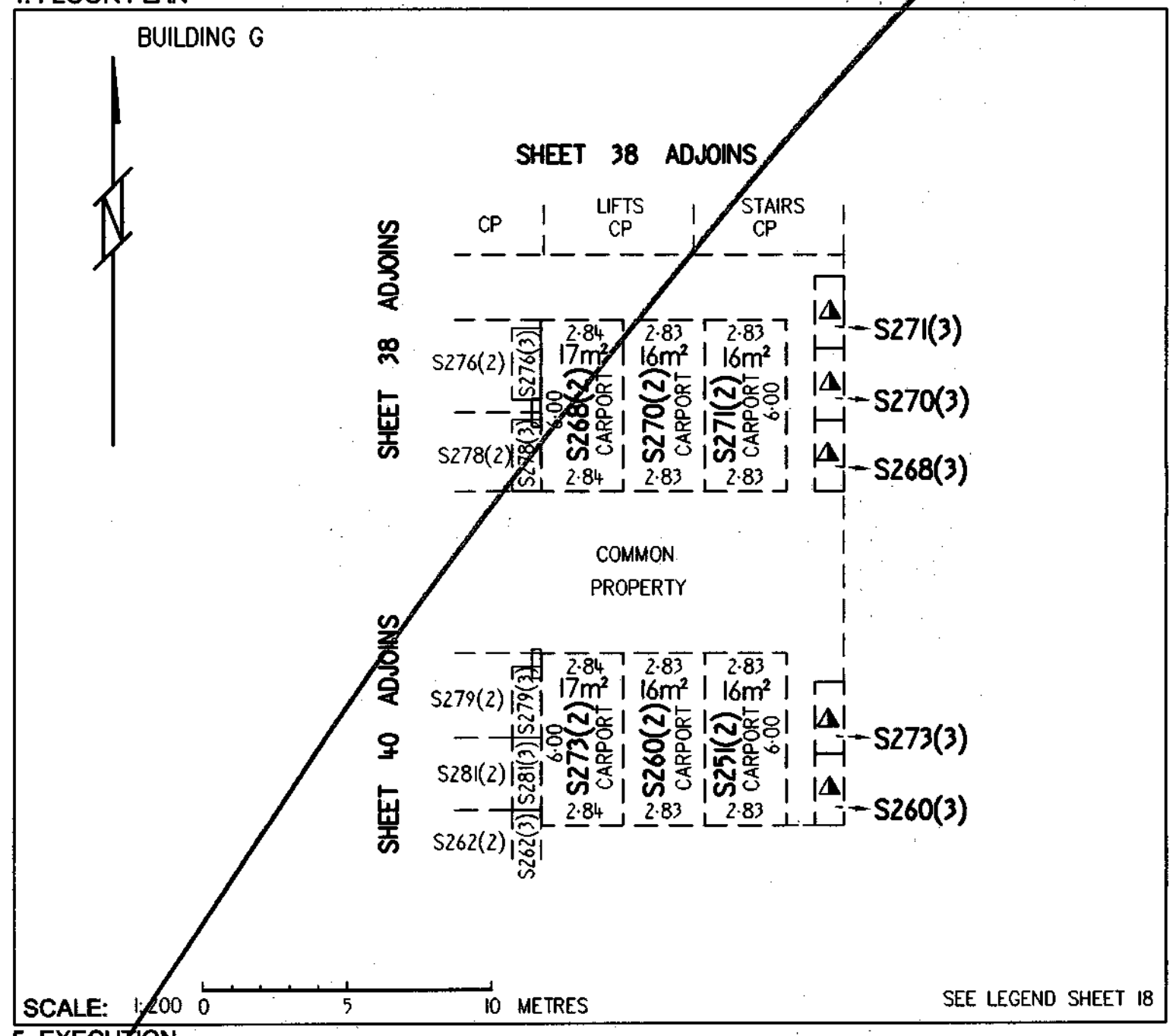
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 40 of 144

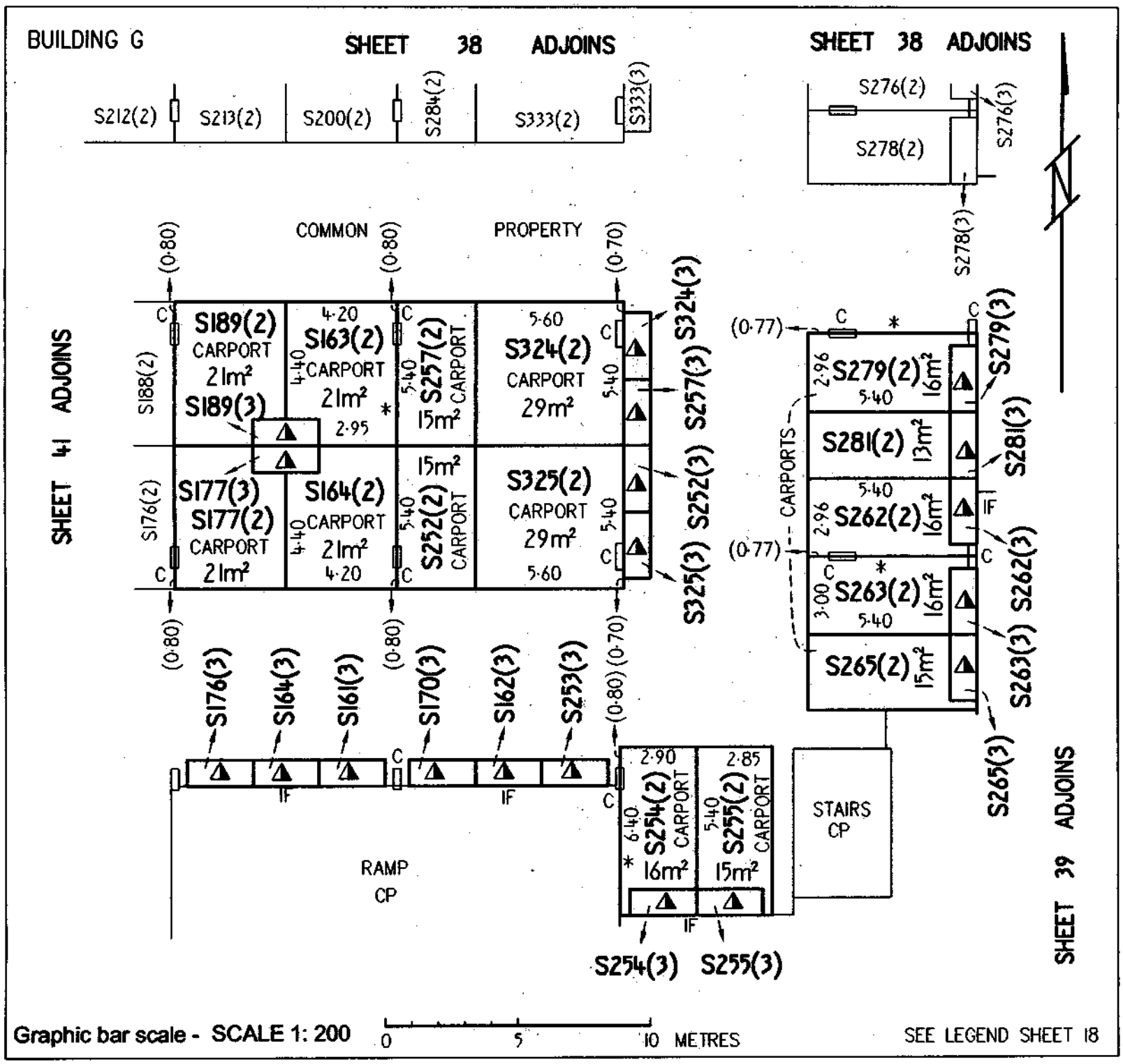
LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES



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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 40 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

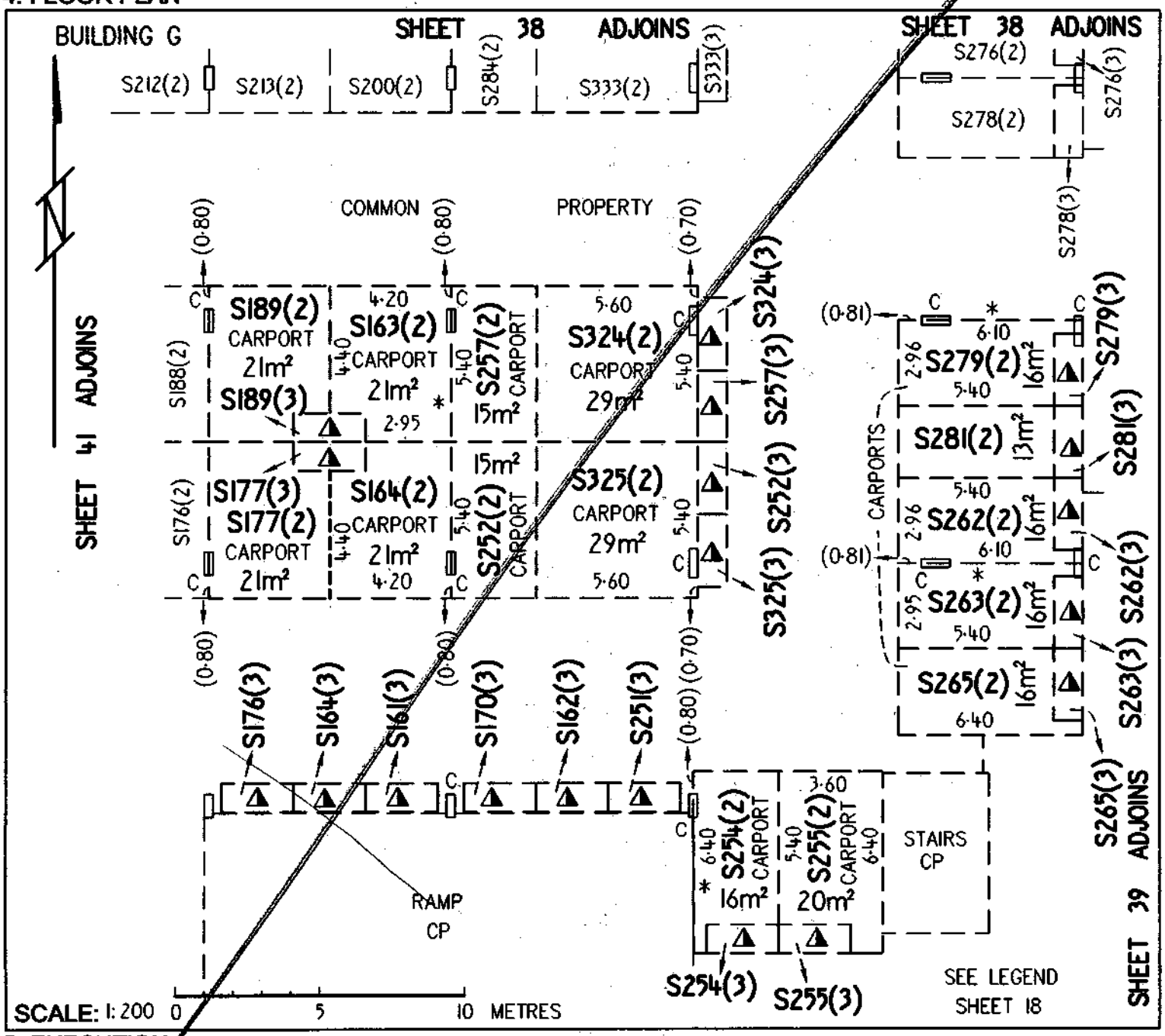
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 41 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

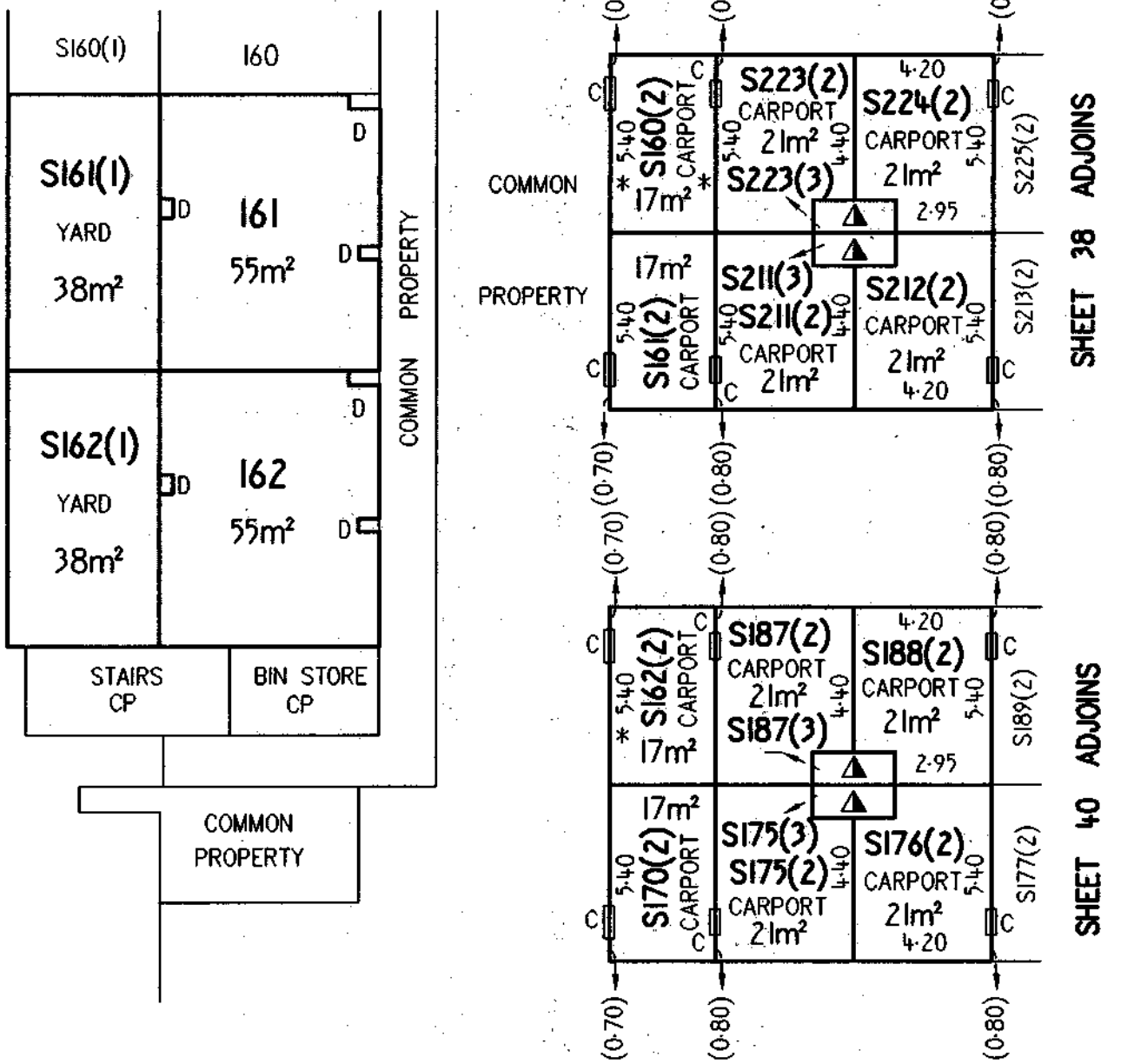
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES

BUILDING E



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Unit Titles Act 2001
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Form 3

Sheet No. 41 of 144 Sheets

ALUP 1774399 registered on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

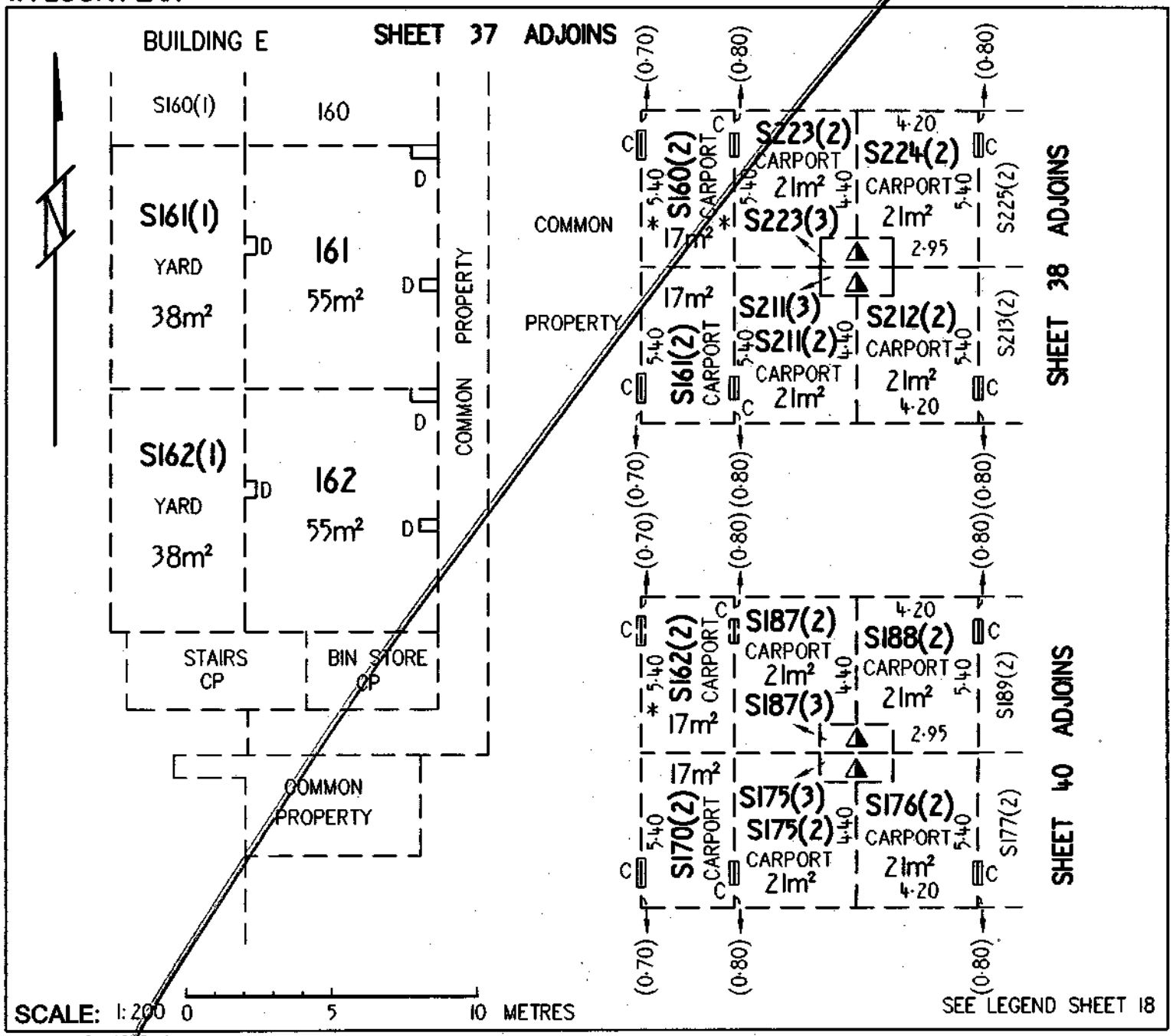
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 42 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

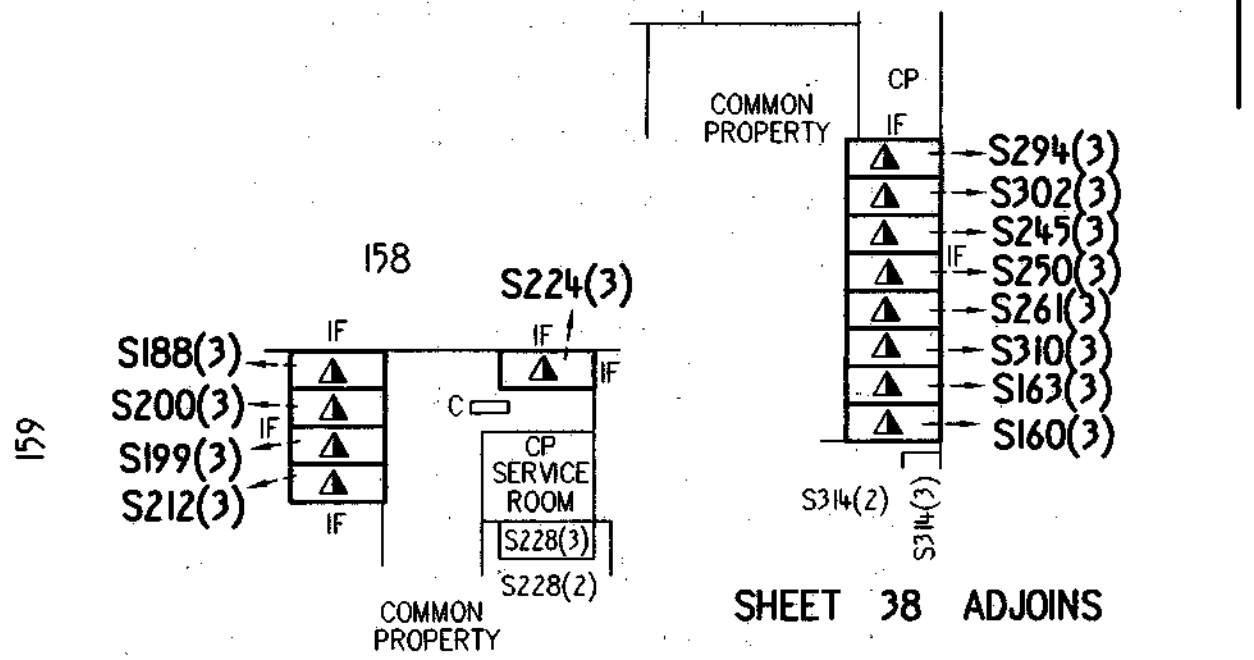
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES

BUILDING G



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 42 of 144 Sheets

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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

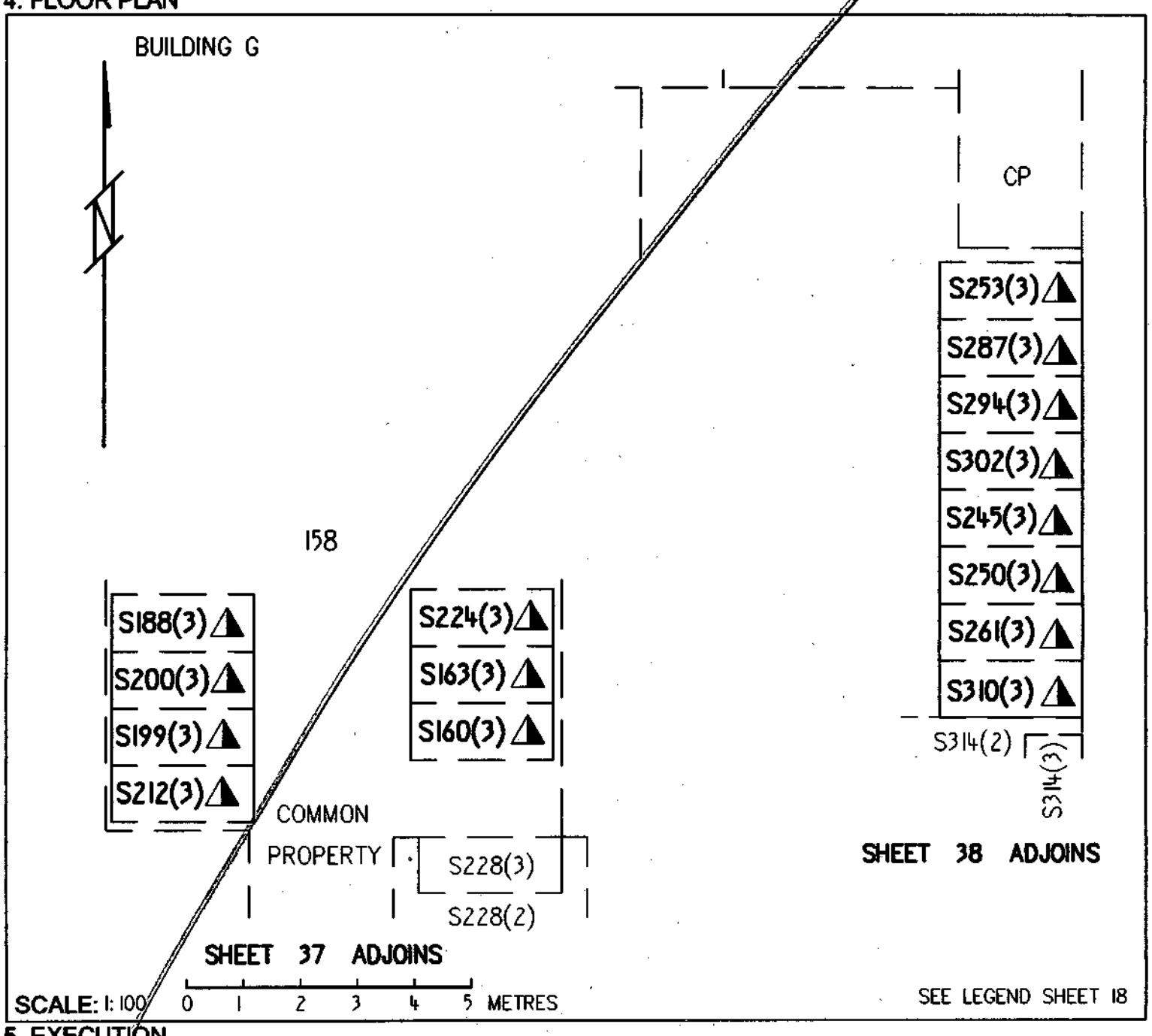
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 43 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

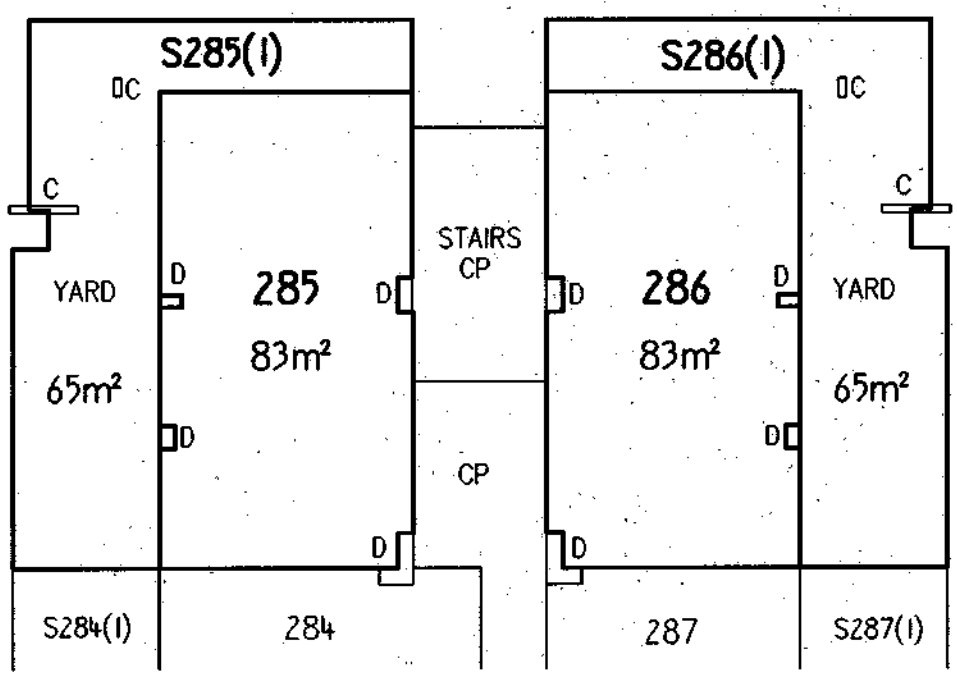
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES

BUILDING G



SHEET 44 ADJOINS

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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 43 of 144 Sheets

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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	2566

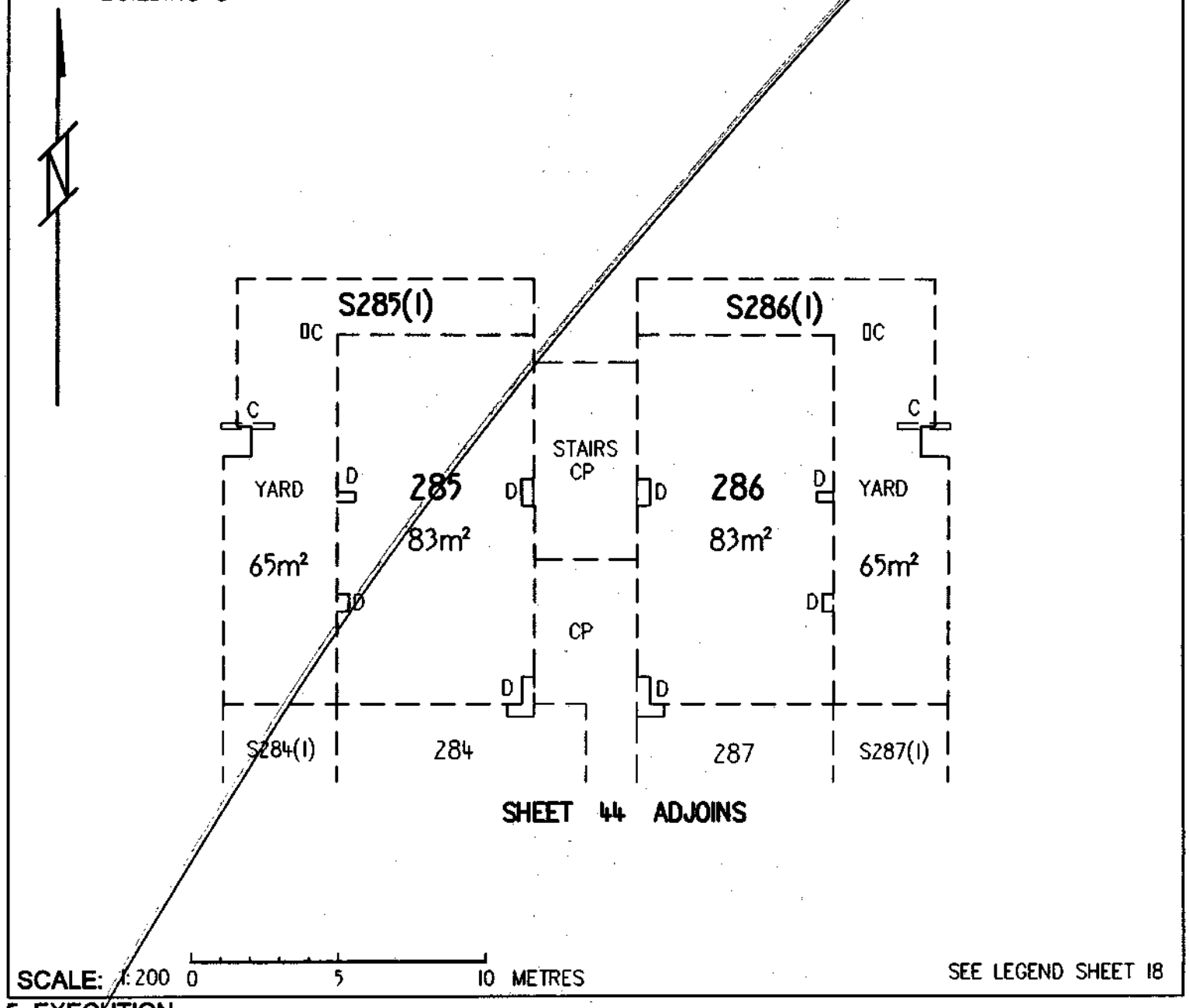
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Sheet No. 44 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

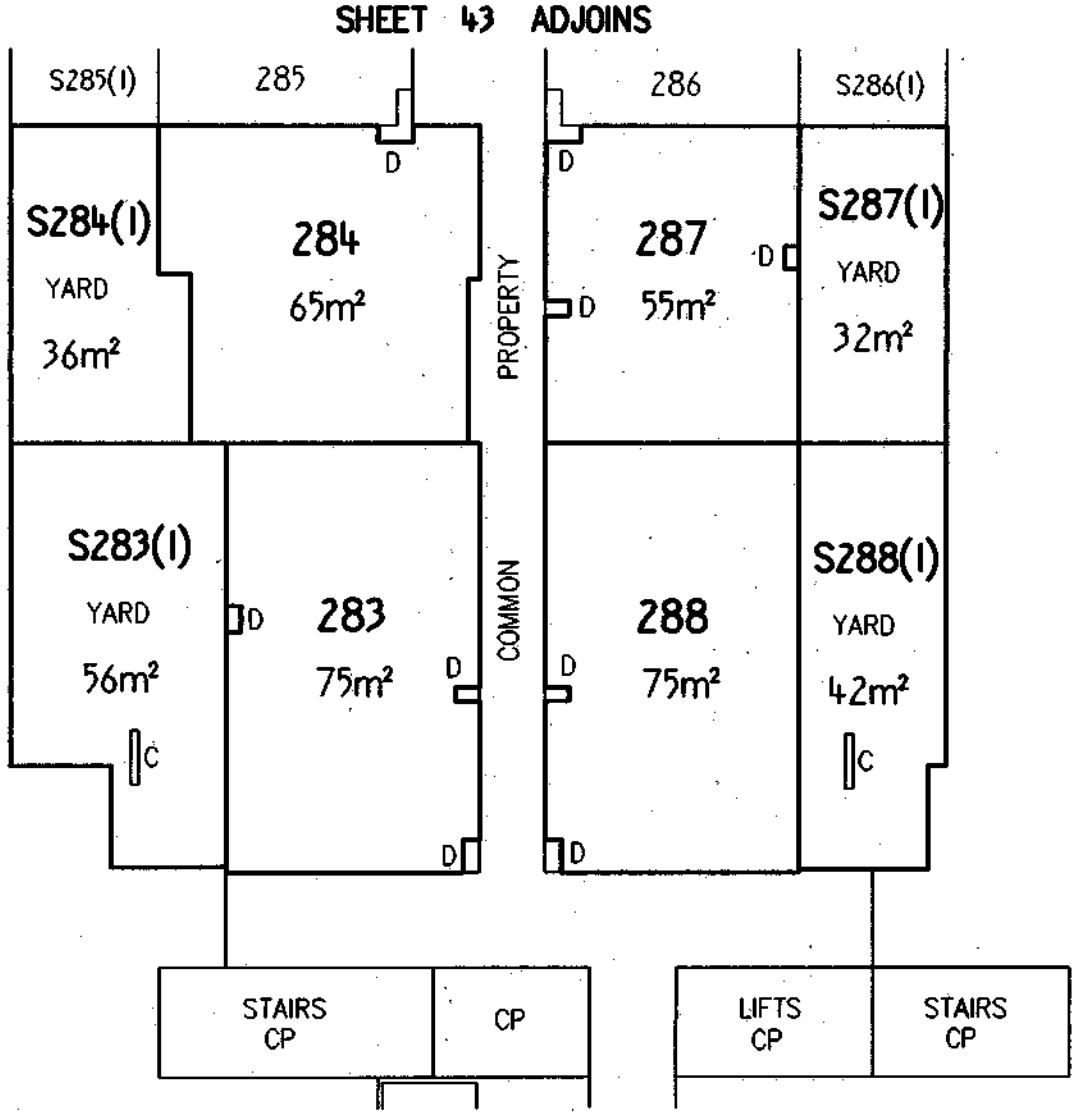
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER LOWER GROUND	A & UNIT SUBSIDIARIES

BUILDING G



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Registrar-General's Office

Form 3

Sheet No. 44 of 144 Sheets

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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

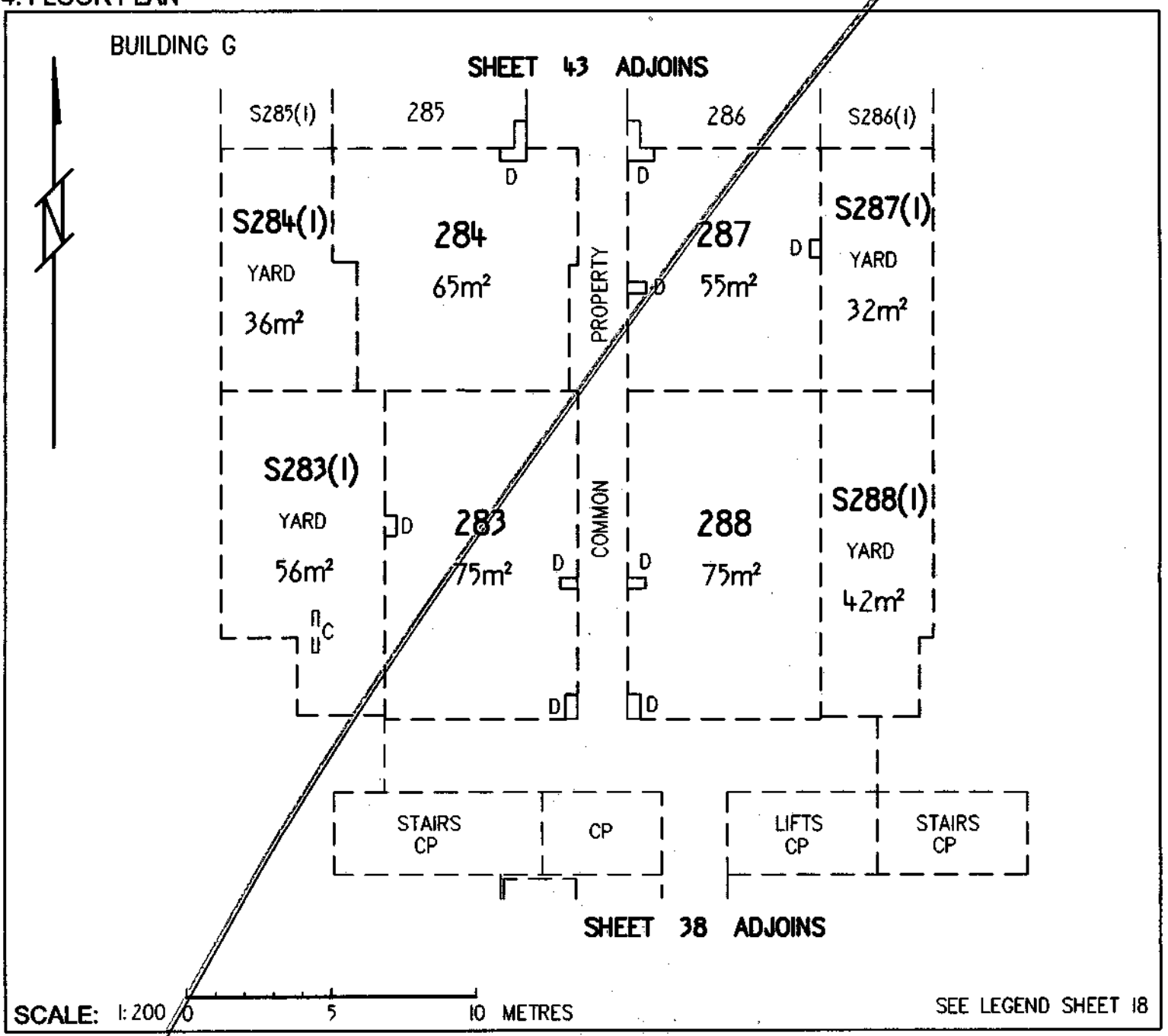
2. FLOOR NUMBER

LOWER GROUND

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 45 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

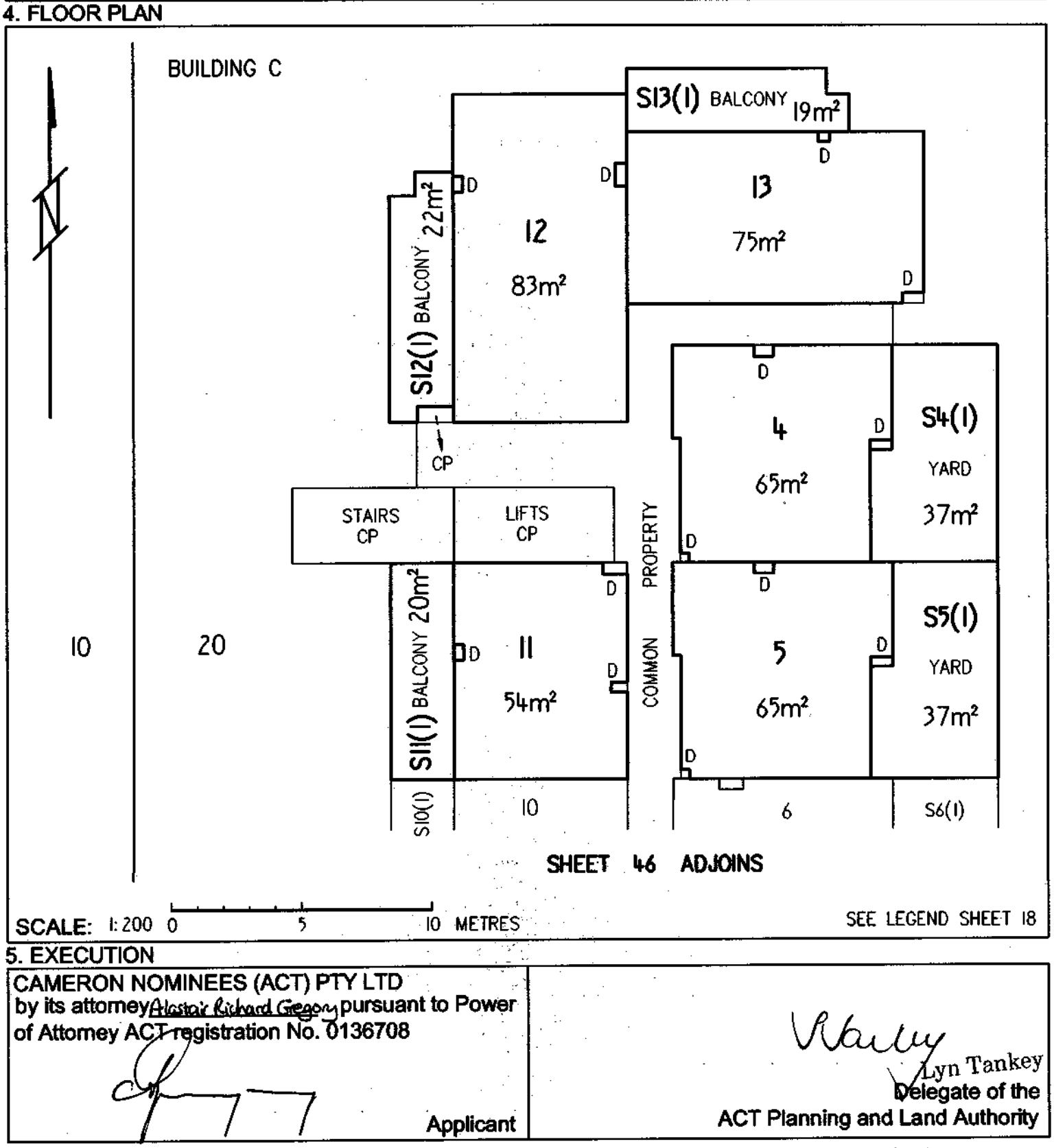
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 46 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

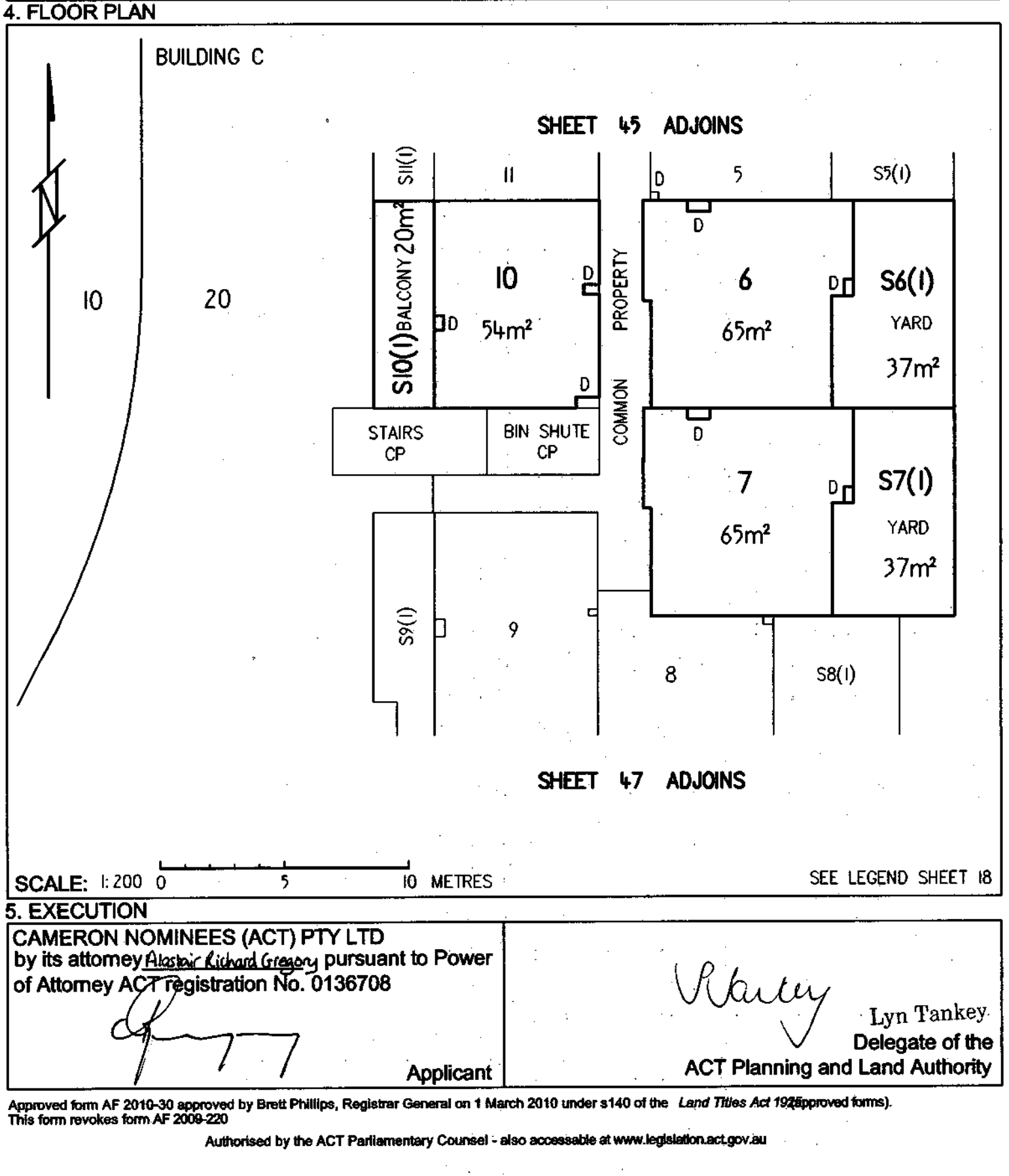
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 47 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

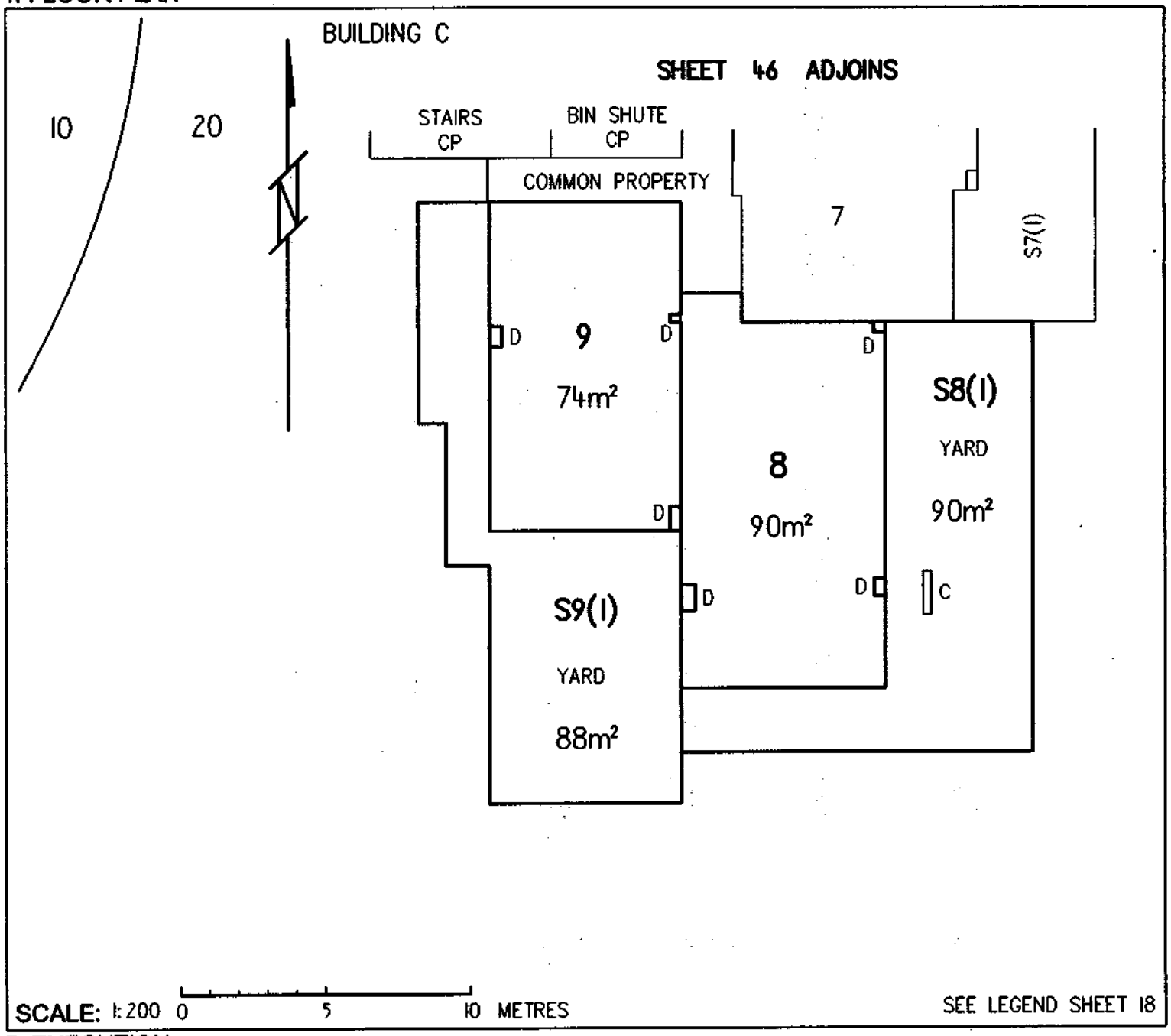
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 48 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

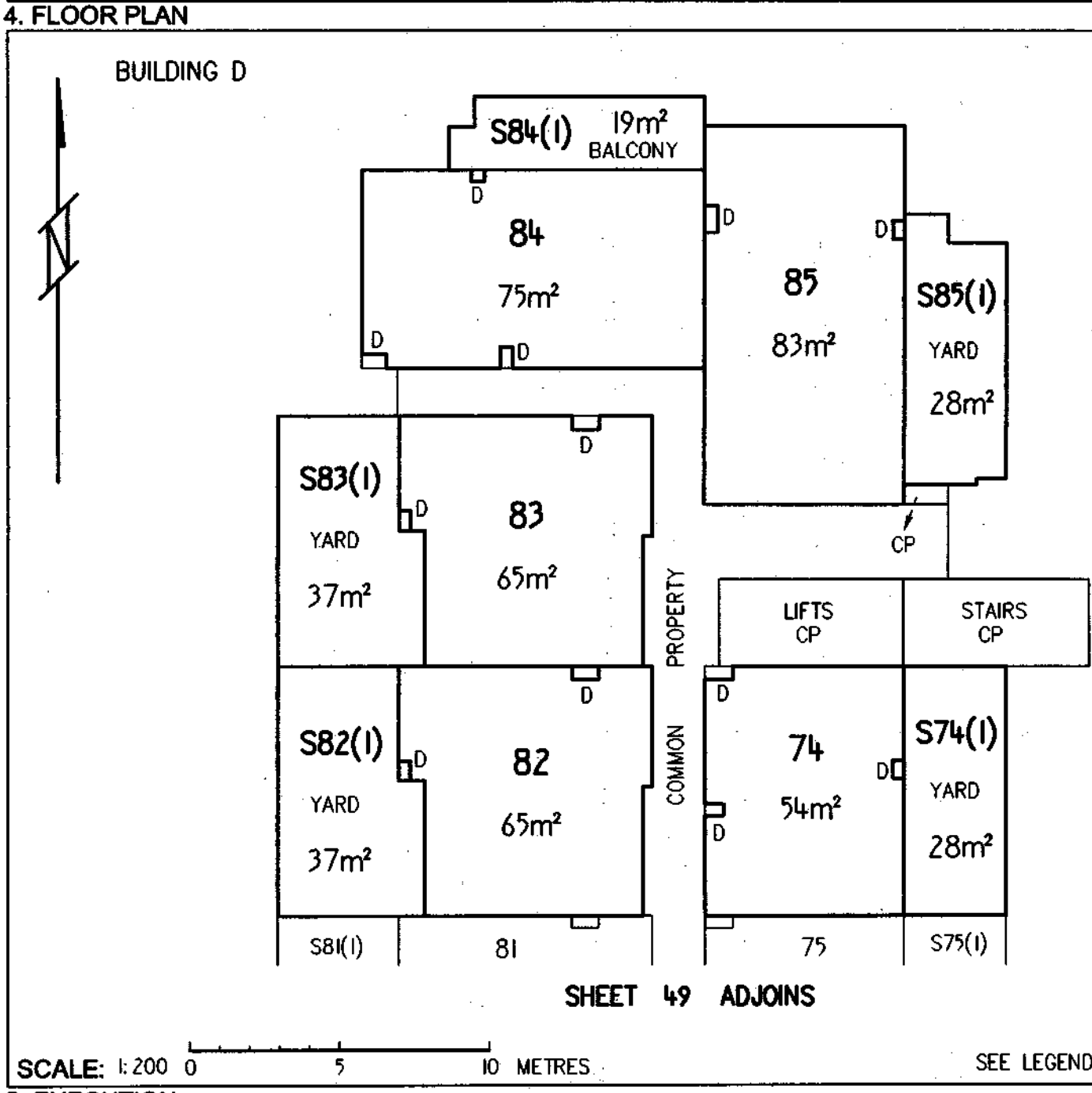
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



SHEET 49 ADJOINS

SCALE: 1:200 0 5 10 METRES

SEE LEGEND SHEET 18

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Form 3

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 49 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

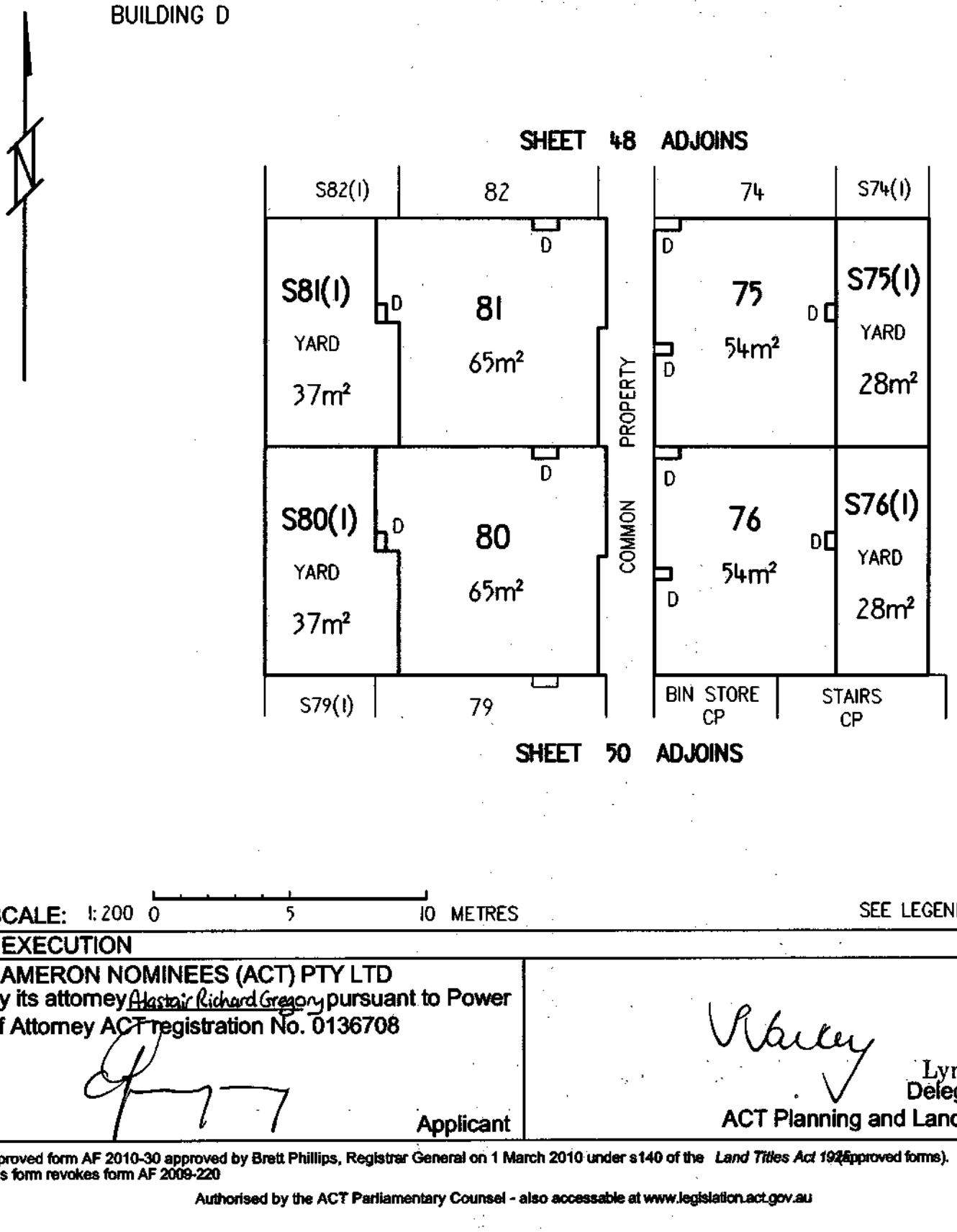
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 50 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

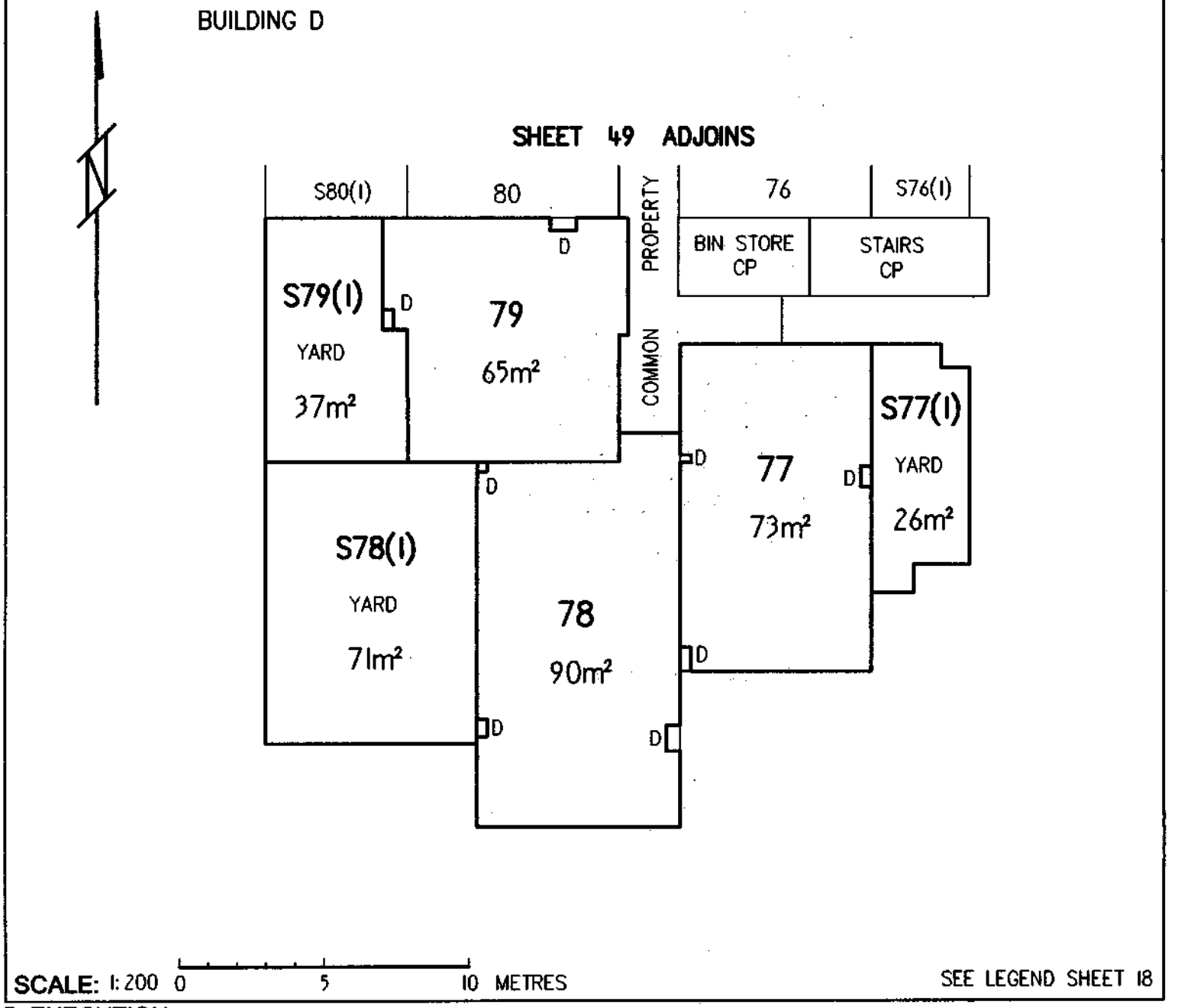
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 51 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

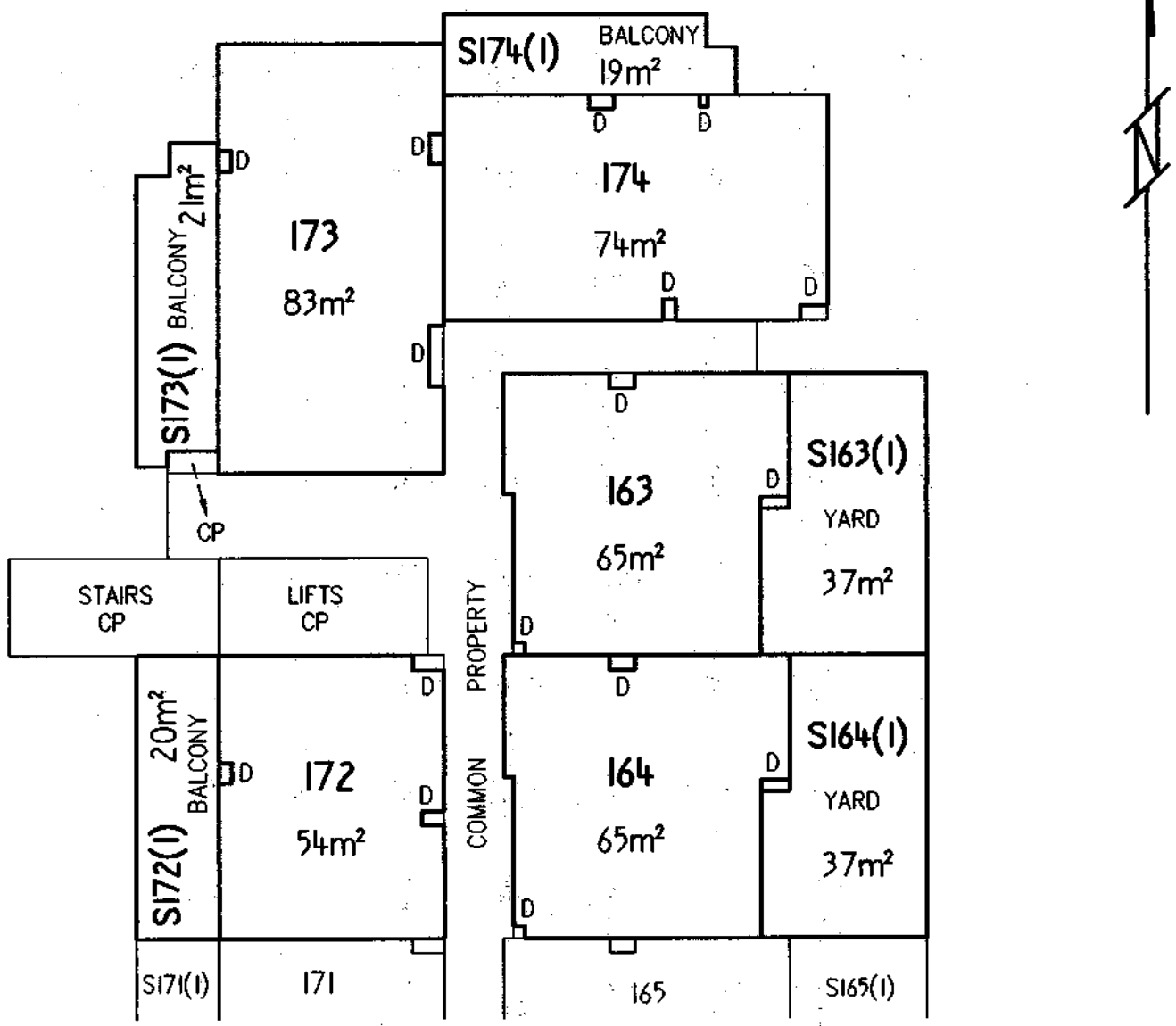
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER GROUND	A & UNIT SUBSIDIARIES

BUILDING E



SHEET 52 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alfonso del Rio pursuant to Power of Attorney ACT registration No. 0136708

Registered Proprietor

Lyn Tankey

Delegate of the
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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 51 of 144 Sheets

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Replacement Sheet Issued

FP
Form 091

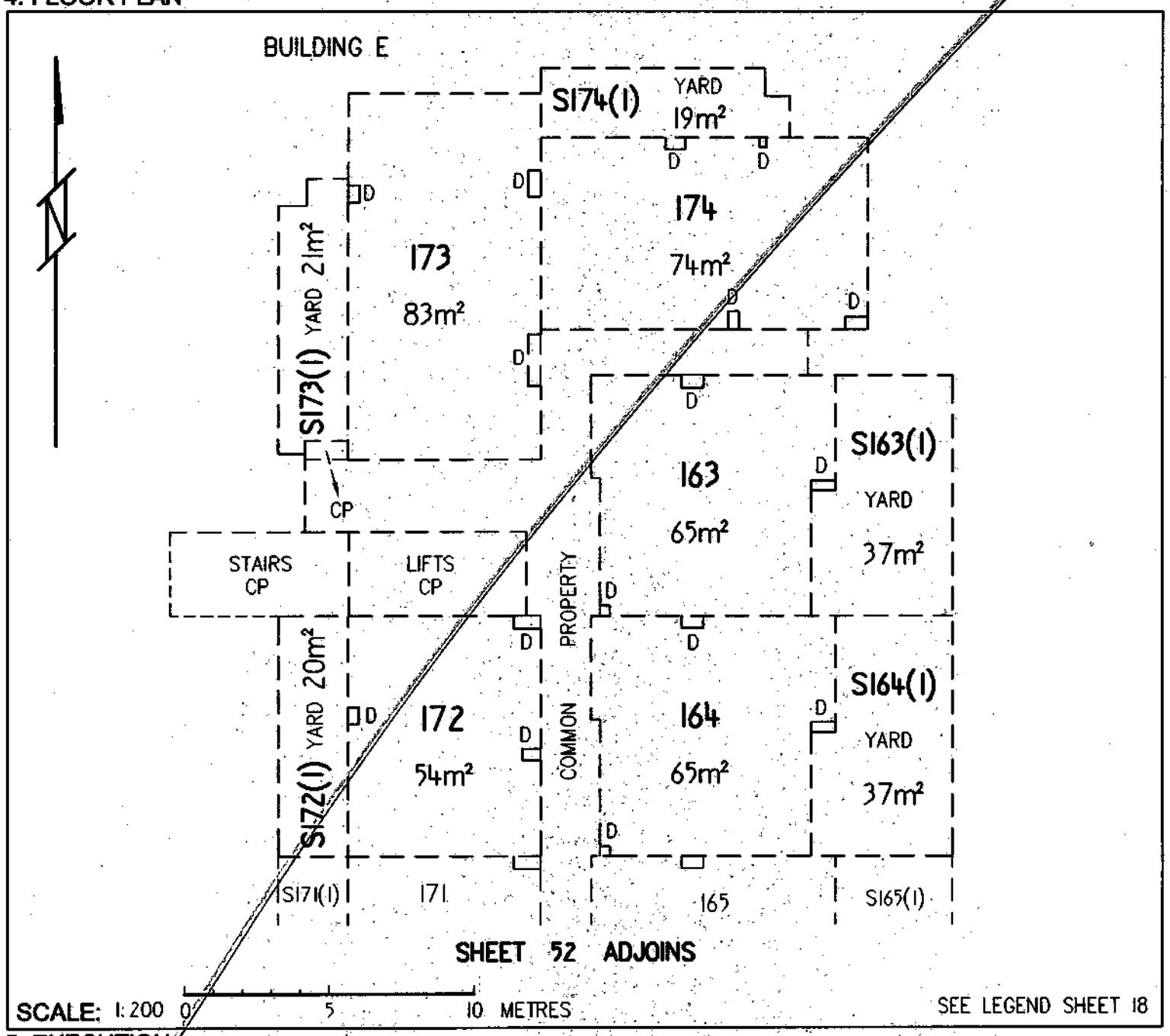
FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER	3. CLASS OF UNITS (A or B) -Please indicate class of units
GROUND	A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 52 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

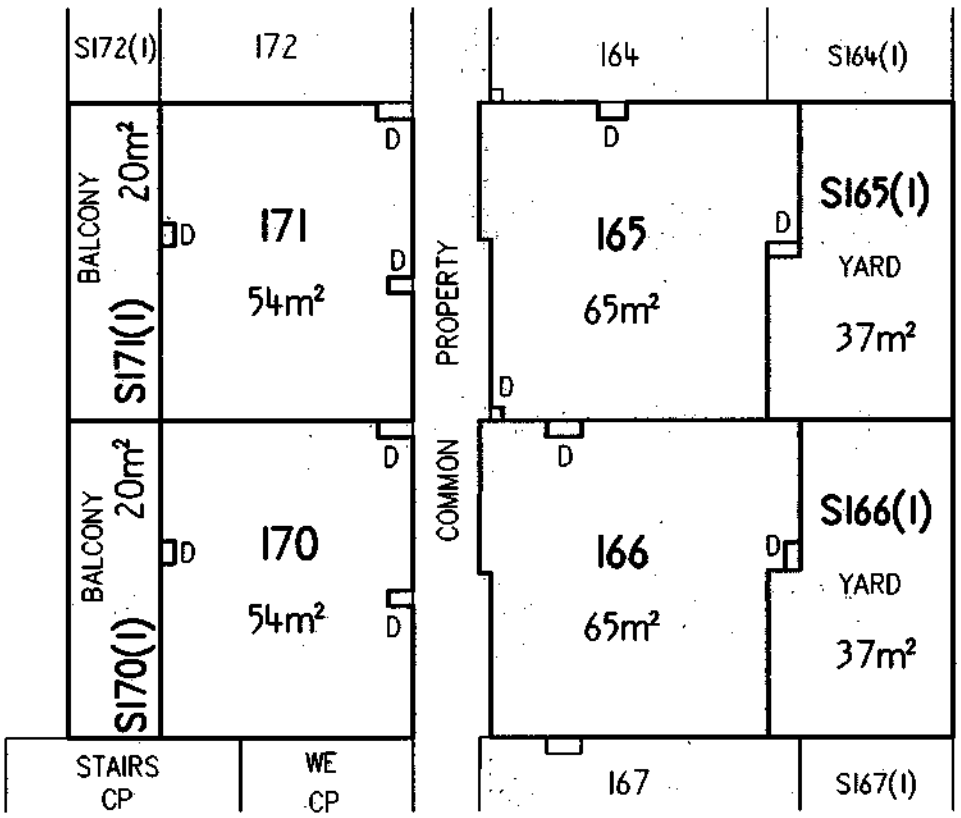
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER GROUND	A & UNIT SUBSIDIARIES

BUILDING E



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 52 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

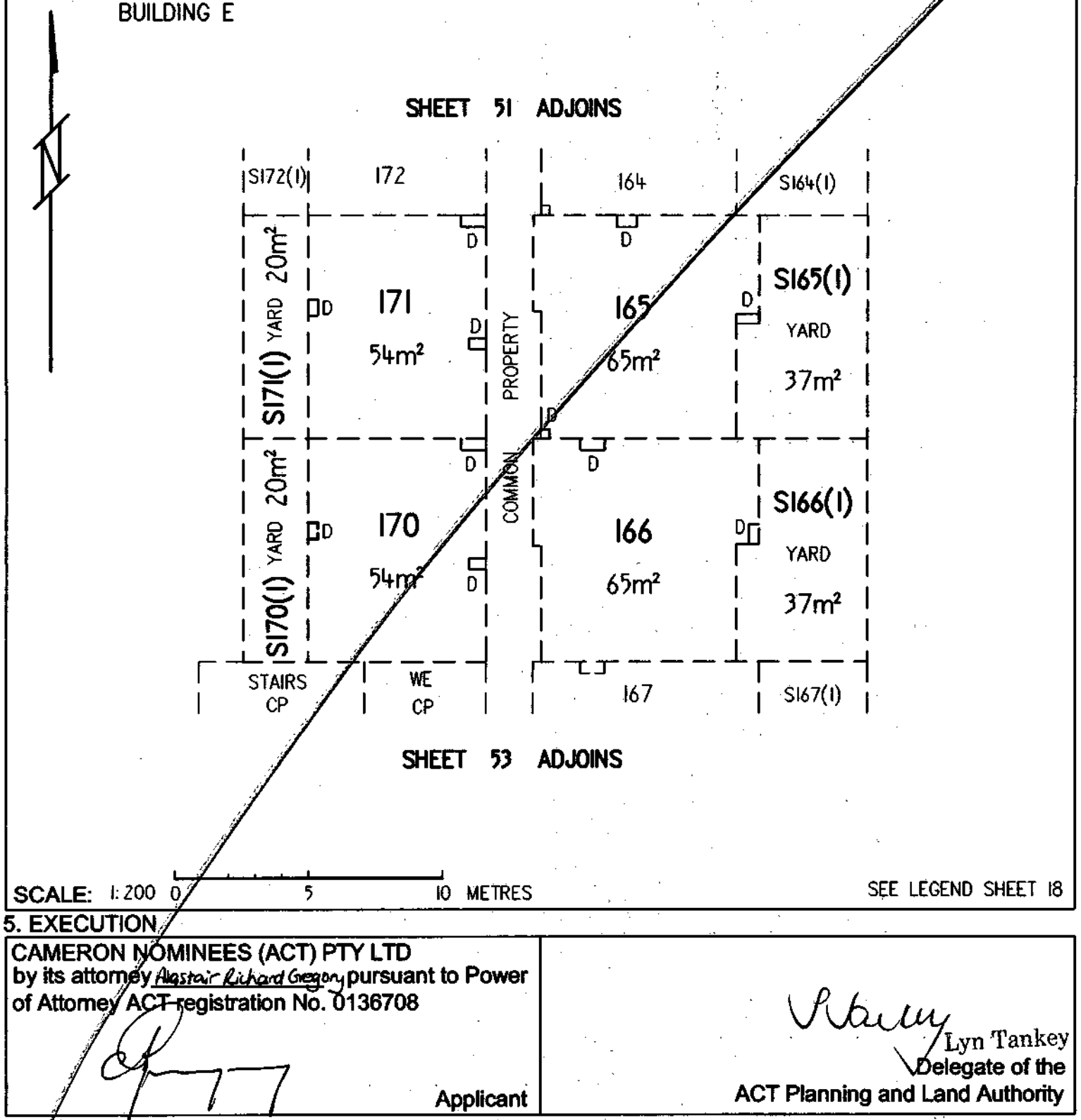
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 53 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

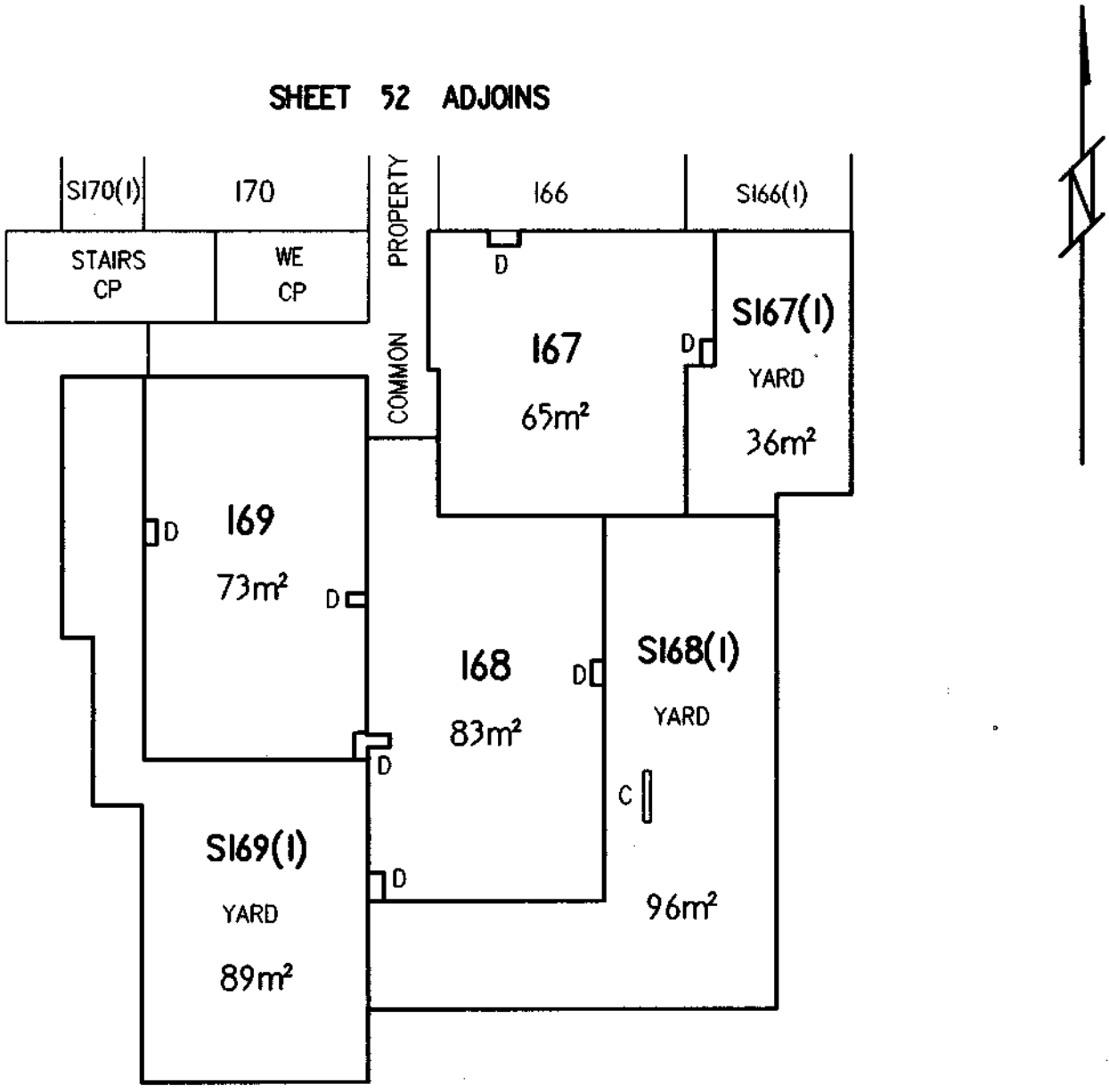
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER GROUND	A & UNIT SUBSIDIARIES

BUILDING E



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 53 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

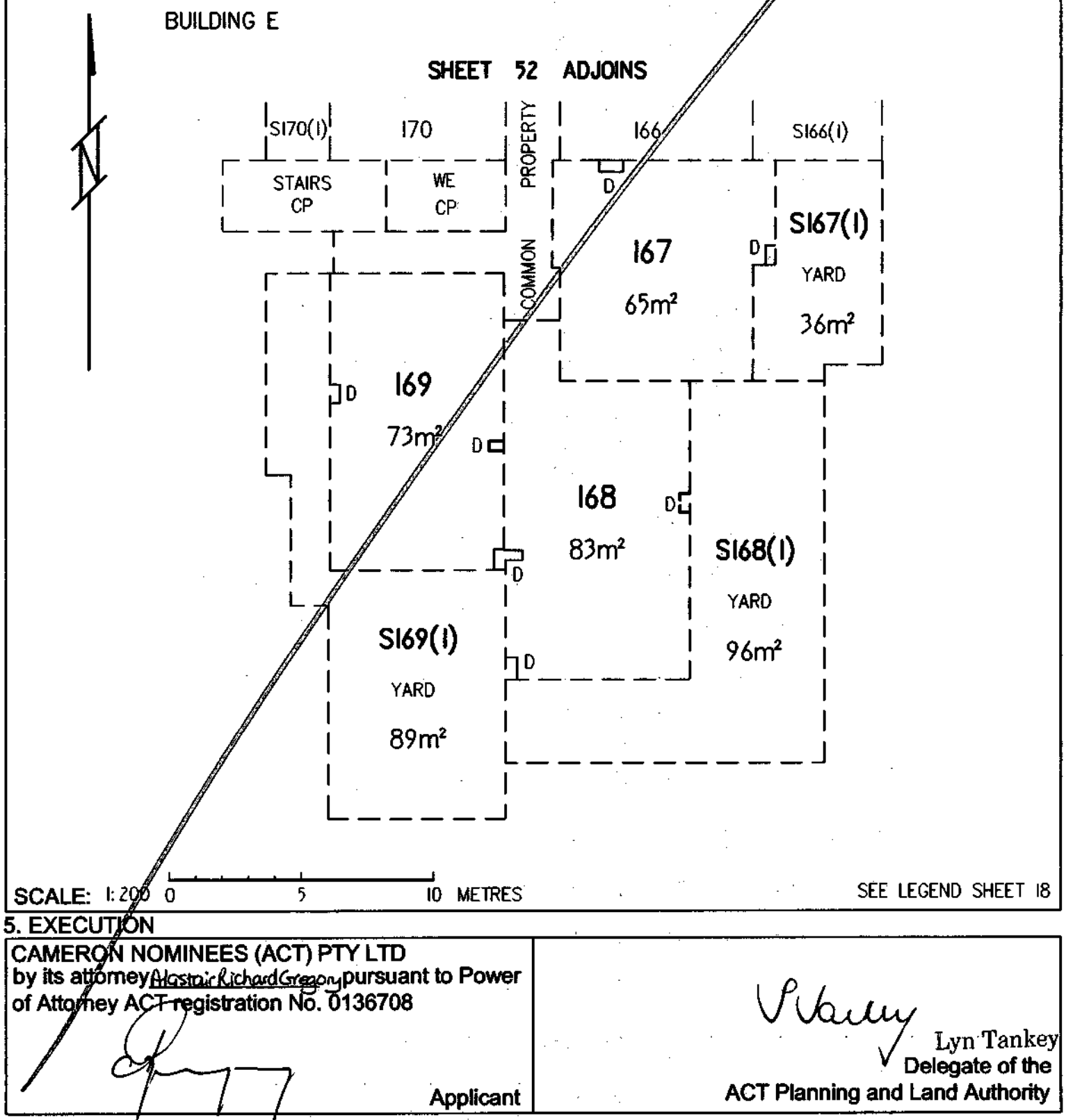
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 54 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

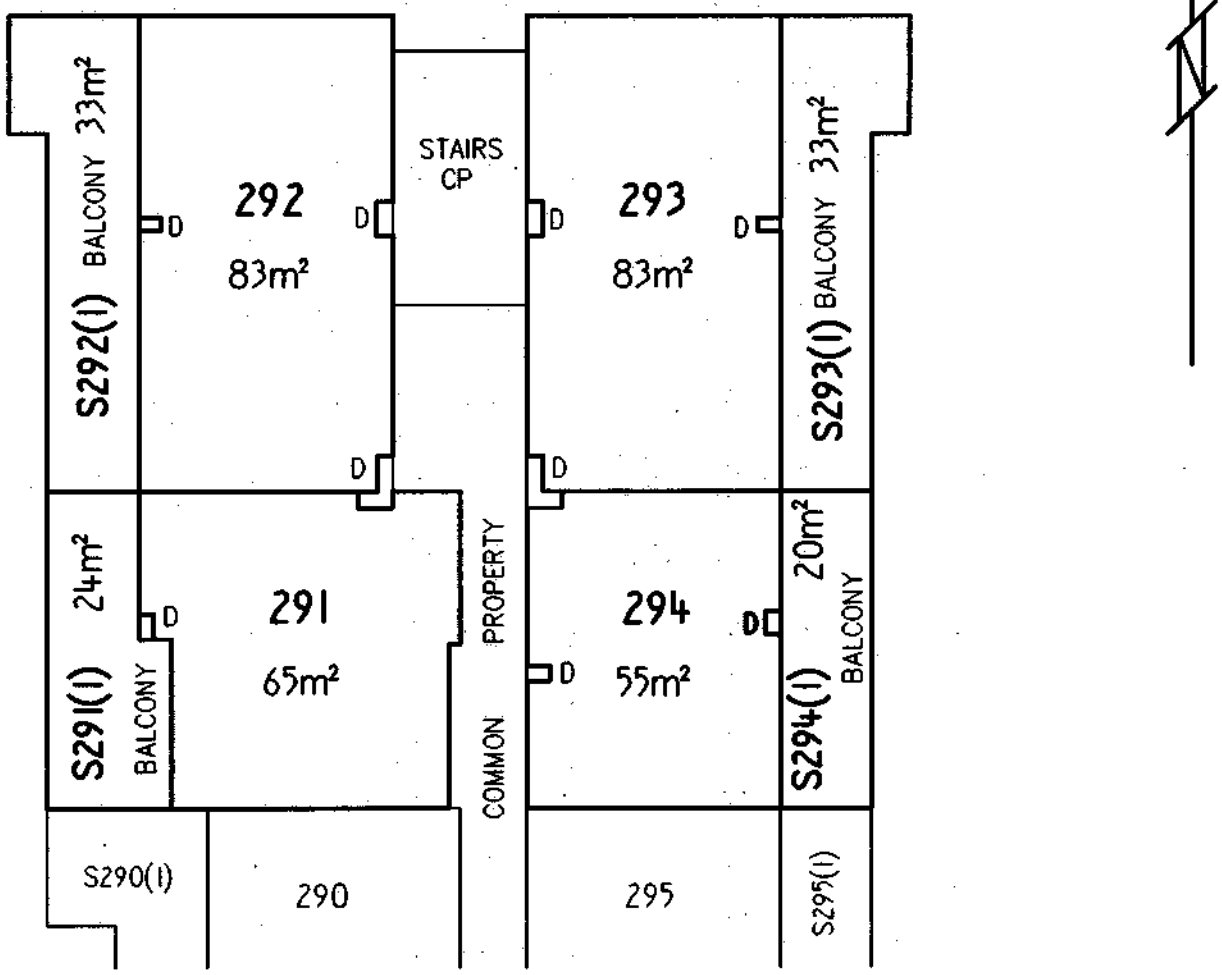
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER GROUND	A & UNIT SUBSIDIARIES

BUILDING G



SHEET 55 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 54 of 144 Sheets

ALUP 1774399 registered
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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

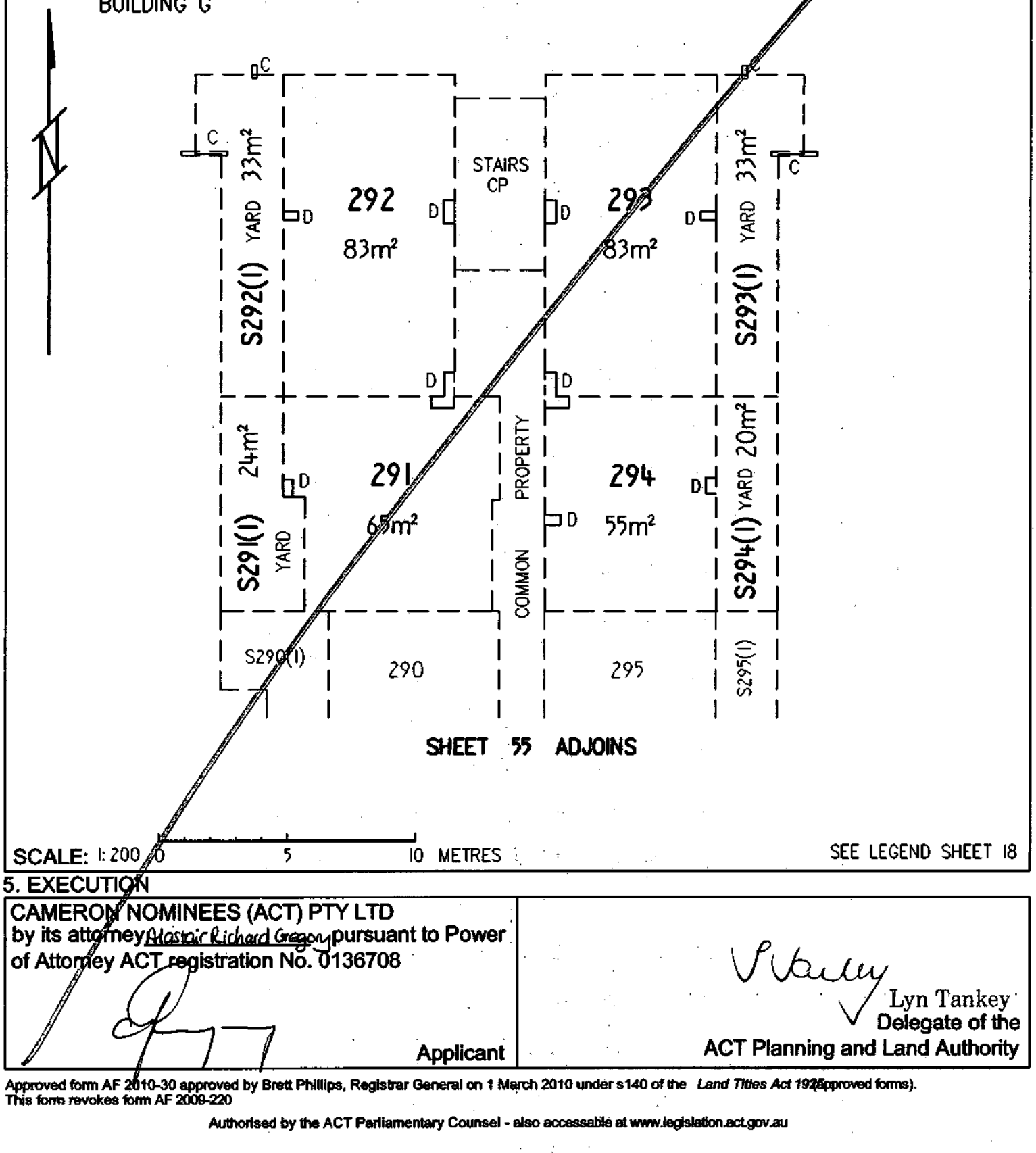
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 55 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

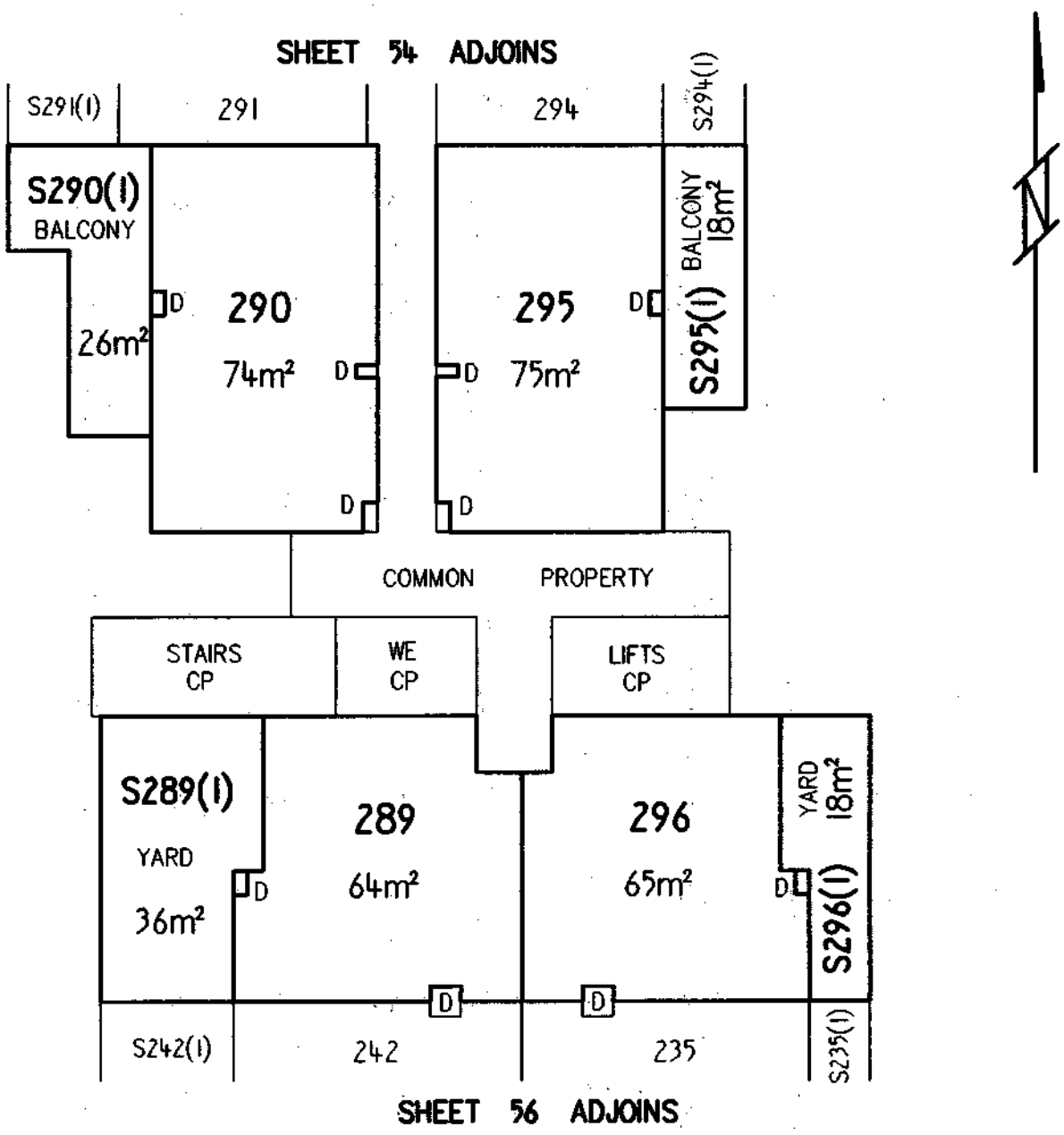
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER GROUND	A & UNIT SUBSIDIARIES

BUILDING G



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 55 of 144 Sheets

ALUP 1774399 registered
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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

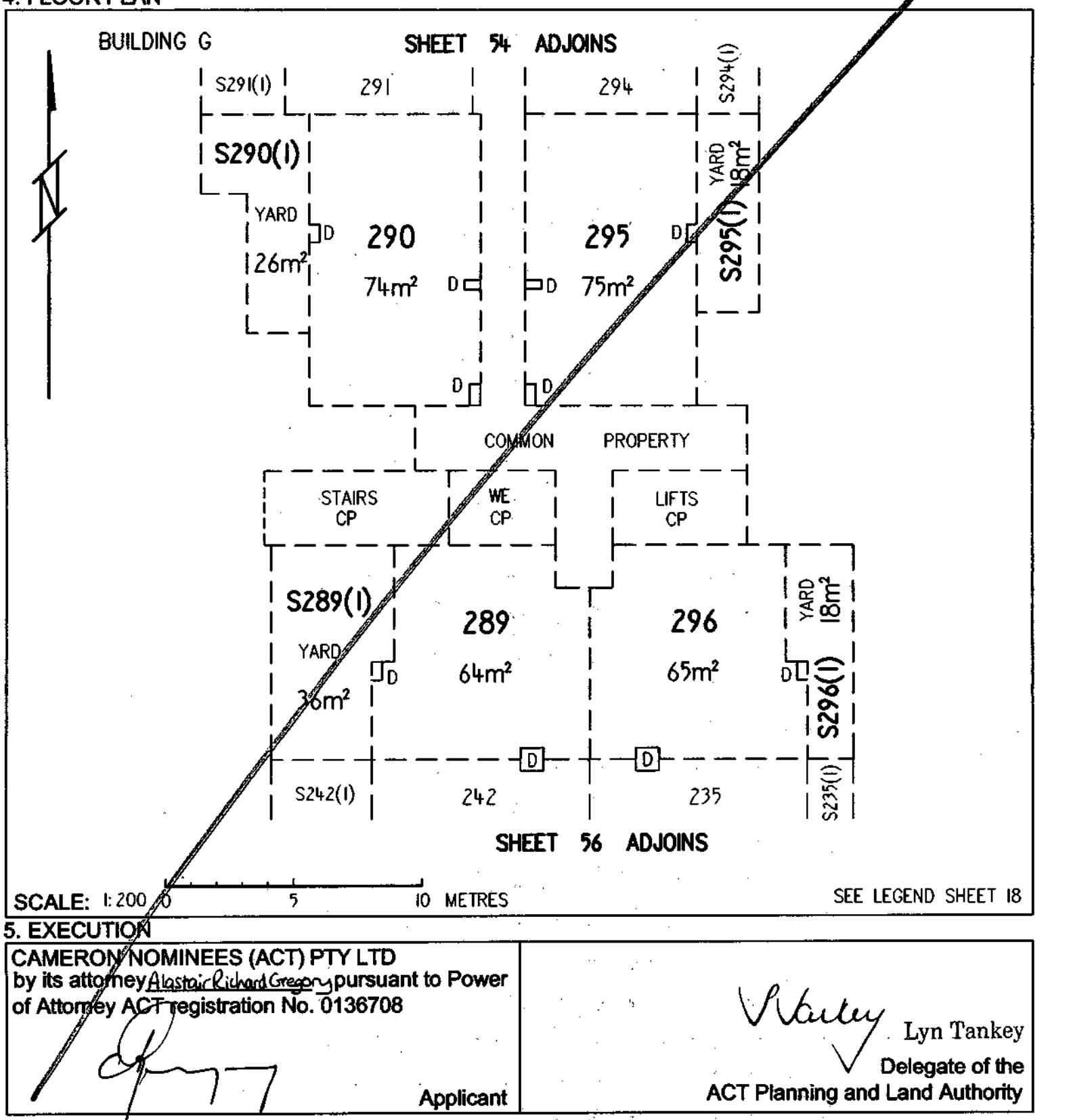
1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER	3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~
GROUND	A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 56 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

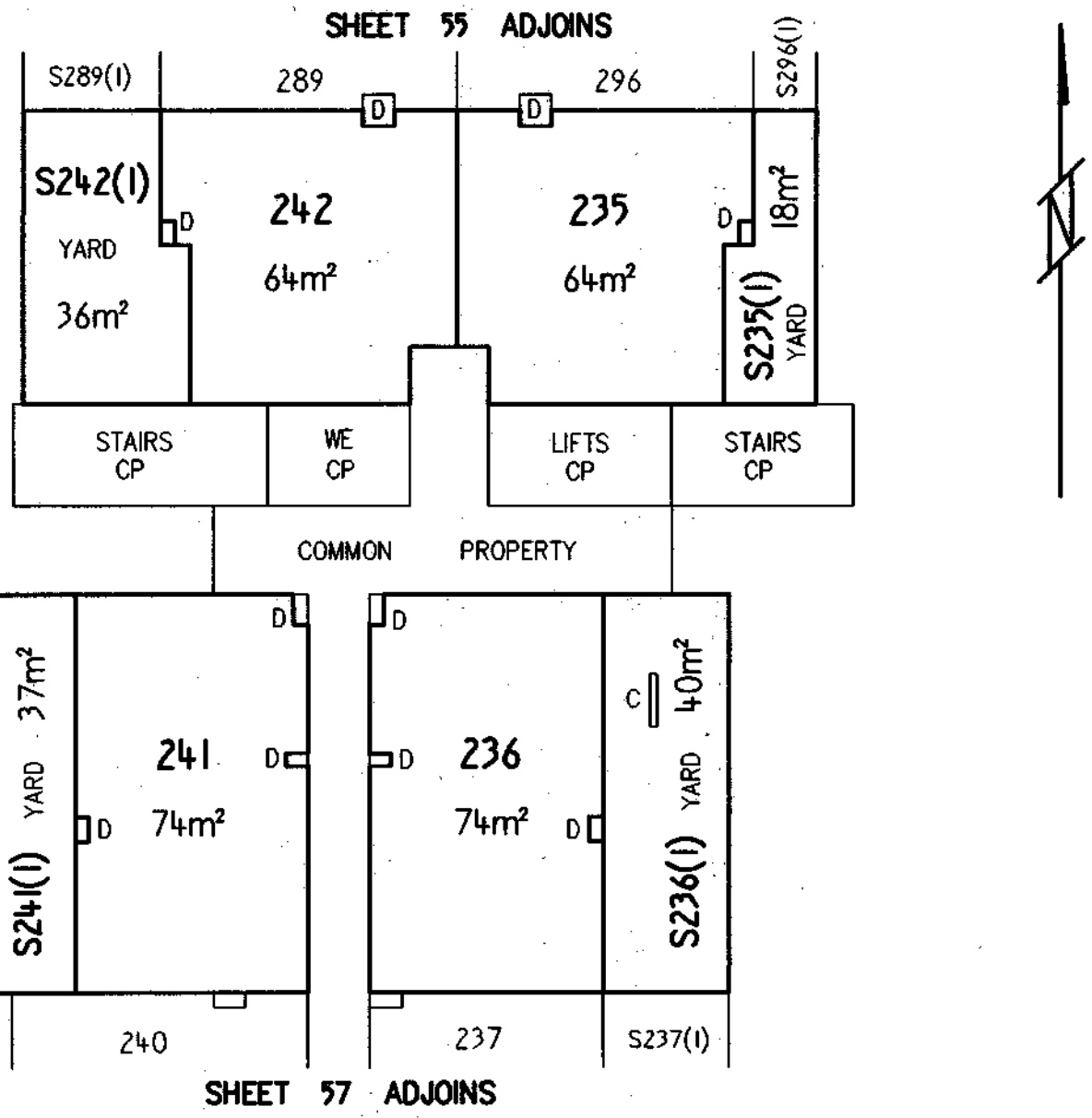
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER GROUND	A & UNIT SUBSIDIARIES

BUILDING F



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 56 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

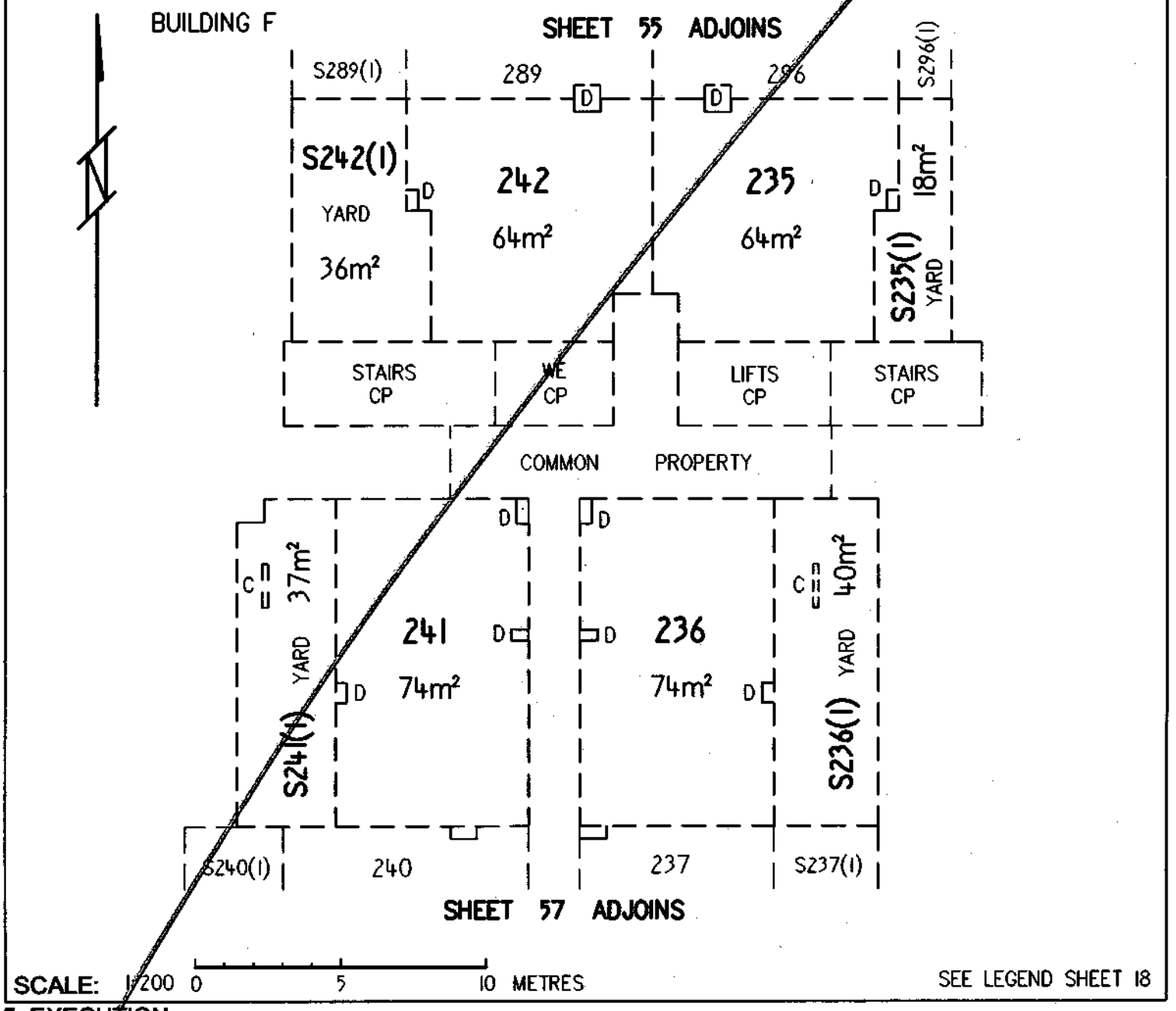
1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER | 3. CLASS OF UNITS (A or B) -Please indicate class of units

GROUND	A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Applicant	

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Form 3

Sheet No. 57 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

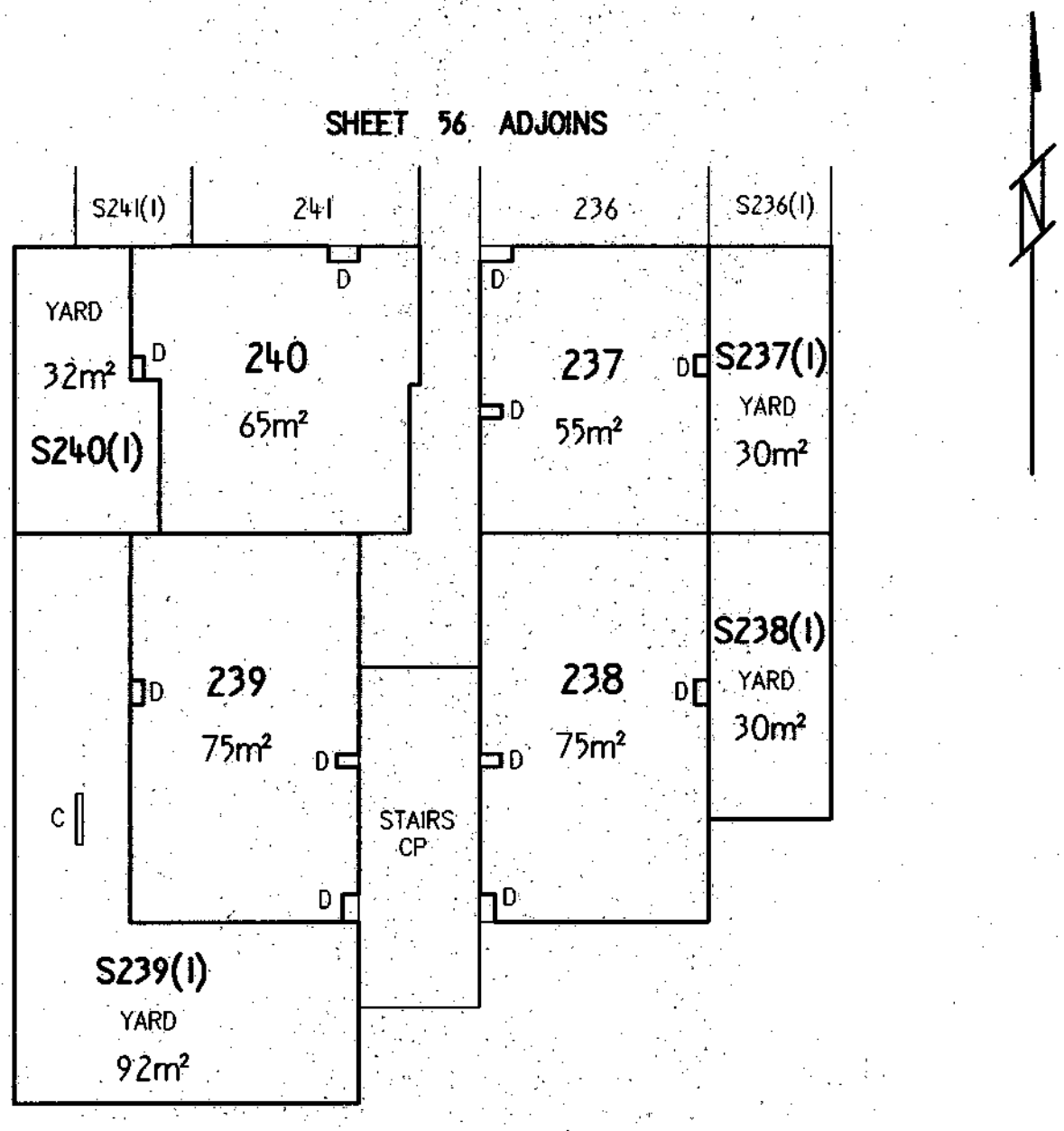
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER GROUND	A & UNIT SUBSIDIARIES

BUILDING F



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alfonso del Rio pursuant to Power of Attorney ACT registration No. 0136708

Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 57 of 144 Sheets

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FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

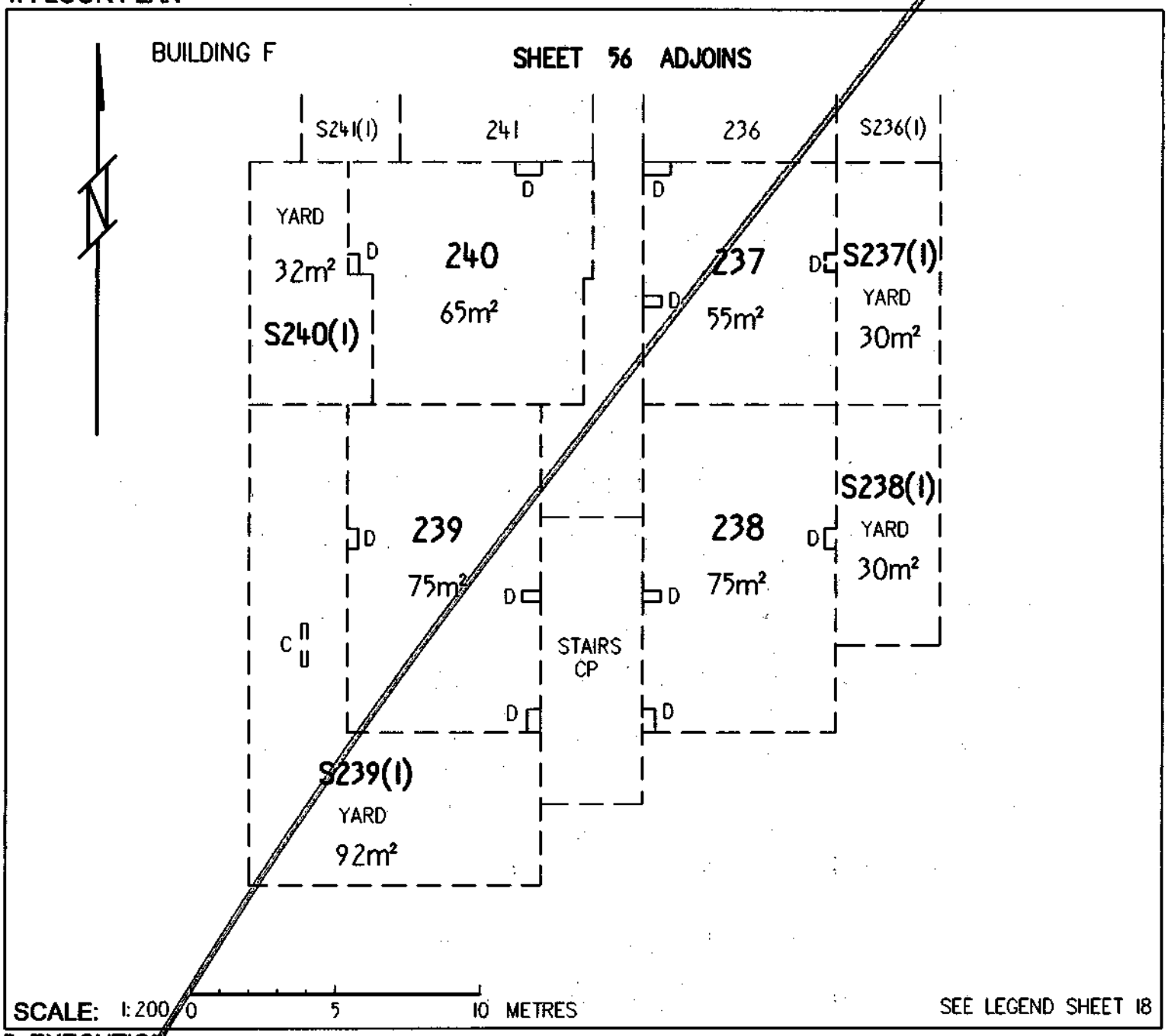
2. FLOOR NUMBER

GROUND

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Applicant

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 58 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

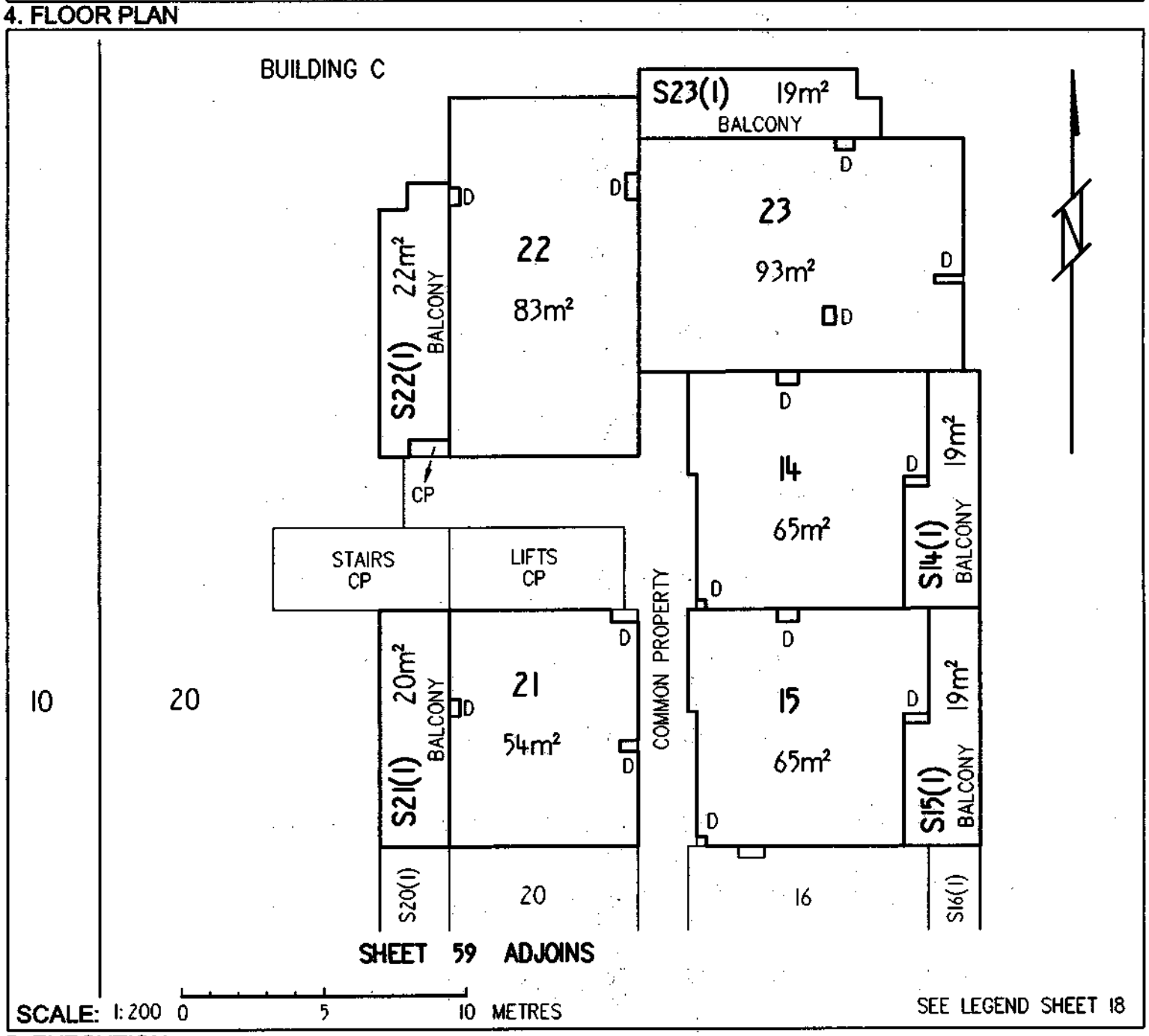
2. FLOOR NUMBER

FIRST

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 59 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

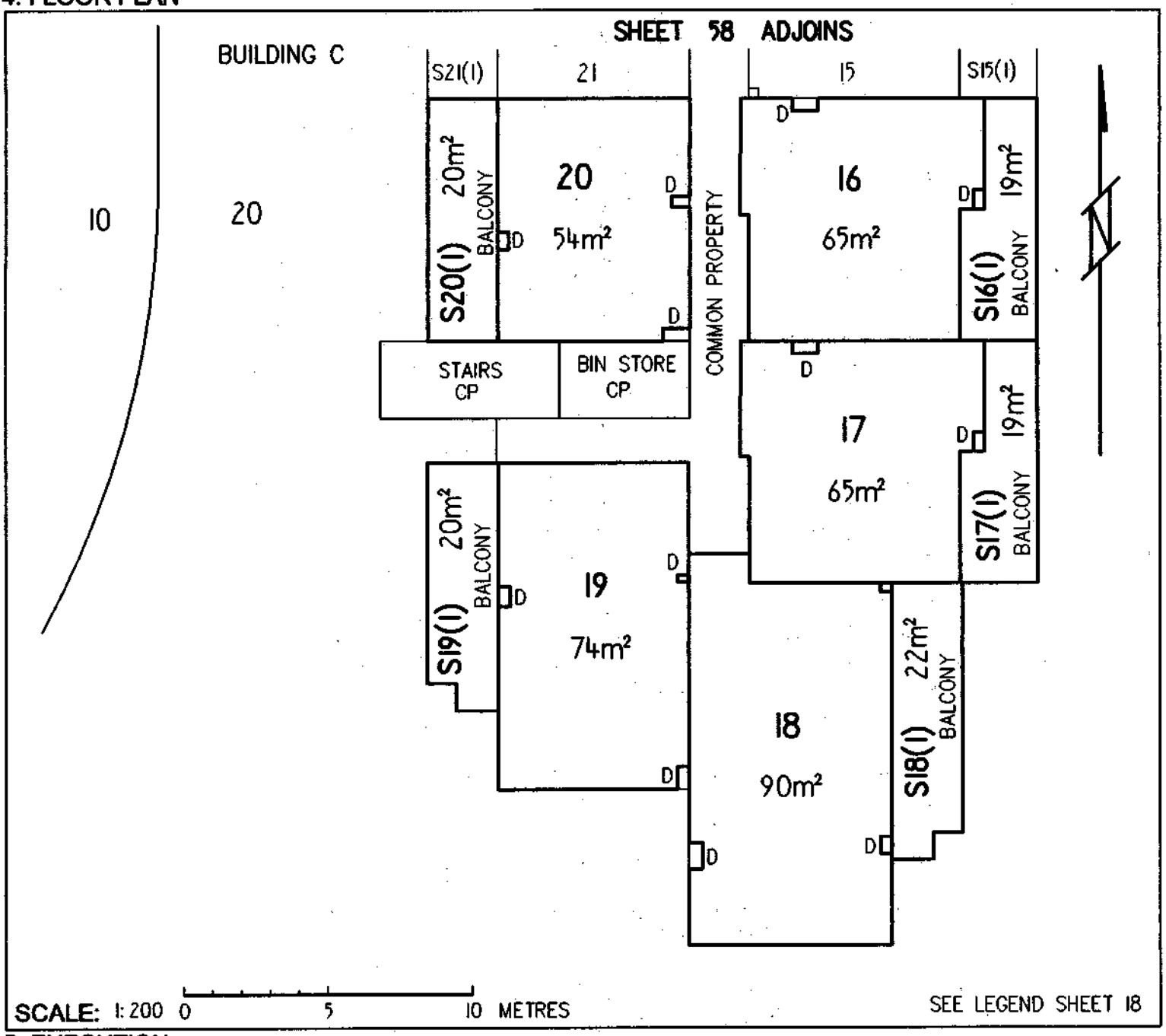
2. FLOOR NUMBER

FIRST

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Land Titles (Unit Titles) Act 1970
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Registrar-General's Office

Form 3

Sheet No. 60 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

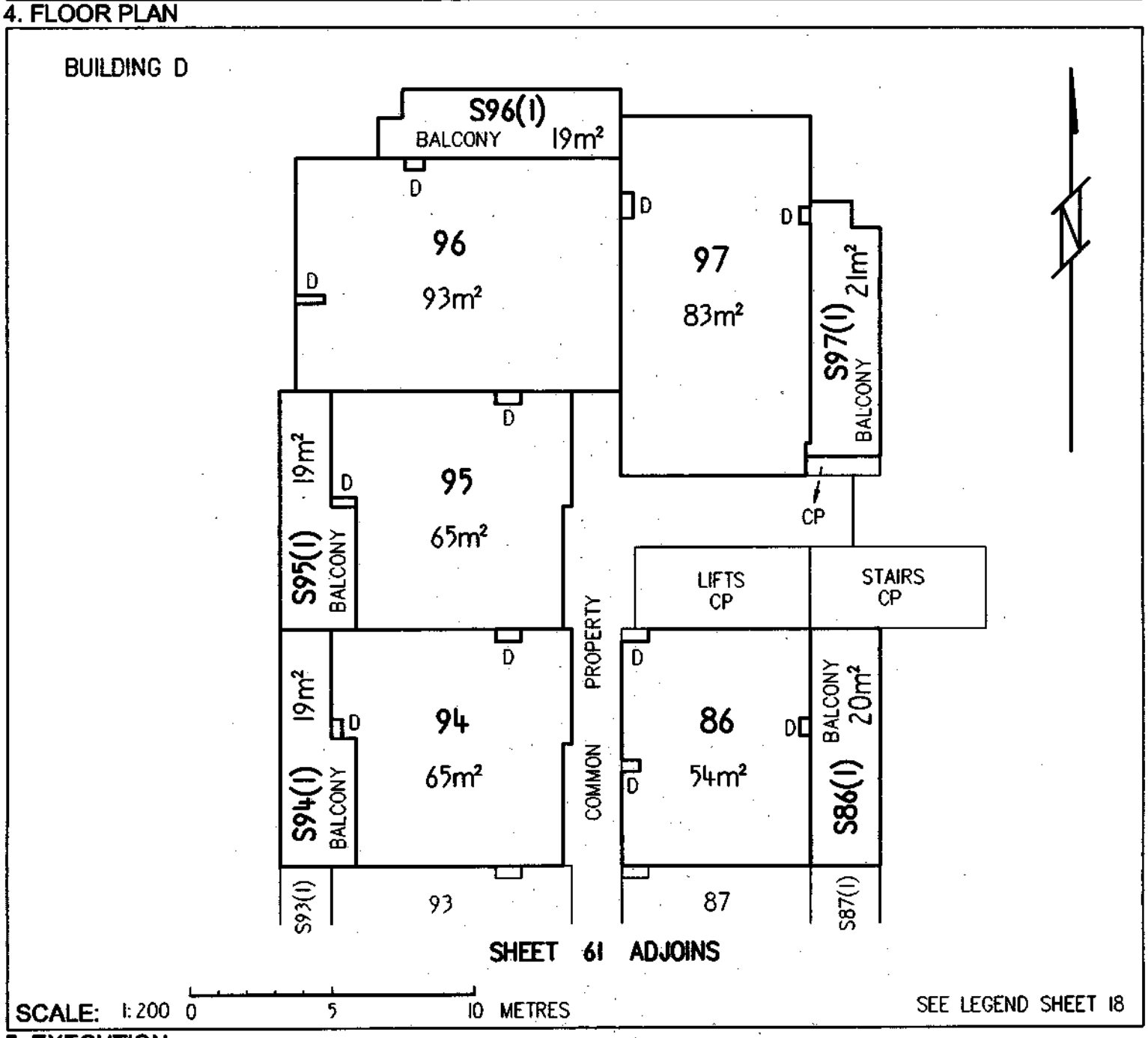
2. FLOOR NUMBER

FIRST

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 61 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

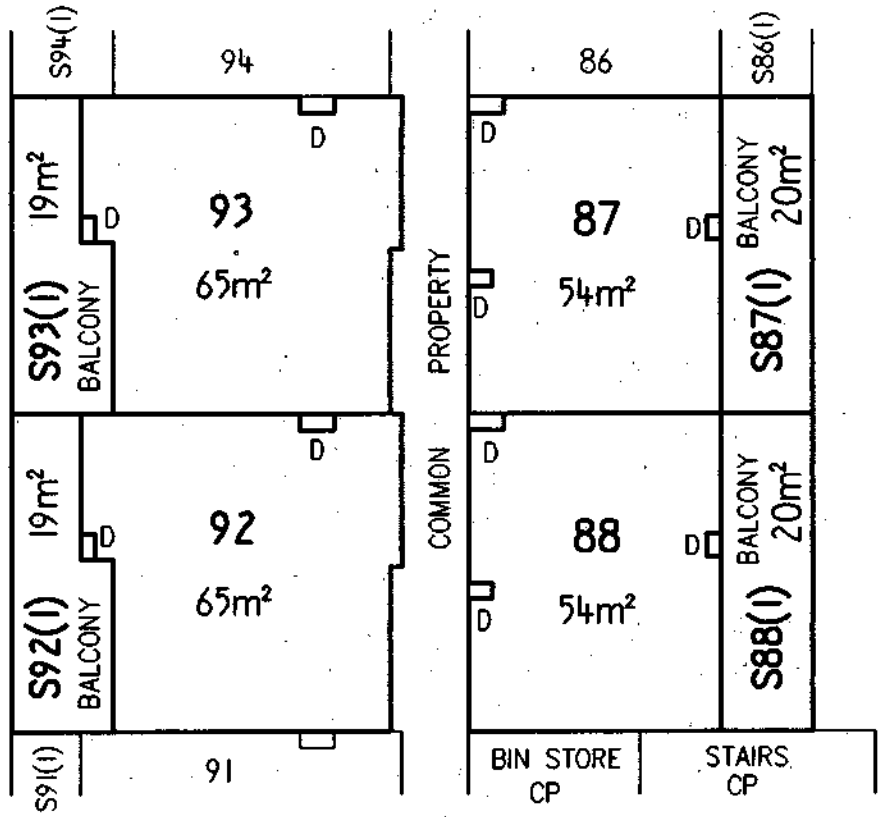
FIRST

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



SCALE: 1:200 0 5 10 METRES

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 62 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

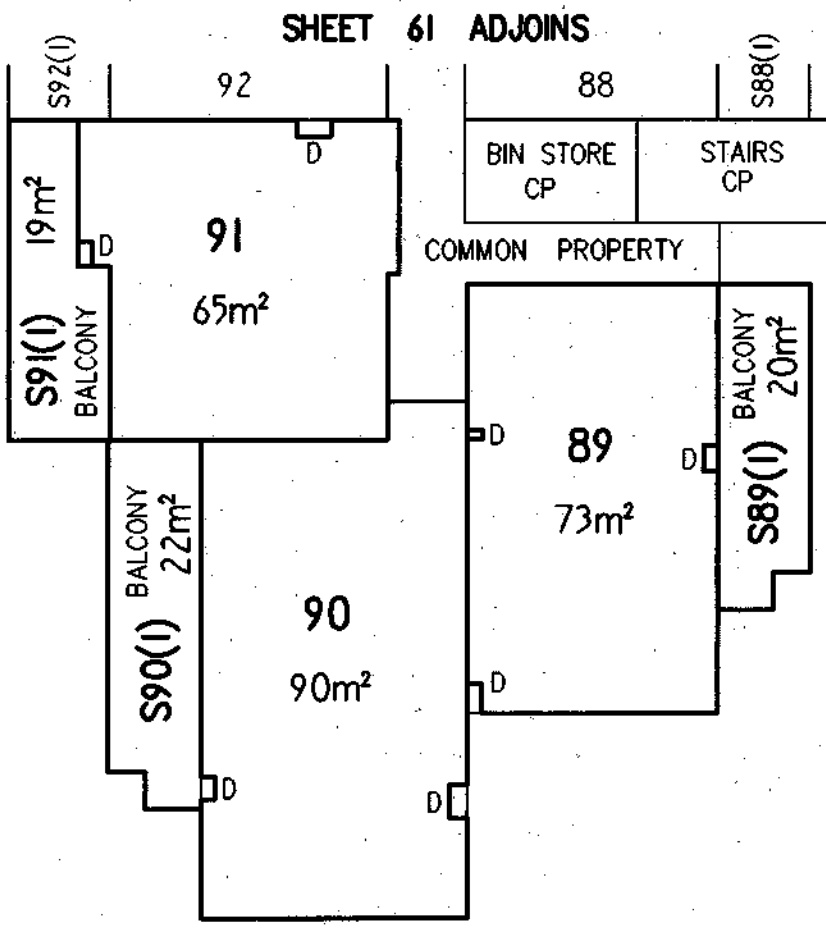
~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER	3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~
FIRST	A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



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Form 3

Sheet No. 63 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

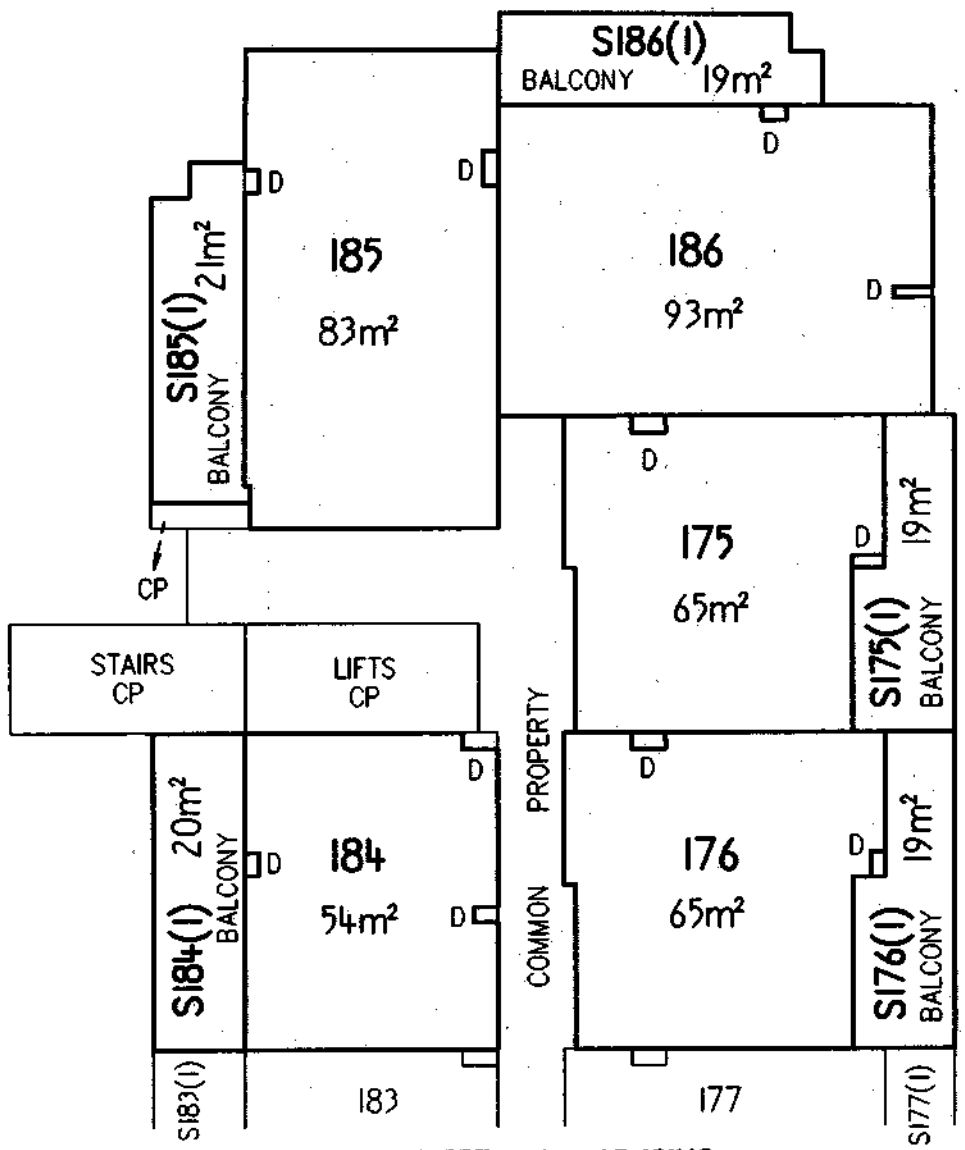
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIRST	A & UNIT SUBSIDIARIES

BUILDING E



SHEET 64 ADJOINS

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Registered Proprietor

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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 63 of 144 Sheets

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on 2/12/2011
Replacement Sheet Issued

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

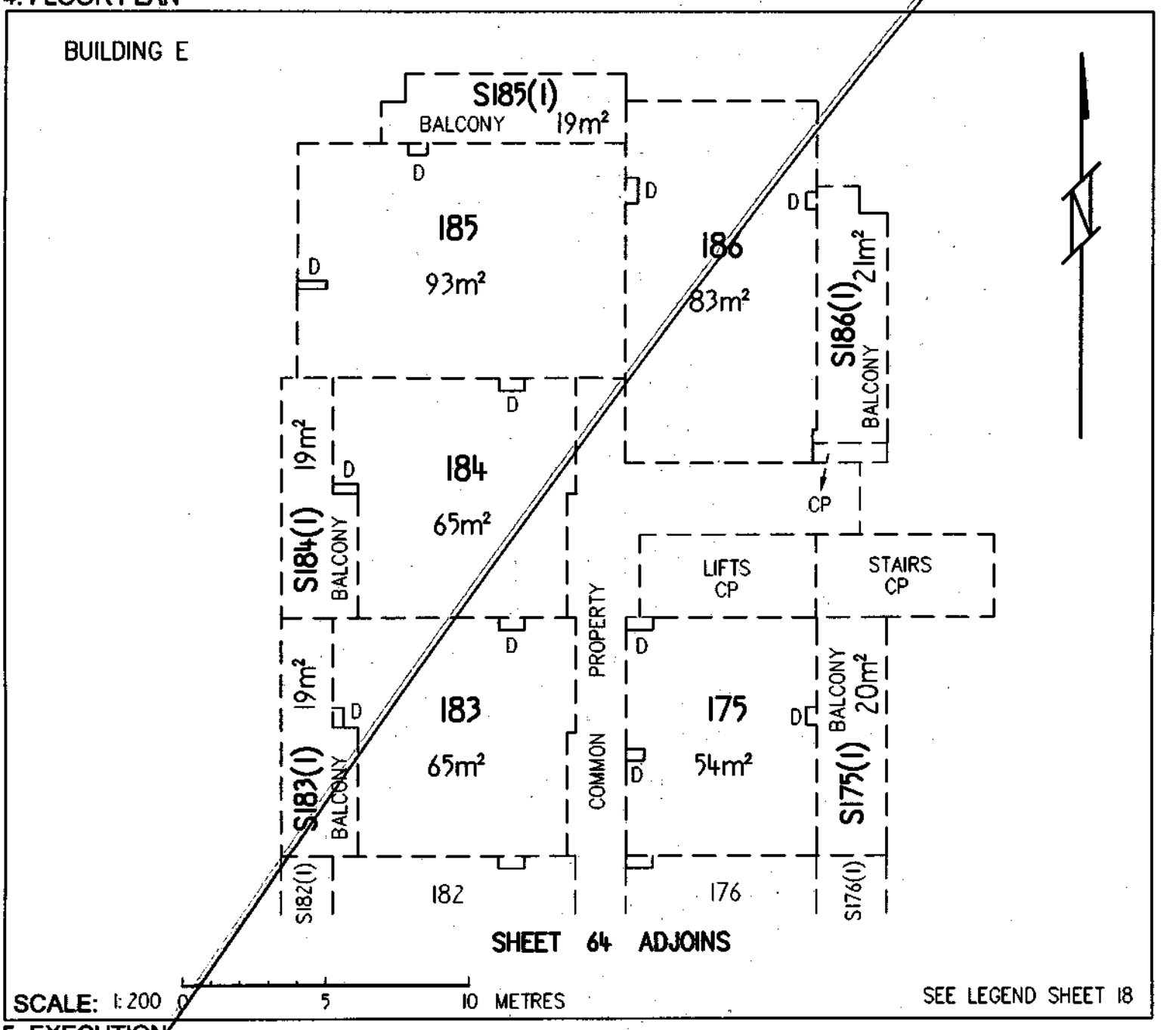
2. FLOOR NUMBER

FIRST

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 64 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

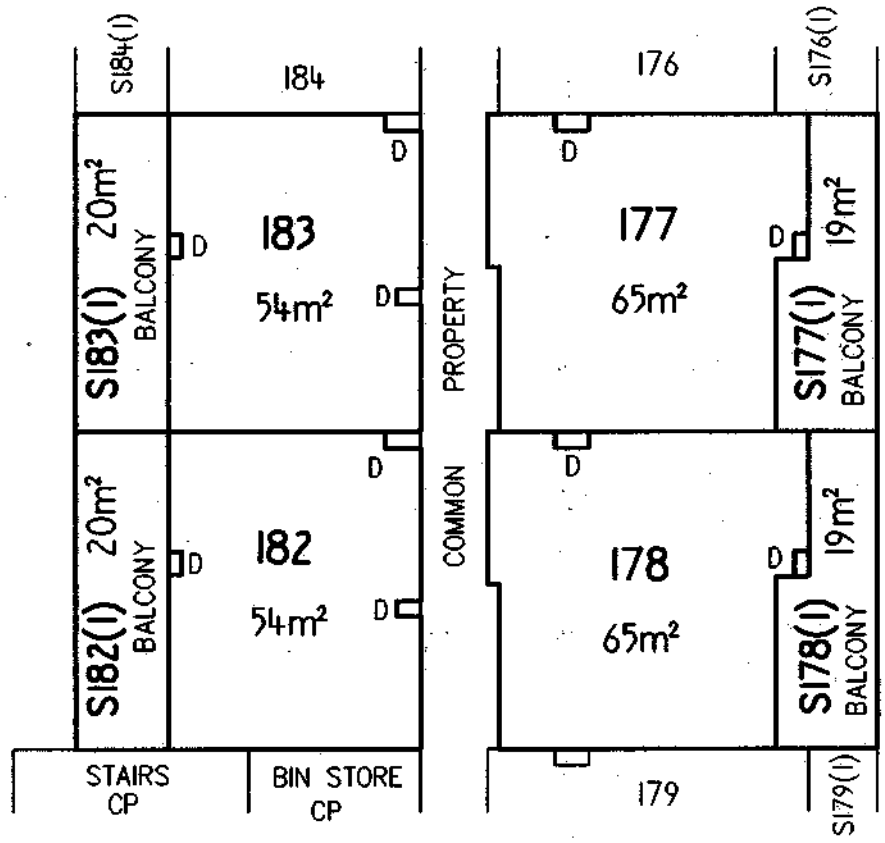
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIRST	A & UNIT SUBSIDIARIES

BUILDING E



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 64 of 144 Sheets

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

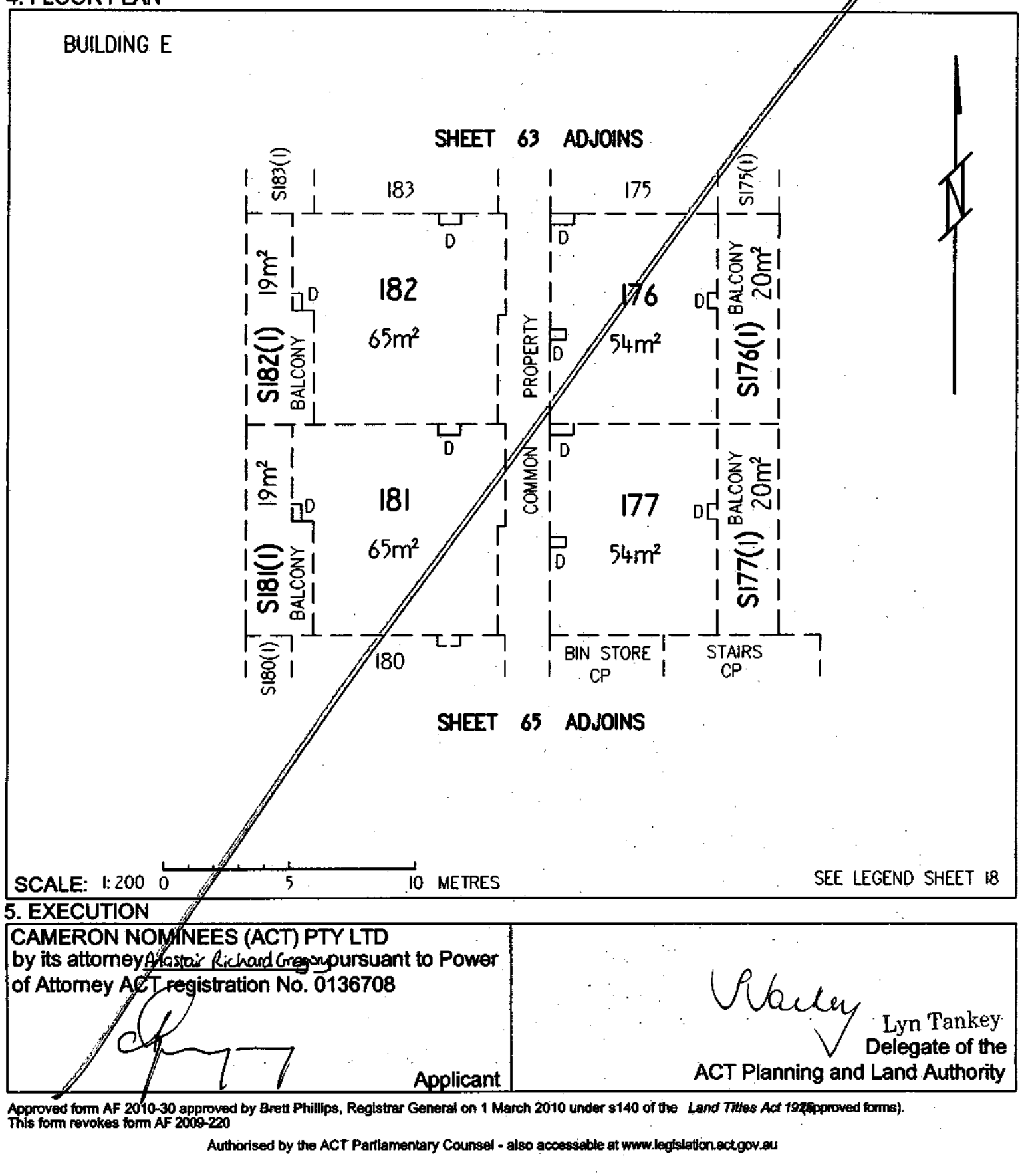
FIRST

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Form 3

Sheet No. 65 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

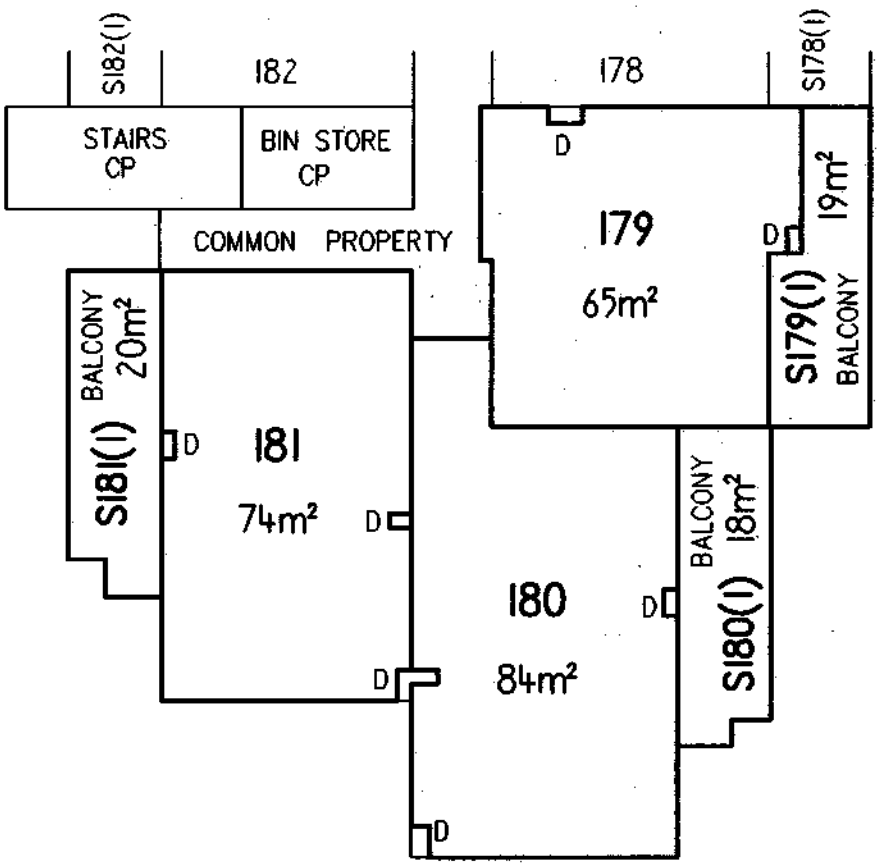
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIRST	A & UNIT SUBSIDIARIES

BUILDING E



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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 65 of 144 Sheets

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Replacement Sheet Issued

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

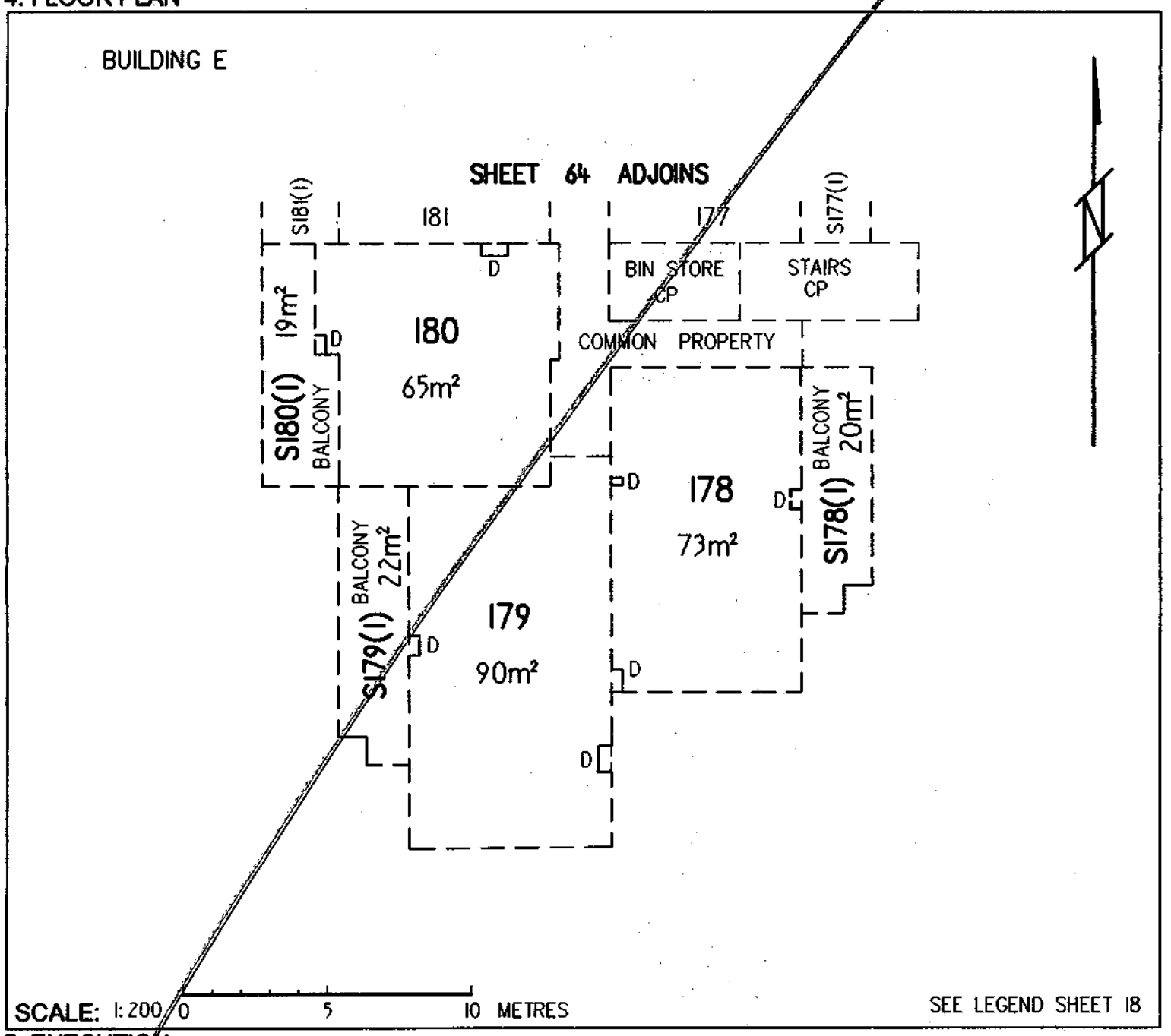
FIRST

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Form 3

Sheet No. 66 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

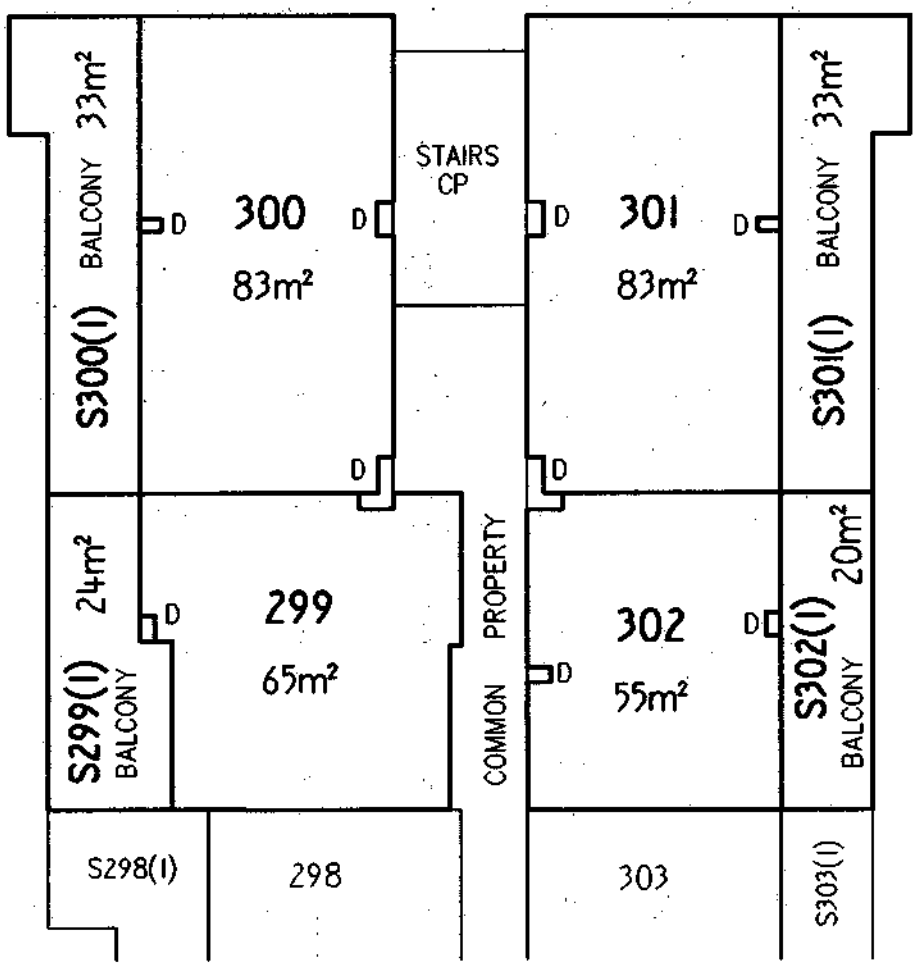
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER	FIRST	A & UNIT SUBSIDIARIES

BUILDING G



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OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

UP: 3566

SECTION 2 of 3

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GPO BOX 158 CANBERRA ACT 2601 | PHONE 62073000 | FAX 62070538

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
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Sheet No. 66 of 144 Sheets

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3666

2. FLOOR NUMBER

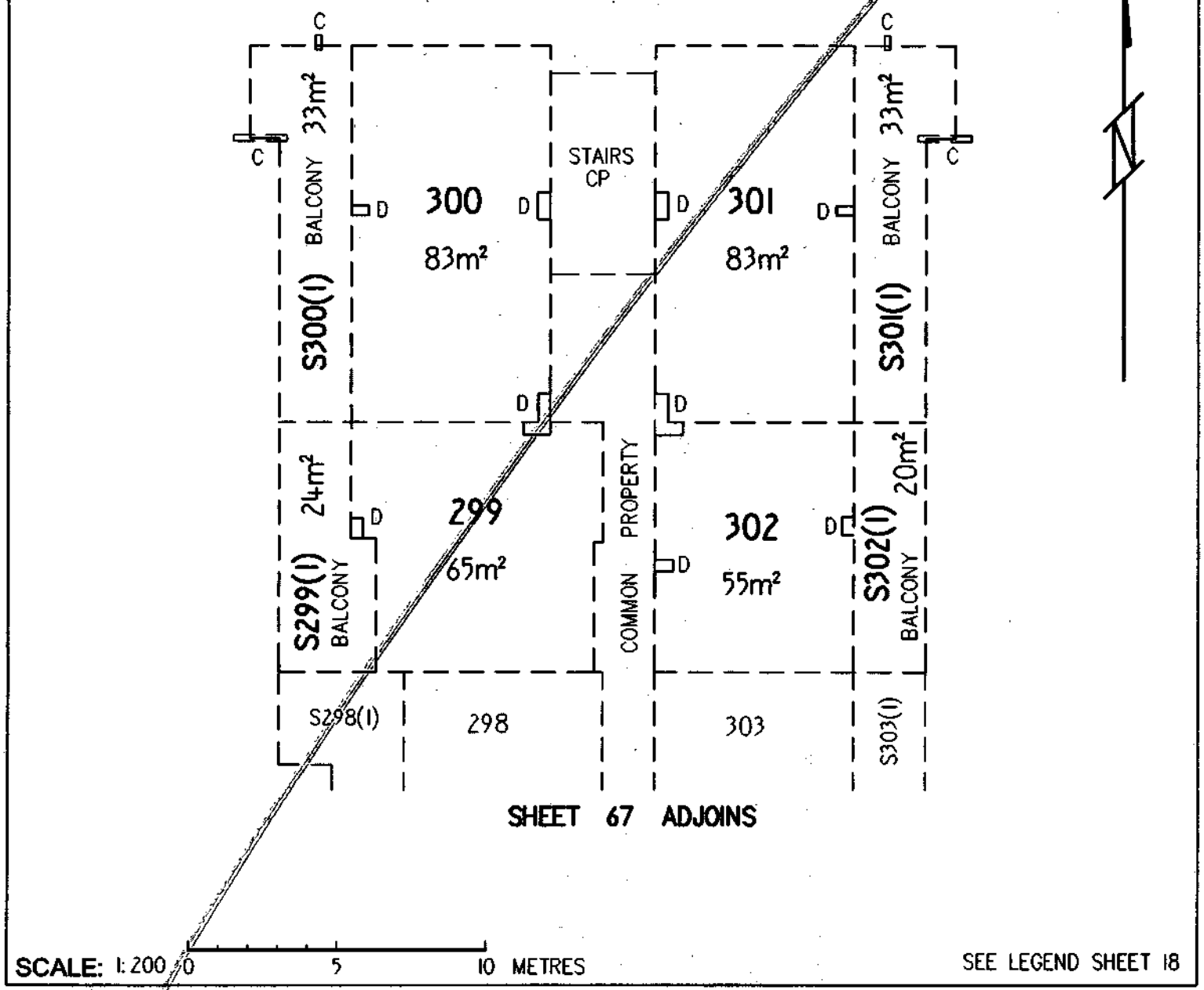
FIRST

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING G



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Form 3

Sheet No. 67 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

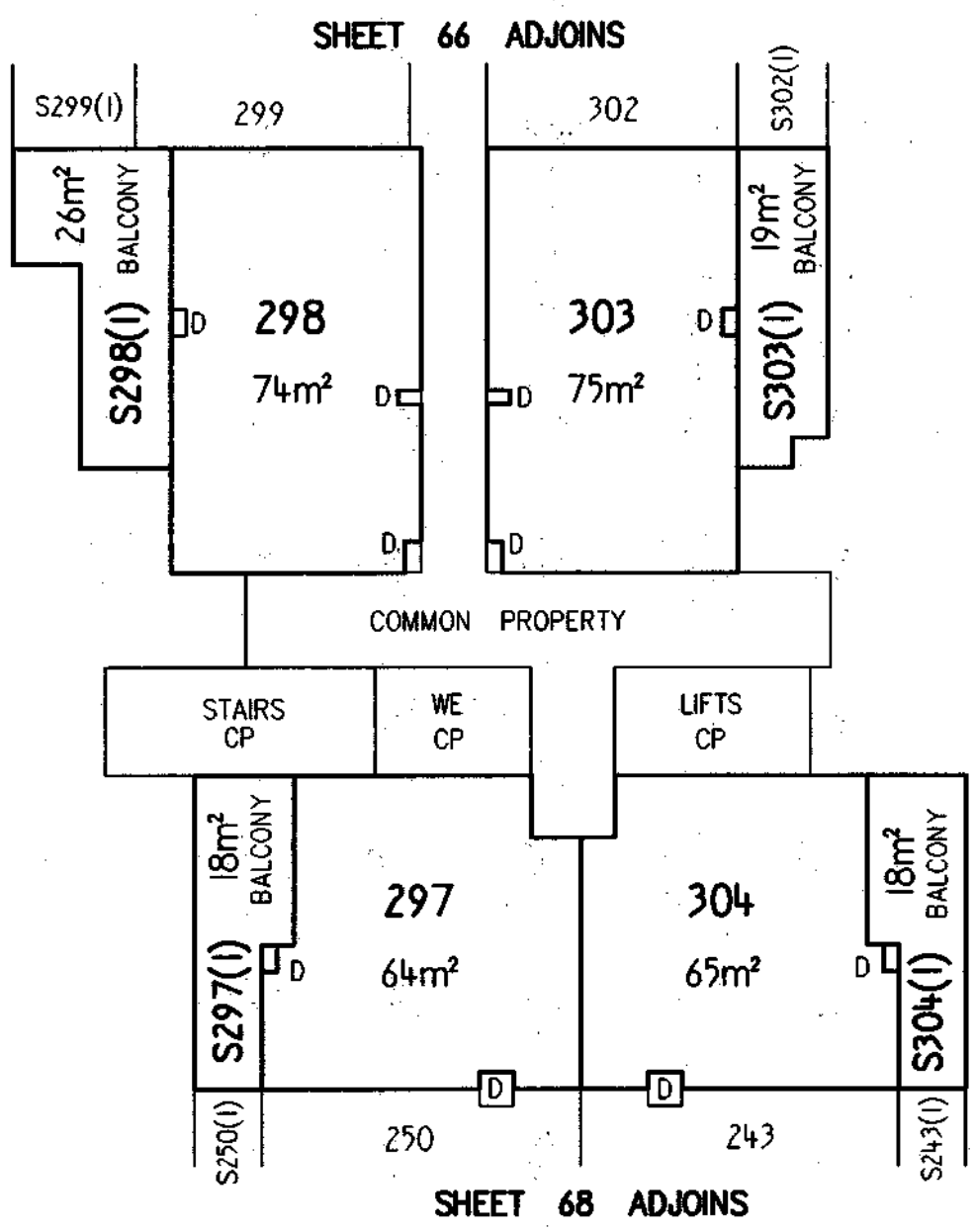
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIRST	A & UNIT SUBSIDIARIES

BUILDING G



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Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

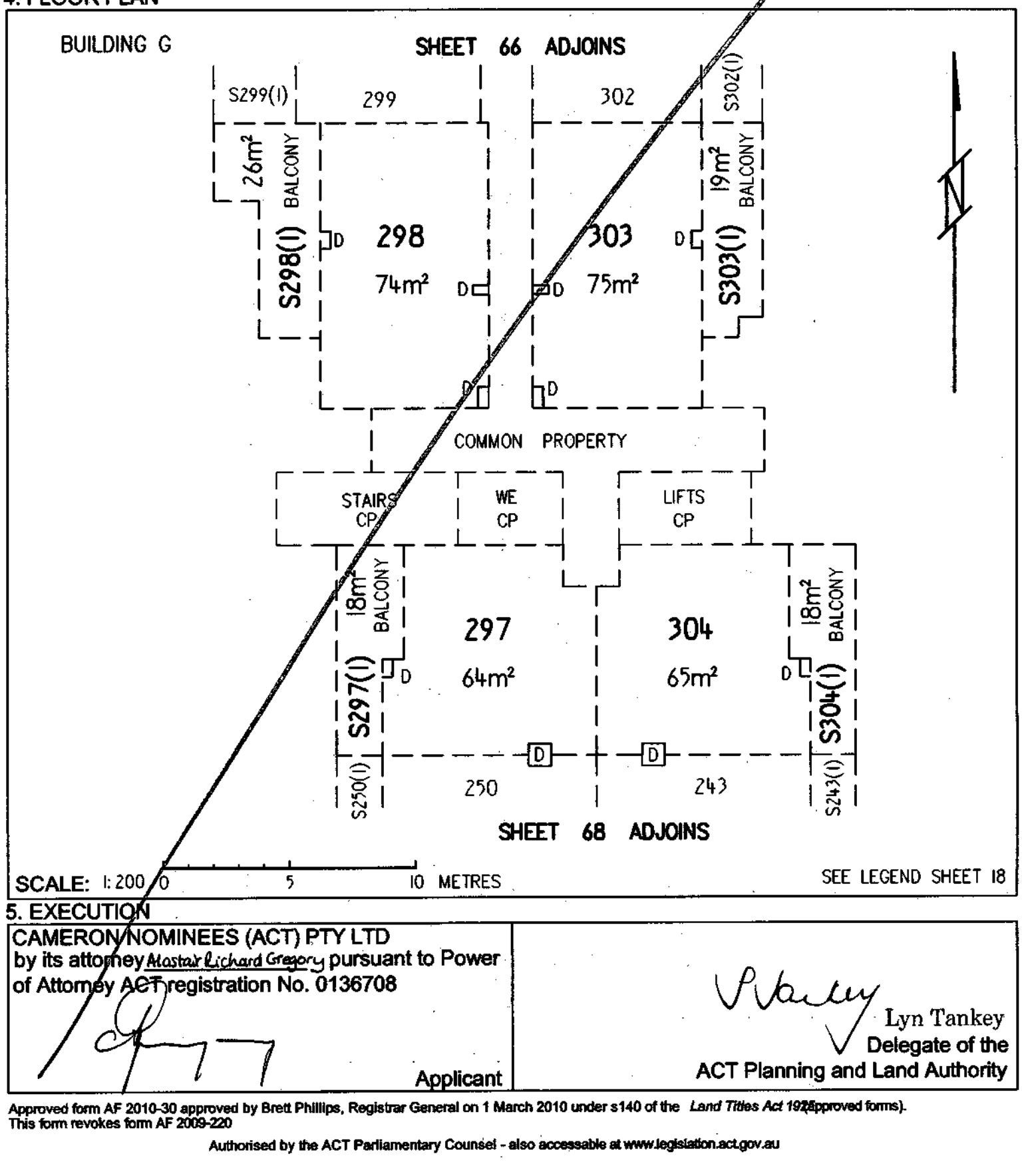
2. FLOOR NUMBER

FIRST

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 68 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

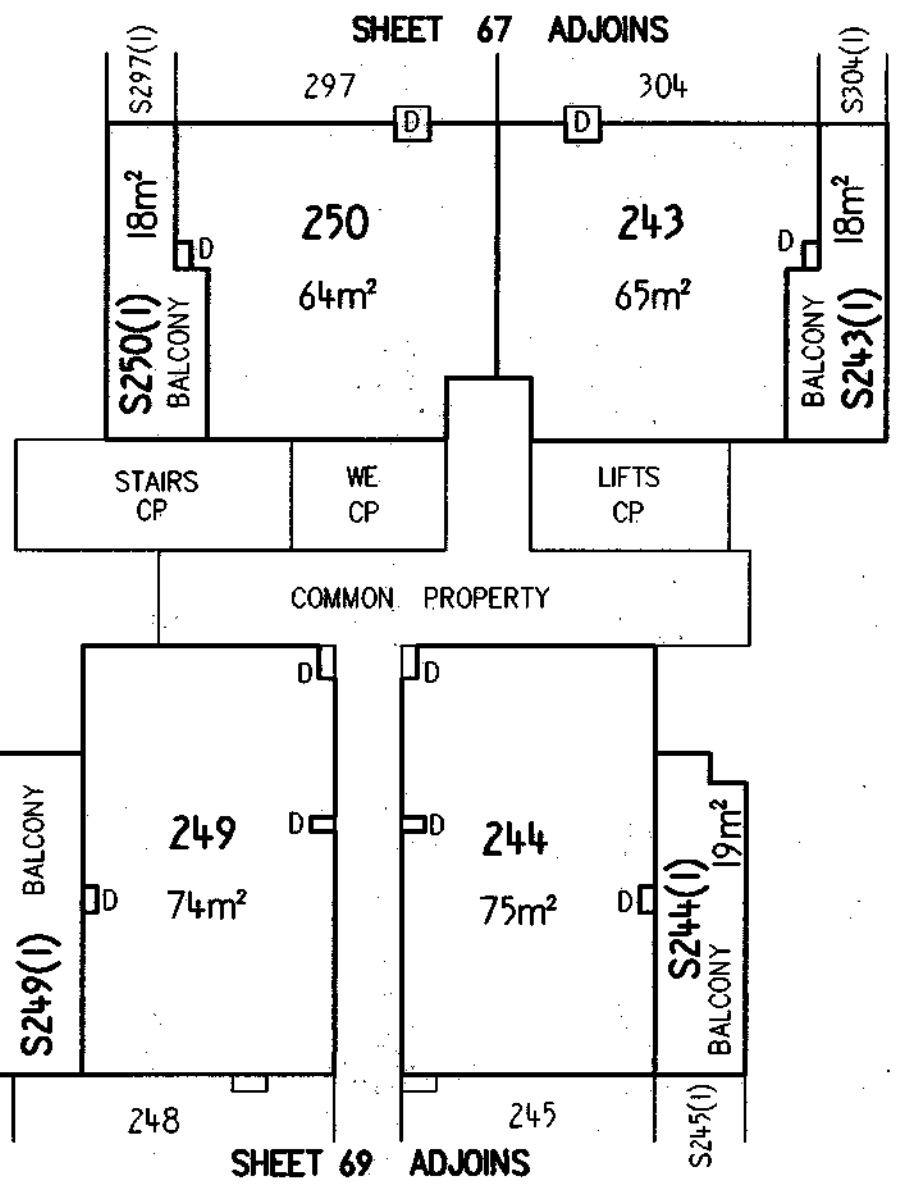
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIRST	A & UNIT SUBSIDIARIES

BUILDING F



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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 68 of 144 Sheets

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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

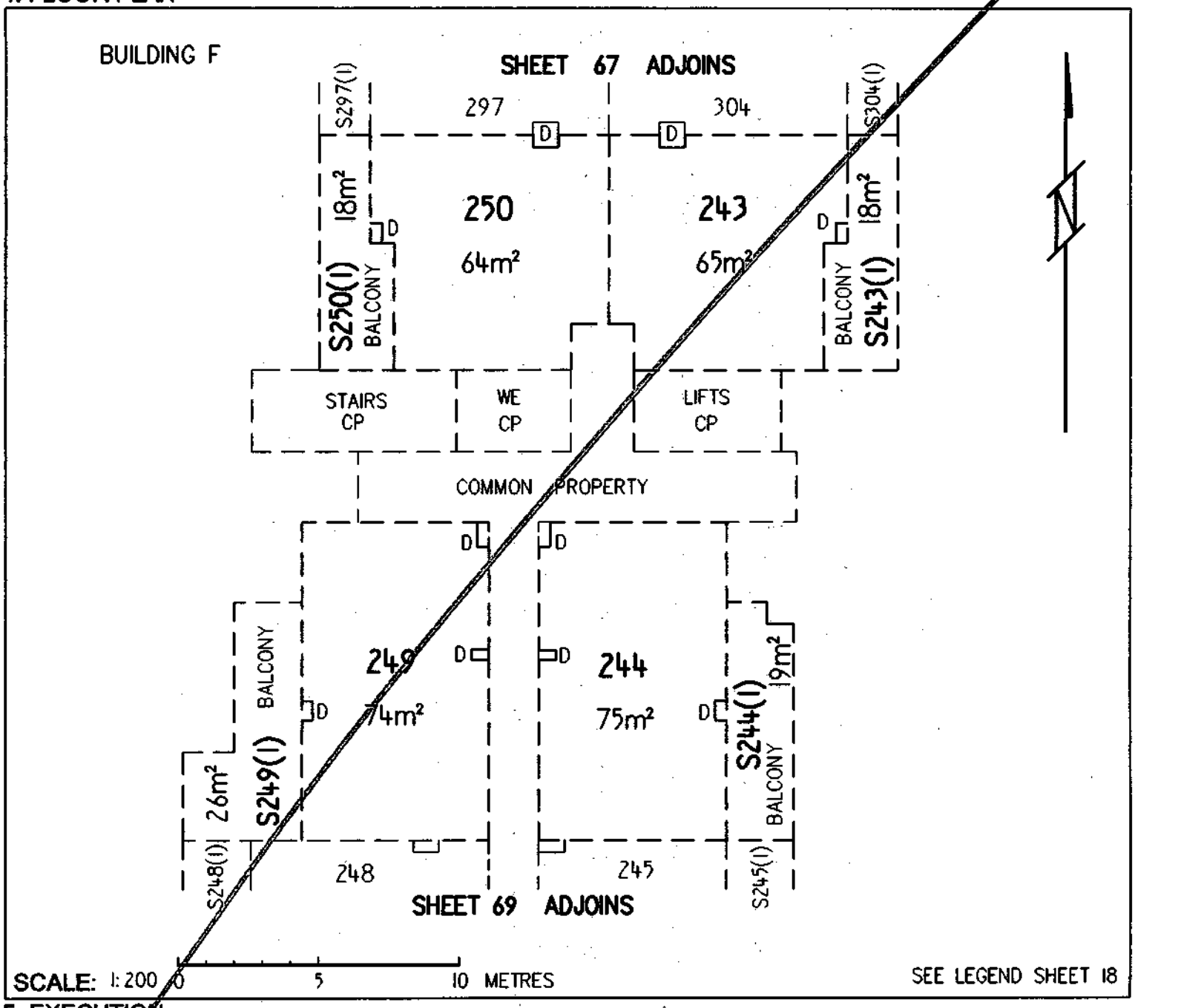
2. FLOOR NUMBER

FIRST

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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This form revokes form AF 2009-220

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Form 3

Sheet No. 69 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

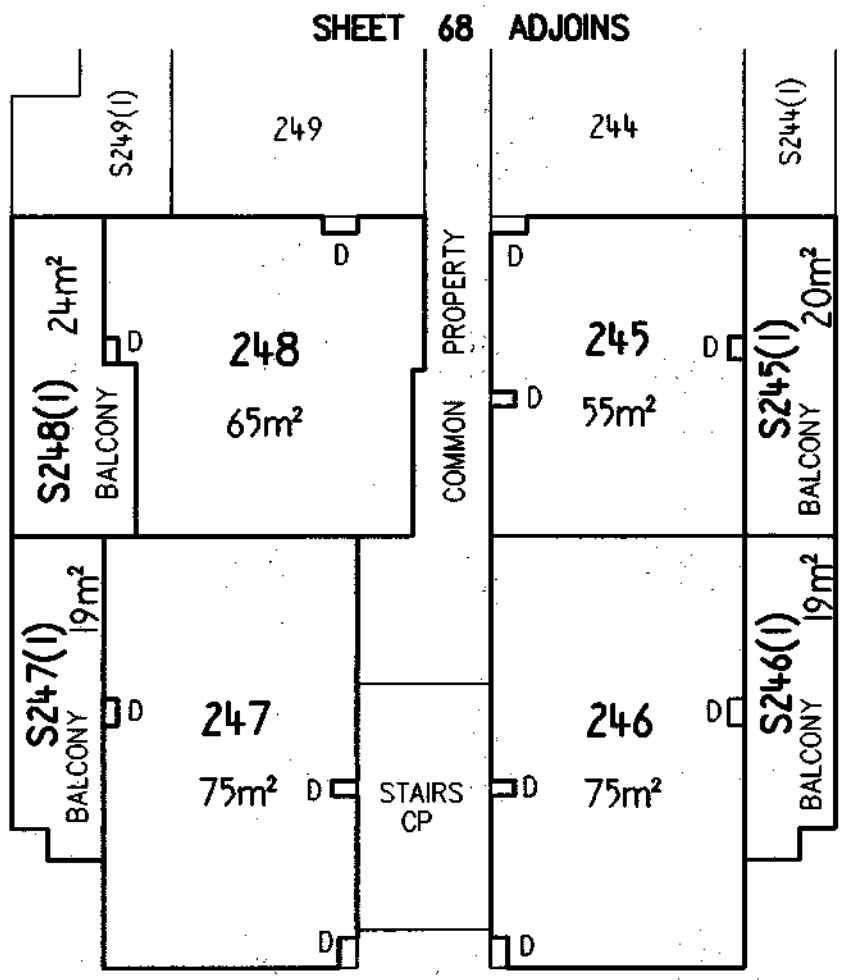
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIRST	A & UNIT SUBSIDIARIES

BUILDING F



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alfonso del Rio pursuant to Power of Attorney ACT registration No. 0136708

Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-180 approved by Brett Phillips, Registrar-General on 24/09/2010 under section 140 of the *Land Titles Act 1925* (approved forms) - This form revokes AF2010-30

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 69 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

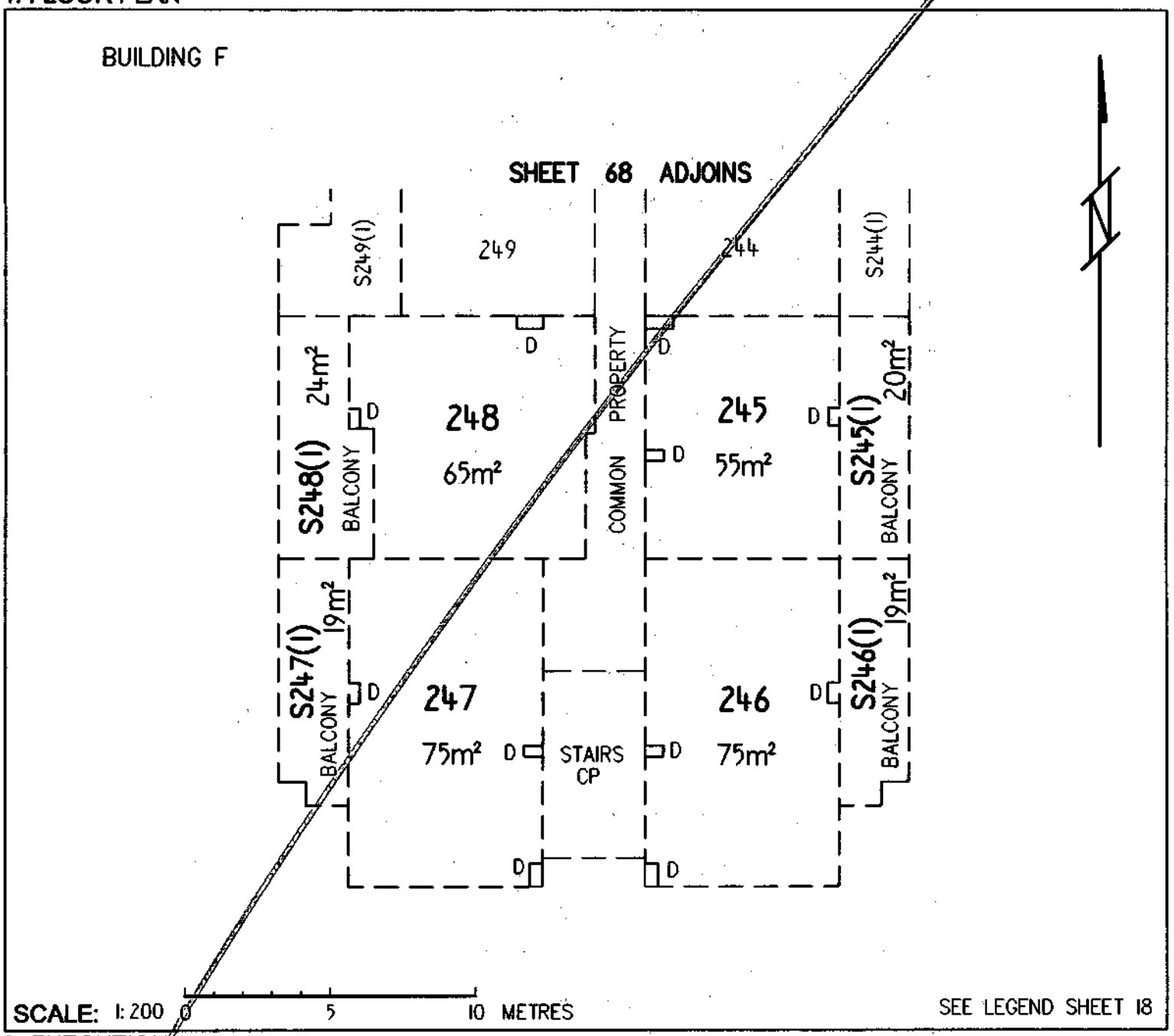
1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER: FIRST

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~: A & UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 70 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

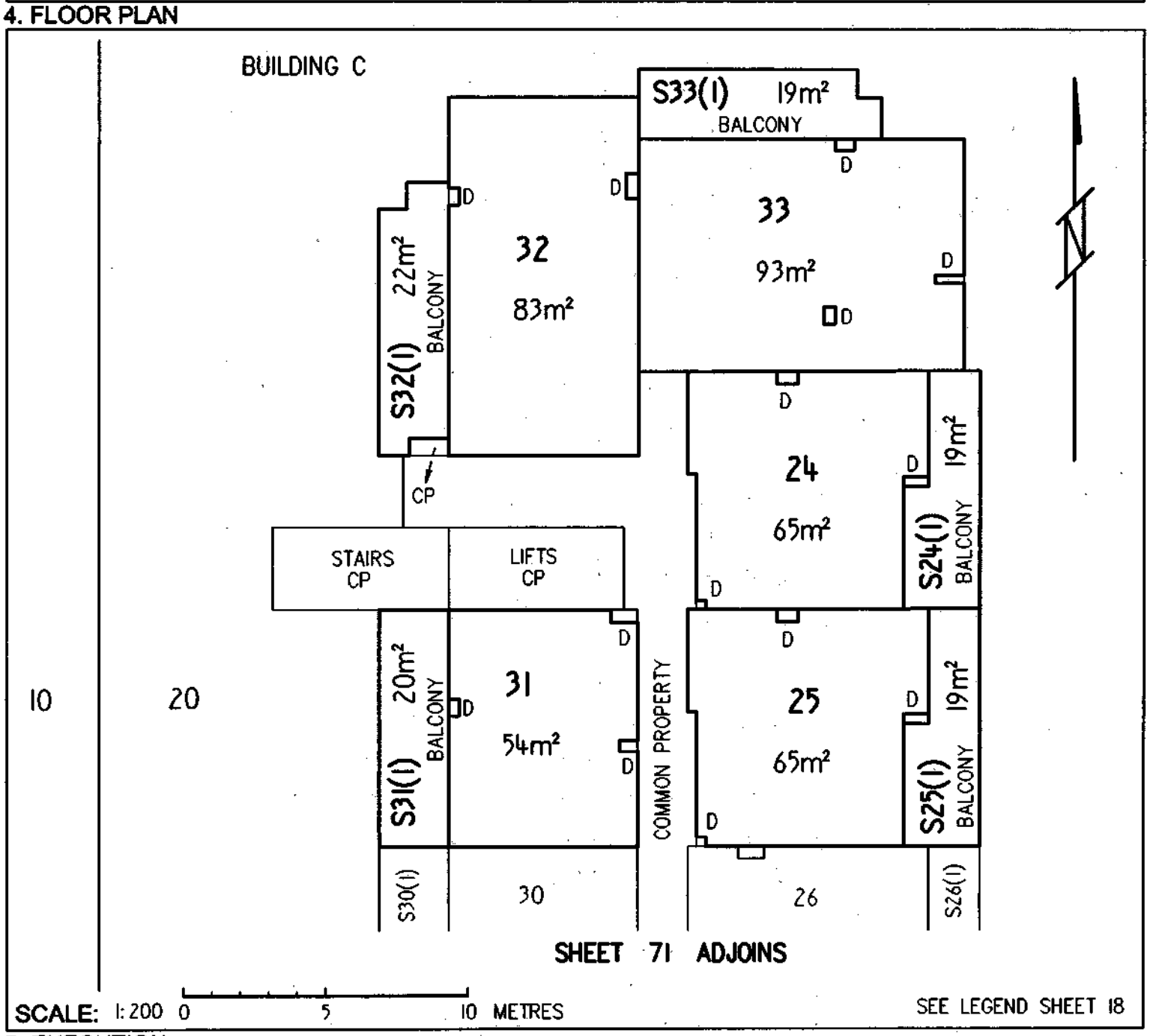
2. FLOOR NUMBER

SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 71 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

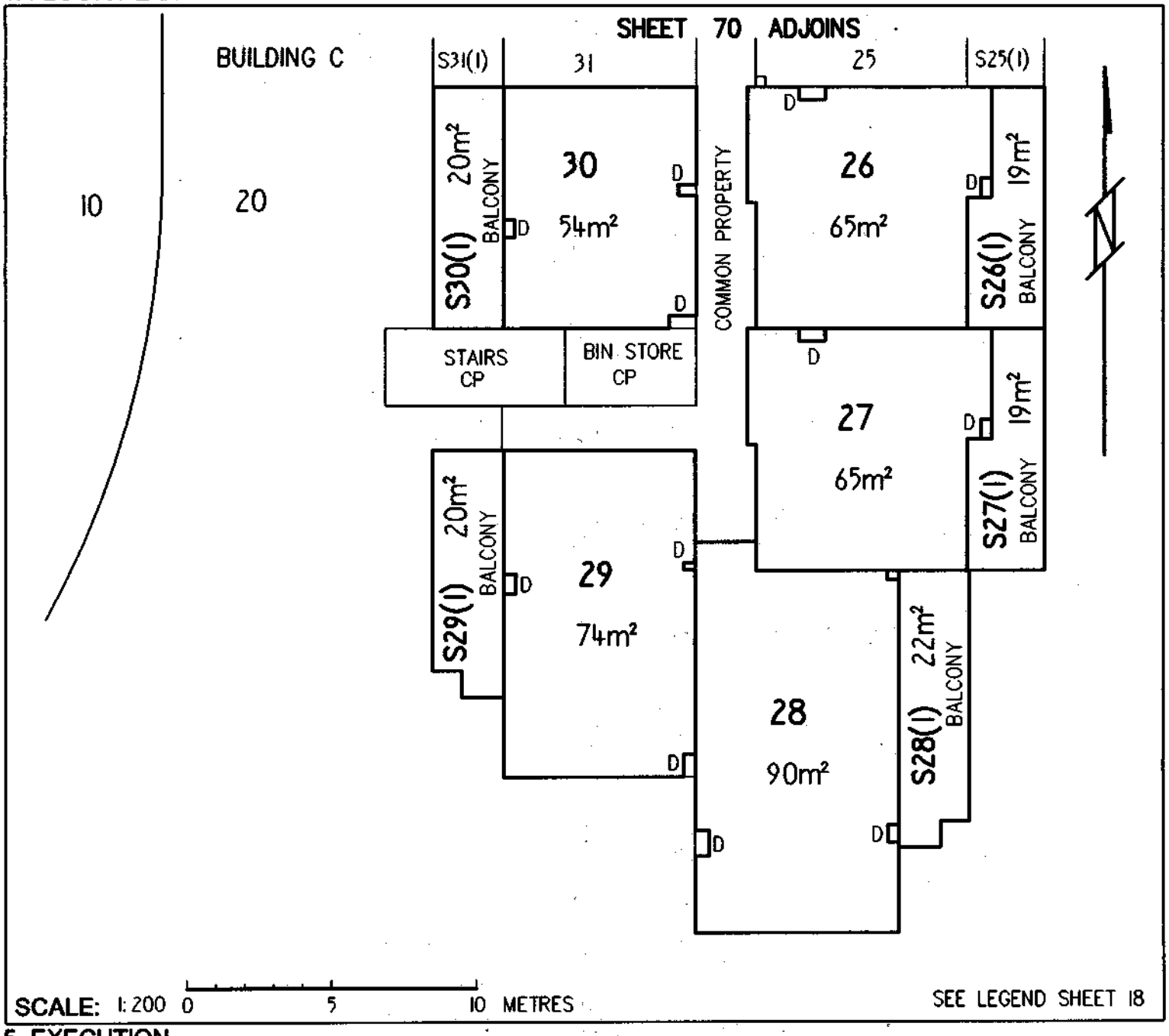
2. FLOOR NUMBER

SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 72 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

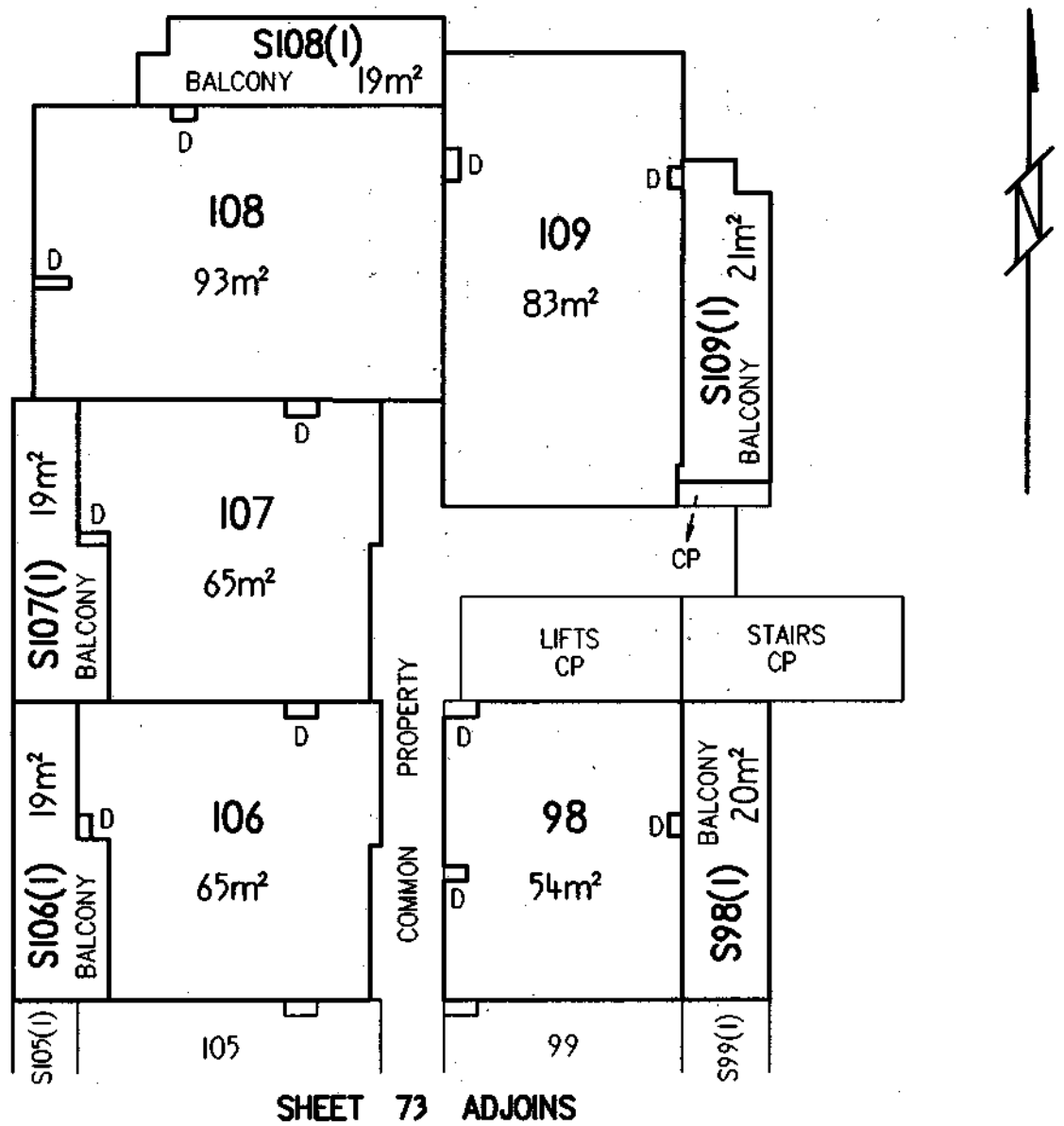
SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



SHEET 73 ADJOINS

SCALE: 1:200 0 5 10 METRES

SEE LEGEND SHEET 18

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 73 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

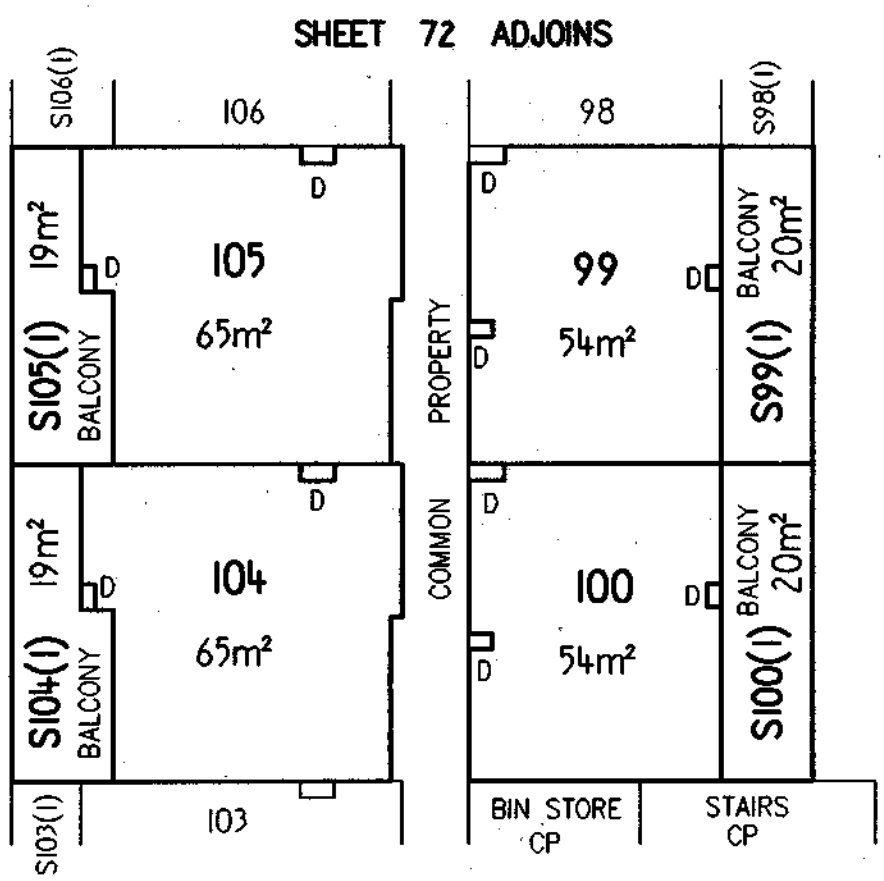
SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



SCALE: 1:200 0 5 10 METRES

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 74 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

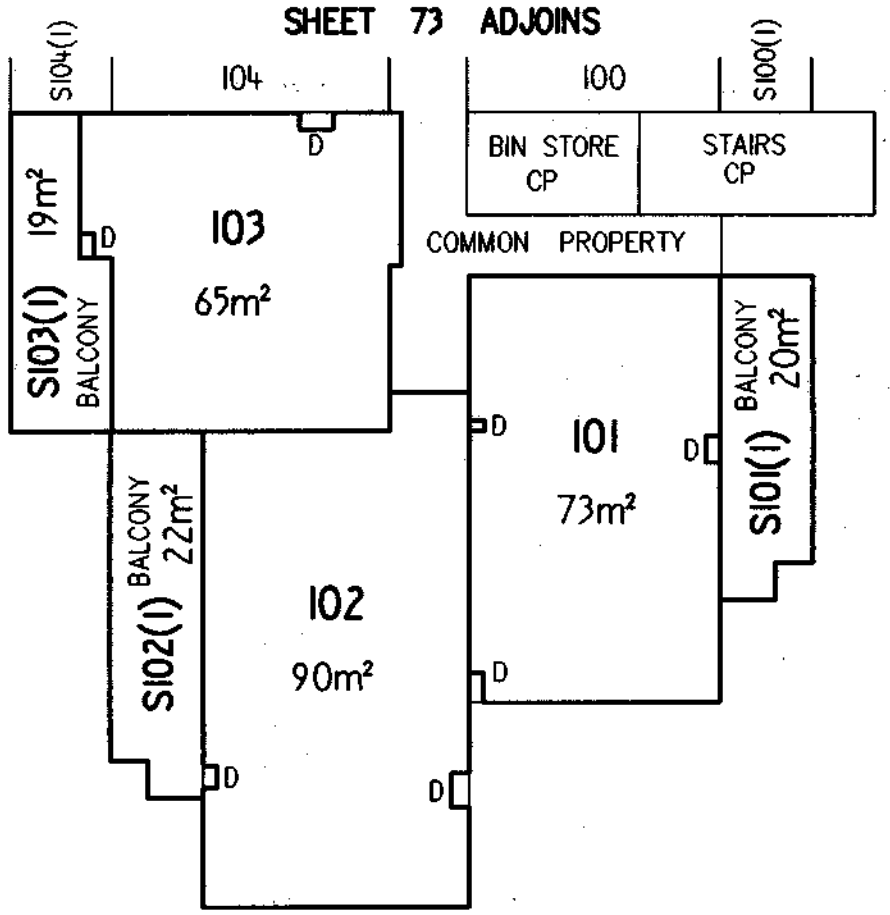
SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



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Form 3

Sheet No. 75 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

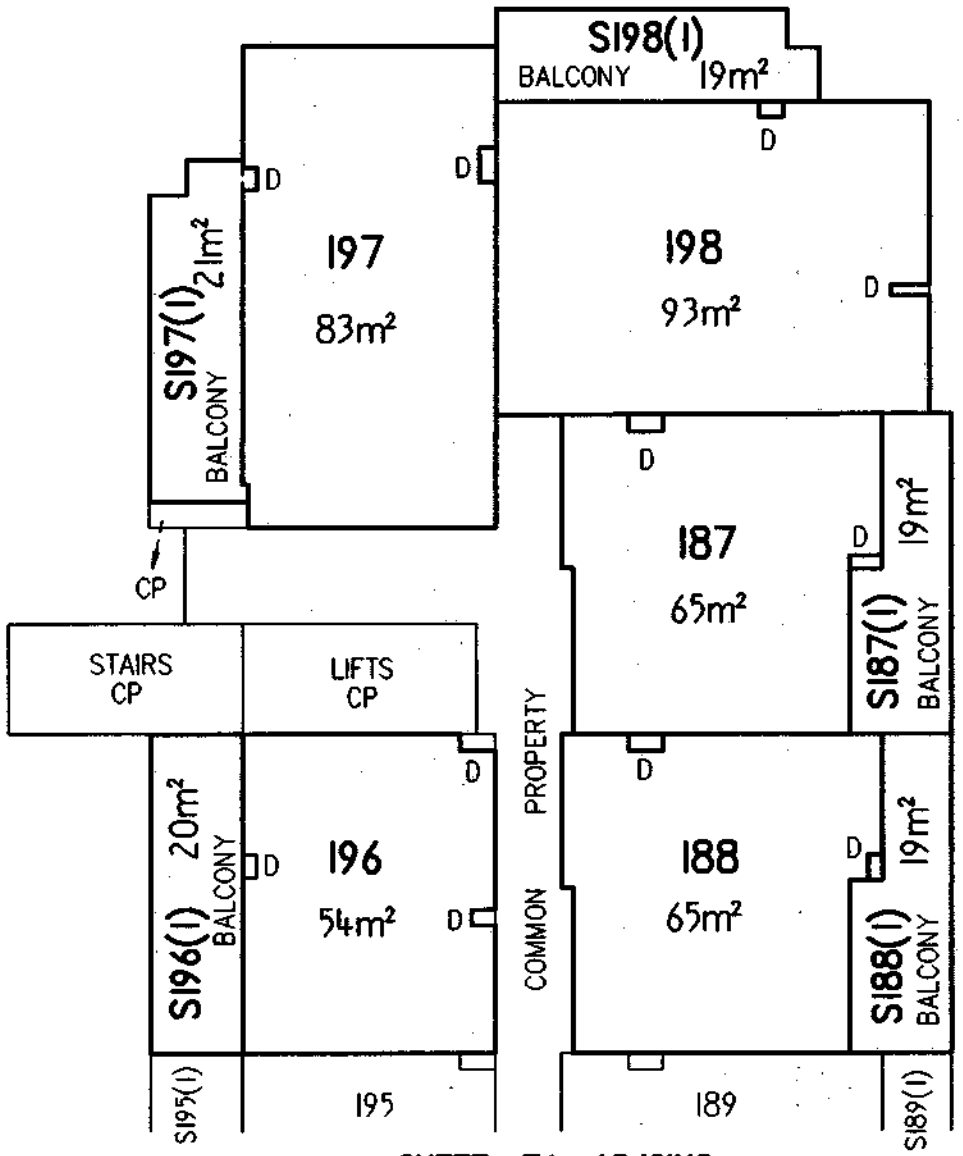
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER SECOND	A & UNIT SUBSIDIARIES

BUILDING E



SHEET 76 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alfonso Del Rio pursuant to Power of Attorney ACT registration No. 0136708

Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 75 of 144 Sheets

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on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

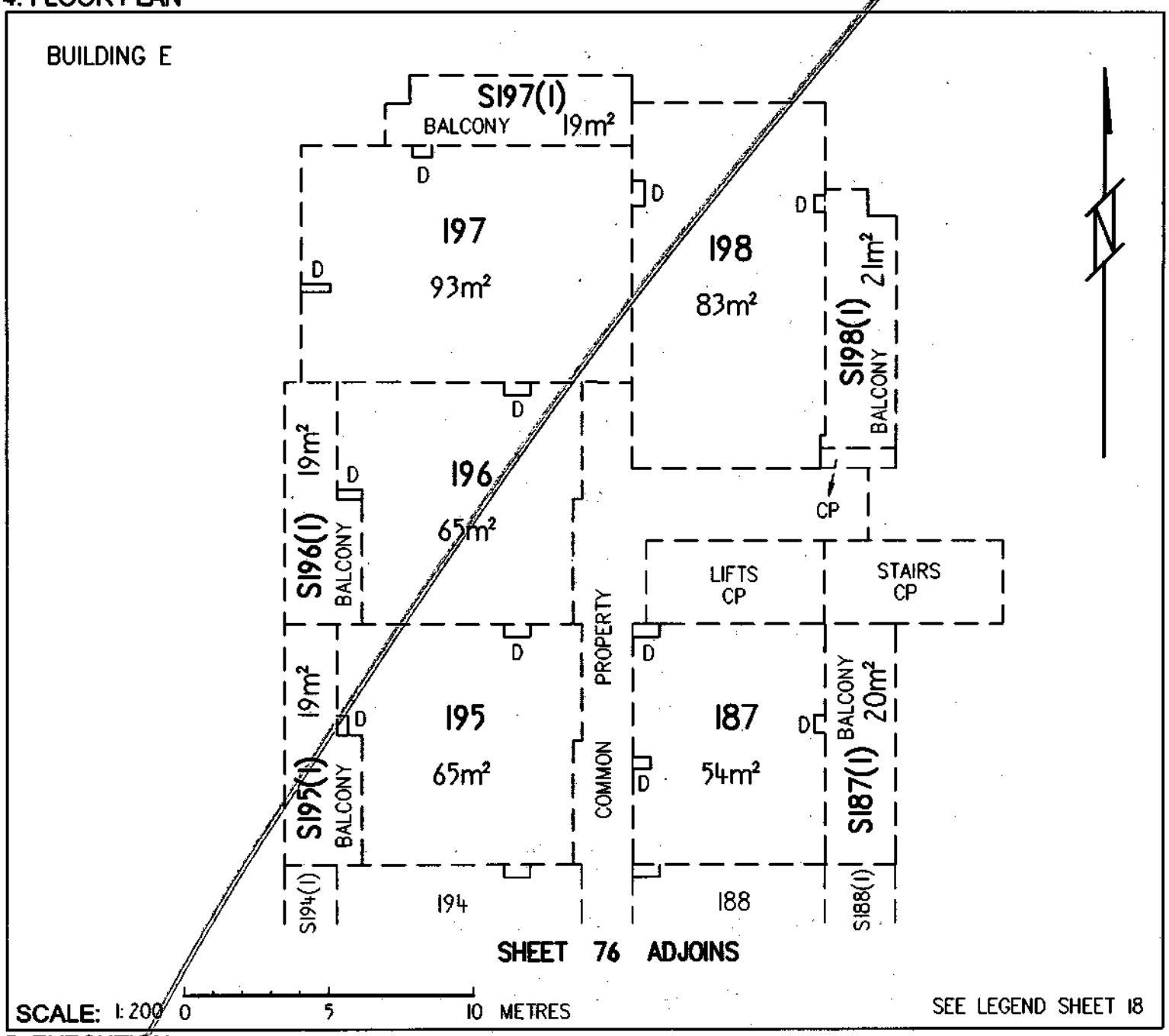
2. FLOOR NUMBER

SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 76 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

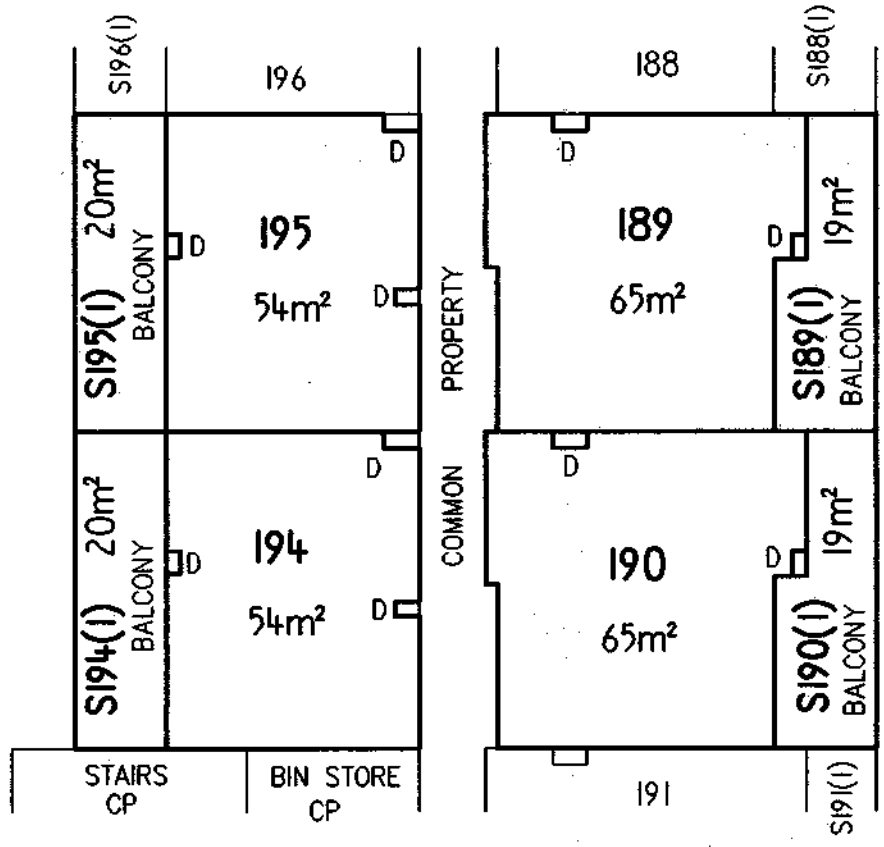
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER SECOND	A & UNIT SUBSIDIARIES

BUILDING E



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Al Consulting Pty Ltd pursuant to Power of Attorney ACT registration No. 0136708

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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 76 of 144 Sheets

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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

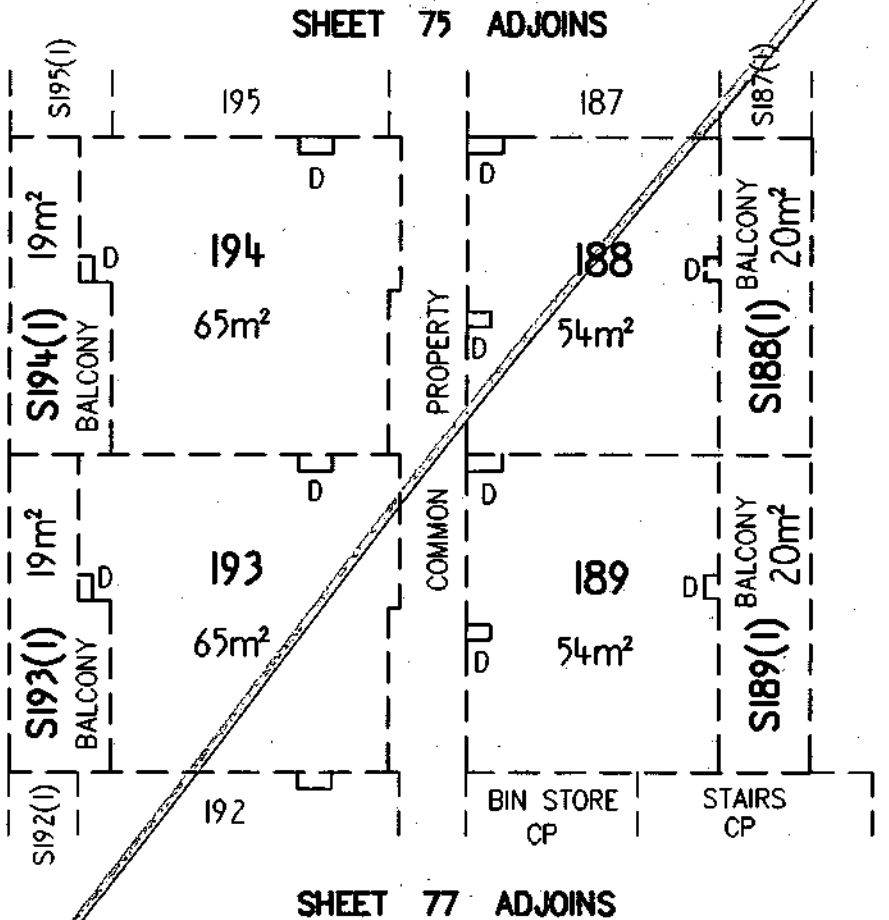
SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Form 3

Sheet No. 77 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

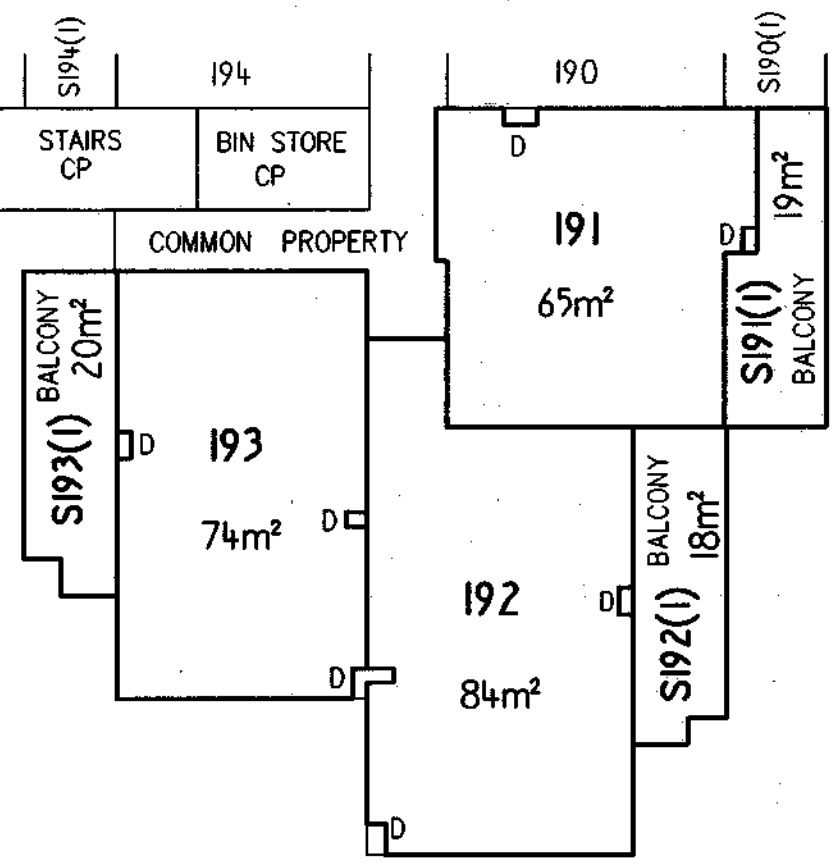
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER SECOND	A & UNIT SUBSIDIARIES

BUILDING E



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 77 of 144 Sheets

ALUP 1774399 registered
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FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

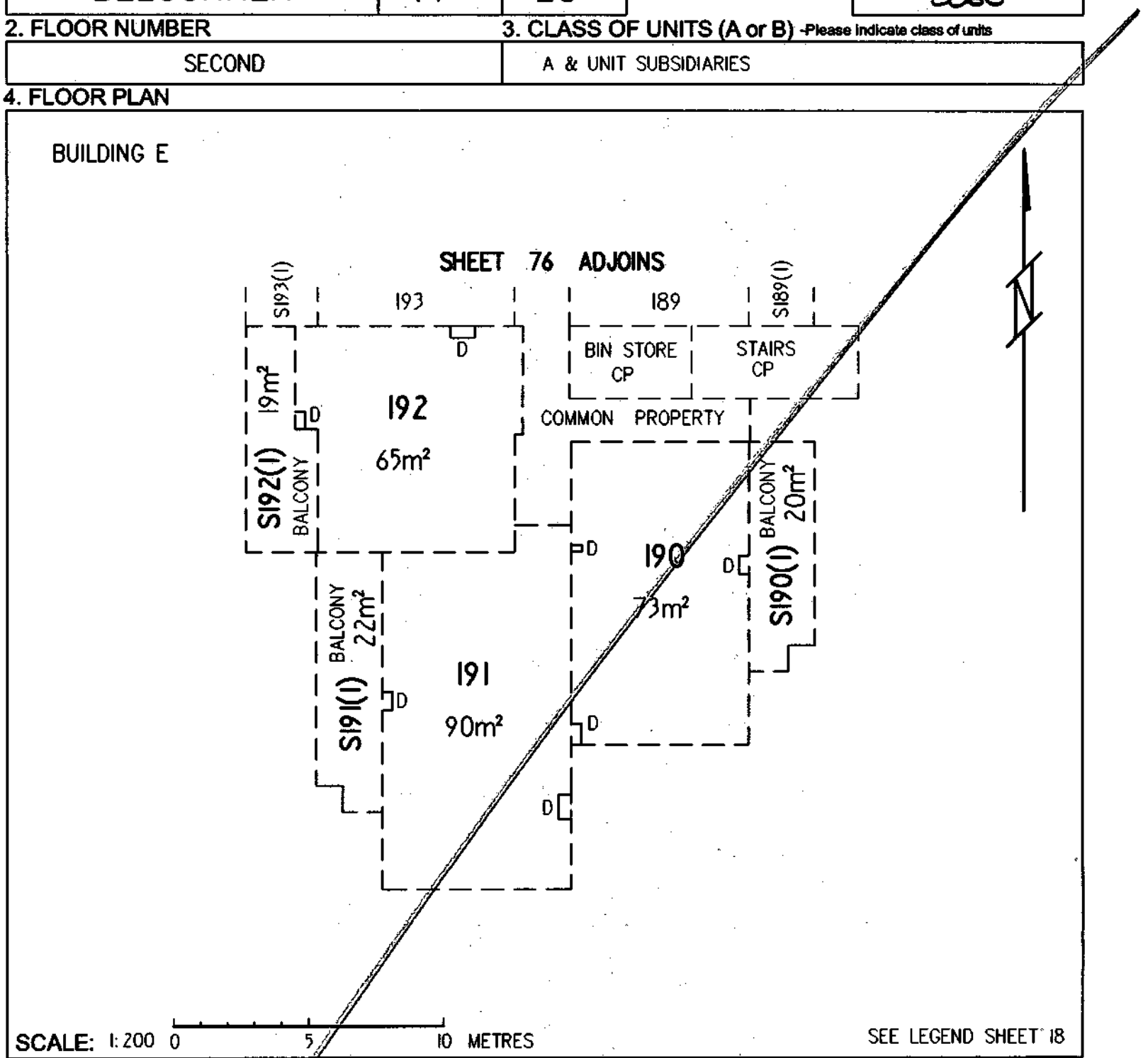
SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Form 3

Sheet No. 78 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

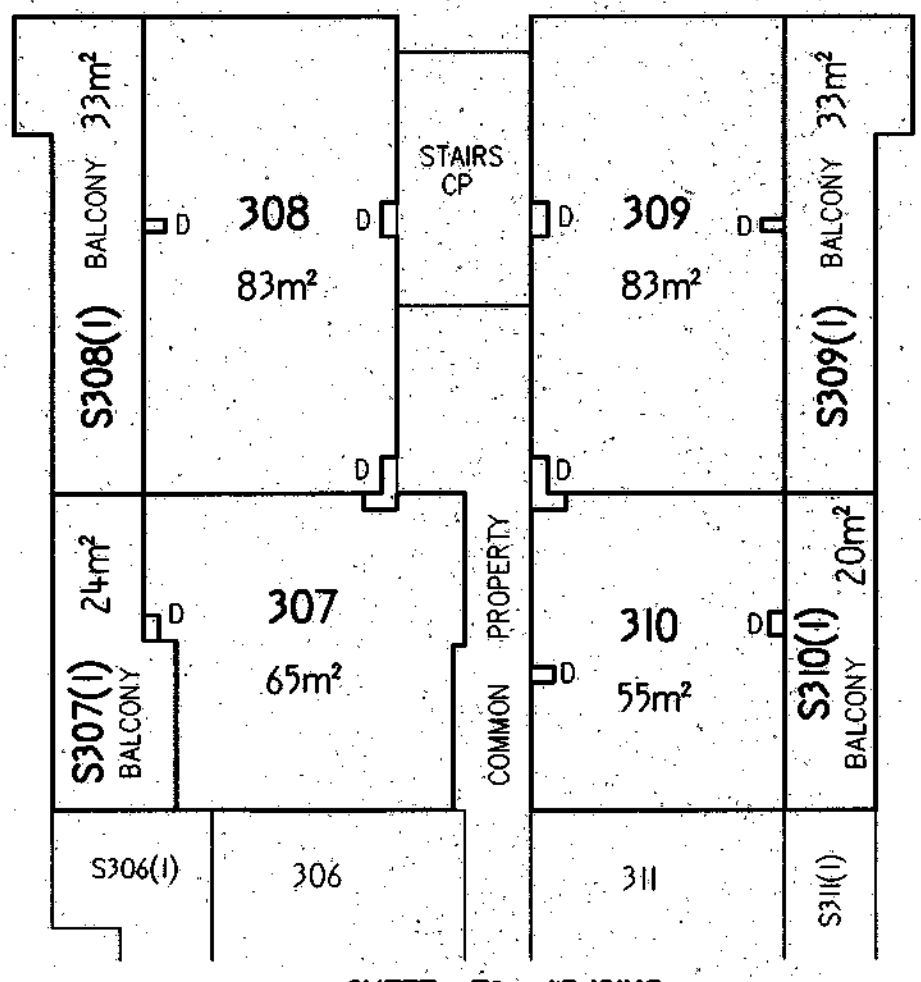
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER SECOND	A & UNIT SUBSIDIARIES

BUILDING G



SHEET 79 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Registrar-General's Office

Form 3

Sheet No. 78 of 144 Sheets

ALOP 1774399 registered on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

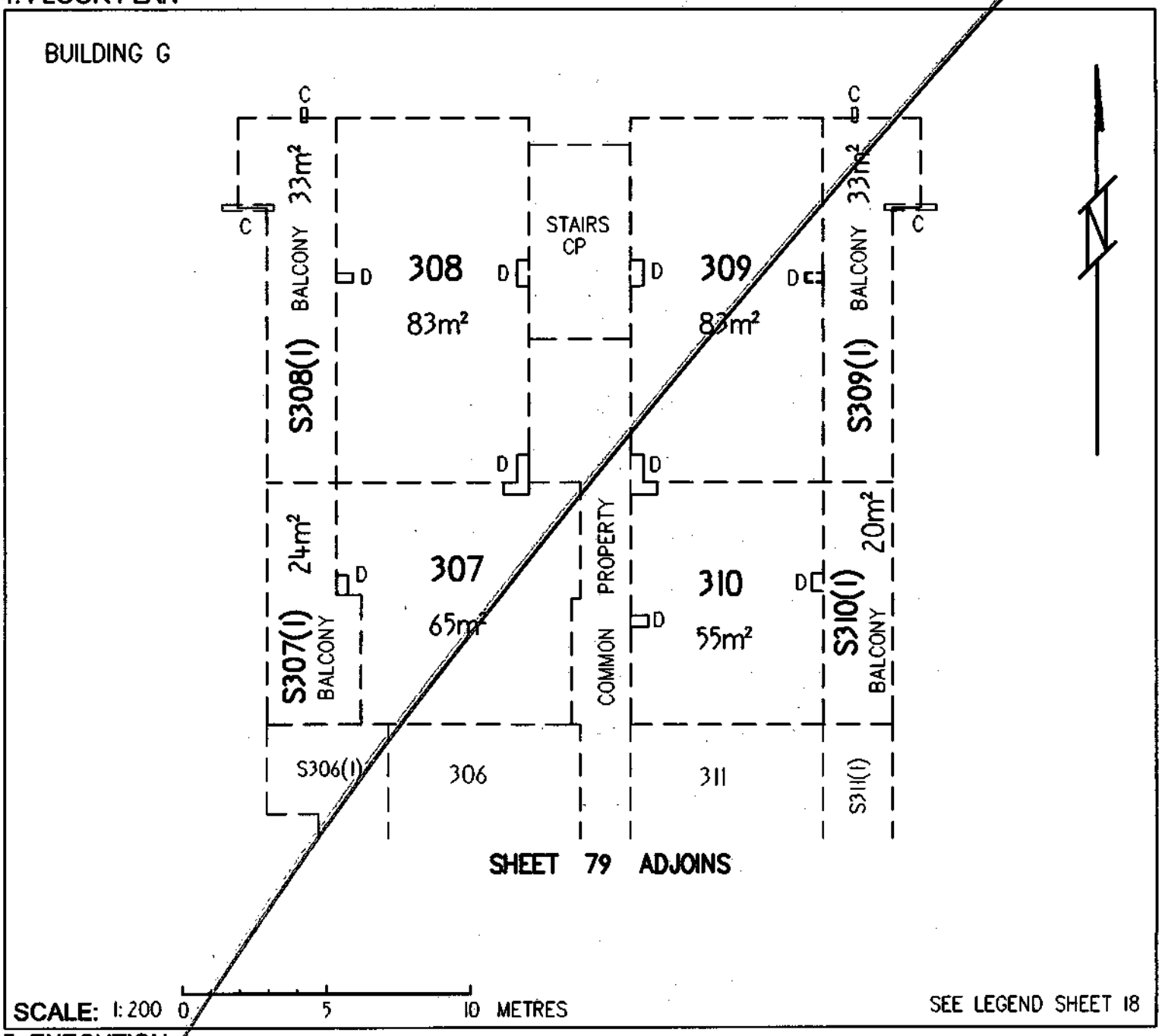
2. FLOOR NUMBER

SECOND

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 79 of 144

LAND TITLES
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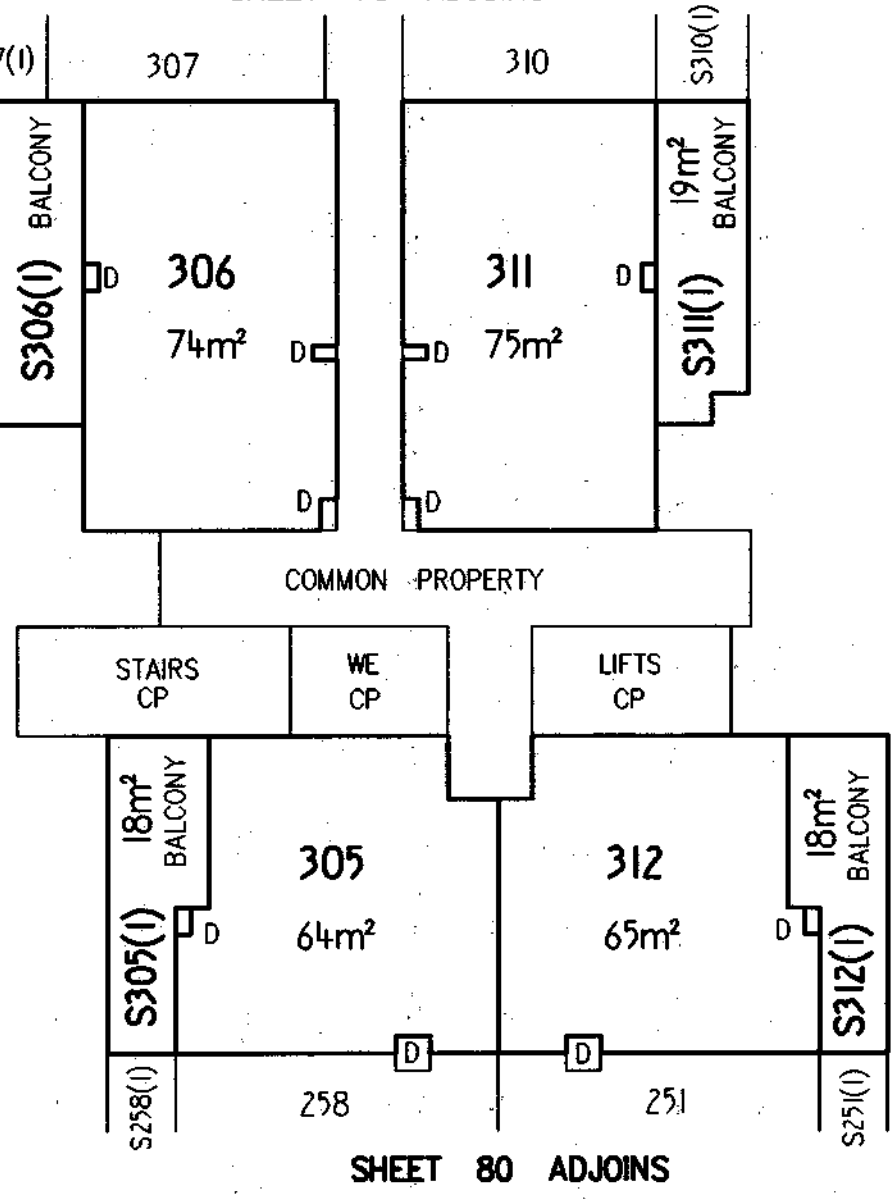
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER SECOND	A & UNIT SUBSIDIARIES

BUILDING G



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 79 of 144 Sheets

FP
Form 091

FLOOR PLAN

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

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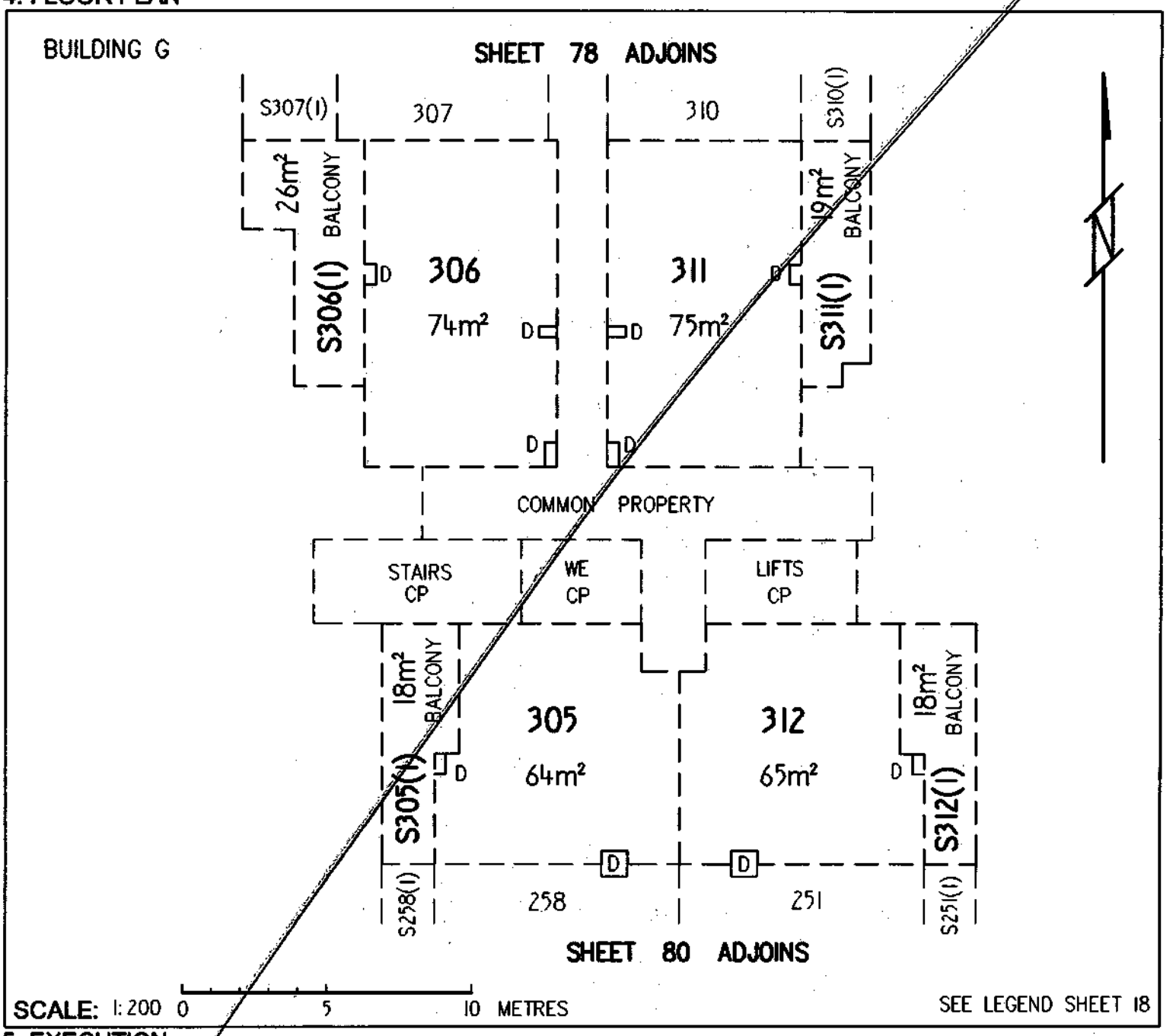
4. FLOOR PLAN



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Form 3

Sheet No. 80 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

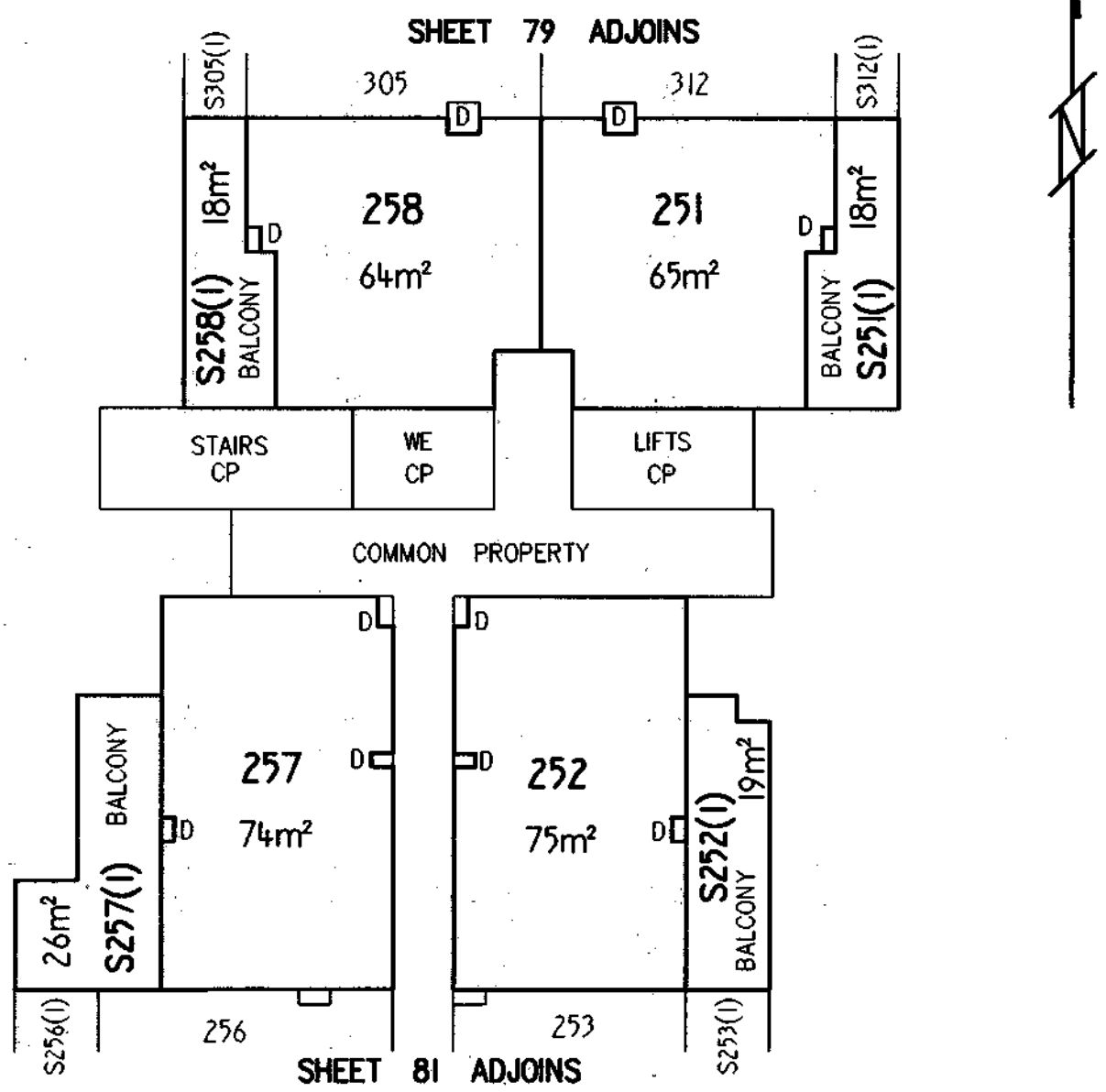
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER SECOND	A & UNIT SUBSIDIARIES

BUILDING F



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Registrar-General's Office

Form 3

Sheet No. 80 of 144 Sheets

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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

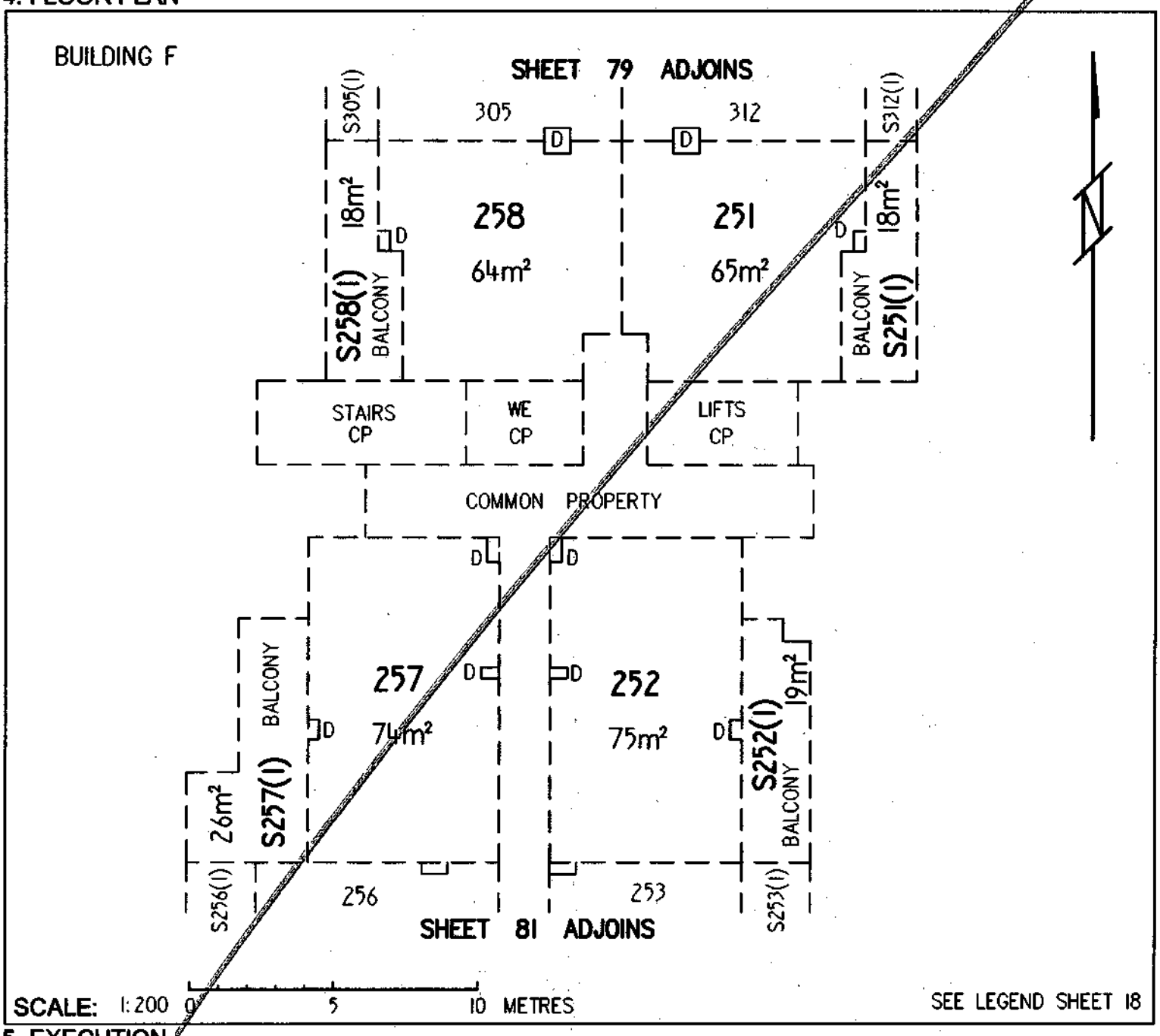
2. FLOOR NUMBER

SECOND

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 81 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

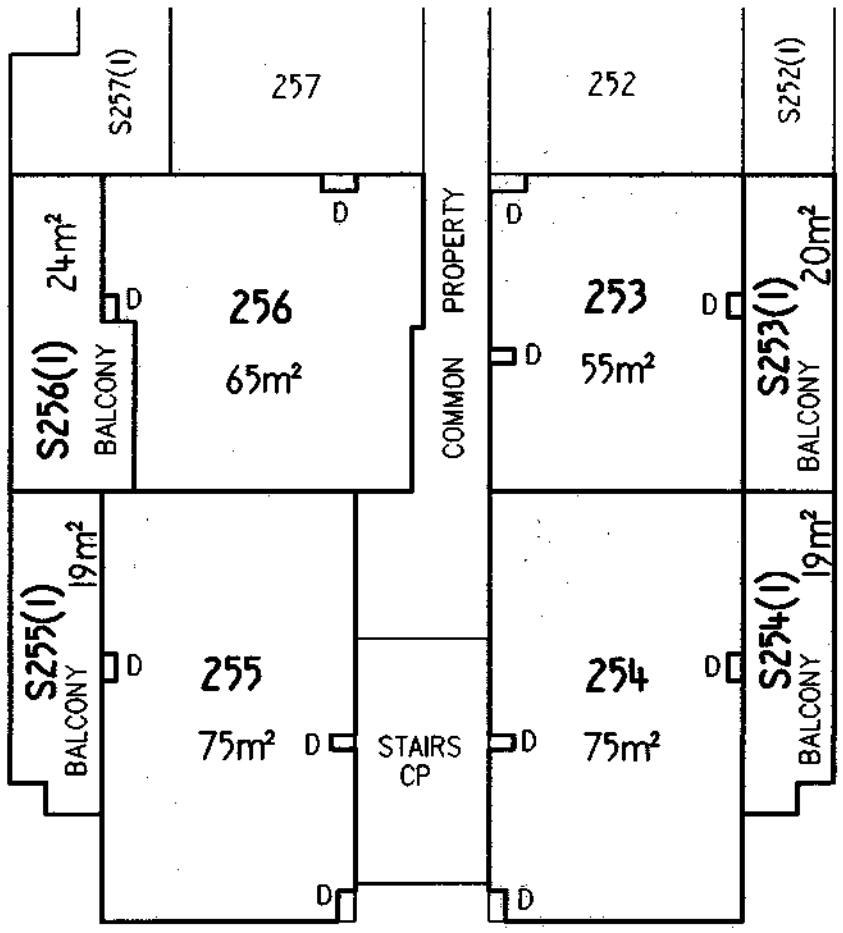
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER SECOND	A & UNIT SUBSIDIARIES

BUILDING F



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
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Registered Proprietor

Lyn Tankey

Delegate of the
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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 81 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

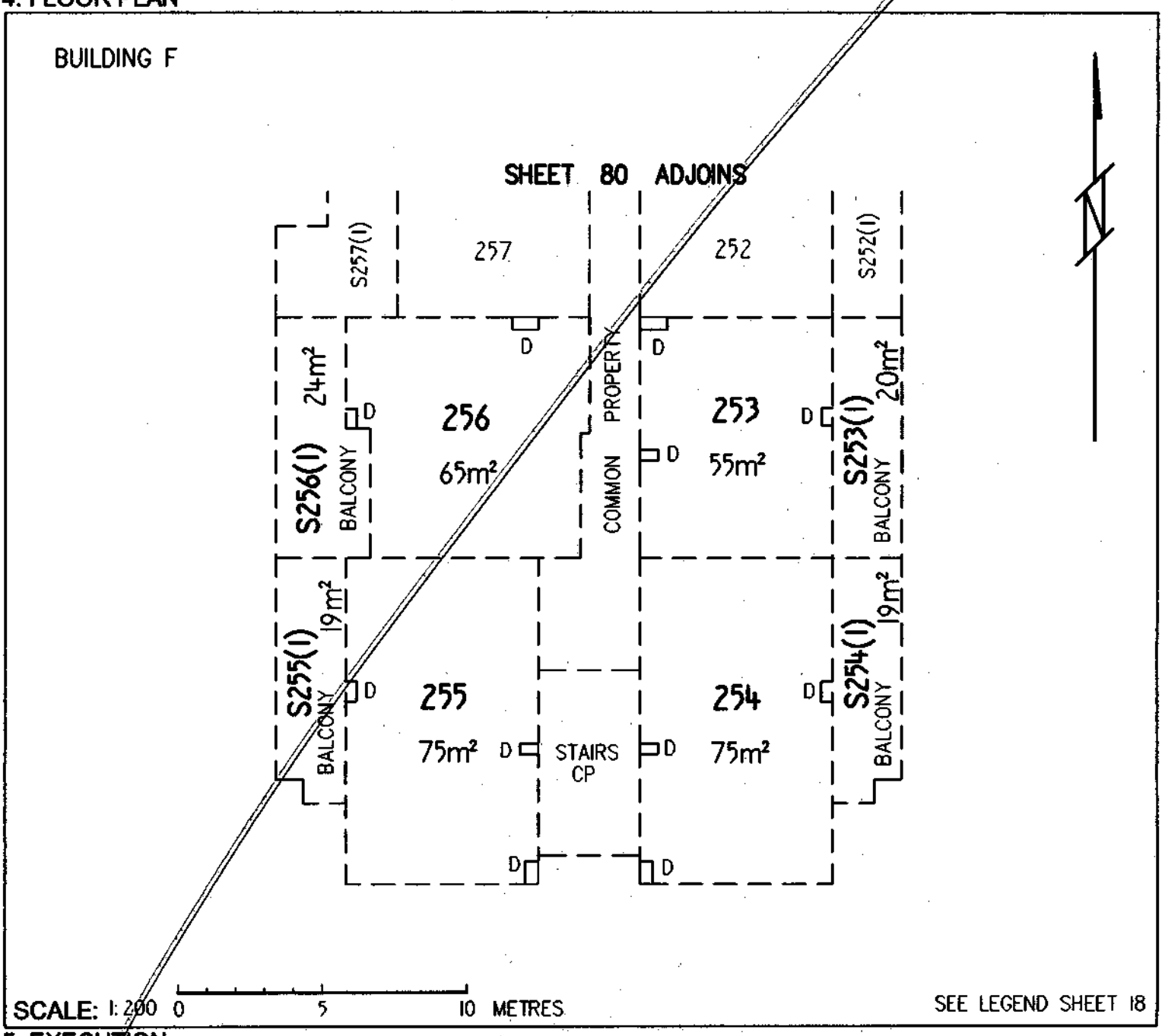
SECOND

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING F



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Form 3

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 82 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

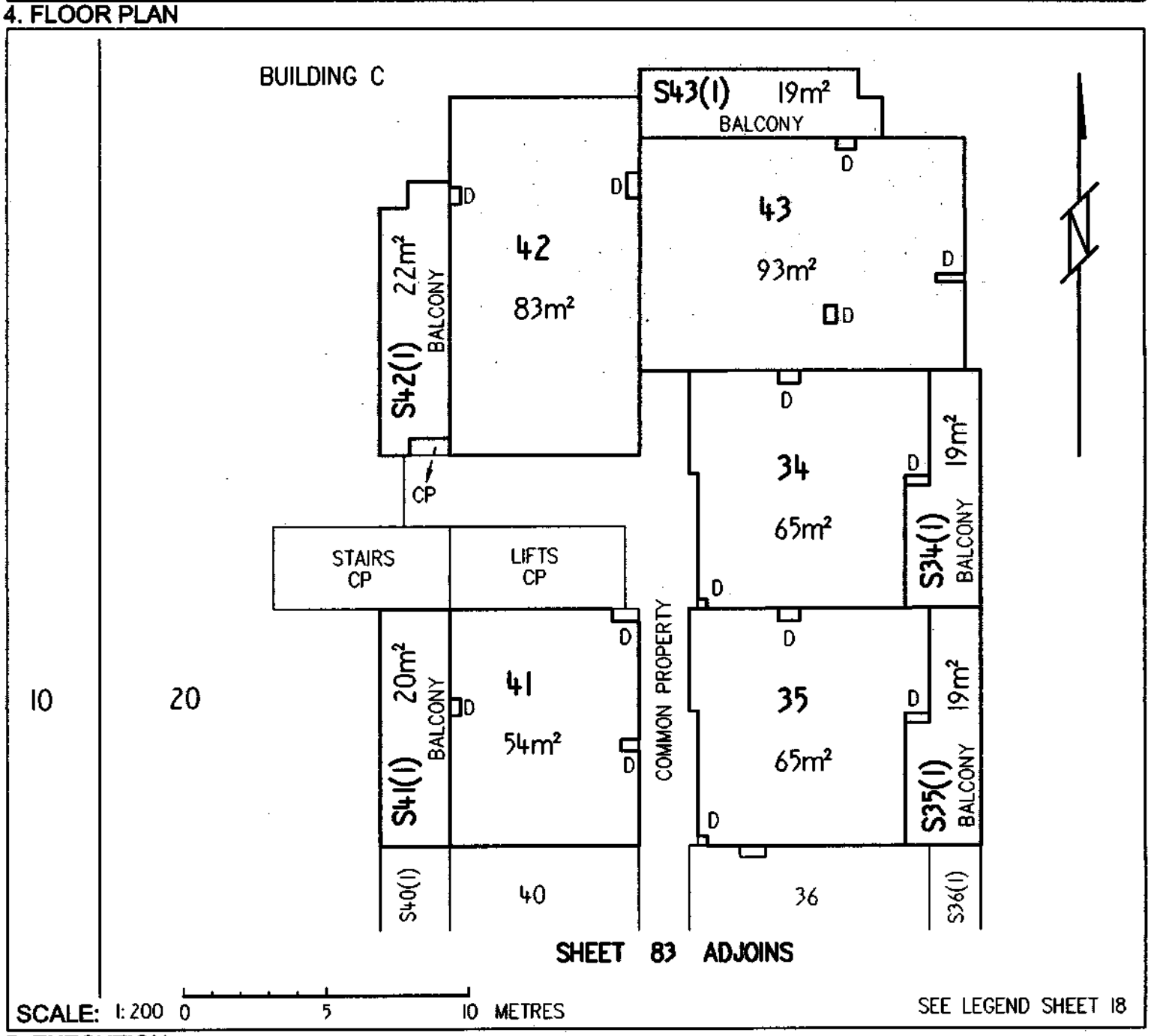
2. FLOOR NUMBER

THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 83 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

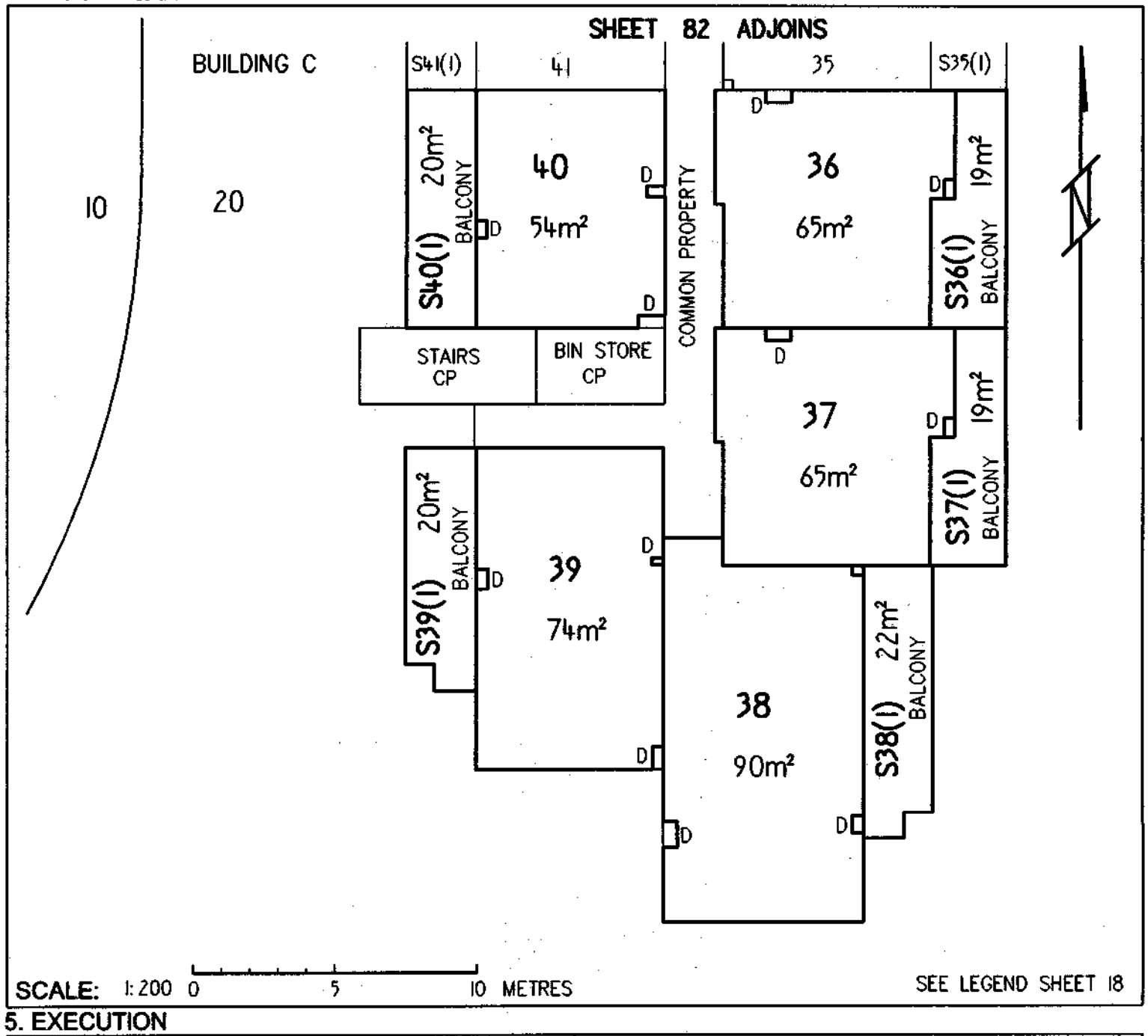
2. FLOOR NUMBER

THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 84 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

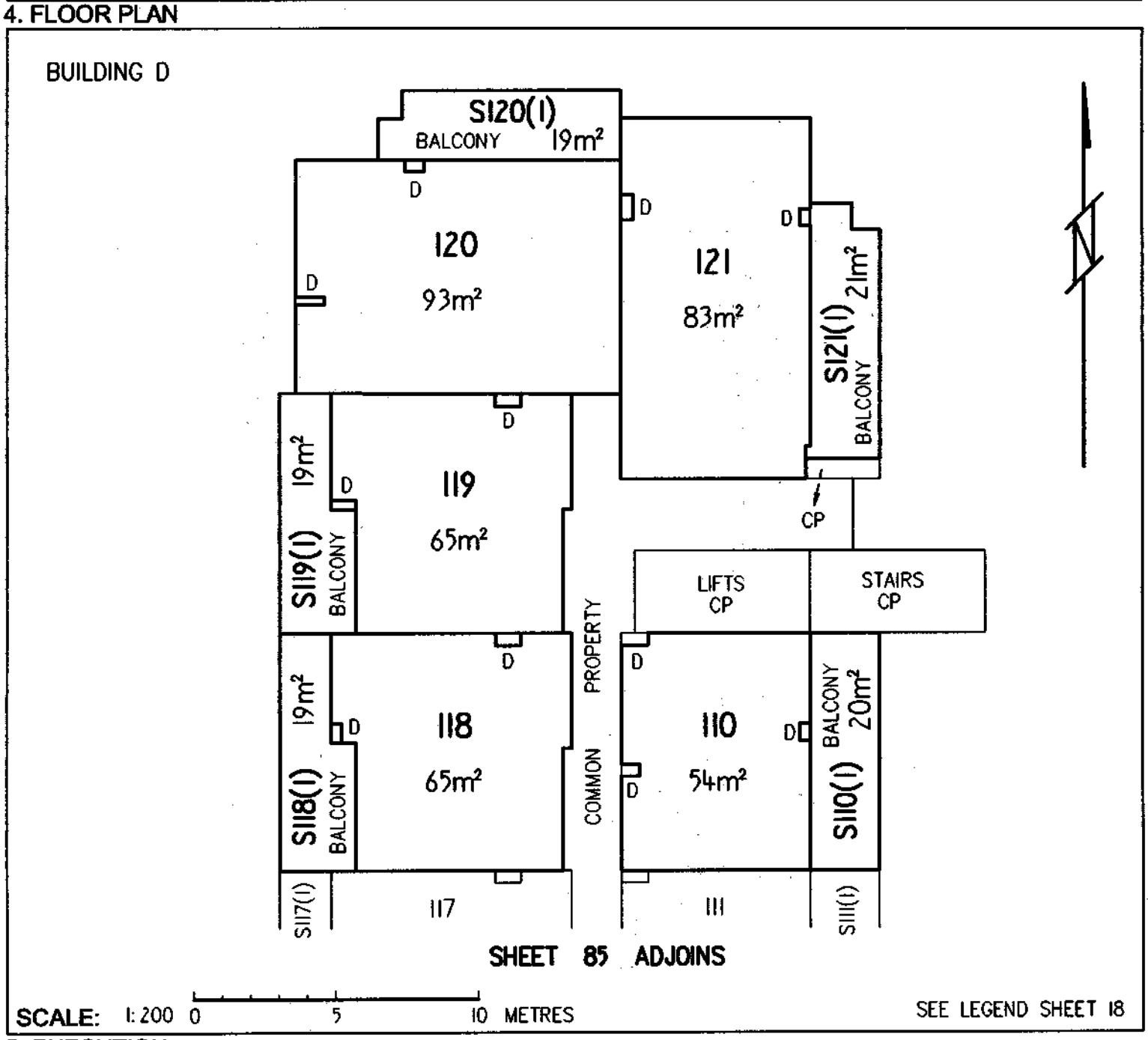
2. FLOOR NUMBER

THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 85 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

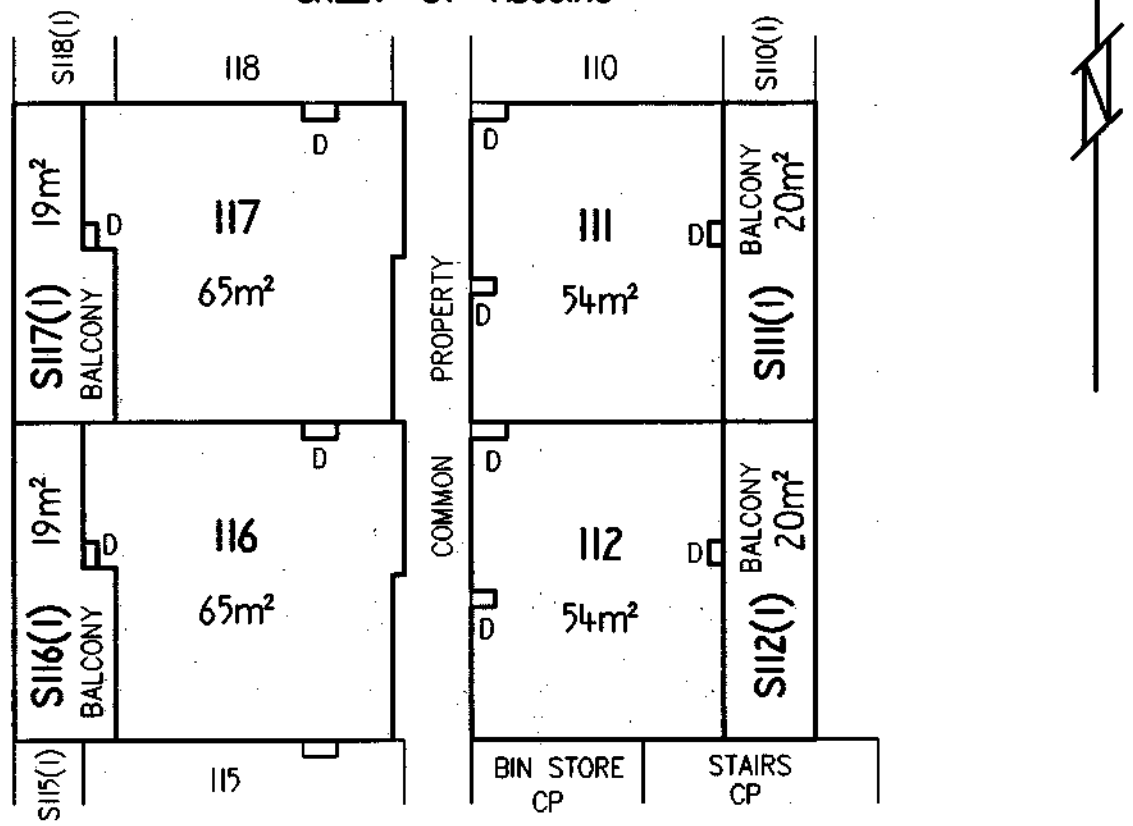
THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



SCALE: 1:200 0 5 10 METRES

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 86 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

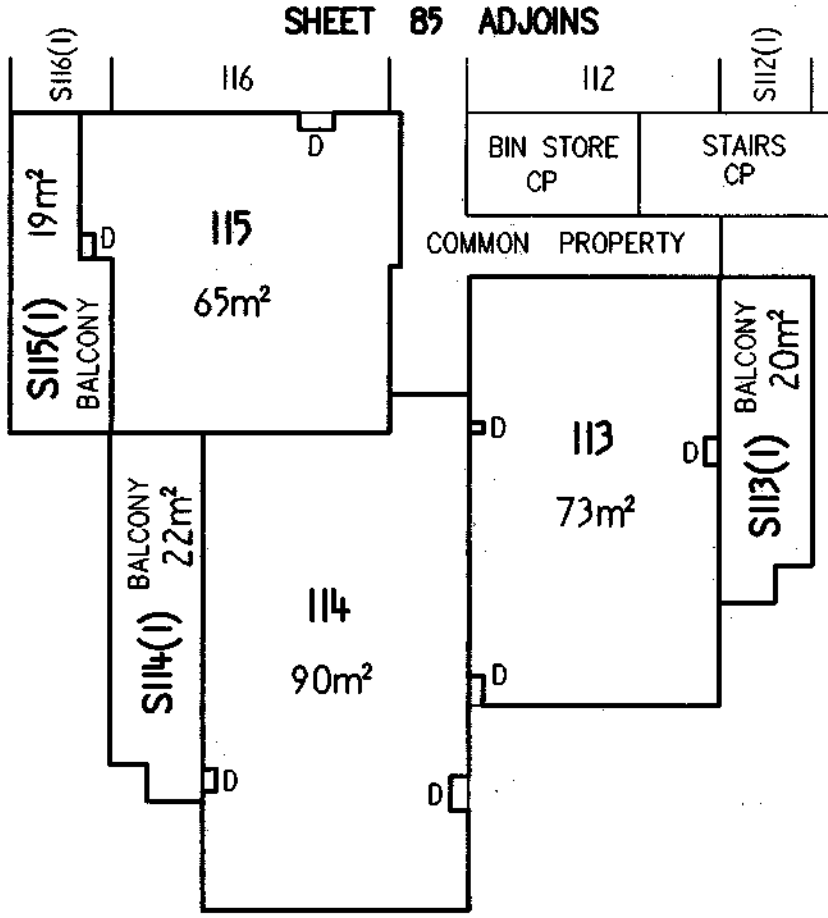
THIRD

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



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Form 3

Sheet No. 87 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

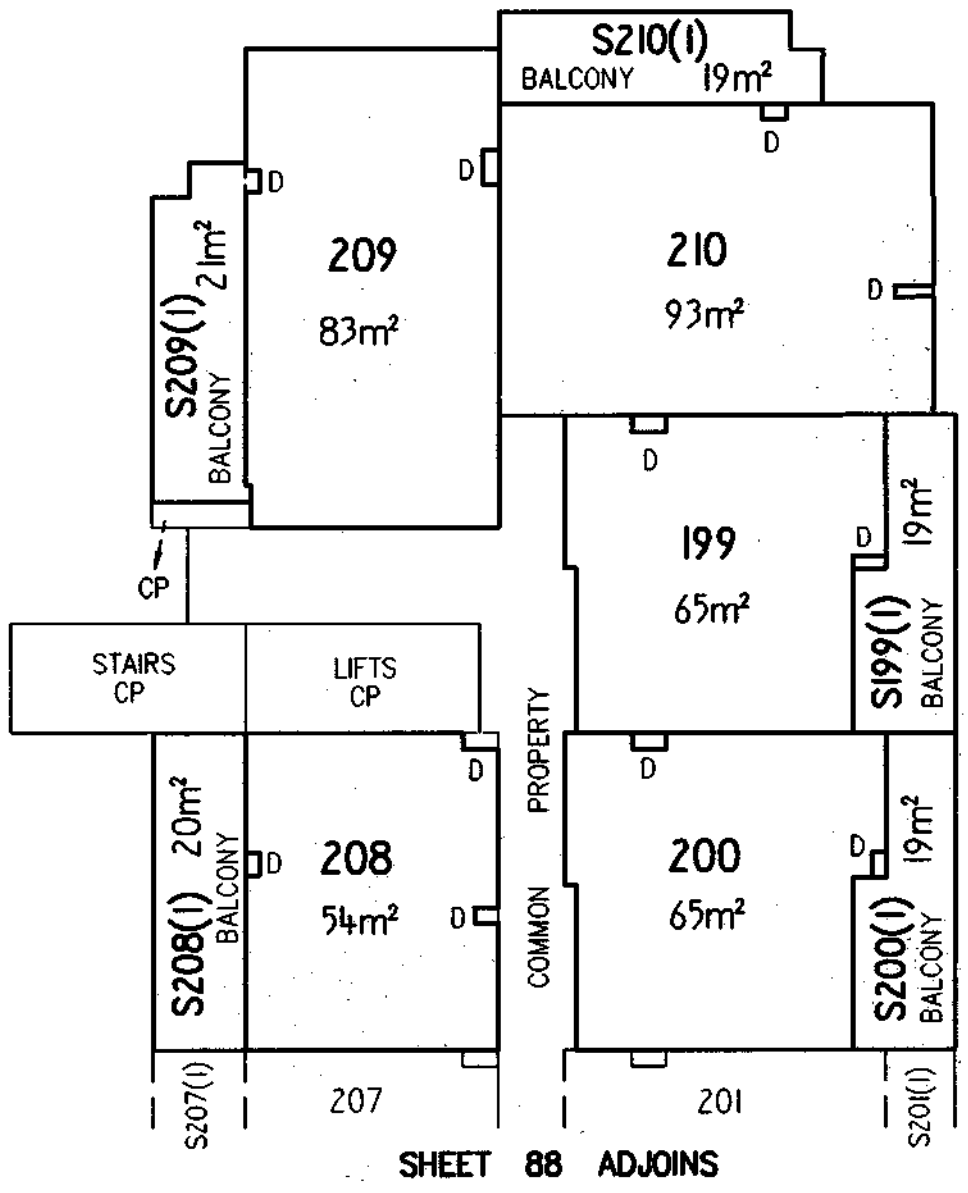
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER THIRD	A & UNIT SUBSIDIARIES

BUILDING E



SHEET 88 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 87 of 144 Sheets

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on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

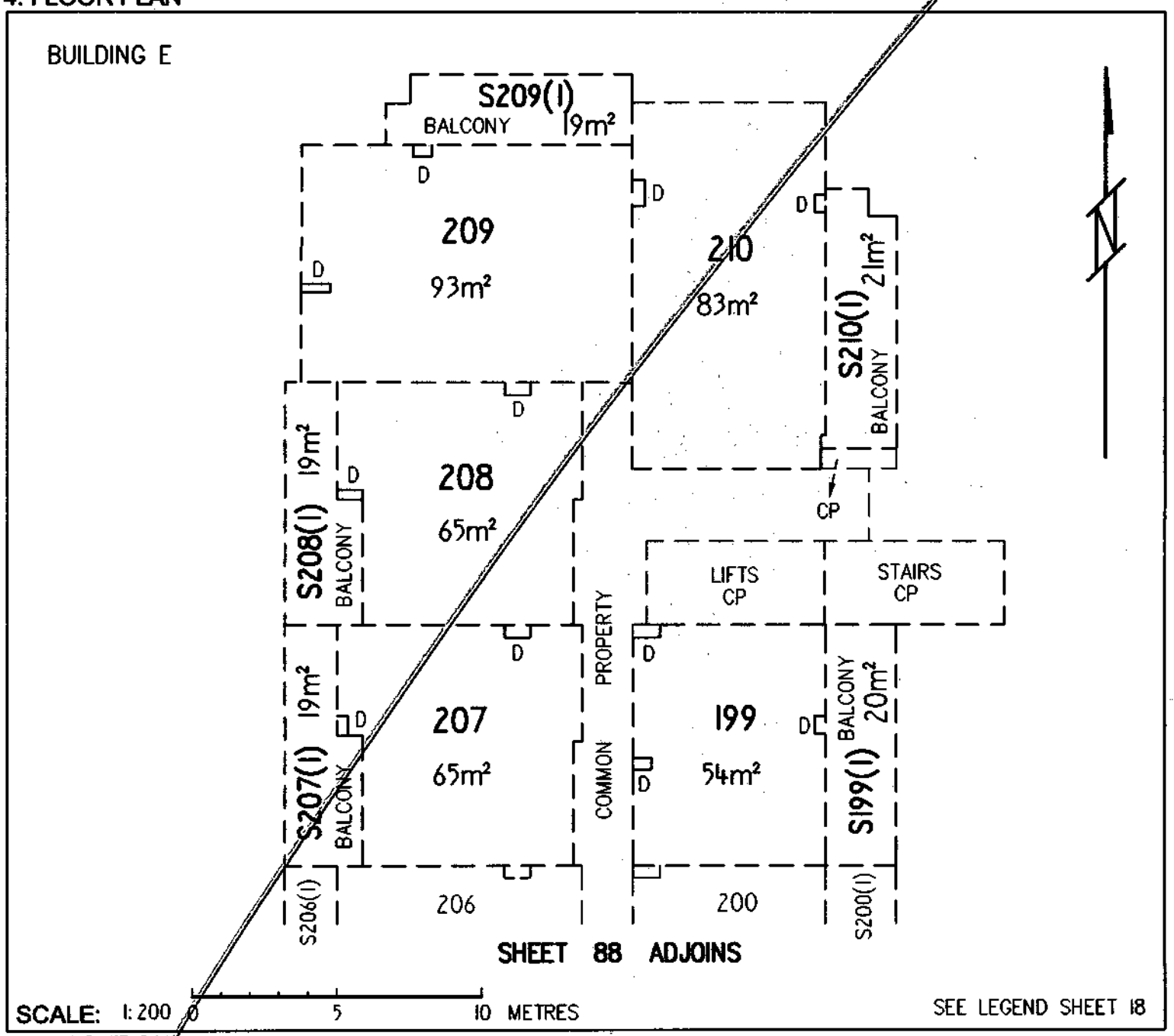
2. FLOOR NUMBER

THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 88 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

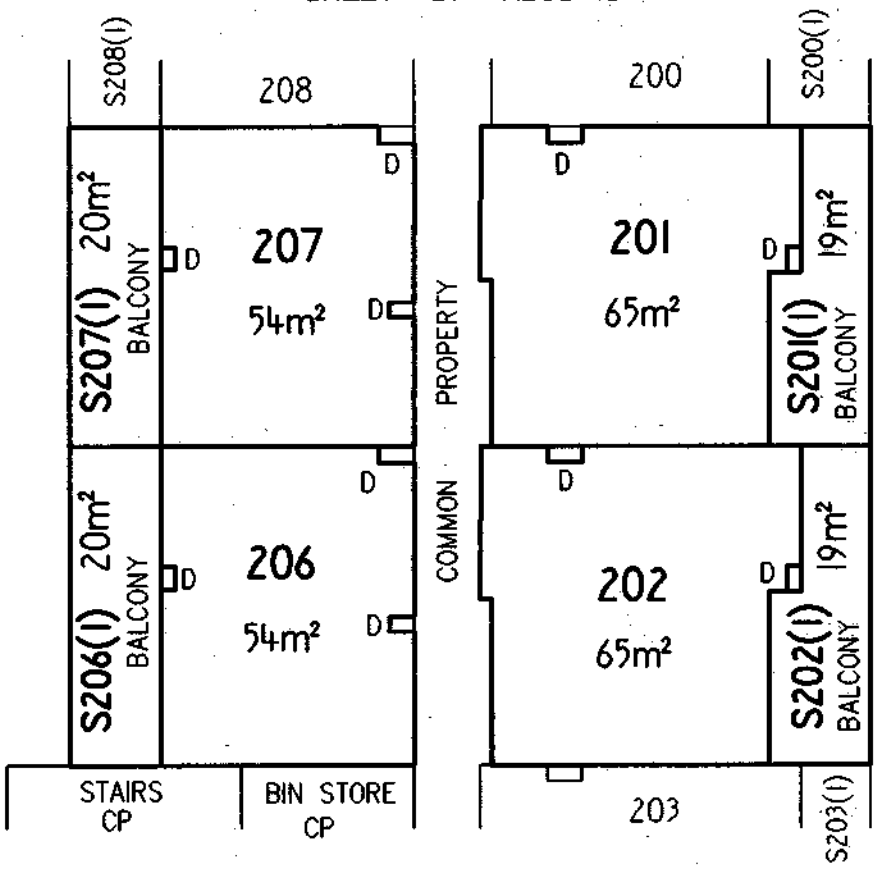
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER THIRD	A & UNIT SUBSIDIARIES

BUILDING E



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 88 of 144 Sheets

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Replacement Sheet Issued

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

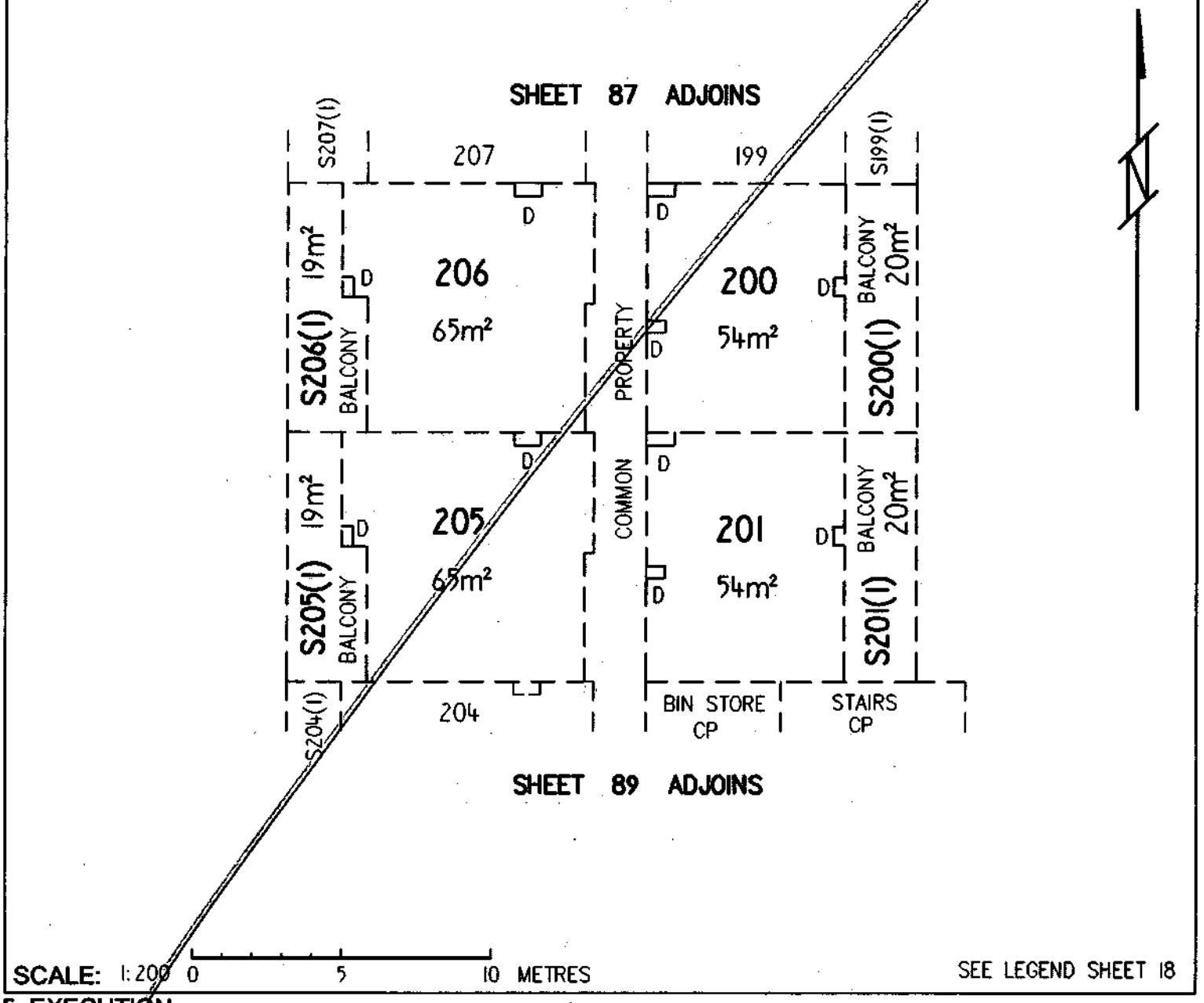
THIRD

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Form 3

Sheet No. 89 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

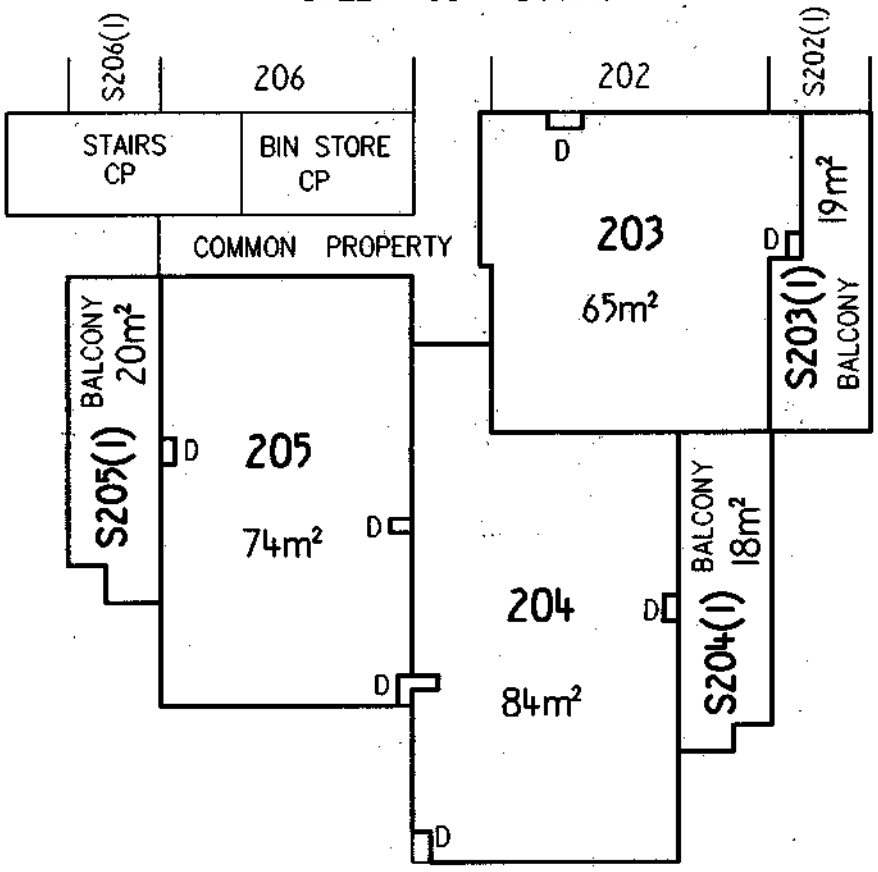
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER THIRD	A & UNIT SUBSIDIARIES

BUILDING E



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Form 3

Sheet No. 89 of 144 Sheets

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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

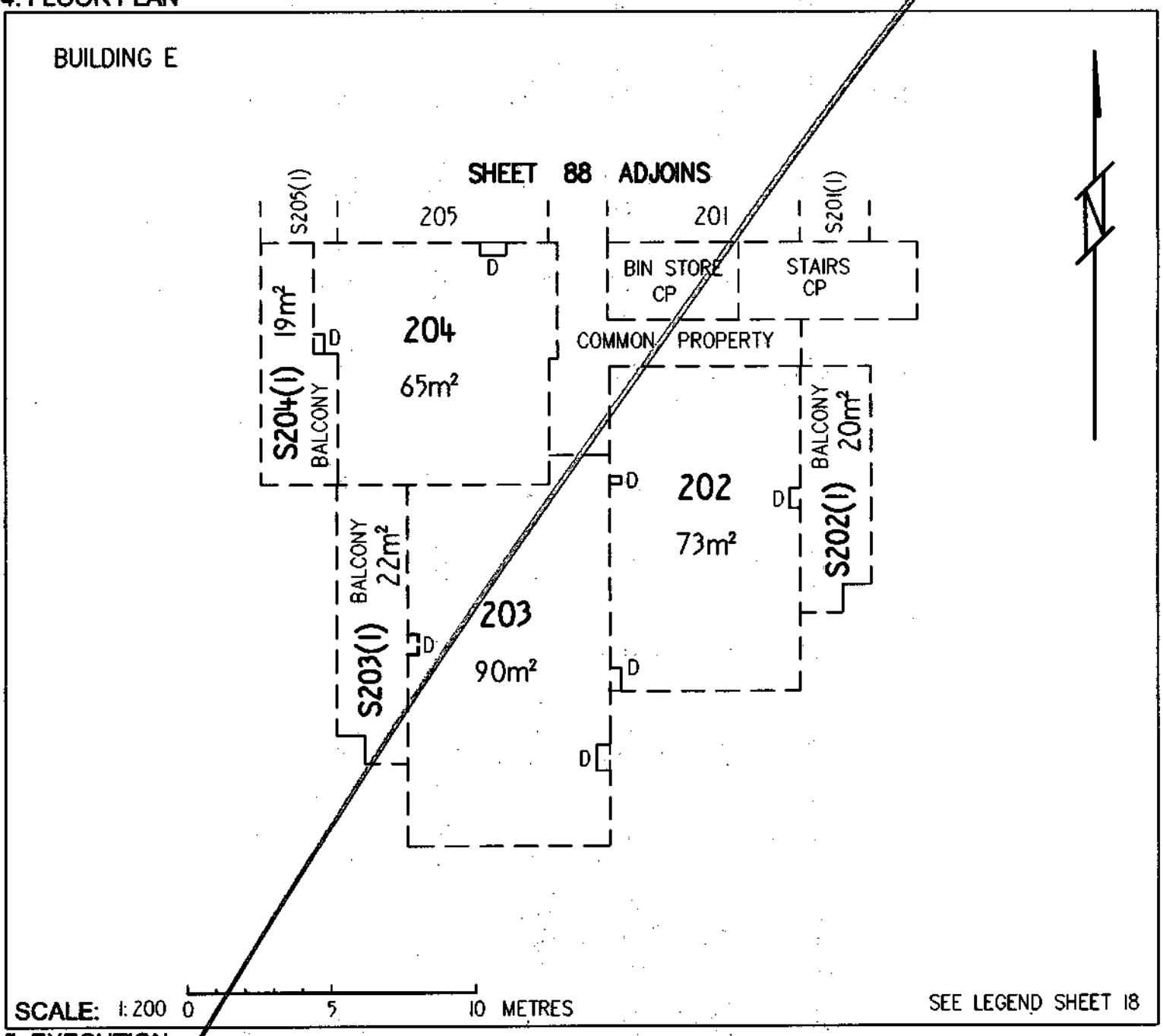
THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Form 3

Sheet No. 90 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

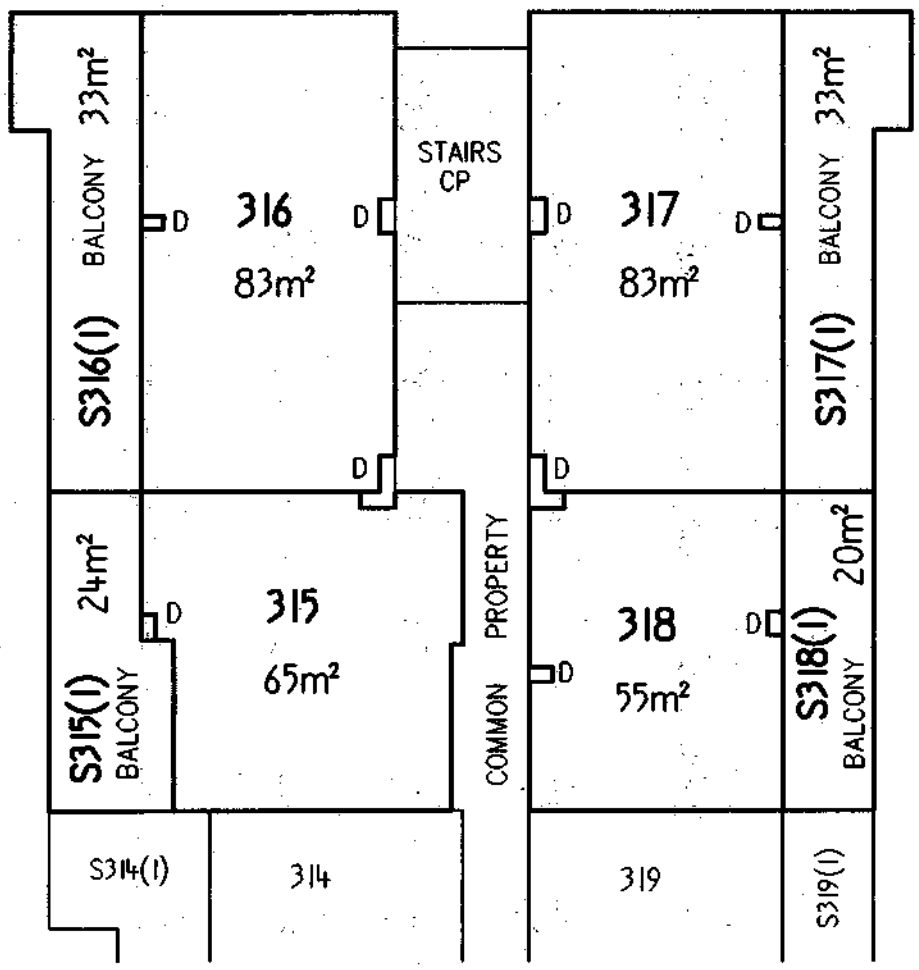
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER THIRD	A & UNIT SUBSIDIARIES

BUILDING G



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Unit Titles Act 2001
Registrar-General's Office

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FP
Form 091

FLOOR PLAN

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1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

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3. CLASS OF UNITS (A or B) -Please indicate class of units

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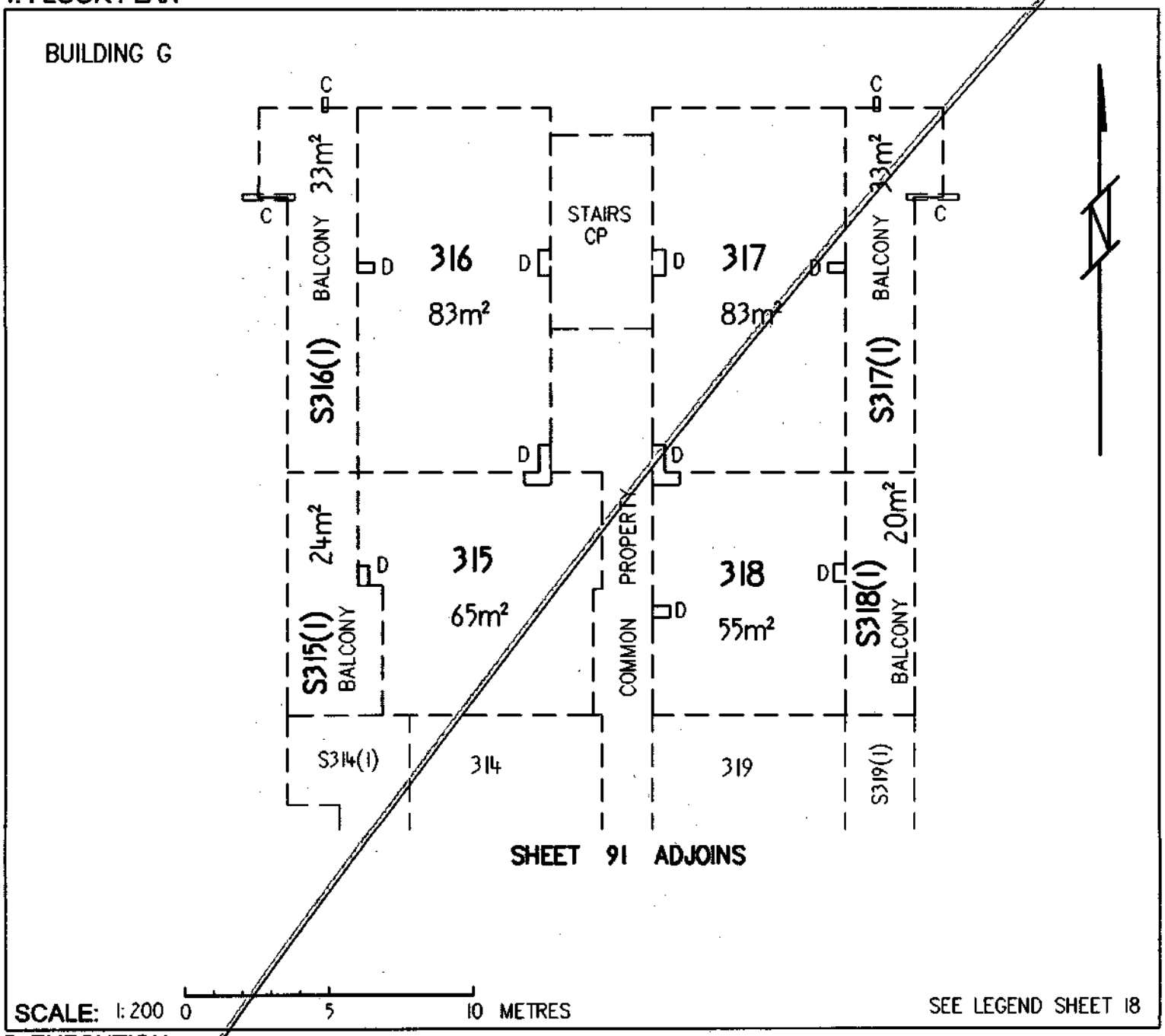
4. FLOOR PLAN



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LAND TITLES
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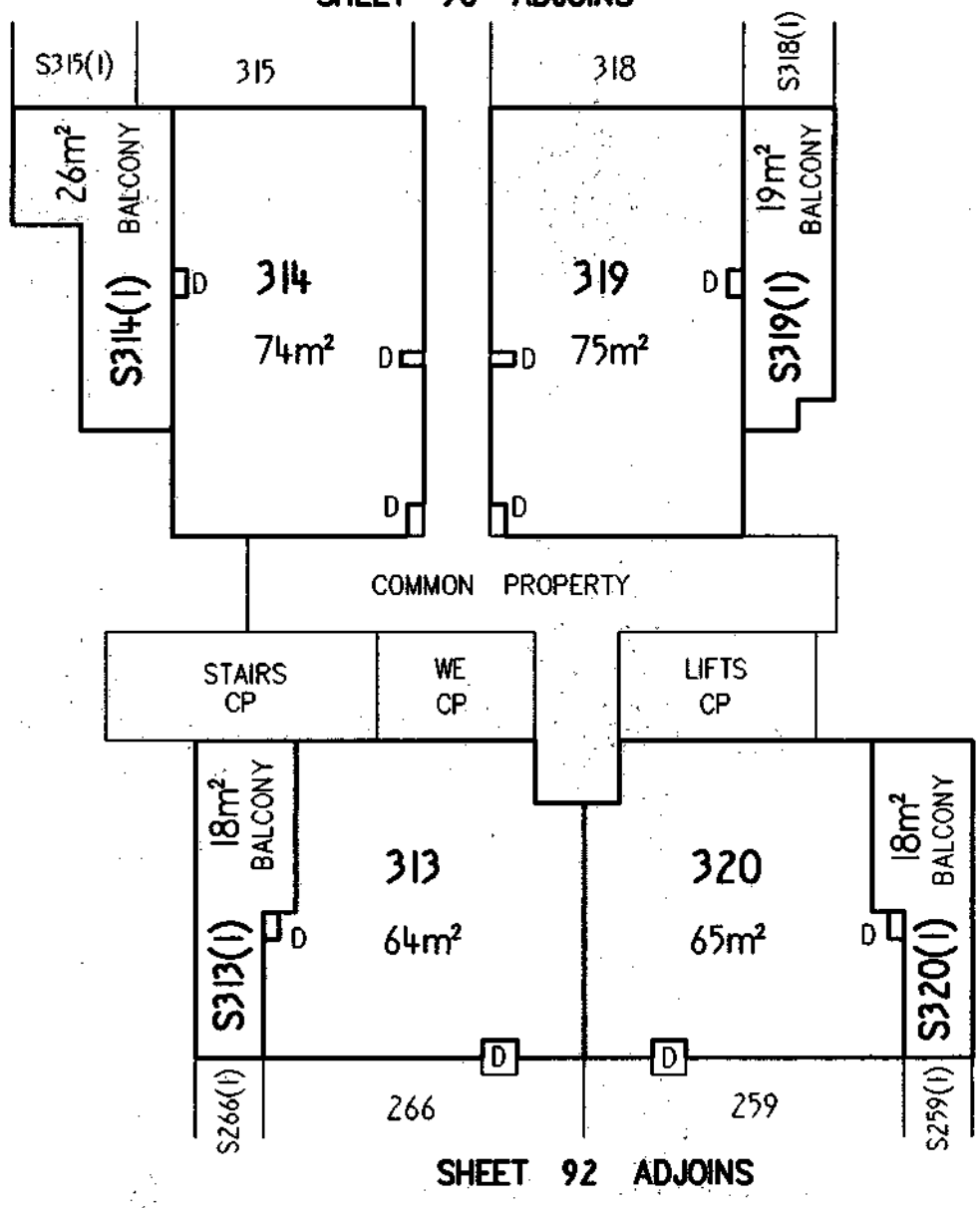
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER THIRD	A & UNIT SUBSIDIARIES

BUILDING G



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 91 of 144 Sheets

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Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

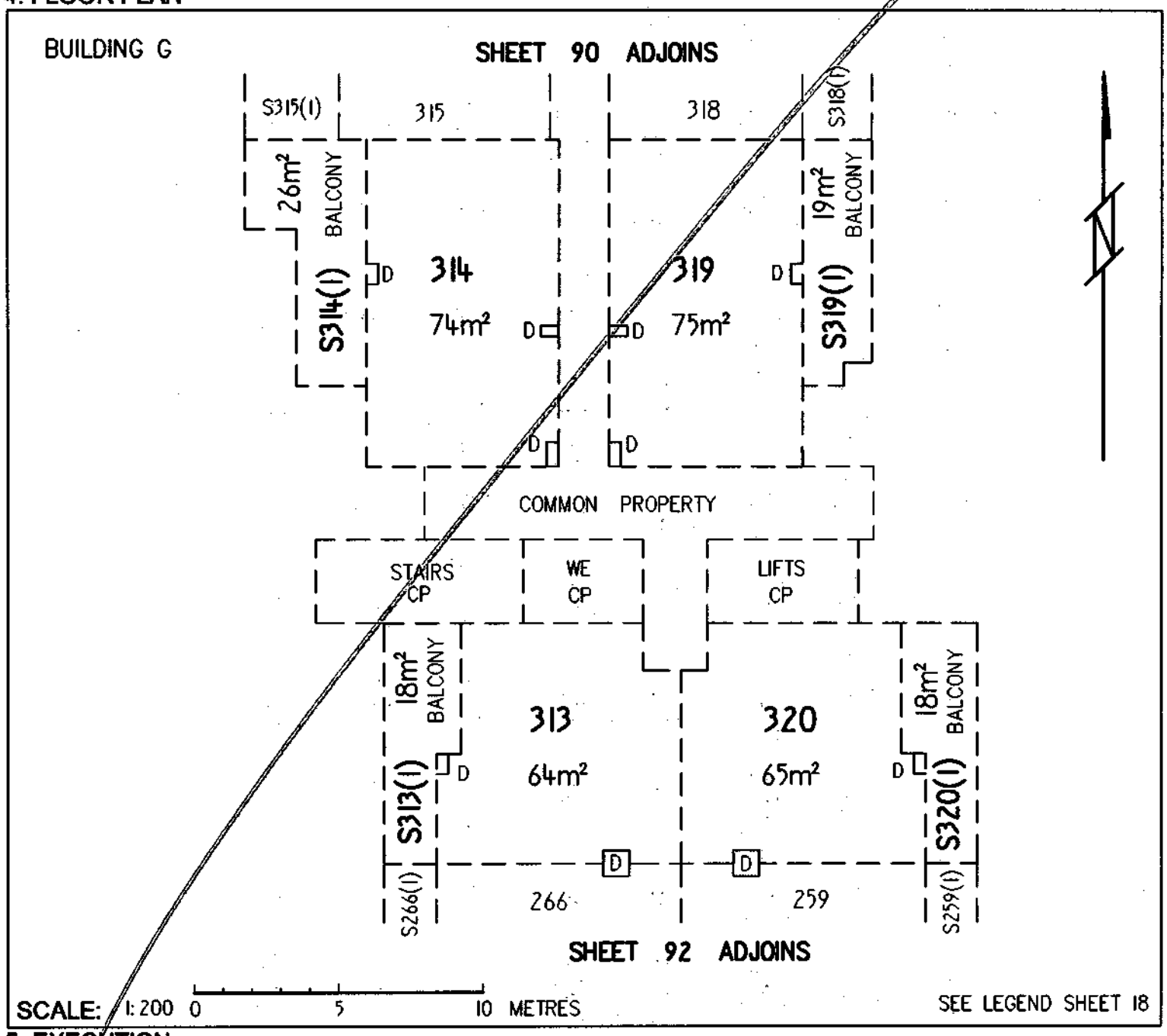
2. FLOOR NUMBER

THIRD

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 92 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

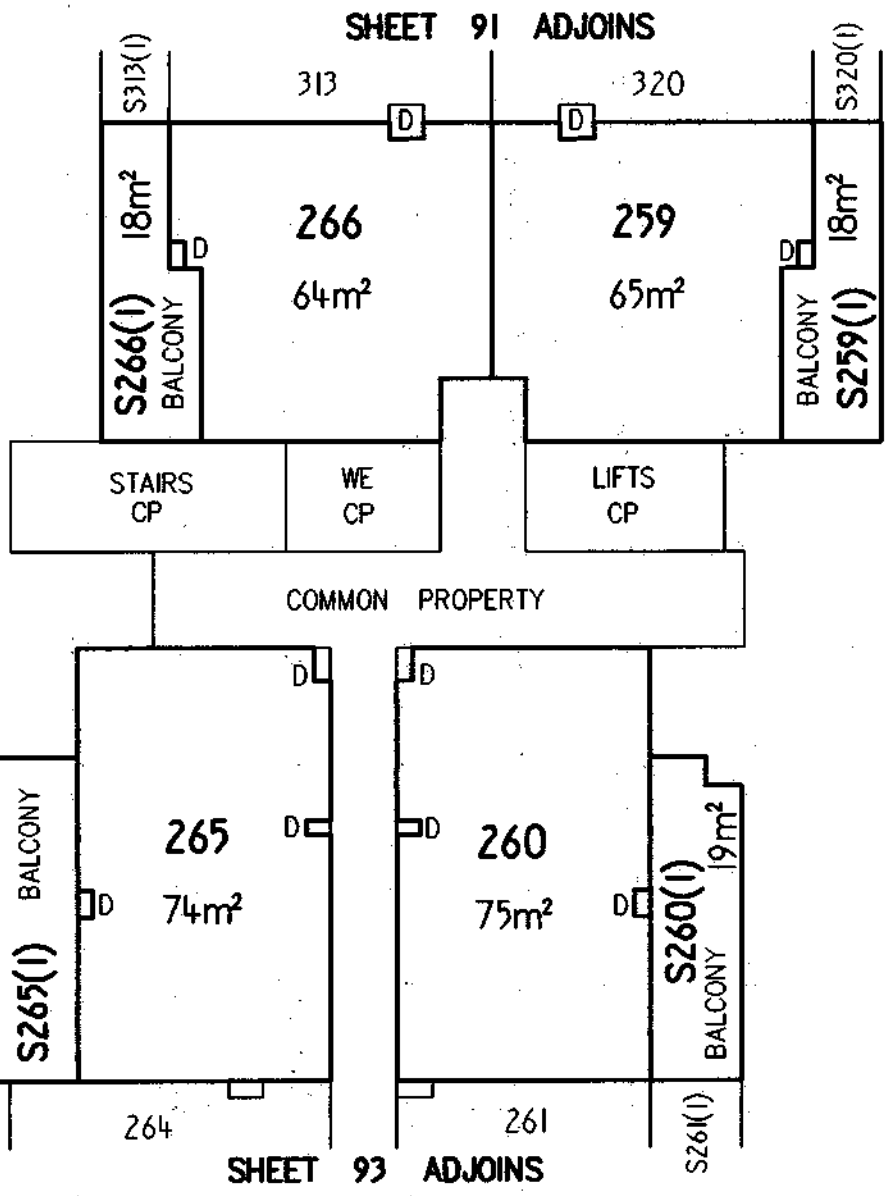
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER THIRD	A & UNIT SUBSIDIARIES

BUILDING F



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Registrar-General's Office

Form 3

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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

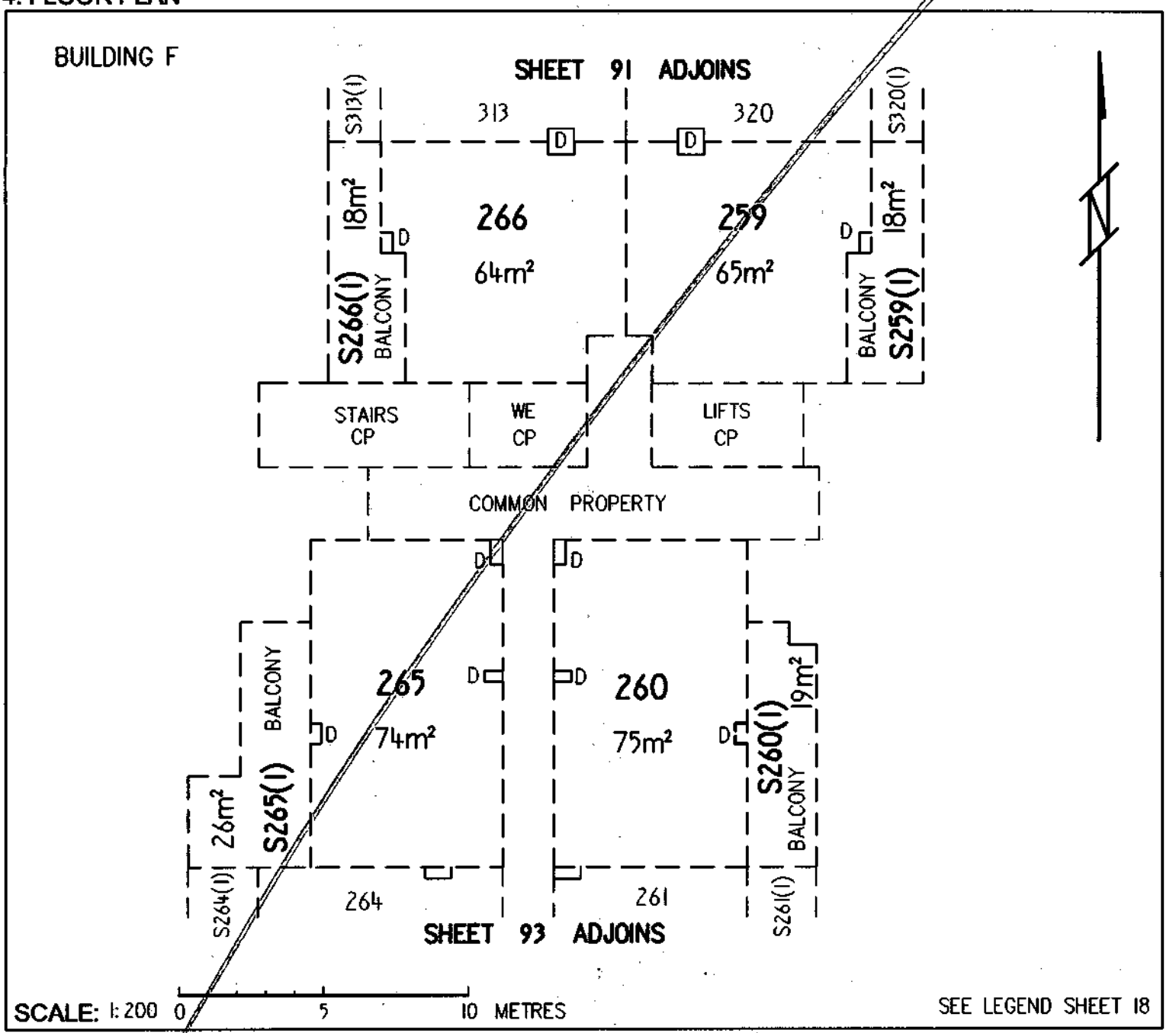
2. FLOOR NUMBER

THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-30 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
This form revokes form AF 2009-220

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Form 3

Sheet No. 93 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

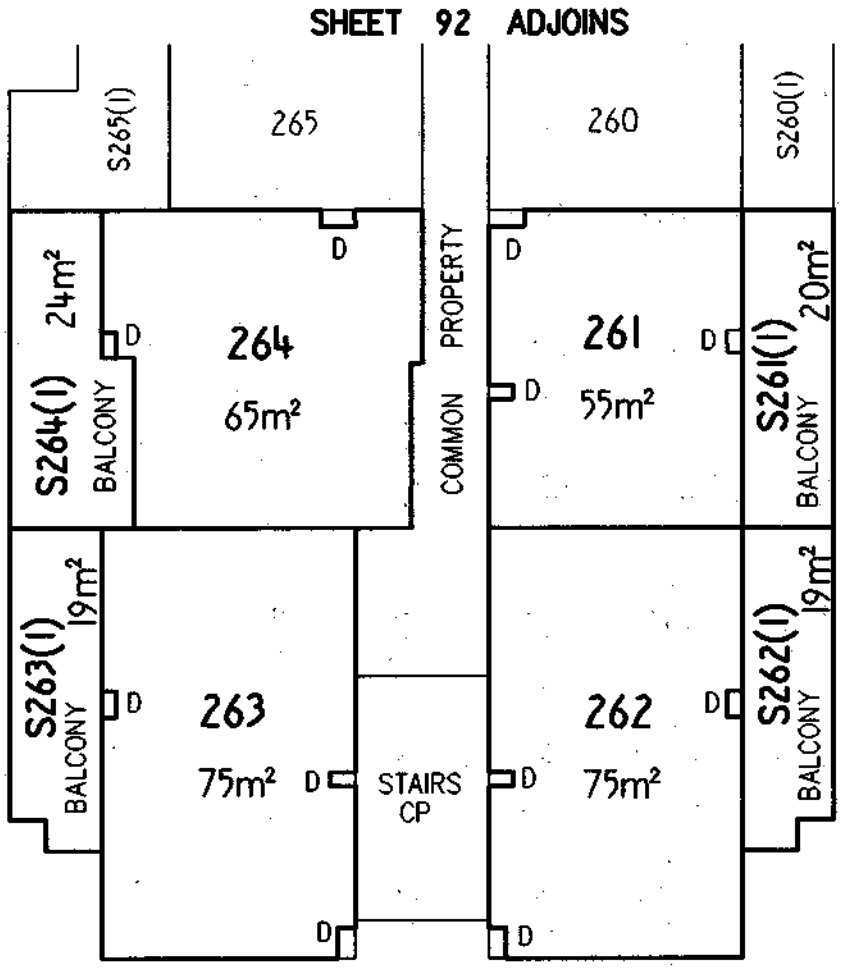
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER THIRD	A & UNIT SUBSIDIARIES

BUILDING F



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
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Registered Proprietor

Lyn Tankey

Delegate of the
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Form 3

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 93 of 144 Sheets

ACOP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

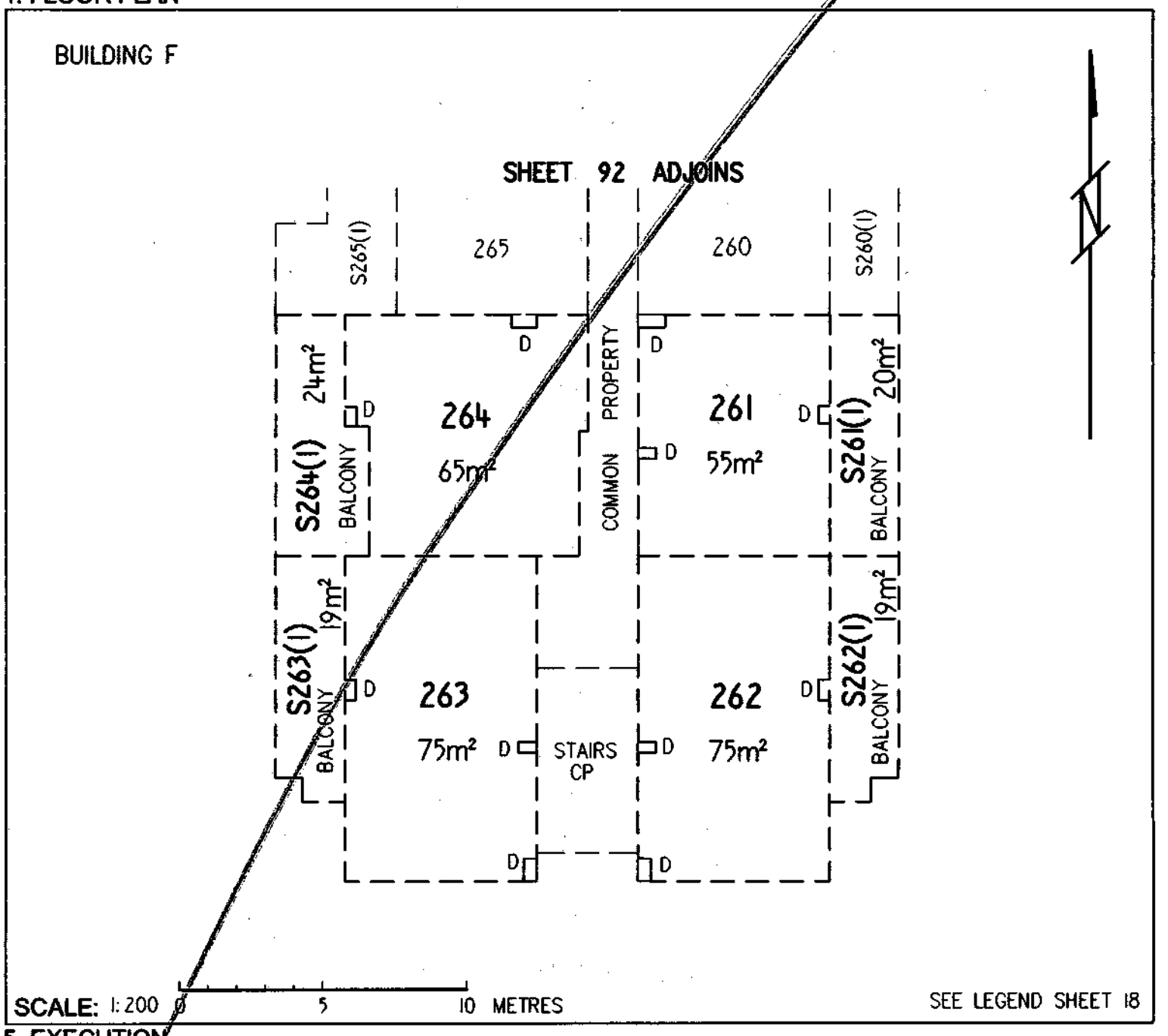
THIRD

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING F



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Form 3

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 94 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

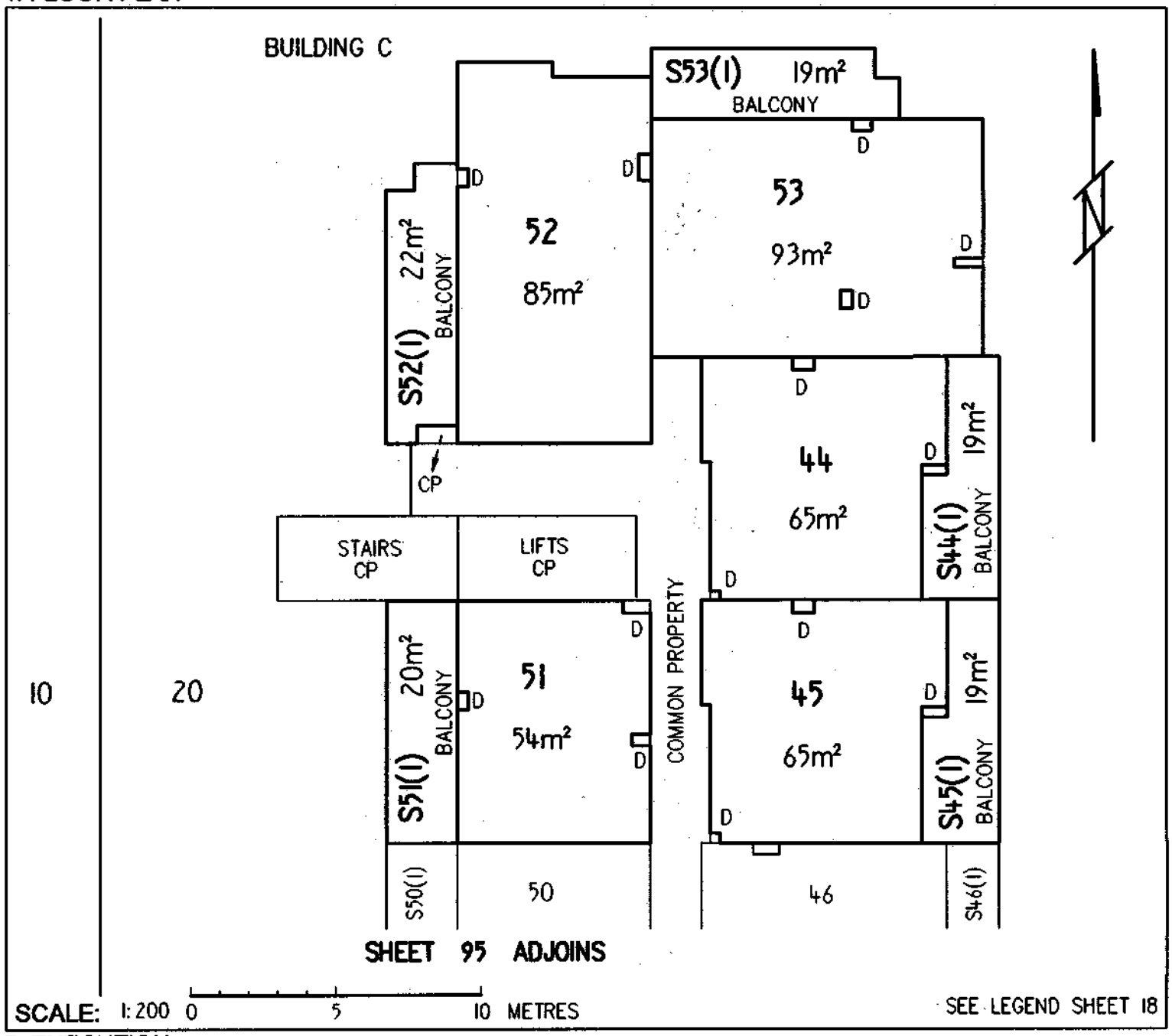
2. FLOOR NUMBER

FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 95 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

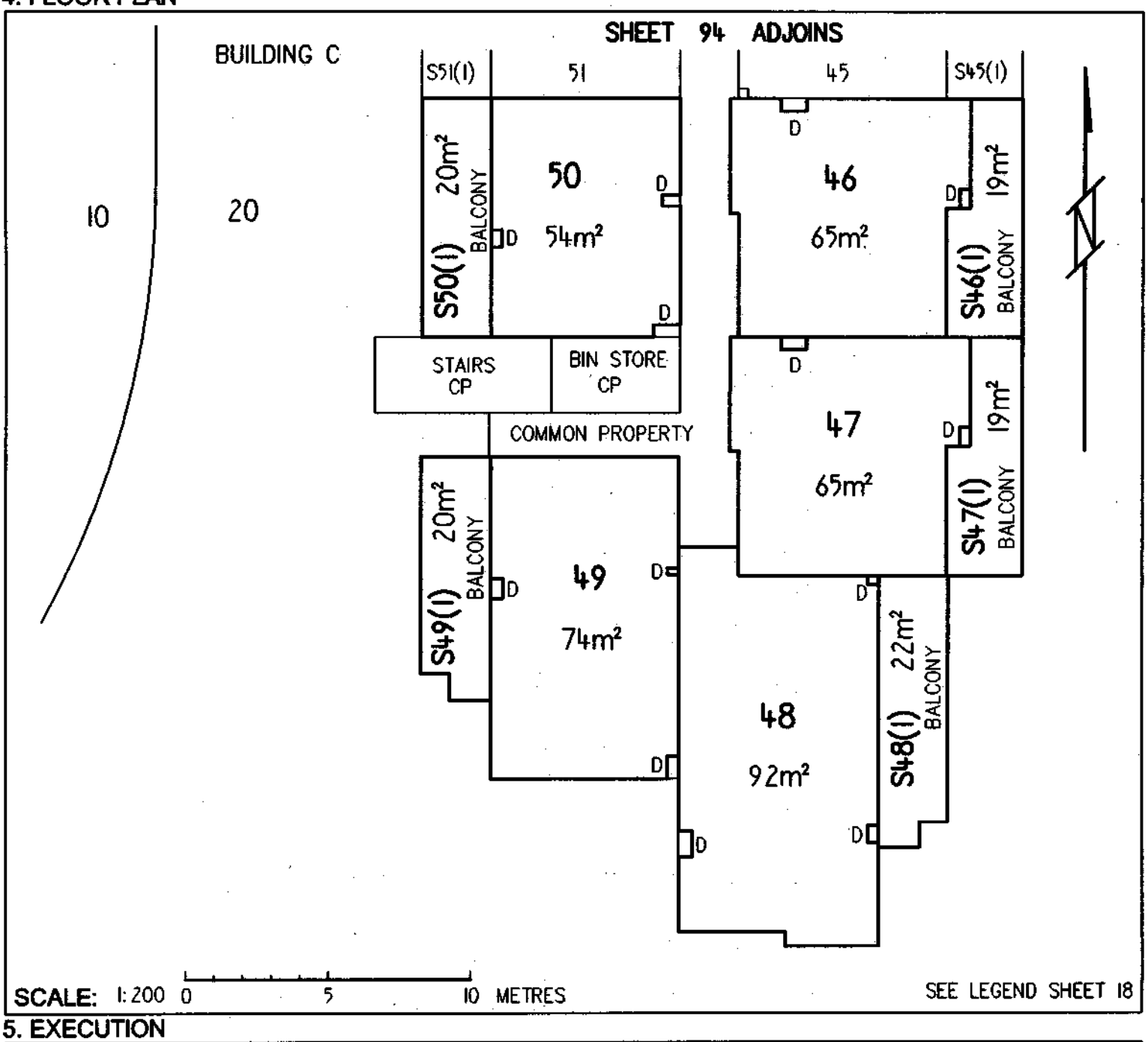
2. FLOOR NUMBER

FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Unit Titles Act 2001
Registrar-General's Office

Sheet No. 96 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

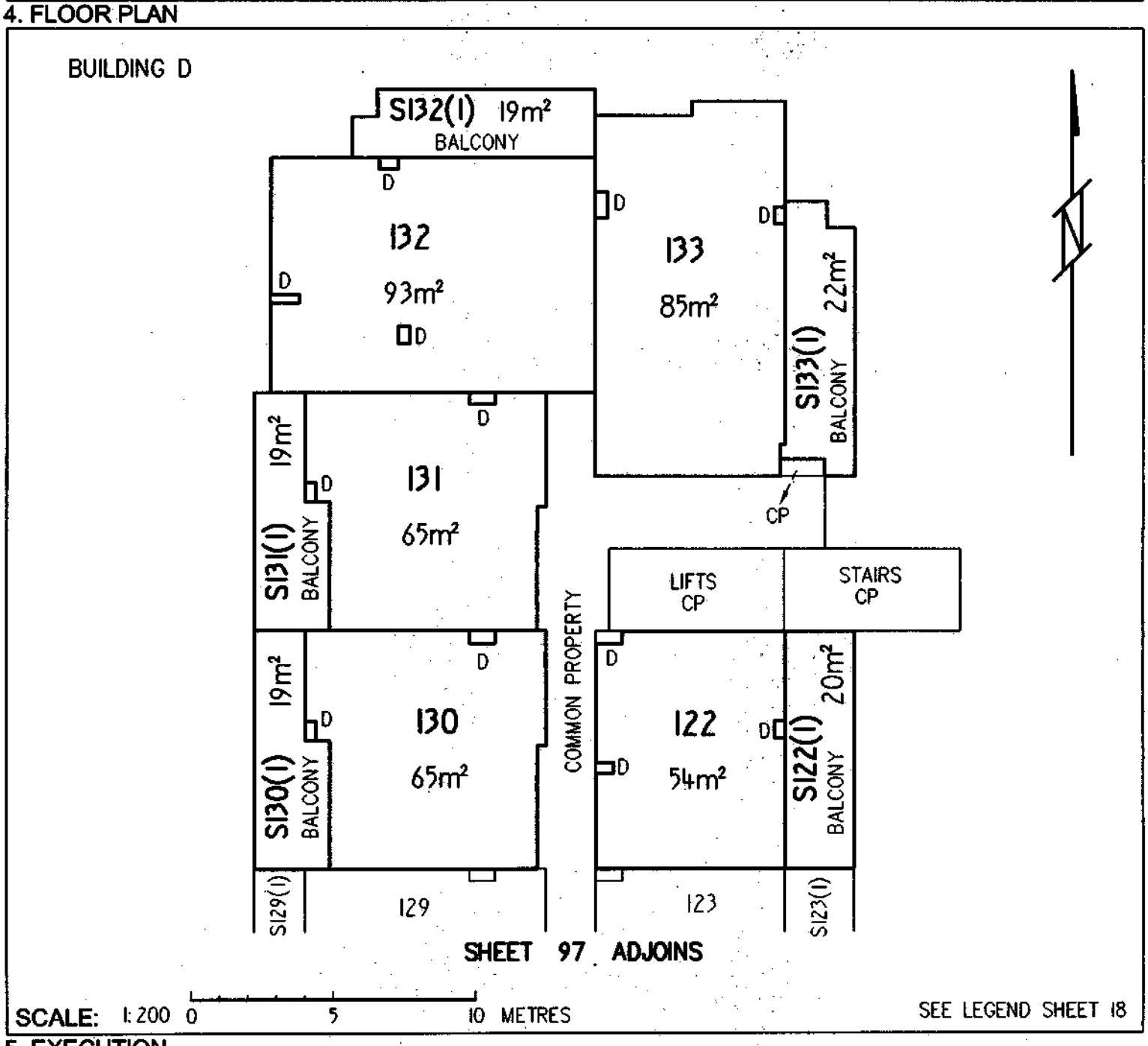
2. FLOOR NUMBER

FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 97 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

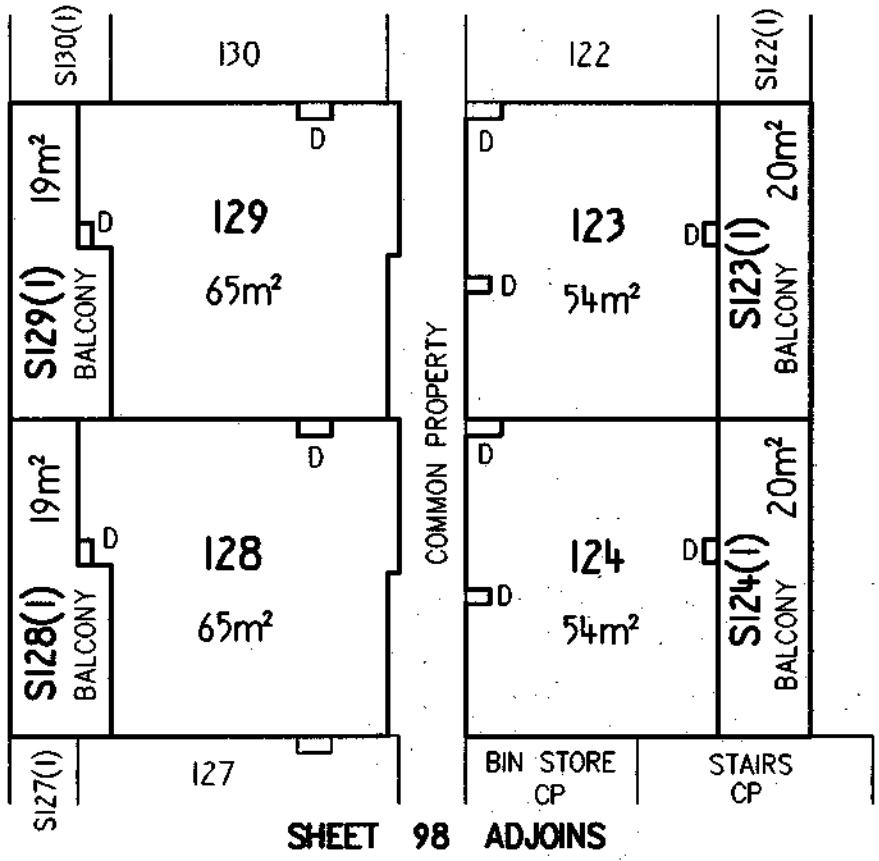
FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 98 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

FOURTH

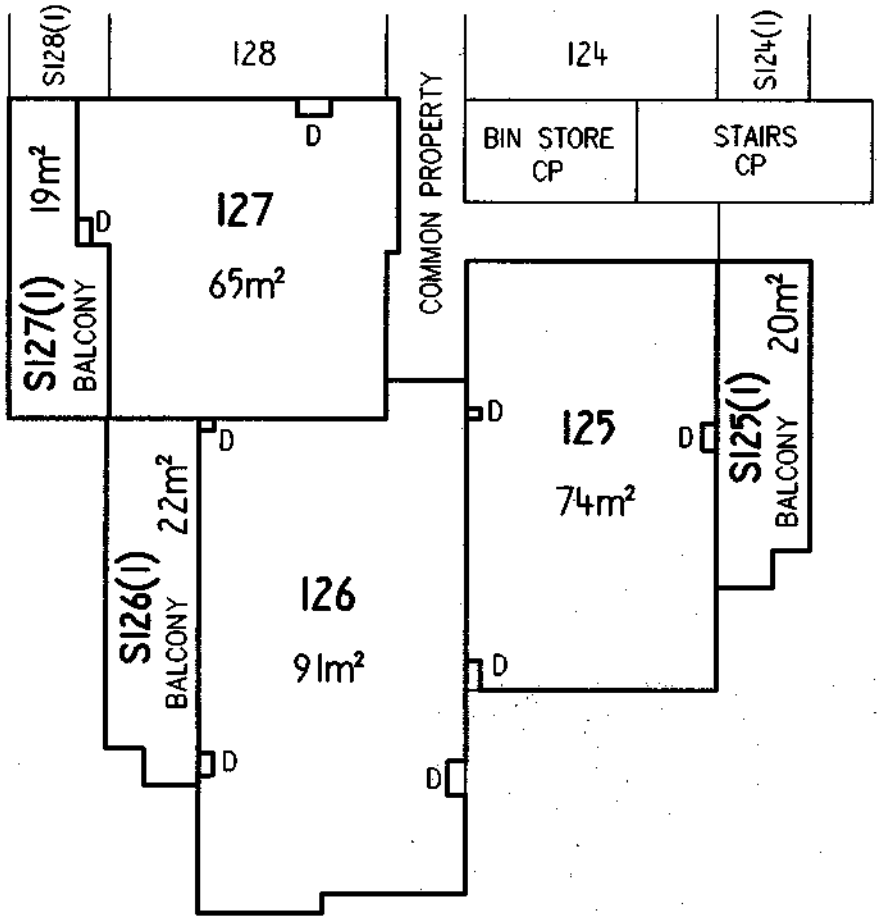
3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D

SHEET 97 ADJOINS



SCALE: 1:200 0 5 10 METRES

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Form 3

Sheet No. 99 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

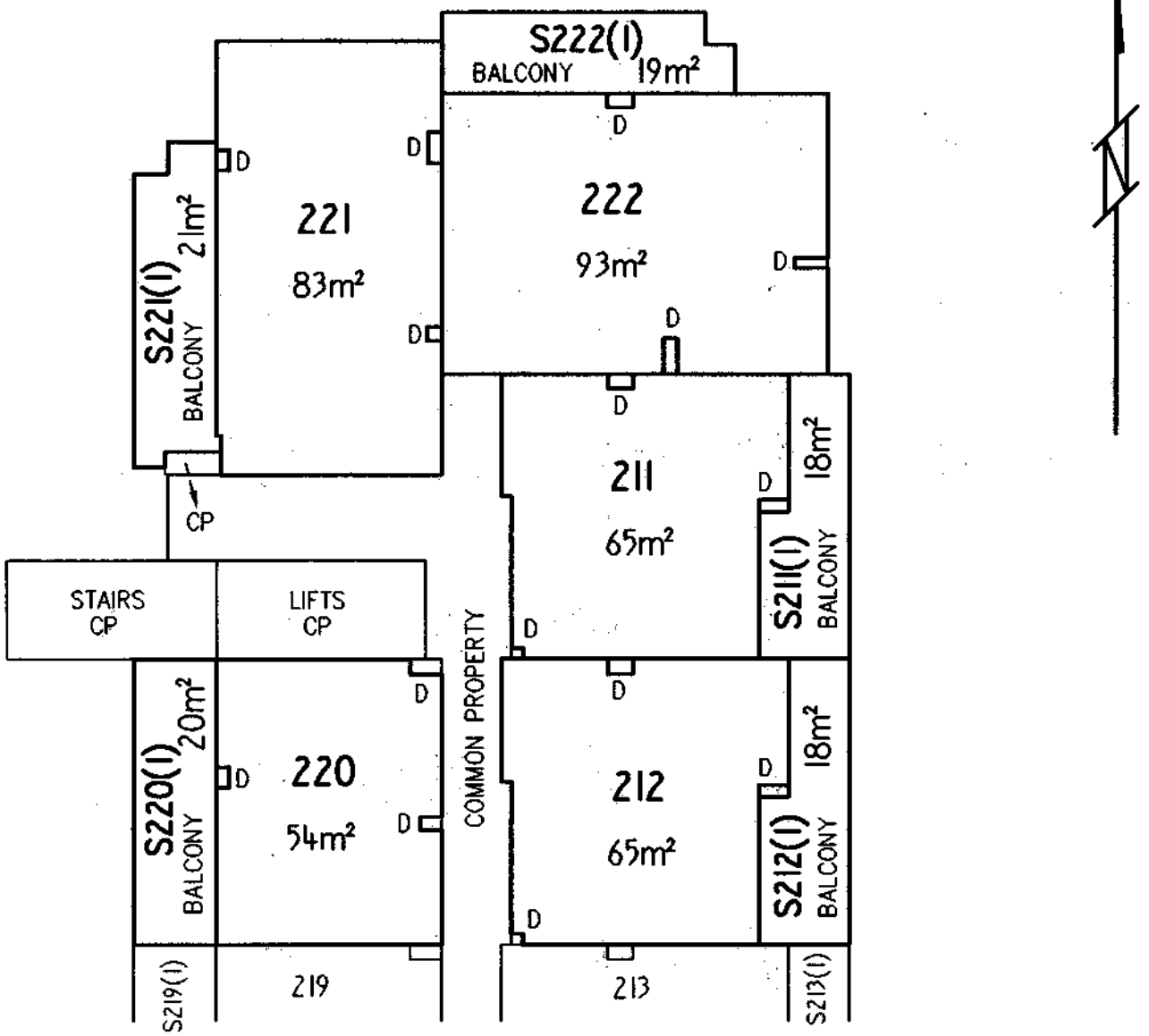
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FOURTH	A & UNIT SUBSIDIARIES

BUILDING E



SHEET 100 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

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Registered Proprietor

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 99 of 144 Sheets

FP
Form 091

FLOOR PLAN

ALUP 1774399 registered on 2/12/2011
Replacement Sheet Issued

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

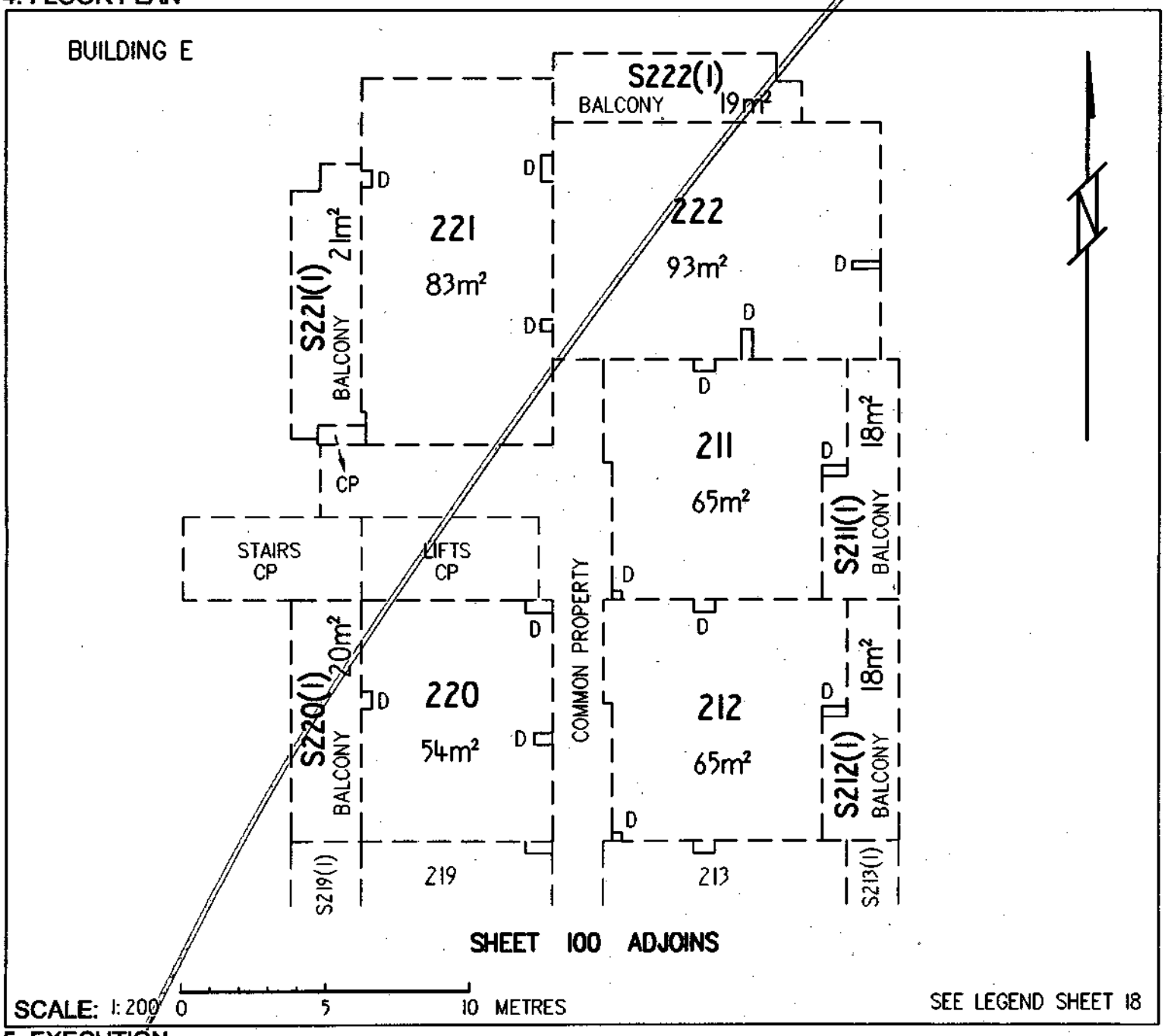
2. FLOOR NUMBER

FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 100 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

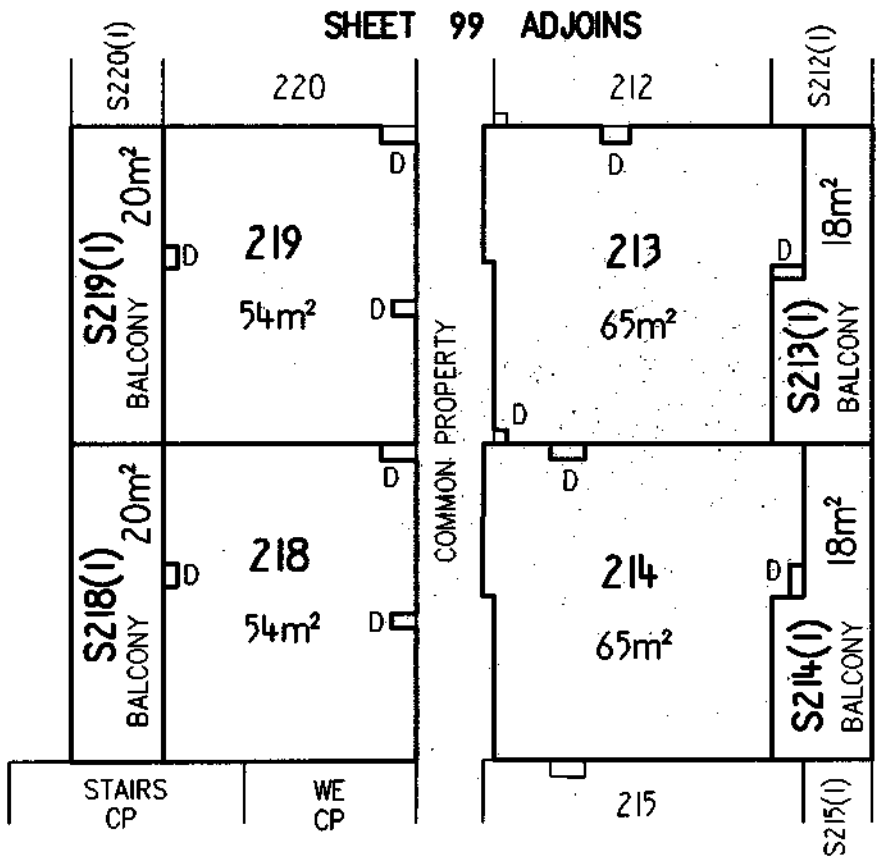
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FOURTH	A & UNIT SUBSIDIARIES

BUILDING E



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 100 of 144 Sheets

FP
Form 091

FLOOR PLAN

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

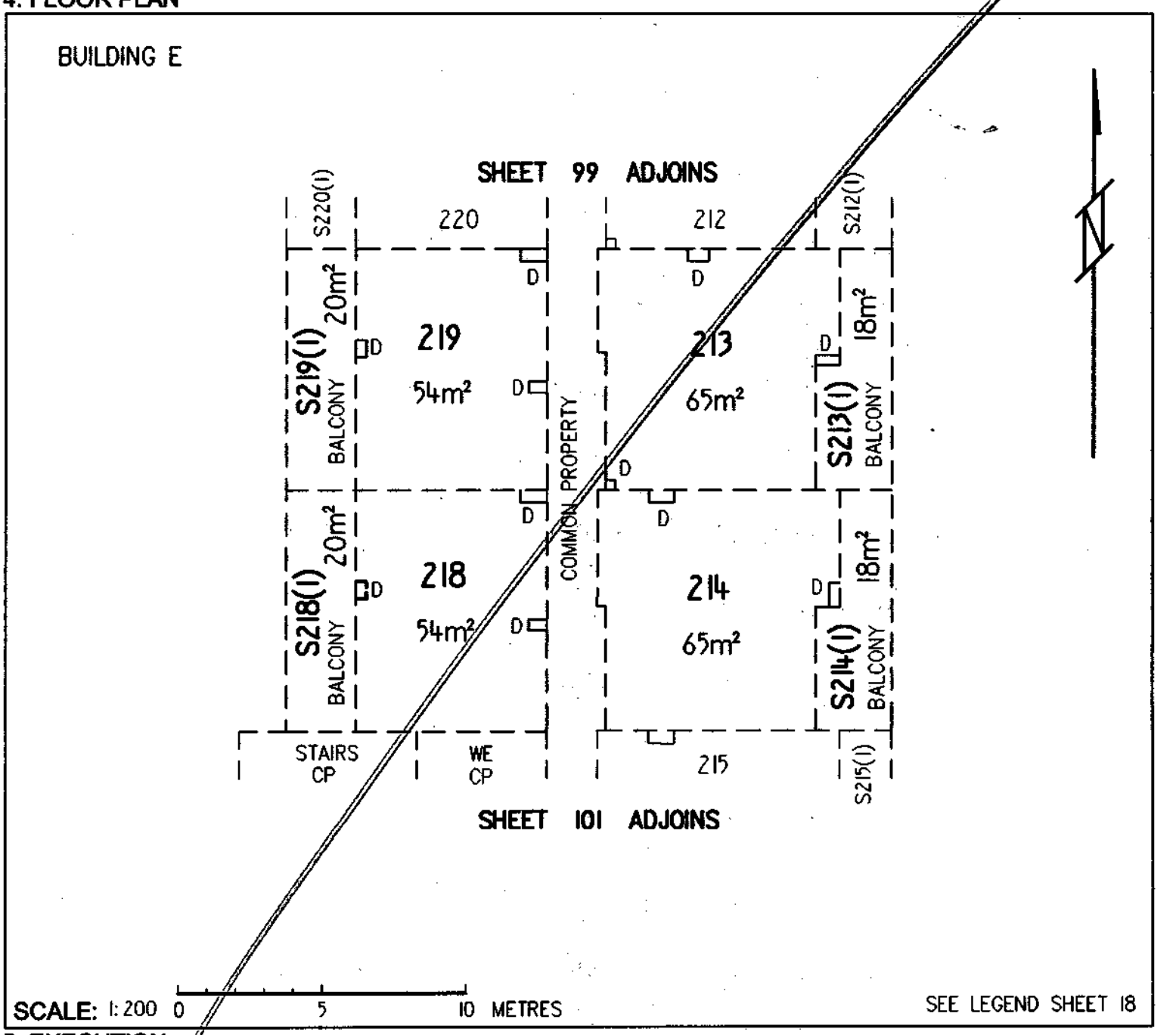
2. FLOOR NUMBER

FOURTH

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 101 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

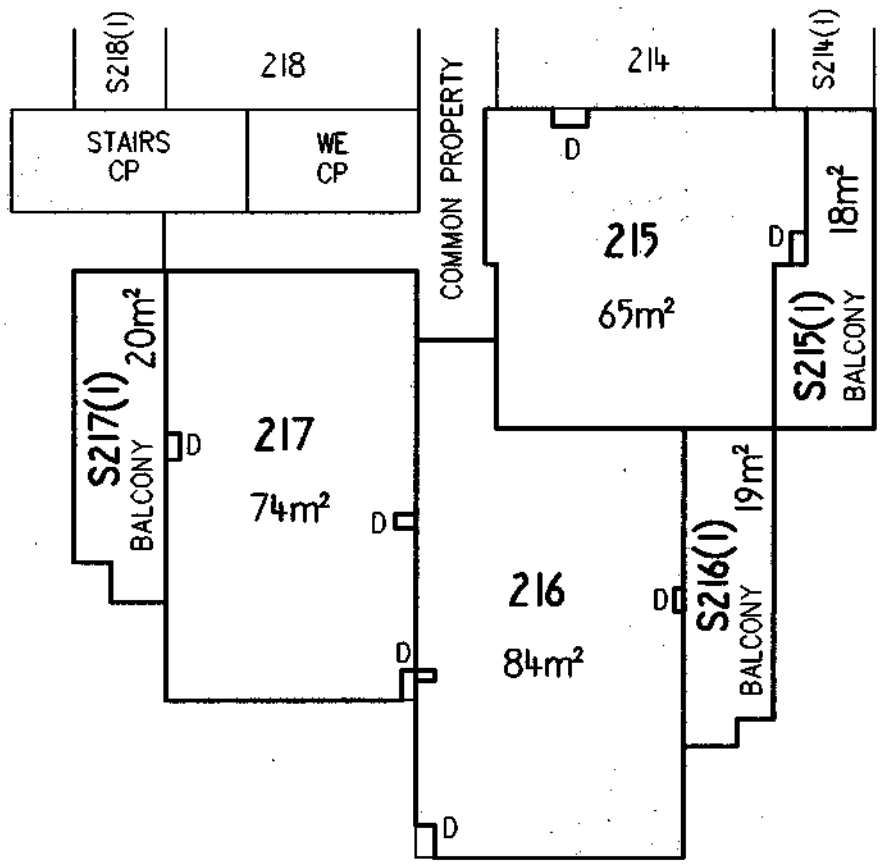
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FOURTH	A & UNIT SUBSIDIARIES

BUILDING E



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 101 of 144 Sheets

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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

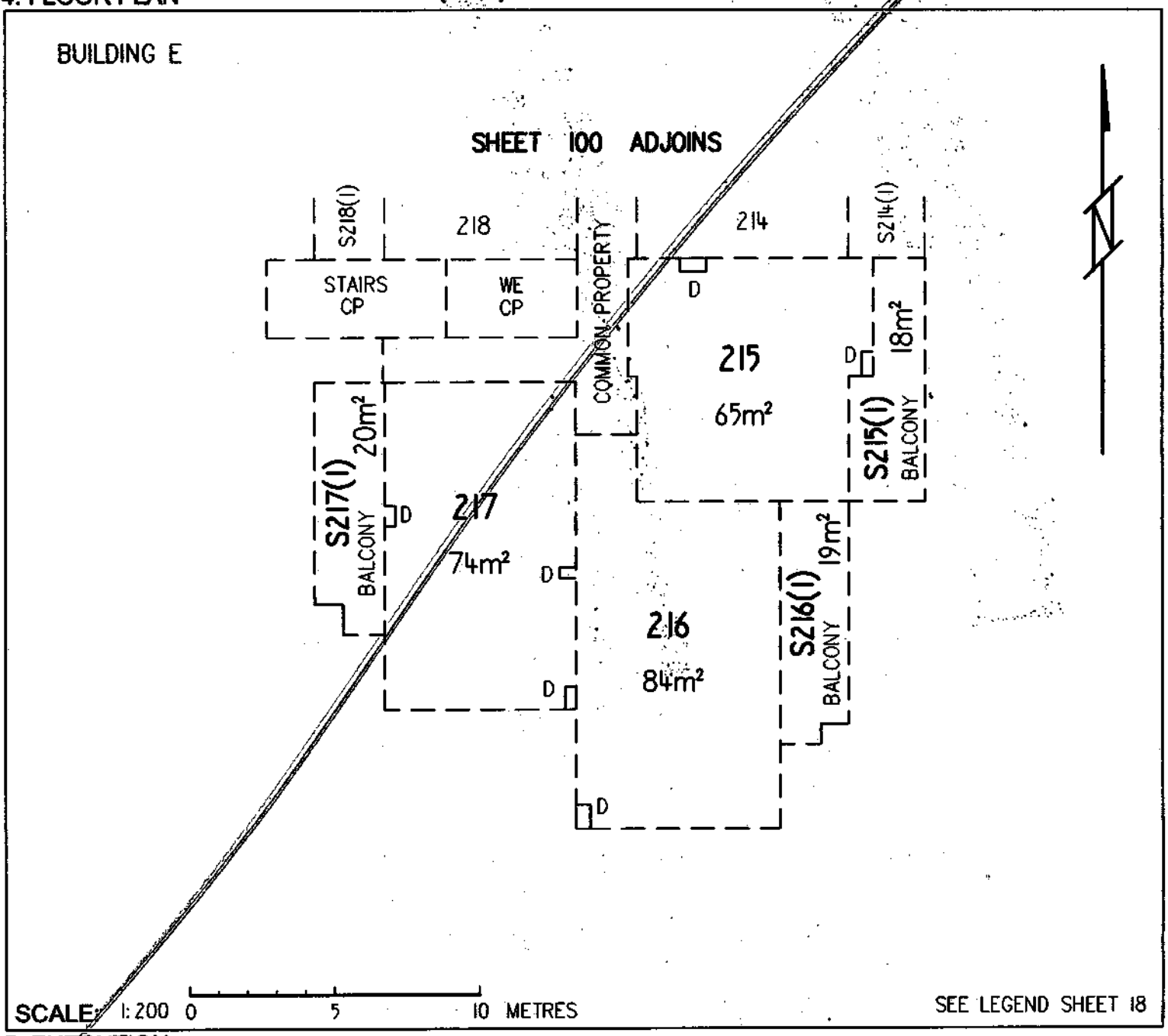
2. FLOOR NUMBER

FOURTH

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 102 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

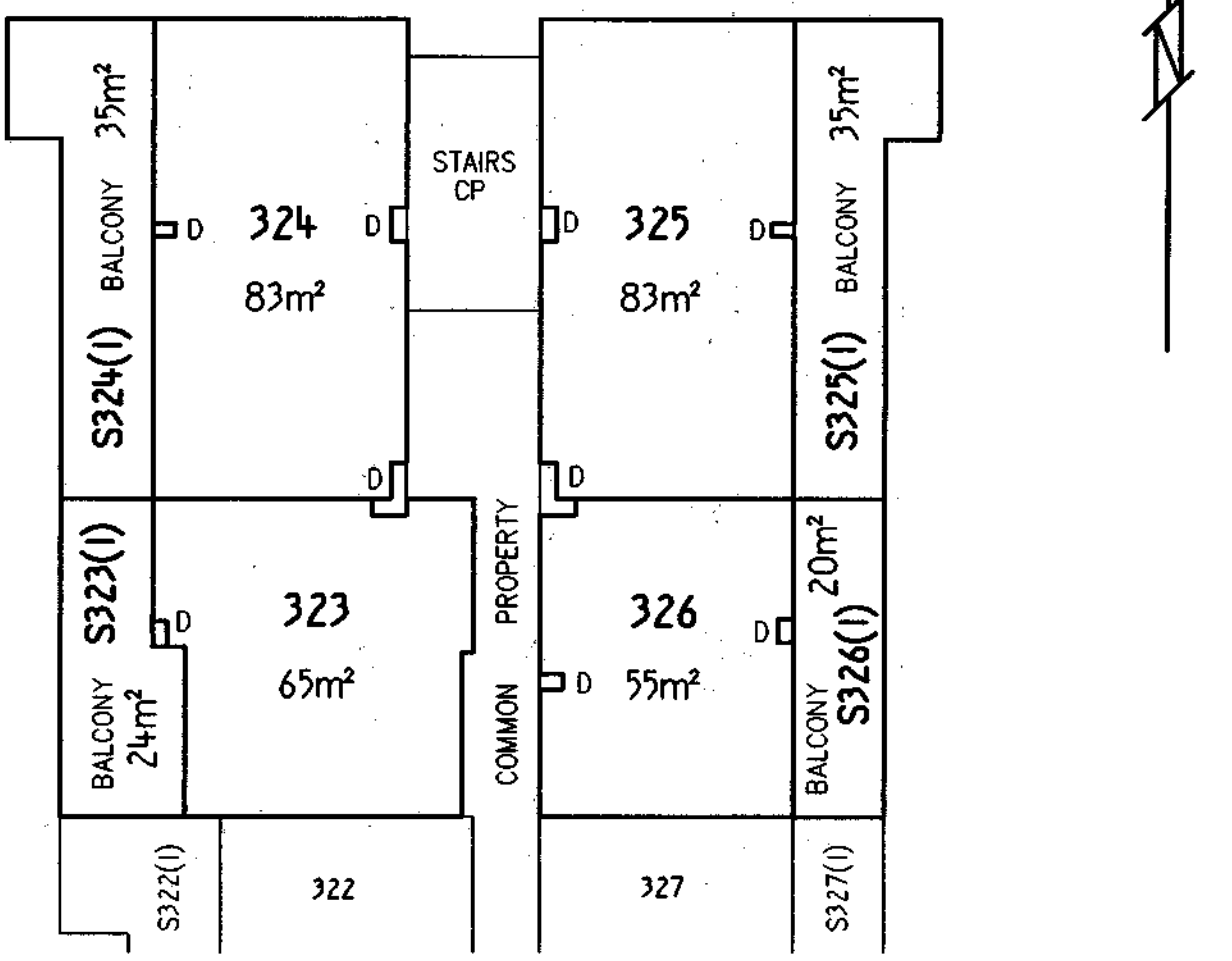
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FOURTH	A & UNIT SUBSIDIARIES

BUILDING G



SHEET 103 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 102 of 144 Sheets

FP
Form 091

FLOOR PLAN

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
2566

2. FLOOR NUMBER

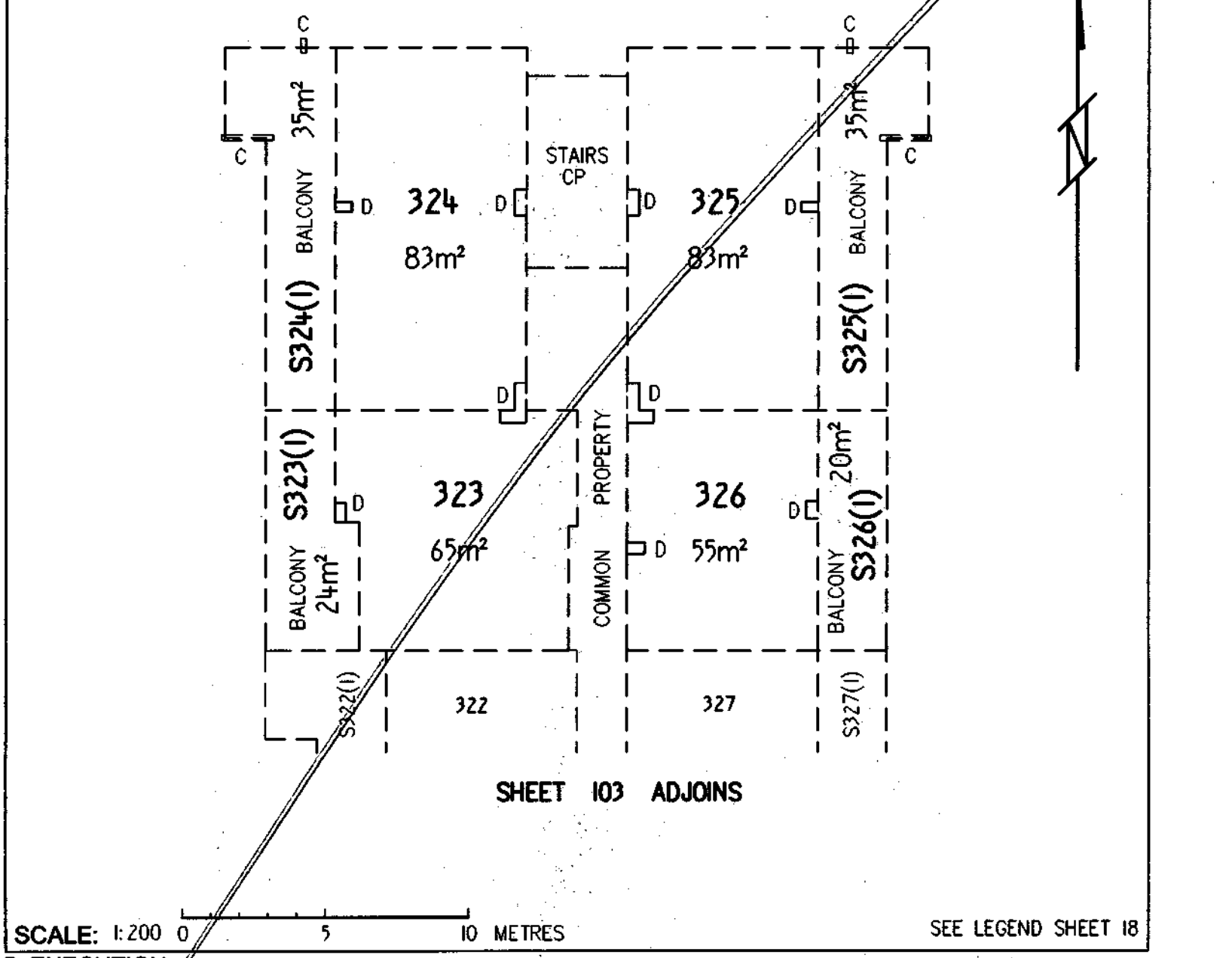
FOURTH

3. CLASS OF UNITS (A or B) Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING G



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Form 3

Sheet No. 103 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

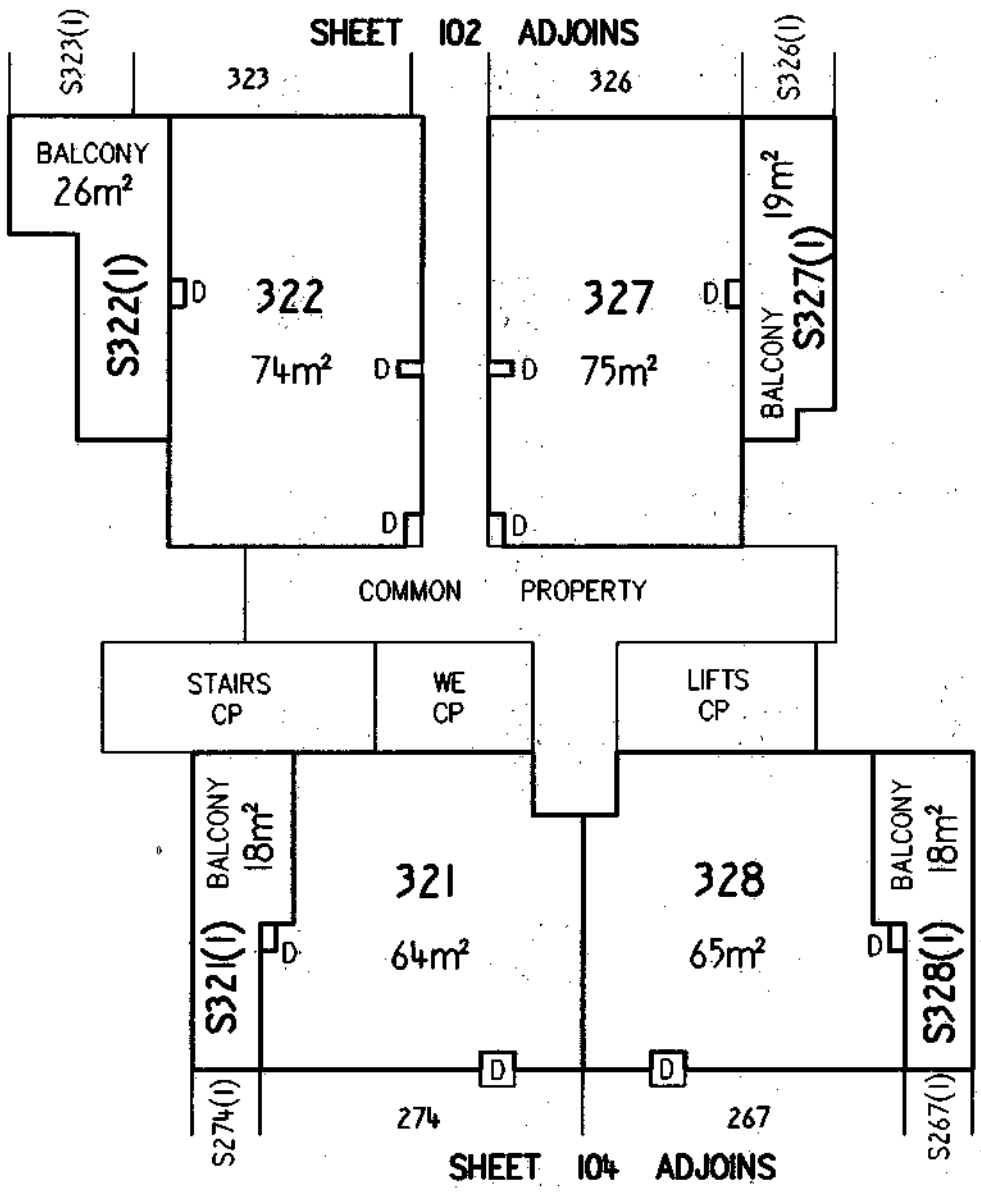
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FOURTH	A & UNIT SUBSIDIARIES

BUILDING G



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 103 of 144 Sheets

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FP
Form 091

FLOOR PLAN

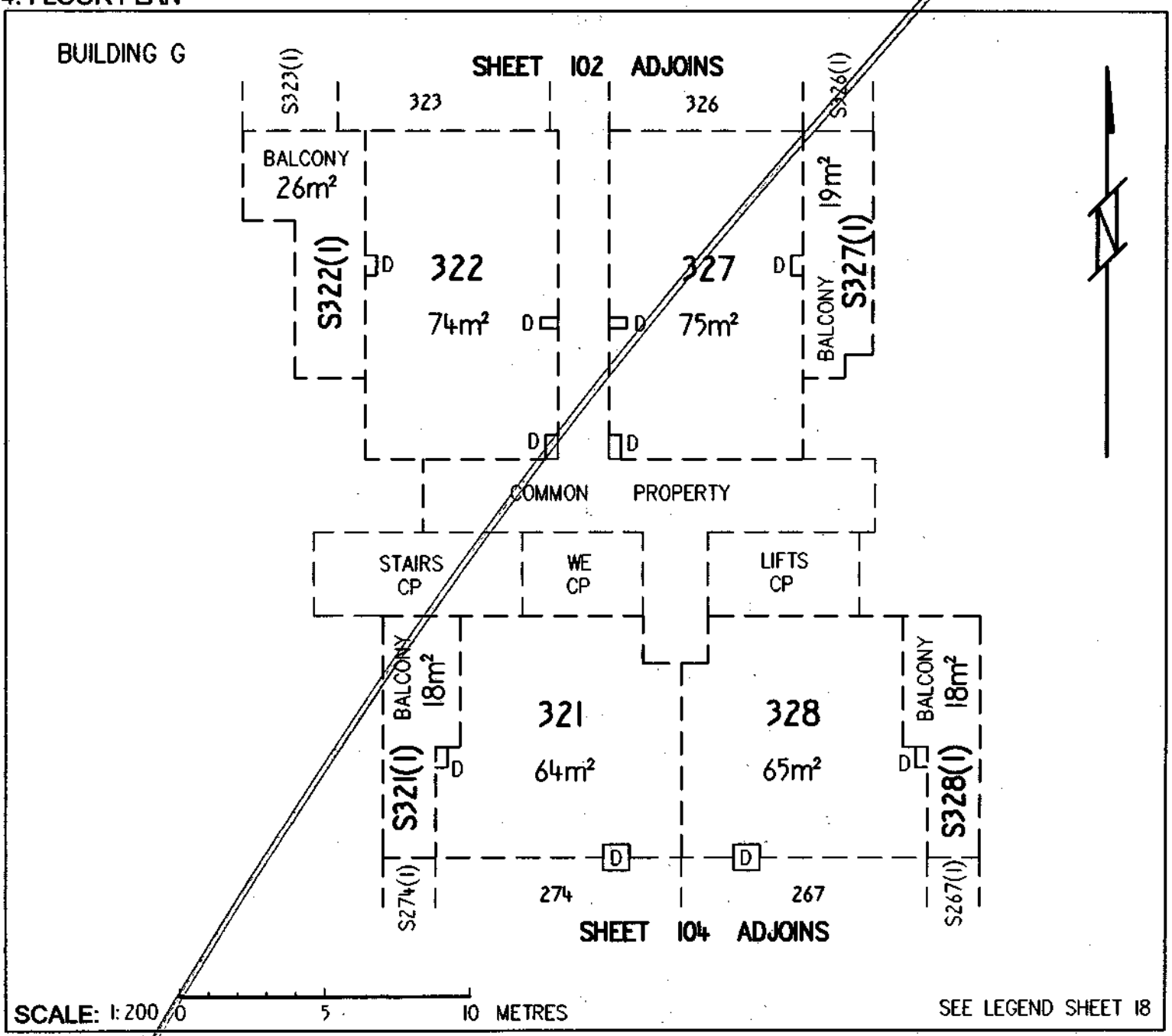
1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER: FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units: A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Sheet No. 104 of 144

LAND TITLES
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Department of Justice and Community Safety

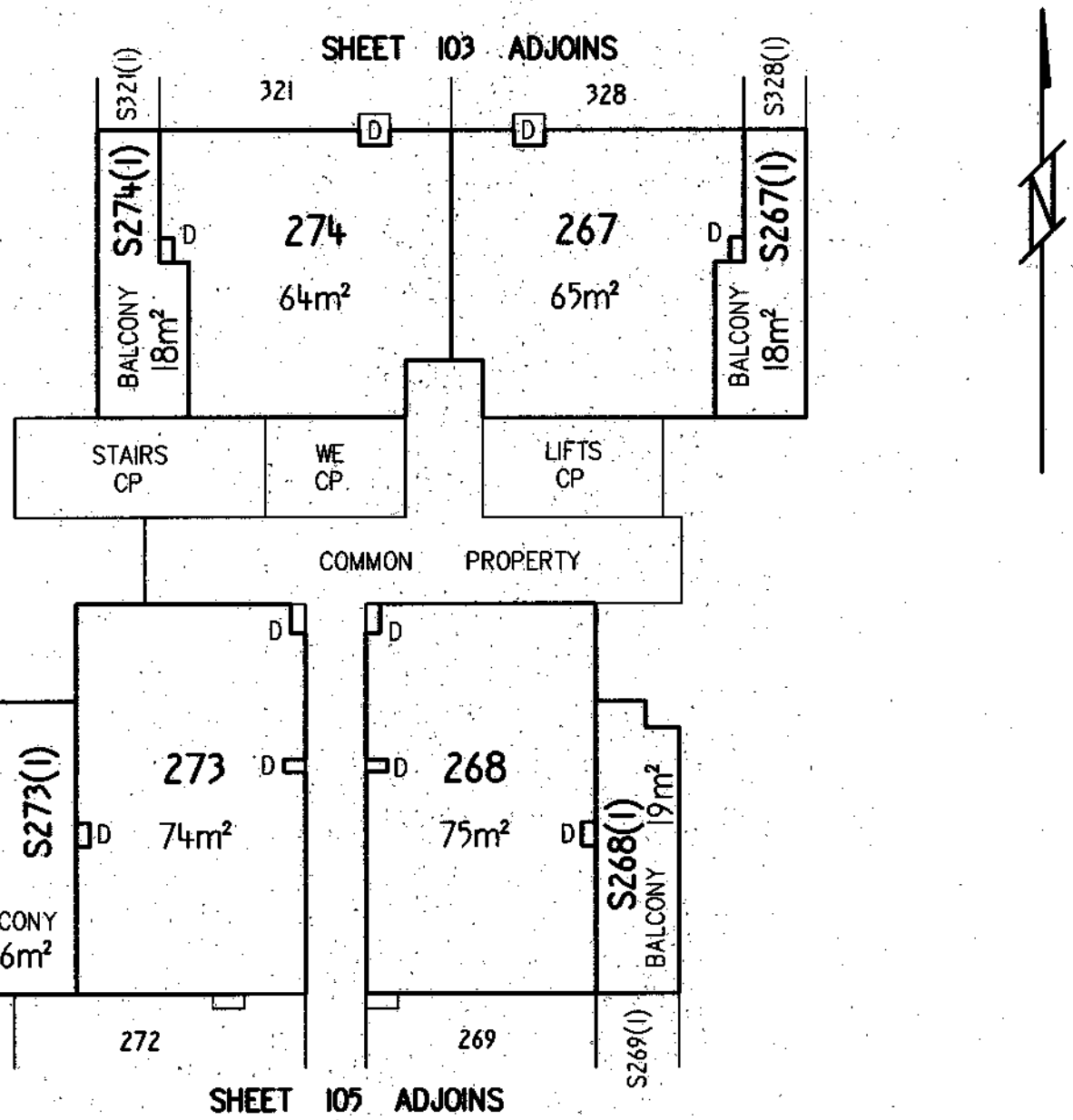
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FOURTH	A & UNIT SUBSIDIARIES

BUILDING F



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 104 of 144 Sheets

ALUP 1774399 registered
on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

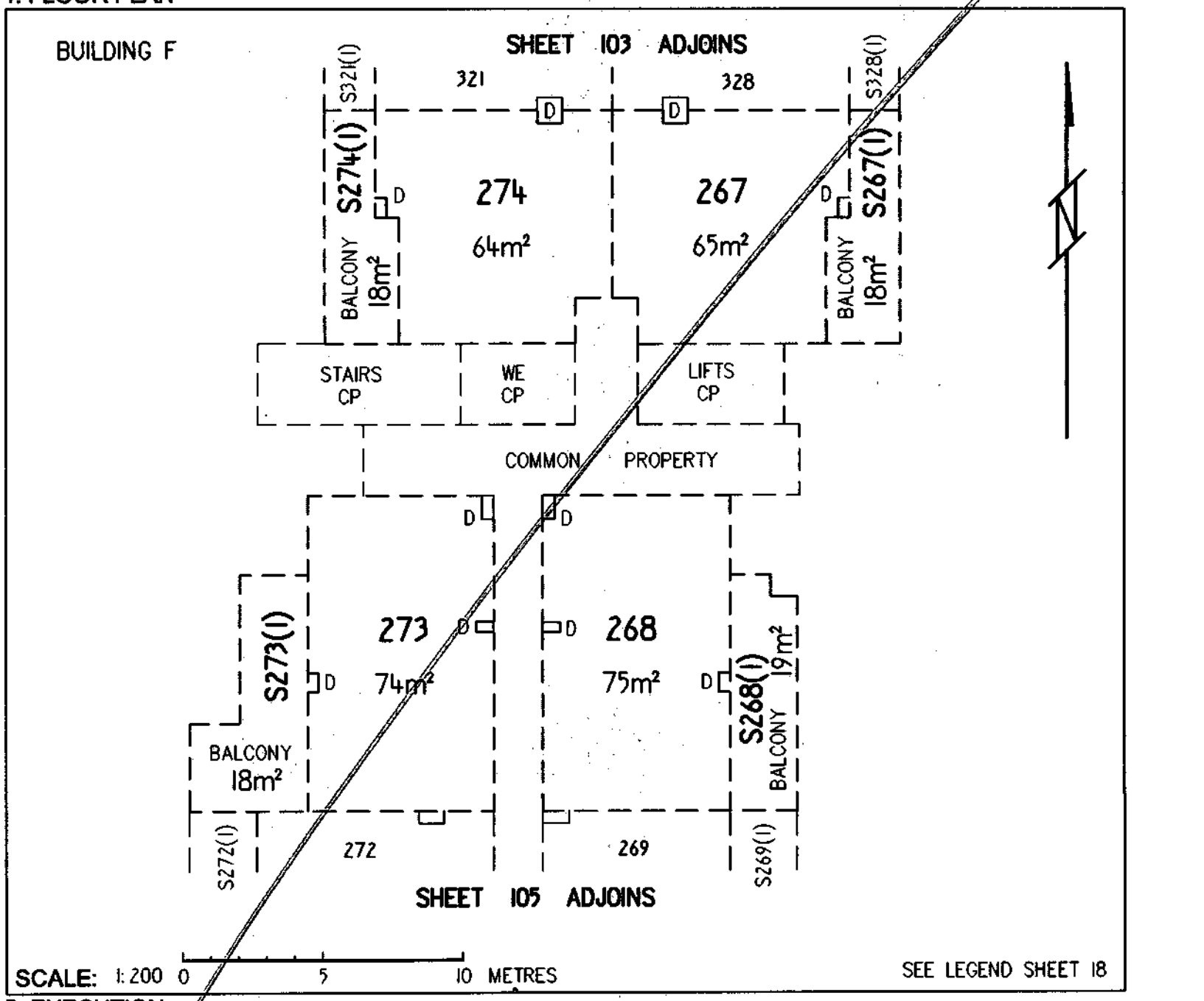
2. FLOOR NUMBER

FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

Approved form AF 2010-30 approved by Brett Phillips, Registrar General on 1 March 2010 under s140 of the *Land Titles Act 1925* (approved forms).
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Form 3

Sheet No. 105 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

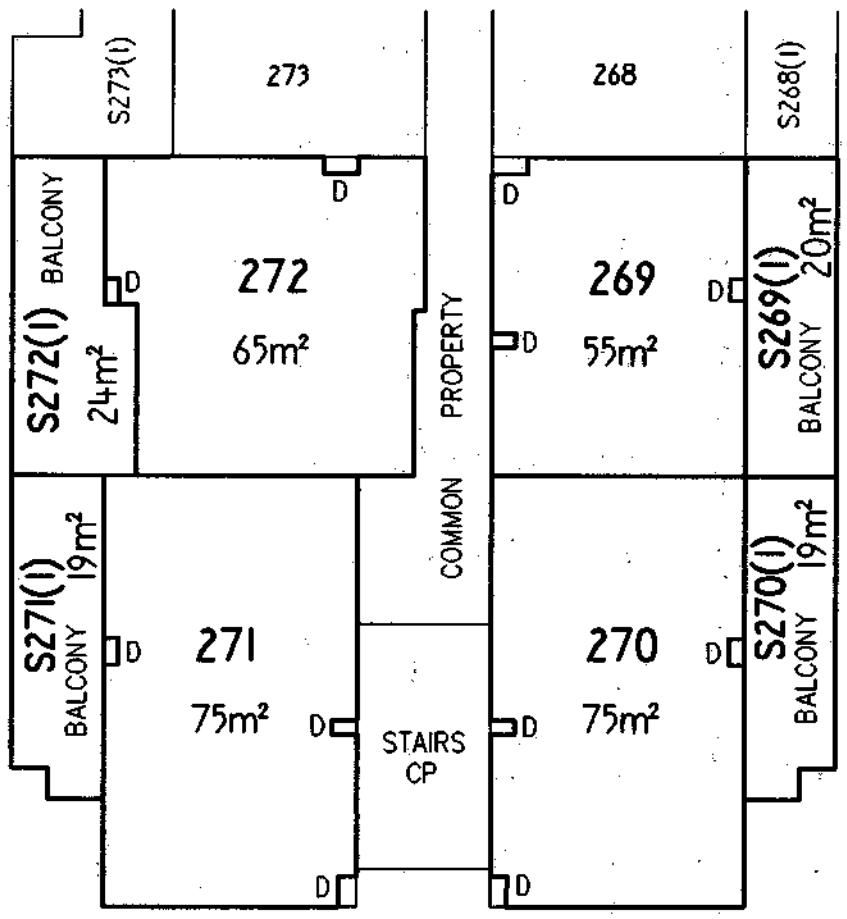
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FOURTH	A & UNIT SUBSIDIARIES

BUILDING F



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
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Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Unit Titles Act 2001
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Form 3

Sheet No. 105 of 144 Sheets

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FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

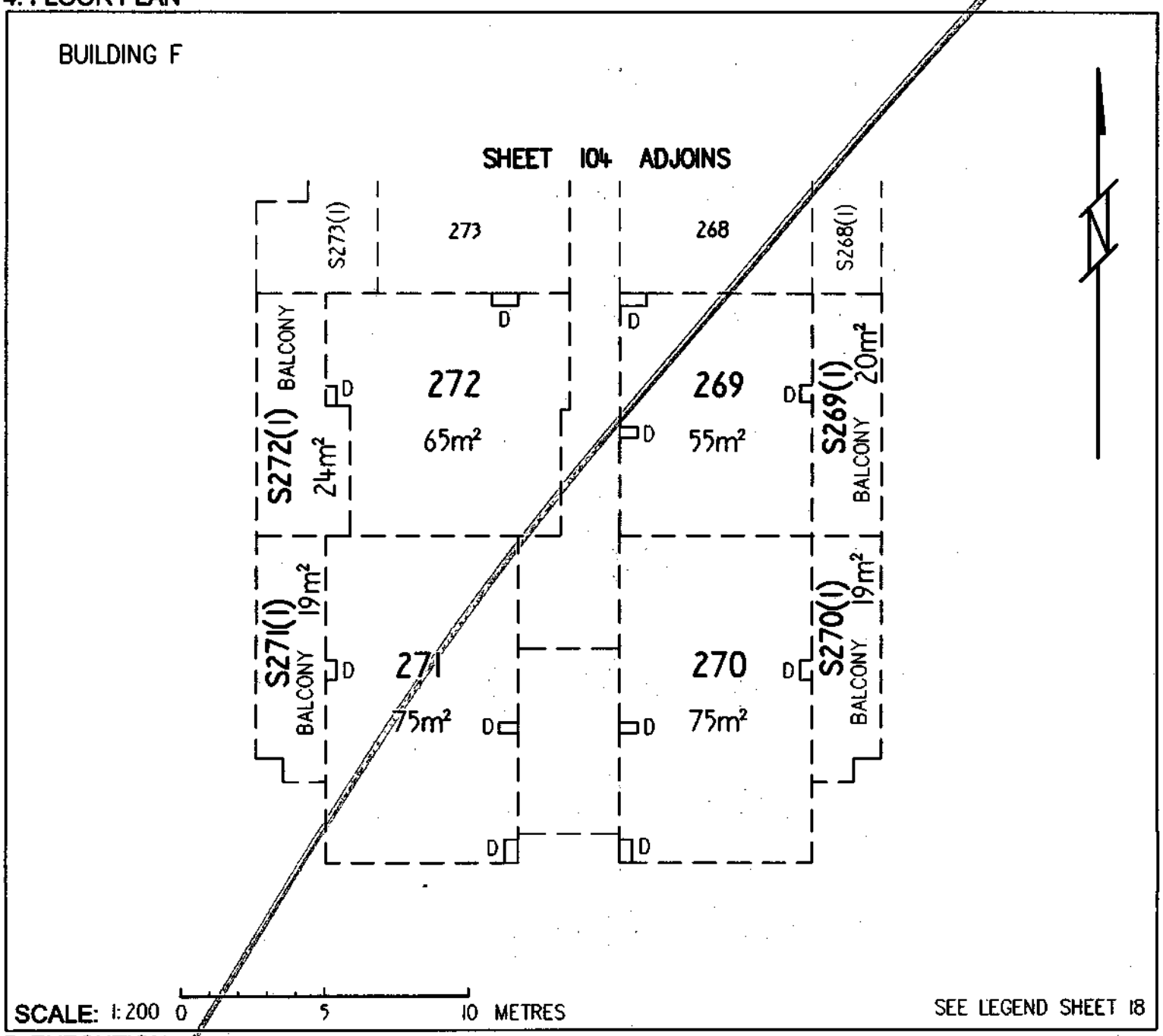
FOURTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING F



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 106 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

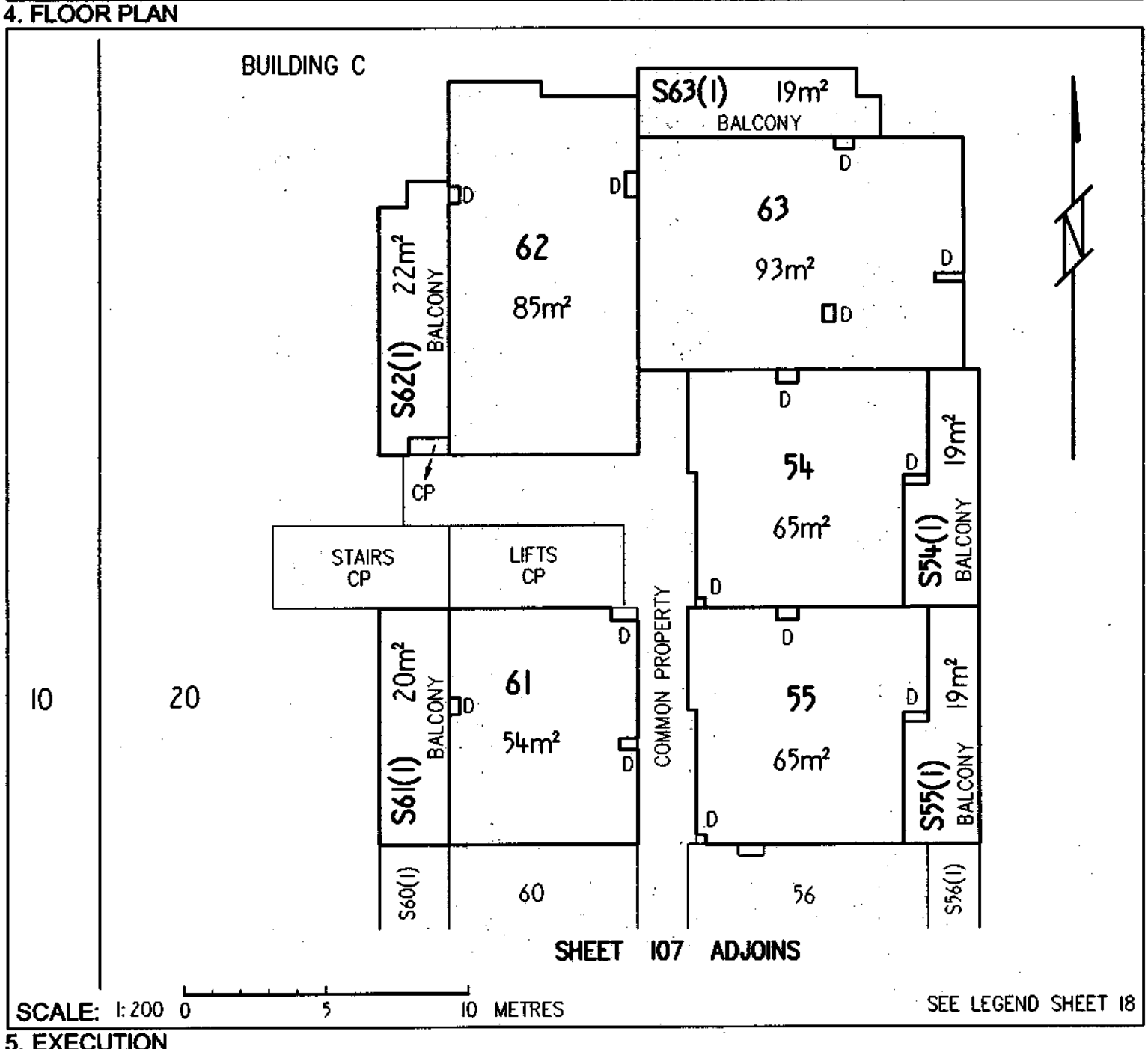
2. FLOOR NUMBER

FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Land Titles (Unit Titles) Act 1970
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Form 3

Sheet No. 107 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

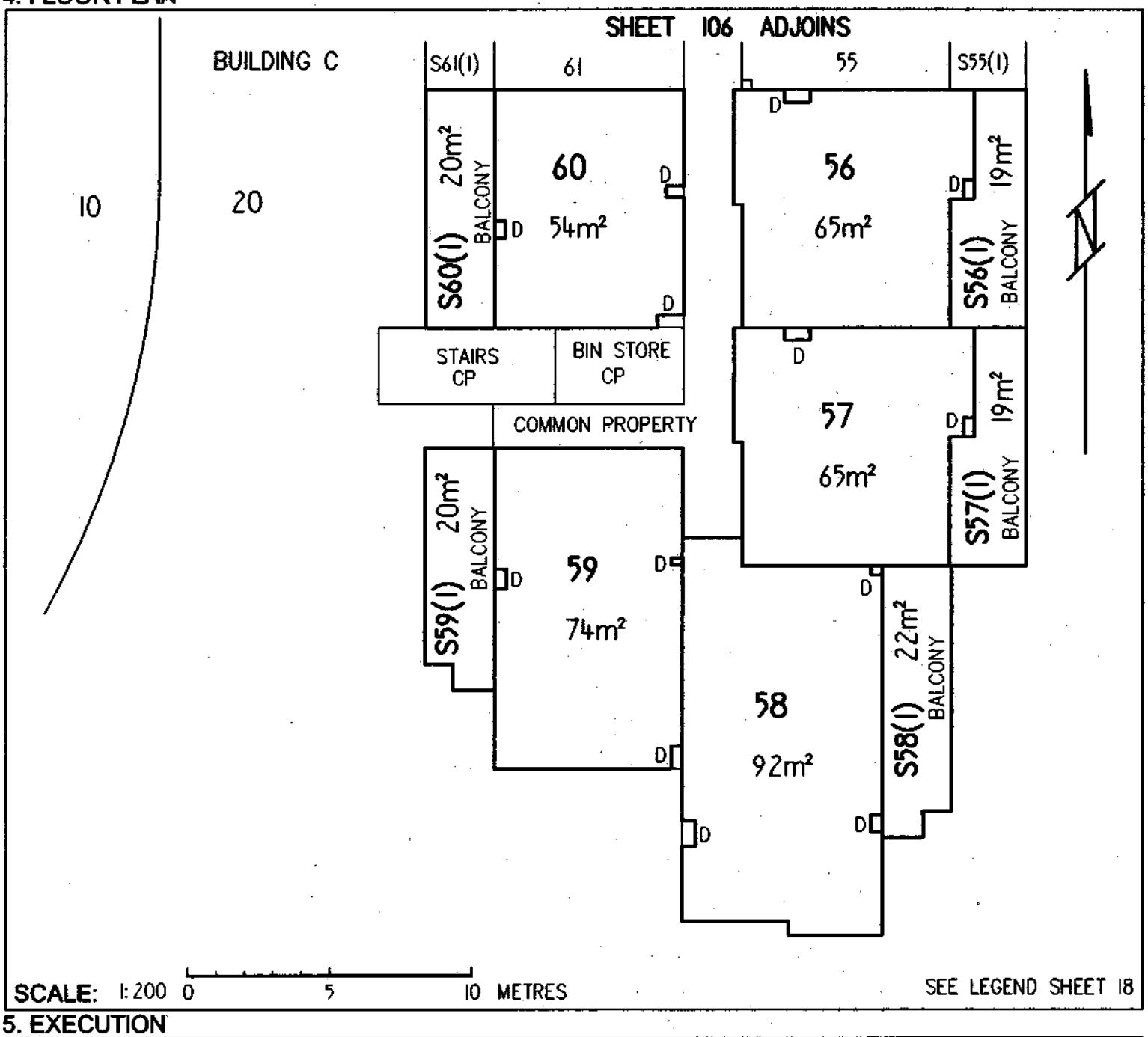
2. FLOOR NUMBER

FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 108 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

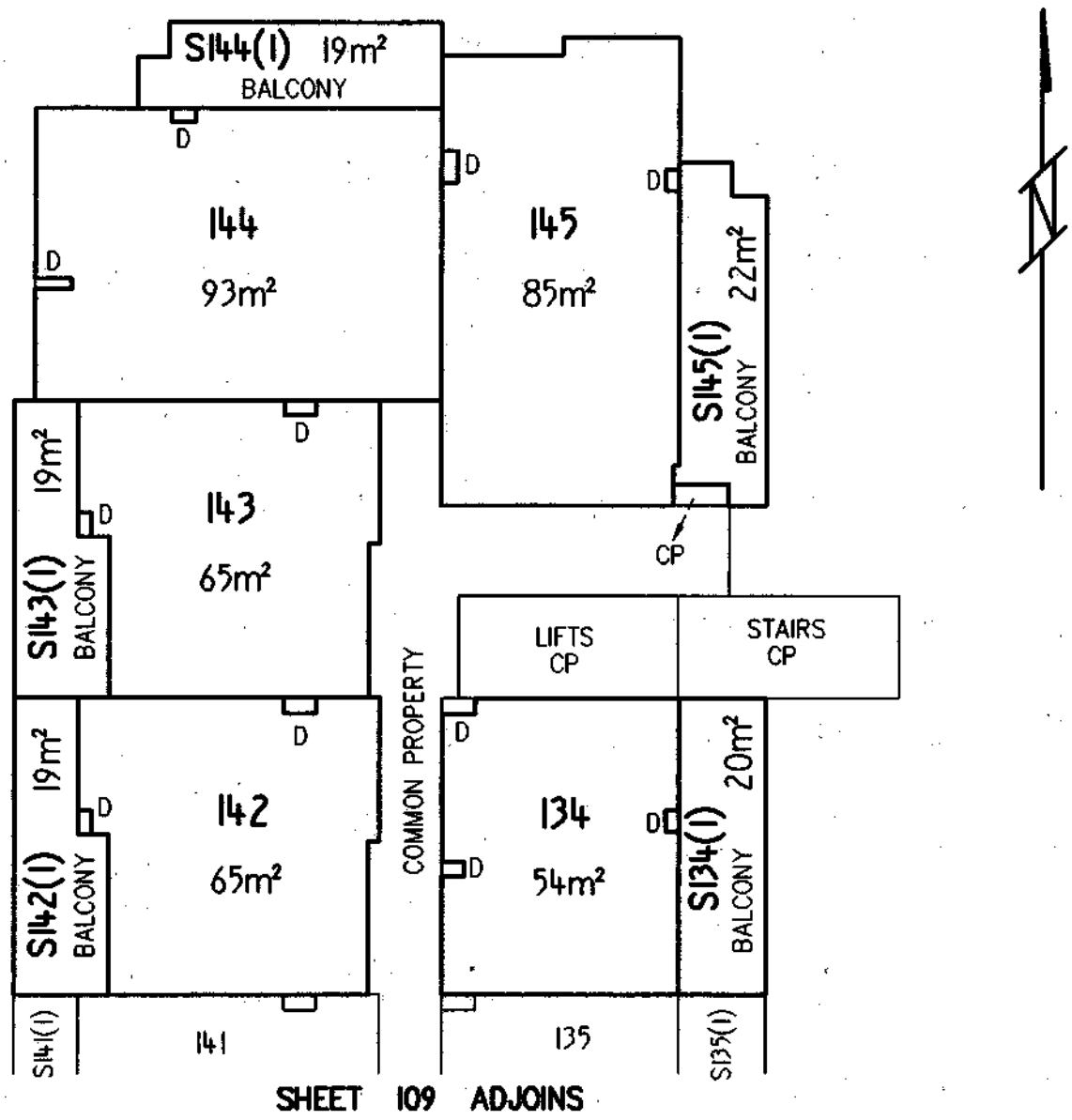
FIFTH

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



SHEET 109 ADJOINS

SCALE: 1:200 0 5 10 METRES

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 109 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
2566

2. FLOOR NUMBER

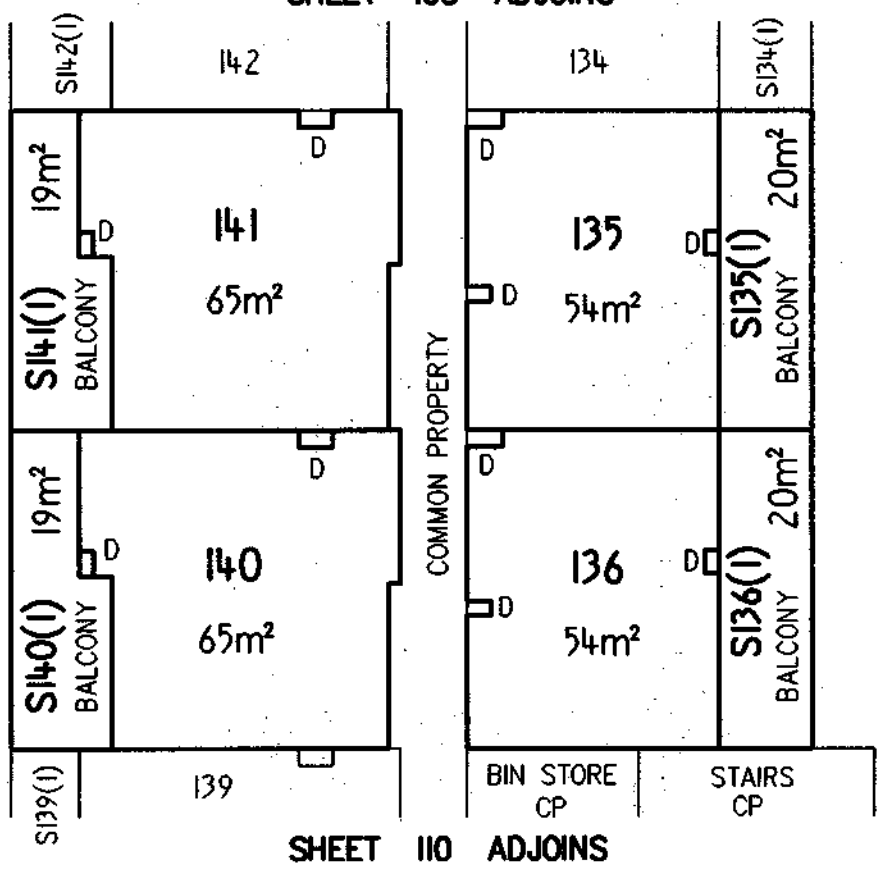
FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Sheet No. 110 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

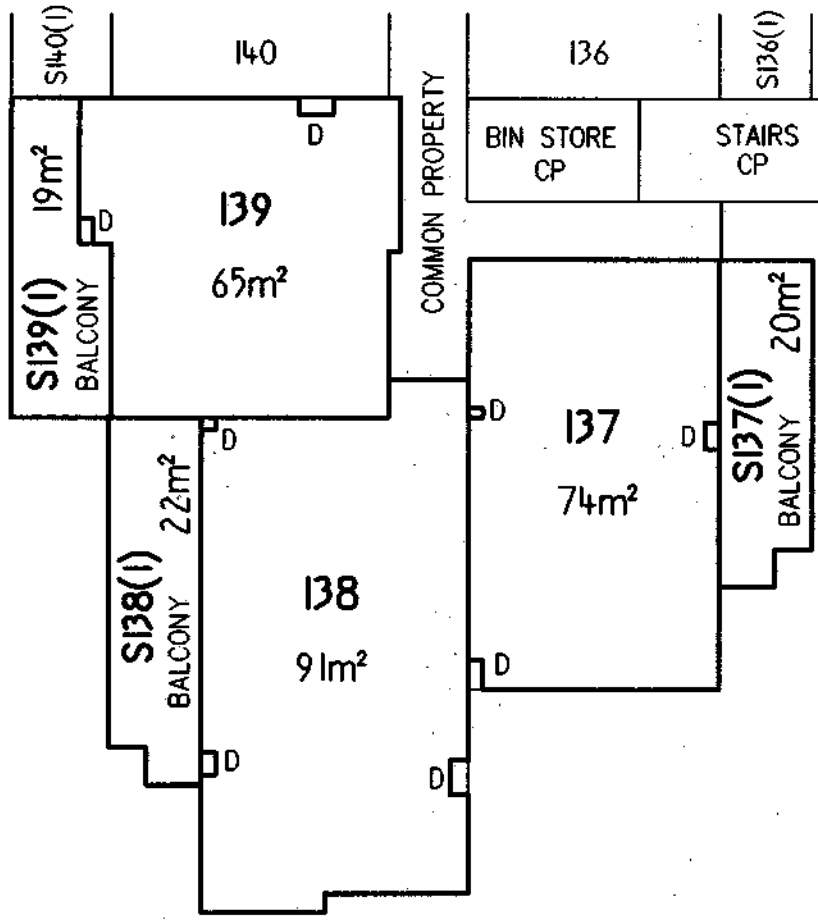
FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



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Form 3

Sheet No. III of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

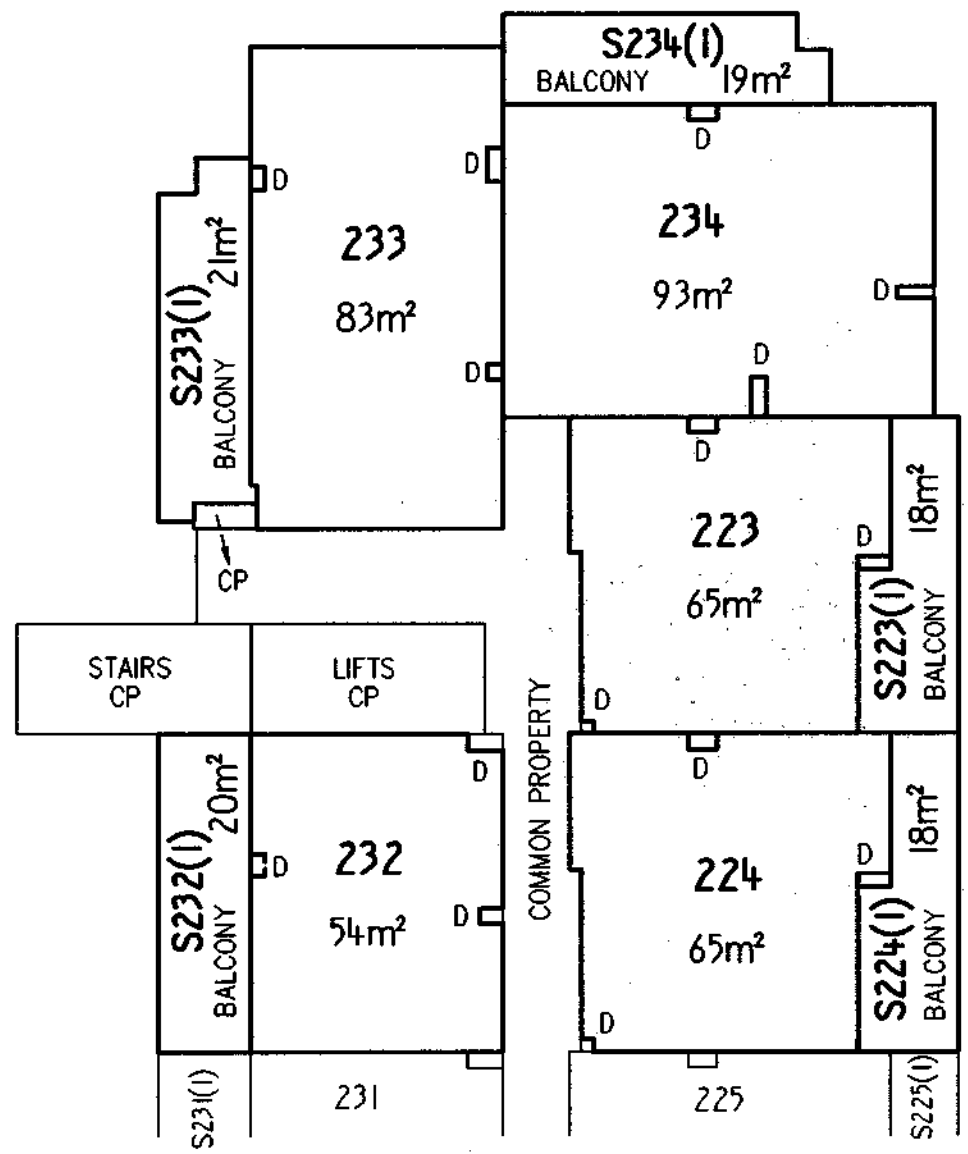
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIFTH	A & UNIT SUBSIDIARIES

BUILDING E



SHEET 112 ADJOINS

Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

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Registered Proprietor

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. III of 144 Sheets

ALUP 1774399 registered on 2/12/2011
Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

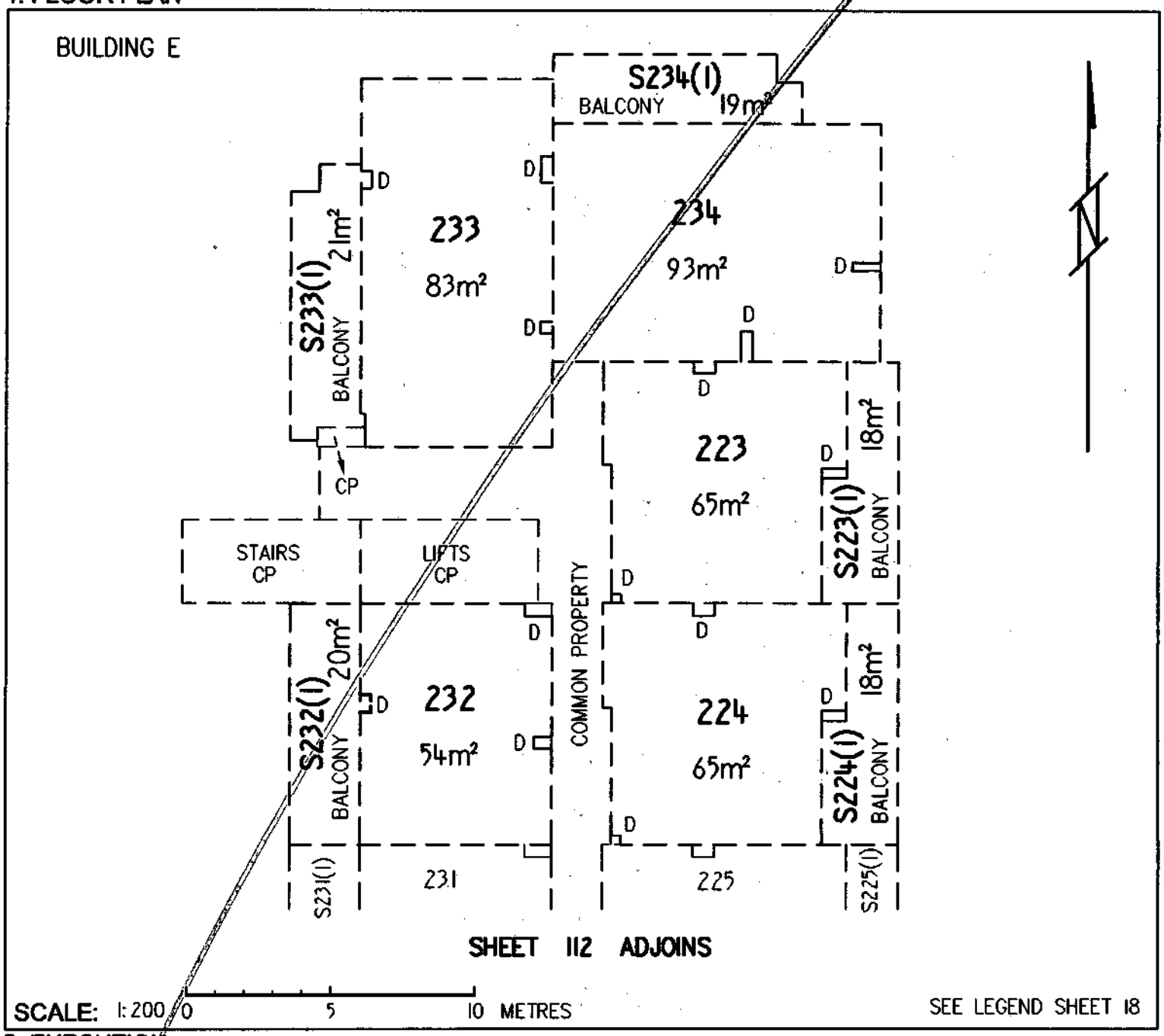
1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER: FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units: A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 112 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

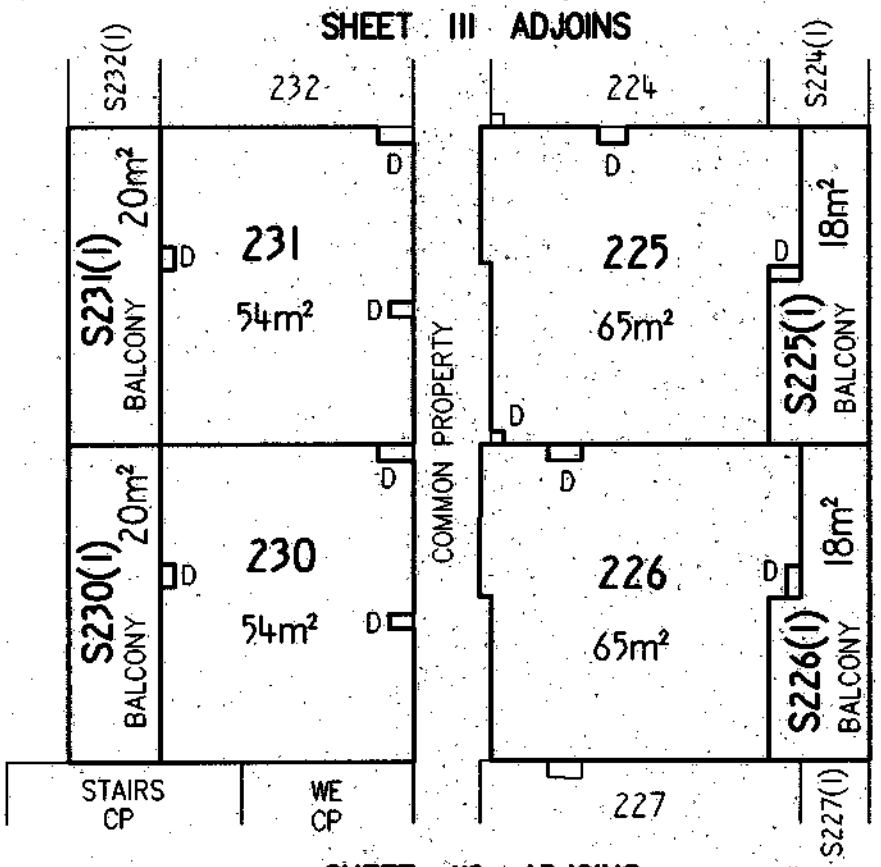
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER	FIFTH	A & UNIT SUBSIDIARIES

BUILDING E



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Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 112 of 144 Sheets

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Replacement Sheet Issued

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Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

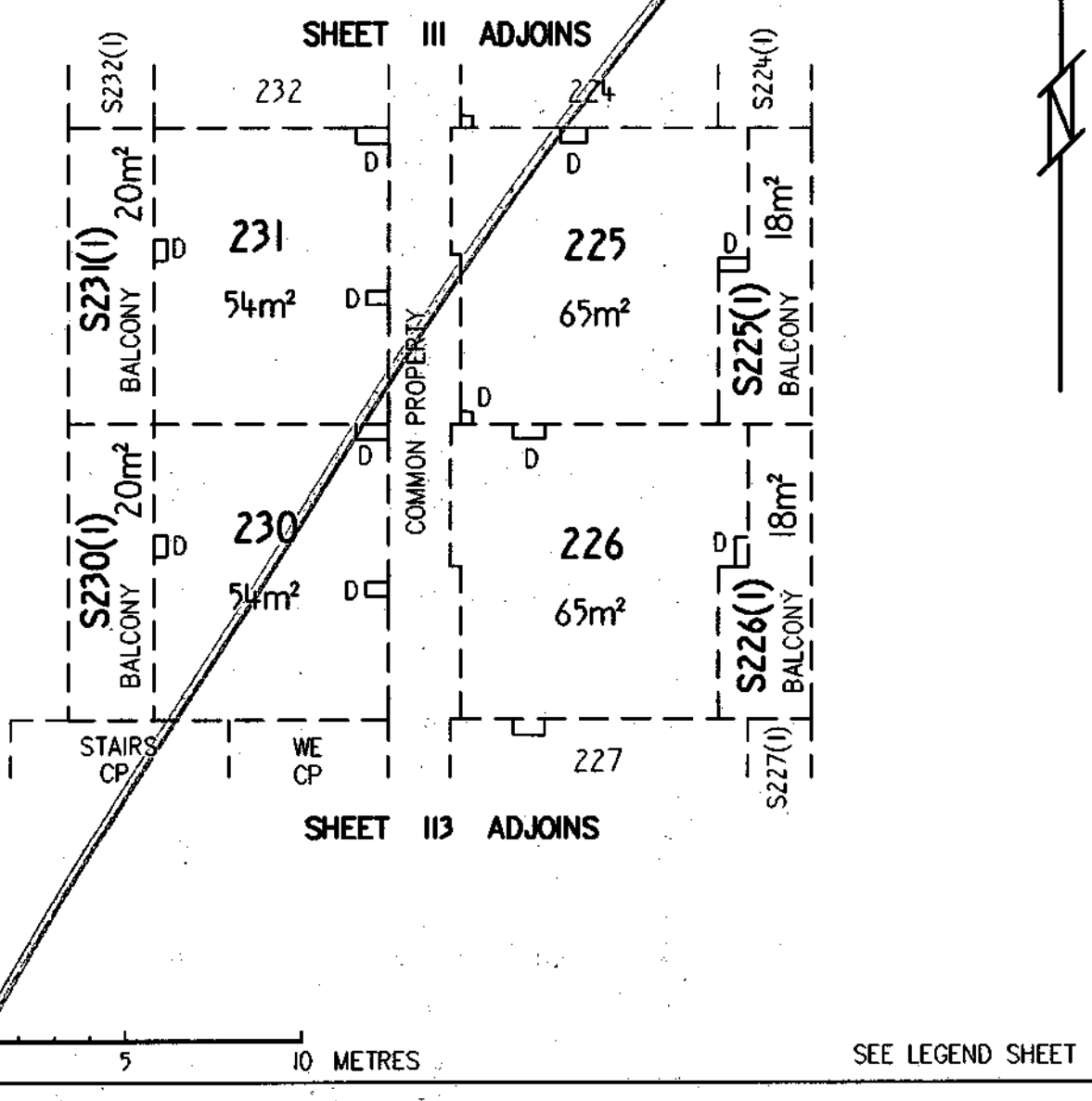
FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING E



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Sheet No. 113 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

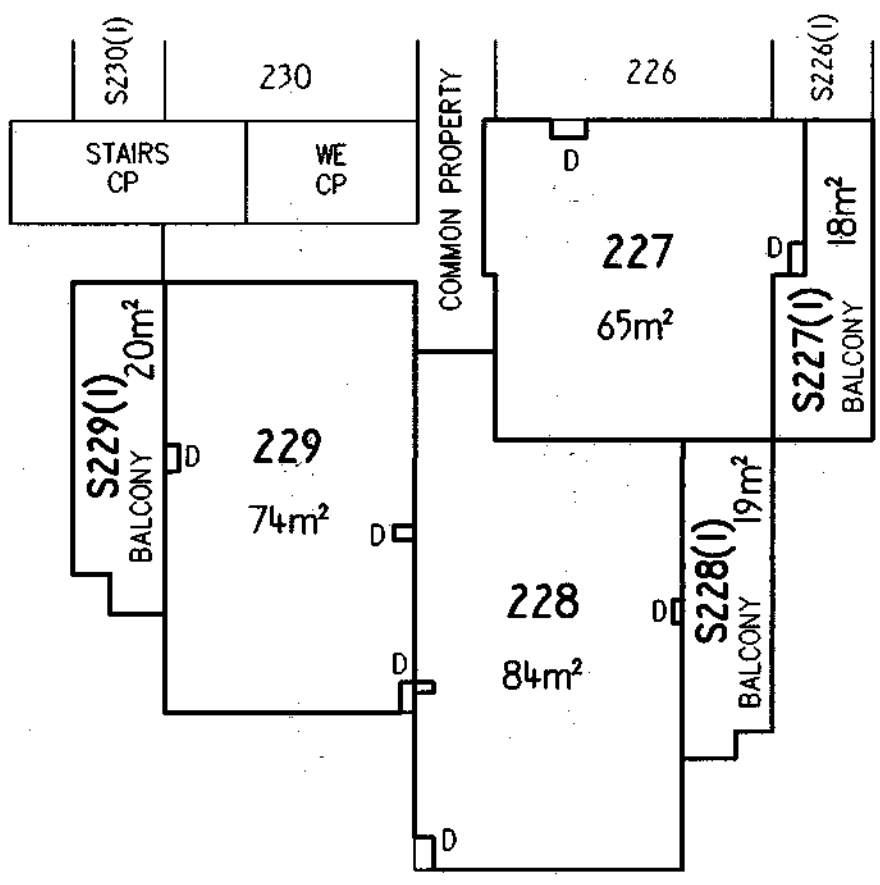
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER	FIFTH	A & UNIT SUBSIDIARIES

BUILDING E



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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
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Sheet No. 113 of 144 Sheets

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Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

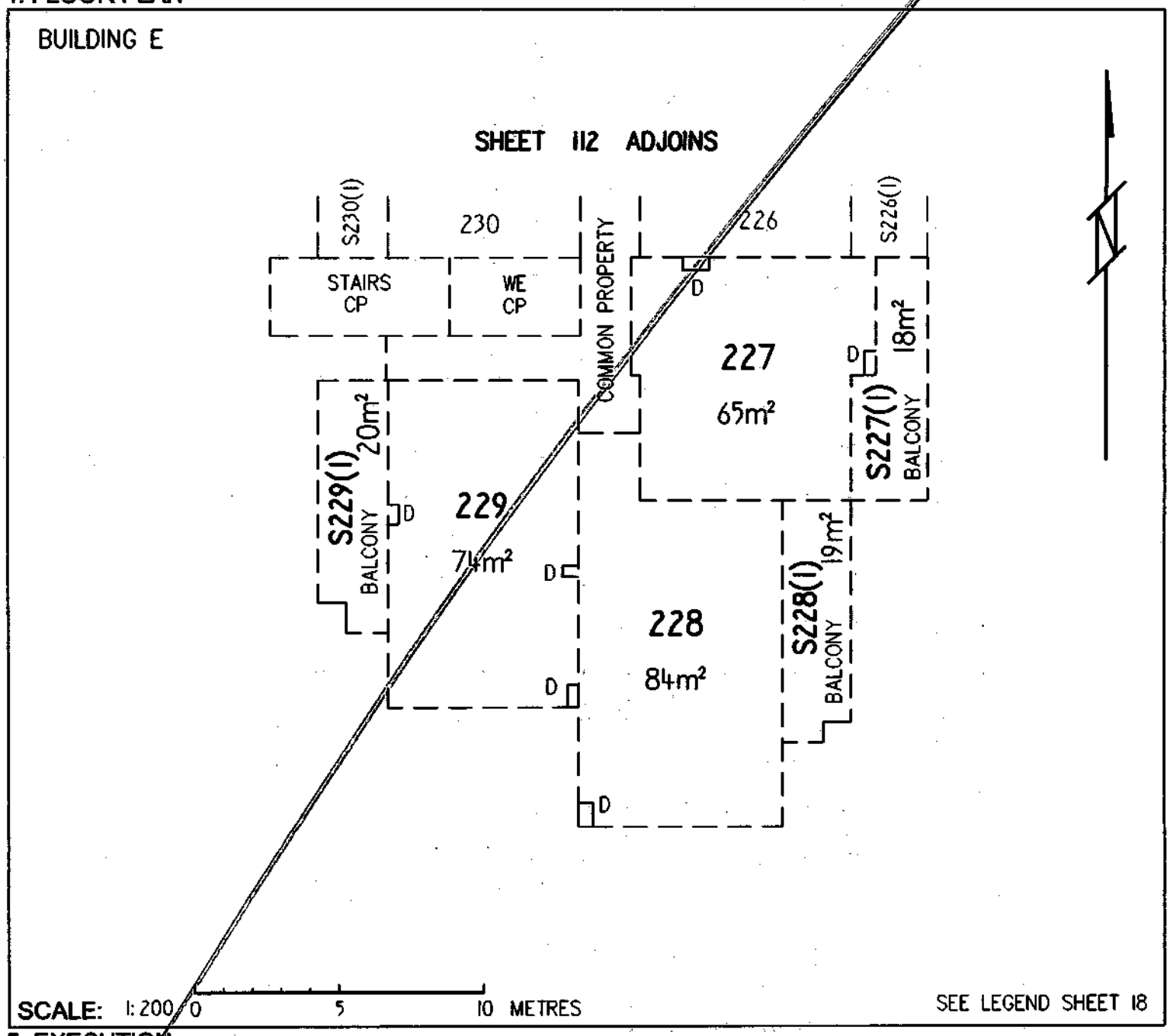
2. FLOOR NUMBER

FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 114 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

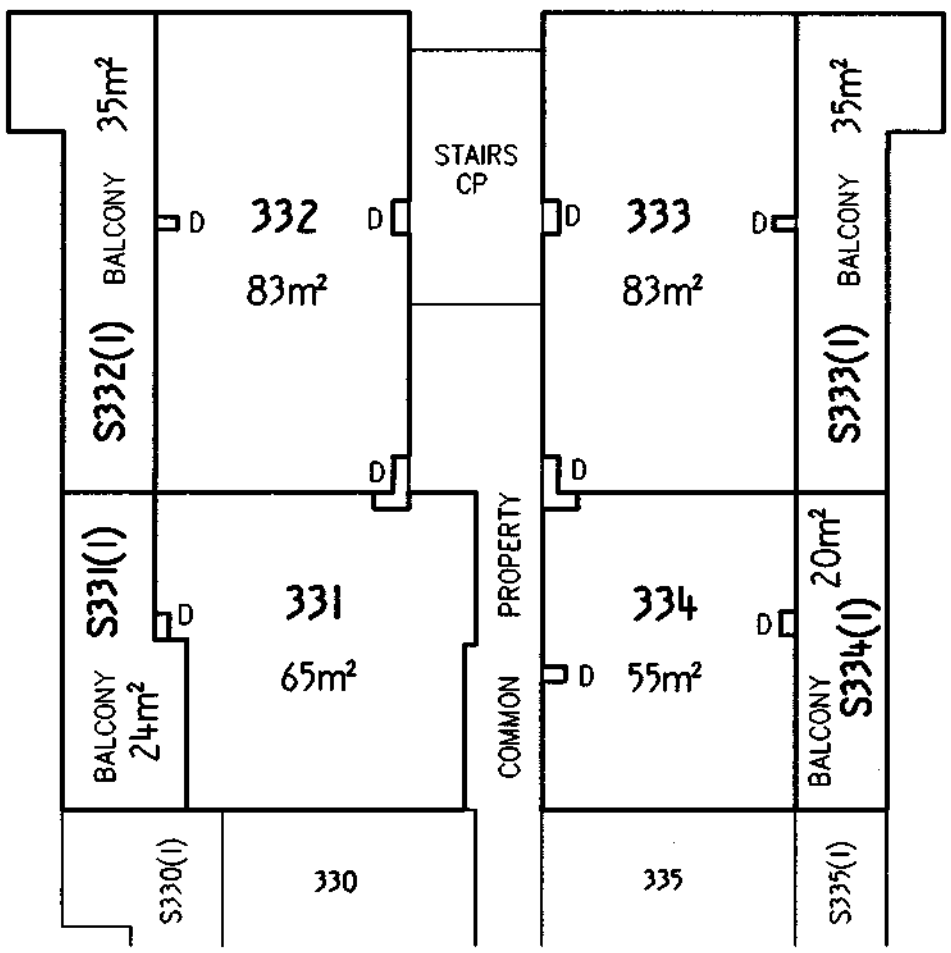
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER	FIFTH	A & UNIT SUBSIDIARIES

BUILDING G



SHEET 115 ADJOINS

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FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

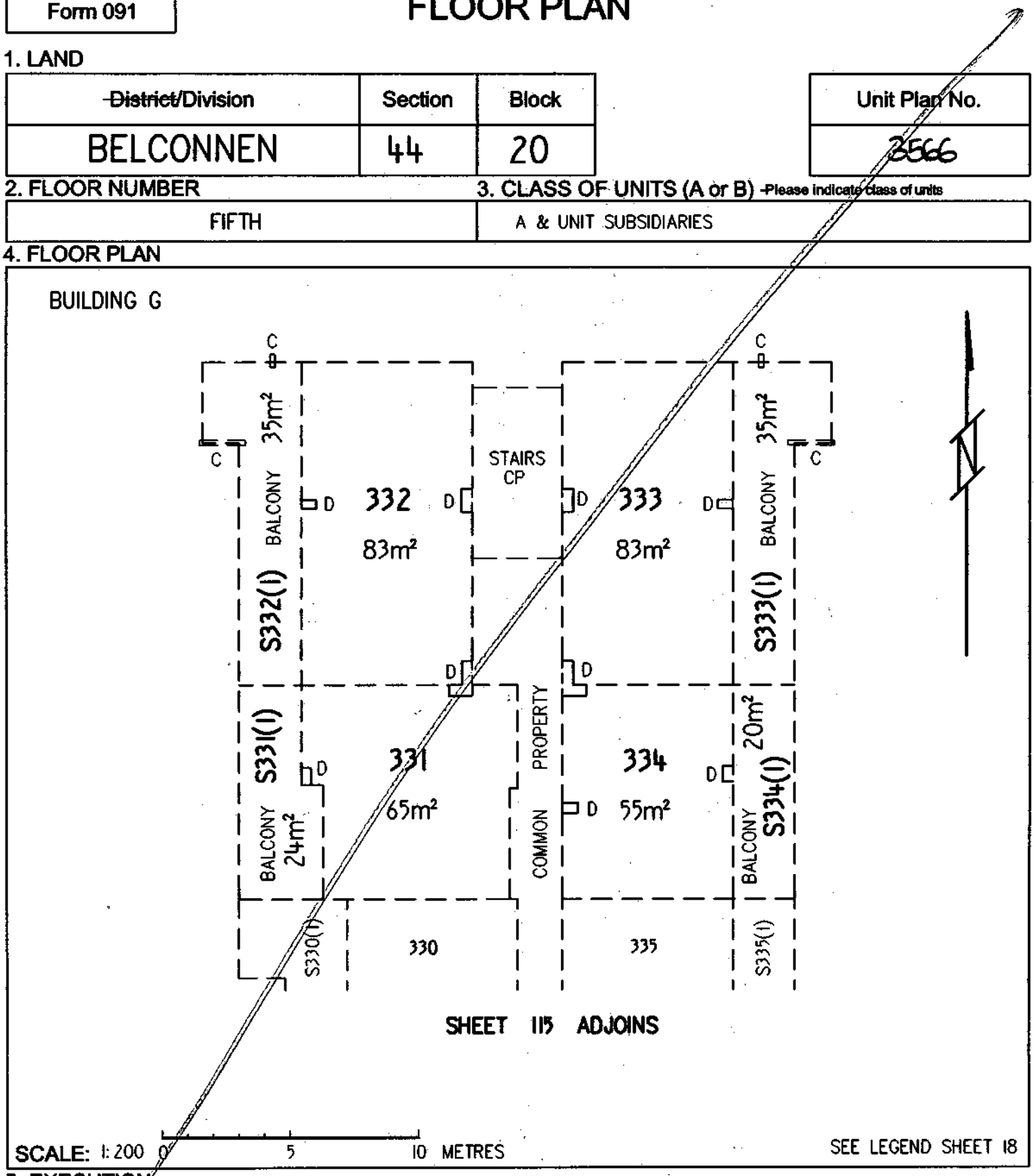
FIFTH

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING G



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Sheet No. 115 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

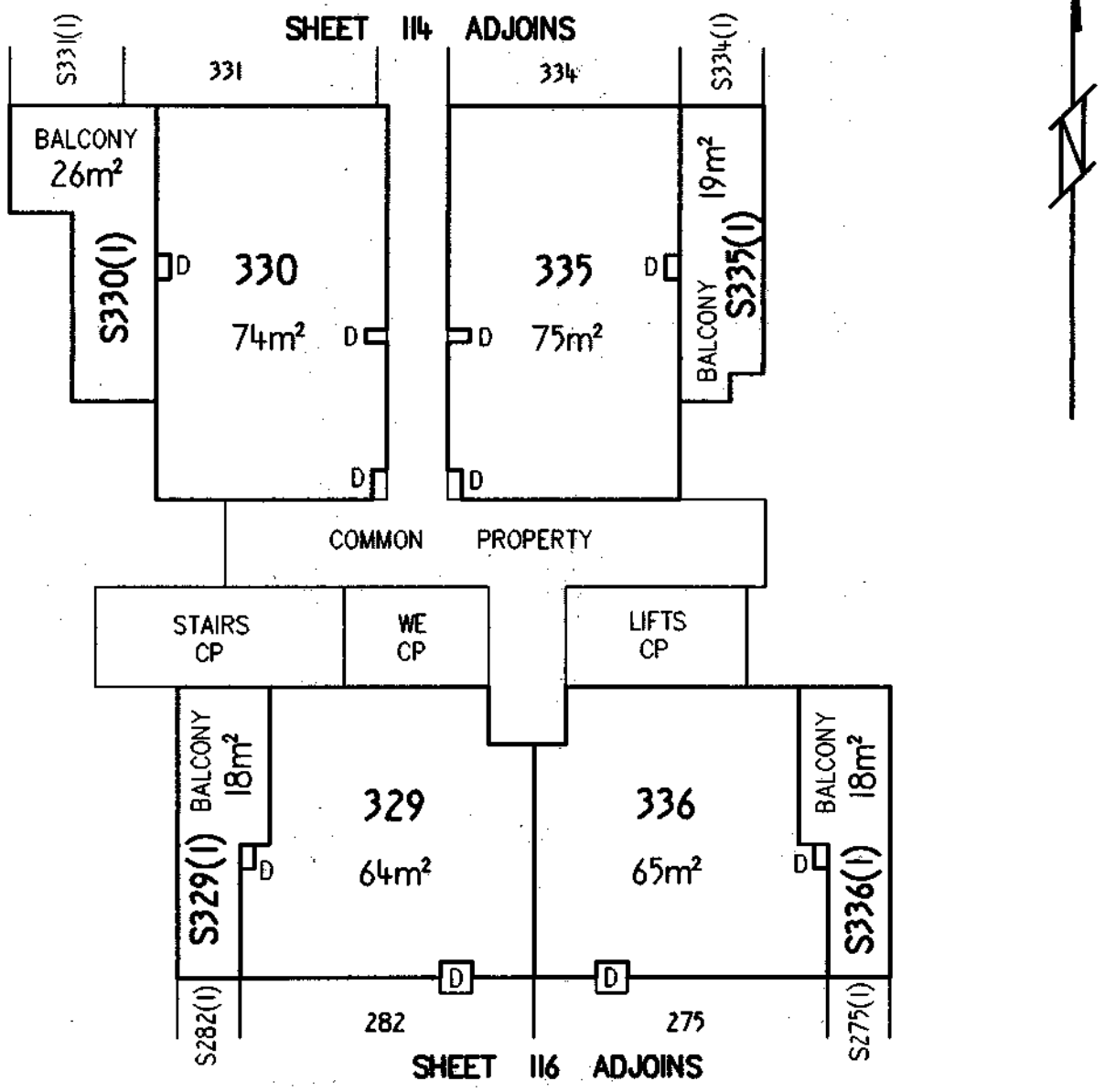
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIFTH	A & UNIT SUBSIDIARIES

BUILDING G



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Unit Titles Act 2001
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FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

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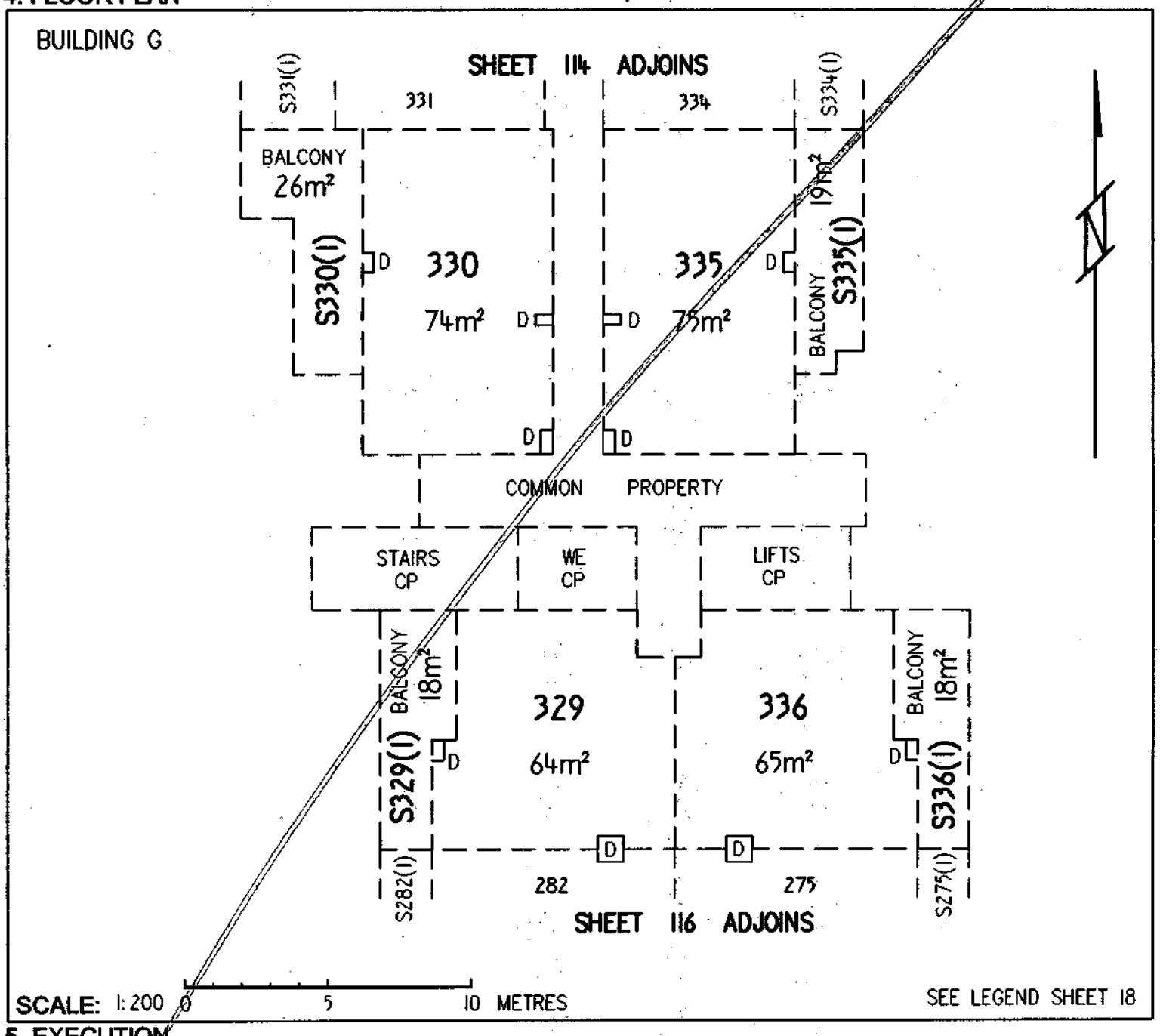
3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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Form 3

Sheet No. 116 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

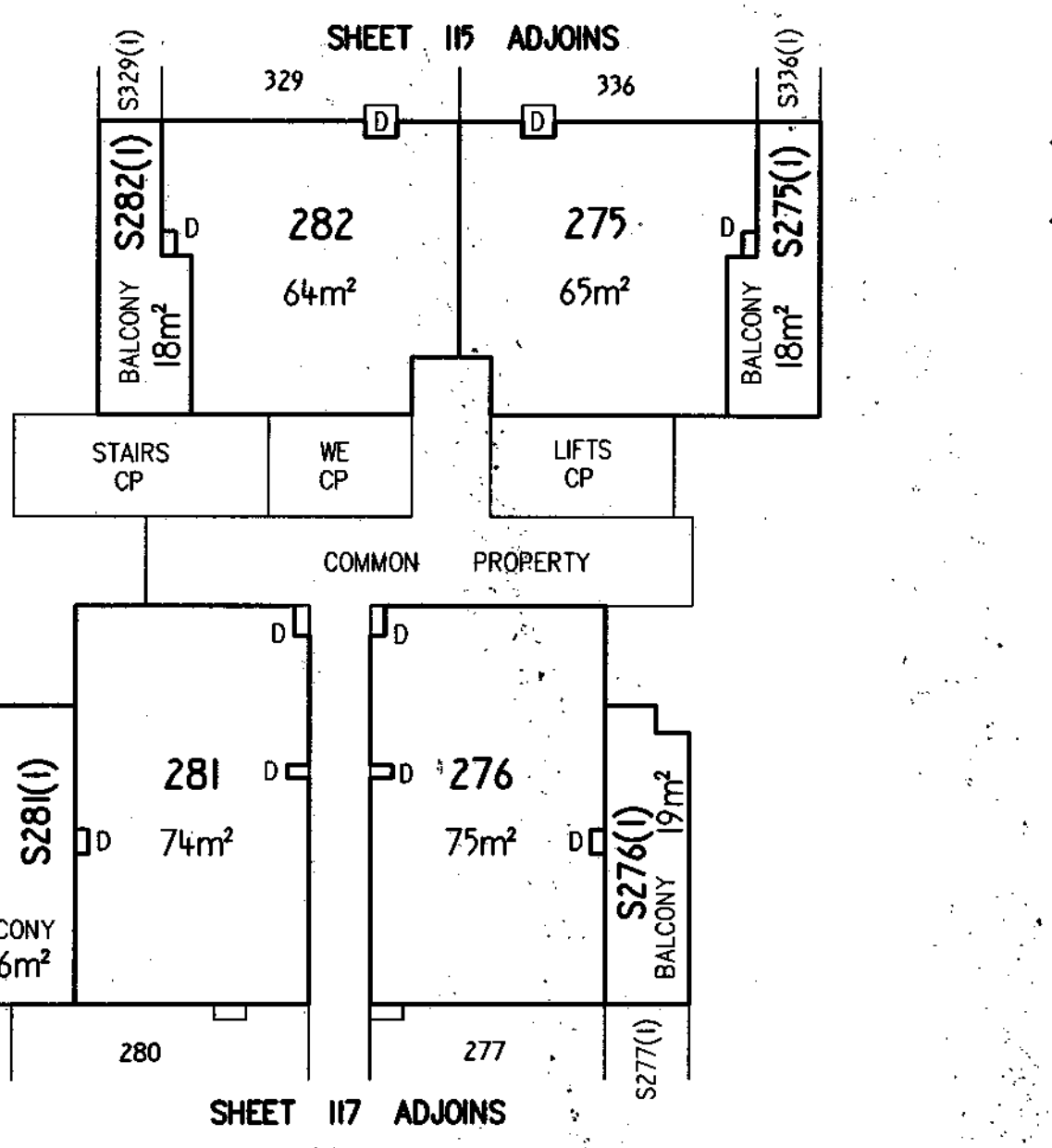
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIFTH	A & UNIT SUBSIDIARIES

BUILDING F



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ACT Planning and Land Authority

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 116 of 144 Sheets

LUP 1774399 registered
n 2/12/2011
eplacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

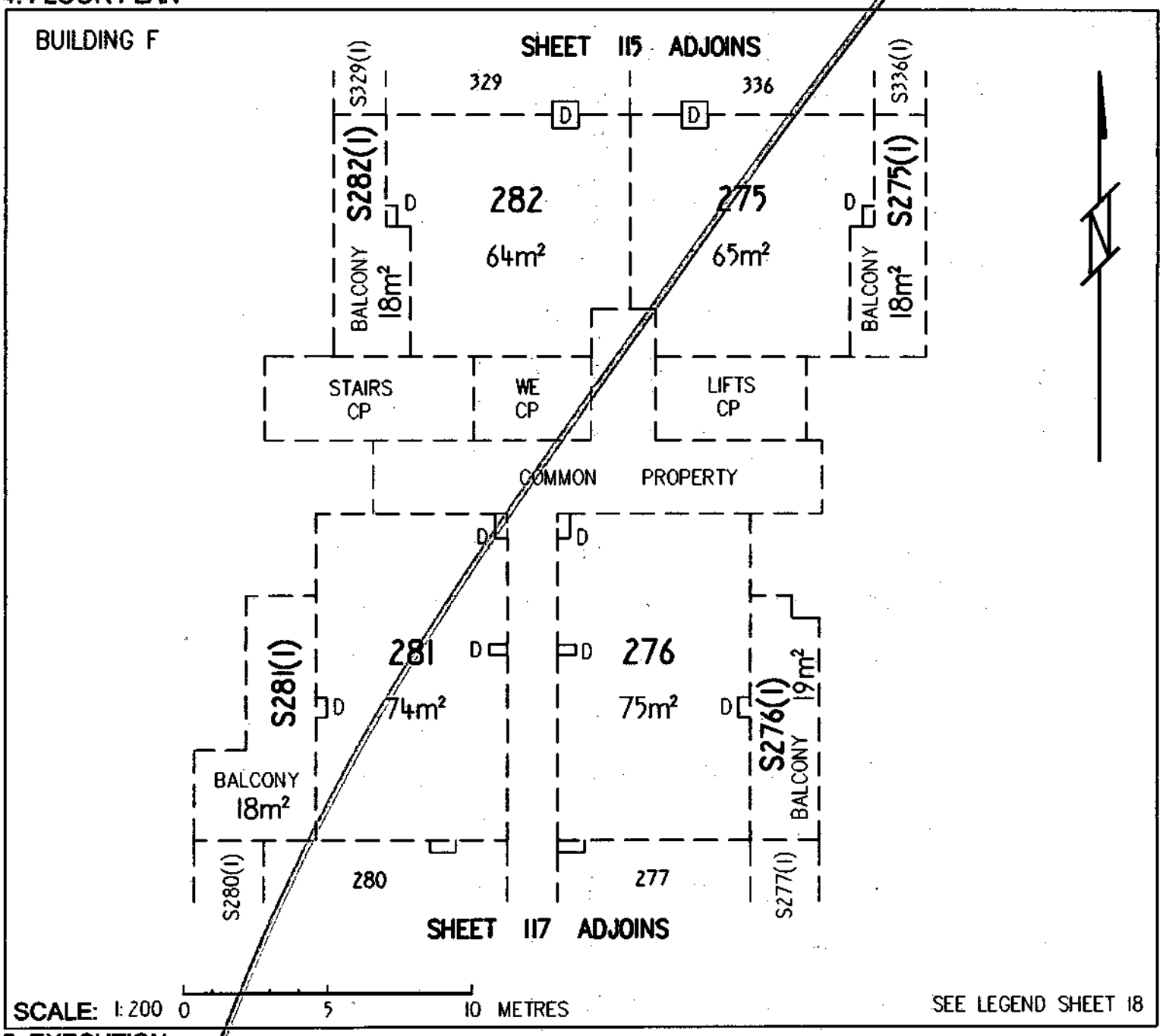
2. FLOOR NUMBER

FIFTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



5. EXECUTION

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alastair Richard Gregory pursuant to Power of Attorney ACT registration No. 0136708

Applicant

Lyn Tankey
Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. 117 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

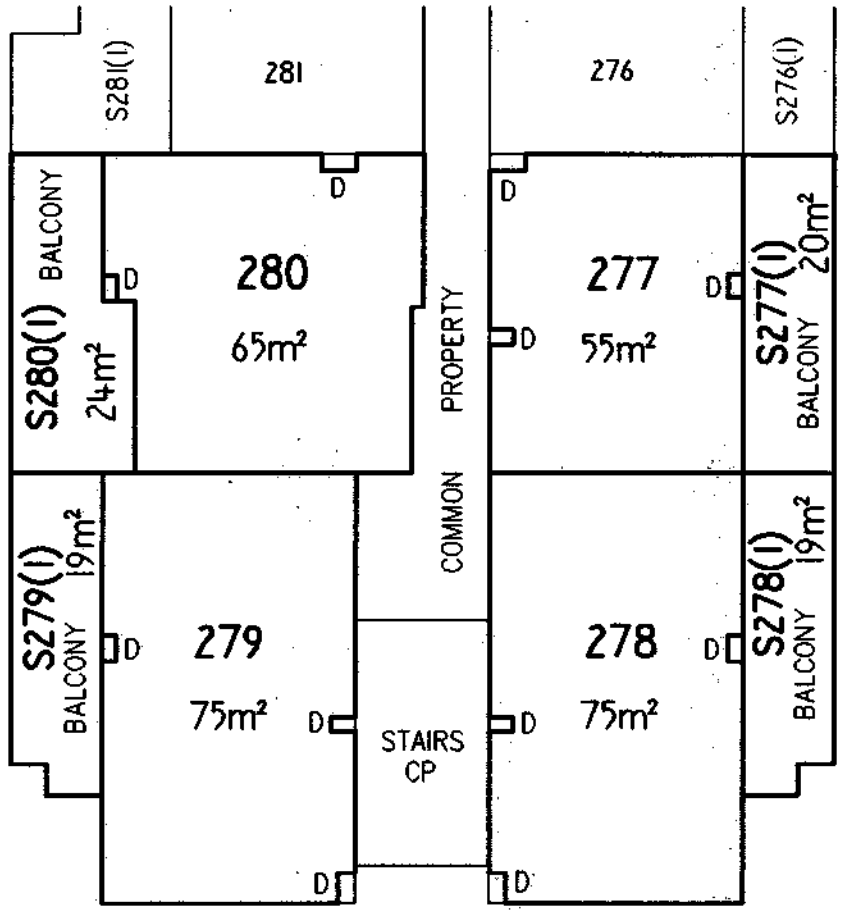
Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

FLOOR NUMBER FIFTH	A & UNIT SUBSIDIARIES

BUILDING F



Graphic bar scale - SCALE 1: 200 0 5 10 METRES

SEE LEGEND SHEET 18

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alfonso del Rio pursuant to Power of Attorney ACT registration No. 0136708

Registered Proprietor

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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 117 of 144 Sheets

ALUP 1774399 registered
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Replacement Sheet Issued

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block	Unit Plan No.
BELCONNEN	44	20	3566

2. FLOOR NUMBER

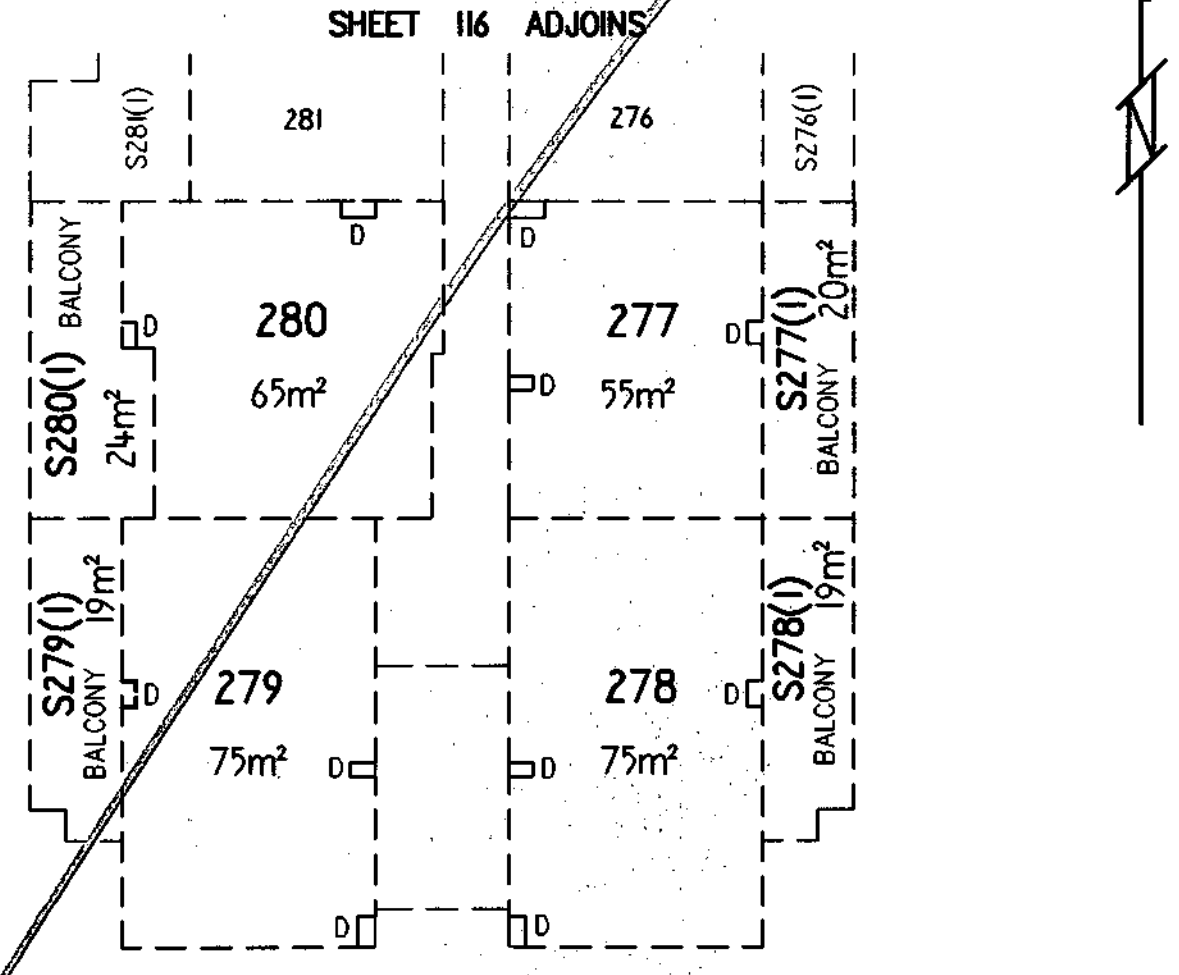
FIFTH

3. CLASS OF UNITS (A or B) ~~Please indicate class of units~~

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING F



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 118 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District~~/Division	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

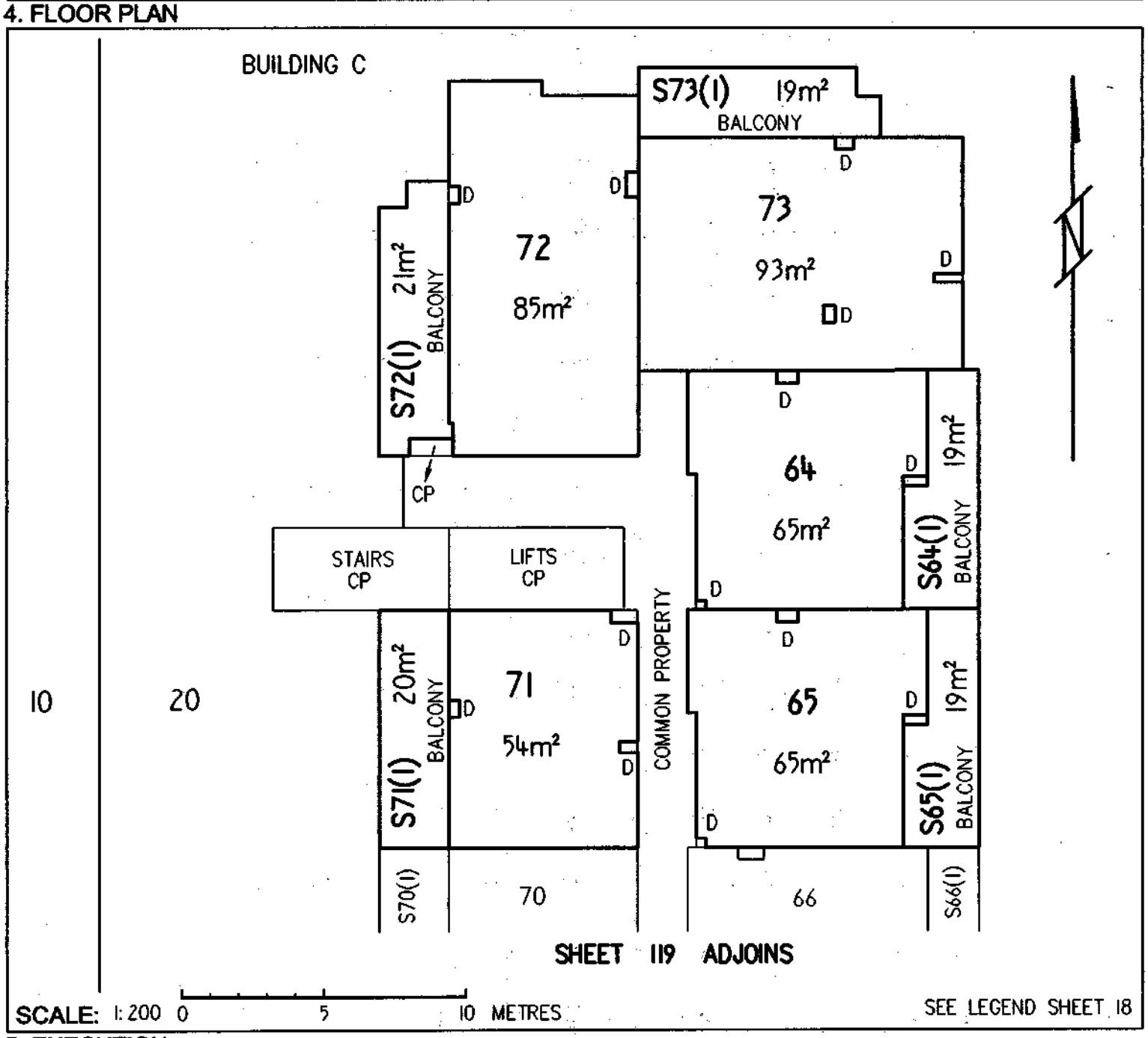
2. FLOOR NUMBER

SIXTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 119 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

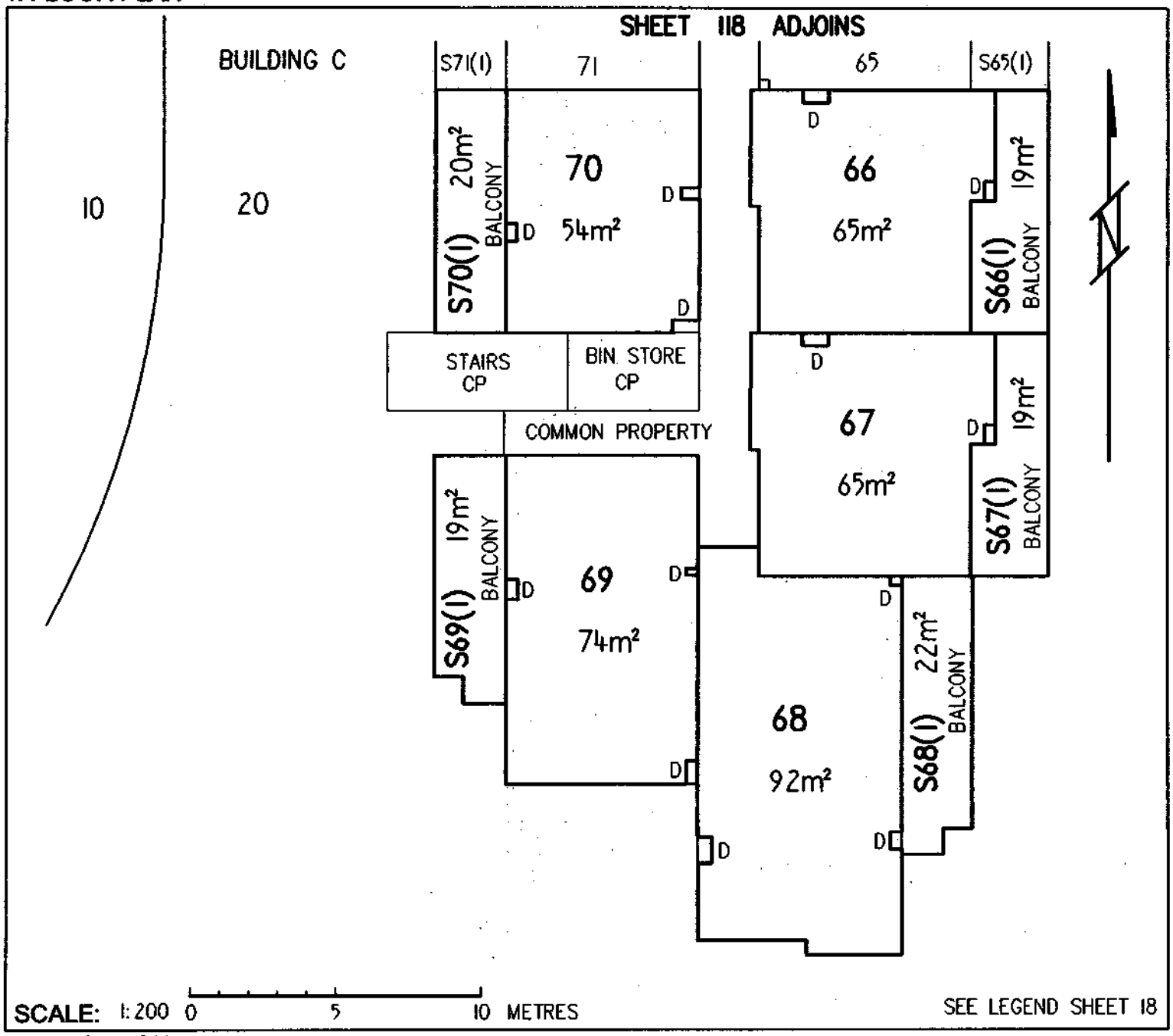
2. FLOOR NUMBER

SIXTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 120 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

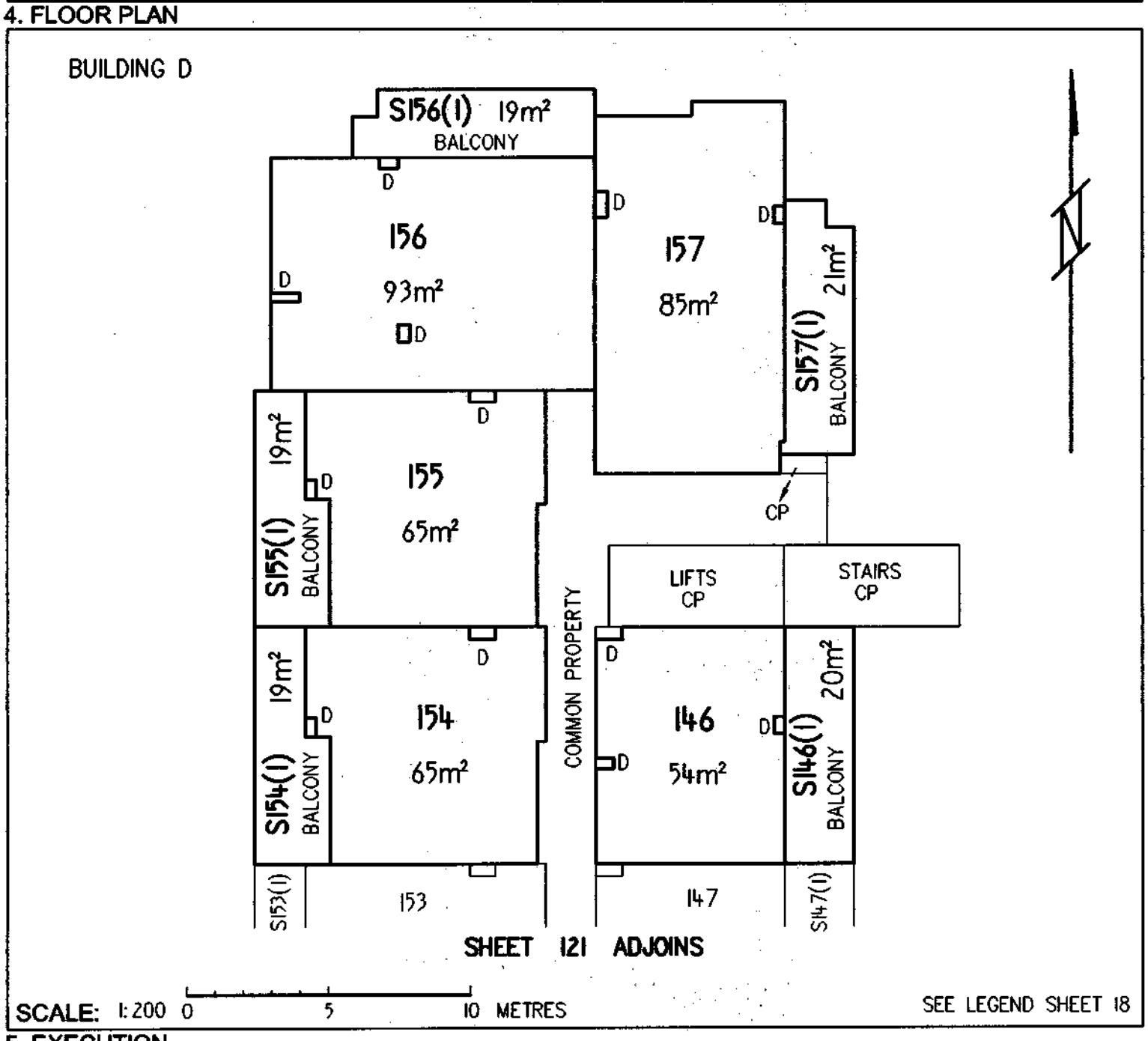
2. FLOOR NUMBER

SIXTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN



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ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 121 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

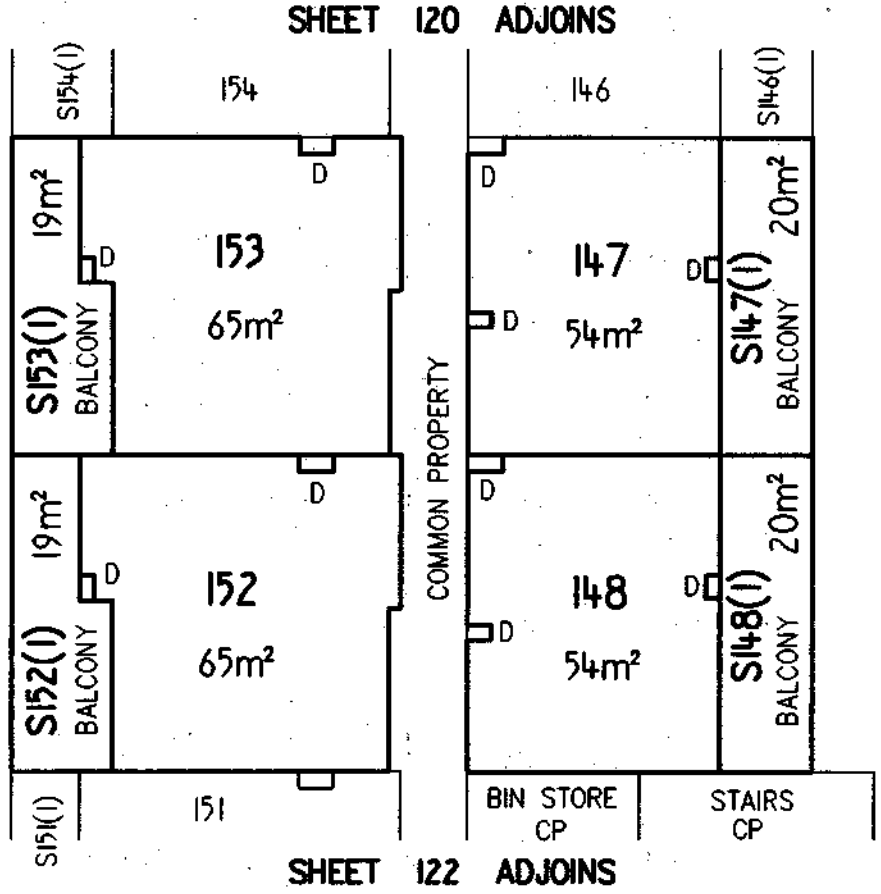
SIXTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



SCALE: 1:200 0 5 10 METRES

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Land Titles (Unit Titles) Act 1970
Unit Titles Act 2001
Registrar-General's Office

Form 3

Sheet No. 122 of 144 Sheets

FP
Form 091

FLOOR PLAN

1. LAND

~~District/Division~~	Section	Block
BELCONNEN	44	20

Unit Plan No.
3566

2. FLOOR NUMBER

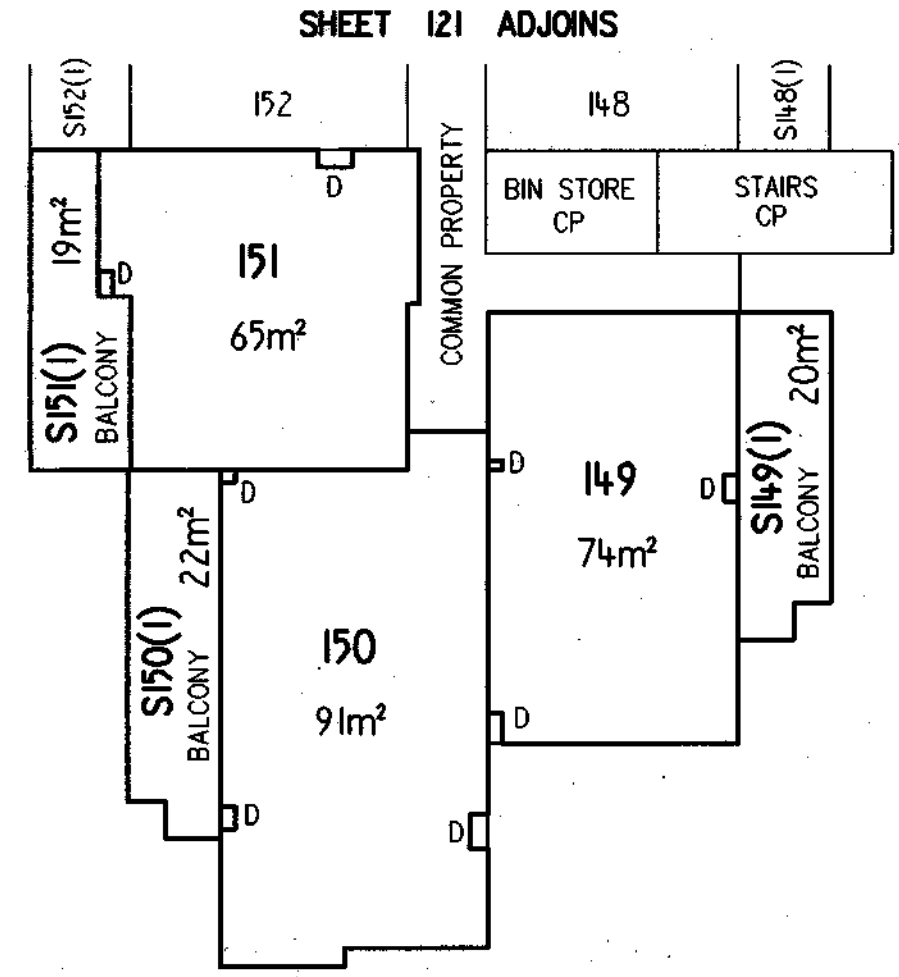
SIXTH

3. CLASS OF UNITS (A or B) -Please indicate class of units

A & UNIT SUBSIDIARIES

4. FLOOR PLAN

BUILDING D



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Form 3

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

UNIT & SUBSIDIARY INDEX

BUILDING	UNIT IDENTIFIER				SUBSIDIARIES										
					CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		STAIR		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
68 COLLEGE STREET	1	31			2	20	3	19	1	31					3
	2	31			2	19	3	31	1	31					3
	3	36			2	19	3	31	1	36					3
	4	45			2	32	3	32	1	45					3
	5	45			2	32	3	31	1	45					3
	6	46			2	32	3	32	1	46					3
	7	46			2	32	3	31	1	46					3
	8	47			2	19	3	19	1	47					3
	9	47			2	32	3	32	1	47					3
	10	46			2	19	3	23			1	46			3
	11	45			2	22	3	23			1	45			3
	12	45			2	21	3	23			1	45			3
	13	45			2	32	3	32			1	45			3
	14	58			2	36	3	36			1	58			3
	15	58			2	35	3	36			1	58			3
	16	59			2	22	3	22			1	59			3
	17	59			2	22	3	22			1	59			3
	18	59			2	35	3	36			1	59			3
	19	59			2	32	3	32			1	59			3
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CAMERON NOMINEES (ACT) PTY LTD
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Form 3

Sheet No. 1228 ~~124~~ of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

UNIT & SUBSIDIARY INDEX

BUILDING	UNIT IDENTIFIER				SUBSIDIARIES										
					CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		STAIR		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
64 COLLEGE STREET	74	48			2	32	3	32	1	48					3
	75	49			2	20	3	20	1	49					3
	76	49			2	34	3	34	1	49					3
	77	50			2	33	3	33	1	50					3
	78	50			2	34	3	34	1	50					3
	79	50			2	21	3	23	1	50					3
	80	49			2	21	3	23	1	49					3
	81	49			2	23	3	23	1	49					3
	82	48			2	23	3	23	1	48					3
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	155	120			2	33	3	33			1	120			3
	156	120			2	33	3	33			1	120			3
	157	120			2	33	3	33			1	120			3

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Form 3

122C
Sheet No. ~~125~~ of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

UNIT & SUBSIDIARY INDEX

BUILDING	UNIT IDENTIFIER				SUBSIDIARIES										
					CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		STAIR		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
60 COLLEGE STREET	158	37			2	30	3	30	1	37					3
	159	37			2	24	3	24	1	37					3
	160	37			2	41	3	42	1	37					3
	161	41			2	41	3	40	1	41					3
	162	41			2	41	3	40	1	41					3
	163	51			2	40	3	42	1	51					3
	164	51			2	40	3	40	1	51					3
	165	52			2	37	3	37	1	52					3
	166	52			2	29	3	29	1	52					3
	167	53			2	29	3	29	1	53					3
	168	53			2	24	3	24	1	53					3
	169	53			2	24	3	24	1	53					3
	170	52			2	41	3	40			1	52			3
	171	52			2	28	3	28			1	52			3
	172	51			2	28	3	28			1	51			3
	173	51			2	24	3	24			1	51			3
	174	51			2	24	3	24			1	51			3
	175	63			2	41	3	41			1	63			3
	176	63			2	41	3	40			1	63			3
	177	64			2	40	3	40			1	64			3
	178	64			2	29	3	29			1	64			3
	179	65			2	29	3	28			1	65			3
	180	65			2	24	3	24			1	65			3
	181	65			2	24	3	24			1	65			3
	182	64			2	29	3	29			1	64			3
	183	64			2	29	3	27			1	64			3
	184	63			2	29	3	27			1	63			3
	185	63			2	24	3	24			1	63			3
	186	63			2	24	3	24			1	63			3
	187	75			2	41	3	41			1	75			3
	188	75			2	41	3	42			1	75			3
	189	76			2	40	3	40			1	76			3
	190	76			2	29	3	29			1	76			3
	191	77			2	29	3	29			1	77			3
	192	77			2	24	3	24			1	77			3
	193	77			2	24	3	24			1	77			3
	194	76			2	28	3	28			1	76			3
	195	76			2	28	3	28			1	76			3
	196	75			2	28	3	28			1	75			3
	197	75			2	29	3	29			1	75			3
	198	75			2	29	3	29			1	75			3
	199	87			2	38	3	42			1	87			3
	200	87			2	38	3	42			1	87			3
	201	88			2	37	3	37			1	88			3
	202	88			2	29	3	29			1	88			3
	203	89			2	29	3	29			1	89			3
	204	89			2	30	3	30			1	89			3
	205	89			2	30	3	30			1	89			3
	206	88			2	28	3	28			1	88			3
	207	88			2	28	3	28			1	88			3
	208	87			2	24	3	24			1	87			3
	209	87			2	30	3	30			1	87			3
	210	87			2	30	3	30			1	87			3
	211	99			2	41	3	41			1	99			3
	212	99			2	41	3	42			1	99			3
	213	100			2	38	3	38			1	100			3
	214	100			2	30	3	30			1	100			3
	215	101			2	30	3	30			1	101			3
	216	101			2	38	3	38			1	101			3
	217	101			2	38	3	38			1	101			3
	218	100			2	29	3	29			1	100			3
	219	100			2	29	3	29			1	100			3
	220	99			2	29	3	29			1	99			3
	221	99			2	30	3	30			1	99			3
	222	99			2	30	3	30			1	99			3
	223	111			2	41	3	41			1	111			3
	224	111			2	41	3	42			1	111			3
	225	112			2	38	3	38			1	112			3
	226	112			2	30	3	30			1	112			3
	227	113			2	30	3	30			1	113			3
	228	113			2	37	3	37			1	113			3
	229	113			2	38	3	38			1	113			3
	230	112			2	30	3	24			1	112			3
	231	112			2	30	3	24			1	112			3
	232	111			2	30	3	24			1	111			3
	233	111			2	30	3	30			1	111			3
	234	111			2	30	3	30			1	111			3

CAMERON NOMINEES (ACT) PTY LTD
by its attorney Alfonso del Rio pursuant to Power
of Attorney ACT registration No. 0136708

Registered Proprietor

Lyn Tankey

Delegate of the
ACT Planning and Land Authority

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Form 3

Sheet No. ~~126~~ 1220 of 1444

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

UNIT & SUBSIDIARY INDEX

BUILDING	UNIT IDENTIFIER				SUBSIDIARIES										
					CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		STAIR		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
84 CHANDLER STREET	235	56			2	29	3	25	1	56					3
	236	56			2	26	3	26	1	56					3
	237	57			2	29	3	24	1	57					3
	238	57			2	27	3	27	1	57					3
	239	57			2	27	3	27	1	57					3
	240	57			2	29	3	25	1	57					3
	241	56			2	26	3	26	1	56					3
	242	56			2	27	3	25	1	56					3
	243	68			2	29	3	27			1	68			3
	244	68			2	27	3	27			1	68			3
	245	69			2	29	3	42			1	69			3
	246	69			2	27	3	27			1	69			3
	247	69			2	27	3	27			1	69			3
	248	69			2	29	3	27			1	69			3
	249	68			2	27	3	27			1	68			3
	250	68			2	27	3	42			1	68			3
	251	80			2	27	3	27			1	80			3
	252	80			2	40	3	40			1	80			3
	253	81			2	29	3	40			1	81			3
	254	81			2	40	3	40			1	81			3
	255	81			2	40	3	40			1	81			3
	256	81			2	27	3	27			1	81			3
	257	80			2	40	3	40			1	80			3
	258	80			2	27	3	27			1	80			3
	259	92			2	27	3	27			1	92			3
	260	92			2	39	3	39			1	92			3
	261	93			2	27	3	42			1	93			3
	262	93			2	40	3	40			1	93			3
	263	93			2	40	3	40			1	93			3
	264	93			2	27	3	27			1	93			3
	265	92			2	40	3	40			1	92			3
	266	92			2	27	3	27			1	92			3
	267	104			2	27	3	27			1	104			3
	268	104			2	27	3	27			1	104			3
	269	105			2	27	3	25			1	105			3
	270	105			2	39	3	39			1	105			3
	271	105			2	39	3	39			1	105			3
	272	105			2	27	3	27			1	105			3
	273	104			2	39	3	39			1	104			3
	274	104			2	27	3	27			1	104			3
	275	116			2	27	3	27			1	116			3
	276	116			2	38	3	38			1	116			3
	277	117			2	29	3	29			1	117			3
	278	117			2	38	3	38			1	117			3
	279	117			2	40	3	40			1	117			3
	280	117			2	27	3	27			1	117			3
	281	116			2	41	3	40			1	116			3
	282	116			2	27	3	27			1	116			3

CAMERON NOMINEES (ACT) PTY LTD
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Form 3

Sheet No. 122E 127 of 144

LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety

Form 091 - FP

FLOOR PLAN

Division	Section	Block	UNITS PLAN No.
BELCONNEN	44	20	3566

UNIT & SUBSIDIARY INDEX

BUILDING	UNIT IDENTIFIER				SUBSIDIARIES										
					CAR SPACE / GARAGE		STORE ROOM		YARD		BALCONY		STAIR		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
80 CHANDLER STREET	283	44			2	26	3	26	1	44					3
	284	44			2	38	3	38	1	44					3
	285	43			2	26	3	26	1	43					3
	286	43			2	26	3	26	1	43					3
	287	44			2	29	3	27	1	44					3
	288	44			2	26	3	26	1	44					3
	289	55			2	24	3	24	1	55					3
	290	55			2	26	3	26			1	55			3
	291	54			2	24	3	24			1	54			3
	292	54			2	26	3	26			1	54			3
	293	54			2	26	3	26			1	54			3
	294	54			2	30	3	42			1	54			3
	295	55			2	26	3	26			1	55			3
	296	55			2	24	3	24	1	55					3
	297	67			2	44	3	24			1	67			3
	298	67			2	25	3	25			1	67			3
	299	66			2	24	3	24			1	66			3
	300	66			2	25	3	25			1	66			3
	301	66			2	25	3	25			1	66			3
	302	66			2	30	3	42			1	66			3
	303	67			2	25	3	25			1	67			3
	304	67			2	24	3	24			1	67			3
	305	79			2	25	3	25			1	79			3
	306	79			2	38	3	38			1	79			3
	307	78			2	24	3	24			1	78			3
	308	78			2	26	3	26			1	78			3
	309	78			2	25	3	25			1	78			3
	310	78			2	30	3	42			1	78			3
	311	79			2	38	3	38			1	79			3
	312	79			2	24	3	24			1	79			3
	313	91			2	25	3	25			1	91			3
	314	91			2	38	3	38			1	91			3
	315	90			2	25	3	25			1	90			3
	316	90			2	26	3	26			1	90			3
	317	90			2	25	3	25			1	90			3
	318	90			2	24	3	25			1	90			3
	319	91			2	38	3	38			1	91			3
	320	91			2	25	3	25			1	91			3
	321	103			2	25	3	25			1	103			3
	322	103			2	38	3	38			1	103			3
	323	102			2	25	3	25			1	102			3
	324	102			2	40	3	40			1	102			3
	325	102			2	40	3	40			1	102			3
	326	102			2	24	3	25			1	102			3
	327	103			2	38	3	38			1	103			3
	328	103			2	25	3	25			1	103			3
	329	115			2	25	3	25			1	115			3
	330	115			2	38	3	38			1	115			3
	331	114			2	25	3	25			1	114			3
	332	114			2	38	3	38			1	114			3
	333	114			2	38	3	38			1	114			3
	334	114			2	24	3	25			1	114			3
	335	115			2	38	3	38			1	115			3
	336	115			2	25	3	25			1	115			3

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Form 4

Revised 1/7/03

Land Titles (Units Titles) Act 1970

UNITS PLAN NO 3566

Block 20 Section 44 Division of Belconnen

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASES OF UNITS ARE HELD

TERM 1. The term of the lease of each of the units expires on the second day of February Two thousand and ninety nine.

RENT 2. The rent reserved by and payable under the lease of each of the units is five cents per annum if and when demanded.

GROSS FLOOR AREA 3. The gross floor area of the building on the said parcel shall not exceed 28,256 square metres;

STAGING 4. Each Lessee of each of the Units Nos 1 - 336 inclusive shall on or before the thirtieth day of November Two thousand and eleven or within such further time as may be approved in writing by the Planning and Land Authority ("the Authority") complete the erection of each unit (with the necessary and usual appurtenances outbuildings and fences) in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority and in accordance with every applicable Statute Ordinance or Regulation.

5. Each Lessee of each of the Units Nos 1 - 336 inclusive covenants with the Authority on behalf of the Commonwealth of Australia ("the Commonwealth") in respect of each Lessee's relevant unit as follows:

(a) To pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

(b) To pay to the Authority or any statutory authority the proportion that is equal to the proportion the unit entitlement bears to the aggregate unit entitlement of all the units of any amounts payable by the Owners

Corporation to the Authority or a statutory authority (but which has not been paid by the Owners Corporation within the required time under the provisions of any law of the Territory applicable to the unit or common property) and without limiting the generality thereof under the provisions of the Planning and Development Act 2007 and the Unit Titles Act 2001;

PURPOSE (c) To use units 1 - 336 for one or more of the following purposes:

(i) commercial accommodation use;
(ii) community use;
(iii) non retail commercial use;
(iv) residential use;
(v) shop;
(vi) carpark;
(vii) civic administration;
(viii) club;
(ix) communications facility;
(x) craft workshop;
(xi) drink establishment;
(xii) emergency services facility;
(xiii) indoor entertainment facility;
(xiv) indoor recreation facility;
(xv) outdoor recreation facility;
(xvi) parkland;
(xvii) pedestrian plaza;
(xviii) place of assembly;
(xix) public transport facility;
(xx) recyclable material collection;
(xxi) restaurant; or
(xxii) tourist facility

and may be used for an ancillary use or a minor use PROVIDED ALWAYS that the parcel is used in a manner consistent with the relevant objectives and controls of the Territory Plan and in accordance with the covenants of this lease;

CARPARKING (d) That any carparking spaces subsidiary to any unit shall be maintained by the Lessee;

UNIT SUBSIDIARY (e) Not to use any unit subsidiary to that unit as a habitation;

SIGNS (f) That the Lessee shall not display or permit to be displayed on the parcel any advertisement sign or hoarding without the previous consent in writing of the Authority;

OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

UP: 3566

SECTION 3 of 3

255 CANBERRA AVENUE FYSHWICK ACT 2609 |
GPO BOX 158 CANBERRA ACT 2601 | PHONE 62073000 | FAX 62070538

SERVICE AREAS	(g)	That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the unit is suitably screened from public view;
BUILDING SUBJECT TO APPROVAL	(h)	That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building on the parcel or make any structural alterations to the unit;
REPAIR	(i)	That the Lessee shall at all times during the said term maintain repair and keep in repair the unit to the satisfaction of the Authority excluding any defined parts under the provisions of the Unit Titles Act 2001;
FAILURE TO REPAIR	(j)	If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the unit the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the leased parcel is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter upon the leased parcel and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;
RIGHT OF INSPECTION	(k)	To permit any person or persons authorised by the Authority to enter upon the unit at all reasonable times and in any reasonable manner to inspect the unit;
RATES AND CHARGES	(l)	To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the unit as and when they are due for payment;

PRESERVATION OF TREES (m) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:

(i) that has been identified in a development approval for retention during the period allowed for construction of the building;

(ii) to which the Tree Protection Act 2005, applies;

MINERALS (n) All minerals on or in the parcel are reserved to the Territory.

EASEMENTS (o) That:

(i) the Authority, on behalf of the Commonwealth, reserves the right for (and the Lessee will permit) ACTEW Distribution Limited (ABN 83 073 025 224) and Alinta GCA Pty Ltd (ABN 24 008 552 663) (ActewAGL) and its successors in title to:

(A) maintain an electric substation service on the parcel which is restricted in height from 1.0 metre beneath the floor below the electric substation to the centre of the slab above the electric substation as shown as:

(I) "Proposed Electric Substation Easement" on Diagram 2 on Deposited Plan 10171/5;

(B) transmit electricity through that part of the parcel shown as:

(I) "Proposed Electric Supply Service Easement Var Width" on Diagram 2 on Deposited Plan 10171/5,

but only within the site of the ducts existing at the date of commencement of this Lease; and

(C) run water through that part of the parcel shown as:

(I) "Proposed Water Supply Service Easement" on Deposited Plan 10171/5,

but only within the site of the pipelines existing at the date of commencement of this Lease;

(ii) the Authority, on behalf of the Commonwealth, reserves the right for (and the Lessee will permit) ActewAGL and its successors in title (collectively called "the grantees") to do anything reasonably necessary for the purposes of the easements listed in subclause 5(o)(i) including:

(A) entering the parts of the parcel burdened by the easements in subclause 5(o)(i) and such other parts of the parcel as is reasonably required;

(B) take anything (which is required to enable them to exercise the rights hereby granted) on the parcel;

C) using any existing line of cables and other installations on the parcel;

D) carrying out necessary work, including but limited to removing, constructing, repairing, maintaining and replacing cables, wires, ducts, conduits and equipment;

E) PROVIDED THAT, in exercising those powers, the grantees must:

(I) ensure all work is done properly; and

(II) cause as little inconvenience as is practicable to the owner and any occupier of the parcel; and

(III) cause as little damage as is practicable to the parcel; and

(IV) restore the parcel as nearly as practicable to its former condition; and

(V) not damage the building in carrying out the work; and

(VI) make good any collateral damage.

6. The Commonwealth covenants with each of the Lessees of all the units as follows:

QUIET ENJOYMENT That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the unit without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

7. It is mutually covenanted and agreed by the Commonwealth and each of the Lessees of all the units as follows:

TERMINATION (a) That if:

(i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or

(ii) the unit to be constructed by the Lessee pursuant to this lease is not completed by the Lessee within the time specified in Clause 4 of this lease; or

(iii) the said unit is at any time not used for a period of one year for the purpose for which this lease is granted; or

(iv) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE OF RENT (b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clause 7(a)(i), (ii), (iii) or (iv) shall not prevent or impede the exercise by the Authority of the powers conferred upon it by Clause 7(a);

FURTHER LEASE (c) That any extension of terms for all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;

NOTICES (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the Unit or at the registered office or last known address of the Lessee or affixed in a conspicuous position on the Unit;

EXERCISE OF POWERS (e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:

(i) the Authority;

(ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or

(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

8. In this schedule unless the contrary intention appears:

(a) "ancillary Use" means the use of the parcel for a purpose that is ancillary to the primary use of the parcel;

(b) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;

(c) "building" means any building or structure, constructed or partially constructed or to be constructed, as the context permits or requires, on or under the leased land;

(d) "business agency" means the use of the parcel for the purpose of providing a commercial service directly and regularly to the public;

(e) "caretaker's residence" means any dwelling used for the residence of a caretaker, in connection with another parcel use, including industry and commercial activity;

(f) "car park" means the use of the parcel specifically allocated for the parking of motor vehicles;

(g) "child care centre" means the use of the parcel for the purpose of supervising or caring for children of any age throughout a specified period of time in any one day, which is registered under the Children and Young People Act 1999 and which does not include residential care;

(h) "civic administration" means the use of the parcel for the purpose of carrying out the legislative and judicial functions of government;

(i) "club" means the use of the parcel as a meeting place for persons associated, or for a body incorporated, for a social, sporting, athletic, literary, political or other like purpose, and which is a licensed premise under the Liquor Act 1975;

(j) "commercial accommodation use" means the use of the parcel for the purpose of a commercial accommodation unit, guest house, hotel, motel, serviced apartment and tourist resort;

(k) "communications facility" means the use of the parcel for the provision of facilities for postal, telecommunications and other communication purposes including facilities used for receiving and transmitting radiated signals using radio masts, towers, and antennae systems but does not include cabling or ducting used for the carrying of electromagnetic signals;

(l) "community accommodation unit" means a room or suite of rooms that is made available on a commercial basis for short-term accommodation. A commercial accommodation unit may comprise a dwelling but not a room or suite of rooms within a dwelling. It does not include any associated facility such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which is also available for use by non occupant members of the public;

(m) "community activity centre" means the use of the parcel by a public authority or a body of persons associated for the purpose of providing for the social well being of the community;

(n) "community theatre" means the use of the parcel for a theatre, cinema, concert hall, auditorium or theatrette run by non-profit organisations;

(o) "community use" means the use of the parcel for the purpose of a child care centre, community activity centre, community theatre, cultural facility, educational establishment, health facility, hospital, place of worship and religious associated use;

(p) "craft workshop" means the use of the parcel for the manufacture, primarily by manual methods, of craft articles such as leatherwork, pottery, woodwork, hand woven goods and the like;

(q) "cultural facility" means the use of the parcel for the purpose of cultural activities to which the public normally has access, but does not include a shop for art, craft or sculpture dealer;

(r) "drink establishment" means the use of the parcel for the sale of alcoholic beverages and spirits to members of the public primarily for consumption on the premises, and which is a licensed premise under the Liquor Act 1975;

(s) "educational establishment" means the use of the parcel for the purpose of tuition, training or research directed towards the discovery or application of knowledge, whether or not for the purposes of gain, and may include associated residential accommodation;

(t) "emergency services facility" means the use of the parcel for the purpose of providing emergency services and protection for the community;

(u) "financial establishment" means the use of the parcel for the primary purpose of providing finance, investing money, and providing services to lenders, borrowers and investors on a direct and regular basis;

(v) "gross floor area" means the sum of all the areas of all floors of the building measured from the external faces of the exterior walls or from the centre lines of walls separating the building from any other building but excluding an area used solely for rooftop fixed mechanical plant and or basement car parking;

(w) "guest house" means the use of the parcel for one or more commercial accommodation units and where common or shared facilities are provided for the provision of services such as meals and laundry to occupants of the premises but not to non occupant members of the public;

(x) "health facility" means the use of the parcel for providing health care services (including diagnosis, preventative care or counselling) or medical or surgical treatment to out-patients only;

(y) "hospital" means the use of the parcel for the medical care (including diagnosis, preventative care and counselling) of in-patients, whether or not out-patients are also provided with care or treatment, and may include associated residential accommodation;

(z) "hotel" means the use of the parcel for one or more commercial accommodation units and where the premise is licensed under the Liquor Act 1975. It may also include associated facilities such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public;

(aa) "indoor entertainment facility" means the use of the parcel for entertainment where such use is primarily indoors;

(ab) "indoor recreation facility" means the use of the parcel for sporting activities where such use is primarily indoors;

(ac) "Lessee" shall:

(i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;

(ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy the persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

(iii) where the Lessee is a corporation be deemed to include such corporation and its successors and assigns;

(ad) "minor use" means the use of the parcel for a purpose that is incidental to the use and development of land in the zone and includes but is not limited to open space; public car parking; community path systems; utility services; public roads; street furniture and the like;

(ae) "motel" means the use of the parcel for one or more commercial accommodation units and where the units are provided with convenient space for parking of motor vehicles. It may also include associated facilities such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public. A motel may be licensed under the Liquor Act 1975.

(af) "multi-unit housing" means the use of the parcel for more than one dwelling and includes but is not limited to dual occupancy housing and triple occupancy housing;

(ag) "non retail commercial use" means the use of the parcel for a business agency, financial establishment, office and public agency;

(ah) "office" means the use of the parcel used for the purpose of administration, clerical, technical, professional or like business activities, including a government office, which does not include dealing with members of the public on a direct and regular basis except where this is ancillary to the main purpose of the office;

(ai) "outdoor recreation facility" means the use of the parcel for a recreation facility serving the sporting or recreational needs of people where the activities are undertaken predominantly outdoors;

(aj) "parkland" means the use of the parcel which is unrestricted to public access and which is for recreation, conservation or amenity purposes and includes facilities for the enjoyment and convenience of the public, such as kiosks, car parks, shelters, pavilions, public toilets and the like. The term also includes the use of the parcel for the management of stormwater drainage, for community paths and landscape buffers, and for other

minor utility purposes where such uses can be integrated into the open space system;

(ak) "pedestrian plaza" means an open or sheltered area other than part of a building, used principally for free pedestrian movement in which vehicular traffic is forbidden or limited;

(al) "place of assembly" means the use of the parcel for gatherings of people to attend functions, whether or not for the purposes of gain;

(am) "place of worship" means the use of the parcel for the primary purposes of religious worship and associated activities by a congregation, religious group or members of the public whether or not the premises are also used for religious instruction, tuition, meetings, training and other community activities;

(an) "premises" means the land building and all other improvements on the parcel of leased land;

(ao) "public agency' means the use of the parcel for the purpose of providing a public service directly and regularly to the public and includes a government agency, which provides a commercial service to the public;

(ap) "public transport facility" means the use of the parcel for the assembly, transport or dispersal of passengers travelling by any form of public transport, whether or not such public transport is provided by a public or private agency, and excludes any facilities required for the parking, and manoeuvring of any public transport vehicle;

(aq) "recyclable materials collection" means the use of the parcel for depositing and temporarily storing discarded materials that are suitable for recycling, such as paper, glass, clothing, garden waste and plastics, which are to be transported elsewhere for recycling;

(ar) "religious associated use" means the use of the parcel for the activities conducted by religious organisations other than for worship or for offices and may include residential accommodation by ministers of religion;

(as) "residential care accommodation" means the use of the parcel by an agency or organisation that exists for the purposes of providing accommodation and services such as the provision of meals, domestic services and personal care for persons requiring support. Although services must be delivered on site, management and preparation may be carried out on site or elsewhere;

(at) "residential use" means the use of the parcel for the purpose of a caretaker's residence, multi-unit housing, residential care accommodation, retirement complex, single dwelling housing and supportive housing;

(au) "restaurant" means the use of the parcel for the primary purpose of providing food for consumption on the premises whether or not the premises are licensed premises under the Liquor Act 1975 and whether or not entertainment is provided;

(av) "retirement complex" means the use of the parcel for permanent residential accommodation for persons aged 55 years or over and which consists of a grouping of self-care units as well as a hostel and/or nursing home accommodation together with ancillary facilities provided for the use of residents. Ancillary facilities may include chapels, medical consulting rooms, meeting rooms, recreational facilities, therapy rooms, kiosk facilities and the like;

(aw) "serviced apartment" means an apartment that is used as a commercial accommodation unit;

(ax) "shop" means the use of the parcel for the purpose of selling, exposing or offering the sale by retail or hire, goods and personal services and includes bulky goods retailing, department store, retail plant nursery, supermarket and take away food shop;

(ay) "single dwelling housing" means the use of the parcel for residential purposes for a single dwelling only;

(az) "supportive housing" means the use of the parcel for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained dwellings;

(ba) "Territory" means:

(i) when used in a geographical sense the Australian Capital Territory; and

(ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);

(bb) "tourist facility" means the use of the parcel for providing entertainment, recreation, cultural or similar facilities for use mainly by the general touring or holidaying public and may include a restaurant, café, bar, service station, tourist accommodation and the retail sale of arts and crafts, souvenirs, antiques and the like;

(bc) "tourist resort" means the use of the parcel for one or more commercial accommodation units together with a wide range of recreational and/or cultural facilities in a resort style setting. It may also include associated facilities such as a restaurant, bar or functions room, which may be used by the occupants of the premises but, which are also available for use by non occupant members of the public. A tourist resort may be licensed under the Liquor Act 1975;

(bd) "unit" means the leased land and the building and other improvements constructed or to be constructed on a part of the relevant parcel shown on the Units Plan as a unit;

(be) "unit subsidiaries" has the same meaning as in the Unit Titles Act 2001;

(bf) words in the singular include the plural and vice versa;

(bg) words importing one gender include the other genders;

(bh) "a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

Dated this Third day of December 2010.

Lyn Tankey

a delegate of the Planning and Land Authority in exercising its functions

Lessee: CAMERON NOMINEES (ACT) PTY LIMITED A.C.N. 090 165 530

Alastair Richard Gregory
Under Power of Attorney
Registration No. 0136708

Form 5

Revised 1/7/03

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO 3566

Block 20 Section 44 Division of Belconnen

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH THE LEASE OF THE COMMON PROPERTY IS HELD

1. The term of the lease expires on the second day of February Two thousand and ninety nine.

2. The rent reserved by and payable under the lease is five cents per annum if and when demanded.

3. That the gross floor area of the building on the said parcel shall not exceed 28,256 square metres;

4. The Owners - Units Plan No. 3566 ("the Owners Corporation") covenants with Planning and Land Authority ("the Authority") on behalf of the Commonwealth of Australia ("the Commonwealth") as follows:

   (a) To pay to the Authority at Canberra the rent hereinbefore reserved within one month of the date of any demand made by the Authority relating thereto and served on the Owners Corporation;

   (b) To permit the builders their servants and agents to build construct erect and provide by the thirtieth day of November Two thousand and eleven or within such further time as may be approved in writing by the Authority the following services and facilities on the common property:

      (i) storage areas covered carparking hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants water supply pipes hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority;

      (ii) landscaping work and paving in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority;

(iii) all necessary electrical and telephone cables and wires to be placed underground in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority; and

(iv) all other necessary improvements and services that the Authority may require the builders to build erect construct or provide;

(c) To use the common property for the purpose of carparking, landscaping, paving, lighting, storage areas, service areas, vehicular and pedestrian access and for any other purpose approved by the Owners Corporation PROVIDED THAT these uses are consistent with the permitted purposes of the units;

(d) At all times during the term of the lease maintain repair and keep in repair to the satisfaction of the Authority all buildings or parts of buildings landscaping, paving, hardstanding carparking and all other improvements on the common property and without limiting the generality thereof to maintain repair and keep in good working order the services situated in or on the land forming the common property;

(e) Not to erect any building or make any structural alterations in any building or part of a building or other improvements on the common property without the previous approval in writing of the Authority, except where exempt by law;

(f) That the Owners Corporation shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the common property is suitably screened from public view;

(g) That the Owners Corporation shall illuminate and keep illuminated at its own expense all public access areas on the parcel of land to the satisfaction of the Authority;

(h) That the Owners Corporation shall not display or permit to be displayed on the common property any advertisement sign or hoarding without the previous consent in writing of the Authority;

(i) That the Owners Corporation shall provide and maintain vehicular access to the satisfaction of the Authority and shall provide any further vehicular access to the satisfaction of the Authority and in accordance with plans and specifications prepared by the Owners Corporation and previously submitted to and approved in writing by the Authority;

(j) That the Owners Corporation shall indemnify and keep indemnified the Commonwealth, the Territory, the Authority their servants and agents against all actions claims suits or demands brought made or maintained against the Commonwealth, the Territory, the Authority, their servants

and agents by any person or body of persons arising out of or as a consequence of the provision or works in connection with clause 4(i);

(k) That the Owners Corporation shall not, without the previous consent in writing of the Territory, remove any tree:

(I) that has been identified in a development approval for retention during the period allowed for construction of the building;

(ii) to which the Tree Protection Act 2005, applies;

(l) If and whenever the Owners Corporation is in breach of the Owners Corporation's obligations to maintain repair and keep in repair the common property the Authority may by notice in writing to the Owners Corporation specifying the repairs and maintenance needed require the Owners Corporation to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the leased parcel is beyond reasonable repair the Authority may by notice in writing to the Owners Corporation require the Owners Corporation to remove the building or improvement and may require the Owners Corporation to construct a new building or improvement in place of that removed within the time specified in the notice. If the Owners Corporation does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter upon the leased parcel and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Owners Corporation to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Owners Corporation;

(m) To permit any person or persons authorised by the Authority to enter upon the common property at all reasonable times and in any reasonable manner and inspect the common property and buildings parts of buildings services parts of services and improvements situated in or on the land forming the common property;

(n) All minerals on or in the common property are reserved to the Territory.

(o) That:

(i) the Authority, on behalf of the Commonwealth, reserves the right for (and the Owners Corporation will permit) ACTEW Distribution Limited (ABN 83 073 025 224) and Alinta GCA Pty Ltd (ABN 24 008 552 663) (ActewAGL) and its successors in title to:

(A) maintain an electric substation service on the parcel which is restricted in height from 1.0 metre beneath the floor below the electric substation to the centre of the slab above the electric substation as shown as:

(I) "Proposed Electric Substation Easement" on Diagram 2 on Deposited Plan 10171/5;

(B) transmit electricity through that part of the parcel shown as:

(I) "Proposed Electric Supply Service Easement Var Width" on Diagram 2 on Deposited Plan 10171/5,

but only within the site of the ducts existing at the date of commencement of this Lease; and

(C) run water through that part of the parcel shown as:

(I) "Proposed Water Supply Service Easement" on Deposited Plan 10171/5,

but only within the site of the pipelines existing at the date of commencement of this Lease;

(ii) the Authority, on behalf of the Commonwealth, reserves the right for (and the Owners Corporation will permit) ActewAGL and its successors in title (collectively called "the grantees") to do anything reasonably necessary for the purposes of the easements listed in subclause 4(o)(i) including:

(A) entering the parts of the parcel burdened by the easements in subclause 4(o)(i) and such other parts of the parcel as is reasonably required;

(B) take anything (which is required to enable them to exercise the rights hereby granted) on the parcel;

(C) using any existing line of cables and other installations on the parcel of parcel;

(D) carrying out necessary work, including but not limited to removing, constructing, repairing, maintaining and replacing cables, wires, ducts, conduits and equipment;

(E) PROVIDED THAT, in exercising those powers, the grantees must:

(I) ensure all work is done properly; and

(II) cause as little inconvenience as is practicable to the owner and any occupier of the parcel; and

(III) cause as little damage as is practicable to the parcel; and

(IV) restore the parcel as nearly as practicable to its former condition; and

(V) not damage the building in carrying out the work; and

(VI) make good any collateral damage.

5. It is mutually covenanted and agreed by the Commonwealth of Australia and the Owners Corporation as follows:

(a) That if the common property is at any time not used for a period of one year for the purpose for which this lease is granted the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Owners Corporation in respect of any breach of the covenants on the part of the Owners Corporation to be observed or performed;

(b) That any extension of terms for all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;

(c) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory as the case may be by:

(i) the Authority;

(ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or

(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development 2007.

6. In this schedule unless the contrary intention appears:

(a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;

(b) "builders" means Cameron Nominees (ACT) Pty Limited of 113 Canberra Avenue, Griffith, ACT, 2603 their servants and agents and the servants and agents of each of them;

(c) "building" means any building or structure, constructed or partially constructed or to be constructed, as the context permits or requires, on or under the leased land;

(d) "gross floor area" means the sum of all the areas of all floors of the building measured from the external faces of the exterior walls or from the centre lines of walls separating the building from any other building but excluding an area used solely for rooftop fixed mechanical plant and or basement car parking;

(e) "owners corporation" means the body corporate under the name of 'The Owners - Units Plan No. 3566';

(f) "premises" means the land building and all other improvements on the parcel of leased land;

(g) "services" means hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants together with all necessary appurtenances;

(h) "Territory" means:

(i) when used in a geographical sense the Australian Capital Territory; and

(ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);

(i) "unit" means the leased land and the building and other improvements constructed or to be constructed on a part of the relevant parcel shown on the Units Plan as a unit;

(j) words in the singular include the plural and vice versa;

(k) words importing one gender include the other genders

(l) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

Dated this Third day of December 2010.

Lyn Tankey

a delegate of the Planning and Land Authority in exercising its functions

Lessee: CAMERON NOMINEES (ACT) PTY LIMITED A.C.N. 090 165 530

Alastair Richard Gregory
Under Power of Attorney
Registration No. 0136788.

ORACLE

Development Statement
November 2010

Cameron Nominees (ACT) Pty Ltd
c/- Amalgamated Property Group
113 Canberra Avenue
GRIFFITH ACT 2603
Ph 02 6162 8888

ORACLE

Development Statement

Block 20 Section 44 Belconnen

Contents

(1)(a)	Description of the Land	Page 3
(1)(b)	DA Approval	Page 3
(1)(c)	Staging Overview	Page 3
(i)	- Description of Work	
(ii)	- Schedule of Commencement and Completion Dates	
(iii)	- Arrangements for Access	
(iv)	- Permitted Uses of Common Property	
(v)	- Landscaping	
(vi)	- Fencing	
Stage 1		Page 5
	- Description of Works	
	- Access Residents	
	- Inter-Stage Fencing	
	- Landscaping	
	- Common Property	
Stage 2		Page 7
	- Description of Works	
	- Access Residents	
	- Inter-Stage Fencing	
	- Landscaping	
	- Common Property	
(1)(d)	Pay Reasonable Expenses for Damage and Use of Services	Page 9
(1)(e)	Make Good	Page 9
(1)(f)	Standard of Finishes	Page 9
(1)(g)	Survey Report	Page 9
(2)	Apportionment of Body Corporate Expenses	Page 9
Attachments		
(1)	DA Approval	
(2)	DA Approval - Amendment	
(3)	DA Approval - Amendment	

(4) Staging Plans

ORACLE

Development Statement

Block 20 Section 44 Belconnen

(1)(a) **Description of the Land:**

The land is known as block 20 section 44 Belconnen as delineated on Deposited Plan 10171. The land area is 2 hectares 1900 square metres or thereabouts.

(1)(b) **DA Approval:**

DA approval was granted on 12 January 2009 to construct 330 apartments plus approximately 650m^2 of commercial retail. A copy of the approval as well as a copy of the approved plans (excluding L01 to L15 which relate to landscaping) are included at *Attachment 1.*

DA Approval – Amendment

DA Approval was granted on 26 March 2010 to alter the external facade and remove the childcare centre and replace with 6 residential units and associated car parking. A copy of the approval as well as a copy of the approved plans are included at *Attachment 2.*

DA Approval – Amendment

DA Approval was granted on 15 September 2010 to alter the landscaping and minor external features. A copy of the approval as well as a copy of the approved plans are included at *Attachment 3.*

(1)(c) **Staging Overview:**

(i) **Description of Work:**

The Development is to be carried out over 2 Stages in accordance with the following staging schedule and staging plans. Management aspects of each stage are provided in a detailed outline included later in this document for each respective stage.

A copy of the staging plans is included at *Attachment 4.*

(ii) **Schedule of Commencement and Completion Dates:**

Stage Number	No of Units	Unit No's	Commencement Date	Completion Date
1	157	1-157	3 July 2009	1 November 2010
2	179	158-336	15 April 2010	30 November 2011

(iii) **Arrangements for Access:**

Access arrangements have been designed to limit any inconvenience to residents, these include:

- Designated resident and construction access.
- Detailed signage clearly identifying access arrangements.

(iv) **Permitted Uses of Common Property:**

All Common Areas within a stage will be fully completed in accordance with the DA Approved Plans and/or subsequent approved amendments and be usable without limitations by all residents as intended. The permitted uses of common property during each stage is provided later in this document.

(v) **Landscaping:**

Landscaping within each identified stage boundaries will be completed in accordance with DA Approved Plans and/or subsequent approved amendments prior to occupation of that stage.

(vi) **Fencing:**

Generally, completed stages will be fenced from the construction areas with chain mesh temporary fencing, covered with obscure screening cloth.

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Development Statement

Block 20 Section 44 Belconnen

Stage 1:

No Units	157
Unit No's	1-157
Commencement Date	3 July 2009
Completion Date	1 November 2010

Description of Work:

Construction of block C and block D and associated landscaped works, in accordance with the DA Approved Plans and/or subsequent approved amendments.

Construction of the sports centre and associated landscaped works, in accordance with the DA Approved Plans and/or subsequent approved amendments.

Construction of the road works adjacent block C.

Construction of the road works off College Street between block D & block E.

In addition to the construction of block C and block D the following works have been undertaken:

- Construction of the road works off College Street between block B & block C.
- Driveway and verge works off College Street between block D and block E.
- Laying of the gravel base of the road works off College Street between block D and block E.
- Driveway and verge works off Chandler Street above block G.
- Laying of the gravel base of the road works off Chandler Street above block G.
- Driveway and verge works off Chandler Street beneath block F.

A copy of the staging plans is included at *Attachment 4.*

Access Residents:

From completion of stage 1 access to block C and block D is via the road off College Street between block B & block C.

Appropriate signage will be provided clearly indicating traffic access arrangements.

Inter Stage Fencing:

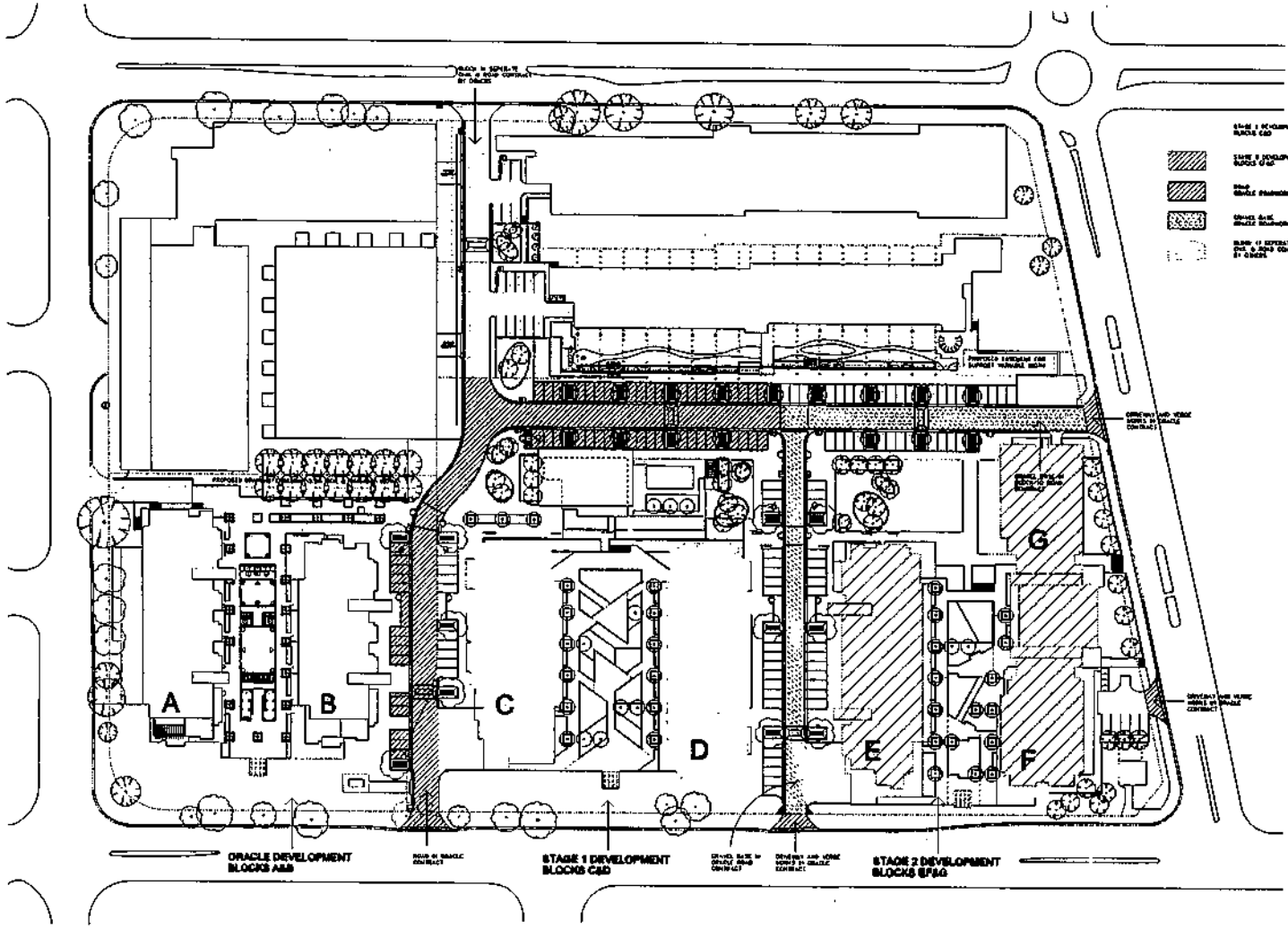
Fencing between completed stages and stages under construction will be with chain mesh temporary fencing, covered with obscure screening cloth. These fences will be located as per the respective staging plan boundaries and be in place until the adjoining stage has been issued with a Certificate of Occupancy.

Landscaping:

All landscaping within each stage, as indicated on the respective staging plan will be completed in accordance with the landscape plans and planting schedules as per the DA approved plans and subsequent amendments as attached.

Common Property:

All Common Property within each stage, as indicated on the respective staging plan will be completed in accordance the DA approved plans and subsequent amendments as attached. All Common Property within each stage will be for the exclusive use of residents with only maintenance access required from time to time.



AMALGAMATED PROPERTY GROUP

SECTION H, BELCONNEN

ADVANCED SITE WORKS
STAGE 1

00570 A 010 2

FOR CONSTRUCTION

7(4)

Stage 2:

No Units	179
Unit No's	158-336
Commencement Date	15 April 2010
Completion Date	30 November 2011

Description of Work:

Construction of block E, block F and block G and associated landscaped works, in accordance with the DA Approved Plans and subsequent amendments.

Construction of the road works adjacent block E.

Construction of the road works off Chandler Street above block G.

A copy of the staging plans is included at *Attachment 4.*

Access Residents:

From completion of stage 2 access to block E, block F and block G is via the road off College Street between block D & block E.

From completion of stage 2 access to block E, block F and block G is via the road off Chandler Street beneath block F.

Appropriate signage will be provided clearly indicating traffic access arrangements.

Inter Stage Fencing:

Fencing between completed stages and stages under construction will be with chain mesh temporary fencing, covered with obscure screening cloth. These fences will be located as per the respective staging plan boundaries and be in place until the adjoining stage has been issued with a Certificate of Occupancy.

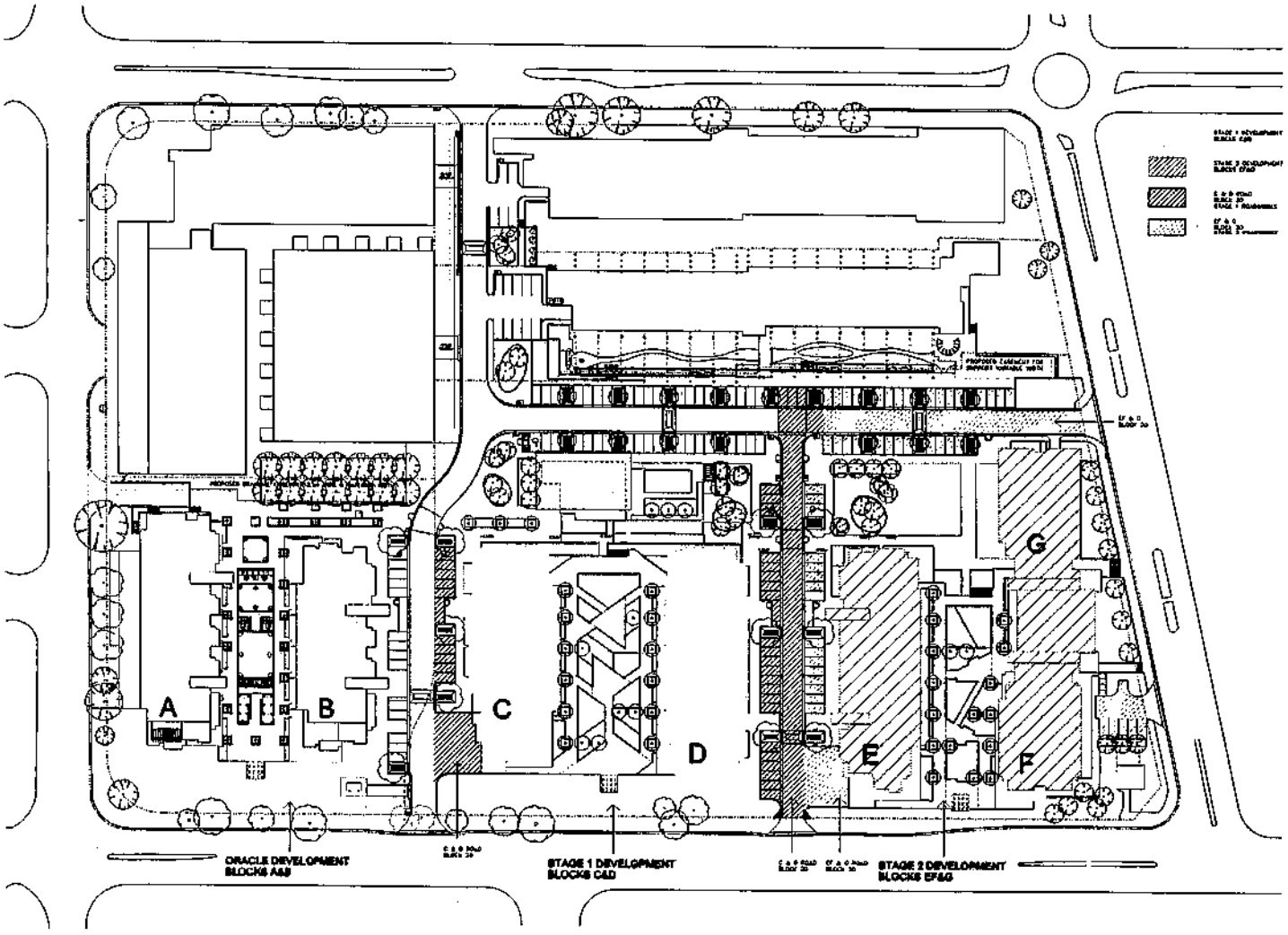
Landscaping:

All landscaping within each stage, as indicated on the respective staging plan will be completed in accordance with the landscape plans and planting schedules as per the DA approved plans and subsequent amendments as attached.

Common Property:

All Common Property within each stage, as indicated on the respective staging plan will be completed in accordance the DA approved plans and subsequent amendments as attached. All Common Property within each stage will be for the exclusive use of residents with only maintenance access required from time to time.

9(A)



AMALGAMATED

SECTION 44, SKELCHERN

ADVANCED STEINORM
STAGE 2

00679 A 011 1

FOR CONSTRUCTION

(1)(d) **Pay Reasonable Expenses for Damage and Use of Services:**

(i) The Developer will pay the reasonable expenses incurred by the Owners Corporation in repairing any damage to the Common Property, or to any units, in the completed stages of the development that is caused in carrying out the approved development.

(ii) The Developer will pay the reasonable expenses incurred by the owners Corporation for any water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone service used in carrying out the development, although the Developer intends to provide its own arrangements for garbage, electricity, telephone, temporary toilet facilities, oil, gas services it may require in carrying out the works to uncompleted stages of the approved development.

(1)(e) **Make Good:**

The Developer must make good, as soon as practicable, any damage to the common property or units in the completed stages of the development caused in carrying out development.

(1)(f) **Standard of Finishes:**

The standard of materials used, finishes affected, common property improvements, landscaping, roadways and paths to be carried out in the development will not be inferior or substantially different from those of the buildings and other works in completed stages of the development.

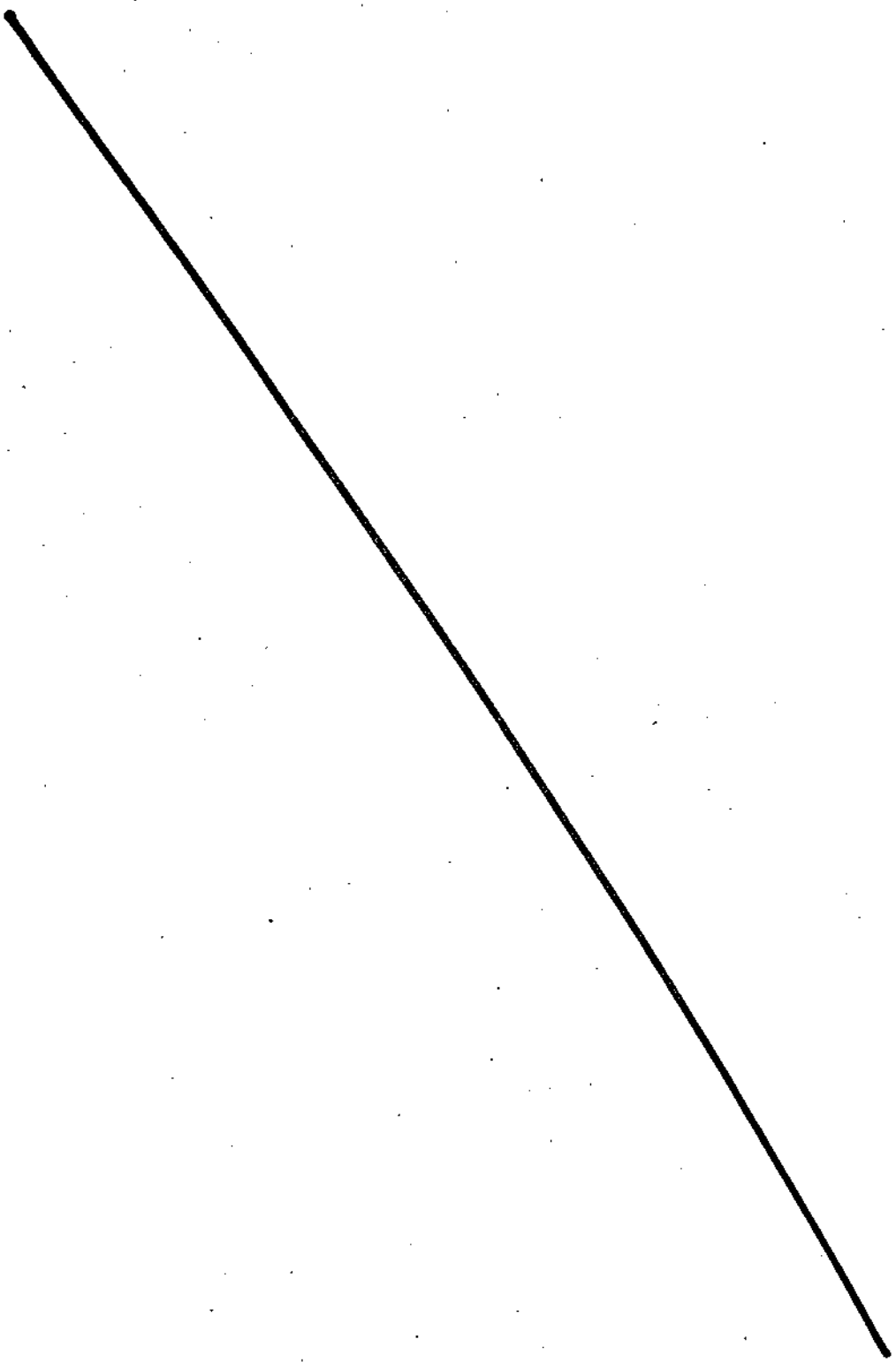
(1)(g) **Survey Report:**

At the completion of each stage of the development and after the completion of the entire development, the Developer will provide ACTPLA with a report prepared by a registered surveyor about the position of fully or partially completed buildings in relation to the boundaries of the units and of the parcel. If a form is approved under s180 of the *Unit Titles Act 2001* for a report by a registered surveyor, the form must be used.

(2) **Apportionment of Expenses associated with Common Property:**

Expenses for the use or maintenance of the common property of the staged

development shall be apportioned by the schedule of unit entitlement.



Australian Government
National Capital Authority

File No: 08/1310
Job No: 16332
Trim No: 45288

Mr Des Jordan
Amalgamated Property Group
GPO Box 832
CANBERRA ACT 2601

Dear Mr Jordan

BLOCK 20 SECTION 44 BELCONNEN - RESIDENTIAL DEVELOPMENT

I refer to the initial information received on 5 December 2008 requesting advice on the consistency of the above proposed works with the approved Development Control Plan (DCP) 171/08/0003 for the site and the additional information received on 7 January 2009.

The NCA advises that the proposal for residential development and ancillary commercial development as shown on Drawing Nos. ASK-001 to ASK-003, ASK-100 to ASK-109, ASK-300 to ASK-302, ASK-400, and L01 to L15 is not inconsistent with the relevant provisions of the approved DCP 171/08/0003 and the National Capital Plan.

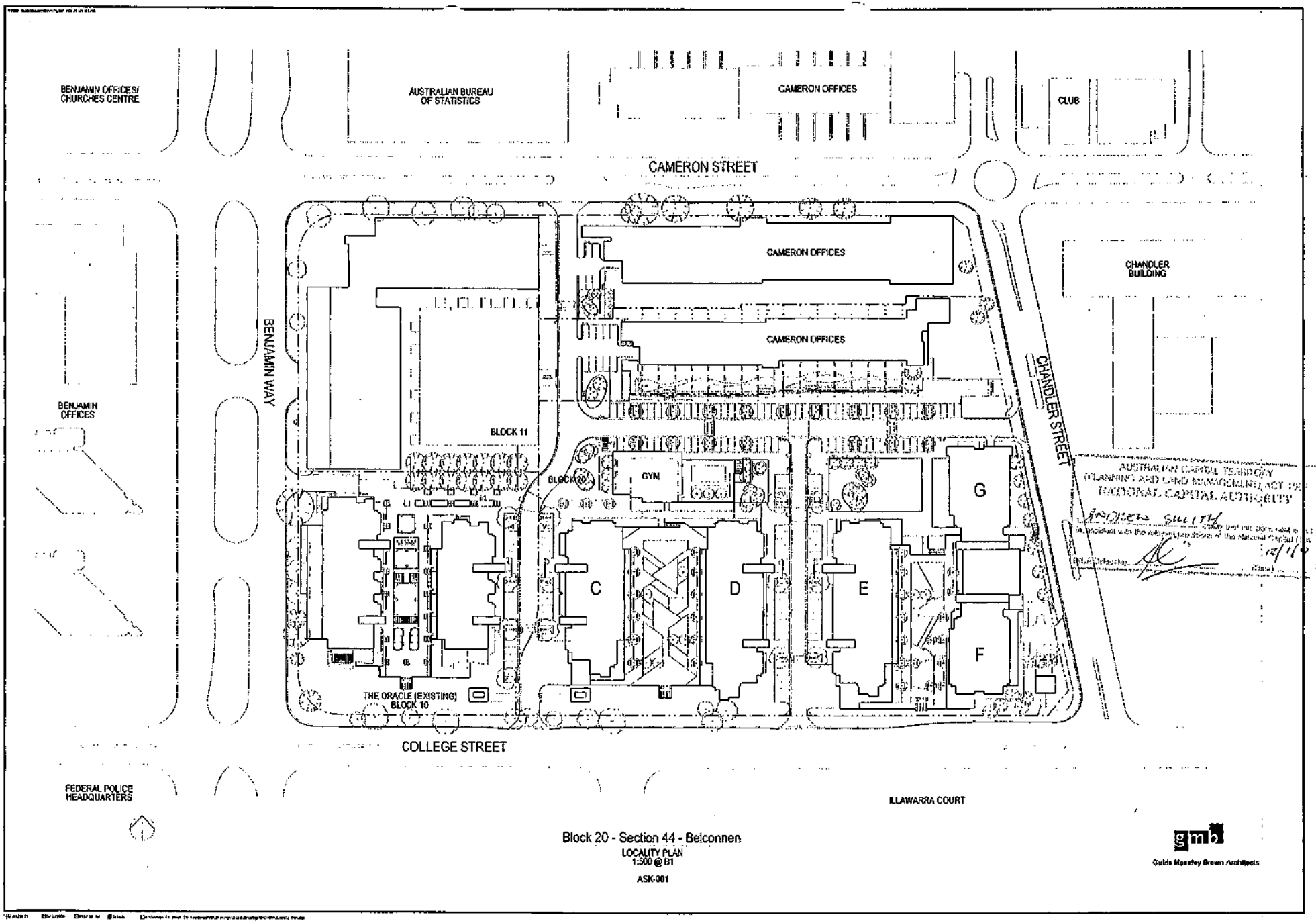
Please ensure all applicable ACT Government approvals are obtained before works commence.

Should you have any query or need further advice on the matter, please do not hesitate to contact Rebecca Sorensen on (02) 6271 2851.

Yours sincerely,

Andrew Smith
A/Managing Director
Planning, Urban Design and Projects

12 January 2009



AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 19
NATIONAL CAPITAL AUTHORITY

Approved
In accordance with the relevant provisions of the National Capital Pla
12/11/

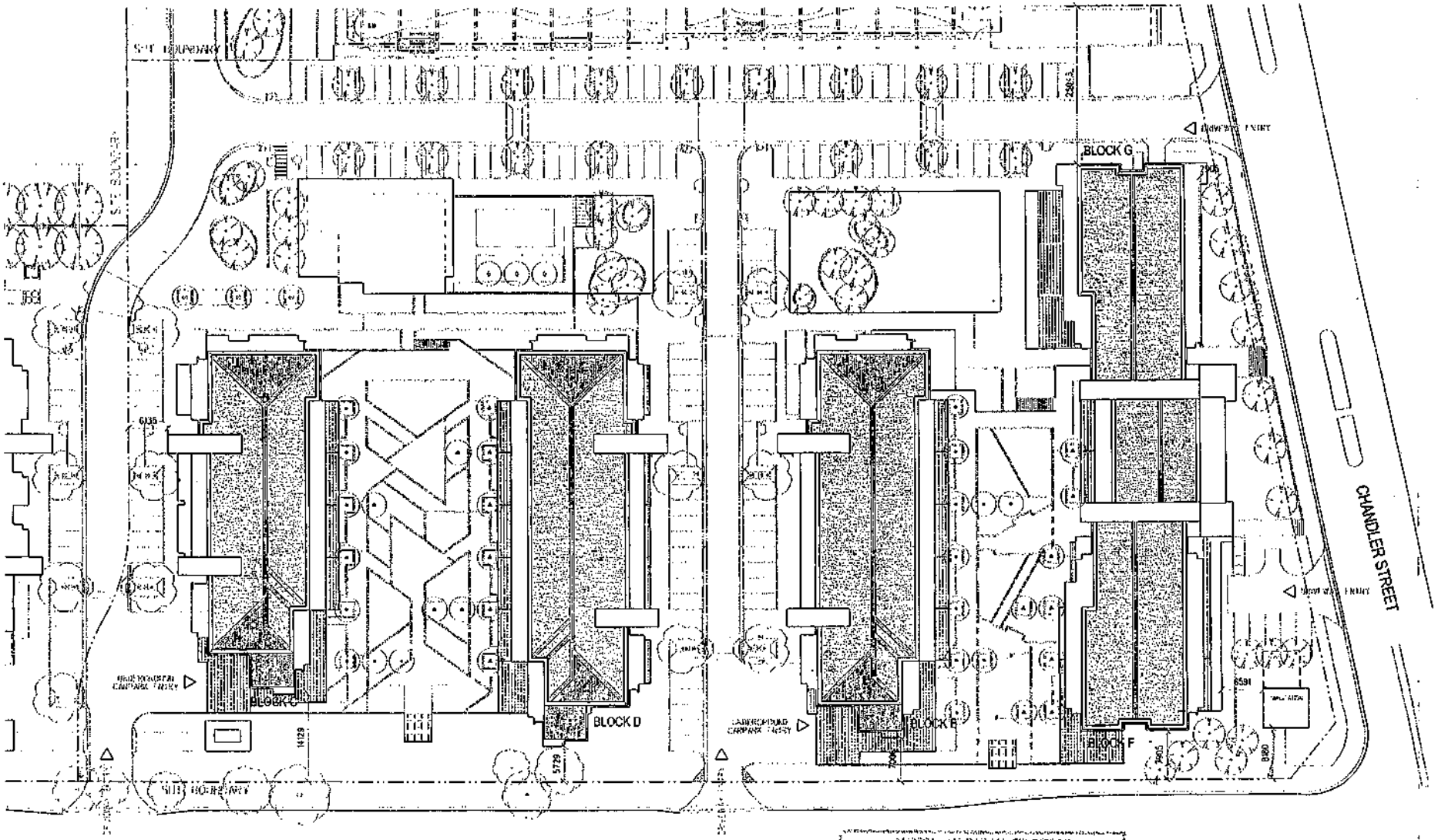
Block 20 - Section 44 - Belconnen
LOCALITY PLAN
1:500 @ B1

ASK-001

gmb
Guida Moseley Brown Architects

13

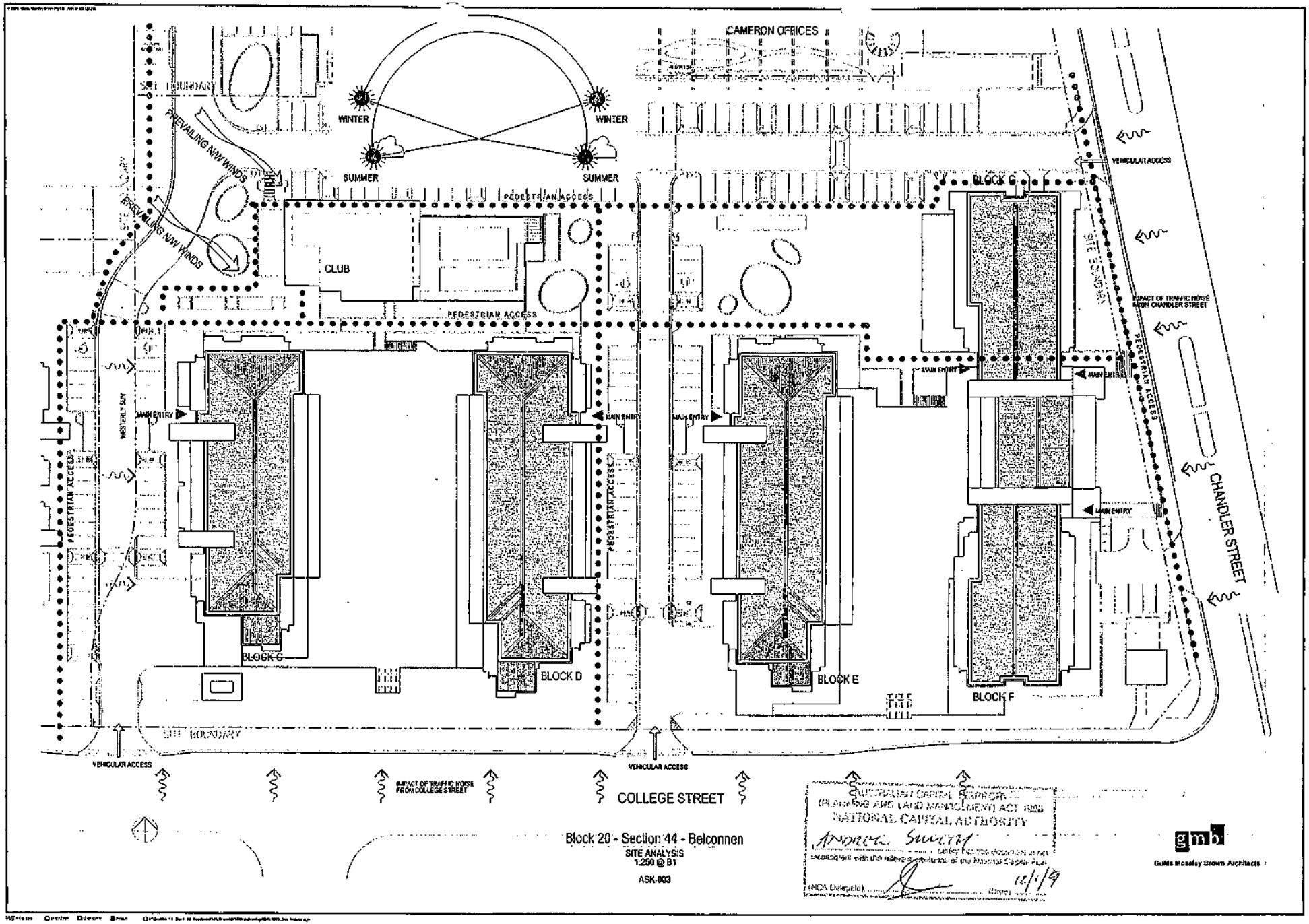
CAMERON OFFICES



Block 20 - Section 44 - Belconnen
DETAILED SITE PLAN
1:250 @ B1
ASK-002

AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
Delegate
(NCA Delegate) Date 12/11/09

gmh
Guida Moseley Brown Architects



Block 20 - Section 44 - Belconnen

SITE ANALYSIS

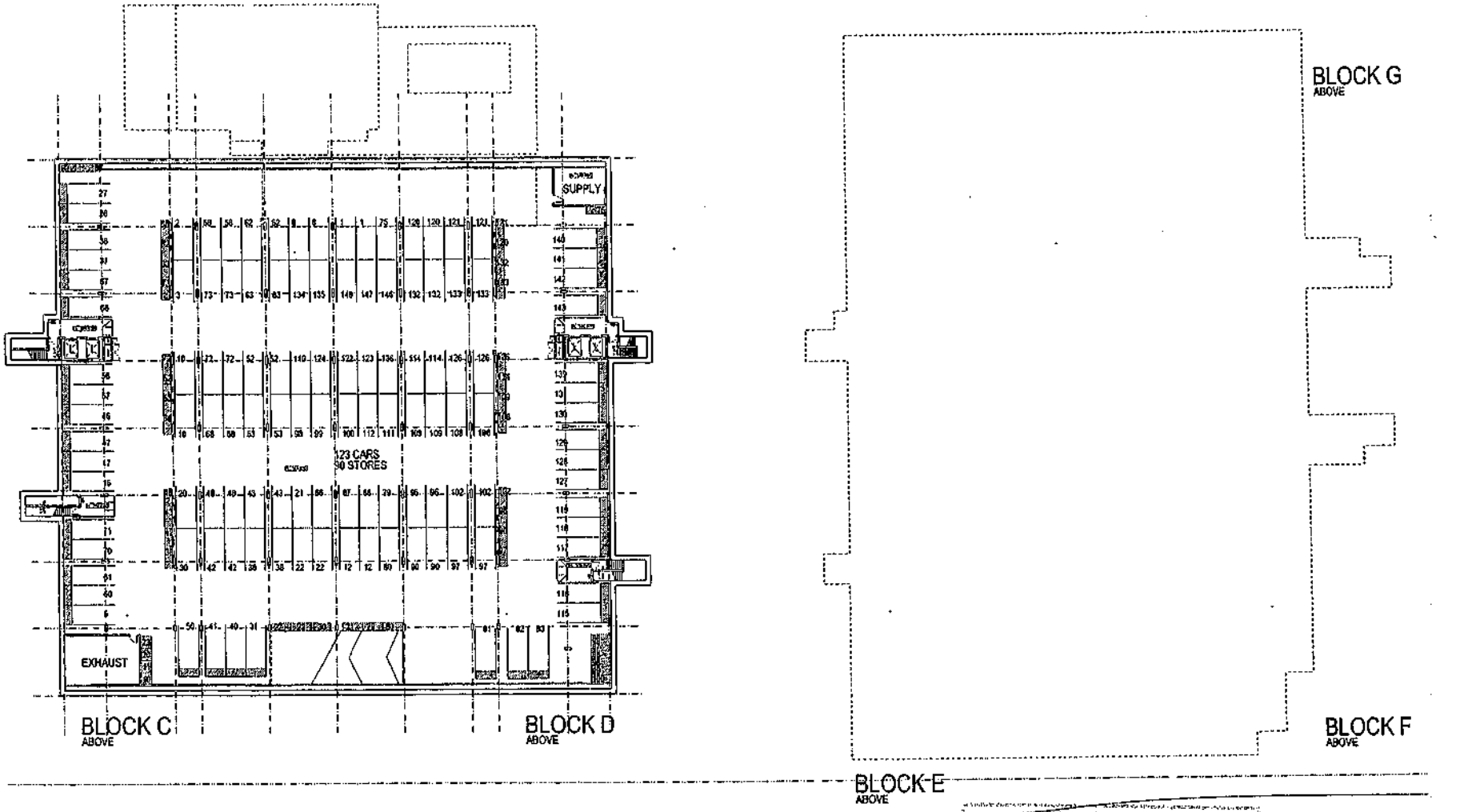
1:250 @ B1

ASK-003

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
Andrew Sweeny
delegate for the purposes of and
exercising powers under the relevant provisions of the National Capital Plan
(NCA Delegate) 12/1/19

gmb
Gulds Moseley Brown Architects

15



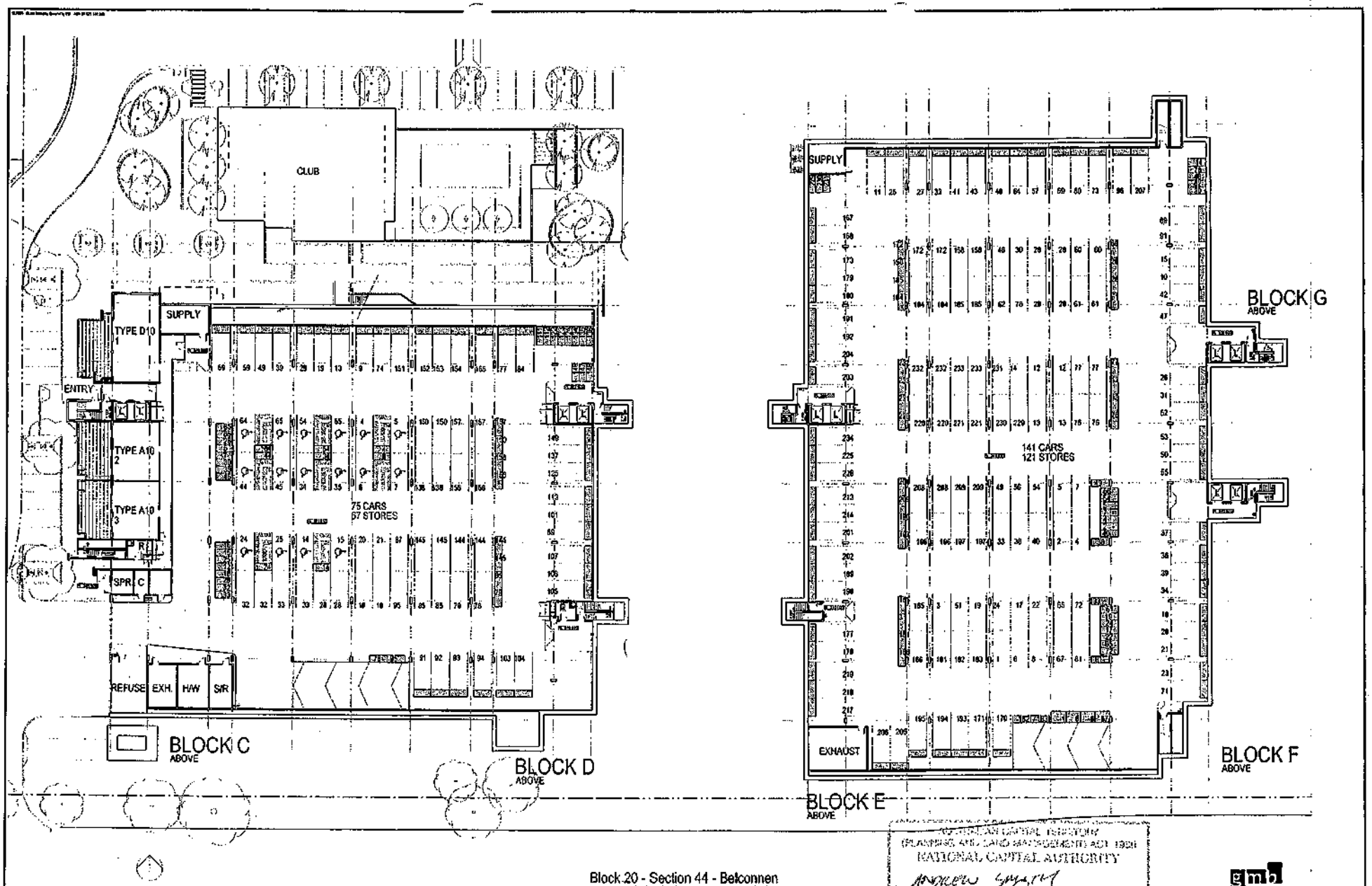
Block 20 - Section 44 - Belconnen

LEVEL 00 PLAN
1:200 @ B1

ASK-100

AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
Certify that this document is in accordance with the National Provisions of the National Capital Plan
12/1/19
(NCA Delegate) (Date)

gmb
Gilda Moseley Brown Architects



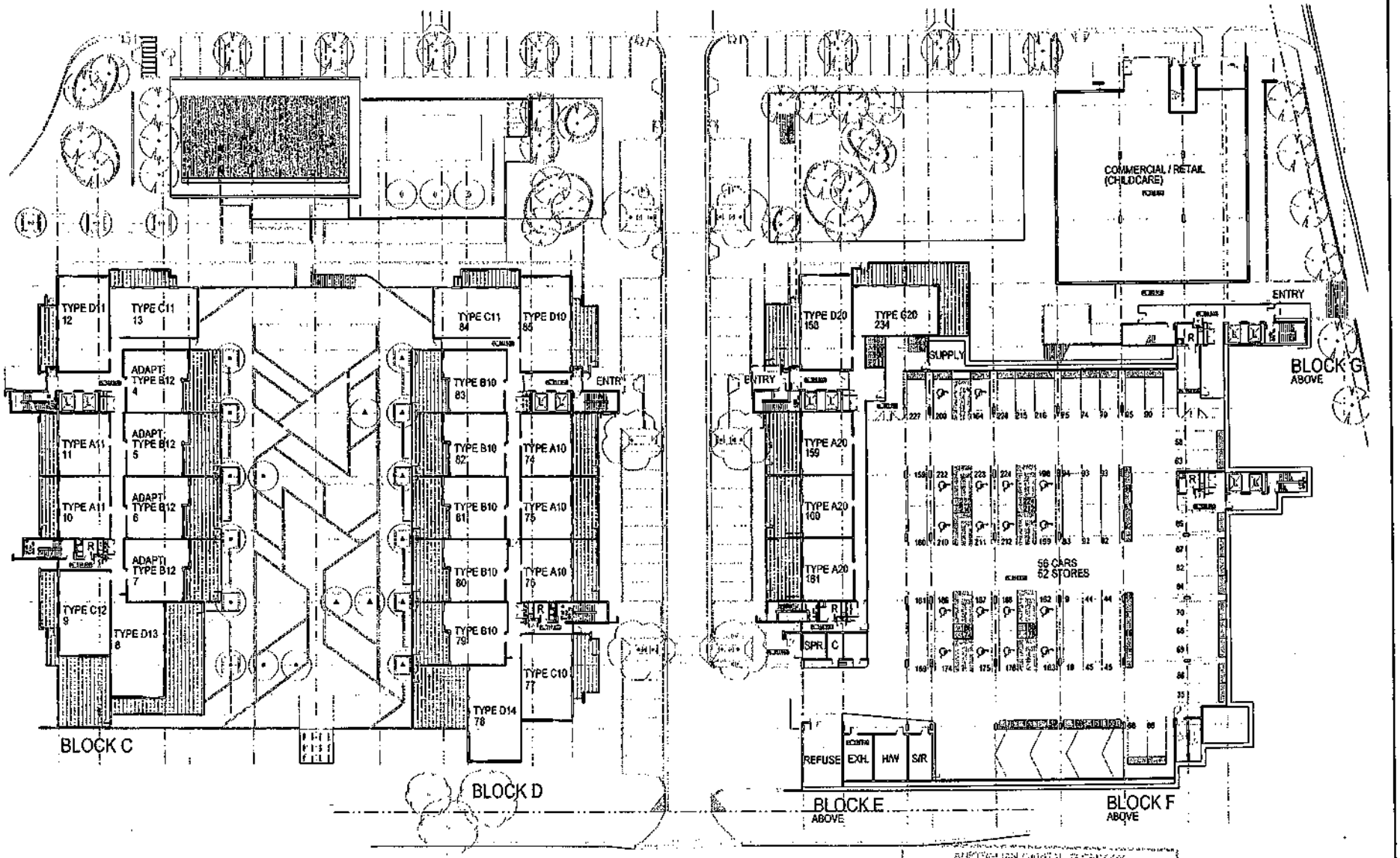
Block 20 - Section 44 - Belconnen

LEVEL 01 (BLOCK C & D)
LEVEL 00 (BLOCK E, F & G)
1:200 @ B1

A-101

NATIONAL CAPITAL AUTHORITY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
Andrew Smyth
Date 12/11/19

gmb
Gilda Moseley Brown Architects



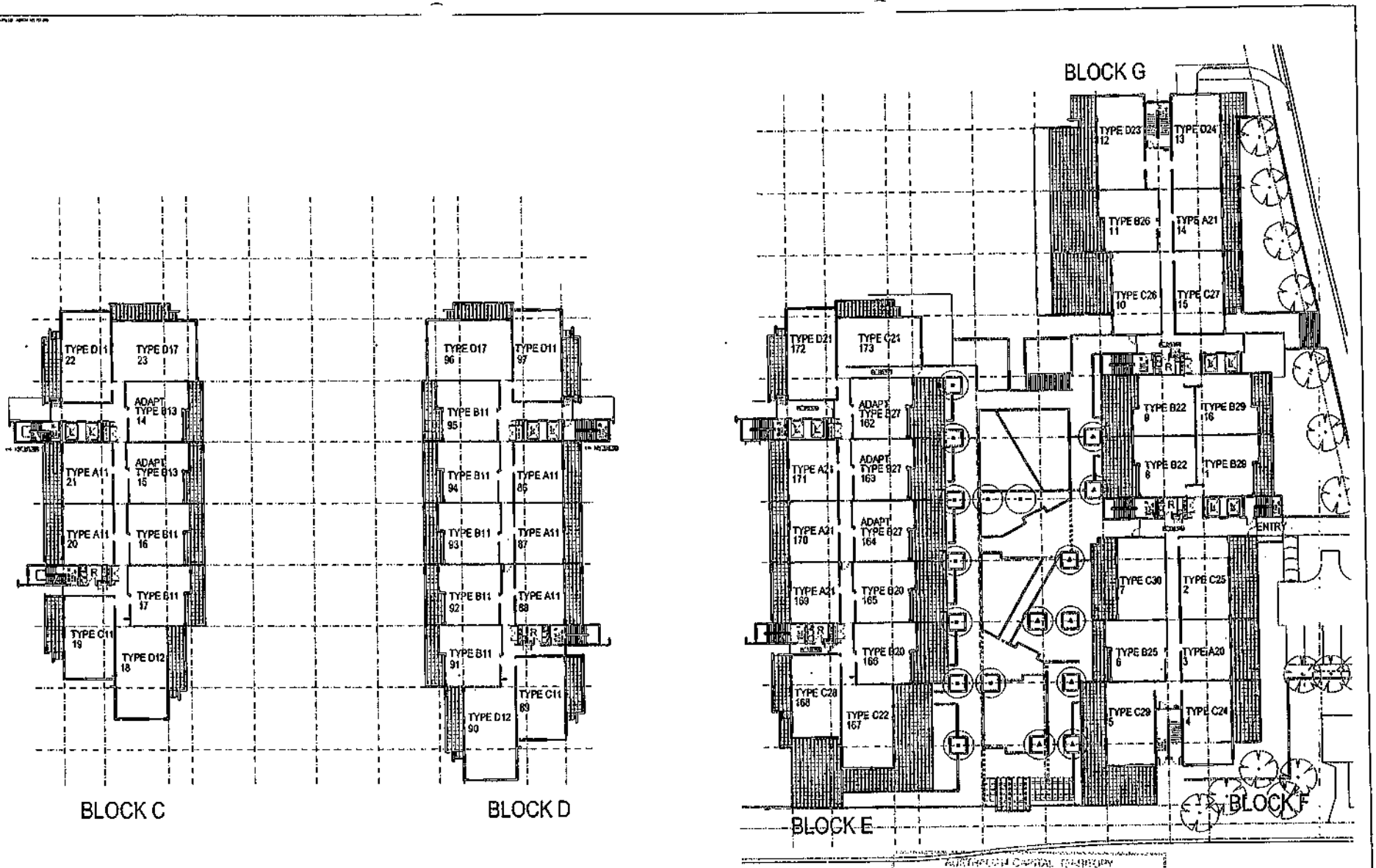
Block 20 - Section 44 - Belconnen
LEVEL 02 (BLOCK C & D)
LEVEL 01 (BLOCK E, F & G)
1:200 @ B1

ASK-102

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
Approved Subject to the conditions of the
attached approval with the relevant Provisions of the Territory Plan
NCA Delegate 12/4/19

gmb
Guida Moseley Brown Architects

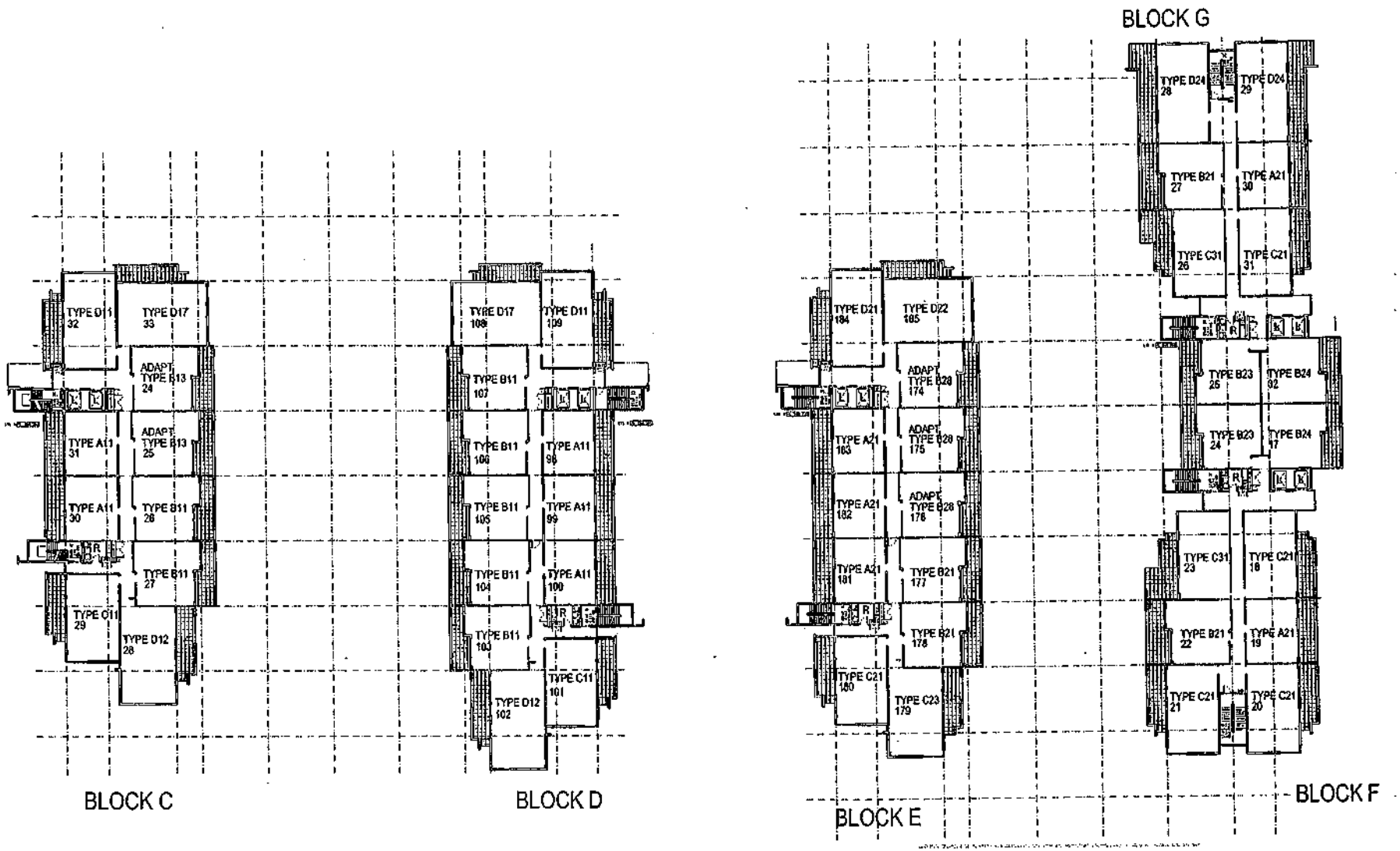
81



Block 20 - Section 44 - Belconnen
LEVEL 03 (BLOCK C & D)
LEVEL 02 (BLOCK E & F/G)
1:200 @ B1
ASK-103

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
Andrew Seymour
I ... certify that this document is consistent with the relevant provisions of the National Capital Plan
(NCA Delegate) ... (Date) 12/1/09

gmb
Giles Moseley Brown Architects



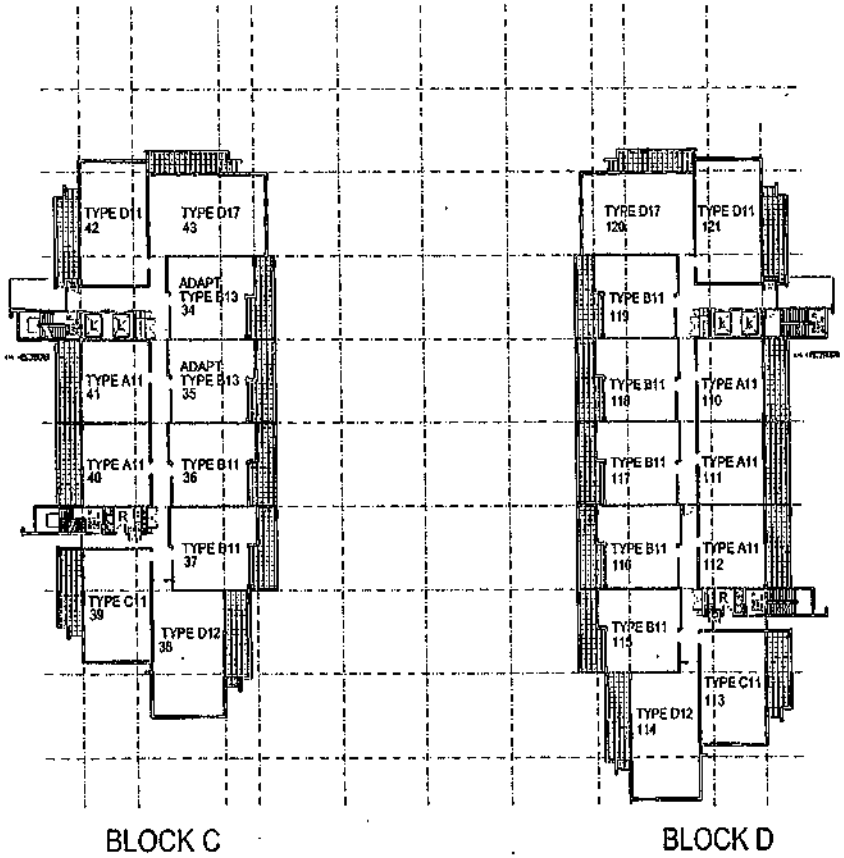
Block 20 - Section 44 - Belconnen

LEVEL 04 (BLOCK C & D)
LEVEL 03 (BLOCK E & F/G)
1:200 @ B1

ASK-104

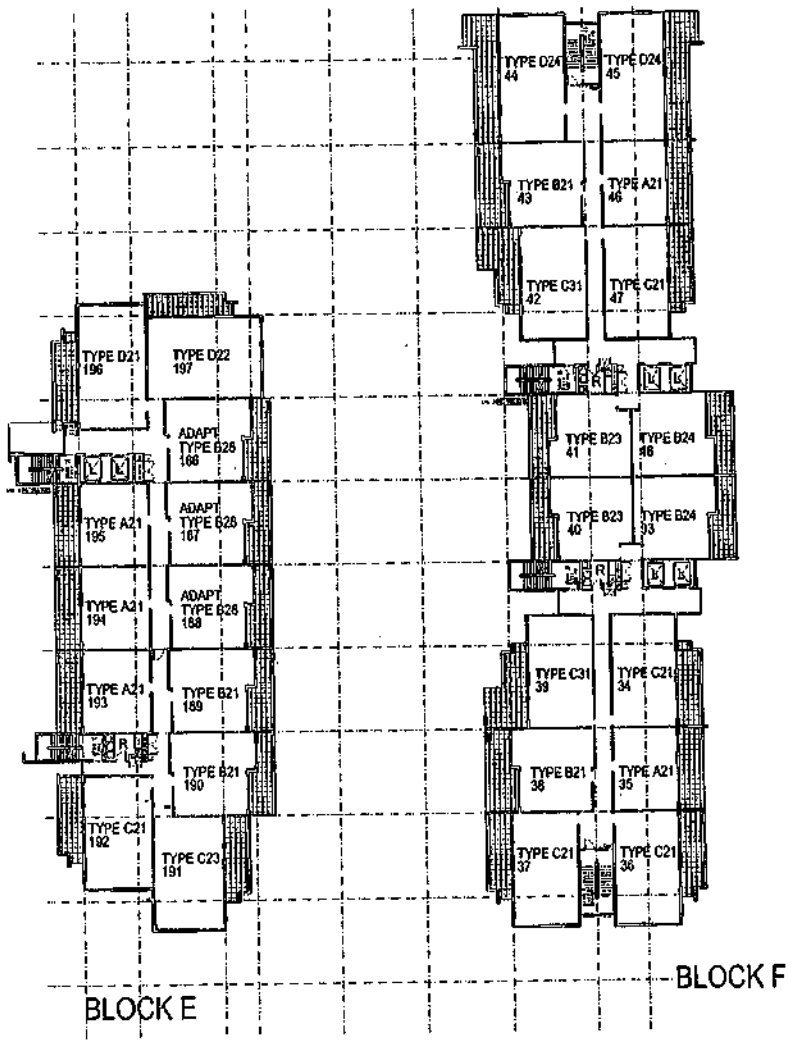
AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
APPROVED
Authorised person
12/1/17

Gilda Mossley Brown Architects



BLOCK C

BLOCK D



BLOCK G

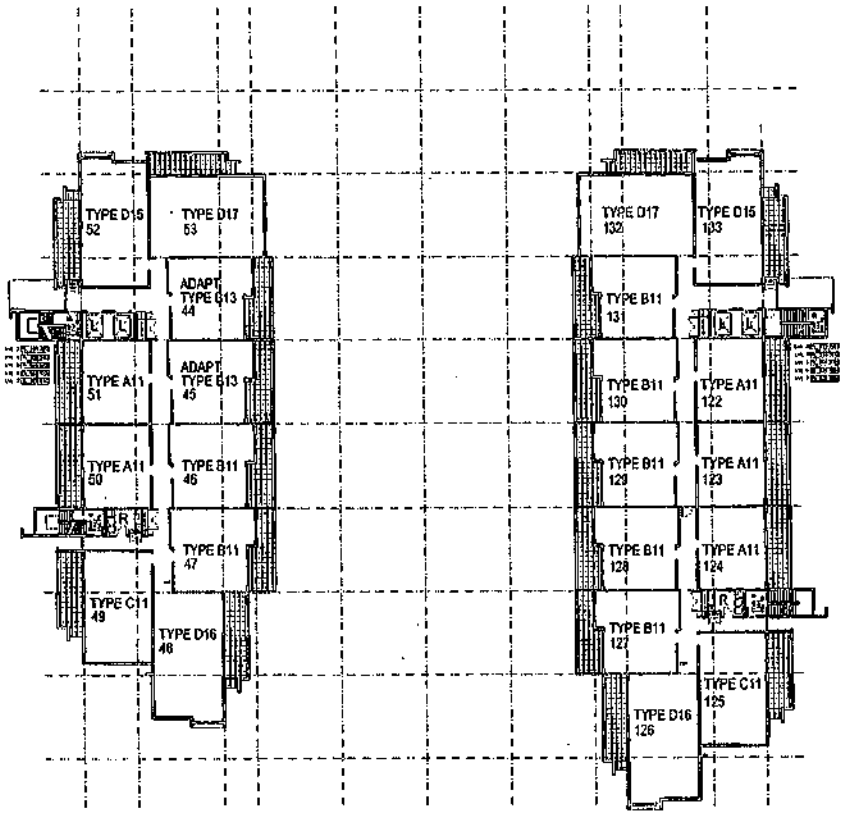
BLOCK E

BLOCK F

Block 20 - Section 44 - Belconnen
LEVEL 05 (BLOCK C & D)
LEVEL 04 (BLOCK E & F/G)
1:200 @ B1
ASK-105

AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
12/1/09

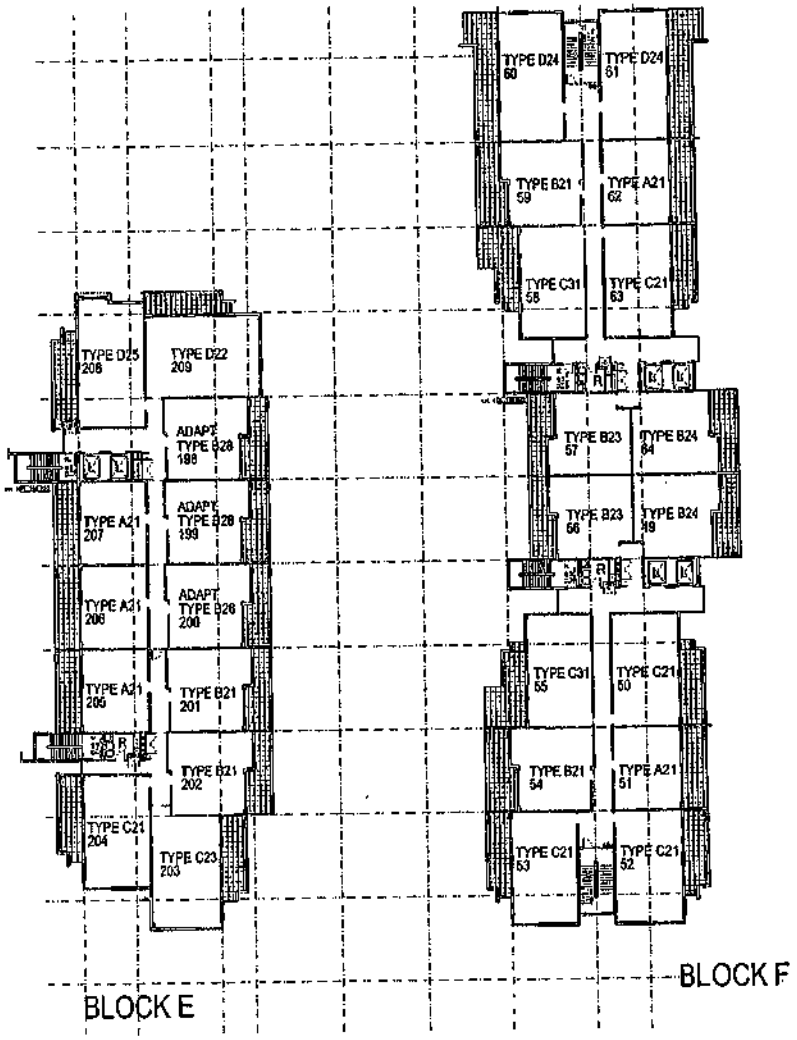
gmb
Gulda Moseley Brown Architects



BLOCK C

BLOCK D

BLOCK G



BLOCK E

BLOCK F

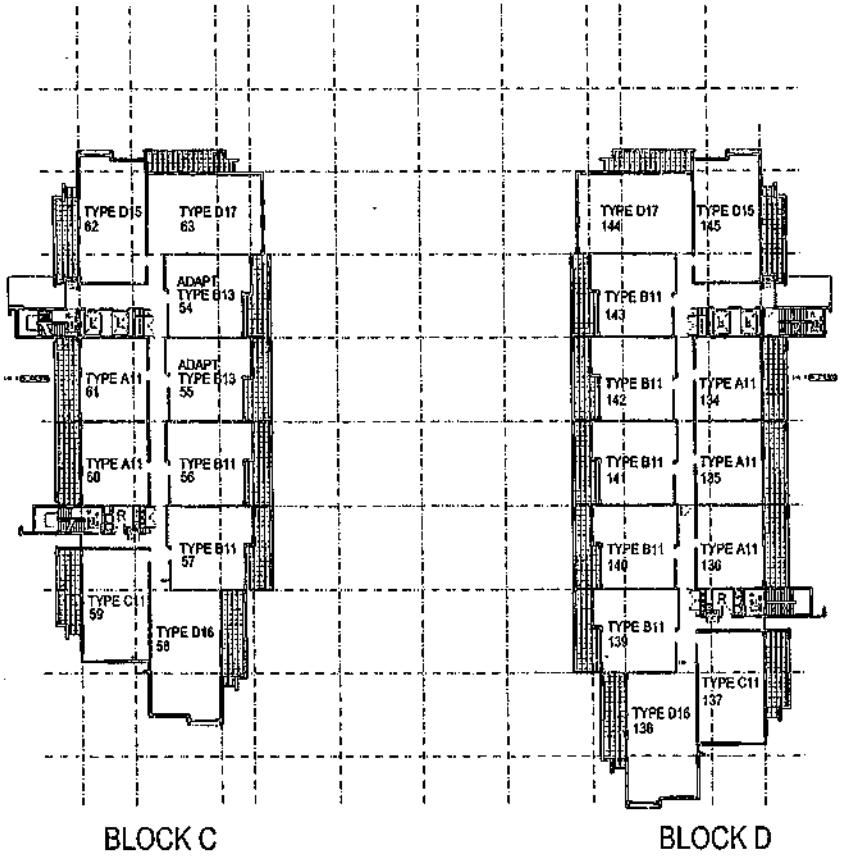
Block 20 - Section 44 - Belconnen

LEVEL 06 (BLOCK C & D)
LEVEL 05 (BLOCK E & F&G)
1:200 @ B1

ASK-106

AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
[illegible] certify that this document is not inconsistent with the relevant plan/code of the National Capital Plan.
[illegible] 12/1/07

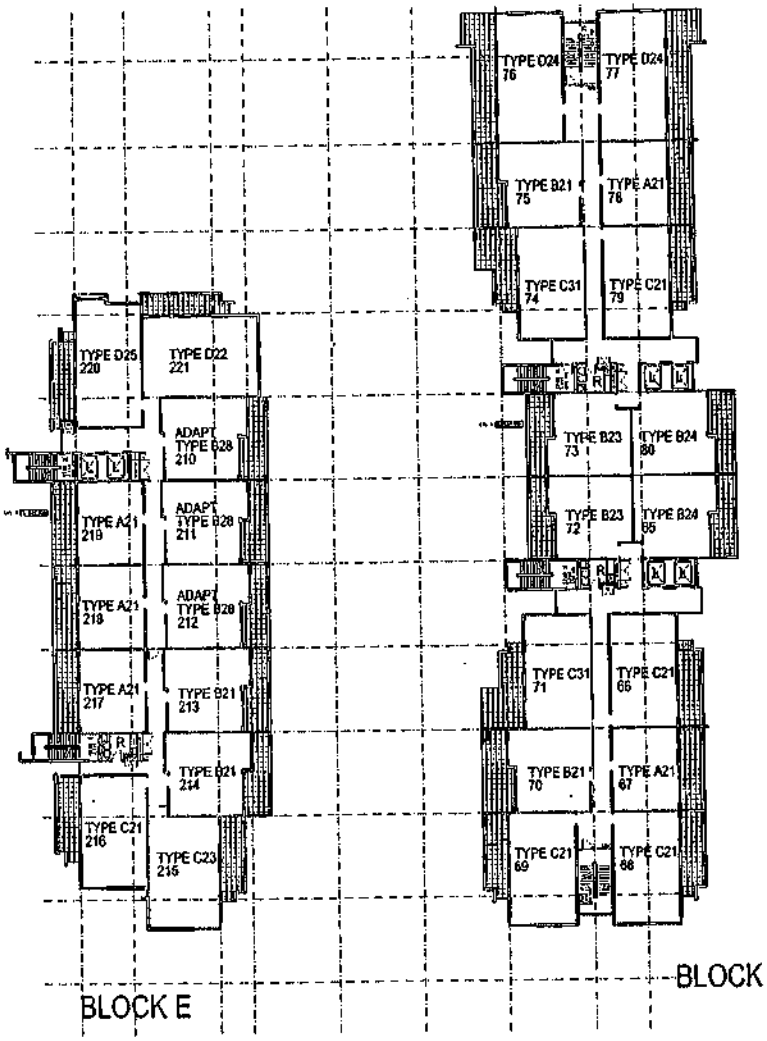
gmb
Guida Moseley Brown Architects



BLOCK C

BLOCK D

BLOCK G



BLOCK E

BLOCK F

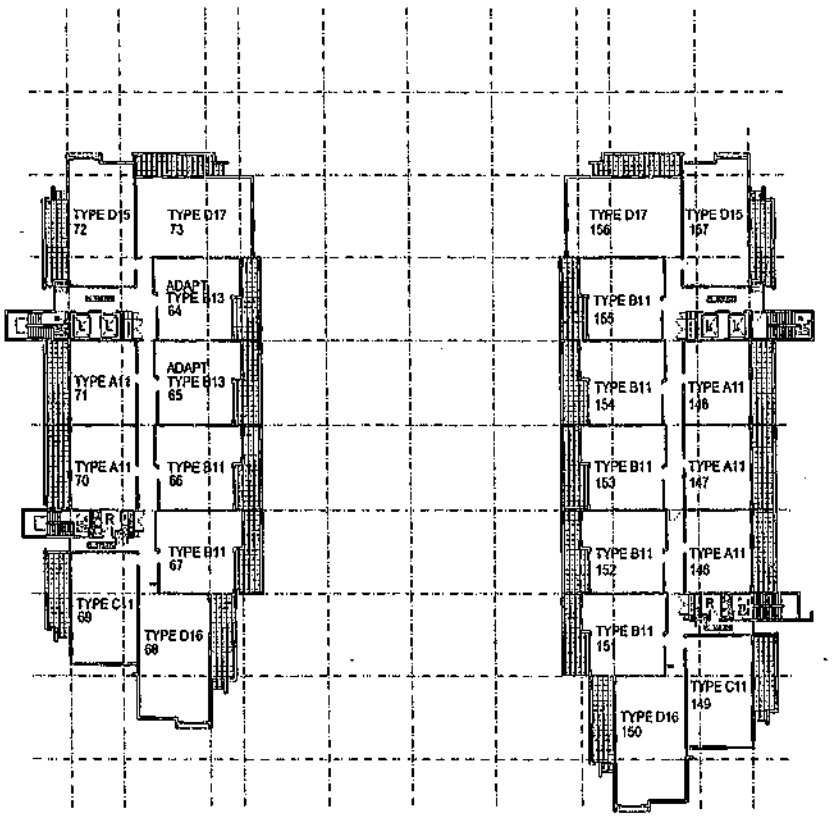
Block 20 - Section 44 - Belconnen
LEVEL 07 (BLOCK C & D)
LEVEL 06 (BLOCK E & F&G)
1:200 @ B1

ASK-107

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
I, ANDREW SMITH, certify that this document is in accordance with the approval provisions of the National Capital Plan.
NCA Delegate _____ Dated 12/1/09

gmb
Giulio Moseley Brown Architects

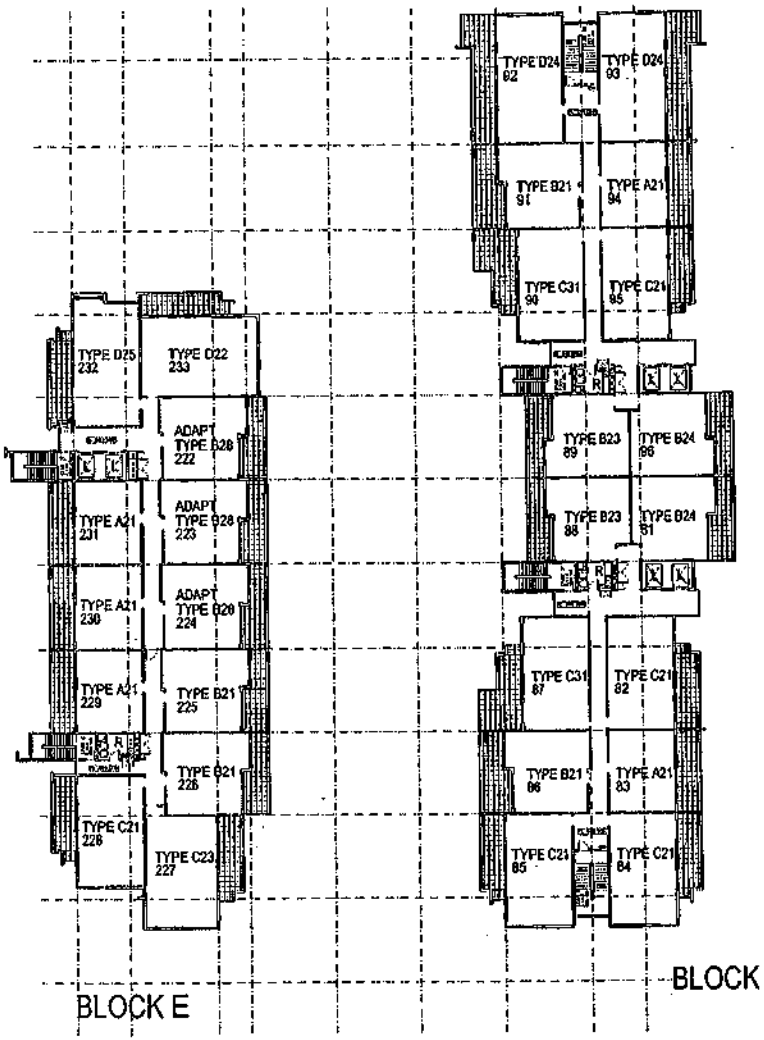
23



BLOCK C

BLOCK D

BLOCK G



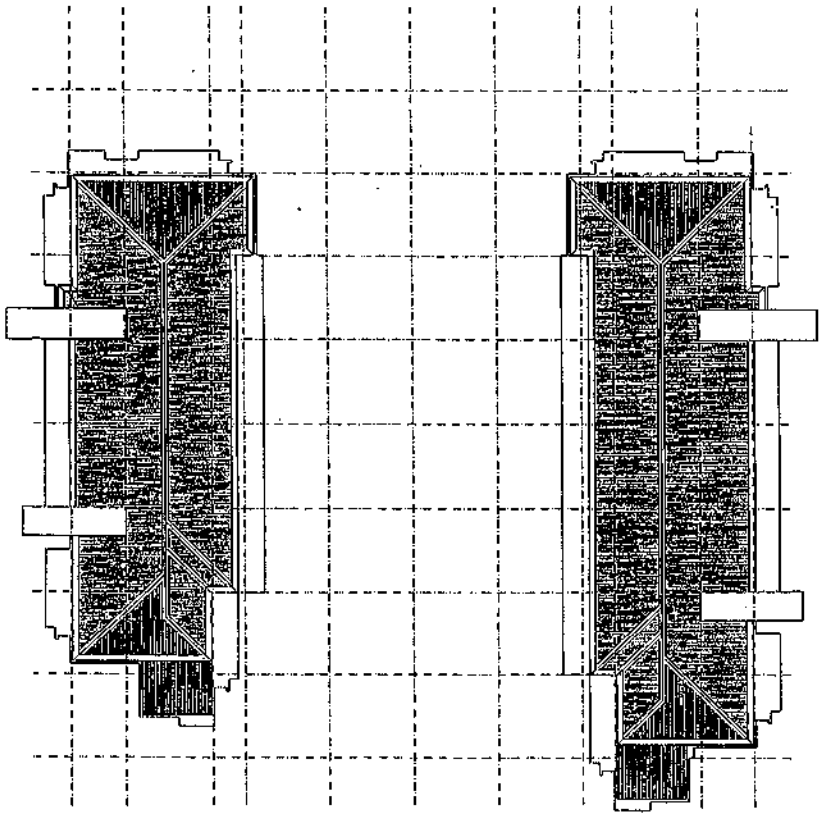
BLOCK E

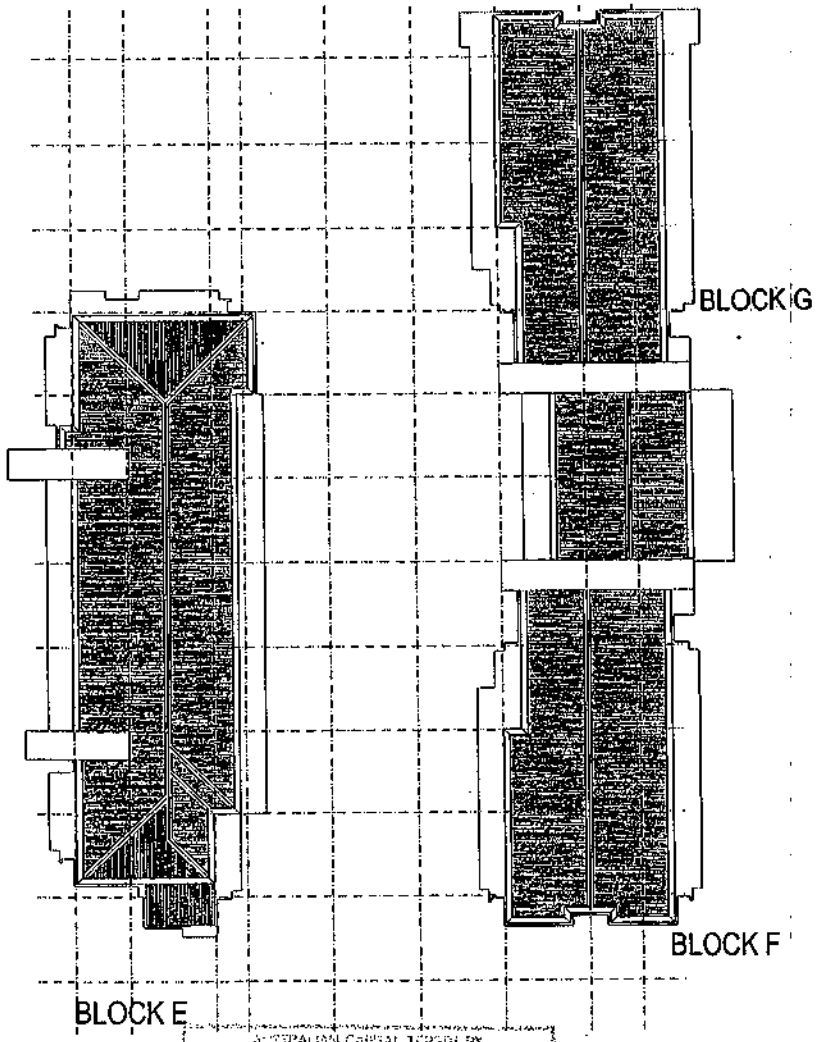
BLOCK F

Block 20 - Section 44 - Belconnen
LEVEL 08 (BLOCK C & D)
LEVEL 07 (BLOCK E & F/G)
1:200 @ B1
ASK-108

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
Andrew Smith
12/1/19

gmb
Giles Moseley Brown Architects





AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY

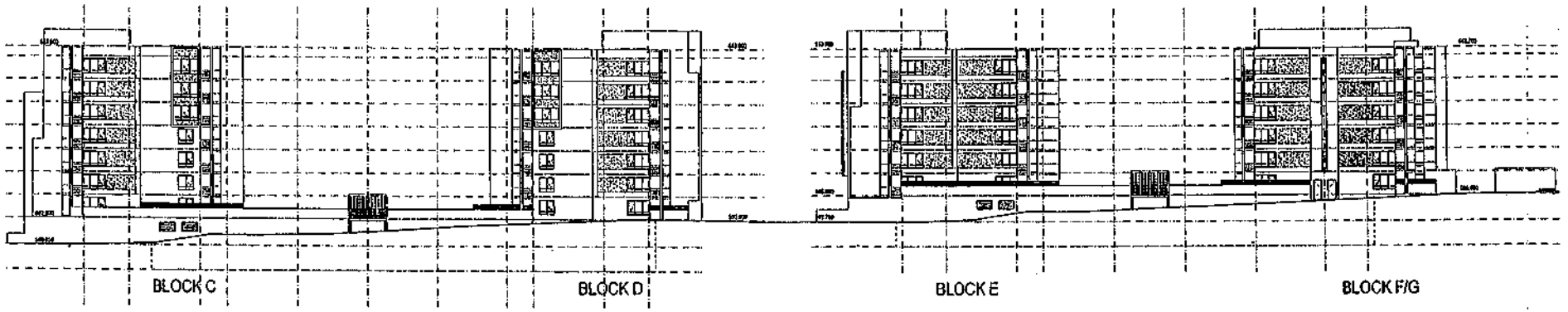
Block 20 - Section 44 - Belconnen

ROOF PLAN
1:200 @ B1

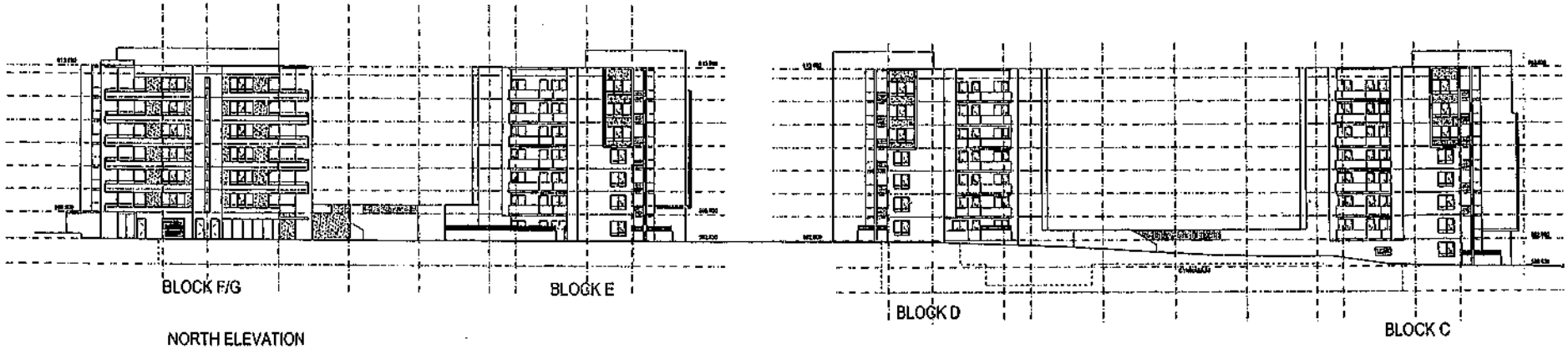
ASK-109

gmb
Gilda Moseley Brown Architects

28



SOUTH ELEVATION

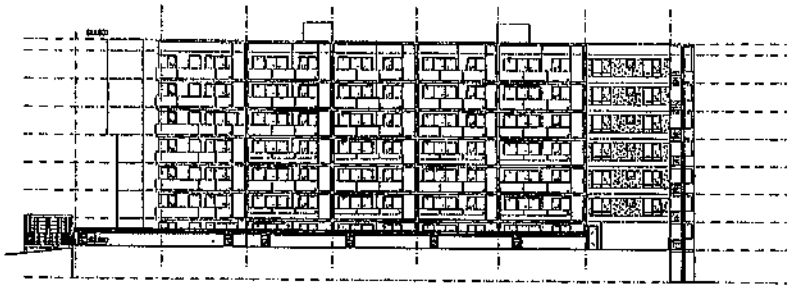


NORTH ELEVATION

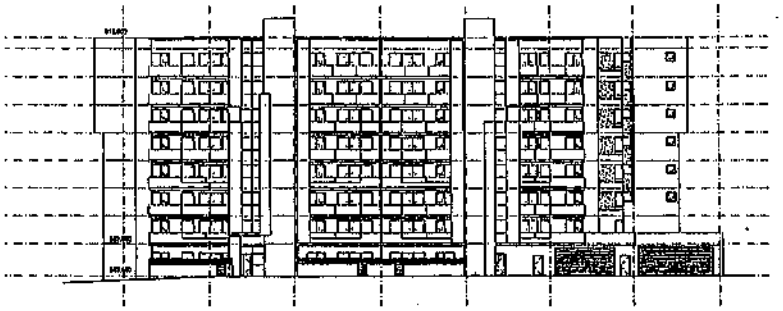
AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

Block 20 - Section 44 - Belconnen
ELEVATIONS - SHEET 01
1:200 @ 91
ASK-300

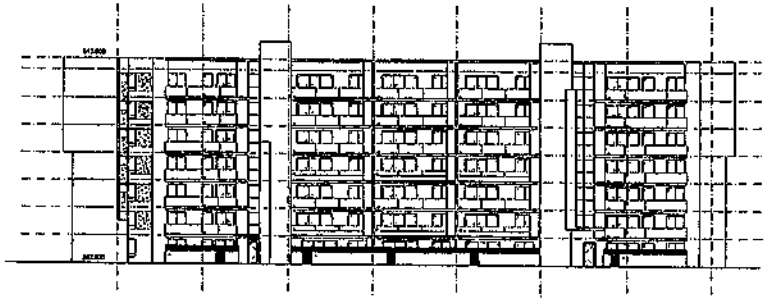
gmb
Gulda Moseley Brown Architects



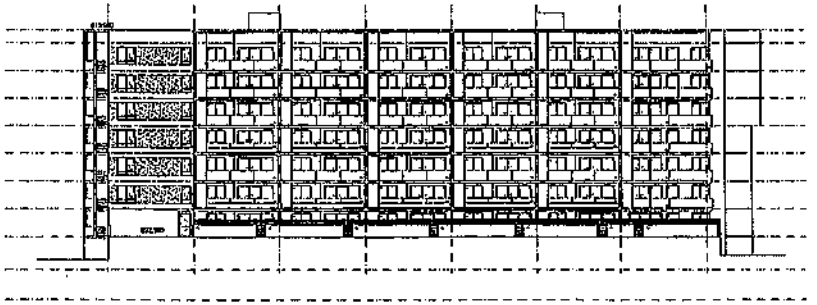
BLOCK C - EAST ELEVATION



BLOCK C - WEST ELEVATION



BLOCK D - EAST ELEVATION



BLOCK D - WEST ELEVATION

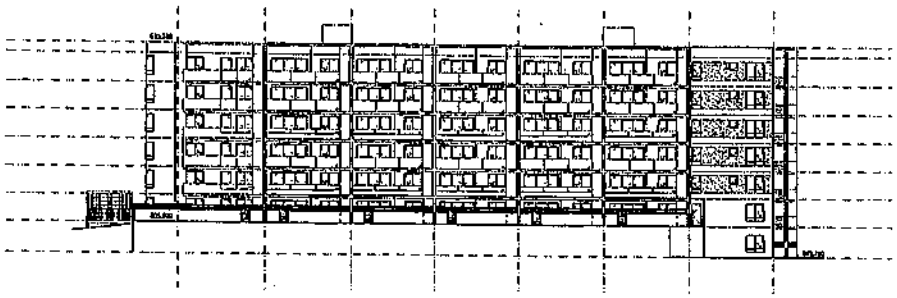
AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

I, ANDREW GRUNDY, certify that this statement is not inconsistent with the relevant provisions of the National Capital Plan

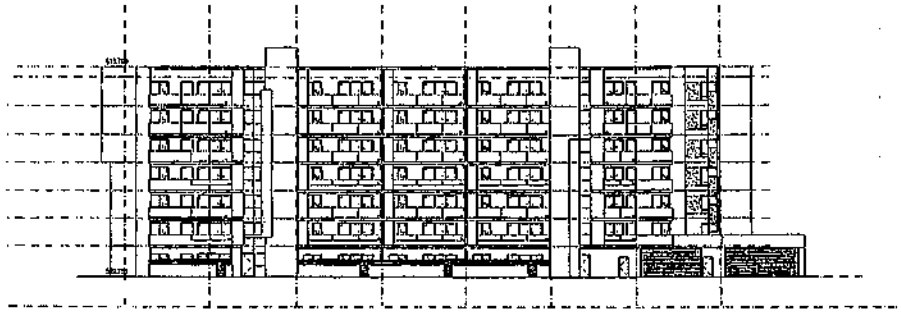
(NCA Delegate) 12/1/99

Block 20 - Section 44 - Belconnen
ELEVATIONS - SHEET 02
1:200 @ B1
ASK-301

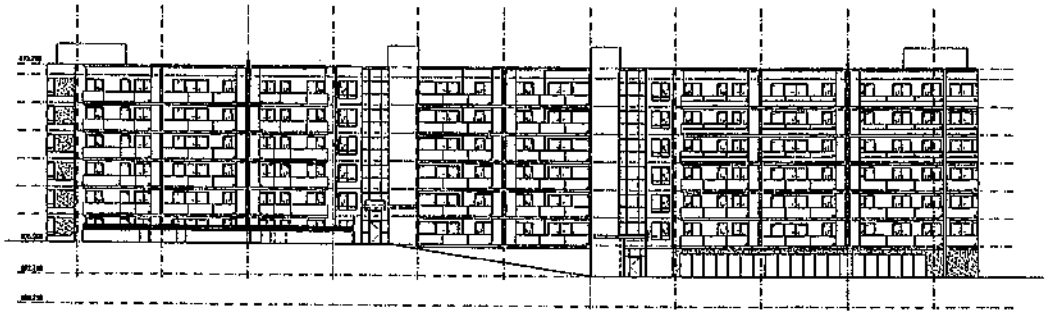
gmb
Golde Moorley Brown Architects



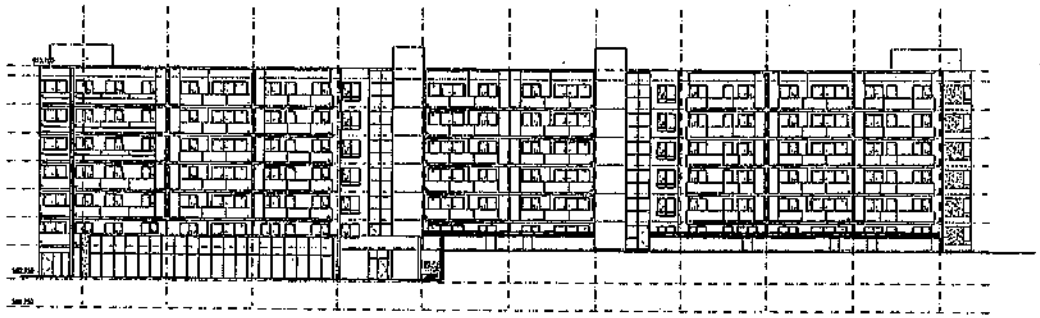
BLOCK E - EAST ELEVATION



BLOCK E - WEST ELEVATION



BLOCK F&G - EAST ELEVATION



BLOCK F&G - WEST ELEVATION

AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY

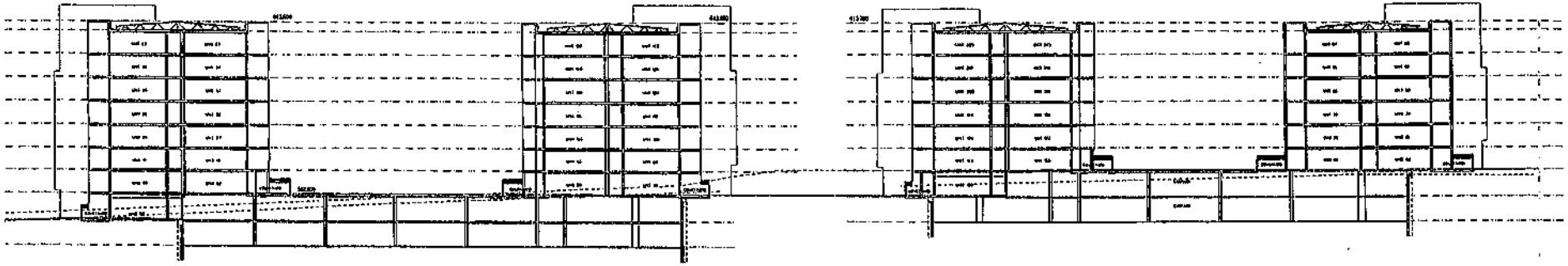
I ANDREW SMITH certify that this document is not inconsistent with the relevant provisions of the National Capital Plan.

(NCA Delegate) Date 21/6/04

Block 20 - Section 44 - Belconnen
ELEVATIONS - SHEET 02
1:200 @ B1
ASK-302

gmb
Guida Moseley Brown Architects

92

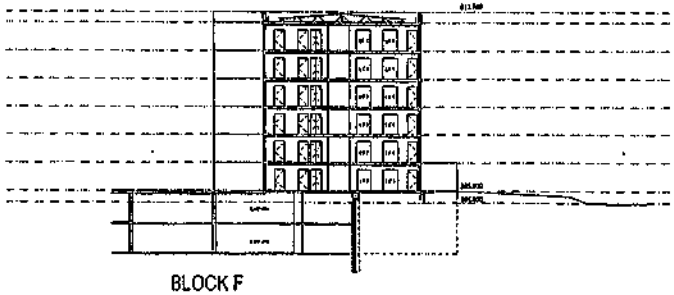


SECTION AA

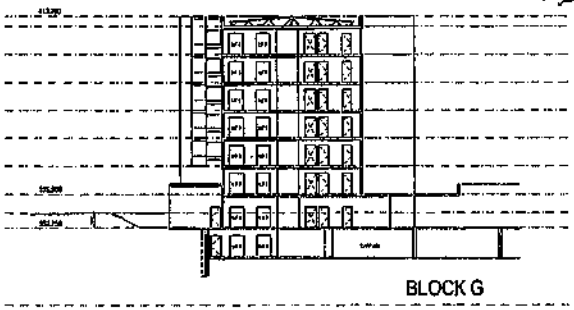
AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

I, Andrew Smith, certify that this document is not inconsistent with the relevant provisions of the National Capital Plan

(NCA Delegate) ... (Date) 12/1/09



SECTION BB



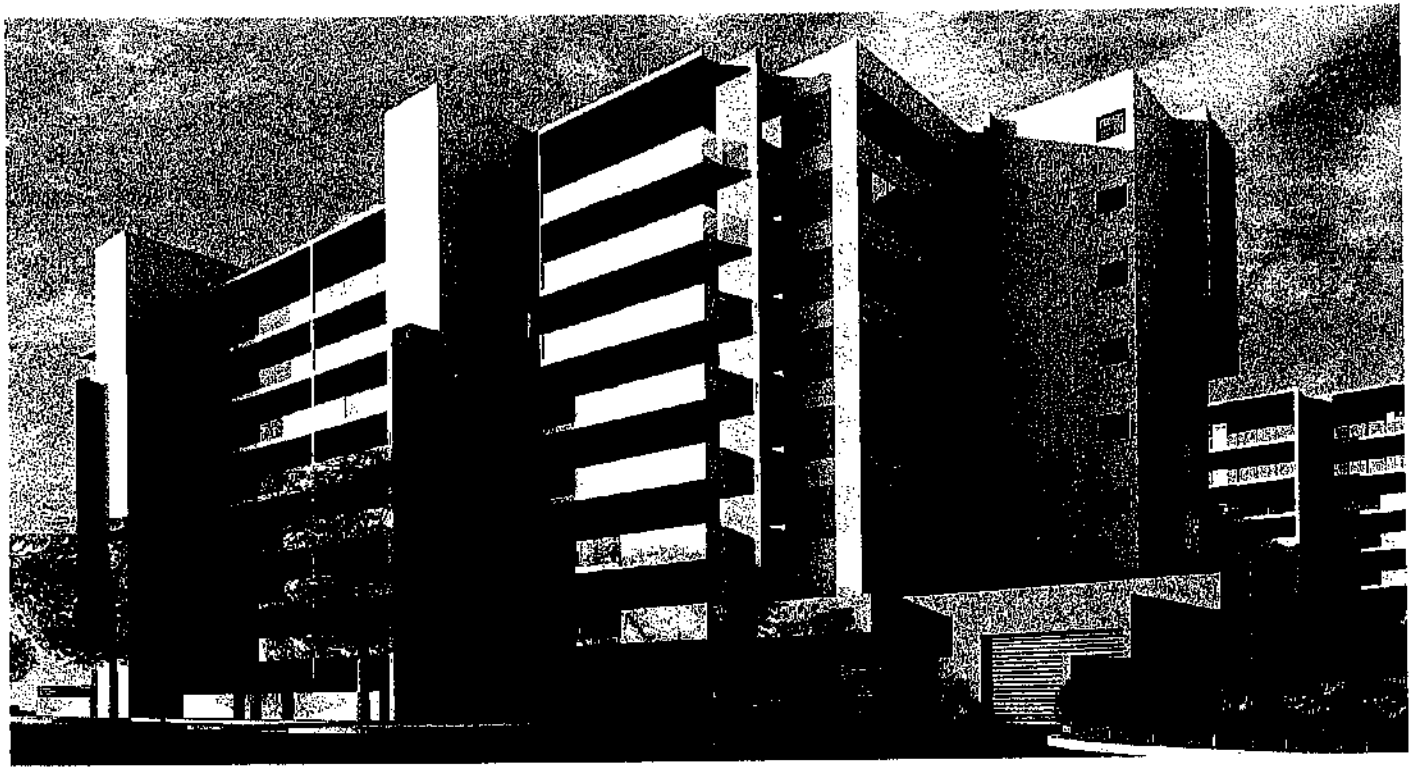
SECTION CC

Block 20 - Section 44 - Belconnen

SECTIONS
1:200 @ B1

ASK-400

Gutta Mosley Brown Architects



AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
ANDREW SMITH
12/1/99

SECTION 44 BLOCK 20 BELCONNEN

BLOCK C - SOUTH WEST PERSPECTIVE

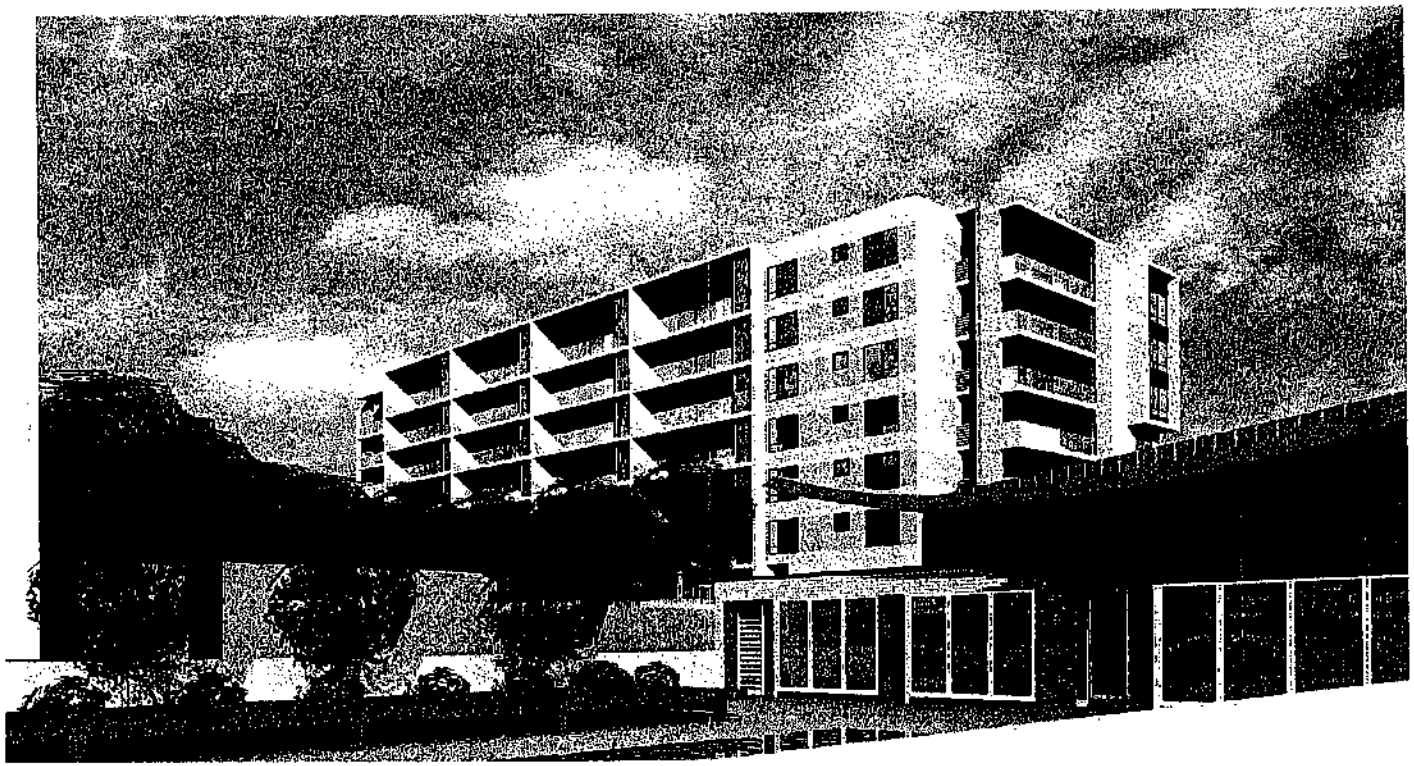
ASK-500

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

SECTION 44 BLOCK 20 BELCONNEN

BLOCK C & D - NORTH WEST PERSPECTIVE

ASK-501

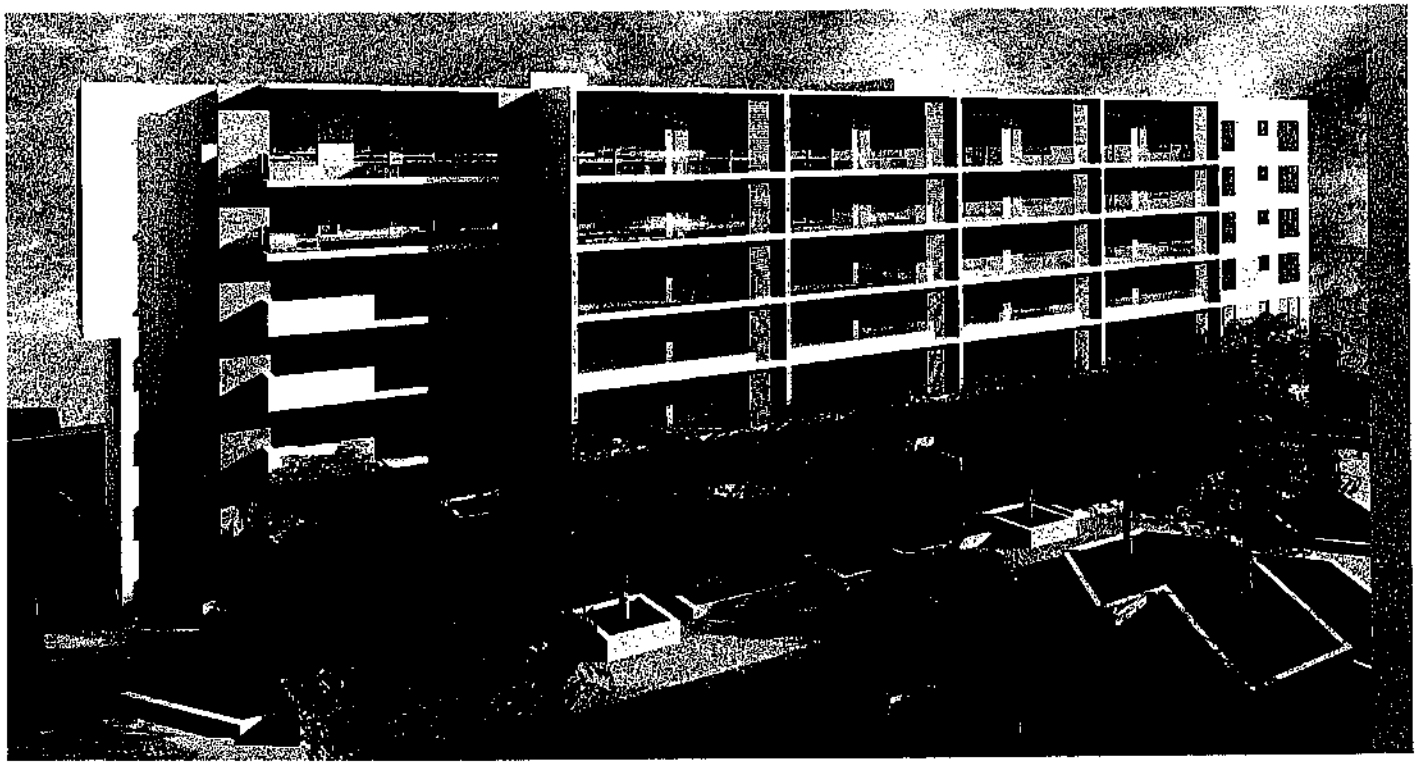


AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
I, ANDREW SMITH ... plans ... in accordance with ... of the National Capital Plan.
... Date 12/1/19

SECTION 44 BLOCK 20 BELCONNEN

BLOCK C & GYM - NORTH EAST PERSPECTIVE

ASK-502

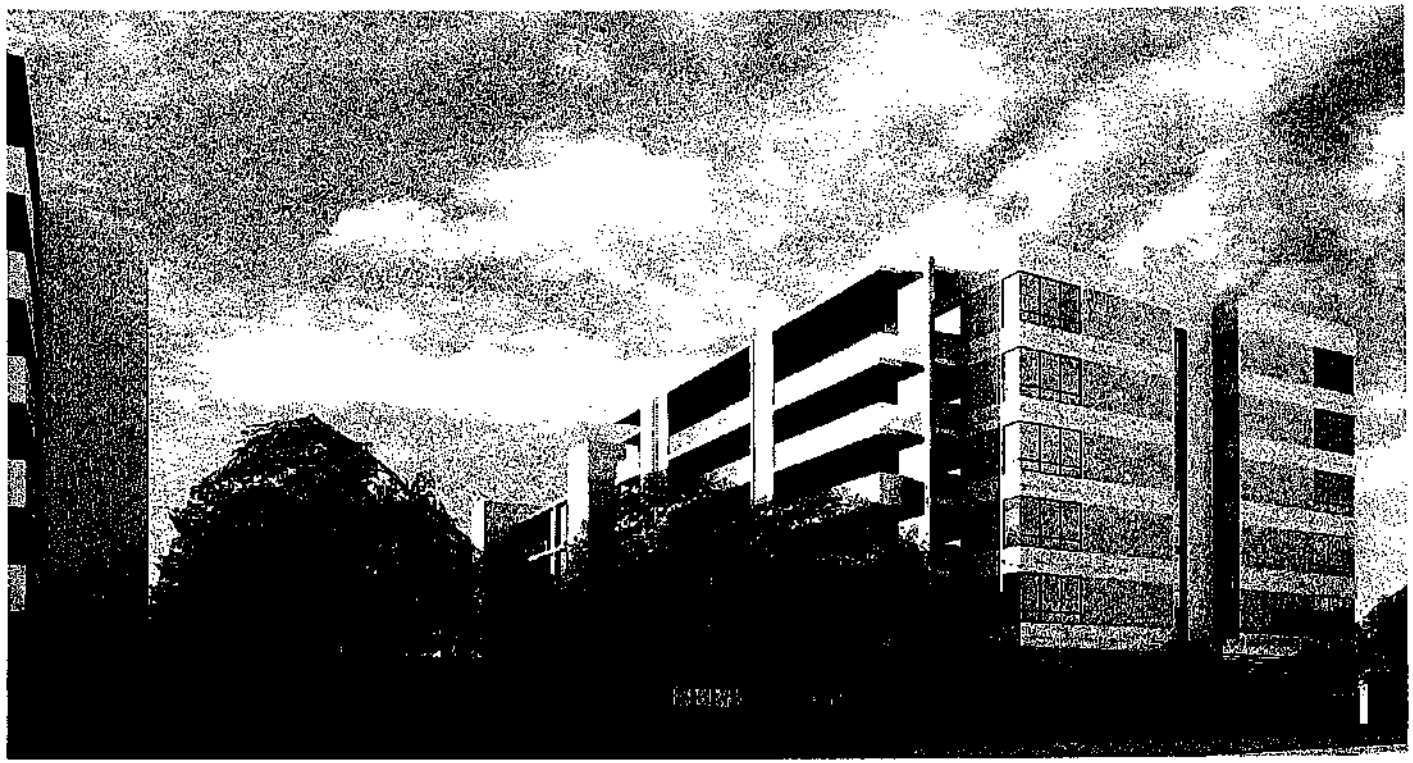


AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
Approved with the relevant provisions of the Territory Plan
Date 11/1/19

SECTION 44 BLOCK 20 BELCONNEN

BLOCK F & G - NORTH WEST PERSPECTIVE

ASK-503



DESIGN AND SITING (EXEMPTION)
DEVELOPMENT AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
I, ANDREW SMITH ...
... 12/11/9

SECTION 44 BLOCK 20 BELCONNEN

BLOCK E, F & G - SOUTH WEST PERSPECTIVE FROM COLLEGE ST

ASK-504

AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
WOMEN SMITH
Date 24/11/1

SECTION 44 BLOCK 20 BELCONNEN

BLOCK F, G & COMMERCIAL/RETAIL - NORTH WEST PERSPECTIVE

ASK-505

AUSTRALIAN CAPITAL TERRITORY
PLANNING AND LAND MANAGEMENT ACT 1988
NATIONAL CAPITAL AUTHORITY
I, ANDREW SMITH, certify that this document is the document referred to in the Deed of Variation of the National Capital Plan.
Date: 12/1/12

SECTION 44 BLOCK 20 BELCONNEN

BLOCK F & G - NORTH EAST PERSPECTIVE FROM CHANDLER ST

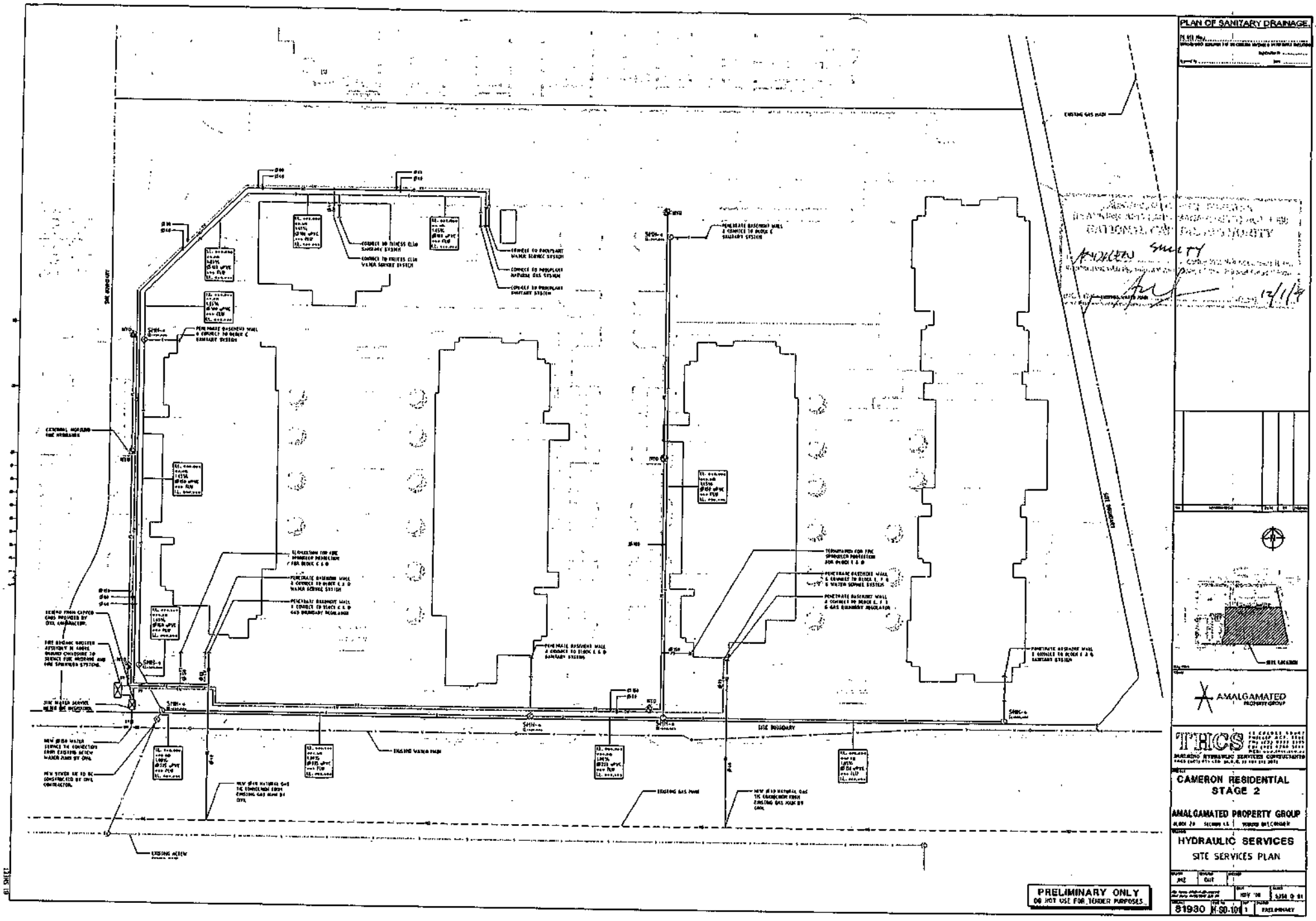
ASK-506

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
ANDREW SMITH
12/11/97

SECTION 44 BLOCK 20 BELCONNEN

BLOCK F & G - SOUTH WEST PERSPECTIVE

ASK-507


PLAN OF SANITARY DRAINAGE
PRELIMINARY ONLY
DO NOT USE FOR TENDER PURPOSES
AMALGAMATED PROPERTY GROUP
THCS
CAMERON RESIDENTIAL
STAGE 2
AMALGAMATED PROPERTY GROUP
HYDRAULIC SERVICES
SITE SERVICES PLAN
81930 H-SD-101
PRELIMINARY
SITE BOUNDARY
EXISTING WATER MAIN
EXISTING GAS MAIN
EXISTING ACCESS

LEGEND

SITE BOUNDARY

LINE OF BASEMENT UNDER

EXISTING TREES TO BE RETAINED
and protected

MULCHED SHRUB BED Type 1
Irrigated. To planter provide 100mm depth of pine fines mulch on 100mm min. nominal depth limported topsoil type 3. Allow for drainage as detailed.

MULCHED SHRUB BED Type 2
Irrigated. To planter provide 100mm depth of pine fines mulch on 400mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.

MULCHED SHRUB BED Type 3
Irrigated. To planter provide 100mm depth of pine fines mulch on 200mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.

MULCHED SHRUB BED Type 4
Irrigated. 100mm depth pine fines mulch (50mm to mature grasses) on 300mm nominal depth imported topsoil type 5. Provide subsoil drainage and mower strip as detailed

DECOMPOSED GRANITE GRAVEL TO SHRUB BED Type 5
Irrigated. 100mm depth decomposed granite gravel on 300mm nominal depth imported topsoil type 5. Provide subsoil drainage and mower strip as detailed

DECOMPOSED GRANITE GRAVEL
100mm depth decomposed granite gravel on compacted subgrade.

TILES
Refer Architects dwgs

UNIT PAVING Type 1
Precast concrete pavers 300x600x40mm, non slip finish. Colour: Deep Terracotta. Laid to manufacturers specification

UNIT PAVING Type 2
Precast concrete pavers 300x300x40mm, non slip finish. Colour: Light Grey. Laid to manufacturers specification, with 300x100mm wide x 40mm deep precast concrete paver laid with non slip finish. Colour: Charcoal.

UNIT PAVING Type 3
Refer Elephant Dwgs

CONCRETE PAVING
To match wedge. Refer Engineers dwgs

POROUS PAVING
40mm depth Soak thru' porous paving or similar with Decomposed granite gravel and retaining metal edge as specified

MOWER / EDGE STRIP
400x200mm wide x 40mm depth precast concrete paver / mower strip with non slip finish. Colour: to be advised. Laid on 150mm depth concrete foundations. Connect to all drain beds and bank of walls retaining grass. All as specified and detailed

PLANTER WALLS
Rendered blockwork with capping to Architects detail, of the following heights above finished pavement level.

1000mm

700mm

150mm

COURTYARD WALLS
Refer to Architects Drawings

FEATURE ROCKS & BOULDERS
Randomly placed to approval on site by Landscape Architect. Reverse rock are buried to 1/3 of their dia. Allow for concrete foundations to rocklike

TIMBER SLAT BENCH
As specified

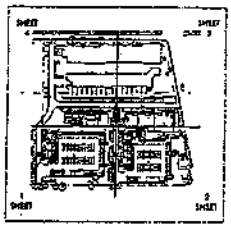
GATE
Refer to Architects Drawings

FENCE
Refer to Architects Drawings

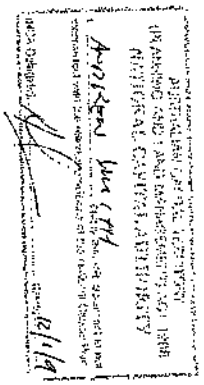
PERGOLA
Refer to Architects Drawings

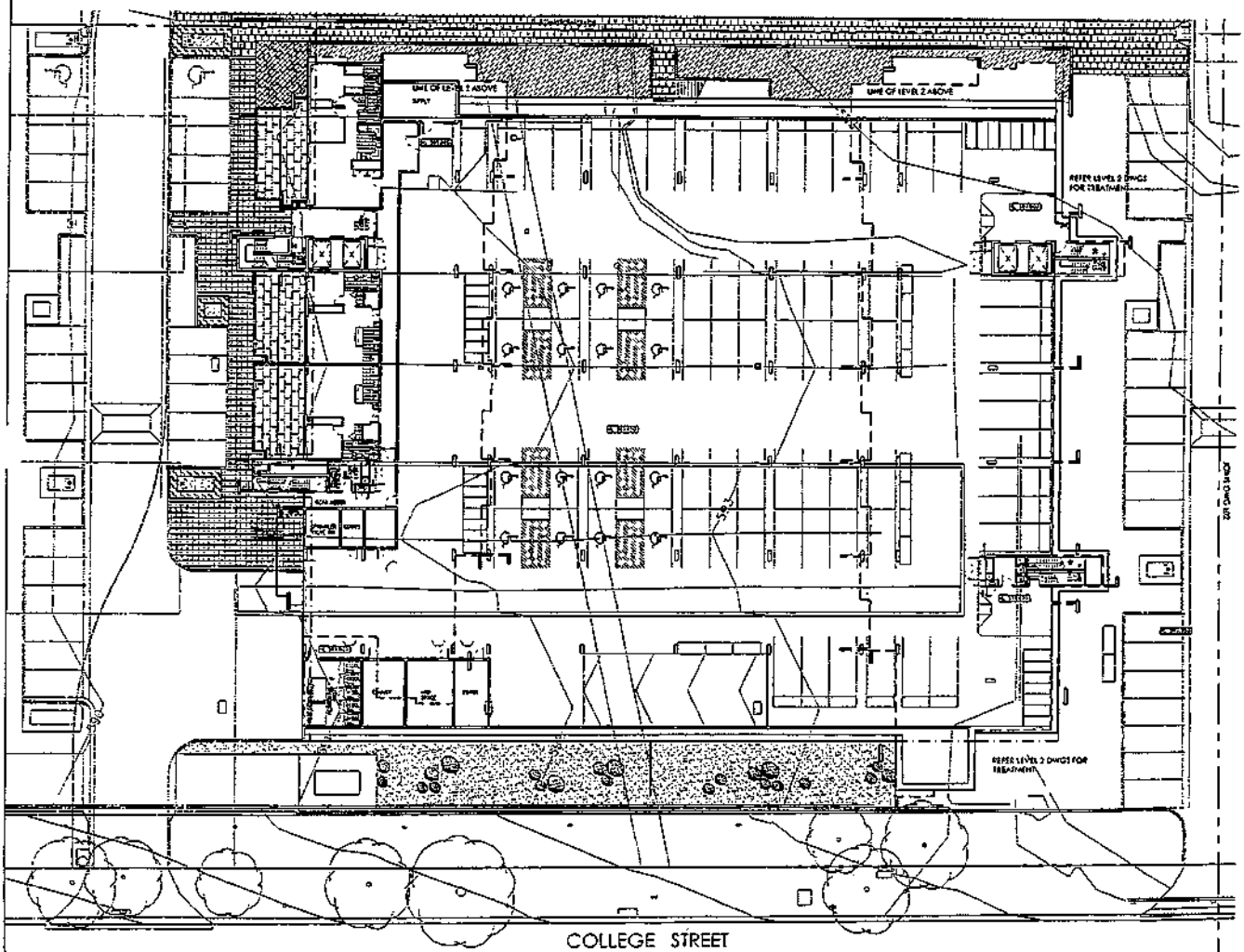
These landscape plans assume all landscaped areas will be irrigated automatically to appropriate standards as specified

No earthworks are to be constructed prior to installation of irrigation and lighting conduits.



KEY PLAN





COLLEGE STREET

AMENDMENTS

DATE	ISSUE	AMENDMENT	APP
14.11.06	A	PLAN ISSUED FOR DA	CF
01.12.06	B	PLANTING AMENDED	CF

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LANDSCAPE ARCHITECT
CIA LANDSCAPES + COLOUR

NORTH POINT

PROJECT
PROPOSED DEVELOPMENT
BLOCK 20 SECTION 44 DIVISION BELCONNEN

DRAWING TITLE
LANDSCAPE: HARD WORKS LEVEL 1

DWG NO. L01 1 of 4

CLIENT
GMB ARCHITECTS

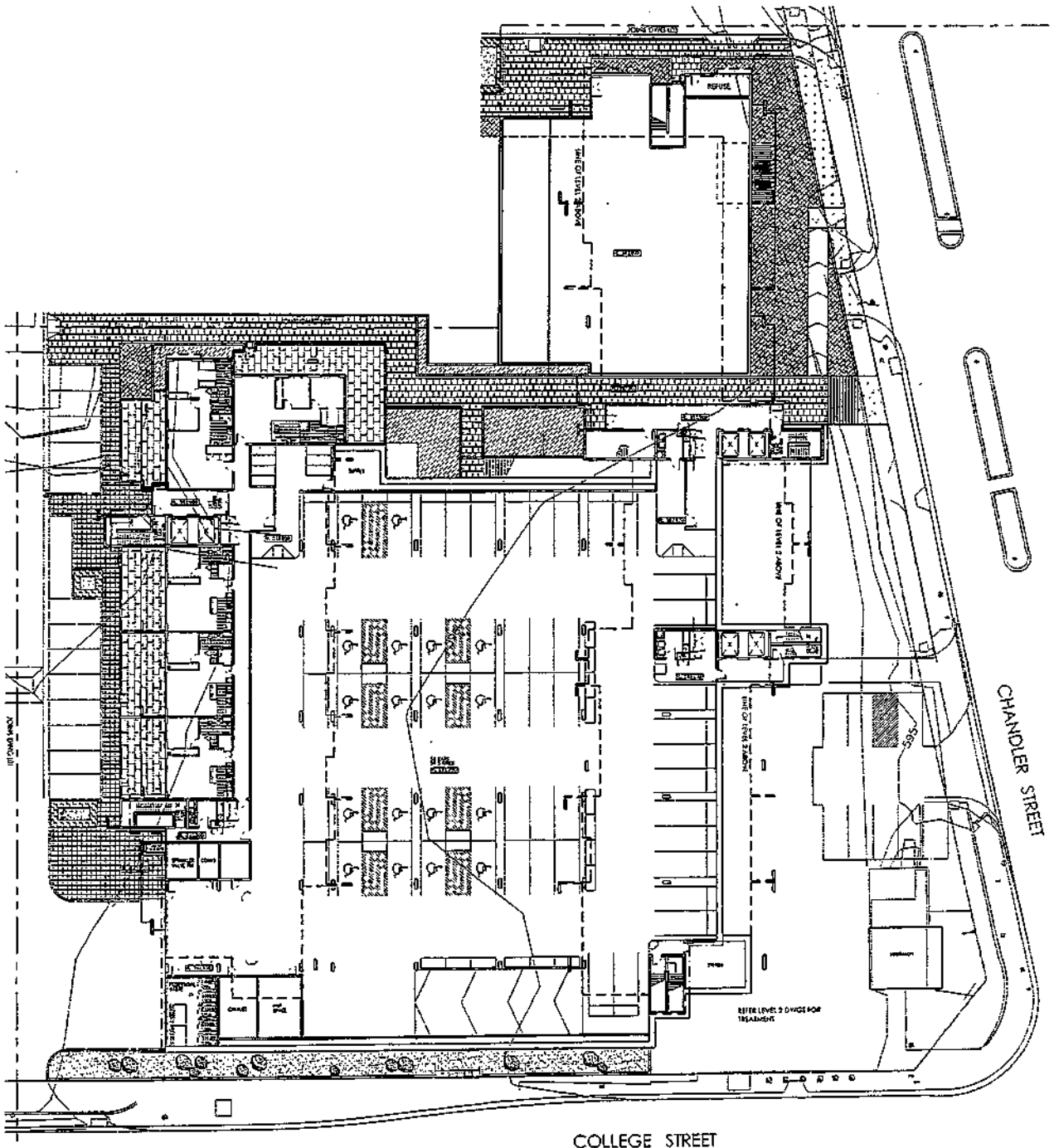
DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
01DEC06	1:200@A1	RES	CF	CF	A

LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT UNDER
- EXISTING TREES TO BE RETAINED. refer arborist report
- MULCHED SHRUB BED Type 1 Irrigated. To planter provide 800mm depth of pine fines mulch on 800mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.
- MULCHED SHRUB BED Type 2 Irrigated. To planter provide 100mm depth of pine fines mulch on 600mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.
- MULCHED SHRUB BED Type 3 Irrigated. To planter provide 50mm depth of pine fines mulch on 200mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.
- MULCHED SHRUB BED Type 4 Irrigated. 100mm depth pine fines mulch 150mm to existing grade U on 200mm nominal depth imported Topsoil Type 6. Provide subsoil drainage and mower strip as detailed
- DECOMPOSED GRANITE GRAVEL TO SHRUB BED Type 5 Irrigated. 100mm depth decomposed granite gravel on 200mm nominal depth imported topsoil Type 6. Provide subsoil drainage and mower strip as detailed
- DECOMPOSED GRANITE GRAVEL 100mm depth decomposed granite gravel on compacted subgrade.
- TILES Refer Architects dwgs
- UNIT PAVING Type 1 Precast concrete pavers 300x300x40mm, non slip finish. Colour: Dress Terracotta. Laid to manufacturers specification
- UNIT PAVING Type 2 Precast concrete pavers 300x300x40mm, non slip finish. Colour: Light Grey. Laid to manufactures specification, with 300x300mm wide x 40mm depth precast concrete paver trim with non slip finish. Colour: Charcoal.
- UNIT PAVING Type 3 Refer Engineers dwgs
- CONCRETE PAVING To match verge. Refer Engineers dwgs
- POROUS PAVING 40mm depth 'Scott Thin' porous paving or similar with Decomposed granite gravel and matching mowal edge as specified
- MOWER / EDGE STRIP 400x200mm wide x 40mm depth precast concrete power mower strip with non slip finish. Colour: to be advised. Laid on 100mm depth concrete haunching. Construct to all shrub beds and base of walls abutting grass. All as specified and detailed
- PLANTER WALLS Rendered blockwork with capping to Architects detail, at the following heights above finished pavement level.
  - 1000mm
  - 700mm
  - 190mm
- COURTYARD WALLS Refer to Architects Drawings
- FEATURE ROCKS & BOULDERS Randomly placed to approval on site by landscape Architect. Ensure rocks are buried to ¼ of their dia. Allow for concrete haunching to stability
- TIMBER SLAT BENCH As specified
- GATE Refer to Architects Drawings
- FENCE Refer to Architects Drawings
- PERGOLA Refer to Architects Drawings

These landscape plans assume all landscaped areas will be irrigated correctly to Australian standards as specified

No hydrants are to be constructed prior to installation of irrigation and lighting conduits.



AMENDMENTS

DATE	ISSUE	AMEND	AMD
01/12/08	A	PRELIMINARY	

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LANDSCAPE ARCHITECT
CIA LANDSCAPES + COLOUR

NORTH POINT

PROJECT
PROPOSED DEVELOPMENT
BLOCK 20 SECTION 44 DIVISION BELCONNEN

DRAWING TITLE
LANDSCAPE: HARD WORKS LEVEL 1

DWG NO. L02 2 of 4

CLIENT
GMB ARCHITECTS

DATE	SCALE	DRAWN	DESIGNED	APPROVED	ISSUE
01DEC08	1:200@A1	RES	CF	CF	A

40

LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT UNDER
- EXISTING TREES TO BE RETAINED and protected
- PROPOSED DECIDUOUS TREES Refer Plant Schedule
- PROPOSED EVERGREEN TREES Refer Plant Schedule
- PROPOSED SHRUBS Refer Plant Schedule
- PROPOSED GROUNDCOVERS Refer Plant Schedule
- PROPOSED CLIMBER Refer Plant Schedule
- MULCHED SHRUB BED Irrigated. Provide mulch to depth as set out specified on Hardworks dwgs. Provide drainage as specified and detailed
- TURF Lay turf on 200mm min depth imported topsoil Type A and drainage layer as specified and detailed, turf to be sown with 5x Weller Suffolk.
- DRYLAND GRASS Minimum depth imported topsoil Type C and cultivated subgrade, sown with dryland grass mix as specified. Where grass adjoins base of walls and edge of shrub beds provide minimum strip as detailed
- NATIVE GRASS Irrigated. Provide 50mm mulch to depth of soil as specified on Hardworks dwgs. Provide drainage as specified and detailed
- FEATURE ROCKS & BOULDERS Randomly placed as approved on site by Landscape Architect. Mixed rocks are limited to ½ of their size. Allow for concrete haunching to stability
- TIMBER SLAT BENCH As specified
- GATE Refer to Architects Drawings
- FENCE Refer to Architects Drawings
- TREE GUARD To Engineers specification
- PERGOLA

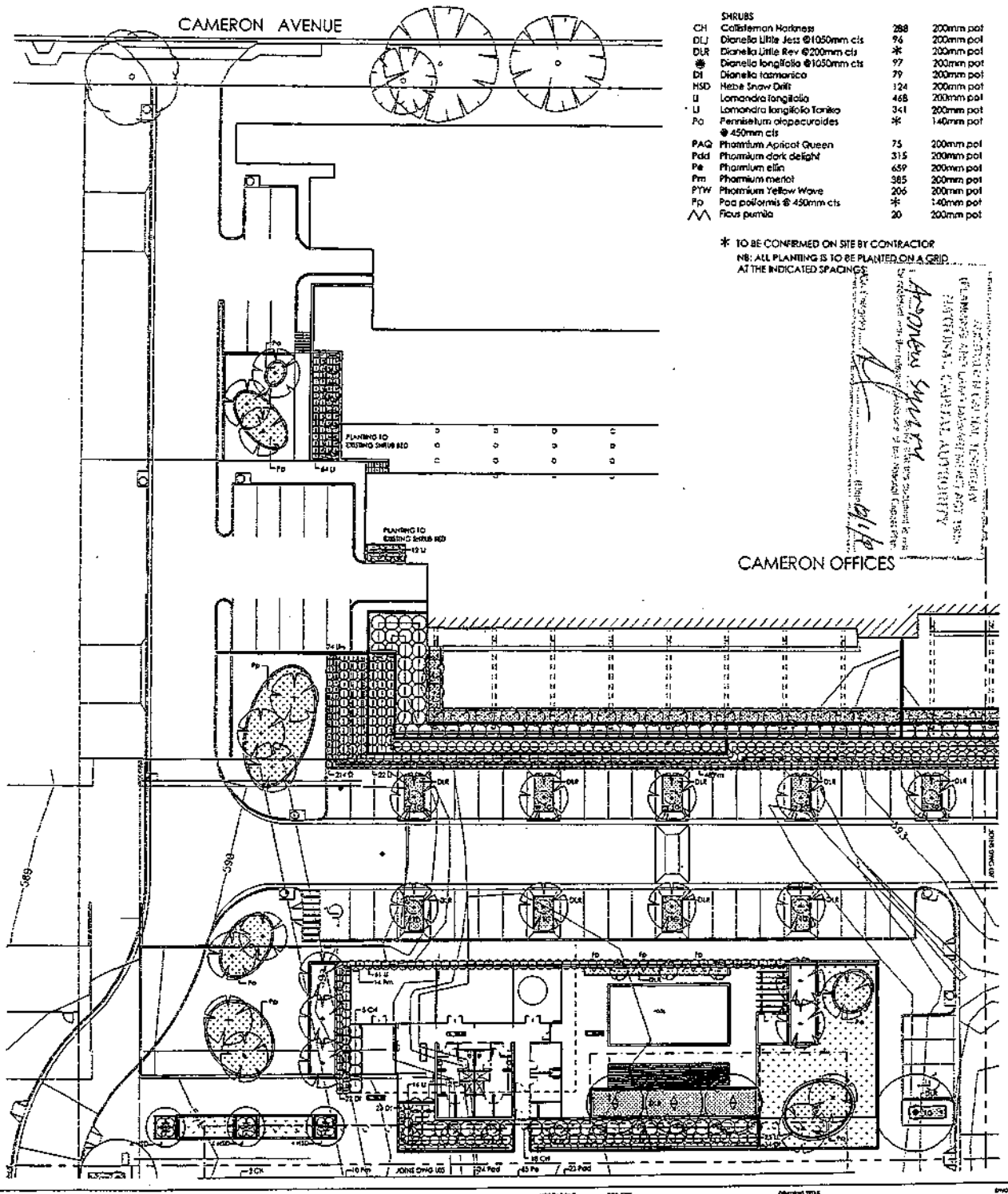
These landscape plans assume all landscaped areas will be irrigated automatically to appropriate standards as specified

PLANT SCHEDULE

	SPECIES	NO.	SIZE
	TREES		
	Acer palmatum	20	2.5m min height
	Cordyline australis	99	1.5m min height
	Eucalyptus Little Spotty	73	1m min spring rings
	Gleditsia triacanthos Shade Master	9	3.0m min height
	Magnolia grandiflolia	3	3.0m min height
	Pyrus chanticleer Capital	17	3.0m min height
	Pyrus viburnifolia	3	3.0m min height
	SHRUBS		
CH	Callistemon Harkness	288	200mm pot
DLJ	Dianella Little Jess @1050mm cts	96	200mm pot
DLR	Dianella Little Rev @200mm cts	*	200mm pot
	Dianella longifolia @1050mm cts	97	200mm pot
DI	Dianella tasmanica	79	200mm pot
HSD	Hebe Snow Drift	124	200mm pot
LI	Lomandra longifolia	468	200mm pot
LJ	Lomandra longifolia Tanika	341	200mm pot
Pa	Pennisetum alopecuroides @ 450mm cts	*	140mm pot
PAQ	Phormium Apricot Queen	75	200mm pot
Pdd	Phormium dark delight	315	200mm pot
Pe	Phormium ellin	659	200mm pot
Pm	Phormium merlot	385	200mm pot
PYW	Phormium Yellow Wave	206	200mm pot
Pp	Poa poliformis @ 450mm cts	*	140mm pot
	Ficus pumila	20	200mm pot

* TO BE CONFIRMED ON SITE BY CONTRACTOR

NB: ALL PLANTING IS TO BE PLANTED ON A GRID AT THE INDICATED SPACINGS



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PROJECT: PROPOSED DEVELOPMENT
BLOCK 20 SECTION 44 DIVISION BELCONNEN

DRAWING TITLE: LANDSCAPE: SOFT WORKS LEVEL 1
CLIENT: GMB ARCHITECTS
DATE 01DEC08 SCALE 1:200@A1 DRAWN RES CHECKED CF APPROVED CF ISSUE A

DWG NO. L08 4 of 4

4H

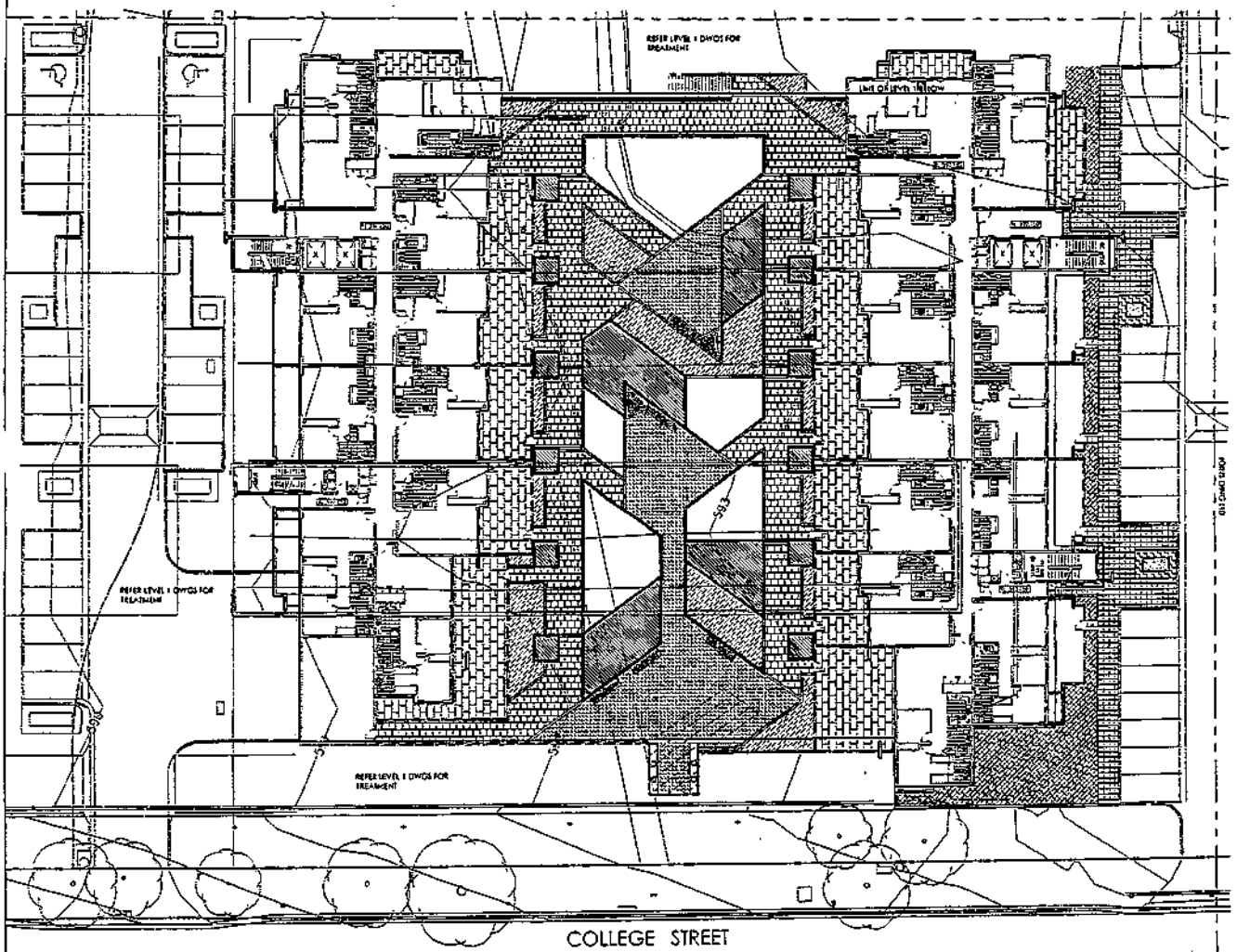
LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT UNDER
- EXISTING TREES TO BE RETAINED and protected
- MULCHED SHRUB BED Type 1 Irrigated. To planter provide 100mm depth of pine fines mulch on 150mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.
- MULCHED SHRUB BED Type 2 Irrigated. To planter provide 100mm depth of pine fines mulch on 400mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.
- MULCHED SHRUB BED Type 3 Irrigated. To planter provide 50mm depth of pine fines mulch on 200mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.
- MULCHED SHRUB BED Type 4 Irrigated. 100mm depth pine fines mulch (50mm to native grasses) on 300mm nominal depth imported topsoil Type 5. Provide subsoil drainage and mower strip as detailed
- DECOMPOSED GRANITE GRAVEL TO SHRUB BED Type 5 Irrigated. 100mm depth decomposed granite gravel on 200mm nominal depth imported topsoil Type 5. Provide subsoil drainage and mower strip as detailed
- DECOMPOSED GRANITE GRAVEL 100mm depth decomposed granite gravel on compacted subgrade.
- TILES Refer Architects dwgs
- UNIT PAVING Type 1 Pre-cast concrete pavers 300x300x40mm, non slip finish. Colour: Dove Terracotta. Laid to manufacturers specification.
- UNIT PAVING Type 2 Precast concrete pavers 200x200x40mm, non slip finish. Colour: Light Grey. Laid to manufacturers specification, with 50x300mm wide x 40mm depth precast concrete paver kerb with non slip finish, Colour: Charcoal.
- UNIT PAVING Type 3 Refer Engineers dwgs
- CONCRETE PAVING To match verge. Refer Engineers dwgs
- POROUS PAVING 80mm depth 5mm Dia/ porous paving or grass with Decomposed granite gravel and retaining metal edge as specified
- MOWER / EDGE STRIP 400x200mm wide x 40mm depth precast concrete paver mower strip with non slip finish. Colour: To be advised. Laid on 125mm depth concrete haunching. Construct to off set back one bank of walls, abutting grass. All as specified and detailed
- PLANTER WALLS Rendered block-work with coping to Architects details, at the following heights above finished pavement level.
  - 1000mm
  - 700mm
  - 150mm
- COURTYARD WALLS Refer to Architects Drawings
- FEATURE ROCKS & BOULDERS Randomly placed to approval on site by Landscape Architect. Shale rocks are buried to ⅓ of their size. Allow for concrete haunching to Rocks
- TIMBER SLAT BENCH As specified
- GATE Refer to Architects Drawings
- FENCE Refer to Architects Drawings
- PERGOLA Refer to Architects Drawings

These landscape plans assume all landscaped areas will be irrigated automatically to appropriate standards as specified

No hardworks are to be constructed prior to satisfactory installation of irrigation and lighting conduits.

APPROVED SUBJECT TO ALL CONDITIONS PREVIOUSLY IMPOSED AND NOTED IN RELATION TO DEVELOPMENT APPROVAL NO. 200600744 DATED 12/11/07 AND ANY CONDITIONS IMPOSED BY THE DELEGATE OF THE NATIONAL CAPITAL AUTHORITY



AMENDMENTS

DATE	ISSUE	AMEND	INIT
21.12.06	A	FOR DEVELOPMENT APPROVAL	

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LANDSCAPE ARCHITECT
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NORTH POINT

PROJECT
PROPOSED DEVELOPMENT
BLOCK 20 SECTION 44 BELCONNEN

DRAWING TITLE
LANDSCAPE: HARD WORKS LEVEL 2
CLIENT GMB ARCHITECTS

DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
01DEC08	1:200@A1	RES	CF	CF	A

DWG NO. L09 1 of 2

LEGEND

SITE BOUNDARY

LINE OF BASEMENT UNDER

EXISTING TREES TO BE RETAINED
and protected

MULCHED SHRUB BED Type 1
Irrigated. To planter provide 100mm depth of pine fines mulch on 100mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.

MULCHED SHRUB BED Type 2
Irrigated. To planter provide 100mm depth of pine fines mulch on 400mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.

MULCHED SHRUB BED Type 3
Irrigated. To planter provide 50mm depth of pine fines mulch on 200mm min. nominal depth imported topsoil Type 5. Allow for drainage as detailed.

MULCHED SHRUB BED Type 4
Irrigated. 100mm depth pine fines mulch (50mm to native grass) on 300mm nominal depth imported topsoil type 6. Provide subsoil drainage and mower strip as detailed

DECOMPOSED GRANITE GRAVEL TO SHRUB BED Type 5
Irrigated, 100mm depth decomposed granite gravel on 300mm nominal depth imported topsoil Type 5. Provide subsoil drainage and mower strip as detailed

DECOMPOSED GRANITE GRAVEL
100mm depth decomposed granite gravel on compacted subgrade.

TILES
Refer Architects dwgs

UNIT PAVING Type 1
Precast concrete pavers 300x300x60mm, non slip finish. Colour: Deep Terracotta. Laid to manufactures specification

UNIT PAVING Type 2
Precast concrete pavers 300x300x60mm, non slip finish. Colour: Light Grey. Laid to manufactures specification. with 300x300mm wide x 60mm deep precast concrete paver trim with non slip finish. Colour Charcoal.

UNIT PAVING Type 3
Refer Engineers dwgs

CONCRETE PAVING
To maison verge. Refer Engineers dwgs

POROUS PAVING
40mm depth Seal thick porous paving or similar with decomposed granite gravel and retaining metal edge as specified

MOWER / EDGE STRIP
400x200mm wide x 40mm depth precast concrete paver mower strip with non slip finish. Colour to be advised. Laid on 100mm depth concrete haunching. Construct to all shrub beds and some of mass planting areas. All as specified and detailed

PLANTER WALLS
Rendered blockwork with coping to Architects detail, at the following heights above finished pavement level.

1000mm

700mm

150mm

COURTYARD WALLS
Refer to Architects Drawings

FEATURE ROCKS & BOULDERS
Randomly placed to approval on site by Landscape Architect. Feature rocks are being a min 1/3 of their size. Allow for concrete haunching to plinths

TIMBER SLAT BENCH
As specified

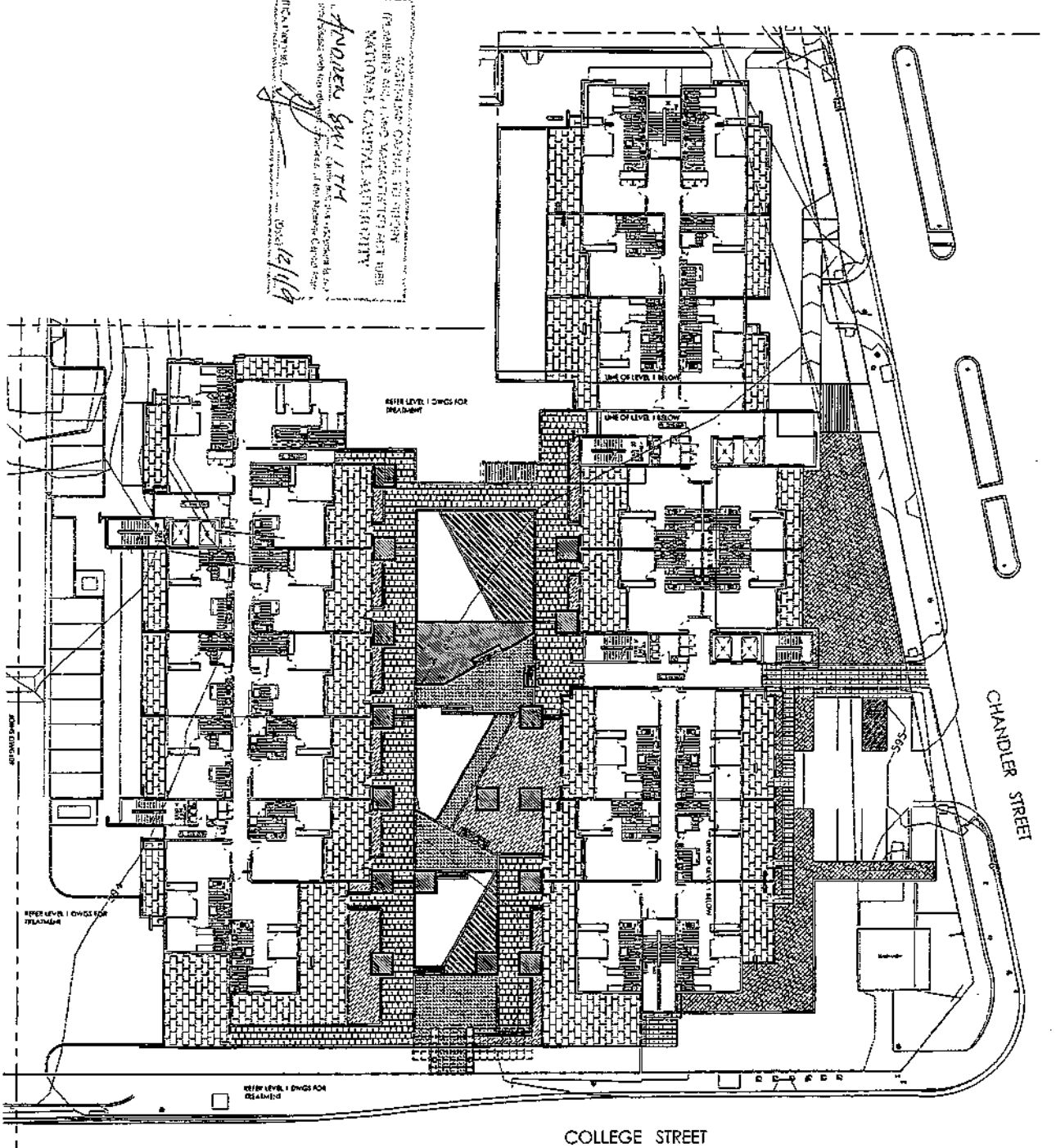
GATE
Refer to Architects Drawings

FENCE
Refer to Architects Drawings

PERGOLA
Refer to Architects Drawings

These landscape plans assume all landscaped areas will be irrigated automatically to appropriate standards as specified

No handworks are to be constructed prior to installation of irrigation and lighting conduits.



AMENDMENTS

DATE	ISSUE	AMEND	ADM
04.11.08	1	FOR DA SUBMISSION	GC
06.11.08	2	MINOR AMENDMENTS	GC

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PROJECT
PROPOSED DEVELOPMENT
BLOCK 20 SECTION 44 DIVISION BELCONNEN

DRAWING TITLE
LANDSCAPE: HARD WORKS LEVEL 2

CLIENT
GMB ARCHITECTS

DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
01DEC08	1:200@A1	RES	CF	CF	A

DWG no. L10 2 of 2

PLANT SCHEDULE

SPECIES	NO.	SIZE
TREES		
Acer palmatum	20	2.5m min height
Cordyline australis	99	1.5m min height
Eucalyptus Little Spotty	73	1m min spring rings
Gleditsia trioconthos Shade Master	9	3.0m min height
Magnolia grandiflora	3	3.0m min height
Pyrus chamicleer Capital	17	3.0m min height
Pyrus ussuriensis	3	3.0m min height

	SHRUBS		
CH	Callistemon Harkness	288	200mm pot
DLJ	Dianella Little Jess @1050mm cts	96	200mm pot
DLR	Dianella Little Rev @200mm cts	*	200mm pot
*	Dianella longifolia @1050mm cts	97	200mm pot
Dt	Dianella tasmanica	79	200mm pot
HSD	Hebe Snow Drift	124	200mm pot
Li	Lomandra longifolia	468	200mm pot
Lt	Lomandra longifolia Tanika	341	200mm pot
Po	Pennisetum alopecuroides @ 450mm cts	*	140mm pot
PAQ	Phormium Apricot Queen	75	200mm pot
Pdd	Phormium dark delight	315	200mm pot
Pe	Phormium ellin	659	200mm pot
Pm	Phormium maori	385	200mm pot
PYW	Phormium Yellow Wave	206	200mm pot
Pp	Poa poliformis @ 450mm cts	*	140mm pot
	Ficus pumila	20	200mm pot

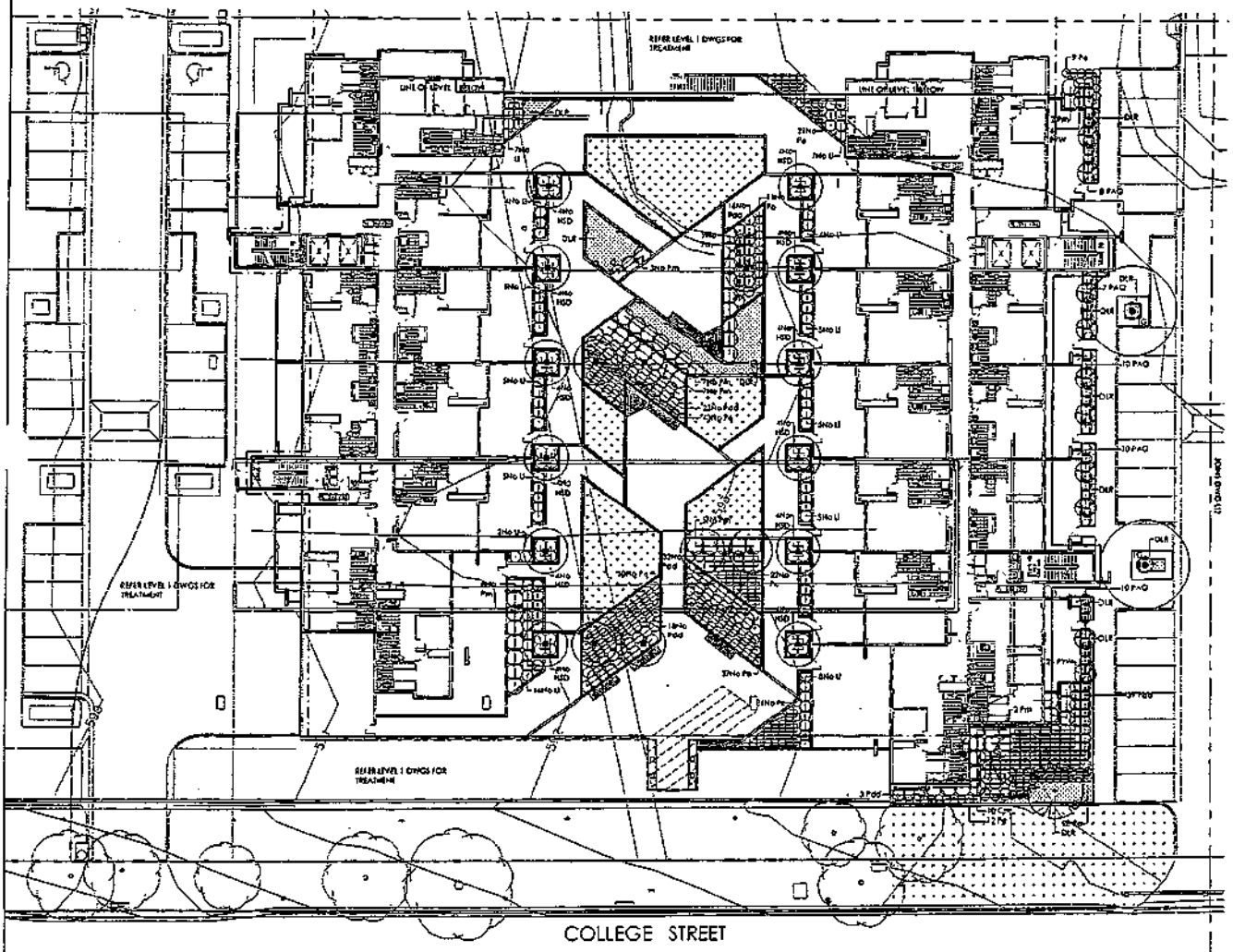
* TO BE CONFIRMED ON SITE BY CONTRACTOR

NB: ALL PLANTING IS TO BE PLANTED ON A GRID AT THE INDICATED SPACINGS

LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT UNDER
- EXISTING TREES TO BE RETAINED and protected
- PROPOSED DECIDUOUS TREES Refer Plant Schedule
- PROPOSED EVERGREEN TREES Refer Plant Schedule
- PROPOSED SHRUBS Refer Plant Schedule
- PROPOSED GROUNDCOVERS Refer Plant Schedule
- PROPOSED CLIMBER Refer Plant Schedule
- MULCHED SHRUB BED Irrigated. Provide mulch to depth of soil as specified on Hardworks dwgs. Provide drainage as specified and detailed
- TURF Lay turf on 200mm min depth imported topsoil Type A and drainage layer as specified and detailed. Turf to be sown with St Walter Buffalo.
- DRYLAND GRASS 100mm cream Hibernet topsoil type C and cultivated subgrade, sown with dryland grass mix as specified. Where grass adjoins base of walls and edge of shrub beds provide mower strip as detailed
- NATIVE GRASS Irrigated. Provide 50mm mulch to depth of soil as specified on Hardworks dwgs. Provide drainage as specified and detailed
- FEATURE ROCKS & BOULDERS Randomly placed to approval on site by Landscape Architect. Ensure rocks are buried to 1/3 of their size. Allow for concrete haunching to rockery
- TIMBER SLAT BENCH As specified
- GATE Refer to Architects Drawings
- FENCE Refer to Architects Drawings
- TREE GUARD To Engineers specification
- PERGOLA

Paths to be 2000mm wide unless otherwise dimensioned. Paths will be aligned symmetrically to appropriate reference as specified



AMENDMENTS						
DATE	ISSUE	AMEND	BY			
01.12.08	1	FOR DISCUSSION	CF			
03.12.08	2	PERGOLA DETAIL	CF			

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LANDSCAPE ARCHITECT: CIA LANDSCAPES + COLOUR

NORTH POINT

PROJECT: PROPOSED DEVELOPMENT

BLOCK 20 SECTION 44 SUBURB BELCONNEN

DRAWING TITLE: LANDSCAPE: SOFT WORKS LEVEL 2

CLIENT: GMB ARCHITECTS

DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
01DEC08	1:200@A1	RES	CF	CF	A

DWG NO. L11 1 of 2

44

PLANT SCHEDULE

	SPECIES	NO.	SIZE
	TREES		
P	Acer palmatum	20	2.5m min height
•	Cordyline australis	99	1.5m min height
⊕	Eucalyptus Little Spotty	73	1m min spring rings
▲	Gleditsia triacanthos Shade Master	9	3.0m min height
◊	Magnolia grandiflora	3	3.0m min height
⊙	Pyrus chanticleer Capital	17	3.0m min height
	Pyrus ussuriensis	3	3.0m min height
	SHRUBS		
CH	Callistemon Harkness	288	200mm pot
DLJ	Dianella Little Jess @1050mm cts	96	200mm pot
DLR	Dianella Little Rev @200mm cts	*	200mm pot
卌	Dianella longifolia @1050mm cts	97	200mm pot
Dt	Dianella Tasmanica	79	200mm pot
HSD	Hebe Snow Drift	124	200mm pot
Ll	Lomandra longifolia	468	200mm pot
Lt	Lomandra longifolia Tanika	341	200mm pot
Pa	Pennisetum alopecuroides @ 450mm cts	*	140mm pot
PAQ	Phormium Apricot Queen	75	200mm pot
Pdd	Phormium dark delight	315	200mm pot
Pe	Phormium etlin	659	200mm pot
Pm	Phormium maillot	385	200mm pot
PYW	Phormium Yellow Wave	206	200mm pot
Pp	Poa poliformis @ 450mm cts	*	140mm pot
⩓	Ficus pumila	20	200mm pot

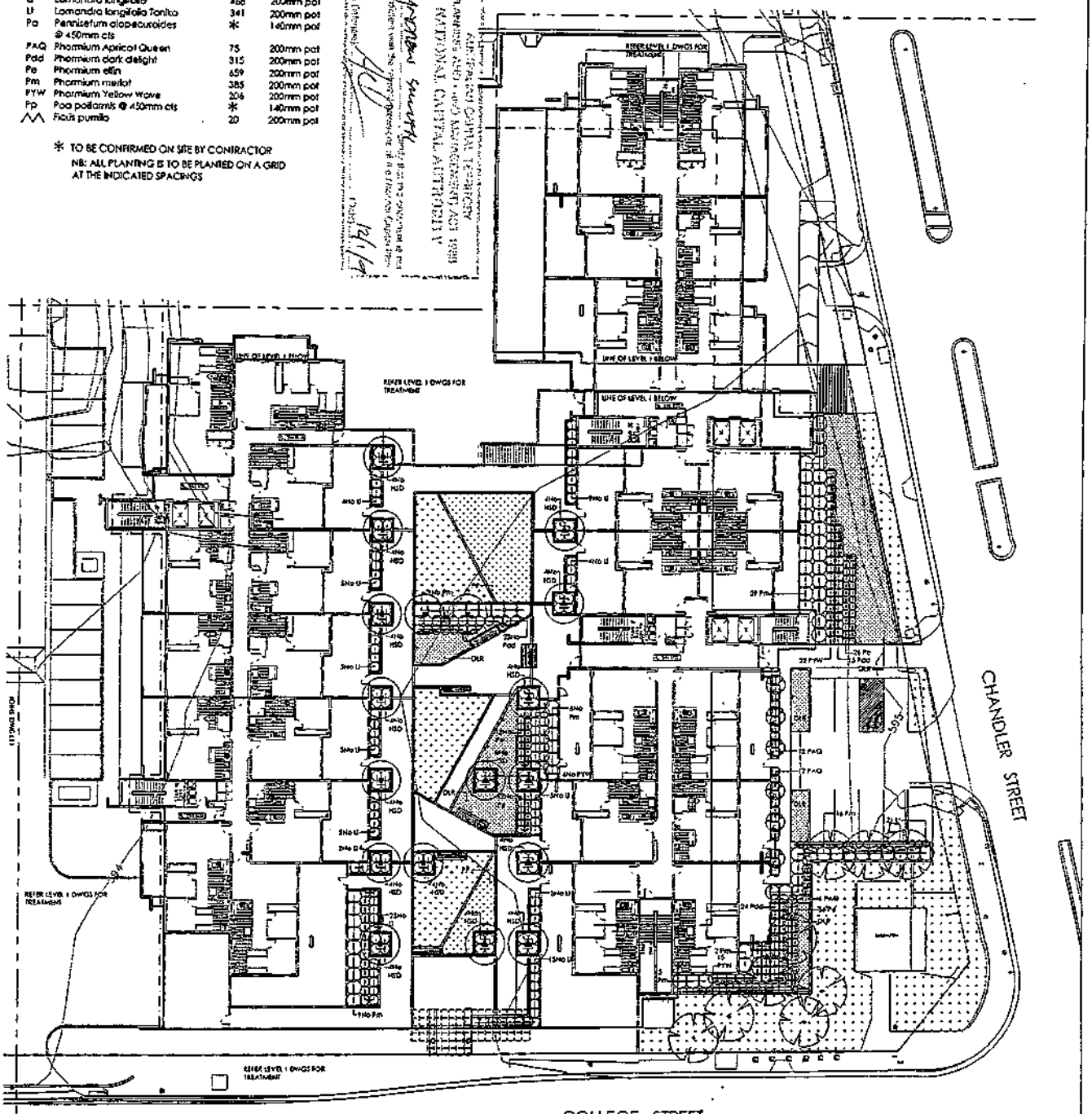
* TO BE CONFIRMED ON SITE BY CONTRACTOR

NB: ALL PLANTING IS TO BE PLANTED ON A GRID AT THE INDICATED SPACINGS

LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT UNDER
- EXISTING TREES TO BE RETAINED and protected
- PROPOSED DECIDUOUS TREES Refer Plant Schedule
- PROPOSED EVERGREEN TREES Refer Plant Schedule
- PROPOSED SHRUBS Refer Plant Schedule
- PROPOSED GROUNDCOVERS Refer Plant Schedule
- PROPOSED CLIMBER Refer Plant Schedule
- MULCHED SHRUB BED Irrigated. Provide mulch to depth of soil as specified on Hardworks dwgs. Provide drainage as specified and detailed
- TURF Lay turf on 200mm min depth imported topsoil Type A over drainage layer as specified and detailed. Turf to be sown with St Walter Buffalo.
- DRYLAND GRASS 100mm depth imported topsoil Type C and cultivated subgrade. Sown with dryland grass mix as specified. Where grass adjoins base of walls and edge of shrub beds provide mow-strip as detailed
- NATIVE GRASS Irrigated. Provide 50mm mulch to depth of soil as specified on Hardworks dwgs. Provide drip hose as specified and detailed
- FEATURE ROCKS & BOULDERS Randomly placed to approval on site by Landscape Architect. Ensure rocks are buried up to ⅓ of their size. Allow for concrete haunching to stabilise
- TIMBER SLAT BENCH As specified
- GATE Refer to Architects Drawings
- FENCE Refer to Architects Drawings
- TREE GUARD To Engineers specification
- PERGOLA

These landscape plans assume all landscaped areas will be irrigated automatically to horticultural standards as specified



AMENDMENTS			
DATE	ISSUE	AMEND	CHK
04/11/08	A	TOWN CENTRE SUBMISSION	CF
01/12/08	B	WORKS APPROVAL	CF

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LANDSCAPE ARCHITECT
CIA LANDSCAPES + COLOUR

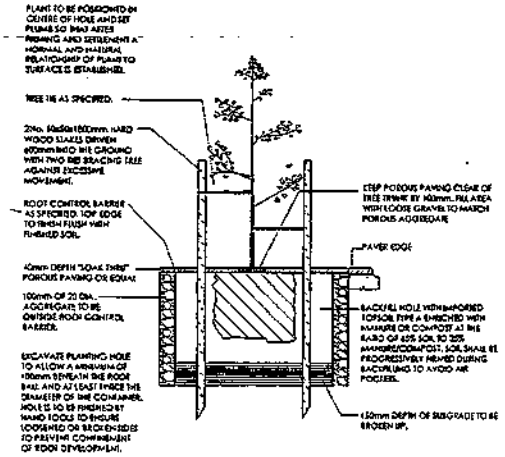
NORTH POINT

PROJECT
PROPOSED DEVELOPMENT
BLOCK 20 SECTION 44 DIVISION BELCONNEN

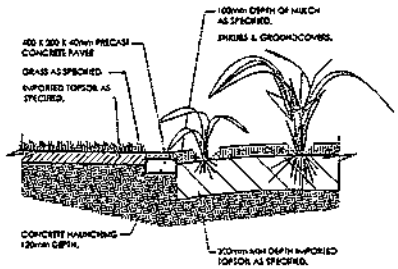
DRAWING TITLE
LANDSCAPE: SOFT WORKS LEVEL 2
cuhe
GMB ARCHITECTS

DWG NO. L12 2 of 2

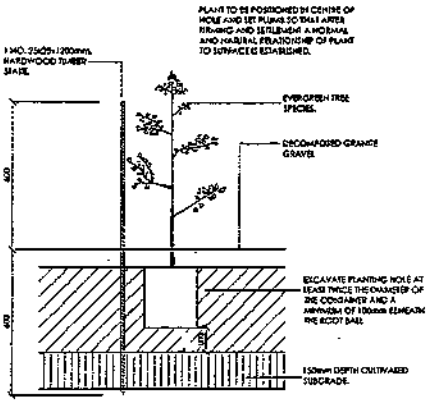
DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
01DEC08	1:200@A1	RES	CF	CF	B



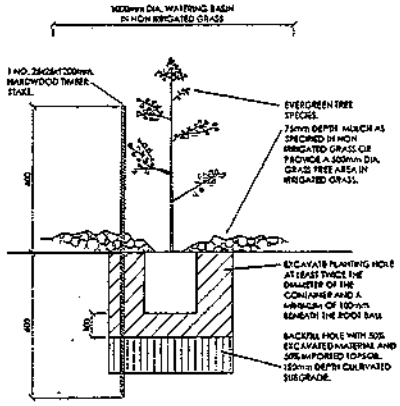
POROUS PAVING TO TREE WITH STEEL EDGE
TYPICAL DETAIL SCALE 1:20



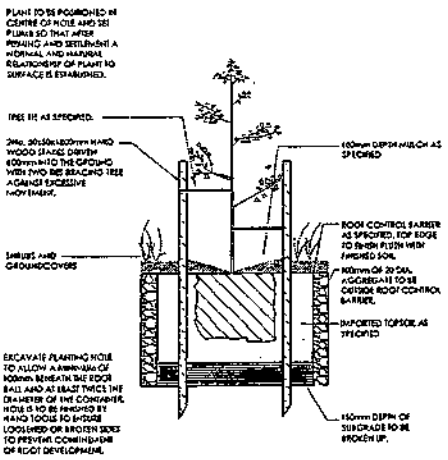
PAVER MOWER STRIP
TYPICAL DETAIL SCALE 1:20



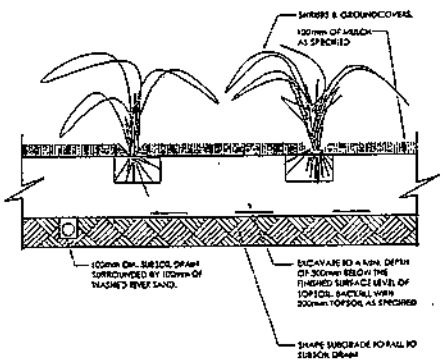
EVERGREEN TREE PLANTING IN GRAVEL
TYPICAL DETAIL SCALE 1:10



EVERGREEN TREE PLANTING IN GRASS AREAS
TYPICAL DETAIL SCALE 1:10



DECIDUOUS TREE IN SHRUB BED
TYPICAL DETAIL WITH ROOT CONTROL SCALE 1:20



MULCHED SHRUB BED
TYPICAL DETAIL ON GROUND SCALE 1:20

AMENDMENTS

DATE	ISSUE	AMEND	INIT

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LANDSCAPE ARCHITECT
CIA LANDSCAPES + COLOUR

PROJECT
PROPOSED DEVELOPMENT

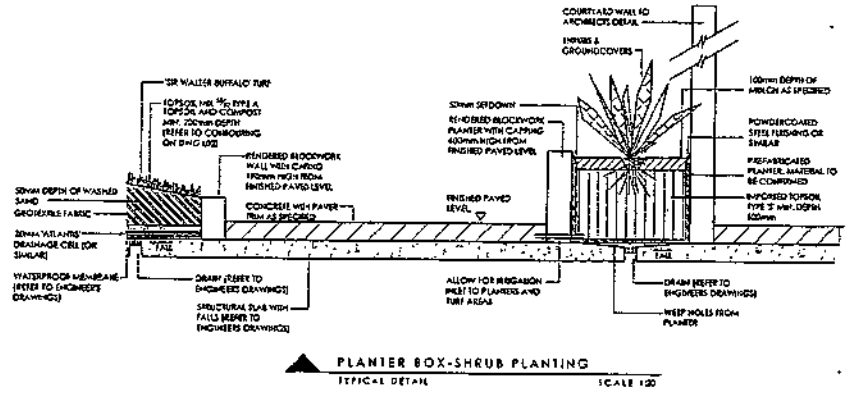
BLOCK	SECTION	DIVISION
20	44	BELCONNEN

DRAWING TITLE
LANDSCAPE DETAILS & NOTES

CLIENT
GMB ARCHITECTS

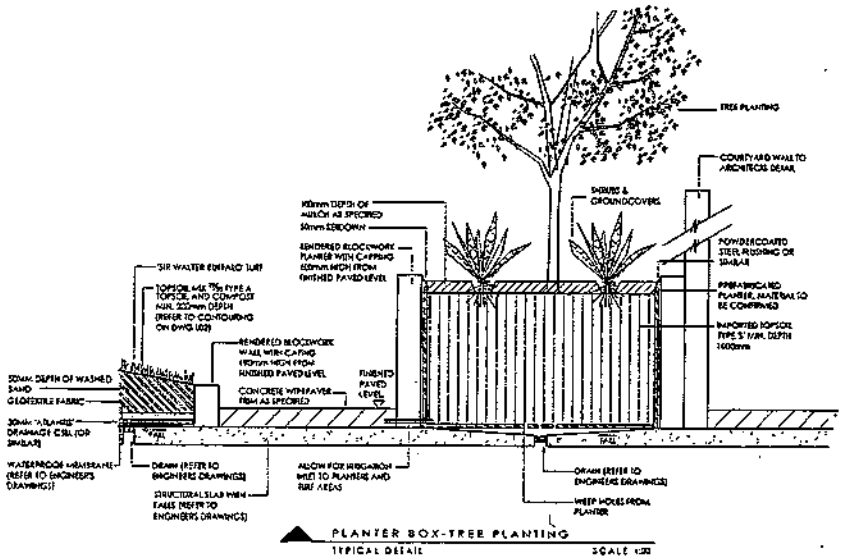
DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
01DEC08	1:20@A1	NJ	RS	CF	A

DWG NO.
L13
1 of 2



PLANTER BOX-SHRUB PLANTING

TYPICAL DETAIL SCALE 1:20



PLANTER BOX-TREE PLANTING

TYPICAL DETAIL SCALE 1:20

NOTES

REFER TO SITE VISION STAGE 4 DWG FOR OVERALL INFRASTRUCTURE AND THE STANDARD SPECIFICATION FOR URBAN SPECIFICATION AND INFRASTRUCTURE WORKS.

* THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL SERVICES WITHIN PLANTING AREAS PRIOR TO PLANTING.

* NO TREE PLANTING SHALL BE CARRIED OUT WITHIN 5.0M OF OVERHEAD POWERLINES, 2.5M OF WATERMAINS, 3.0M OF SEWERLINES, OR 1.0M OF STORMWATER LINES.

* ROOT CONTROL BARRIERS SHOULD BE USED WHERE TREES PLANTED IS WITHIN 2.0m OF SERVICES AND HARD PAVEMENTS.

* ALL PLANTING LOCATIONS ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO PLANTING.

* PLANTING SHOWN REPLACES THE EXISTING GRASS. ALL GRASS, WEEDS AND VEGETATION WITHIN THE FOOTPRINT OF THE SITE OR AS DIRECTED BY THE SUPERINTENDENT. IN THE CASE THAT WELL ESTABLISHED PLANTING IS TO BE RETAINED, THIS SHALL BE CLEARLY DEFINED ON THE LANDSCAPE DRAWINGS.

* ALL LANDSCAPE PLANTING AREAS SHALL BE MULCHED WITH 100mm DEPTH OF APPROVED MULCH UNLESS SPECIFIED OTHERWISE. ALL PLANTING BEDS ARE TO BE SLIGHTLY RAISED ABOVE ADJACENT PAVING, PLATFORMS ETC. AND GRADED TO AVOID PONDING OF WATER.

* ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A SUITABLY QUALIFIED PERSON AND SHALL BE INSTALLED BY A LICENSED IRRIGATOR. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ENSURE THAT ALL PLANTING AREAS ARE ADEQUATELY WATERED TO ENSURE HEALTHY GROWTH AND ESTABLISHMENT OF PLANTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID WATER WASTAGE AND RUNOFF ONTO ADJACENT PAVED AREAS.

*

plant & material palette

cla landscapes+colour pty ltd

client: GMB Architects dwg: LT5 rev A date: December 2008

soft works

acer palmatum

cordyline australis

eucalyptus 'little spotty'

gleditsia triacanthos 'shade master'

magnolia grandiflora

pyrus chanticleer 'capitol'

pyrus ussureinsis

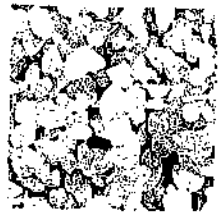
callistemon 'harkness'

dianella 'little rev'

dianella tasminica

dianella 'little jess'

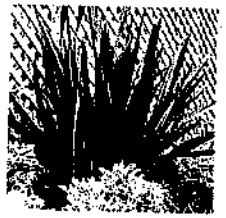
dianella longifolia


ficus pumila

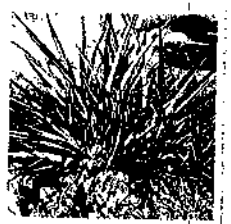
hebe 'snow drift'

lomandra longifolia

pennisetum alopecuroides


phormium 'merlot'

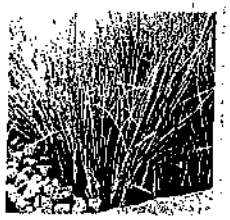
phormium 'dark delight'


phormium 'ellin'

phormium 'apricot queen'

phormium 'yellow wave'

poa poiformis

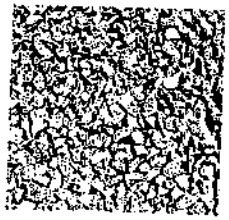

lomandra lanika

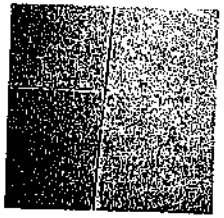
8h

NATIONAL CAPITAL AUTHORITY

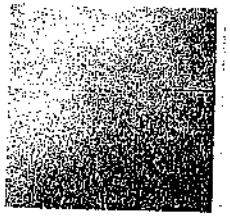
12/1/9

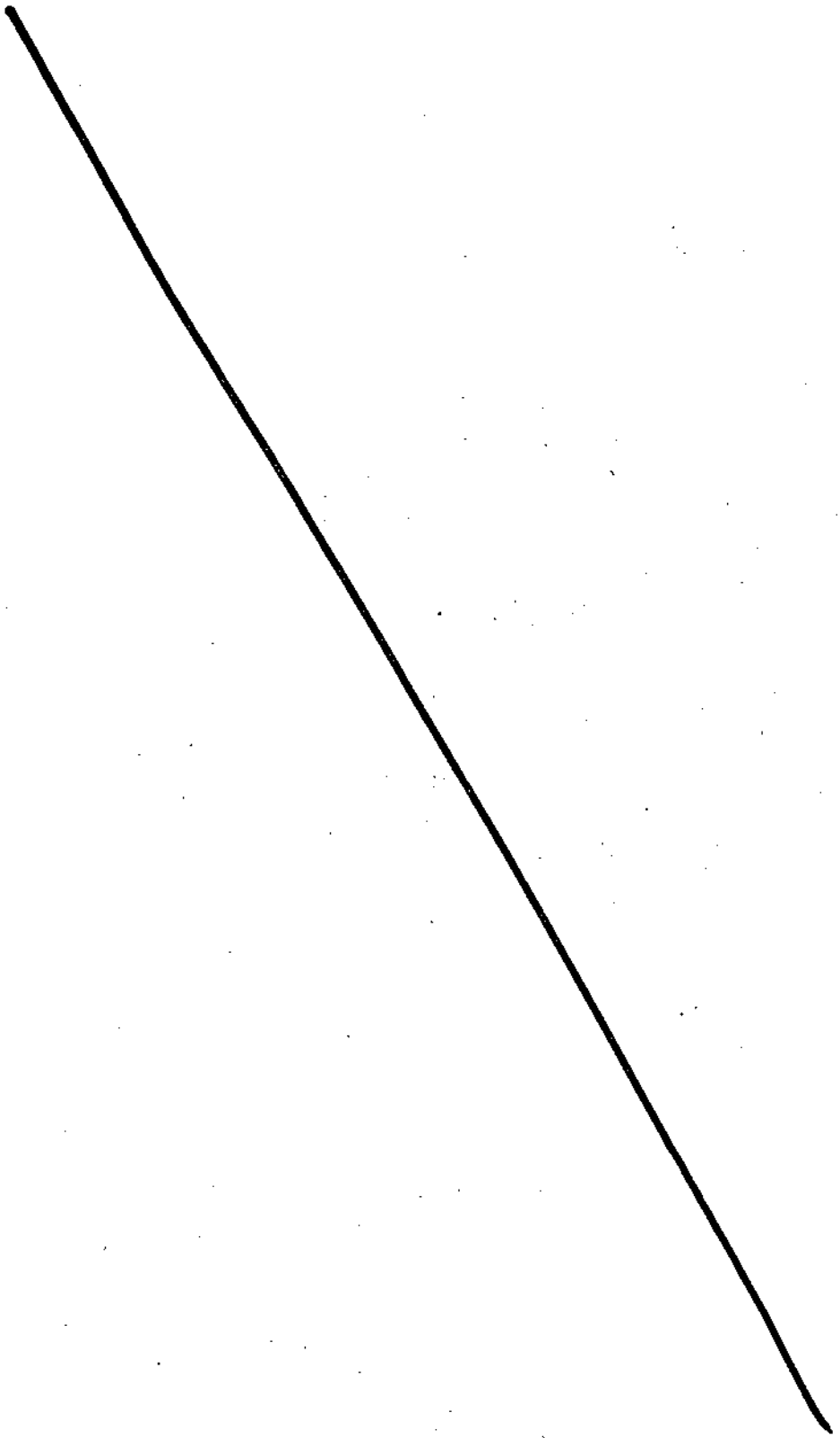
hard works


decomposed granite gravel


non slip charcoal paver

feature boulders


non slip terracotta paver



Australian Government
National Capital Authority

File No: 10/74
Job No: 16824
Trim No: 68593

Ms Justine Cox
Associate
Guida Moseley Brown Architects
Unit 10/285 Canberra Avenue
FYSHWICK ACT 2609

Dear Ms Cox

Block 20 Section 44 Belconnen - Residential Development – Oracle Blocks C, D, E, F and G Amendment To Previous Letter Of Consistency (Job 16332)

I refer to your letter of 18 January 2010 to the National Capital Authority (NCA) requesting advice on the consistency of the proposed amended works with the National Capital Plan. I also refer to further information received 19 March 2010.

The NCA advises that the amendment to the works consisting of changes to the external façade colours and finishes and the removal of the childcare centre and replacement with 6 residential units and associated parking as shown on Drawing Nos. ASK-102, ASK-300, ASK-301, ASK-302, the sample board and the other supporting documentation submitted are not inconsistent with the relevant provisions of the National Capital Plan (the Plan) and the approved DCP No. 171/08/0003 for the site.

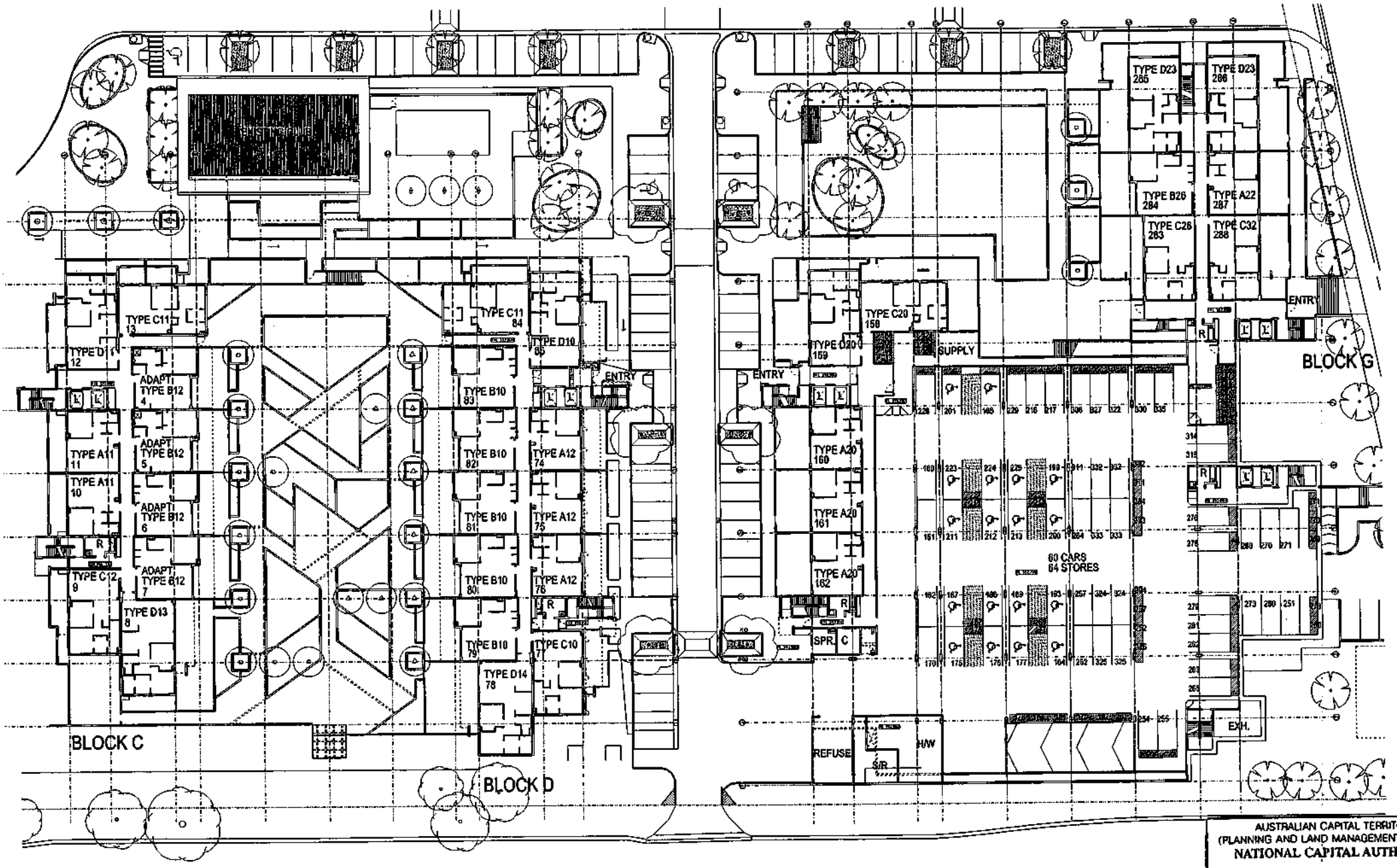
Should you have any query or need further advice on the matter, please do not hesitate to contact Moshumi Smith on (02) 6271 2823.

Yours sincerely,

N. Broughton

Natalie Broughton
Director
Development Assessment and Compliance

26 March 2010



Block 20 - Section 44 - Belconnen

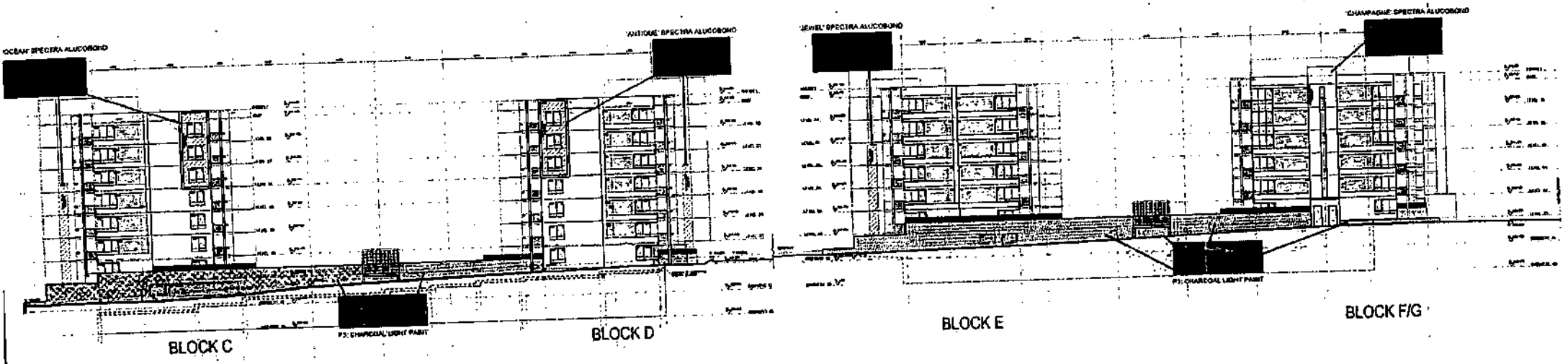
LEVEL 02 (BLOCK C & D)
LEVEL 01 (BLOCK E, F & G)
1:200 @ B1

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

I, N. BROUGHTON certify that this document is not inconsistent with the relevant provisions of the National Capital Plan.

N. Broughton 26/3/1

P1: LEXICON PAINT
P2: GREY STAR PAINT
P3: CHARCOAL PAINT



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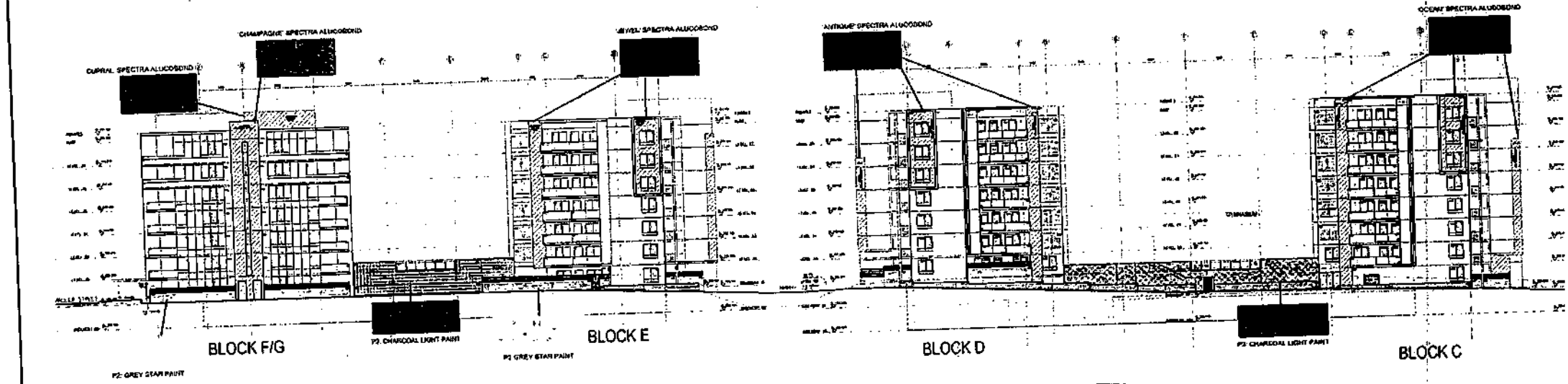

NORTH ELEVATION

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

D. BROUGHTON certify that this document is not inconsistent with the relevant provisions of the National Capital Plan

(NCA Delegate) D Broughton (Date) 7/3/10

Please note colours are not accurately shown. Refer to colour name.

Block 20 - Section 44 - Belconnen
ELEVATIONS - SHEET 01
1:200 @ B1
ASK-308
January 2010

gmb
Guida Moseley Brown Architects

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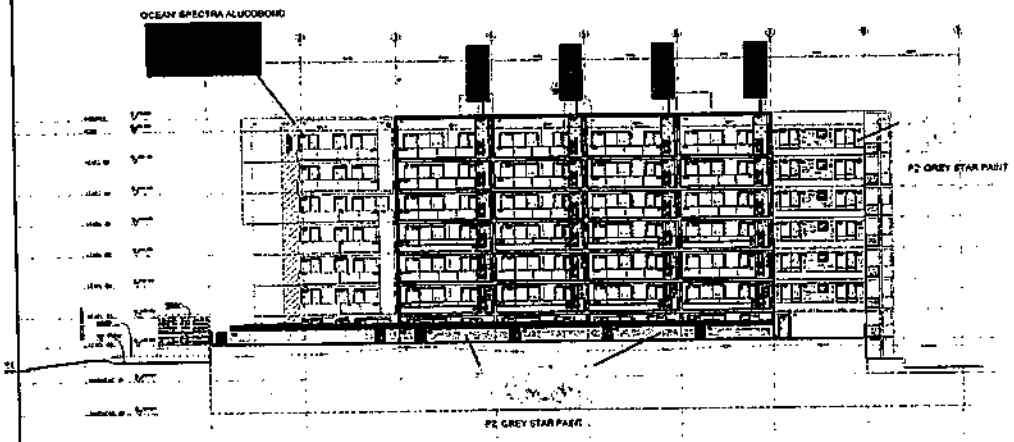
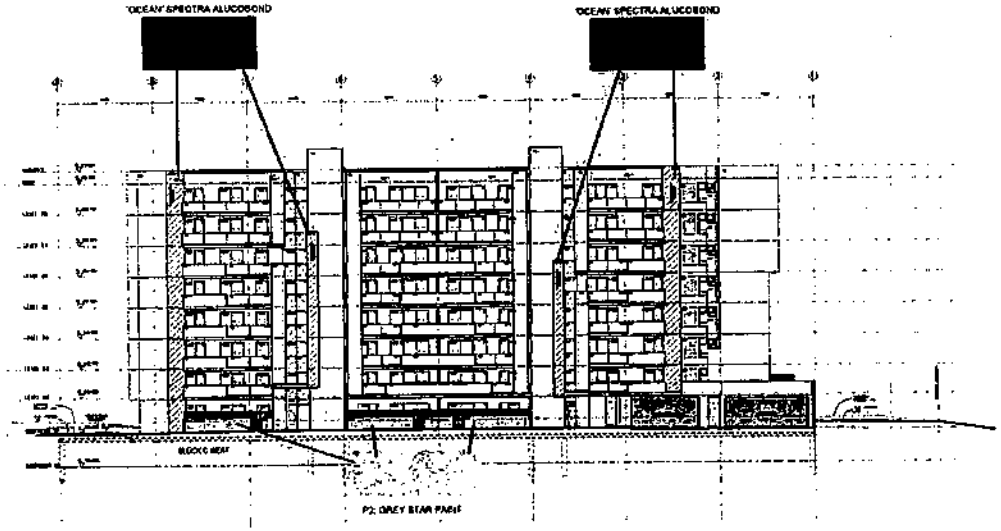
P2: GREY STAR PAINT
P3: CHARCOAL PAINT



BLOCK C - EAST ELEVATION



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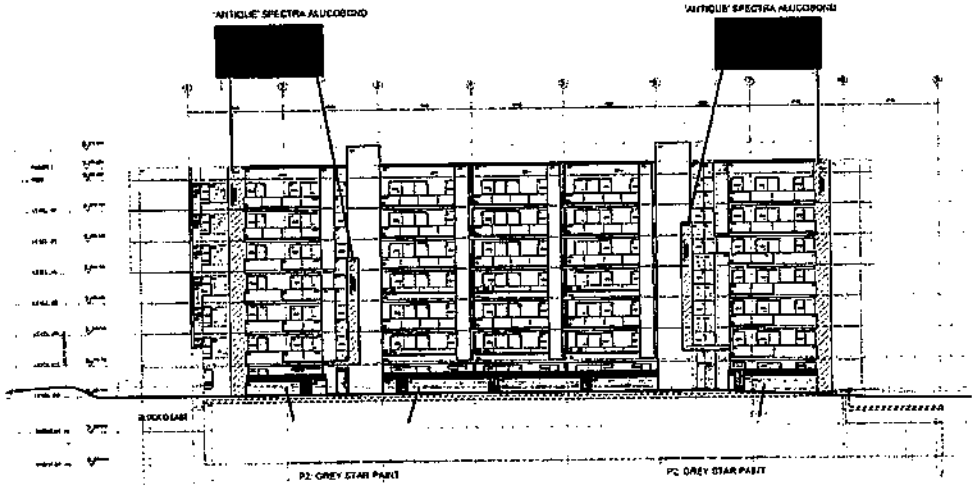

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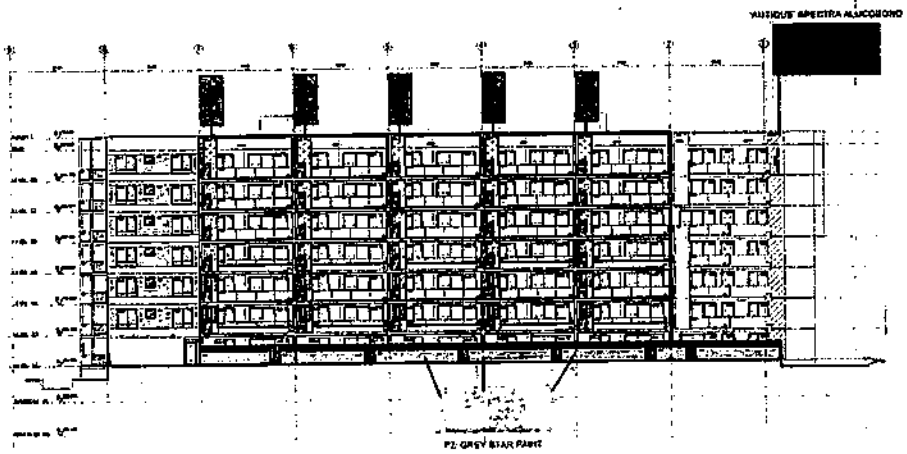


BLOCK D - WEST ELEVATION

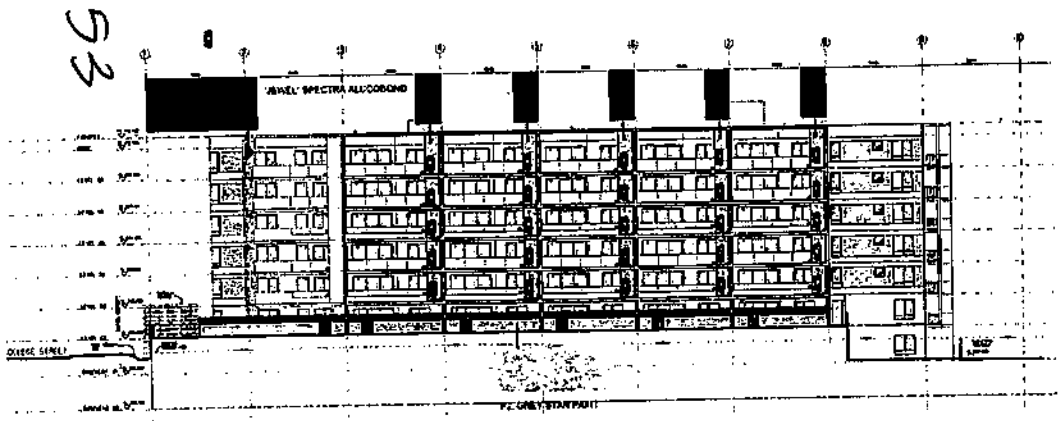
AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

D. BLOUGHTON certify that this document is not inconsistent with the relevant provisions of the National Capital Plan.

(NCA Delegate) D. Blough (Date) 26/3/10

Block 20 - Section 44 - Belconnen
ELEVATIONS - SHEET 02
1:200 @ B1
ASK-301
January 2010

gmb
Gelda Moseley Brown Architects



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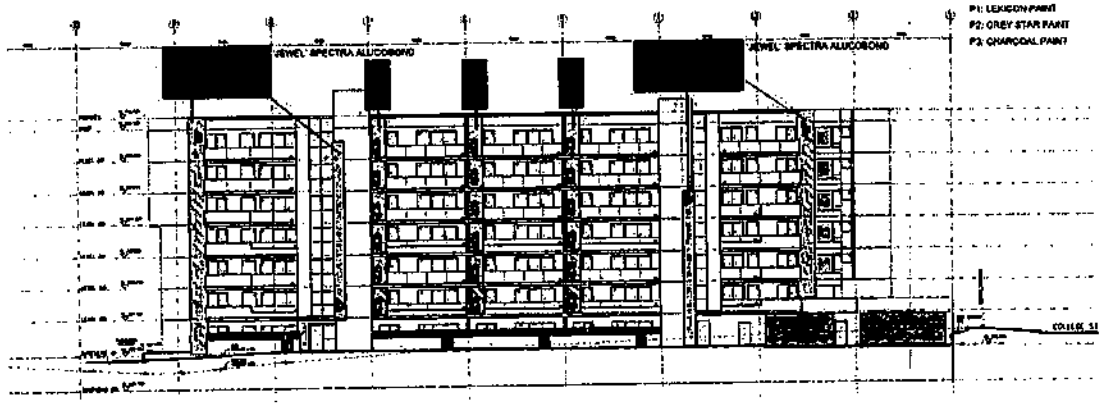

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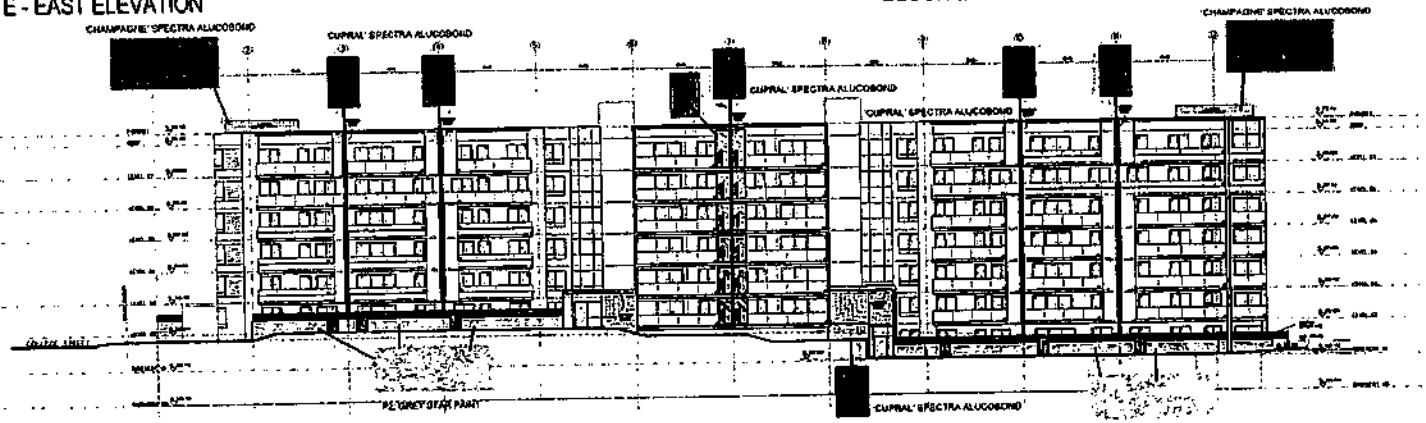
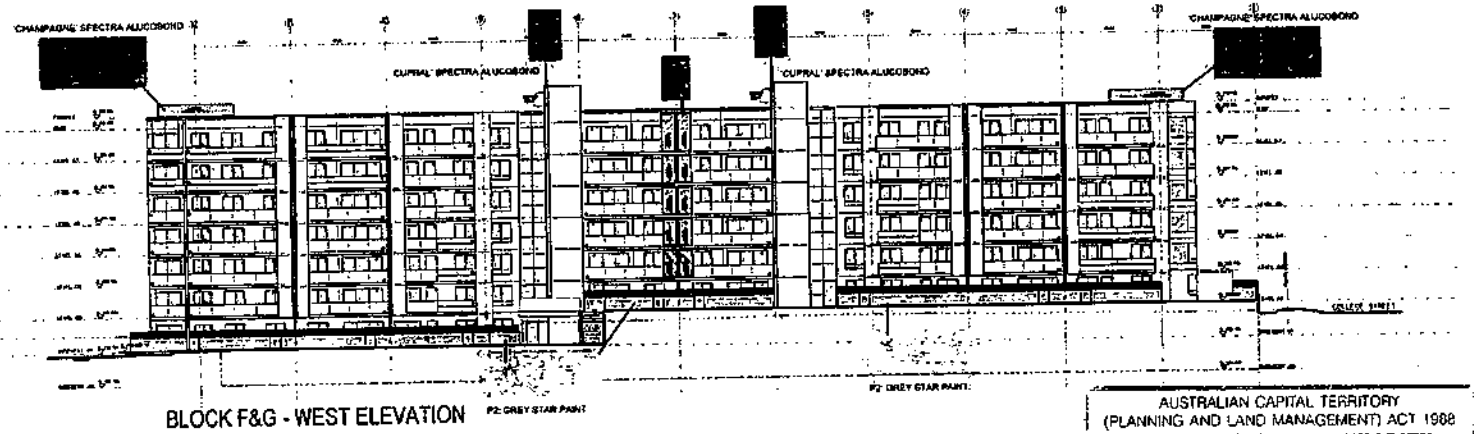


BLOCK F&G - EAST ELEVATION



BLOCK F&G - WEST ELEVATION

Block 20 - Section 44 - Belconnen

ELEVATIONS - SHEET 03
1:200 @ B1
ASK-302
January 2010

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

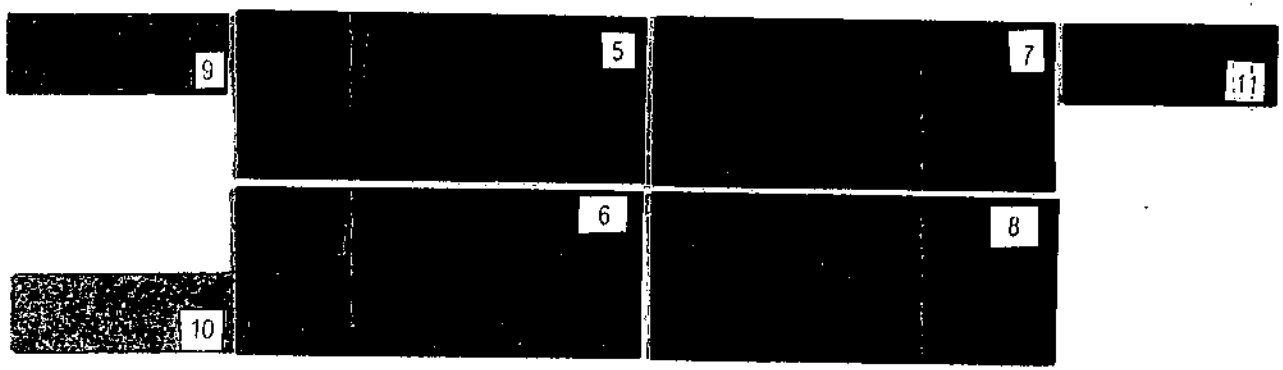
I, D. BROUGHTON certify that this document is not inconsistent with the relevant provisions of the National Capital Plan.

(NCA Delegate) D. Broughton (Date) 26/3/10

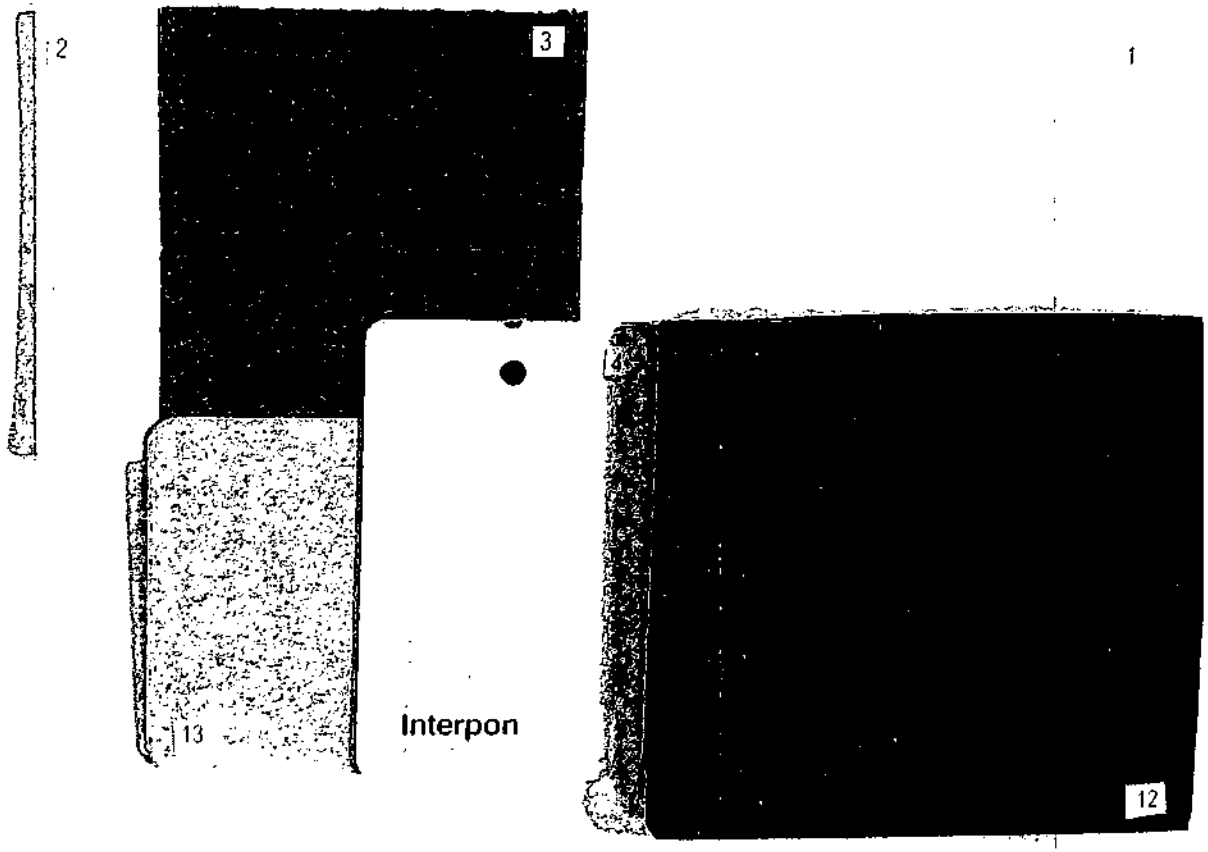
Guida Moseley Brown Architects

gmb

Unit 10, 28 Geils Court
Deakin ACT 2600 Australia
Phone 61 2 6290 7000
Fax 61 2 6290 7001
gmb@guidamoseley.com
www.guidamoseley.com



1 P1 : TYPICAL PAINT COLOUR "LEXICON" DULUX
2 P2 : FEATURE COLOUR "GREY STAR" DULUX
3 P3 : FEATURE BASE COLOUR "CHARCOAL LIGHT"
4 WINDOW FRAMES AND BALCONY SCREENS "OFF WHITE" INTERPON
5 AP1.C ALUCOBOND SPECTRA BLOCK C "OCEAN"
6 AP1.D ALUCOBOND SPECTRA BLOCK D "ANTIQUE"
7 AP1.E ALUCOBOND SPECTRA BLOCK E "JEWEL"
8 AP1.FG ALUCOBOND SPECTRA BLOCK FG "CUPRAL"
9 PERFORATED METAL POWDERCOAT BLOCK C "METROPOLIS SEA PEARL" DULUX
10 PERFORATED METAL POWDERCOAT BLOCK D "PRECIOUS GOLD PEARL" DULUX
11 PERFORATED METAL POWDERCOAT BLOCK E "METROPOLIS CLARET PEARL" DULUX
12 BALCONY TILE
13 TERRACE SCREENS/MISC METALWORK "SHALE GREY" DULUX

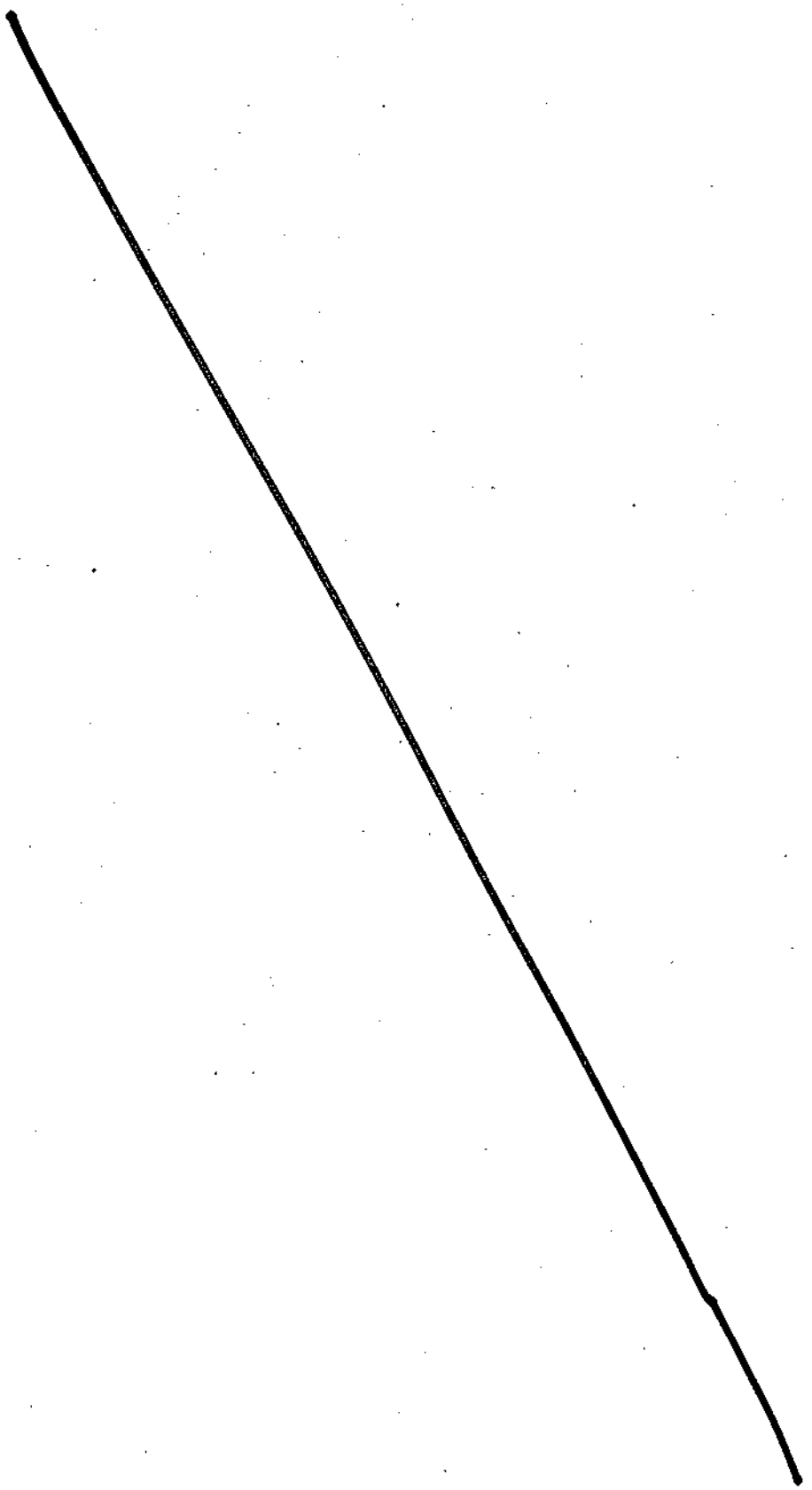


AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

N. BROUGHTON certify that this document is not inconsistent with the relevant provisions of the National Capital Plan.

(NCA Delegate) P. Broughton (Date) 26/3/10

Section 44 Block 20
Blocks C & D
E,F & G Sample Board



Australian Government
National Capital Authority

File No: 10/74
Job No: 17177
Trim No: 79988

Mr Drew Jamieson
Guida Moseley Brown Architects
Unit 10/285 Canberra Avenue
FYSHWICK ACT 2609

Dear Mr Jamieson

Block 20 Section 44 Belconnen - Residential Development – Minor Amendments

I refer to your letter to the National Capital Authority (NCA) requesting advice on the consistency of the proposed amended works with the National Capital Plan and relevant Development Control Plan (DCP).

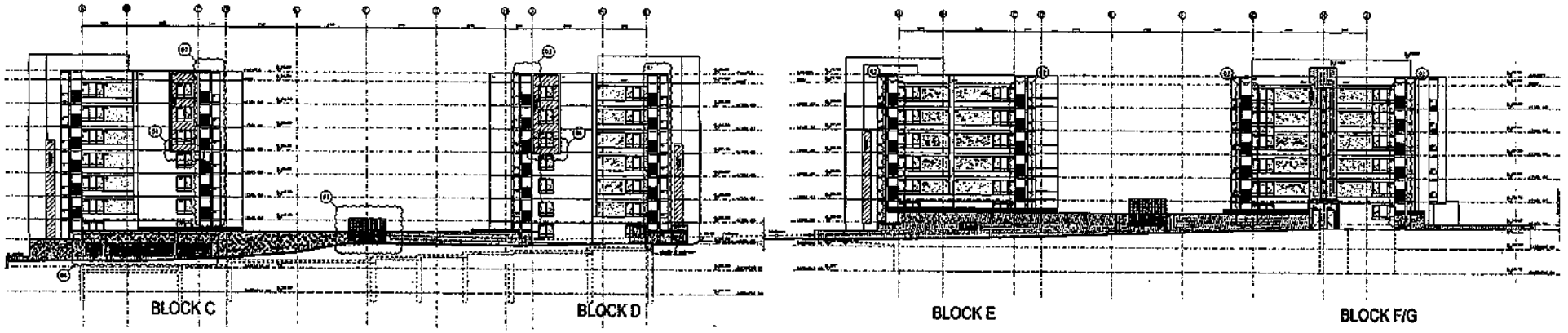
The NCA advises that the amendment to the works as shown on Drawing Nos. ASK-300-A, ASK-301-A, LP01 (Issue E), LP02 (Issue E), LP03 (Issue E), LP04 (Issue E), LP06 (Issue D) and LP07 (Issue D) are not inconsistent with the relevant provisions of the National Capital Plan (the Plan) and the approved DCP No. 171/08/0003 for the site.

Should you have any query or need further advice on the matter, please do not hesitate to contact Rebecca Sorensen on 02 6271 2851.

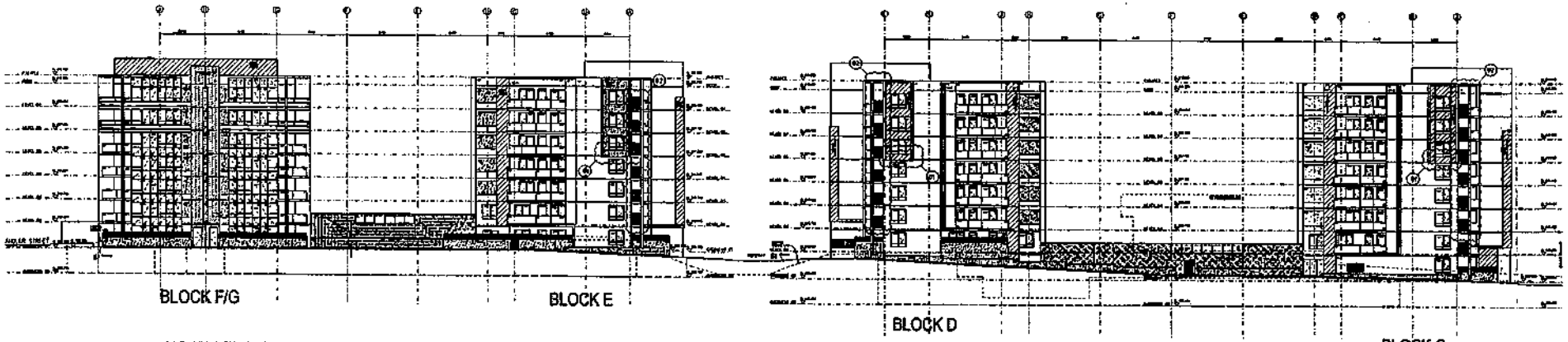
Yours sincerely,

Andrew Smith
Chief Planner
National Capital Plan

15 September 2010



SOUTH ELEVATION



NORTH ELEVATION

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

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(NCA Delegate) ..... (Date) 15/11/10

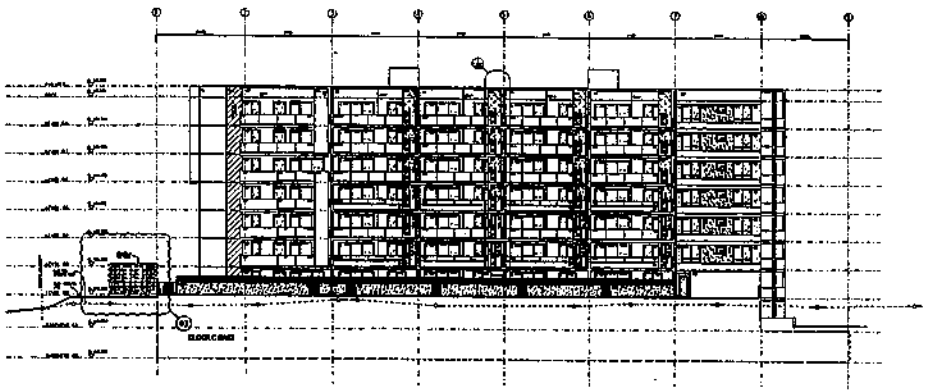
Block 20 - Section 44 - Belconnen

ELEVATIONS - SHEET 01
1:200 @ B1
ASK-300 - A
September 2010

gmb

Guida Moseley Brown Architects

95



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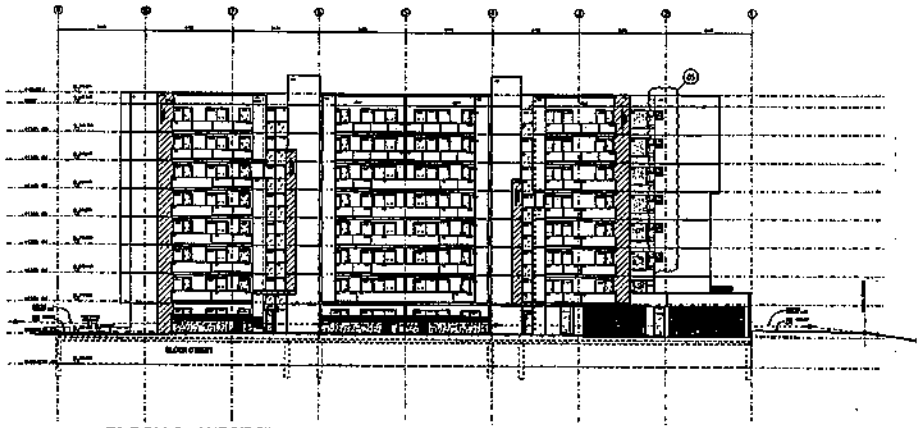

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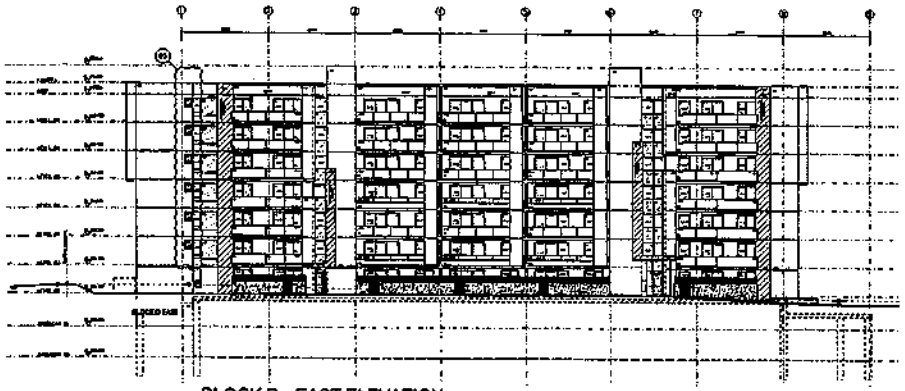

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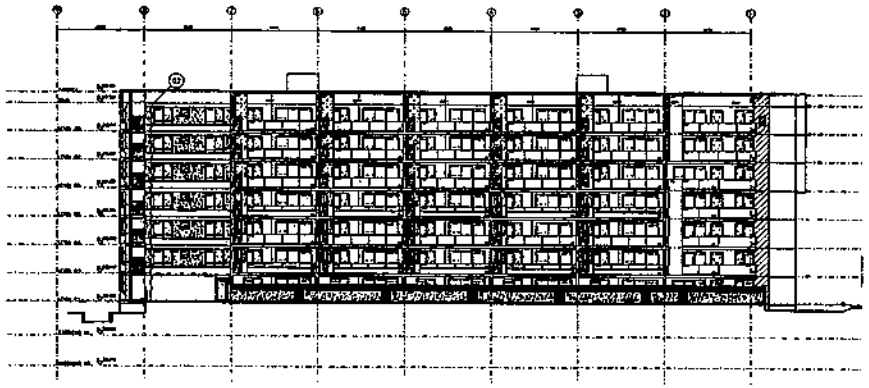

BLOCK D - WEST ELEVATION

AUSTRALIAN CAPITAL TERRITORY
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NATIONAL CAPITAL AUTHORITY

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Block 20 - Section 44 - Belconnen

ELEVATIONS - SHEET 02
1:200 @ A1
ASK-301 - A
September 2010

gmb

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AUSTRALIAN CAPITAL TERRITORY — UNIT OF WORKS
(PLANNING AND LAND MANAGEMENT) ACT 1988
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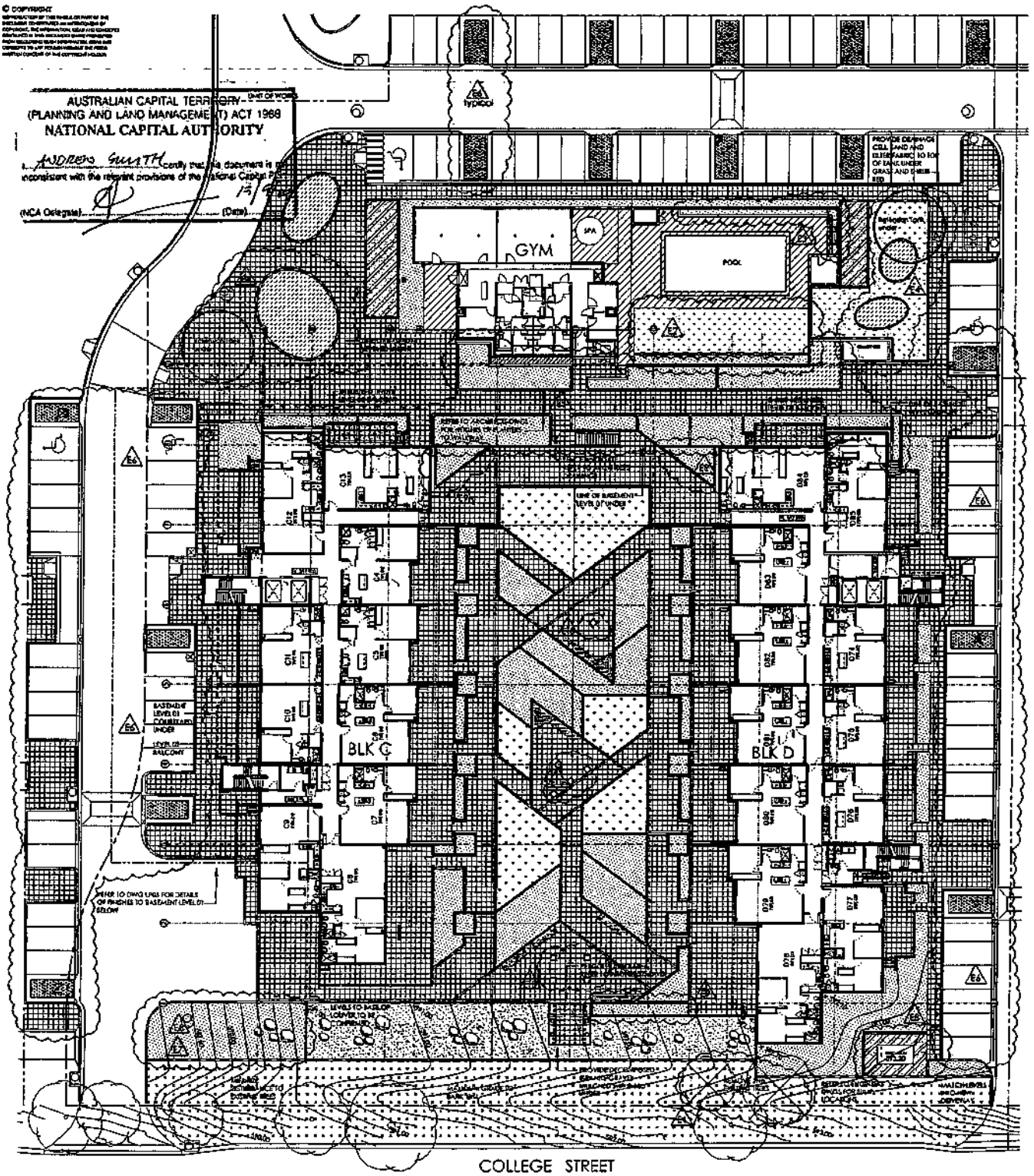
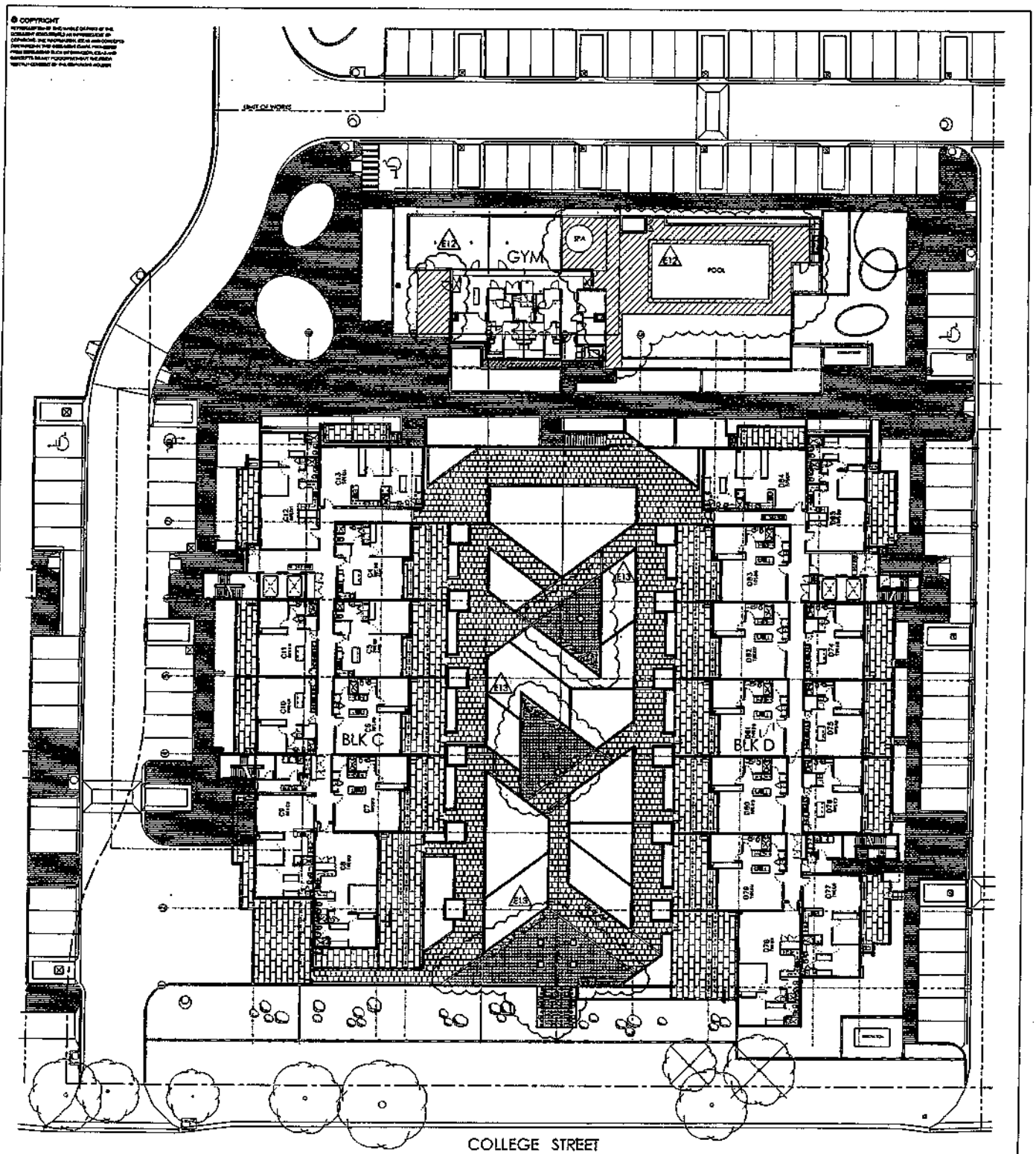


LEGEND

- SITE BOUNDARY / UNIT OF WORKS
- LINE OF BASEMENT UNDER
- EXISTING TREES TO BE RETAINED and protected
- EXISTING TREES TO BE REMOVED
- PROPOSED CONTOURS AND LEVELS Indicative only. To be confirmed on site.
- MULCHED SHRUB BED Type 1
- MULCHED SHRUB BED Type 2
- PEBBLE MULCHED SHRUB BED
- DECOMPOSED GRANITE GRAVEL MULCH NO SHRUB BED
- DECOMPOSED GRANITE GRAVEL
- UNIT PAVING Refer Dwg LP02 for Unit paving types
- UNIT PAVING Type to be confirmed by Client
- PEBBLE MULCH
- DRYLAND GRASS
- TURF
- MOWER / EDGE STRIP
- PLANTER WALLS
- COURTYARD WALLS Refer to Landform Drawings
- FEATURE ROCKS & BOULDERS
- TIMBER SEAT BENCH Refer to Design Intent dwg
- PERGOLA Refer to Architects Drawings
- PRECAST POTS

LANDSCAPE ARCHITECT: CIA LANDSCAPES + COLOUR			PROJECT: ORACLE BLOCKS C D AND GYM			DRAWING TITLE: SURFACE FINISHES-General			DRG NO: LP01
			BLOCK 20	SECTION 44	DIVISION BELCONNEN	CLIENT: AMALGAMATED PROPERTY GROUP			
						DATE 9SEPT10	SCALE 1:200@A1	DRAWN RES	CHECKED CF	APPROVED CF	ISSUE E



LEGEND

SITE BOUNDARY / LIMIT OF WORKS

LINE OF BASEMENT UNDER

EXISTING TREES TO BE RETAINED and protected

EXISTING TREES TO BE REMOVED

TILES

UNIT PAVING Type to be confirmed by Client

UNIT PAVING Type 1

UNIT PAVING Type 2

UNIT PAVING Type 3

PEBBLE MIXED

MOWER / EDGE STRIP

COURTYARD WALLS

PRECAST POT

FEATURE ROCKS & BOULDERS

TIMBER SLAT BENCH

PERGOLA

NOTE:
NO WORKS ARE TO BE CONSTRUCTED PRIOR TO INSTALLATION OF IRRIGATION AND LIGHTING CONDUIT.

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(PLANNING AND LAND MANAGEMENT) ACT 1988
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PROJECT
ORACLE
BLOCKS C D AND GYM

BLOCK 20 SECTION 44 DIVISION BELCONNEN

DRAWING TITLE
SURFACE FINISHES-Paving

DWG NO. LP02

CLIENT
AMALGAMATED PROPERTY GROUP

DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
8SEPT10	1:200@A1	RES	CF	CF	E

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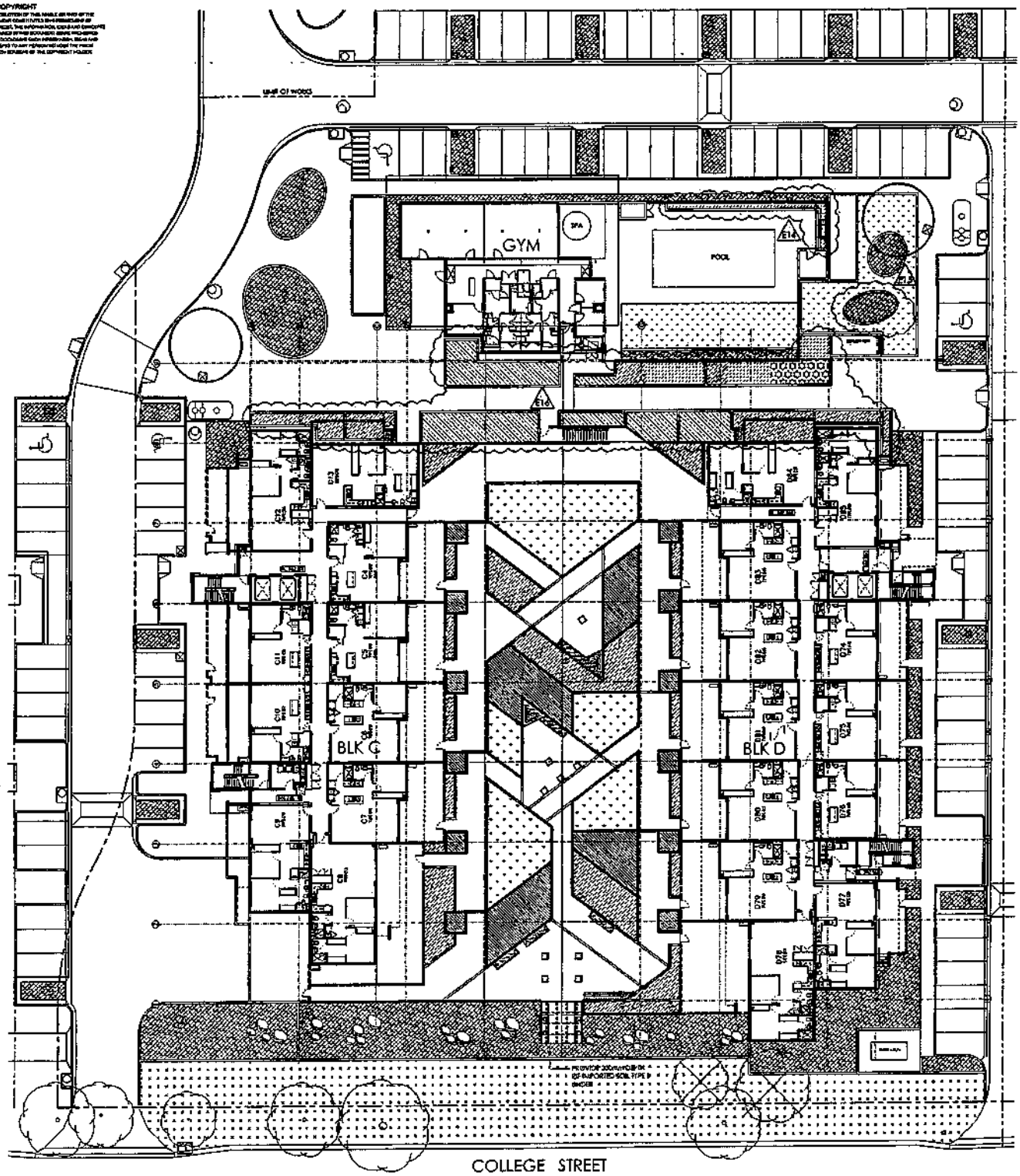

LEGEND

- SITE BOUNDARY / LIMIT OF WORKS
- LINE OF BASEMENT UNDER
- EXISTING TREES TO BE RETAINED and protected
- EXISTING TREES TO BE REMOVED
- 900mm DEPTH OF SOIL
- 700mm DEPTH OF SOIL
- 500mm DEPTH OF SOIL
- 300mm DEPTH OF SOIL
- 300mm DEPTH OF SOIL ON MARSTAL GROUND
- 300mm DEPTH OF SOIL
- 200mm DEPTH OF SOIL - TYPE A
- 300mm DEPTH OF SOIL - TYPE B
- 100mm DEPTH OF SOIL
- FEATURE ROCKS & BORDERS
- TIMBER SLAB BENCH
- PERGOLA
- PRECAST POTS

AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY

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AMENDMENTS

DATE	ISSUE	
09/09/10	E	CF

PLANTING NOTES REMOVED from this plan.

LANDSCAPE ARCHITECT
QIA LANDSCAPES + COLOUR

NORTH POINT

PROJECT
ORACLE
BLOCKS C D AND GYM

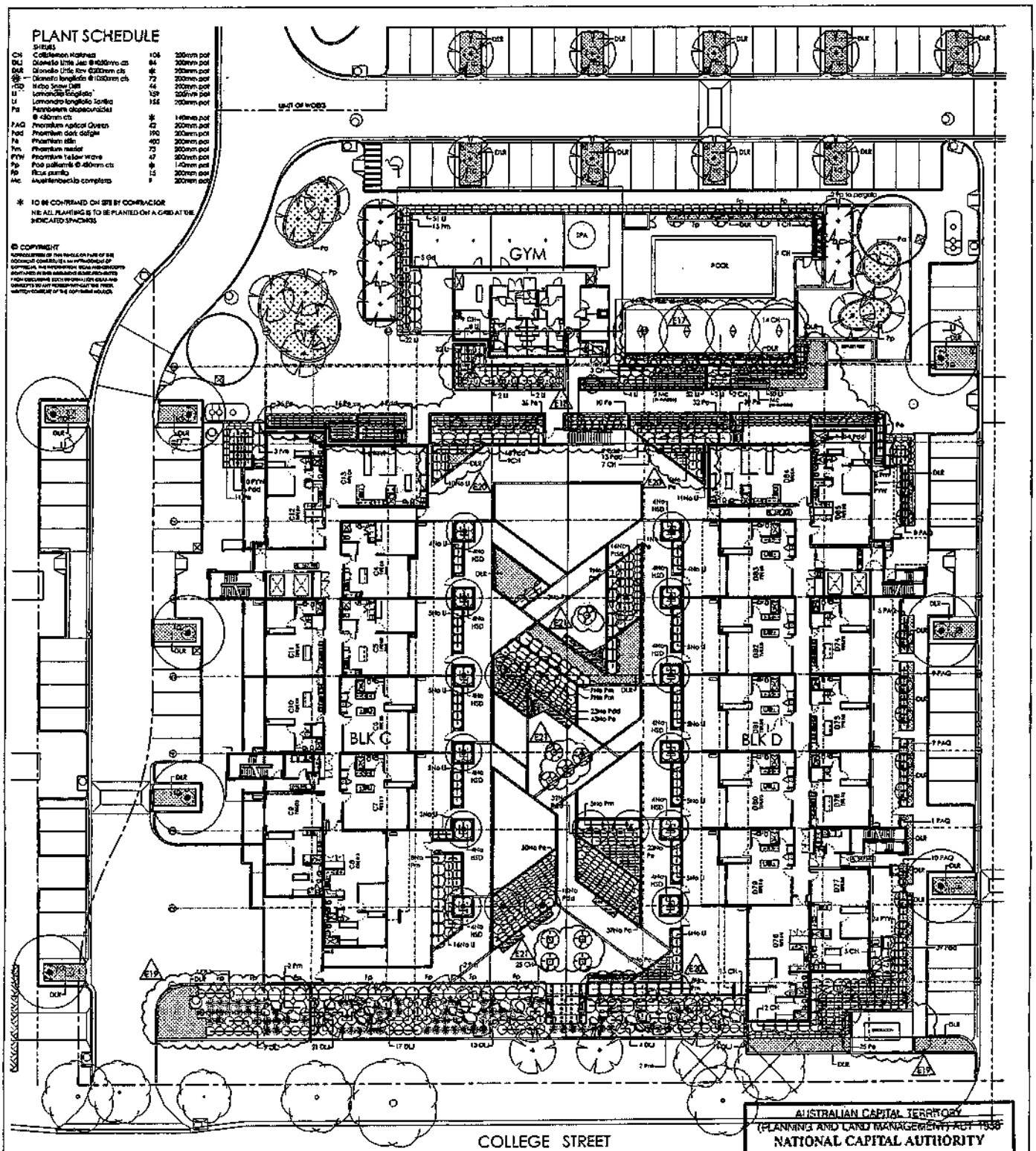
BLOCK	SECTION	DIVISION
20	44	BELCONNEN

DRAWING TITLE
SURFACE FINISHES-Soil depth

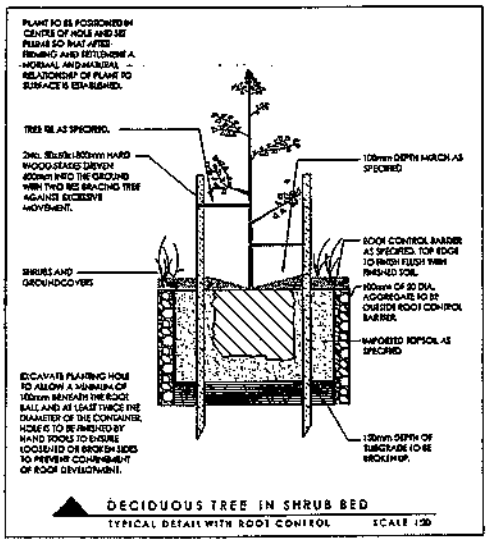
CLIENT
AMALGAMATED PROPERTY GROUP

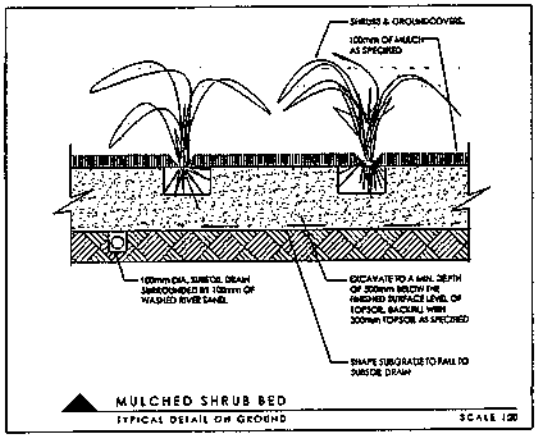
DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
9SEPT10	1:200@A1	RES	CF	CF	E

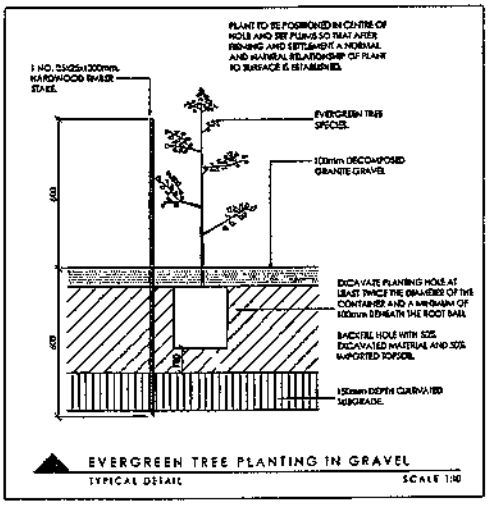
DRAWING NO. LP03

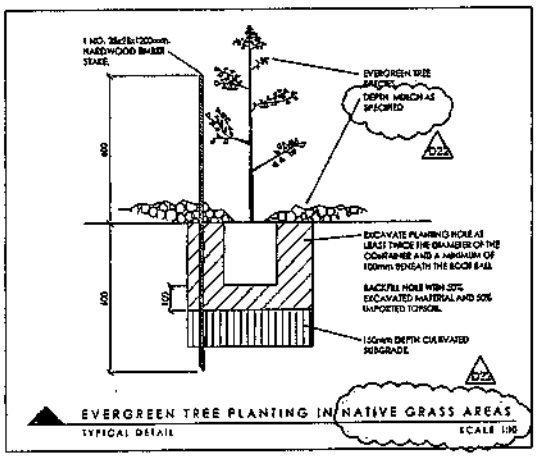

PLANT SCHEDULE
SHRUBS
CIA LANDSCAPES + COLOUR
ORACLE
BLOCKS C D AND GYM
PLANTING PLAN
AMALGAMATED PROPERTY GROUP
LP04
GYM
POOL
BLK C
BLK D
COLLEGE STREET
AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988
NATIONAL CAPITAL AUTHORITY
LEGEND
PLANT SCHEDULE

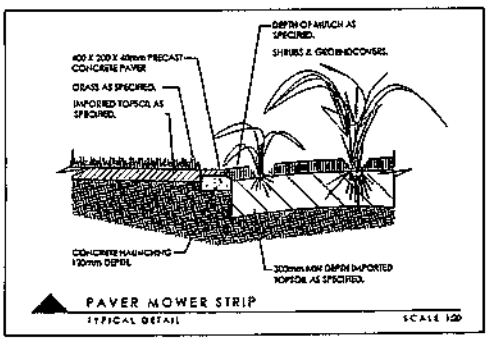
61

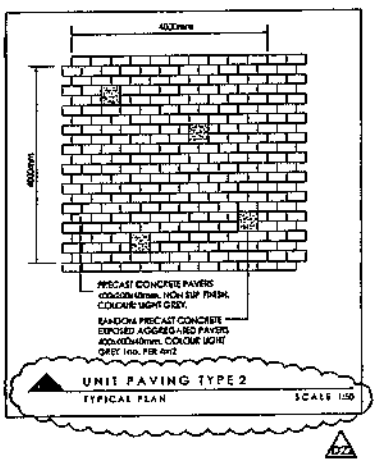


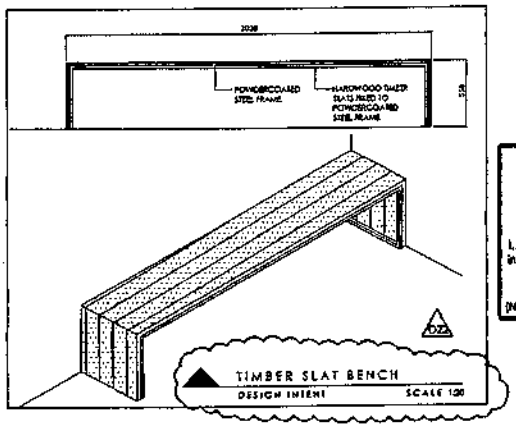












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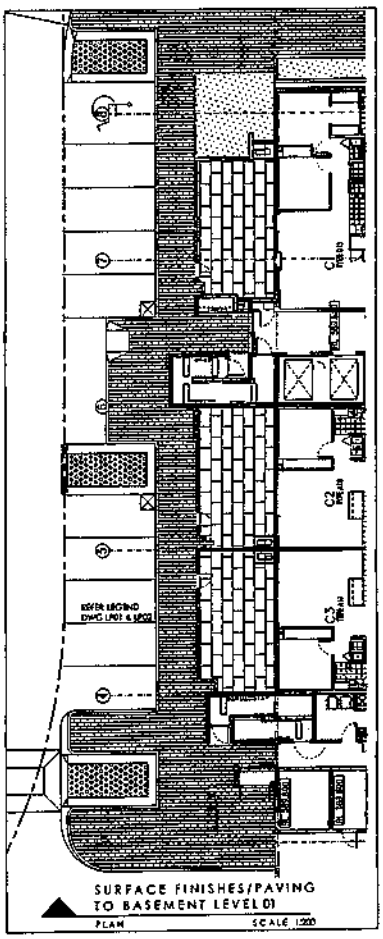

AMENDMENTS

DATE	ISSUE	APP
9/9/10	D	

PRELIMINARY FOR PLANNING APPROVAL

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LANDSCAPE ARCHITECT
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PROJECT
ORACLE
BLOCKS C D AND GYM
BLOCK 20 SECTION 44 DIVISION BELCONNEN

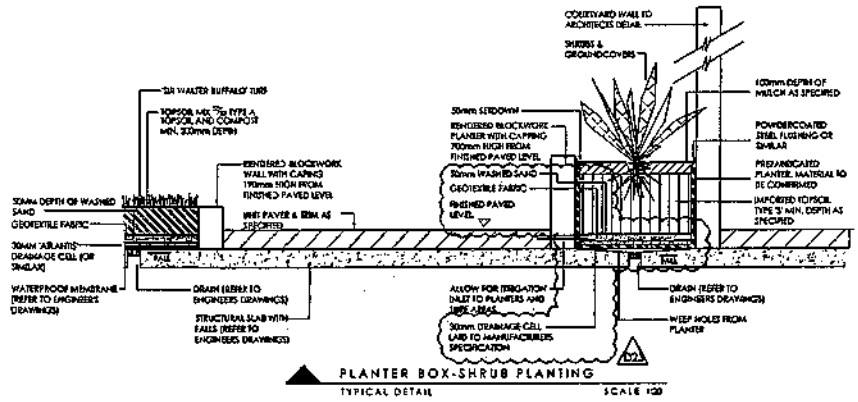
DRAWING TITLE
LANDSCAPE DETAILS & NOTES

CLIENT
AMALGAMATED PROPERTY GROUP

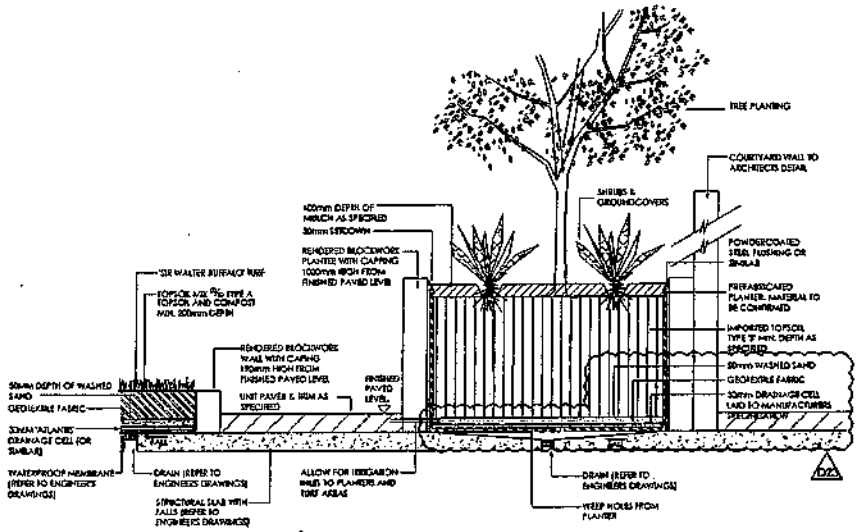
DATE 9SEPT10 SCALE @A1 DRAWN RES CHECKED CF APPROVED CF

DRAWING LP06 1 of 2
ISSUE D

62



PLANTER BOX-SHRUB PLANTING
TYPICAL DETAIL SCALE 1:20



PLANTER BOX-TREE PLANTING
TYPICAL DETAIL SCALE 1:20

NOTES

REFER TO CIVIL DESIGN DRAWINGS FOR STORM BREAKTHROUGH AND THE PLANTING SPECIFICATION FOR STORM STORMWATER INTERJECTION WORKS.

* THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL SERVICES FROM RELEVANT AUTHORITIES PRIOR TO PLANTING.

* NO TREE PLANTING SHALL BE CARRIED OUT WITHIN 1.0m OF OVERHEAD POWERLINES, 2.0m OF WATER MAINS, 3.0m OF SEWERLINES, OR 4.0m TO STORMWATER LINES.

* ROOT CONTROL BARRIERS SHOULD BE USED WHERE TREE PLANTING IS WITHIN 2.0m OF SERVICES AND HARD PAVEMENTS.

* ALL PLANTING LAYOUTS ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO PLANTING.

* PLANTING SHOWN REFLECTS THE SYSTEM MINOR (EXACT NUMBERS AND LOCATIONS WILL REQUIRE CONFIRMATION ON SITE BY THE SUPERINTENDENT - IN THE CASE THAT MAJOR DISCREPANCIES PLANTING TREE ARE ADVISED ON SITE FROM THE BASIC INFORMATION PROVIDED FOR THE LANDSCAPE DRAWINGS.

* THESE LANDSCAPE PLANS ASSUME ALL LANDSCAPED AREAS WILL BE IRRIGATED AUTOMATICALLY TO APPROPRIATE STANDARDS.

* WHERE SUBSOIL DRAINS ARE REQUIRED IN LANDSCAPED AREAS THEY SHALL BE CONNECTED INTO THE NEAREST STORMWATER.

* ALL SHRUB PLANTED AREAS ARE TO BE MULCHED WITH 100mm DEPTH OF PINE BARK MULCH UNLESS SPECIFIED OTHERWISE. ALL PLANTING BED AREAS ARE TO BE EXCAVATED BELOW NATURAL SURFACE TO PROVIDE FREE DRAINAGE.

* A PAVER MOWING STRIP IS TO BE INSTALLED AT THE EDGE OF ALL GRASS BEDS, BACK OF ALL WALLS, FENCES AND STRUCTURES THAT ARE ADJACENT GRASS AREAS. TOP OF PAVER EDGE IS TO BE FLUSH WITH TURF.

* FOR MASS PLANTING IN MULCHED BEDS CULTIVATE SOIL AND GRADE TO A DEPTH OF 300mm.

* MAX. ON BED AREAS SHOULD NOT EXCEED A 1:3 GRADE.

* GRASSED AREAS SHOULD NOT EXCEED A 1:4 GRADE.

* GRAVEL AREAS SHOULD NOT EXCEED A 1:100 GRADE.

* PAVED AREAS SHOULD NOT EXCEED A 1:20 GRADE

FILL WITHIN EXISTING ROOT ZONE SHOULD NOT EXCEED 100mm.

* ENSURE NO ROOTS OF EXISTING TREES WITHIN DRIP ZONES ARE COMPACTED IN ANY WAY.

* CARRY OUT WATERING WHERE SHOWN ON PLANS IN ACCORDANCE WITH CL 3.3.3 OF LANDSCAPE DESIGN AND CONSTRUCTION GUIDELINES. SEED MIX TYPE SHOULD BE SIR WALTER BUFFALO.

* CARRY OUT DRILLING OR SEEDING WHERE SHOWN ON PLANS IN ACCORDANCE WITH THE DESIGN STANDARDS FOR URBAN INFRASTRUCTURE AND THE STANDARD SPECIFICATION FOR URBAN SPECIFICATION (INFRASTRUCTURE WORKS). SEED MIX AND RATES TO BE AS FOLLOWS:

DRILLED GRASS MIX DETAILS - WHEN SOWN MARCH TO AUGUST

APPLICATION RATE	(kg/ha)
Creeping Red Fescue	15
Perennial Ryegrass	40
Oats (as a cover crop)	60
White Clover	15
	130

WHEN SOWN BETWEEN SEPTEMBER TO FEBRUARY ADD:

Hulled Couchgrass	30
	160

* ALL ON SITE WORKS OR AREAS OF DISTURBANCE ARE TO BE REINSTATED TO THE APPROPRIATE SATISFACTORY STANDARD, AND INSPECTED AT VARIOUS STAGES FOR APPROVAL BY THE APPROPRIATE AUTHORITIES.

* PAVING SHOULD BE LAID TO MANUFACTURERS SPECIFICATIONS

* CONTRASTING COLOURED CORRUGATED PAVERS TO BE USED ON STEP RISERS. TACTILE PAVERS ARE TO BE SMOOTH FINISH AS PER AUSTRALIAN STANDARD AS 1428 AND APPROPRIATE DEPARTMENTAL REQUIREMENTS.

* TACTILE GROUND SURFACE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 1428 ON PLAN AND/OR WHERE REQUIRED IN ORDER TO COMPLY WITH AUSTRALIAN STANDARDS (AS 1428 OR DEPARTMENTAL REQUIREMENTS AND ENVIRONMENTS). THE CONTRACTOR / SUPERINTENDENT ARE TO CONSULT WITH A QUALIFIED CONSULTANT WITH REGARD TO THE MASTER PRICE TO ANY INSTALLATION OF TACTILE INDICATORS AND PAVING COMMENCING.

* ALL LANDSCAPE PLANS PREPARED ASSUME THAT ALL BASE PREPARATION IS ACCURATE AND TO LEVEL. THE CONTRACTOR SHOULD CHECK LANDSCAPE PLANS PREPARED FOR ANY DISCREPANCIES WITH THE EXISTING SITE CONDITIONS OR OTHER DRAWINGS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE. IF DISCREPANCIES DO OCCUR THESE SHOULD BE REPORTED AT ONCE TO THE SUPERINTENDENT PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE

* FOR MORE DETAIL REFER TO THE PROJECT ARCHITECT, AND ENGINEERS DRAWINGS

CONSIDERABLE PERIOD TO 52 WEEKS

AUSTRALIAN CAPITAL TERRITORY
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DATE	ISSUE	APP
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LANDSCAPE ARCHITECTS
CIA LANDSCAPES + COLOUR

PROJECT
ORACLE
BLOCKS C D AND GYM

BLOCK	SECTION	DIVISION
20	44	BELCONNEN

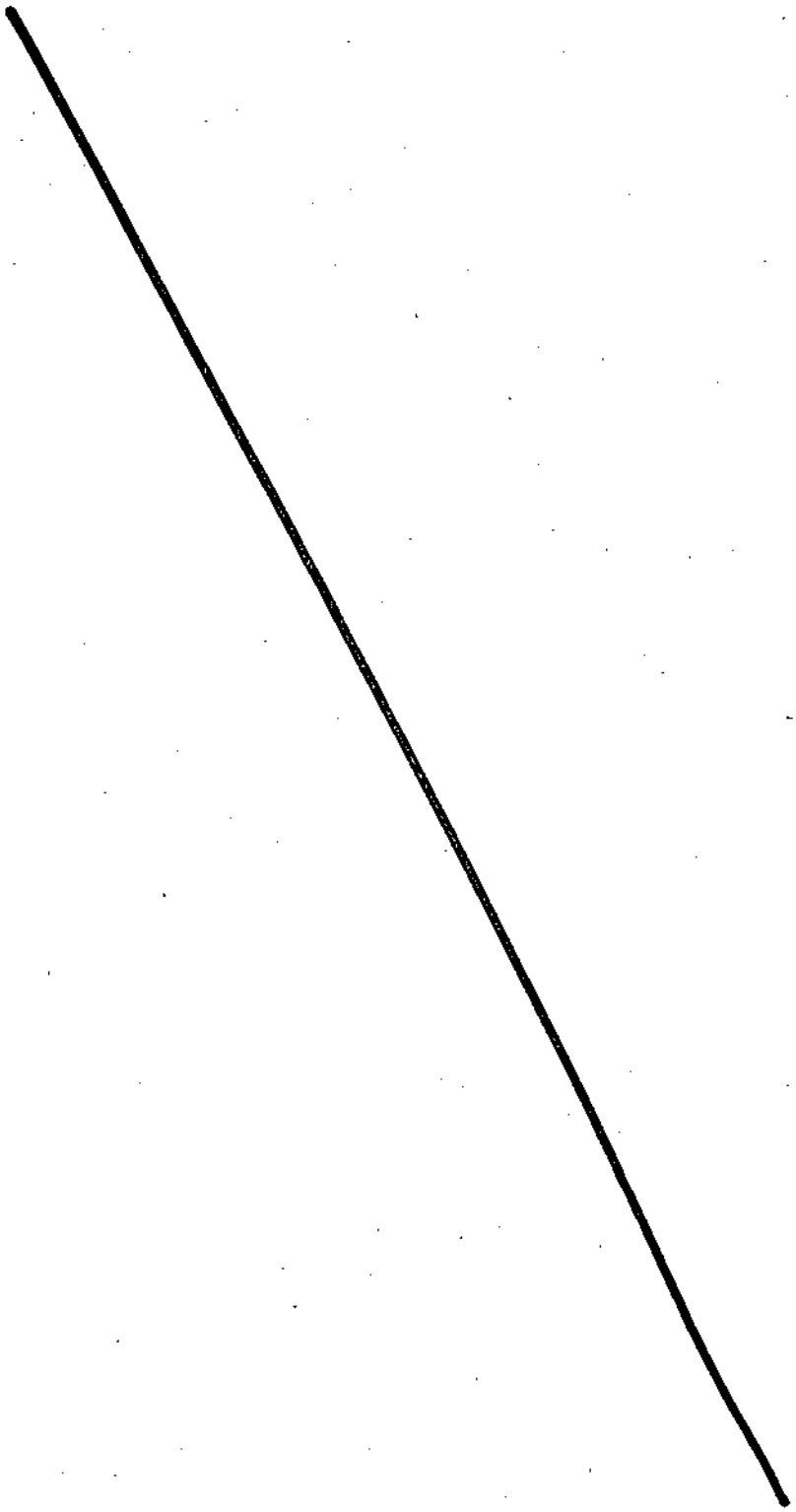
DRAWING TITLE
LANDSCAPE DETAILS & NOTES

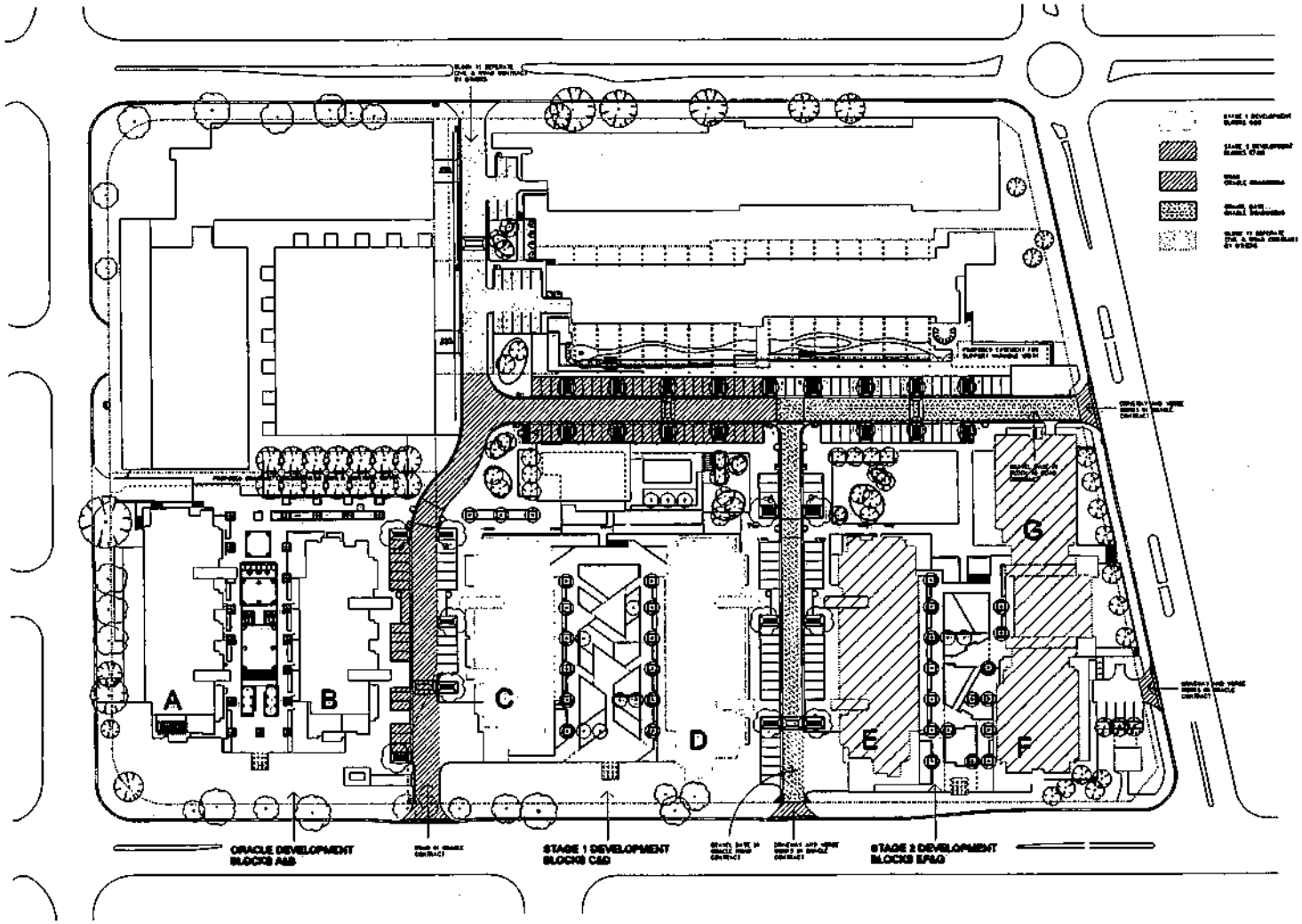
CLIENT
AMALGAMATED PROPERTY GROUP

DATE	SCALE	DRAWN	CHECKED	APPROVED	ISSUE
9SEPT10	@A1	RES	CF	CF	D

DWG NO.
LP07
2 of 2

63

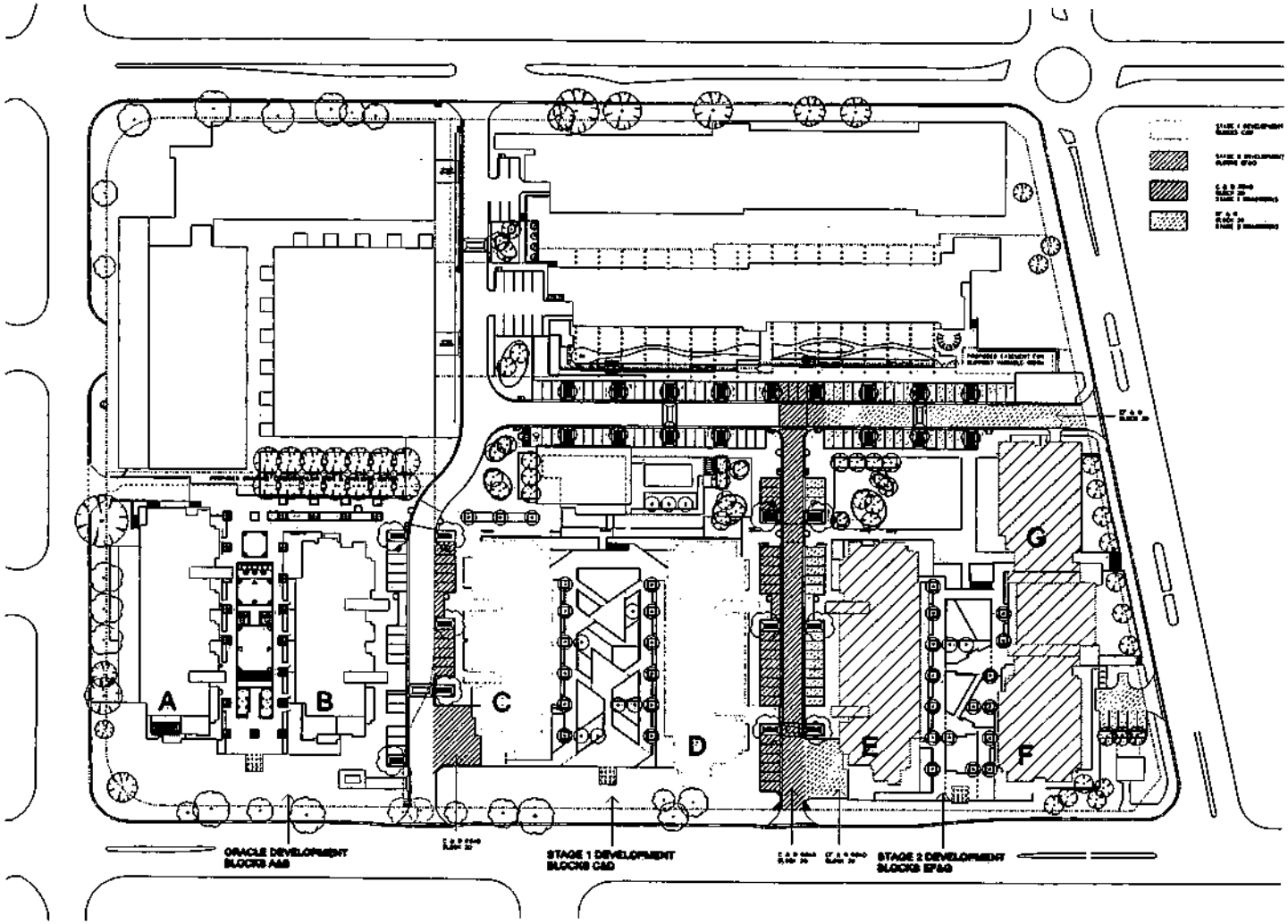




AMALGAMATED

00579 A 010 2

FOR CONSTRUCTION



AMALGAMATED

00570 A 011 1

FOR CONSTRUCTION

STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601
PHONE: (02) 62071923

LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

LAND: Please provide details of the land you are enquiring about.

Unit	189	Block	20	Section	44	Suburb	BELCONNEN

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

	No	Yes
1. Have any notices been issued relating to the Crown Lease?	(X)	( )
2. Is the Lessor aware of any notice of a breach of the Crown Lease?	(X)	( )
3. Has a Certificate of Compliance been issued? (N/A ex-Government House) ☐	( )	(X)

Certificate Number: 69730 Dated: 06-DEC-11

4. Has an application for Subdivision been received under the Unit Titles Act?	(see report)
5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004?	(see report)
6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023?	(see report)
7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)?	(see report)
8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included)	(see report)
9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023?	(see report)
10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land?	(see report)

Date: 19-MAY-26 08:27:19

Applicant's Name : Info Track
E-mail Address : actenquiries@infotrack.com.au
Client Reference : 20260333 - 194761467

STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

INFORMATION ABOUT THE PROPERTY

BELCONNEN Section 44/Block 20/Unit 189 **Building Class: A**

Area(m2): 21,902.9
Unimproved Value: $8,380,000 **Year:** 2025
Subdivision Status: Application received under the Unit Titles Act.

Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

No Applications Found.

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da

Sect	Blk	DA No.	Description	Overlay Policy	Status
45	12	202544197	FURTHER INFORMATION ON DA202544197-S167A PROPOSAL FOR ALTERATIONS TO EXISTING COMMERCIAL DEVELOPMENT. Further information on development application for Internal alterations to accommodate gym/indoor recreational facility, reception area, fitness studios, bathrooms and associated works which is still under consideration - the further information includes a RFI response to detail all outstanding points, email correspondence to support the responses within the provided documentation, traffic report to show all current and future uses of the car parking within the entire block, hydraulic plans to support references to the icon water	Approval Conditional	27-NOV-25

45	12		requirements and a noise management plan provided in reference to the EPA requirements.		
45	17	202443439	PLANNING ACT 2023 - PROPOSAL FOR MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT, SUBDIVISON AND LEASE VARIATION - demolition of on-grade parking areas and removal of trees, construction of a mixed use development comprising of one 24 storey building and one 27 storey building with ground floor commercial tenancies, 407 residential units, 2 storey basement carparking, site services, waste management arrangements, access arrangements, off-site works, landscaping and associated works. SUBDIVISION to create one new block and LEASE VARIATION to permit multi unit housing and amend shop use on the proposed new block.	Approval Conditional	26-MAR-26
45	18	202443439	PLANNING ACT 2023 - PROPOSAL FOR MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT, SUBDIVISON AND LEASE VARIATION - demolition of on-grade parking areas and removal of trees, construction of a mixed use development comprising of one 24 storey building and one 27 storey building with ground floor commercial tenancies, 407 residential units, 2 storey basement carparking, site services, waste management arrangements, access arrangements, off-site works, landscaping and associated works. SUBDIVISION to create one new block and LEASE VARIATION to permit multi unit housing and amend shop use on the proposed new block.	Approval Conditional	26-MAR-26
45	12	202443439	PLANNING ACT 2023 - PROPOSAL FOR MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT, SUBDIVISON AND LEASE VARIATION - demolition of on-grade parking areas and removal of trees, construction of a mixed use development comprising of one 24 storey building and one 27 storey building with ground floor commercial tenancies, 407 residential units, 2 storey basement carparking, site services, waste management arrangements, access arrangements, off-site	Approval Conditional	26-MAR-26

STATUTORY PLANNING
DEVELOPMENT SOLUTIONS BRANCH
480 Northbourne Avenue
DICKSON ACT 2601

45	12		works, landscaping and associated works. SUBDIVISION to create one new block and LEASE VARIATION to permit multi unit housing and amend shop use on the proposed new block.	
45	12	202645046	PLANNING ACT 2023 - PROPOSAL FOR ILLUMINATED SIGN - Installation of an illuminated sign and associated works.	Active

Please Note: A section master plan exists or is being considered over this section.

LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at https://www.legislation.act.gov.au/ni/2023-540/

CONTAMINATED LAND SEARCH

Information is recorded by the Environment Protection Authority (EPA) regarding the contamination status of the land. This information is available via the EPA Contaminated Land Search. For further information on how to perform a search, please go to: https://www.accesscanberra.act.gov.au/city-services/contaminated-sites . For general information on land contamination in the ACT, please contact the Environment Protection Authority on 13 22 81.

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, you should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose-fill asbestos insulation (and other forms of asbestos e.g. bonded asbestos) on the premises.

CAT CONTAINMENT AREAS

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash.
Cats born before 1 July 2022 do not have to be contained unless the live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

---- END OF REPORT ----

Unit Titles (Management) Act 2011

UNIT TITLE CERTIFICATE
SECTION 119

Units Plan No. **3566** Lot No. **189** Unit Number. **189**

Unit Owner/Eligible Person: **Dixon & Gilmour(sale)**

Elevated Legal jonathon@elevatedlegal.com.au

1. Committee Details

Reginald Cattlin
Wanli Ma
Marilia Miyuki Nakamura
Sarah Rickett

c/- Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601
1300 724 256

2. Corporations Manager

The name and contact details of the corporations manager:

Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601

3. Records

The place where the corporation's records can be inspected and contact details:

Jessica Minichiello
Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601
e: certificates@civium.com.au

UNIT TITLE CERTIFICATE
SECTION 119

Units Plan No. **3566** Lot No. **189** Unit Number. **189**

4. Insurance Policy Details

Type	Insurer	Policy No.	Coverage	Renewal Date	Premium/Excess
Building/Common Property	CHU Underwriting Agencies P/L	46463	$199,343,025.00	02/08/2026	$110,263.28
Common Area Contents			$1,993,430.00		
Loss of Rent/Temp Accommodation			$29,901,453.00		
Public Liability			$20,000,000.00		
Voluntary Workers			$200,000.00		
Fidelity			$100,000.00		
Office Bearers			$2,000,000.00		

5. Contributions

5.1 The period the contributions for the unit are for: **01/04/2025** - **31/03/2026**

5.2

Due Date	Details	Admin Fund	Sinking Fund	Amount Paid
31/05/2025	Standard Levy Contribution Schedule	$822.63	$289.73	$1,112.36
16/08/2025	Standard Levy Contribution Schedule	$924.66	$363.77	$1,288.43
01/10/2025	Standard Levy Contribution Schedule	$924.66	$363.77	$1,288.43
04/10/2025	Cladding Upfront Option - 90% - Cladding Project Fund	$7,533.00	$0.00	$7,533.00
12/01/2026	Standard Levy Contribution Schedule 01/01/2026 - 31/03/2026	$924.66	$363.77	$1,288.43
11/05/2026	Standard Levy Contribution Schedule	$924.66	$363.77	$0.00
29/09/2026	Cladding Upfront Option - 10% - Cladding Project Fund	$837.00	$0.00	$0.00
	Paid to 31/3/2026			
			Admin Fund Contributions	**$11,966.61**
			Sinking Fund Contributions	**$1,381.04**
			Total Contributions	**$13,347.65**
			Amount (if any) outstanding	**$1,288.43**
			Interest (if any) on outstanding amount	**$0.00**
			Amount (if any) in credit	**$0.00**

BPAY	**BPAY DETAILS FOR SETTLEMENT** **Biller Code**: 96503 **Ref**:30510229562701463397	
	Total amount overdue	**$1,288.43 + Interest**

*****Amounts overdue are calculated as at 19/05/2026.*****

Amounts due at any proposed settlement may vary as a result of additional contributions becoming due, interest penalties and other amounts charged to the lot which may include legal costs and utility or other charges. Please contact us for an update prior to settlement.

Unit Titles (Management) Act 2011

UNIT TITLE CERTIFICATE
SECTION 119

Units Plan No. **3566** Lot No. **189** Unit Number. **189**

5.3 The balance of the fund for the Owners Corporation as at the date of this certificate:

Admin Fund	**$-500,927.94**	**Sinking Fund**	**$1,890,318.58**	**Total**	**$1,389,390.64**

6. Additional Information

6.1. Developer Control Period
Developer control period expiry date: **N/A**

6.2. Details of any borrowings:
See Annexure

6.3. Details of installed sustainability infrastructure:
See Annexure

6.4. Summary of current service contracts:
Civium Holdings Pty Ltd - Managing Agent Agreement - 01/03/2023 - 28/02/2026

6.5. Application for Crown Lease extension:
Nil

6.6. Details of any ongoing Development Approval Conditions:
Nil

6.7. Details of any embedded network:
Is there an embedded network for water*? No
Is there an embedded network for electricity*? No
Is there an embedded network for telecommunications*? No

6.8. Details of any pool or insulation compliance:
Is there a regulated swimming pool*? Yes

*if these are left blank, the answer is 'no'

All the information in this unit title certificate has been recorded on the following date from details shown in the books, records and other documents of the Owners Corporation:

Date: **19/05/2026** The Common Seal of The Owners – Units Plan No 3566	
Was hereunto affixed in The presence of Signature:	COMMON SEAL The Owners - Units Plan 3566

PLEASE ENSURE THAT YOU EMAIL ANY NOTICE OF ACQUISITION OR NOTICE OF DISPOSITION (Section 115 Certificate) TO clientservices@civium.com.au TO ENSURE NO CHARGES ARE APPLIED

Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601
Ph: 1300 724 256
levies@civium.com.au
Principal: Doug O'Mara

TAX INVOICE

Date: **19/05/2026**

UP **3566** - Lot No. **189** Unit Number. **189**

Preparation of S119 Certificate & Attachments	
UP 3566 Lot No. **189** Unit Number. **189**	$342.00
Invoice Total	$342.00
	(Includes $31.09 GST)

PAID

Civium Strata
Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300
Ph: 1300 724 256 Email: levies@civium.com.au
Printed: 19/05/2026 11:08 am User: Rebekah Morton

Asset Register
3566 Oracle C-D-E-F-G- 60-68 College Street, 80-84 Chandler Street

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value

Nil

Civium Strata
Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300
Ph: 1300 724 256 Email: levies@civium.com.au
Printed: 19/05/2026 11:08 am User: Rebekah Morton

Fund Proposals
3566 Oracle C-D-E-F-G- 60-68 College Street, 80-84 Chandler Street

Date Determined	Title	Particulars
Nil		

Civium Strata
Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300
Ph: 1300 724 256 Email: levies@civium.com.au

OWNER LEDGER from 01/05/26 to 19/05/26
All Schedules

U/Plan: 3566 **Units:** 336 **Lots:** 336
Building Address: 60-68 College Street, 80-84 Chandler Street
Suburb: BELCONNEN **State:** ACT **Post Code:** 2617
Building Name: Oracle C-D-E-F-G-
GST?: Yes **ABN:** 74728858974
Manager: Jessica Minichiello

Lot 189 Unit 189 Mr Hugh Christian Dixon & Ms Megan Therese Gilmour

Date	Ref	Details	Debit	Credit	Balance	
01/05/26		**Opening Balance**	**$0.00**	**$0.00**	**$0.00**	
11/05/26	15775	Standard Levy Contribution Schedule From: 01/04/2026 To: 30/06/2026 Contribution Schedule	$1,288.43	$0.00	$1,288.43	DR
		Closing Balance	**$1,288.43**	**$0.00**	**$1,288.43**	**DR**
		Interest Due	**$0.00**		**$0.00**	
		Total Balance	**$1,288.43**	**$0.00**	**$1,288.43**	**DR**

Level 33, 101 Miller Street
North Sydney NSW 2060

PO BOX 500, North Sydney NSW 2059

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	46463
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	02/02/2026 to 02/08/2026 at 4:00pm
The Insured	THE OWNERS - UNITS PLAN NO.3566
Situation	64-68 COLLEGE STREET BELCONNEN ACT 2617

Sections

Section 1 – Insured Property

Building: $199,343,025
Common Area Contents: $1,993,430
Loss of Rent & Temporary Accommodation (total payable): $29,901,453
Lot Owners' Fixtures and Improvements (per lot): $250,000

Optional Extensions:
Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: $100,000
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: $20,000,000

Section 3 – Voluntary Workers

Death: $300,000
Total Disablement: $3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: $250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

Date Printed 30/01/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Civium Strata

Statement of Financial Affairs

Prepared for Owners of Unit Title 3566

"Oracle C-D-E-F-G-"

60-68 College Street, 80-84 Chandler Street BELCONNEN ACT 2617

For the Financial Period 01/02/25 to 06/05/26

Balance Sheet - U/Plan 3566
"ORACLE C-D-E-F-G-"
60-68 COLLEGE STREET, 80-84 CHANDLER STREET, BELCONNEN, ACT 2617

For the Financial Period 01/02/2025 to 06/05/2026

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
Proprietors of Unit Plan 3566	$573,979.81	$802,114.08	$1,376,093.89
Macquarie Bank BSB: 182-266 Acc No: 305102295			
The Owners Unit Plan 3566 - Sinking Fund 1 (MB)	$0.00	$528,452.60	$528,452.60
Macquarie Bank BSB: 182-266 Acc No: 249533423			
The Owners Unit Plan 3566 - Sinking Fund 2 (MB)	$0.00	$135,389.72	$135,389.72
Macquarie Bank BSB: 182-266 Acc No: 272533746			
The Owners Unit Plan 3566 - Sinking Fund 3 - (MB)	$0.00	$242,368.17	$242,368.17
Macquarie Bank BSB: 182-266 Acc No: 236045506			
The Owners Unit Plan 3566 - Sinking Fund 4 (MB)	$0.00	$224,001.65	$224,001.65
Macquarie Bank BSB: 182-266 Acc No: 204524755			
Levies Receivable	$72,238.88	$11,124.35	$83,363.23
Total Assets	**$646,218.69**	**$1,943,450.57**	**$2,589,669.26**
Liabilities			
Accounts Payable	$33,415.50	$0.00	$33,415.50
BAS Clearing	$(56,446.35)	$(6,435.39)	$(62,881.74)
Paid in Advance	$206,065.77	$55,430.34	$261,496.11
Lannock Loan 603836UP3566	$919,873.42	$0.00	$919,873.42
GST Clearing	$42,981.20	$(13,422.47)	$29,558.73
Total Liabilities	**$1,145,889.54**	**$35,572.48**	**$1,181,462.02**

Balance Sheet - U/Plan 3566
"ORACLE C-D-E-F-G-"
60-68 COLLEGE STREET, 80-84 CHANDLER STREET, BELCONNEN, ACT 2617
For the Financial Period 01/02/2025 to 06/05/2026

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	**$(499,670.85)**	**$1,907,878.09**	**$1,408,207.24**
Owners Funds			
Opening Balance	$391,921.94	$1,548,619.32	$1,940,541.26
Fund Transfer (Admin)	$(205,700.00)	$205,700.00	$0.00
Net Income For The Period	$(685,892.79)	$153,558.77	$(532,334.02)
Total Owners Funds	**$(499,670.85)**	**$1,907,878.09**	**$1,408,207.24**

Income and Expenditure Statement - U/Plan 3566
"ORACLE C-D-E-F-G-"
60-68 COLLEGE STREET, 80-84 CHANDLER STREET, BELCONNEN, ACT 2617
For the Financial Period 01/02/2025 to 06/05/2026

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Insurance Claims Refund	$0.00	*$0.00*	*$11,381.81*
Interest on Overdues	$5,730.63	*$0.00*	*$2,937.32*
Levy Income	$1,171,920.88	*$1,171,921.00*	*$1,072,049.00*
Special Levy Income	$1,133,044.14	*$0.00*	*$11,818.18*
Total Administrative Fund Income	**$2,310,695.65**	*$1,171,921.00*	*$1,098,186.31*
Expenses			
Accountant - Professional Fees	$7,706.22	*$3,500.00*	*$685.00*
Administration Costs	$0.00	*$0.00*	*$113.64*
Arrears Recovery Costs	$2,007.54	*$0.00*	*$1,176.63*
Audit Fees	$0.00	*$7,000.00*	*$0.00*
Bad Debt	$2,772.88	*$0.00*	*$0.00*
Building Repairs & Maintenance	$61,428.91	*$15,000.00*	*$21,589.63*
Civium Disbursements	$(4,129.15)	*$0.00*	*$7,564.14*
Cladding and Facade works	$1,407,897.78	*$0.00*	*$0.00*
Cleaning	$187,829.51	*$115,000.00*	*$125,639.46*
Cleaning - Car Park	$2,189.92	*$3,000.00*	*$0.00*
Cleaning - Windows & Glazing	$8,000.00	*$8,000.00*	*$0.00*
Consultant Fees	$12,609.09	*$0.00*	*$0.00*
Electrical Repairs & Maintenance	$9,398.33	*$2,500.00*	*$2,264.80*
Electricity - Utility	$85,603.99	*$60,000.00*	*$57,450.72*
Equipment	$3,000.00	*$0.00*	*$0.00*
Facility Management	$172,881.33	*$142,000.00*	*$141,942.06*
Fire Alarm Monitoring	$14,698.71	*$11,250.00*	*$10,080.72*
Fire Protection - Contracted	$11,824.14	*$12,000.00*	*$12,112.50*
Fire Protection - Repairs/Replacements	$11,135.61	*$5,000.00*	*$11,677.25*
Garage Door	$2,193.64	*$0.00*	*$901.82*
Garage Door - Repairs	$0.00	*$1,000.00*	*$0.00*
Garage Door - Service	$0.00	*$2,000.00*	*$0.00*
Gardens & Grounds	$58,660.83	*$65,000.00*	*$37,947.35*
Gym Equipment	$0.00	*$0.00*	*$933.90*
Gymnasium Expenses	$139,317.82	*$122,621.00*	*$85,509.24*
HVAC	$888.00	*$0.00*	*$0.00*
Income Tax & BAS Fees	$288.55	*$0.00*	*$0.00*
Insurance Claims	$(8,645.45)	*$20,000.00*	*$16,398.17*
Insurance Excess Fee	$0.00	*$0.00*	*$10,000.00*

Income and Expenditure Statement - U/Plan 3566
"ORACLE C-D-E-F-G-"
60-68 COLLEGE STREET, 80-84 CHANDLER STREET, BELCONNEN, ACT 2617
For the Financial Period 01/02/2025 to 06/05/2026

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Insurance Premiums	$342,831.05	*$221,645.00*	*$194,204.34*
Intercom Repairs	$(295.00)	*$1,000.00*	*$635.00*
Keys and Locks	$2,524.55	*$5,000.00*	*$4,835.99*
Legal expense	$27,214.77	*$25,000.00*	*$70.00*
Lift Maintenance Contract	$75,754.48	*$60,100.00*	*$87,481.68*
Lift Repairs	$5,248.00	*$5,000.00*	*$1,615.00*
Loan Interest	$4,753.26	*$0.00*	*$0.00*
Management Fee	$160,840.68	*$123,455.00*	*$119,272.74*
Pest Control	$750.00	*$2,000.00*	*$1,200.00*
Plumbing & Drainage	$35,860.61	*$40,000.00*	*$37,308.14*
Plumbing & Drainage - Repairs	$0.00	*$0.00*	*$(530.00)*
Prior Year Adjustment	$43,174.42	*$0.00*	*$0.00*
Prior Year Adjustment Admin	$0.00	*$0.00*	*$(15,577.33)*
Roof HSS Compliance	$0.00	*$1,850.00*	*$0.00*
Roofing Repairs & Maintenance	$1,850.00	*$1,500.00*	*$3,370.08*
Security	$0.00	*$0.00*	*$75.00*
Security Access System & Cards	$0.00	*$0.00*	*$170.00*
Sundry Expenses	$1,448.70	*$0.00*	*$0.00*
Taxation Reporting (Civium)	$50.00	*$0.00*	*$0.00*
Telephone	$114.55	*$500.00*	*$164.56*
Trade Waste	$32.76	*$0.00*	*$0.00*
Ventilation	$4,432.00	*$5,000.00*	*$7,740.00*
Water - Utility	$100,445.41	*$85,000.00*	*$79,427.83*
Total Administrative Fund Expenses	**$2,996,588.44**	*$1,171,921.00*	*$1,065,450.06*
Administrative Fund Surplus/Deficit	**$(685,892.79)**	*$0.00*	*$32,736.25*
Opening Balance for the period	**$391,921.94**	*$0.00*	*$359,185.69*
Fund Transfer (Admin)	$(205,700.00)	*$0.00*	*$0.00*
Closing Balance for the period	**$(499,670.85)**	*$0.00*	*$391,921.94*

Income and Expenditure Statement - U/Plan 3566
"ORACLE C-D-E-F-G-"
60-68 COLLEGE STREET, 80-84 CHANDLER STREET, BELCONNEN, ACT 2617
For the Financial Period 01/02/2025 to 06/05/2026

Consolidated

Sinking Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Investment	$42,264.74	*$0.00*	*$55,982.71*
Interest on Overdues	$1,393.57	*$0.00*	*$1,017.10*
Levy Income	$449,999.82	*$450,000.00*	*$377,622.24*
Total Sinking Fund Income	**$493,658.13**	*$450,000.00*	*$434,622.05*
Expenses			
Building Improvement/Upgrade	$0.00	*$4,241.00*	*$27,233.32*
Building Repairs & Maintenance	$61,918.56	*$46,861.00*	*$0.00*
CCTV System	$23,340.00	*$30,000.00*	*$0.00*
Capital Works Budget	$0.00	*$18,522.00*	*$0.00*
Cladding Project	$66,831.07	*$0.00*	*$(8,756.25)*
Consultant Fees	$0.00	*$0.00*	*$187,000.00*
Fire Protection Replacement/Upgrade	$50,060.00	*$33,500.00*	*$37,705.00*
Garage Door Replacement/Upgrade	$0.00	*$0.00*	*$9,850.00*
Gardens & Grounds	$21,377.27	*$15,000.00*	*$0.00*
HVAC Replacement/Upgrade	$1,204.50	*$36,291.00*	*$0.00*
Income Tax Expense	$17,715.99	*$0.00*	*$11,680.30*
Intercom Repair and Maintenance	$6,348.56	*$0.00*	*$0.00*
Lift Repairs	$0.00	*$0.00*	*$3,433.88*
Painting Works	$20,243.33	*$0.00*	*$0.00*
Plumbing & Drainage Works	$48,200.08	*$34,890.00*	*$31,552.59*
Roof Repairs	$22,860.00	*$0.00*	*$0.00*
Total Sinking Fund Expenses	**$340,099.36**	*$219,305.00*	*$299,698.84*
Sinking Fund Surplus/Deficit	**$153,558.77**	*$230,695.00*	*$134,923.21*
Opening Balance for the period	**$1,548,619.32**	*$0.00*	*$1,413,696.11*
Fund Transfer (Sinking)	$205,700.00	*$0.00*	*$0.00*
Closing Balance for the period	**$1,907,878.09**	*$230,695.00*	*$1,548,619.32*

MINUTES OF THE
ANNUAL GENERAL MEETING 2026

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Thursday, 14 May 2026 05:30 PM

Virtually via Microsoft Teams

MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G- 3566

Held Thursday, 14 May 2026 5:30 PM virtually via Microsoft Teams

Present	**A. Roberts (Lot 187), A. Ellis (Lot 319), A. Holmes (Lot 262), A. Shrestha (Lot 182), C. Brinkman & C. Brinkman (Lot 129), C. Johanson (Lot 37), C. Naidoo (Lot 73), C. Shepherd (Lot 224), D. & A. Hunter (Lot 267), E. Blanchard (Lot 184), E. Huttner & A. Huttner (Lot 218), F. Goodhew (Lot 35), G. McIntosh Kessling (Lot 49), H. Chau (Lot 249), J. Clancy (Lot 230), J. Goodhew (Lot 175), J. Hayne & H. Hayne (Lot 241), J. Rathouski (Lot 167), K. Loh Loh (Lot 228), L. Lam (Lot 171), L. McLeod & B. Harvey (Lot 53), M. Cooke (Lot 190), M. Cooley & M. Cooley (Lot 248), M. Miyuki Nakamura (Lot 247), M. Noronha (Lot 139), M. Poh (Lot 149), O. Deeb (Lot 103), R. Cattlin & D. Cattlin (Lot 323), R. Wilkinson & R. Wilkinson (Lot 113), S. Rickett (Lot 8), T. Lu & W. Ma (Lot 205), X. Ma (Lot 250), Y. Li (Lot 132)**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Proxies	**None**
Company Nominees	**None**
Apologies	**A. Kite & S. Kite (Lot 277)**
Voting Papers	**R. Bell (Lot 223), N. Hawkes (Lot 269)**
Other Attendees	**L. Tonna (Observer for unit 224)**
CFM	**None**
Chairperson	**R. Cattlin**
Meeting Opened	**5:55 PM**

Reduced Quorum Meeting

MOTION	Motion for consideration
1	**Minutes (ORDINARY RESOLUTION)** **It was RESOLVED** that the minutes of the previous Annual General Meeting of the Owners Corporation, held on 20 May 2025 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**

2	**Insurance Valuation (ORDINARY RESOLUTION)** **It was RESOLVED** that the property of the Owners Corporation be re-valued for insurance purposes and that the Strata Managing Agent adjust the building sum insured in accordance with the valuation. *NOTE: The latest Insurance Valuation was provided in July 2022. It was agreed by the Owners Corporation that a new valuation will be obtained following completion of the cladding remediation works.* **Motion Carried**
3	**Insurance Renewal (SPECIAL RESOLUTION)** **It was RESOLVED** that Owners Corporation resolves: a. Confirms the Owners Corporation's current insurance cover as detailed in the attached policy within the agenda. b. Delegates authority to the Executive Committee to select the appropriate insurance policy and, if necessary, arrange premium funding for the policy. c. Authorises the Strata Managing Agent to obtain quotations for insurance cover prior to the expiry of the current policy. These quotations are to be presented to the Executive Committee for consideration. In the event that no advice or decision is provided by the Executive Committee, the Managing Agent is authorised to proceed with the recommendation provided by the insurance broker and, if necessary, arrange for premium funding of the policy. *NOTE: During discussion of the motion, a question was raised regarding flood cover. It is noted that flood cover is already included within the current policy and reflected within the Certificate of Currency attached to the agenda. It was further noted that, following completion of the cladding remediation project, it is intended that more than one insurance quotation be obtained as part of the renewal process to test the market and assess whether improved terms or premiums may be available following the reduced risk profile of the building.* **Motion Carried**
4	**Insurance Claims (ACKNOWLEDGEMENT)** **It was ACKNOWLEDGED** that the Owners Corporation consider any open or new Insurance Claims. *NOTE: There are no current open claims.* **Motion Acknowledged**
5	**Financial Statements and Accounting Records (ORDINARY RESOLUTION)** **It was RESOLVED** that the financial statement of accounts for the financial year ending 31/01/2026 be adopted. **Motion Carried**
6	**Appointment of Auditor (ORDINARY RESOLUTION)** **It was RESOLVED** that the Owners Corporation resolve to appoint an auditor to audit the financial accounts for the closing financial period of the Owners Corporation to the Australian Auditor Standards and review the latest report, if obtained. *NOTE: This approval applies to the 2026-2027 financial year* **Motion Carried**
7	**Maintenance Plan (ORDINARY RESOLUTION)**

	It was RESOLVED that the Owners Corporation review the Maintenance Plan for the continued maintenance of the common property and its assets. *NOTE:* ***Maintenance Items – Ongoing and Under Review During the Year*** *The following common property maintenance items are either undertaken on an ongoing basis as part of routine upkeep, or will be progressively assessed and addressed as required throughout the year:* • *Maintain common pipework* • *Maintain and/or replace areas of podium membrane (waterproofing)* • *Maintain and/or replace sauna heater* • *Maintain and/or repair main garage door running gear* • *Maintain bitumen driveway (including patch repairs as required)* • *Repaint line marking as required* • *Ongoing replacement of common area lighting* • *Maintain and/or replace hand dryer units* • *Maintain floor tiles in common areas* • *Maintain and/or replace hot water circulating pumps* ***Gym Equipment (ongoing monitoring and staged replacement as required):*** • *Multi-station gym equipment* • *Two treadmills* • *One rower* • *Two exercise bikes* • *Two steppers* • *Various smaller gym equipment (e.g. benches and weights)* ***Pool and Associated Infrastructure:*** • *Maintain and/or replace pool filters* • *Maintain pool fence fixings* *These items form part of the Owners Corporation's continuing maintenance responsibilities and will be actioned based on condition, priority, and available budget allocation during the course of the year.* **Motion Carried**
8	**Maintenance Issues (ORDINARY RESOLUTION)** **It was RESOLVED** that the Owners Corporation consider any open or new Common Property Maintenance Issues as well as any maintenance contracts that may be due for renewal. *NOTE: The current action item list remains as per the Executive Committee meeting minutes from March 2026. Updated action item lists and maintenance tracking will continue to be provided as part of future monthly Executive Committee meeting minutes.* **Motion Carried**
9	**Fire Safety Review (ORDINARY RESOLUTION)** **It was RESOLVED** that the Owners Corporation review the provision and compliance of Common Property fire safety measures in accordance with the National Construction Codes (NCC) fire safety requirements. *NOTE:* It was noted that there has recently been a change in fire services contractor from O'Neill and Brown Fire Services to Complete Essential Fire and Air. The new contractor will review any previously identified defect items and provide updated advice on their

	current status, as some works may have already been completed but were not accurately reflected in the previous contractor's reporting. Further updates will be provided once the review has been completed and any remaining required works are confirmed. **Motion Carried**
10	**Consideration of Physical Building Defects (ORDINARY RESOLUTION)** **It was RESOLVED** that the Owners Corporation considers any Common Property physical building structural defects. *NOTE:* It was noted that quotations have been requested in relation to the structural cracking identified within the basement slabs. The Strata Manager and Building Manager will continue to follow up with contractors to progress the matter and obtain the necessary pricing for the immediate remediation requirements. Once quotations have been received and a more detailed remediation plan has been developed, the full engineering report and associated information will be shared with owners via the owners portal accordingly. Further updates will continue to be provided as they become available. **Motion Carried**
11	**Budget (ORDINARY RESOLUTION)** 1. **It was RESOLVED** that contributions be determined: a. To the **Contribution Schedule** - Administrative Fund in accordance with Section 75 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $1,123,575.00 (Excl. GST) **Total Administrative Fund Income** $1,235,932.50 (Incl. GST) b. To the **Contribution Schedule -** Sinking Fund in accordance with Section 89 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $121,111.00 (Excl. GST) **Total Sinking Fund Income** $514,131.75 (Incl. GST) c. To the **Cladding Project Fund** - Administrative Fund in accordance with Section 75 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $3,418,102.61 (Excl. GST) **Total Administrative Fund Income** $0 d. To the **Sports Centre** - Administrative Fund in accordance with Section 89 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $119,820.00 (Excl. GST) **Total Administrative Fund Income** $76,861.40 (Incl. GST) e. To the **Sports Centre** - Sinking Fund in accordance with Section 89 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $500,000.00 (Excl. GST) **Total Sinking Fund Income** $57,125.75 (Incl. GST) 2. **It was RESOLVED** that the Administrative and Sinking Fund contributions be paid in quarterly instalments with the instalments dates to be

	1st instalment 11/05/2025 (pre issued) **2nd instalment** 15/08/2026 **3rd instalment** 01/10/2026 **4th instalment** 01/01/2027 3. **It was RESOLVED** that in accordance with Section 78 and 89 of the Unit Titles (Management) Act 2011, the Owners Corporation agrees to determine additional quarterly contributions at the agreed administrative and sinking fund rate, for the next financial year should they be deemed necessary prior to the next AGM being held. **Motion Carried**
12	**Licence Agreement (Special Resolution)** **It was RESOLVED** that the Owners of UP 3566 agree, pursuant to Section 20 (3) of the *Unit Titles (Amendment) Act 2011* to sublet that part of the common property to the Owners UP 3395, known as the Sports Centre on a non-exclusive/shared basis for a five year term with two successive options of a further five year period at a Licence Fee to be determined in general meeting in accordance with the Licence Agreement (as annexed and marked A) and to authorise the Executive Committee (by any two members to execute) to enter into the Licence Agreement. Against: 1 **Motion Carried**
13	**Licence Agreement Fee (Ordinary Resolution)** The Owners UP 3566 have adopted its budgets for its Administrative and Sinking Funds and comprised within those budgets are the operational and capital expenditure expenses associated with the Sports Centre, as annexed and marked C, the Sports Budget specific costs and accordingly determine the Licence Fee to be set for the period 01/02/2026 to 31/01/2027 at 30% of those total budgeted costs plus GST, namely **$185,946.00 (Excl. of GST)**, to be invoiced as the Licence Fee payable by the Owners UP 3395. Against: 1 **Motion Carried**
14	**Appointment of Managing Agent (ORDINARY RESOLUTION)** **It was RESOLVED** that in accordance with Section 50 of the Unit Titles (Management) Act 2011 ("Act") that: 1. Civium Holdings Pty Ltd t/as Civium Property Group ("Agent") be appointed as strata managing agent of **Units Plan No.3566 for 36 months**; 2. The Owners Corporation delegate to the Agent all of its functions (other than those prohibited by the Act); 3. The Owners Corporation execute a written agreement, ("Agreement"), to give effect to this appointment and delegation; 4. The delegation is to the subject to the conditions and limitations set out in the Agreement; and 5. Authority is given for the common seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting 6. Douglas O'Mara be appointed as the public officer for the Owners Corporation. 7. Maxim Chartered Accountants (Tax agent number 25500932) be appointed as the tax agent for the Owners Corporation. *NOTE: Attached to the agenda is the proposed contract. Two representatives from the Executive Committee will be required to execute the Agency Agreement digitally, noting the agreement will be enacted after 21 days should the Agreement not be signed.* Against: 4 **Motion Carried**
15	**Election of Executive Committee (ORDINARY RESOLUTION)**

	It was RESOLVED that the Owners Corporation resolves to appoint 6 Owners to form the Executive Committee. • *The following Owners will form the Executive Committee: R. Cattlin, W, Ma, M. Miyuki Nakamura, and S. Rickett.* • *It was noted that two Executive Committee positions remain vacant.* **It was RESOLVED** that the Owners Corporation considers the adequacy of any current authorisations, delegations and appointments for the Executive Committee, any Sub Committees and any Communication Officers. This includes nominating one or several invoice approvers on behalf of the Owners Corporation. **Motion Carried**
16	**Defence of ACAT Proceedings (Ordinary Resolution)** **It was RESOLVED** that the Owners Corporation resolve to defend the proceedings commenced in the ACT Civil and Administrative Tribunal (ACAT) in matter UT28/2026. **Motion Carried**
17	**Engagement of Legal Representation (Ordinary Resolution)** **It was RESOLVED** that the Owners Corporation resolve that the Executive Committee is authorised to engage legal representation, including solicitors, counsel, or other professional advisors, as it considers necessary to assist in the defence of ACAT matter UT28/2026. **Motion Carried**
18	**Authority for Executive Committee Members to Act Jointly (Ordinary Resolution)** **It was RESOLVED** that the Owners Corporation resolve that two or more members of the Executive Committee are authorised to act jointly on behalf of the Owners Corporation in relation to ACAT matter UT28/2026, in accordance with the ACT Civil and Administrative Tribunal Act 2008, until the matter is fully resolved. **Motion Carried**
19	**General Business** Items of a general nature were discussed: • Discussion was held regarding the possibility of reviewing and potentially amending the rules following completion of the cladding remediation project, including consideration of permitting the use of BBQs on balconies again in the future. • It was noted that rubbish currently located within the Level 4 chute room is to be removed during the next bulky waste collection scheduled for June 2026. The Strata Manager will advise the Building Manager accordingly. • General discussion was also held regarding EV charging infrastructure within the development and the possibility of the incoming Executive Committee considering what may be required in the future to facilitate EV charging arrangements within the complex.

There being no further business the chairperson declared the meeting closed at 7:22 PM
Dated: 14 May 2026
Issued by Civium Property Group for and on behalf of the Owners Corporation.

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions †

A1 The Owners—Units Plan No 3566

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made **14/05/2026**

A3 Reduced quorum decisions

[If there is insufficient space here, tick and attach details to the notice]

Date of decision	Full text of reduced quorum decision
14/05/2026	As attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

DATE: 15/05/2026
[Affix owners corporation seal in accordance with the corporation articles]

The Owners - Unit Plan No 3566

† In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than ½ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within ½ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by anyone then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of anyone present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decision***s (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effec***t) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and

- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

MINUTES OF THE
EXECUTIVE COMMITTEE MEETING 2026

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Thursday, 12 March 2026 5:30 PM

Virtually via Microsoft Teams

MINUTES OF THE STRATA COMMITTEE MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G-3566

Held Thursday, 12 March 2026 5:30 PM via Microsoft Teams

Present	**J. Cattlin, S. Sehgal, M. Miyuki Nakamura**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Apologies	**W. Ma**
Other Attendees	**None**
CFM	**None**
Meeting Opened	**5:34 PM**
Quorum Achieved	

MOTION	Motion for consideration
1	**MINUTES** **It was RESOLVED** that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 12th of February 2026 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**FINANCIAL STATEMENTS AND ARREARS LISTING** **It was RESOLVED** that: • **AGM DATE AND AGENDA** Audits are currently underway, and the draft budgets are approximately 80% complete. The Committee is awaiting the remaining motions from Proctor Legal, as well as advice regarding the appropriate funding mechanism for the proposed regarding the cladding replacement on the Spots Centre. In relation to the sports centre cladding, a tender has been obtained from Canberra Building Services for the removal and replacement of the existing ACP cladding system. The proposed works involve demolition and recycling of the existing ACP panels, installation of a compliant Fairview Vitradual cassette system, scaffolding and access works around the building perimeter, engineering and shop drawings, and replacement of roof capping and associated electrical works. The works are expected to be completed within an estimated 15-week construction program, with temporary closure of the pool area required during the construction period. The total cost of the works is $401,449.00 excluding GST ($441,593.90 including GST), which includes scaffolding, cladding demolition and replacement,

	engineering, insurance and associated preliminaries. The Committee requested that this matter be investigated to ensure the building's cladding is fully compliant and replaced where required. This approach has been taken proactively to avoid any potential insurance or compliance issues in the future. Given the above items still being finalised, the AGM is now anticipated to be held toward the end of April 2026, with the proposed dates being either 29 or 30 April, subject to confirmation. **Motion Carried**
3	**ITEMS OF DISCUSSION & RELEVANT ACTIONS** • **CLADDING REPLACEMENT (WORKS UPDATES)** The cladding rectification works across the development continue to progress. The current status of works across the buildings is as follows: Block C, the majority of scaffolding has now been removed, and the cladding works have been completed. One remaining scaffold tower remains on the south-west corner, which is scheduled to be removed next week. Block D, scaffolding has now been fully removed, and the cladding works have been completed. Block E, the majority of scaffolding has been removed, and the cladding works have been completed. One remaining scaffold tower remains on the south-east corner and is expected to remain in place for approximately three to four weeks to allow completion of the remaining minor works. Blocks F and G, scaffolding remains in place and works continue in accordance with the updated construction programme. The previously approved awning variation works have now been completed. These works included improvements to several building entrances to address historic water ingress issues. The works undertaken have significantly improved the weatherproofing performance of these areas, particularly at the main entrances of Buildings C and E, as well as the secondary entrance to Building D. During removal of the cladding panel near Unit 325, it was identified that no membrane had been installed behind the panel, which had contributed to water ingress above the window. As an interim measure, a breathable membrane has been installed to prevent water penetration while the replacement panels are awaited. Once works progress to this section, the membrane will be properly installed beneath the sub-seal and secured in place before the cladding panels are reinstalled. The residents of Unit 325 have confirmed that no further water ingress has been experienced since this temporary protection was installed. An issue was also reported regarding the air conditioning unit servicing Unit 159. Following inspection by a technician, it was identified that the internal blower fan required cleaning. The unit was serviced and reinstalled, and the system is now operating correctly. The tenant has confirmed the issue has been resolved. In relation to project administration, Progress Claim 5 has now been received and will be lodged for assessment and approval though the ACT Gov accordingly. In addition, a work order has been issued to Hart's Pest Control for the installation of additional anchor points required to allow the bird spike installation works to continue. These anchor points are necessary to facilitate safe rope-access to the vertical cladding sections at the building entrances where the bird spikes are to be installed. Further updates will be provided as works progress

- **WINDOW REMEDIATION**

Additional quotes for the required works are still pending. The Strata Manager and Building Manager will continue to follow up with the relevant contractors to progress the matter.

- **GARDEN WORKS & IRRIGARION UPGRADES**

Corporate Gardens are scheduled to commence landscaping works along College Street on 23 March 2026.

Over the past eight weeks, the gardening team has been undertaking ongoing maintenance and improvement works across the site, including:

- Monitoring and adjusting irrigation to support plant rejuvenation and respond to plant performance.
- Reinstating irrigation station 8, which services the verge garden bed opposite College Street in front of 64–68.
- Undertaking heavy reduction pruning of Callistemon trees in the pool area and along the walkways between the pool and 64–68.
- Removing basal root suckers from ornamental trees.
- Removing woody weed species across garden areas.
- Removing dead growth from plants within the planter boxes in both courtyard gardens.
- Removing dead plants (excluding trees).
- Pruning vegetation overhanging footpaths.
- Undertaking weed eradication in irrigated lawn areas.
- Carrying out general gardening works including lawn mowing, edging, weed spraying, leaf litter removal, seasonal pruning and maintenance of hardstand areas.

The Committee also discussed the need to investigate garden bed remediation works, particularly within the courtyard gardens. A number of raised planter boxes have been identified as flooding when irrigation is operating, which may indicate blocked or inadequate drainage. These beds will likely require excavation and drainage rectification before replanting can occur. Quotes can be obtained for these works should the Committee wish to proceed.

It was also noted that several raised planter boxes currently contain little to no planting, despite irrigation functioning correctly and no flooding issues being present. These beds could be replanted at relatively low cost.

The lawn area near the pool also requires renovation, as ground levels have subsided and are creating a potential trip hazard along the paving edges. Remedial works would involve top dressing and re-turfing. Similar treatment may be required for the courtyard lawns, although the pool lawn is currently the most affected. Quotes can be obtained for these works if required.

Additionally, the garden beds surrounding the entrance to 80–84 Chandler Street were noted as appearing tired and dated, with limited plant variety, no mulch and reduced street appeal. A full garden bed renovation would significantly improve the presentation of this entrance. A similar upgrade could also be considered for the garden beds located on either side of the central driveway between 60–64 Chandler Street.

The Committee has approved obtaining quotations for the above remediation and

	improvement works. Further updates will be provided as they become available. • **STRUCTURAL CRACKING – BASEMENT SLABS (ENGINEERING REPORT)** Quotations have been requested to address the immediate remediation requirements. The Strata Manager and Building Manager will continue to follow up with contractors to progress the matter and obtain the necessary pricing. Once a more detailed remediation plan has been developed, the report will be shared with all owners. Further updates will be provided as they become available. • **PREVENTATIVE MAINTENANCE TENDER PROGRAM** Following further review and consultation with the Building Manager, Maritex has now been confirmed to undertake all electrical preventative maintenance services across the site. In addition, HVAC Canberra has been re-appointed to provide maintenance for all mechanical systems. The Committee also noted that the current lift maintenance contract with Schindler Lifts remains in place on a month-to-month basis. To support informed decision-making and ensure appropriate long-term arrangements, quotations will be obtained for an independent lift audit, and a formal tender process will be undertaken through a specialist lift consultancy to review service requirements, compliance obligations and contract options. In addition, roller door maintenance services will also be taken to tender to ensure appropriate service coverage and value for money across the development. Johnson Controls currently provides fire monitoring services, however confirmation is being sought regarding the existing contract arrangements currently in place. Once this has been clarified, the Committee will consider whether any further procurement or contractual review is required. Further updates will be provided as the remaining tenders and reviews progress. • **BUILDING MANAGEMENT SERVICES – UPDATE** Shadow Facilities Management has now been formally engaged to provide building management services for the development. The appointment commenced 1 March 2026 and has been confirmed for an initial 12-month term, providing continuity of on-site operations following the conclusion of the previous arrangement with JLL. The Committee considered the benefits of maintaining existing site knowledge and operational familiarity when progressing this appointment. **Motion Carried**
4	**ANY OTHER BUSINESS** The Committee noted that J. Seymour has resigned from his position on the Executive Committee. The Committee acknowledged his contribution during his time in the role. As a result of this resignation, one vacancy now exists on the Committee. The position will remain vacant until the upcoming Annual General Meeting, at which time elections will be conducted to appoint members to the Committee for the next term. No other business rose.

	Motion Carried
5	**PROPOSED DATE/TIME OF NEXT MEETING** The next meeting is scheduled to be held on the 9th of April 2026 at 5:30 PM. **Motion Carried**

There being no further business the meeting closed at 6:20 PM

Dated: 12 March 2026

Issued by Civium Property Group for and on behalf of the Owners Corporation.

MINUTES OF THE
EXECUTIVE COMMITTEE MEETING 2026

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Thursday, 12 February 2026 5:30 PM

Virtually via Microsoft Teams

MINUTES OF THE STRATA COMMITTEE MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G-3566

Held Thursday, 12 February 2026 5:30 PM via Microsoft Teams

Present	**J. Cattlin, J. Seymour, S. Sehgal, M. Miyuki Nakamura**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Apologies	**W. Ma**
Other Attendees	**None**
CFM	**None**
Meeting Opened	**5:45 PM**
Quorum Achieved	

MOTION	Motion for consideration
1	**MINUTES** **It was RESOLVED** that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 15th of January 2026 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**FINANCIAL STATEMENTS AND ARREARS LISTING** **It was RESOLVED** that: • **INSURANCE RENEWAL** CHU remains the only insurer willing to offer cover at this time due to the ongoing cladding replacement works. The policy renewal has been placed for a six-month term, expiring in August 2026, pending certification confirming completion of the cladding works. Once the cladding replacement works are finalised and certification has been provided, it is anticipated that a return to a standard 12-month insurance term may be available moving forward. • **AGM DATE AND AGENDA** Audit quotations were presented to the meeting from Kelly & Partners and Michael Faulkner & Associates. The Executive Committee resolved to proceed with Kelly & Partners, noting their familiarity with the building and existing financial records. The audit will be initiated once the financial review has been finalised. Draft budgets are currently underway. The Committee noted its intention to hold the AGM in the first half of March 2026, subject to all documentation being finalised

	within the required notice periods. Further motions are presently being drafted by the Owners Corporation's legal representatives, Proctor Legal, and timing is also dependent on receipt of these documents. **Motion Carried**
3	**ITEMS OF DISCUSSION & RELEVANT ACTIONS** • **CLADDING REPLACEMENT (WORKS UPDATES)** The variation works to Block E are currently underway and progressing well. The updated staging plan was noted and will be circulated to all residents accordingly. Works across the site continue in line with the staged program, including the removal of southern scaffolding at Block C and erection of new scaffolding over the carpark entry, substantial removal of scaffolding at Block D except for the northernmost section, erection of scaffolding along Chandler Street at Block F, and largely unchanged arrangements at Blocks E and G. A road closure will be in place for a period of two weeks on the Chandler Street access side of the bcomplex. This will also be advised separately to residents. In relation to investigations and rectification outcomes, Building C main entrance requires full replacement of compressed flashing to the roof head and sides, with a slip risk identified at the tiled entry areas during wet conditions. At Building D secondary entrance, water ingress issues were identified due to the absence of subseal at the base of the window section adjoining the roof. Significant modification works are required, including provision for new drainage beneath the cladding, with further advice on drainage solutions currently pending. Building D main entrance has shown no issues following recent rainfall and installation of new Luka sheeting, and ongoing monitoring will continue. Variation works have been undertaken at Building E main and secondary entrances, including replacement of timber framework and installation of new compressed flashing. At the main entrance, excess silicone behind the subseal was removed to allow correct installation of compressed flashing and improve waterproofing performance. Works to the secondary entrance flashing are continuing and remain in progress. An electrician attended site and installed new hard-wired LED lighting at the podium rear doors of Buildings C and D. Additional LED lighting is planned to be installed following completion of works to the Building C main entrance and Building E secondary entrance. The Committee noted that Progress Claim 3 has been approved and paid from the loan facility. Progress Claim 4 has now been lodged for approval and is currently pending assessment. In addition, Hart's Pest Control attended site to commence installation of bird spikes. During attendance, it was identified that there are no anchor points available to facilitate abseiling access to the vertical upright cladding panels at the building entrances where bird spikes are required. Anchors will need to be installed to provide safe rope access for the contractor. Photos have been provided to illustrate the affected areas. A quotation has been presented and approved for the installation of anchor points as required. • **WINDOW REMEDIATION** Quotes are still pending. Further updates will be provided as they become available. • **GARDEN WORKS & IRRIGARION UPGRADES** Landscaping works along College Street by Corporate Gardens are tentatively scheduled to commence in April 2026.

Further updates will be provided as they become available.

- **STRUCTURAL CRACKING – BASEMENT SLABS (ENGINEERING REPORT)**

Quotations have been sought to address immediate remediation requirements. The report will be shared with all owners once a more detailed remediation plan has been developed.

Further updates will be provided as they become available.

- **PREVENTATIVE MAINTENANCE TENDER PROGRAM**

The Committee considered submissions for ongoing maintenance services and resolved to appoint CEFA for the provision of fire services maintenance. The Committee noted that CEFA's proposal provided an appropriate balance between cost, compliance coverage and service delivery, offering broader system coverage than minimum compliance options whilst remaining commercially reasonable.

All Seasons was confirmed as the preferred contractor for gardening services, having demonstrated suitability for the operational requirements of the development.

In relation to electrical preventative maintenance, the Committee reviewed proposals received from Maritex Commercial and Exact Electrical. While Exact Electrical submitted a slightly lower pricing structure, the Committee noted Maritex's established familiarity with the building and historical service presence. The Committee resolved to seek further advice from the Building Manager regarding operational efficiencies, service continuity and practical implications prior to making a final determination.

The Committee further confirmed that Level Plumbing has been selected to continue providing preventative planned maintenance (PPM) services, recognising their existing knowledge of the property, established service history and ability to maintain continuity of maintenance operations.

The Committee noted that the existing lift maintenance contract is currently operating on a month-to-month basis. To support informed decision-making and ensure appropriate long-term arrangements, the Committee resolved to obtain quotations for an independent lift audit and to progress a formal tender process through a specialist lift consultancy to review service requirements, compliance obligations and contract options.

Action: Strata Manager to implement the Committee's maintenance contractor decisions, seek Building Manager advice on the electrical tender comparison, and progress lift audit quotations and a formal lift maintenance tender process to support long-term contract arrangements.

- **BUILDING MANAGEMENT SERVICES**

The Committee reviewed the building and facilities management proposals received following confirmation from JLL that they will not be re-tendering and will cease services at the expiry of the current agreement (27th of February). Submissions were considered from Civium Facilities Management, Point Facilities Solutions (PointFS) and Shadow Facilities Management. Civium's proposal represented the lowest cost option, PointFS presented a structured governance and preventative maintenance model at a mid-range cost, and Shadow Facilities Management offered a more traditional onsite, operationally focused service model.

The Committee noted that Bill's engagement through JLL has now expired and considered the benefits of continuity, existing site knowledge, and day-to-day operational familiarity. Following discussion, the Committee resolved to appoint Shadow Facilities Management, with Bill operating independently, effective 1 March 2026, for an initial 12-month term. The contract will be subject to renewal at the

	conclusion of that period. Prior to execution of the agreement, the Committee requested the following amendments be incorporated into the contract: • Inclusion of a mutual termination clause to protect both the Owners Corporation and the contractor. • Clear responsibility for communication and coordination with relevant contractors, particularly cleaners and gardeners. • Communication and reporting requirements to be strengthened, including: o the Strata Manager to remain engaged and copied into communications at all times; o that in an emergency situation requiring urgent action Building Manager will go through Civium emergency procedure before contacting an EC member. o inclusion of the Building Manager on Civium's owners portal to allow emergency notifications to owners where required; o provision of structured fortnightly reports to the Owners Corporation and Strata Manager. • Confirmation that communication with residents, owners and contractors must remain respectful and professional at all times. • Clarification of CCTV monitoring, review and footage supply procedures, including that CCTV processes are to be followed and footage provided to police following incidents where required **Action:** Strata Manager to finalise contract amendments as requested by the Committee and request a copy agreement to Shadow Facilities Management for review and signing. **Motion Carried**
4	**ANY OTHER BUSINESS** No other business rose. **Motion Carried**
5	**PROPOSED DATE/TIME OF NEXT MEETING** The next meeting is scheduled to be held in March 2026, potentially after 9 March. The exact date and time will be confirmed closer to the meeting. **Motion Carried**

There being no further business the meeting closed at 6:42 PM Dated: 12 February 2026

Issued by Civium Property Group for and on behalf of the Owners Corporation.

MINUTES OF THE
EXECUTIVE COMMITTEE MEETING 2026

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Tuesday, 15 January 2026 5:30 PM

Virtually via Microsoft Teams

MINUTES OF THE STRATA COMMITTEE MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G-3566

Held Tuesday, 15 January 2026 5:30 PM via Microsoft Teams

Present	**J. Cattlin, J. Seymour, W. Ma**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Apologies	**S. Sehgal, M. Miyuki Nakamura**
Other Attendees	**None**
CFM	**None**
Meeting Opened	**6:07 PM**
Quorum Achieved	

MOTION	Motion for consideration
1	**MINUTES** **It was RESOLVED** that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 9th of December 2025 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**FINANCIAL STATEMENTS AND ARREARS LISTING** **It was RESOLVED** that: • **INSURANCE RENEWAL** A quotation has been received for the insurance renewal. CHU remains the only insurer willing to offer cover at this time due to the ongoing cladding replacement works. The terms offered are for a six-month period only, pending receipt of certification confirming completion of the cladding works. The Executive Committee is currently reviewing the quotation prior to approval. A further update will be provided at the next meeting. Further updates will be provided as they come to hand. • **AGM DATE AND AGENDA** Audit quotations will be obtained in preparation for convening the Annual General Meeting. A final review of the financial statements will be undertaken prior to the audit. Draft budgets will be prepared once the financial year has rolled over to ensure accuracy against actual expenditure. The Committee noted that the intention is to hold the AGM in the first half of March 2026.

	Motion Carried
3	**ITEMS OF DISCUSSION & RELEVANT ACTIONS** • **CLADDING REPLACEMENT** • **WORKS UPDATES** Following earlier advice, a formal variation has now been issued, inclusive of a quotation from Canberra Building Services, to address the awning compliance works identified (attached). The proposal confirms that full replacement of all awnings is not required. The existing timber framing can be retained, with the scope limited to two awnings in Block E only. The proposed works include internal modifications to the two awnings, installation of smoke-blocking material to achieve compliance, replacement of roof sheeting and flashings where required, and sealing of all relevant elements. The total cost for these works is $32,374.10 (inclusive of GST). *Following discussion, the Committee approved the cost of $32,374.10 (inclusive of GST) to be paid from the sinking fund. The Strata Manager will advise Townsend accordingly.* In relation to progress and program, the updated staging plan was noted (this will be shared with all residents accordingly). Scaffolding has now extended to Block G, with works scheduled to commence from 19 January. A short additional stage (Stage E1) has also been introduced within Block E and is expected to conclude around 20 January. All other scaffolding stages within Blocks B, C, D, E and F, remain with end dates yet to be confirmed. The Building Manager has raised concerns regarding potential leaks within the larger awning in Building C. Contractors have advised that no findings or evidence of water ingress were identified during the inspection undertaken for the purposes of the variation. Notwithstanding this, it has been agreed that Bill, together with two labourers, will undertake extended water testing to determine the source of the leak. These works will be invoiced separately and will not form part of the cladding contract. Progress Claim 3 has been lodged with ACT Government and Lannock for approval and is currently pending. Further updates are to be provided at the next on-site meeting. • **LOAN CONTRIBUTION LEVIES – CLARIFICATION AND CORRECTION** The Committee noted advice from the accounts team at Civium regarding the loan contribution levies for loan-class units and a previously identified calculation error. It was confirmed that an error occurred in the Year 1 Special Levy – Loan Repayment issued for the 1st and 2nd instalments, where GST has been incorrectly applied to both the loan principal and the interest. GST should only have been applied to the interest component of the levy. While the interest charged by the financier (Lannock) is GST-free, the Owners Corporation is GST registered and is required to apply GST to the levy component relating to the administrative service of collecting and remitting interest payments. As a result of this error, affected loan-class units have been overcharged for the first three instalments. To rectify the issue, credit adjustments will be applied to affected owners' ledgers for the issued-out notices, with the remaining instalment to be issued at the corrected amount. (The 4th quarter (Year 1) Special Levy – Loan Repayment will be issued correctly)

It was noted that this issue does not apply to owners who paid upfront, as those levies were issued correctly and no adjustments are required.

- **WINDOW REMEDIATION**

Quotes are still pending.

Further updates will be provided as they become available.

- **PODIUM DRAINS CLEANING**

The Committee noted advice from the Building Manager following investigations by Level Plumbing into drainage issues associated with the planter box. Scanning identified post-tension (PT) cables and electrical services within the slab and beam, confirming that core drilling for additional drainage was not feasible due to safety and structural constraints.

It was reported that the existing drainpipe had been obstructed by significant tree root intrusion. Given the limitations identified, the only viable option was to cut and cap both ends of the drainpipe to prevent further root ingress. The planter box was observed to be dry down to the base, with a low likelihood of flooding, and was to be monitored ongoing.

Following Committee feedback, Level Plumbing was instructed to proceed. The drainpipe within the carpark was subsequently cut and capped, with photographic evidence confirming extensive root intrusion within the pipe. The affected area was reinstated, and it was confirmed that the rectification should prevent recurrence during future rain events.

No further action is required at this time.

- **BENCH SEAT AND BBQ TIMBER MAINTENANCE**

The Prova quotation was approved to proceed with the works, which have now been completed. No further action is required at this time. The Committee will consider undertaking this work annually or incorporating it into the maintenance plan for the painting to ensure the area is appropriately maintained.

No further action is required

- **GARDEN WORKS & IRRIGARION UPGRADES**

Coopers Plumbing works have now been completed.

Landscaping works along College Street by Corporate Gardens are tentatively scheduled to commence in the second week of February 2026.

Further updates will be provided as they become available.

- **PREVENTATIVE MAINTENANCE TENDER PROGRAM**

Quotations have begun to be received; however, this item remains in progress. The intention is to have all tenders finalised so outcomes can be factored into the budget accordingly.

Further updates will be provided as they become available.

- **STRUCTURAL CRACKING – BASEMENT SLABS (ENGINEERING REPORT)**

The Committee noted receipt of an independent engineering report relating to cracking identified within the basement slabs of the building.

The report confirms that inspections were undertaken across multiple basement and podium slab areas, with cracking identified of varying extent and severity. Some

	cracking was noted to exceed recommended limits and, in certain locations, evidence of moisture ingress was observed. The engineer's assessment indicates that the cracking is consistent with known structural and construction-related mechanisms. Quotations have been sought to address immediate remediation requirements. The report will be shared with all owners once a more detailed remediation plan has been developed. Further updates will be provided as they become available. **Motion Carried**
4	**ANY OTHER BUSINESS** No other business rose. **Motion Carried**
5	**PROPOSED DATE/TIME OF NEXT MEETING** The next meeting will be held on the **12th of February at 5:30 PM** and will be conducted online. The Strata Manager will organise the meeting accordingly. The Executive Committee will inform the Strata Manager if attendance is required. **Motion Carried**

There being no further business the meeting closed at 6:47 PM Dated: 15 January 2026

Issued by Civium Property Group for and on behalf of the Owners Corporation.

MINUTES OF THE
EXECUTIVE COMMITTEE MEETING 2025

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Tuesday, 9 December 2025 5:30 PM

Virtually via Microsoft Teams

MINUTES OF THE STRATA COMMITTEE MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G-3566

Held Tuesday, 9 December 2025 5:30 PM at via Microsoft Teams

Present	**J. Cattlin, J. Seymour, M. Miyuki Nakamura**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Apologies	**S. Sehgal, W. Ma**
Other Attendees	**None**
CFM	**None**
Meeting Opened	**5:32 PM**
Quorum Achieved	

MOTION	Motion for consideration
1	**MINUTES** **It was RESOLVED** that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 19th of November 2025 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**FINANCIAL STATEMENTS AND ARREARS LISTING** **It was RESOLVED** that: The financials are on track, and arrears continue to be monitored monthly. It is noted that several units still have outstanding cladding payments. A reminder letter will be issued accordingly, as it is important to ensure these payments are made promptly to avoid delays in the cladding works. Owners experiencing financial difficulties are reminded that payment plans are available. Requests for payment plans must be submitted for approval by the Strata Manager via email at levies@civium.com.au. **Motion Carried**
3	**ITEMS OF DISCUSSION & RELEVANT ACTIONS** • **CLADDING REPLACEMENT- Updates** Works are continuing in line with the construction programme.

Building C: Part A is scheduled for removal before 19 December, Part B will remain in place, and installation of Part E (College Street side) will occur over the next two weeks.
Building D: Installation of Part E will also take place over the next two weeks.
Blocks E, F and G: No changes; works remain as previously scheduled.

Residents are reminded that balcony access is restricted while scaffolding is in place. Balconies must remain clear for safety reasons.

Progress Claim 2 has been received and will be paid from the cladding fund accordingly. Loan documentation has now been signed and finalised.

It has been confirmed that full replacement of the six awnings is not required. A formal variation has been issued. Current findings indicate the timber framing can remain, internal sections of two awnings (Blocks E and D) require modification, smoke-blocking material is required for compliance, and all awnings will need proper sealing. Detailed costing and specifications will be provided at the next onsite meeting.

- **WINDOW REMEDIATION**

A second quote has now been requested from LFX Group, and the Building Manager (Bill) is also reaching out to an additional contractor. Quotes are expected in January for the Committee to consider before any works proceed.

Owners are reminded that window replacement costs are shared 50/50 between the owner and the Owners Corporation.

Further updates will be provided as they become available.

- **PODIUM DRAINS CLEANING**

An issue was reported with a terrace drain repeatedly failing to drain, resulting in flooding. Level Plumbing attended and confirmed significant root intrusion in the stormwater system. A quote was requested for further remediation works.

Quote 196237 (Part 2 – Garden Bed Drainage Remediation) has now been approved ($6,243.60 incl. GST).

This scope includes hydro-excavating the affected garden bed, removing root growth, adapting to the existing drainage, installing a slotted riser for future servicing, testing and commissioning, and reinstating the garden bed with geofabric and drainage soil.

Strata Manager will issue a work order accordingly to have this works carried.

- **BENCH SEAT AND BBQ TIMBER MAINTENANCE**

Canberra Painting Services has confirmed that their February 2025 pricing remains valid. A third quote from Prova has now been received, and we are still awaiting the fourth. It is expected that this work will be approved via email so it can be completed before Christmas or, at the latest, in early January.

Further updates will be provided as they become available.

- **GARDEN WORKS & IRRIGARION UPGRADES**

Works to repair the irrigation system for Buildings E and F were approved at the end of September. The scope from Coopers Plumbing includes replacing faulty solenoid valves, installing a compliant RPZD device, testing, certification, and coordinating inspections with EPSDD. The quoted cost is $6,649.50 incl. GST.

	Coopers Plumbing and Irrigation is scheduled to attend on Thursday, 11 December to carry out these works, as discussed at the last meeting. Landscaping works along College Street, as quoted by Corporate Gardens for $23,515 incl. GST, remain approved, and we are awaiting the scheduled commencement date once the irrigation repairs are completed in the new year. Fox Mowing has resigned from its gardening duties, leaving the complex in a difficult position. We have secured All Season Horticulture to attend monthly until 31 January on an as-needed basis. Tenders have been issued to Smith Brothers, Outscapes, Corporate Garden, and we are also awaiting an updated scope and quote from All Season Horticulture (last provided in 2021). Bill (Building Manager) is assisting with watering the gardens as much as possible in the interim. Further updates will be provided as they come to hand. • **PREVENTATIVE MAINTENANCE TENDER PROGRAM** A comprehensive preventative maintenance tender process is now underway across all major service areas. Fire services tenders have been issued to CEFA, ONBFS, Infinity Fire, 360 Degree Fire, and Dedicated Fire. Plumbing tenders have gone to Level Plumbing, D Group, Canberra Boilers, and Watertight. For building management services, approaches have been made to Civium FM, Point Facilities Solutions, and JLL, with submissions due by 12 January 2026. For lift maintenance, it is recommended that specialist lift consultants be engaged to conduct full audits on all eight lifts and assist with preparing and managing the tender for a new maintenance contract. Electrical and HVAC tenders will also be released shortly as part of the broader preventative maintenance programme. Further updates will be provided as they come to hand. **Motion Carried**
4	**ANY OTHER BUSINESS** No other business raised. **Motion Carried**
5	**PROPOSED DATE/TIME OF NEXT MEETING** The next meeting will be held on the 14**th of January at 5:30 PM** and will be conducted online. The Strata Manager will organise the meeting accordingly. The Executive Committee will inform the Strata Manager if attendance is required. **Motion Carried**

There being no further business the chairperson declared the meeting closed at 6:11 PM

Dated: 9 December 2025

Issued by Civium Property Group for and on behalf of the Owners Corporation.

MINUTES OF THE
EXECUTIVE COMMITTEE MEETING 2025

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Wednesday, 19 November 2025 6:00 PM

Virtually via Microsoft Teams

MINUTES OF THE STRATA COMMITTEE MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G-3566

Held Wednesday, 19 November 2025 6:00 PM at via Microsoft Teams

Present	**J. Cattlin, W. Ma, J. Seymour, M. Miyuki Nakamura**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Apologies	**S. Sehgal**
Other Attendees	**None**
CFM	**None**
Meeting Opened	**6:01 PM**
Quorum Achieved	

MOTION	Motion for consideration
1	**Election of Office Bearer Positions** **It was RESOLVED** that the following updates have been noted and confirmed: K. Shaw-Breckell and K. Yapp have resigned from the Executive Committee due to other commitments. J. Seymour (Unit 136) and M. Miyuki Nakamura (Unit 247) have joined as members. The positions of Chair and Secretary remain unfilled and will be appointed at the next AGM as part of the next election cycle. **Motion Carried**
2	**MINUTES** **It was RESOLVED** that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 14th of August 2025 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
3	**FINANCIAL STATEMENTS AND ARREARS LISTING** **It was RESOLVED** that: The financials are on track, and arrears continue to be monitored monthly. It is noted that several units still have outstanding cladding payments. A reminder letter will be issued accordingly, as it is important to ensure these payments are made promptly to avoid delays in the cladding works.

	Owners experiencing financial difficulties are reminded that payment plans are available. Requests for payment plans must be submitted for approval by the Strata Manager via email at levies@civium.com.au. **Motion Carried**
4	**ITEMS OF DISCUSSION & RELEVANT ACTIONS** • **CLADDING REPLACEMENT- Updates** Scaffolding is currently being installed on Block E and at the carpark entrance, with bridging beams placed over both entry and exit lanes to allow safe vehicle movement. Normal access is expected to resume by Wednesday afternoon. Block C is progressing steadily and is anticipated to be completed as a whole block by Christmas, subject to weather and access conditions. An engineering review of the awnings confirmed that full replacement will not be required. Instead, modifications will be made, including retaining existing timber framing, adjusting internal sections, adding smoke-blocking material at the building interface, replacing water-damaged timber on Building E, and ensuring all awnings are properly sealed. Detailed costing and specifications will be provided at the next on-site meeting. Canberra Building Services will shut down from 18 December 2025 and return on 5 January 2026, with scaffolding remaining in place during this period. The overall cladding project is scheduled to conclude on 30 June 2026. More accurate timelines for each stage will be provided in the coming weeks. Residents are reminded that balcony access is restricted while scaffolding is in place for safety reasons. The first progress claim has been received and will be paid from the agreed portion of the sinking fund. Loan documentation is currently being finalised to enable drawdowns to commence. • **WINDOW REMEDIATION** A quote has been obtained from PROACT Solutions Pty Ltd for window remediation works. The scope includes removal and replacement of subseals, sealing drill holes, repairing timber reveals, and reinstallation of frames for Units 217 and 325, as well as sealing panels on Block G North façade. The quoted cost is $54,010 incl. GST. An optional additional quote for Unit 217 to install a new double-glazed window system with an operable sash is $6,600 incl. GST. Five other contractors, including glaziers, were approached but declined to quote. The next step is to obtain at least one more quote before proceeding with any repairs. Owners are reminded that window replacement costs are shared 50/50 between the owner and the Owners Corporation. Further updates will be provided as they become available. • **PODIUM DRAINS CLEANING** An issue has been reported regarding a terrace drain that is not draining properly and is filling up again from underground junctions beneath the podium. This is the third occurrence, resulting in flooding on the terrace. A quote will be obtained from Level Plumbing to carry out a clean of the affected area. The Committee will provide further directions once the quote is received. Further updates will be provided as they become available • **BENCH SEAT AND BBQ TIMBER MAINTENANCE**

	The Committee discussed maintenance of the timber bench seats and BBQ areas. Quotes were sought from Besselink, Canberra Painting Services, and Higgins. Besselink was recommended due to cost and quality; however, they confirmed they cannot complete the work before Christmas and will provide an updated quote for early next year. Canberra Painting Services' quote is considered high, and further confirmation is being sought on whether they will honour their February 2025 pricing. Further updates will be provided as they become available • **GARDEN WORKS & IRRIGARION UPGRADES** Works to repair the irrigation system for Buildings E and F were approved at the end of September. The scope provided by Coopers Plumbing includes replacing faulty solenoid valves, installing a compliant RPZD backflow device, testing, certification, and arranging inspections with EPSDD. The quoted cost is $6,649.50 incl. GST, and we are waiting on the trade to provide further updates on scheduling. Additionally, landscaping works provided by Corporate Gardens along College Street have been approved, including site preparation, installation of brick edging, granite, compost, new native plantings, irrigation, and mulch. The total cost for landscaping is $23,515 incl. GST. These works will commence once the irrigation repairs are completed, which is expected in the new year. Further updates will be provided as they become available. **Motion Carried**
5	**ANY OTHER BUSINESS** • **UPCOMING AGM AND STRATEGIC PLANNING FOR CONTRACTS AND FEES** The strata management agreement as well building management agreements are approaching renewal. The Strata Manager will work on preparing proposed new fees for the Committee's consideration prior to the Annual General Meeting (AGM). The AGM preparation will start soon, with the meeting expected to be called in the new year. Additionally, tendering will commence for all preventative maintenance contracts, including fire safety, plumbing, electrical maintenance. **Motion Carried**
6	**PROPOSED DATE/TIME OF NEXT MEETING** The next meeting will be held on the **9th of December at 5:30 PM** and will be conducted online. The Strata Manager will organise the meeting accordingly. The Executive Committee will inform the Strata Manager if attendance is required. **Motion Carried**

There being no further business the chairperson declared the meeting closed at 7:00 PM

Dated: 19 November 2025

Issued by Civium Property Group for and on behalf of the Owners Corporation.

MINUTES OF THE
STRATA COMMITTEE MEETING 2025

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Thursday, 14 August 2025 6:30 PM

Virtually via Microsoft Teams

MINUTES OF THE STRATA COMMITTEE MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G-3566

Held Thursday, 14 August 2025 6:30 PM at via Microsoft Teams

Present	**K. Shaw-Breckell , R. Walter Cattlin , W. Ma**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Apologies	**S. Sehgal, K. Yapp,**
Other Attendees	**None**
CFM	**None**
Chairperson	**K. Shaw-Breckell**
Meeting Opened	**6:30 PM**
Quorum Achieved	

MOTION	Motion for consideration
1	**MINUTES** **It was RESOLVED** that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 8th of July 2025 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**FINANCIAL STATEMENTS AND ARREARS LISTING** **It was RESOLVED** that: Following the meeting with Jim, Devika, and Kathryn on 11 July, an agreement and understanding was reached with Civium regarding the current and future allocation of costs. The audit results have been reviewed, and most outstanding queries have been addressed and resolved. Sports Centre income and expenses are yet to be finalised. The financials are tracking well except for unanticipated expenses, such as hot water boiler repairs, and arrears will continue to be monitored on a monthly basis with Accounting. **Motion Carried**
3	**ITEMS OF DISCUSSION & RELEVANT ACTIONS** • **CLADDING REPLACEMENT** The contract with CBS has now been signed. Further updates regarding project

specifics and timelines will be provided in due course.

At this stage, the advice is that works may commence at Block G. However, this will depend on the arrival of the cladding materials, as deliveries are not arriving in one large batch. Commencement will be based on which colour arrives first.

The Strata Manager is also in the process of finalising the cladding levy arrangements. Many responses have been received; however, any units that have not submitted a signed form indicating their repayment preference will be automatically included in the quarterly loan repayment option.

- **HEIGHT SAFETY SYSTEM REPAIRS**

The Executive Committee has approved Option B from Touchdown's quotation for the rectification of the non-compliant CHLE static lines on Buildings C, D & E.

Scope of Works (Option B):

- Removal and disposal of the existing static lines.
- Installation of 40 Kattsafe AP131 rope access/fall arrest anchor points (surface-mounted).
- Provision of anchor tags for each point.
- Delivery of supporting documentation, including:
    - Compliance Certificate
    - As-Built Map
    - Operation & Maintenance Manual (upon request)

This solution was selected for its dual-purpose functionality (supporting both rope access and fall arrest) and cost-effectiveness ($11,700 + GST), with compliance to AS/NZS 1891.2, AS/NZS 1891.4, AS/NZS 1657:2018, and Workcover guidelines.

The works (Work Order 156757) are scheduled to commence on 26 August 2025, weather permitting.

- **PLUMBING MAINTENANCE AND REPAIRS**

The Executive Committee has approved for Level Plumbing Canberra to proceed with select works under Quote No. 191819 following the May 2025 Planned Preventative Maintenance report.

Only Part Three, Part Four, and Part Five of the quote have been approved. Part Three involves addressing trip hazards by cleaning driveway sumps, installing stainless steel mesh, and surrounding affected areas with white rock. Part Four includes the replacement of the failed RPZ valve and associated 40mm ball valve in the rainwater pump room, which is critical to maintaining compliance with Icon Water requirements. Part Five relates to the replacement of a failed 300mm stormwater drainpipe, which services the building and requires immediate attention.

The works (Work Order 157162) are scheduled to commence on 22 August 2025.

- **EMERGENCY LIGHTING REPAIRS**

CEFA has been engaged to undertake emergency lighting repairs at Oracle Stage 2 (UP 3566) in line with the scope outlined in Quote #1655.

The works involve isolating and tagging off the relevant circuit breakers, supplying and installing six new Elumen ST Exit Bluetooth fittings, one Elumen ST 4ft weatherproof

Bluetooth fitting, and one Elumen ST battery for batten fittings. A total of thirteen fittings will be installed and programmed. Once installed, the system will be tested to confirm correct operation

These repairs have been scheduled in response to identified faults and are to be carried out during normal business hours. The quoted cost for the approved works is $2,430 + GST.

Work Order 157329 has been issued.

- **REPLACEMENT OF RETURN COLD WATER FEED LINE**

Canberra Boilers has been engaged to replace the return cold water feed line to the hot water storage tanks at the complex), following Executive Committee approval.

The scope of work includes site attendance and measurement for pre-fabrication, isolation and tagging of required services, draining and temporary removal of the hot water storage tanks, and removal of the failing pipework. New prefabricated pipework and four valves will be installed, insulated with foil-backed insulation, and connected to the existing system. The hot water tanks will then be reinstalled, the system refilled, and services reinstated with operational testing completed. The total approved cost of the works is $10,059.50 including GST.

Work Order 157366 has been issued.

- **STEEL COLUMN RUST RECTIFICATION – SPORTS CENTRE**

A quote has been approved for rust rectification works on three structural steel columns at the Sports Centre, including one column located inside the pool area and two external columns supporting the roof structure. The works involve mechanical removal of all visible spalling rust, application of a rust converter to flood the affected surfaces, followed by a heavy-duty galvanic primer. The columns are then finished with either an epoxy topcoat or bituminous tanking, depending on location and conditions. It is noted that if one-third or more of the steel thickness is found to be compromised, further reinforcement works may be necessary. The total approved cost for these repairs is $3,020.00 including GST.

Work Order 156453 has been issued, and works now have been completed (today 14 August).

- **FIRE DOOR REPLACEMENTS**

Leading Edge Fire Doors has provided a quotation for the replacement of three defective fire door sets at the complex specifically within Block E.

The affected doors, located at the bin storage room, carpark entry, and main switchboard, were found to have damaged and splitting edges. The approved works involve the supply and installation of new compliant fire door sets—one uneven pair and two even pairs—with all associated hardware included. The price also covers painting, fire door signage, certification of the new doors and frames, and removal of the existing doors. The total cost of the works is $12,210.00 including GST

- **BIRD SPIKE INSTALLATION FOR PIGEON CONTROL – BUILDINGS C TO F**

Hart Pest Management has provided a quotation for the installation of pigeon deterrent spikes across Buildings C, D, E, and F.

The Executive Committee has approved the proposal, which includes the installation of approximately 310 metres of 100% SUS304 stainless steel bird spikes—258 metres on the roofs of all four buildings and 52 metres on the window ledges of Buildings E and F. Installation on the window ledges will be carried out using abseiling and rope access techniques. All installation areas will be cleaned prior to works commencing, and a

	follow-up visit will be conducted to monitor effectiveness. The bird spikes come with a 15-year warranty against defects in materials and workmanship. The total approved cost is $12,276.00 including GST. Work Order 157553 has been issued. Note: While the cladding replacement project is underway, the Executive Committee will explore options with CBS to prevent birds from nesting on the new cladding. • **CLEANING AND STAIR NOSING WORKS – EXTERNAL STAIRCASES AND SPORTS CENTRE** Cleaning quotes have been requested from Morgans Group and M&M Rolfe for high-pressure cleaning of the external staircases outside Buildings F and G. The staircases located between Buildings E and F/G within the complex garden or podium area will also require attention in due course, though this is considered a lower priority at present. A comprehensive cleaning quote for the Sports Centre has also been requested, covering internal and external window cleaning, floor cleaning, dusting, and bathroom cleaning. An on-site inspection is to be coordinated with the Building Manager to finalise the scope. Additionally, a quote has been obtained for the supply and installation of P5 non-slip stair nosings at the Chandler Street entries. The proposal includes 10 stair nosings (4 metres each) for Stair 1 and 4 stair nosings (2.4 metres each) for Stair 2. The nosings are to be mechanically fixed and fitted with contrasting insert strips in accordance with safety requirements. Quotes are still being sourced, and a further update will be provided at the next Executive Committee meeting. • **GARDEN SURVEY RESULTS** A total of 28 responses were received, which is a relatively small return but still offers valuable insight for the Executive Committee. A detailed summary of the survey results has been shared and will be tabled for discussion at the next Executive Committee meeting. **Motion Carried**
4	**ANY OTHER BUSINESS** No other business raised in this session. **Motion Carried**
5	**PROPOSED DATE/TIME OF NEXT MEETING** Moving forward, meetings will be scheduled for the first or second Tuesday of each month. The next meeting will be held on the **9th of September at 6:30 PM** and will be conducted online. The Strata Manager will organise the meeting accordingly. The Executive Committee will inform the Strata Manager if attendance is required. **Motion Carried**

There being no further business the chairperson declared the meeting closed at 7:12 PM

Dated: 14 J 2025

Issued by Civium Property Group for and on behalf of the Owners Corporation.

MINUTES OF THE
STRATA COMMITTEE MEETING 2025

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on:

Tuesday, 08 July 2025 6:30 PM

Virtually via Microsoft Teams

MINUTES OF THE STRATA COMMITTEE MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G-3566

Held Tuesday, 08 July 2025 6:30 PM at via Microsoft Teams

Present	**K. Shaw-Breckell , K. Yapp, R. Walter Cattlin , W. Ma**
Civium Rep(s)	**J. Minichiello (Civium Strata)**
Apologies	**S. Sehgal**
Other Attendees	**None**
CFM	**None**
Chairperson	**K. Shaw-Breckell**
Meeting Opened	**6:30 PM**

Quorum Achieved

MOTION	Motion for consideration
1	**MINUTES** **It was RESOLVED** that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 11th of March 2025 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**FINANCIAL STATEMENTS AND ARREARS LISTING** **It was RESOLVED** that: This motion has been deferred to the next meeting due to outstanding items being followed up by the Treasurer with Civium. It is noted that Jim, Devika, and Kathryn are meeting with Civium on 11th July and will provide an update on the outcomes accordingly. Further discussions will also take place regarding the ownership and expense responsibilities of the Sports Centre. **Action:** The Executive Committee has confirmed with the Strata Manager to post the audit results for the 2024 year on the portal for all owners' records. **Motion Deferred**

3	**ITEMS OF DISCUSSION & RELEVANT ACTIONS** • **CLADDING REPLACEMENT** The Strata Manager advised that contract signing with CBS and Townsend is scheduled for 21st July. The cladding has already been ordered following a letter of intent issued by Civium to the builders on behalf of the Owners Corporation, and it has been confirmed that it has arrived accordingly. Additionally, the cladding preference payment letters, as discussed in the May AGM, were issued on 4th July. Please note there was a minor typo in the Unit Plan (UP) number on the third line of the letter. Rest assured, the form you received is still valid, as the property address is correct. We understand that many of you have already returned the completed form, and there is no need to resend it unless you wish to do so. The cutoff time for responses is Friday, 18th July 2025. • **CCTV QUOTES (FOR UPGRADES)** Two quotes provided by SMR Communications were obtained: the first (QU-2419), outlines the supply and installation of a new Dahua IP camera system for Oracle Buildings C & D, including 14 IP cameras, 4 network switches, a 32-channel network video recorder (NVR), and associated installation works. This is quoted at $14,124 including GST. The second quote (QU-2421) covers the addition of 14 further IP cameras specifically for the bin rooms, in continuation of the initial works. This is quoted at $11,550 including GST. Both quotes include a 12-month warranty on equipment and labour and confirm adherence to WHS requirements. The combined cost for full CCTV coverage across both common areas and bin rooms is $25,674. This was discussed with the Executive Committee. The budgeted amount for CCTV upgrade was $30,000 for this financial year. It was agreed to proceed with both quotes as proposed. The other buildings will be upgraded in the next financial year. **Action:** The Strata Manager will issue a work order to SMR accordingly. • **PLANT ROOM E WATER LEAK** **Update:** Repairs to be scheduled when weather is warmer to allow for water shut-off. • **FIRE PANEL UPDATES** Building D: Replacement of the fire panel for this building is underway. The Strata Manager has confirmed that a work order has been issued accordingly, and the Building Manager has advised that the necessary parts have been ordered. Further updates will be provided at the next meeting. Building C: The Executive Committee discussed the recent fire brigade call-out, during which no fault was found with the fire panel. It appears the activation was caused by smoke originating from either Unit 52 or Unit 53, though the exact source remains unclear. A warning notice will be issued directly to both units, along with a general reminder to all residents regarding the use of smoke-producing appliances. No charges have been received to date. **Action:** The Strata Manager will prepare a draft of the notice and circulate it to the

	Executive Committee for review and approval prior to distribution. • **GARAGE DOOR INCIDENT** The damaged garage door has been replaced. All associated costs, including security guard expenses incurred while the door was on order, will be recovered from the individual responsible. CCTV footage is available to support the claim. **Action:** The Strata Manager will confirm once the matter has been finalised. Footage has been saved. • **SPARE GARAGE DOOR CURTAIN** The Building Manager recommended the purchase of a backup curtain as a cost-effective alternative to hiring security guards, following the recent incident involving the garage door. A quote was provided by ACT Doorland (Quote No. A176668) for $6,529.00. The Executive Committee resolved not to proceed, as the item was considered unnecessary. • **UPDATED INDUCTION DOCUMENT** A copy is attached to these minutes, will be distributed accordingly, and will also be uploaded to the Owners Portal for reference. Landlords: Please provide a copy of this to all tenants. • **GARDEN & GROUNDS SURVEY** The gardening and grounds survey was distributed on 4 July 2025, with a response deadline of Thursday, 31 July 2025. Survey results will be reviewed at the upcoming Executive Committee meeting. • **MAINTENANCE GARDENER CONTRACT** There is currently no formal contract in place, and the gardener's hours vary week to week. To assist with monitoring, the contractor has been asked to sign in and out using the on-site logbook. The Executive Committee will review this arrangement and consider formalising it at the next meeting. **Motion Carried**
4	**ANY OTHER BUSINESS** The Strata Manager has advised the Executive Committee that training can be organised by the Civium team, should they wish for this to be arranged. The training will focus on EC responsibilities, including legislation on the code of conduct and other relevant guidelines, as well as C-HUB training. **Motion Carried**
5	**PROPOSED DATE/TIME OF NEXT MEETING** Moving forward, meetings will be scheduled for the first Tuesday of each month. The next meeting will be held on the **5th of August at 6:30 PM** and will be conducted online. The Strata Manager will organise the meeting accordingly. The Executive Committee will inform the Strata Manager if attendance is required. **Motion Carried**

There being no further business the chairperson declared the meeting closed at 7:59 pm
Dated: 8 July 2025
Issued by Civium Property Group for and on behalf of the Owners Corporation.

ORACLE APARTMENTS INDUCTION

THIS IS ESSENTIAL INFORMATION

PLEASE READ PROMPTLY AND KEEP HANDY

Welcome to Oracle!

(Stage 2: Buildings C, D, E, F & G.)

This document has been put together to **assist you** by providing **essential information** you will need to know **from the first week** as an owner/resident of an Oracle apartment/unit.

It is also important to read the "**House Rules**" which is a more comprehensive document and provides **essential** information for living at Oracle.

IMPORTANT CONTACT DETAILS

Oracle building manager: Bill Alman	Mobile: 0406 602 269
Strata Manager: Civium – Jessica	Civium: 1300 724256 Civium Reception: (02) 6162 0681 3 Lonsdale Street, Braddon ACT 2612 Email: up3566@civium.com.au
Executive Committee	The Executive Committee is comprised of a group of owners who *volunteer* their time to assist in the management and maintenance of the common property on behalf of all unit owners at Oracle. This includes communication between the building manager, the strata manager, other owners, and various contractors and tradespeople. As a new owner you are welcome to volunteer your time to assist. To do so please contact the strata manager or post a notice on C-Hub.
C-Hub	C-Hub is the name for the Civium web forum where important information and notices can be accessed, as well as maintenance requests can be placed. This is where the current version of the **House Rules** can be found. (It is available on the right-hand side labelled "Rules".) *It is important to get access to this as soon as possible (see below).*

TO DO:

STEP 1: ACCESSING C-HUB

It is important for new *owners* to **email Civium Strata Management as soon as possible** with a copy of the **Sales contract** containing the new owner's name(s) as proof of purchase of the unit. This will provide access to C – Hub. It will enable you to read the **House rules**, as well as essential information from Civium and important notices by other owners.

STEP 2: UNIT ACCESS

The Oracle unit needs to have **3 keys and 3 fobs** with the unit at purchase time. (If not, then it's the sales agent/previous property manager/previous owner's responsibility to replace them.) **New fobs** can be purchased through Civium. The **keys** are registered with **Class Locksmiths**. Replacement keys can be obtained from Class Locksmiths via a work order from Civium.

The Unit key opens the unit front door as well as the main building front door and the fire stairwell doors. The key is the manual back up for access to the complex when the Fob fails. DON'T leave the unit without the unit key.

It is recommended that you keep a spare key and Fob with a family/trusted friend who lives locally for back up access. **Locksmith after hours/weekend access is up to $400.**

STEP 3: ELECTRICITY METERS

At time of moving in, the new Owner/Renter requires access to the Electricity meters to start a new electricity account. **The building manager will provide access to the meter box room.**

There are 5 photos required to be taken. Rates 1,2,4,5,6.

Rate 1 is the ***time***; Rate 2 is the ***date***; Rate 4,5,6 are the 3 different ***readings*** (relating to the different **charge rates**: Peak time, Shoulder time, Off peak).

Peak time is 7am to 9am and 5pm to 8pm.

Shoulder time is 9am to 5pm and 8pm to 10pm.

Off-Peak time is 10pm to 7am.

STEP 4: CEILING PANEL ACCESS *(pictures below)*

- **GAS HOT WATER METER**
  The gas hot water meter is in the unit, in the ceiling access panel (see *pictures below).*
  1-bedroom units have the ceiling access panel in the small storage room.
  2-bedroom units have the ceiling access panel in the main bathroom.

- **WATER SHUT OFF VALVES**

  Ball valves are the water shut off points (blue handled levers) for the hot and cold water in the unit. These are in the ceiling access panel (*pictures below*). **If there is a water leak in the unit, BOTH the hot and cold levers must be turned off PROMPTLY.**

A step ladder is a **requirement** for each apartment (owners should purchase one – *see picture*) for safe access to the ceiling panel. You will also need a flat-head screwdriver to open the ceiling panel.

Step ladder:

Ball valve:

Ceiling panel in bathroom. Flat-head screwdriver needed to open panel.

Picture to the right: **Inside ceiling panel** the blue levers of ball valves can be seen in the bottom of the picture, these shut off the hot and cold water.

Picture to the left: Gas hot water meter inside ceiling panel.

OTHER IMPORTANT INFORMATION

CIRCUIT BREAKER POWER BOARD

When there is loss of power in the unit, **all residents** are required to contact the **Building Manager** to help reset the power back in the unit. There is a **safety procedure** when restoring power to the unit. The Master switch is with the Electricity meters. Only the **Building Manager** can provide access.

INTERNET

In the unit is a small grey rectangle box on the side of a wall. (1 bedroom unit in the small storage room, 2-bedroom unit in the walk-in robe.) Access to the Main Distribution Frame (MDF) room for internet connections is Monday to Thursdays Only.

COOKING

DO NOT open the front door when there is **smoke from cooking** in the unit, as the smoke will set off the smoke detectors in the common hallway and the Fire Evacuation system. **The Fire Brigade Call out charge will be passed on to the resident of the unit involved**. Instead, open the Balcony door and windows to vent out the smoke.

SMOKING

Smoking is not permitted in the common areas, including near doorways or near the sports Centre. Smoking is also not permitted on balconies. Please be aware that there are smoke detectors in the common hallways. Residents are STRONGLY DISCOURAGED from smoking in the units due to the drift of smoke into the hallway. This is unpleasant for other residents and if the smoke detectors in the common hallway are activated **the Fire Brigade Call out charge will be passed on to the resident of the unit involved.**

GARBAGE/BIN ROOM

Every floor has a Bin room where there is:

- **General waste/garbage chute** in the wall (trap door) for landfill waste.
- **Recycling bin** (for cardboard, glass bottles and recyclable plastic bottles/containers, BUT NO SOFT PLASTICS such as BAGS or soft plastic packaging).
  Please READ ALL the signs in the bin room to understand what you can dispose of in each place correctly. There is NO collection of Green waste in the bin rooms on each floor (read below).

For those who are *environmentally conscious*, the green waste is provided as an option -

Green waste (including food scraps, plant material etc.) is called **FOGO** (Food Organics and Garden Organics). This can be placed in the provided small caddy in your apartment using the provided green compostable bags only (NO PLASTIC). Please read the FOGO information leaflet provided with your caddy and bags. You can also look this information up online at: www.act.gov.au/fogo

When you have collected your FOGO/green waste in the appropriate bags in your kitchen caddy, these need to be carried by YOU down to the Green/FOGO bins near the carpark entrance. Follow the green arrows and signs. Please note that this is optional. Green waste can also be collected in your usual general waste bin and put down the garbage chute to go to landfill. If you choose to collect green waste, please do it properly.

Large/bulky waste - All large cardboard boxes, and large rubbish items that DO NOT FIT into the recycling bin or down garbage chute must be TAKEN DOWN BY YOU to the bin collection point at the carpark entrance and put in a large bin (recycling or landfill waste as appropriate). **Please break down your boxes so they lie flat, taking up less room in the recycling bin.**

DO NOT DUMP your bulky waste in the bin rooms on each floor or you will be charged a clean-up fee. CCTV footage can be used to identify culprits. (Further information can be obtained from the **house rules** document or speak to the building manager.)

Once every three months there will be an ACT government bulky waste collection on site for furniture, mattresses (extra fee charged), carpet, etc. You may use this option to dispose of items as needed. Keep them in your apartment/balcony until then. You can also drive them yourself - to the Mitchell resource centre on Flemington Road, Mitchell - to dispose of items. https://www.remondis-australia.com.au/locations/act/mitchell-resource-management-centre/

ELECTRIC BIKES, SKATEBOARDS, AND SCOOTERS

These items are to be stored on the unit Balcony ONLY.
NO CHARGING OR STORING inside the Unit.
NO CHARGING OR STORING in the internal carpark or storage cage.
This is due to the **Fire Hazard and access problems for the Fire Brigade**.

ELECTRIC CARS

There is currently no charging option for electric cars on site. This will be considered in the future. It is **not permitted** to run a cable from an Oracle unit to a car in any location (including the car park).

BALCONY

Please be aware that **barbecues are not permitted on balconies at present.**

Most of the incoming weather comes from the Northwest direction (roughly Westfield shopping centre direction) towards the Oracle complex. When it rains, check the Balcony to see where and how far the water comes onto the balcony and store items in the dry section.

PETS

All residents at the Oracle apartments are required to fill out a pet registration form. Our furry friends are important, but please let us know about them. Please refer to the **house rules** for guidelines about pets. Please contact Civium to lodge a pet registration.

LETTER BOXES AND PARCELS

The letter boxes are in a public space and theft can occur. Check letter boxes regularly and when a parcel is to be delivered, ask the delivery company to put it **inside the locked front door,** if possible, for security. (Consider asking the delivery person to buzz the unit so you may assist with this if you will be home). If you plan on receiving regular deliveries of significant value, you may like to consider a **Parcel Collect address (free) or PO Box at the local Belconnen Post Office delivery centre.**

SECURITY OF COMPLEX

Be aware of individuals tailgating (following close behind you to gain access to the building or car park). Security is important for us all to be aware of. Anyone who lives in the building can access it via their fob or key. **Do not let unknown individuals inside, including trades people**. Close doors behind you. This includes the Sports centre.

EVACUATION/FIRE SAFETY

Please familiarise yourself with the signs in and around the building should an evacuation be required (for example in the event of a fire). Please read the **house rules** to be aware of fire safety in and around the building.

INTERNAL CAR PARK/STORAGE CAGE

Do not leave valuables, keys, fob, credit cards or money in cars at any time, ESPECIALLY nothing visible. **Do not** leave valuables in the storage cage. Report Break-ins to the police.

HOLIDAYS

If going away for more than one week:

- It is strongly recommended to shut off both the hot and cold water levers to prevent damage to the apartment (and other apartments) in case there is a water leak.
- It is strongly recommended to empty out the fridge/freezer in case there is a power outage. The fridge and freezer can be switched off at the power point and the doors left partially open (using a rolled-up towel for example) to allow the fridge/freezer to dry out (and not become mouldy).

SPORTS CENTRE/GYM COMPLEX

Gym complex hours are 6am to 9.59pm, 7 Days a Week.

Towels are required in the Gym, and Spray and Wipe down equipment after use.

Sports Complex Front Door requires access with fob. Be aware that it is locked outside of opening hours.

No access for non-working Fobs into the complex.

No access for strangers into the complex.

Report any individuals jumping the fence into the pool area to the police.

Report any weights taken from room, or Damage to Equipment and Machines to the Building Manager.

SPA (outside near pool)

40 ℃ - Thermal Blanket covers the spa when not in use.

IMPORTANT - Hang up Thermal blanket on the wall pegs when using spa and return after use.

SAUNA (inside change rooms)

This is dry heat. Wooden door and room, idles at 30 ℃ and up to 75 ℃ when switched on.

STEAM ROOM (inside change rooms)

This is wet heat. Glass door and Tiled room, when switched on up to 45 ℃.

COMPLAINTS AND ISSUES

Owner: All complaints and issues are to be emailed to the Strata Manager at
Civium: UP3566@civium.com.au

Renter: All issues and complaints to be sent to the Real Estate Property Manager/ Owner of the unit.

MINUTES OF THE
ANNUAL GENERAL MEETING 2025

OWNERS CORPORATION - 3566

Oracle C-D-E-F-G-
60-68 College Street, 80-84 Chandler Street
BELCONNEN ACT 2617

Held on :

Tuesday, 20 May 2025 05:30 PM

Held at :

In Person:

Brindabella Meeting Room, Ground Level, Civium Offices, 3 Lonsdale Street

Online via Microsoft Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjQxNmYxZTAtOWQ3NC00YTNiLWFmZTgtOGVlOWM5YWU5OGRh%40thread.v2/0?context=%7b%22Tid%22%3a%221f704c50-88a8-4eae-a74b-03fa52bf803b%22%2c%22Oid%22%3a%22aa847488-2a62-406d-9358-ab90335489ac%22%7d

Meeting ID: 411 132 813 275 2
Passcode: it7rk3CW

Dial in by phone
+61 2 8318 0088,,335726659# Australia, Sydney
Find a local number
Phone conference ID: 335 726 659#

MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS CORPORATION Oracle C-D-E-F-G- 3566

Held Tuesday, 20 May 2025 5:30 PM at
In Person:

Brindabella Meeting Room, Ground Level, Civium Offices, 3 Lonsdale Street

Online via Microsoft Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjQxNmYxZTAtOWQ3NC00YTNiLWFmZTgtOGVlOWM5YWU5OGRh%40thread.v2/0?context=%7b%22Tid%22%3a%221f704c50-88a8-4eae-a74b-03fa52bf803b%22%2c%22Oid%22%3a%22aa847488-2a62-406d-9358-ab90335489ac%22%7d

Meeting ID: 411 132 813 275 2
Passcode: it7rk3CW

Dial in by phone
+61 2 8318 0088,,335726659# Australia, Sydney
Find a local number
Phone conference ID: 335 726 659#

Present	Alan Graham & Susan Clements (Lot 1), Alexander Paul Muir (Lot 57), Chloe Jane Shepherd (Lot 224), David and Anne Maree Hunter (Lot 267), Eunice Anita Blanchard (Lot 184), Glen Billett & Christine Bilett (Lot 253), Grace Elizabeth McIntosh Kessling (Lot 49), Imogen Joan Brown (Lot 14), Iona Lily McNab (Lot 152), Jakob Josip Rathouski (Lot 167), James Thomas Seymour (Lot 136), Janet Goodhew (Lot 175), Jasmin Reshma Clancy (Lot 230), Jiwen Liao & Angus Esslemont (Lot 140), Jorrell Mario John Benassi (Lot 214), Kate Dimech (Lot 196), Kenyon Yapp (Lot 102), Lachlan James McLeod & Belle Mackenzie Harvey (Lot 53), Mark Cooley & Michelle Ann Cooley (Lot 248), Mark Stonham (Lot 193), Michelle Noronha (Lot 139), Mr Chi Kwan Ngai & Ms Salina Yim Ling Cheung (Lot 21), Mr Eric Huttner & Mrs Agnes Huttner (Lot 218), Mr Graeme Quinn & Mrs Wendy Quinn (Lot 292), Mr Hugh Christian Dixon & Ms Megan Therese Gilmour (Lot 189), Mr Jeffrey Ronald Bollard & Mrs Cheryl Rose Bollard (Lot 318), Mr Kelvin Loh Loh (Lot 228), Mr Melvin Poh (Lot 149), Mr Ramanujam Chalam (Lot 9), Mr Simon Douglas Watt & Ms Cheryl Ann Austin (Lot 78), Mr Ting Lu & Mr Wanli Ma (Lot 205), Mrs Unity Taylor-Hill & Peter Anthony Taylor-Hill (Lot 141), Ms Alexandra Majella Digan (Lot 116), Ms Caitlin Naidoo (Lot 73), Ms Cara Edith Johanson (Lot 37), Ms Evelyn Aung (Lot 110), Ms Helen Chau (Lot 249), Ms Janet Te (Lot 170), Ms Leonie Anna Lam (Lot 171), Owen Breckell & Kathryn Shaw-Breckell (Lot 217), Peter Stavrinakis (Lot 96), Reginald James Walter Cattlin & Devika Cattlin (Lot 323), Shivani Sehgal (Lot 145), Yixin Li (Lot 132), Yu Wang (Lot 72)
Civium Rep(s)	Miss I Struss (Civium Strata), Miss J Deeth (Civium Strata), Mrs A Anderson (Civium Strata)
Proxies	The Chairperson for Jenny Davina Purdy (Lot 227)
Company Nominees	None
Apologies	Ms P Whitely (Lot 155)
Voting Papers	Mr C Brinkman (Lot 129), Ms R Bell (Lot 223), Aspromonte Australia Pty Ltd (Lot 42), Mr J Toohey (Lot 63)
Other Attendees	Townshend and Associates
CFM	None
Chairperson	Ms Caitlin Naidoo
Meeting Opened	6:00pm

Reduced Quorum Meeting

MOTION	Motion for consideration
1	**Minutes (ORDINARY RESOLUTION)** **It was resolved** that the minutes of the previous Annual General Meeting of the Owners Corporation, held on the 9th of April 2024 be confirmed as a true and accurate account of the proceeding at that meeting. **Motion Carried**
2	**Cladding Project Special Purpose Fund Amendment (SPECIAL RESOLUTION)** **It was resolved** that the Owners Corporation resolve by special resolution in accordance with Section 74(1) and (2) of the Unit Titles (Management) Act 2011, to extend/vary the purposes of the Cladding Project Special Purpose Fund established at the 9 April 2024 AGM to be for the purpose of raising and expending monies to apply to replacing identified flammable cladding affixed to the common property and/or defined parts of Units Plan 3566, including potential ancillary costs; including not limited to, repairs to items that may be damaged or removed during the replacement process. In the event there are surplus monies in the Fund following completion of the Cladding Project, the surplus funds will be transferred to the sinking fund in accordance with Section 87 (d) (i) of the Unit Titles (Management) Act 2011 **Motion Carried**
3	**Cladding Project Special Purpose Fund Budget (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve by Ordinary Resolution to set a budget for the Cladding Project Special Purpose Fund (established pursuant to Resolution 16 at the 9 April 2024 AGM) in the sum of $3,763,296.66 (GST inclusive) based on the total estimated project cost over the course of the Building Contract, Stage 2 Loan Agreement Estimated repayments and ancillary costs associated with the Project. **Motion Carried**
4	**Adjustments Required to The Sinking Fund Plan (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation approve amendments to the sinking fund plan in accordance with Section 86 of the *Unit Titles (Management) Act 2011* to reflect the sinking fund expenditure in the 2025 year in the sum of $931,479.66 (being $763,296.66) towards the cladding replacement of property on common property and defined parts of the Building for the purposes of Section 83 (1) (b) (e) and (g) of the *Unit Titles (Management) Act 2011* *Secretarial note: there was an objection to this motion from Unit 57. Motion was carried by ordinary resolution.* **Motion Carried**
5	**Disbursements from the Cladding Project Special Purpose Fund (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve to make such payments as are necessary to fund the Cladding Project Costs out of the Special Purpose Fund and to transfer any surplus, once the total actual costs are known and paid for, into the Sinking Fund. *Secretarial note: there was an objection to this motion from Unit 57. Motion was carried by ordinary resolution.* **Motion Carried**

6	**Term Of Cladding Loan Class (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve that in the event an alternate levy methodology is to be accepted at Motion 7 (below) that the term for payment of the Cladding Special Purpose Fund contribution for the Cladding Loan Class will be 10 years. *Secretarial note: there was an objection to this motion from Unit 57. Motion was carried by ordinary resolution.* **Motion Carried**

7	**Alternative Contributions to the Cladding Project Special Purpose Fund (SPECIAL RESOLUTION)** **It was resolved** that the Owners Corporation resolve by special resolution in accordance with Section 78 (2) (b) of the *Unit Titles (Management) Act 2011*, to determine the contributions payable for each unit into the Cladding Project Special Purpose Fund to be split into two groups/classes of Owners; that is one group being the CLADDING UPFRONT PAYMENT CLASS and the second group as the CLADDING LOAN CLASS. The total contributions, subject to the passing of Motion 3 and 4, are set at $3,000,000.00 and that amount is to be split between the two classes of Owners, on a unit entitlement basis, and for those that fall into the CLADDING LOAN CLASS the amount payable will also attract an additional interest amount of 4.2% on the relevant contribution for each owner that elects to or falls into the CLADDING LOAN CLASS to be the relevant levy payable by the CLADDING LOAN CLASS. The CLADDING UPFRONT PAYMENT CLASS must pay their proportional share of the Cladding Special Purpose Fund Contribution on a unit entitlement basis in two unequal instalments, the first in a sum equivalent to 90% of the total contribution due on 16/08/2025 and the remaining sum equivalent to 10% of the total contribution due 12 months following. The CLADDING LOAN CLASS must pay their share of the Cladding Special Purpose Fund Contribution plus interest at 4.2% on a unit entitlement basis in quarterly annual instalments, that fall due on 1st instalment on 16 August 2025, 2nd instalment on 1 October 20251, 3rd instalment on 1 January 2026, and 4th instalment on 26 May 2026, and thereafter for each year on the same dates as the relevant General Fund levies will fall due, for 10 years. The Owners Corporation has considered this proposed alternate contribution method to the Cladding Special Purpose Fund and determined that it is fair against the parameters set out in section 78(2)(b) and (3) of the Unit Titles (Management) Act 2011 as follows: a) the impact of Cladding on the structure of the buildings impacts all owners, it is throughout the common property and defined parts of the Buildings; b) there are no particular features of any unit that would exclude a unit owner from being required to contribute to costs arising due to the need to remove the highly flammable cladding; c) the purposes for which the units are used do not impact the obligation to remediate the buildings; d) due to only certain unit owners requiring the option to pay the costs of the Cladding Project Special Purpose Fund over time, it would be inequitable for the unit owners who can and will pay the contribution due to the Cladding Project Special Purpose Fund upfront to have to bear the costs (interest and associated costs) associated with the Cladding Loan to the Owners Corporation; e) the additional costs of the Cladding Strata Loan including fees and interest are appropriately borne by the unit owners who are benefitting from the delayed Special Purpose Fund levy payment scheme which provides for payment in quarterly instalments over a 10 year period; under (d) and (e) above Owners that form part of the CLADDING LOAN CLASS accept the additional burden (payment of interest) commensurate with the benefit obtained of being able to be paid over time. **Motion Carried**

7A	**Cladding Project Special Purpose Fund Levies (ORDINARY RESOLUTION)** **It was resolved that** the Owners Corporation determine a special levy due and payable by all owners in the total sum of $3,763,296.66 on a unit entitlement basis payable that falls due in one lump sum on the 16 August 2025. **Motion Defeated**
8	**Delegation of Powers to Cladding Committee (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve by Ordinary Resolution to authorise and ratify the delegation by the Executive Committee of part of its functions to the Cladding Committee and to empower the Cladding Committee to manage the Cladding Rectification Program (the Project), including, as necessary, • To enter into the Building Contract with Canberra Building Services; • To engage with lawyers, consultants, the ACT Government and the financier to progress the Project; • To liaise with unit owners to ensure access to their unit and unit subsidiaries as may be required from time to time is facilitated for the purpose of carrying out Cladding Project works; and To liaise with unit owners in relation to the closure of any areas affecting their unit and unit subsidiaries, as may be required from time to time, for the purpose of carrying out Project works. **Motion Carried**
9	**Stage 2 Loan Contract with Lannock (SPECIAL RESOLUTION)** That the Owners - Units Plan 3566 resolve by Special Resolution to authorise the Executive Committee to negotiate, enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) up to the sum of $4,159,626.33 inclusive of GST to fund Stage 2 of the remedial and other works in conjunction with the ACT Private Buildings Cladding Scheme, together with associated costs and acknowledge that: (a) The maximum amount of credit available under the Stage 2 loan contract is $4,159,626.33 (incl GST); (b) Members of the Owners Corporation approve the raising of additional levies by way of the Cladding Project Special Purpose Fund to ensure the Owners Corporation can perform its obligations in relation to each advance under the loan contract; and (c) A drawdown instruction may be signed by any of the following: • Any two members of the executive Committee; or • The Manager and one member of the Committee. **Motion Carried**

10	**Acknowledgement Regarding Stage 2 Loan Contract Terms (SPECIAL RESOLUTION)** **It was resolved** that the Owners - Units Plan 3566 resolve by Special Resolution that the Owners Corporation acknowledges the following things: (a) A copy of the proposed loan contract, the terms and conditions and a prescribed notice, was tabled at the meeting; (b) The maximum amount of credit available under the Stage 2 loan contract is $4,159,626.33 (c) Members of the Owners Corporation approve the raising of additional levies to ensure the Strata Corporation can perform its obligations in relation to each advance under the Stage 2 loan contract; and (d) A drawdown instruction may be signed by any of the following: • Any two members of the executive committee; or • The Manager and one member of the executive committee **Motion Carried**
11	**Owners Corporation Seal be Affixed to the Stage 2 Loan Contract (SPECIAL RESOLUTION)** **It was resolved** that the Owners - Units Plan 3566 resolve by Special Resolution that the Owners Corporation seal be affixed to the Stage 2 loan contract in the presence of any of the following: • Any two members of the executive committee; or • The Manager and one member of the executive committee. **Motion Carried**
12	**Consolidated Rules (SPECIAL RESOLUTION)** **It was resolved** that the Owners Corporation adopt in accordance with Section 108 (1) of the Unit Titles (Management) Act 2011 the proposed tracked amendments to the Consolidated alternate rules as annexed and marked A with the following additions/changes: 1. Tracked changes to be accepted; 2. any other changes. **Motion Carried**
13	**Registration of Rules (SPECIAL RESOLUTION)** **It was resolved** that in accordance with Section 108A of the Unit Titles (Management) Act 2011, the Owners Corporation agree to endorse the registration of the consolidated rules as annexed and marked A, for Units Plan 3566 in accordance with the Special Resolution passed in accordance with Section 108 (1) Unit Titles (Management) Act 2011, and authorises the Executive Committee to complete and execute any required documents to complete the registration. **Motion Carried**

14	**Insurance Renewal (SPECIAL RESOLUTION)** **It was resolved** that the Owners Corporation: a) To confirm the Owners Corporation's current insurance cover as detailed in the attached policy within the agenda. b) To delegate authority to the Executive Committee to select the appropriate insurance policy and, if necessary, arrange premium funding for the policy. c) To authorise the Strata Managing Agent to obtain quotations for insurance cover prior to the expiry of the current policy. These quotations are to be presented to the Executive Committee for consideration. In the event that no advice or decision is provided by the Executive Committee, the Managing Agent is authorised to proceed with the recommendation provided by the insurance broker and, if necessary, arrange for premium funding of the policy. • **Current Policy Details:** 46463 • **Insurer:** CHU Underwriting Agencies P/L • **Building Sum Insured (BSI):** $189,850,500.00 • **Excesses:** ◦ **Basic Excess – all claims** $5,000 ◦ **Water Damage** - $10,000 ◦ **Exploratory Costs – Burst Pipes** - $10,000 ◦ **Fire -** $25,000 ◦ **Earthquake -** $500 ◦ **Legal Defence Expenses -** $1,000 ◦ **Machinery Breakdown: Standard -** $2,500 ◦ **Machinery Breakdown: Chiller -** $5,000 • **Policy Expiry:** 02/02/2026 **Motion Carried**
15	**Insurance Claims (ACKNOWLEDGEMENT)** **It was resolved** that the Owners Corporation consider any open or new Insurance Claims. *NOTE: There are no current open claims.* **Motion Acknowledged**
16	**Financial Statements and Accounting Records (ORDINARY RESOLUTION)** **It was resolved** that the financial statement of accounts for the financial year ending @@Financial Year End@@ be adopted. *NOTE: Any questions relating to the financial statements should be directed to our office PRIOR to the meeting. Questions directed at the meeting may not be able to be answered.* *The financial audits for the 2023-2024 and 2024-2025 years are currently in progress. Once the results are received, they will be reviewed by the incoming Executive Committee for approval and then shared with all owners via the owners' portal.* **Motion Carried**
17	**Appointment of Auditor (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation resolve to appoint an auditor to audit the financial accounts for the closing financial period of the Owners Corporation to the Australian Auditor Standards and review the latest report, if obtained. *NOTE: This approval applies to the 2025-2026 financial year.* **Motion Carried**

18	**Maintenance Plan (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation review the Maintenance Plan for the continued maintenance of the common property and its assets. **Motion Carried**
19	**Maintenance Issues (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation consider any open or new Common Property Maintenance Issues as well as any maintenance contracts that may be due for renewal. *NOTE: The executive committee is to be updated on contract renewal dates and that they are in line with the maintenance plan.* **Motion Carried**
20	**Fire Safety Review (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation review the provision and compliance of Common Property fire safety measures in accordance with the National Construction Codes (NCC) fire safety requirements. *NOTE: The yearly condition report is enclosed within the meeting agenda.* **Motion Carried**
21	**Consideration of Physical Building Defects (ORDINARY RESOLUTION)** **It was resolved** that the Owners Corporation considers any Common Property physical building structural defects. NOTE: The Owners Corporation are reminded that the Owners Corporation may only consider defects associated with the Common Property or any defect which affects the building's Defined Parts. Any unit specific defects that are not Common Property is the responsibility of the unit owner to progress through the appropriate channels. **Motion Acknowledged**

22	**Budget (ORDINARY RESOLUTION)** 1. **It was resolved** that contributions be determined: a. To the **Contribution Schedule** - Administrative Fund in accordance with Section 75 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $1,171,921.00 (Excl. GST) **Total Administrative Fund Income** $1,289,913.10 (Incl. GST) b. To the **Contribution Schedule** - Sinking Fund in accordance with Section 89 of the Unit Titles (Management) Act 2011 for the sum of: **Total Expenditure** $219,305.00 (Excl. GST) **Total Sinking Fund Income** $495,000.00 (Incl. GST) *c.* **It was resolved** that the Administrative and Sinking Fund contributions be paid in equal quarterly instalments with the instalments dates to be **1st instalment** 31/05/2025 (pre issued) **2nd instalment** 16/08/2025 **3rd instalment** 01/10/2025 **4th instalment** 01/01/2026 *d.* ***It was resolved*** *that in accordance with Section 78 and 89 of the Unit Titles (Management) Act 2011, the Owners Corporation agrees to determine additional quarterly contributions at the agreed administrative and sinking fund rate, for the next financial year should they be deemed necessary prior to the next AGM being held.* **Motion Carried**
23	**Election of Executive Committee (ORDINARY RESOLUTION)** **It was resolved** that the following owners be appointed to form the Executive Committee until the next Annual General Meeting: Mr R Cattlin, Mr W Ma, Mr S Sehgal, Mrs K Shaw-Breckell & Mr K Yapp with 2 vacancies. **It was resolved** that the Owners Corporation considers the adequacy of any current authorisations, delegations and appointments for the Executive Committee, any Sub-Committees and any Communication Officers. This includes nominating one or several invoice approvers on behalf of the Owners Corporation. **Motion Carried**

	General Business
	Cladding Project The cladding project is still in progress. We extend our sincere thanks to all owners and residents for their continued support, assistance, and cooperation throughout this project.
	Belconnen High Rise Apartments The owners corporation strongly encourages unit owners to consider joining the Belconnen High Rise Apartments Association and to take an active role in addressing matters that impact unit owners within the Belconnen community.

	Dumping of Waste Improper disposal of waste and large bulky items remains an ongoing issue. If you witness this happening, please report it in writing to the strata manager so appropriate action can be taken.
	Responsibility to the Rules Owners who rent out their units on Airbnb are reminded that their guests are required to follow the same rules that apply to both the complex and the sports centre. If these guests are found to be in breach of any rules, the unit owner will be held responsible. These rules are in place for the benefit of all residents, guests, and visitors, and must be respected at all times.
	Bulky Waste Bulky waste is to be arranged every quarter. The next bulky waste is due in August
	Pidgeon Faeces The Cladding Committee will explore options to address the issue of pigeon droppings during the cladding works. The newly elected Executive Committee is also encouraged to consider potential solutions and take this matter into account.

There being no further business the chairperson declared the meeting closed at 07:46 pm
Dated: 20 May 2025
Issued by Civium Property Group for and on behalf of the Owners Corporation.

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions †

A1 The Owners—Units Plan No 3566

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made **20/05/2025**

A3 Reduced quorum decisions

[If there is insufficient space here, tick and attach details to the notice]

Date of decision	Full text of reduced quorum decision
20/05/2025	As attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

DATE: 10/06/2025
[Affix owners corporation seal in accordance with the corporation articles]

† In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than ½ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within ½ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by anyone then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of anyone present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decision***s (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effec***t) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and

- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Civium Strata
Proposed Budget for Unit Title 3566

ORACLE C-D-E-F-G-, 60-68 College Street, 80-84 Chandler Street BELCONNEN

Prepared by Civium Strata (ABN 39 121 276 300)
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Administrative Fund	Proposed Budget (01/02/2025-31/01/2026)	Current Actual (01/02/2024-31/01/2025)	Current Budget (01/02/2024-31/01/2025)
Income			
Insurance Claims Refund	$0.00	*$11,381.81*	*$0.00*
Interest on Overdues	$0.00	*$2,937.32*	*$0.00*
Levy Income	$1,171,921.00	*$1,072,049.00*	*$1,072,183.64*
Special Levy Income	$0.00	*$11,818.18*	*$0.00*
Total Admin Fund Income	**$1,171,921.00**	*$1,098,186.31*	*$1,072,183.64*
Expense			
Accountant - Professional Fees	$3,500.00	*$685.00*	*$3,400.00*
Administration Costs	$0.00	*$113.64*	*$0.00*
Arrears Recovery Costs	$0.00	*$1,176.63*	*$0.00*
Audit Fees	$7,000.00	*$0.00*	*$0.00*
Building Repairs & Maintenance	$15,000.00	*$21,589.63*	*$15,000.00*
Civium Disbursements	$0.00	*$7,564.14*	*$0.00*
Cleaning	$115,000.00	*$125,639.46*	*$108,295.00*
Cleaning - Car Park	$3,000.00	*$0.00*	*$5,000.00*
Cleaning - Windows & Glazing	$8,000.00	*$0.00*	*$2,000.00*
Common Prop & Maintenance Mgmt	$0.00	*$0.00*	*$2,800.00*
Contingency	$0.00	*$0.00*	*$1,500.00*
Electrical Repairs & Maintenance	$2,500.00	*$2,264.80*	*$7,000.00*
Electricity - Utility	$60,000.00	*$57,450.72*	*$47,500.00*
Facility Management	$142,000.00	*$141,942.06*	*$140,570.00*
Fire Alarm Monitoring	$11,250.00	*$10,080.72*	*$11,250.00*
Fire Protection - Contracted	$12,000.00	*$12,112.50*	*$10,950.00*
Fire Protection - Repairs/Replacements	$5,000.00	*$11,677.25*	*$12,600.00*
GST Administration	$0.00	*$0.00*	*$330.00*
Garage Door	$0.00	*$901.82*	*$3,180.00*
Garage Door - Repairs	$1,000.00	*$0.00*	*$0.00*
Garage Door - Service	$2,000.00	*$0.00*	*$0.00*
Gardens & Grounds	$65,000.00	*$37,947.35*	*$45,000.00*
Gym Equipment	$0.00	*$933.90*	*$0.00*
Gymnasium Expenses	$122,621.00	*$85,509.24*	*$73,916.64*
Insurance Claims	$20,000.00	*$16,398.17*	*$20,000.00*
Insurance Excess Fee	$0.00	*$10,000.00*	*$0.00*
Insurance Premiums	$221,645.00	*$194,204.34*	*$180,477.00*
Intercom Repairs	$1,000.00	*$635.00*	*$0.00*
Keys and Locks	$5,000.00	*$4,835.99*	*$3,200.00*
Legal expense	$25,000.00	*$70.00*	*$5,000.00*
Lift Maintenance Contract	$60,100.00	*$87,481.68*	*$61,000.00*
Lift Repairs	$5,000.00	*$1,615.00*	*$3,000.00*
Management Fee	$123,455.00	*$119,272.74*	*$119,855.00*
Pest Control	$2,000.00	*$1,200.00*	*$2,000.00*
Plumbing & Drainage	$40,000.00	*$37,308.14*	*$60,000.00*

Administrative Fund

	Proposed Budget (01/02/2025-31/01/2026)	Current Actual (01/02/2024-31/01/2025)	Current Budget (01/02/2024-31/01/2025)
Plumbing & Drainage - Repairs	$0.00	*$(530.00)*	*$0.00*
Prior Year Adjustment	$0.00	*$(15,418.18)*	*$0.00*
Roadway & Paths R & M	$0.00	*$0.00*	*$1,000.00*
Roof HSS Compliance	$1,850.00	*$0.00*	*$0.00*
Roofing Repairs & Maintenance	$1,500.00	*$3,370.08*	*$4,000.00*
Security	$0.00	*$75.00*	*$12,000.00*
Security Access System & Cards	$0.00	*$170.00*	*$0.00*
Sinking Fund Forecast Report	$0.00	*$0.00*	*$3,660.00*
Telephone	$500.00	*$164.56*	*$500.00*
Ventilation	$5,000.00	*$7,740.00*	*$5,000.00*
Waste collection	$0.00	*$0.00*	*$18,000.00*
Water - Utility	$85,000.00	*$79,427.83*	*$83,200.00*
Total Admin Fund Expense	**$1,171,921.00**	*$1,065,609.21*	*$1,072,183.64*
TOTAL ADMIN LEVY INCOME	**$1,171,921.00**	*$1,072,049.00*	*$1,072,183.64*
ADD: ADMIN GST	**$117,192.10**		*$107,218.36*
TOTAL ADMIN BUDGET	**$1,289,113.10**		*$1,179,402.00*

Prepared by Civium Strata (ABN 39 121 276 300)
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Sinking Fund

	Proposed Budget (01/02/2025-31/01/2026)	Current Actual (01/02/2024-31/01/2025)	Current Budget (01/02/2024-31/01/2025)
Income			
Interest on Investment	$0.00	*$55,982.71*	*$0.00*
Interest on Overdues	$0.00	*$1,017.10*	*$0.00*
Levy Income	$450,000.00	*$377,622.24*	*$377,622.00*
Total Sinking Fund Income	**$450,000.00**	*$434,622.05*	*$377,622.00*
Expense			
Building Improvement/Upgrade	$4,241.00	*$27,233.32*	*$5,881.00*
Building Repairs & Maintenance	$46,861.00	*$0.00*	*$1,437,286.00*
CCTV System	$30,000.00	*$0.00*	*$0.00*
Capital Works Budget	$18,522.00	*$0.00*	*$0.00*
Contingency	$0.00	*$0.00*	*$6,956.00*
Electrical Replacement/Upgrade	$0.00	*$0.00*	*$1,583.00*
Fencing Replacement	$0.00	*$0.00*	*$5,094.00*
Fire Protection Replacement/Upgrade	$33,500.00	*$37,705.00*	*$40,000.00*
Garage Door Replacement/Upgrade	$0.00	*$9,850.00*	*$40,384.00*
Gardens & Grounds	$15,000.00	*$0.00*	*$20,000.00*
HVAC Replacement/Upgrade	$36,291.00	*$0.00*	*$0.00*
Income Tax Expense	$0.00	*$11,680.30*	*$0.00*
Landscaping Works	$0.00	*$0.00*	*$1,334.00*
Lift Repairs	$0.00	*$3,433.88*	*$0.00*
Plumbing & Drainage Works	$34,890.00	*$31,552.59*	*$0.00*
Roofing Replacement/Upgrade	$0.00	*$0.00*	*$56,393.00*
Security System Replacement/Upgrade	$0.00	*$0.00*	*$12,370.00*
Total Sinking Fund Expense	**$219,305.00**	*$121,455.09*	*$1,627,281.00*
TOTAL SINKING LEVY INCOME	**$450,000.00**	*$377,622.24*	*$377,622.00*
ADD: SINKING GST	**$45,000.00**		*$37,762.20*
TOTAL SINKING BUDGET	**$495,000.00**		*$415,384.20*

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Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Budget Summary (01/02/2025-31/01/2026)

	Proposed	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
Administrative Fund	$1,289,113.10	$295,000.00	$331,371.20	$331,371.20	$331,371.20	$1,289,113.60
Sinking Fund	$495,000.00	$104,000.00	$130,333.41	$130,333.41	$130,333.41	$495,000.23
Contribution Schedule Total	$1,784,113.10	$399,000.00	$461,704.61	$461,704.61	$461,704.61	$1,784,113.83
Amount to Collect	**$1,784,113.10**	**$399,000.00**	**$461,704.61**	**$461,704.61**	**$461,704.61**	**$1,784,113.83**

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Levy Adjustment Summary (01/02/2025-31/01/2026)

Contribution Schedule

Aggregate Units of Entitlement (UOE) - 100000

Due Date	Levy Period	Admin	Sinking	Total
26/05/2025	01/04/2025 - 30/06/2025	$2.95	$1.04	$3.99
16/08/2025	01/07/2025 - 30/09/2025	$3.31	$1.30	$4.62
01/10/2025	01/10/2025 - 31/12/2025	$3.31	$1.30	$4.62
01/01/2026	01/01/2026 - 31/03/2026	$3.31	$1.30	$4.62
Financial Year Total per Units of Entitlement		**$12.89**	**$4.95**	**$17.84**
Financial Year Aggregate		**$1,289,113.60**	**$495,000.23**	**$1,784,113.83**
Proposed Budget Amount		**$1,289,113.10**	**$495,000.00**	**$1,784,113.10**
Next Year Pre Issue Aggregate		**$0.00**	**$0.00**	**$0.00**

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
343	1, 12, 18, 22, 52, 85, 90, 97, 133, 286, 292, 293					
	Admin	$1,011.85	$1,136.60	$1,136.60	$1,136.60	$4,421.65
	Sinking	$356.72	$447.04	$447.04	$447.04	$1,697.84
	Owner Total	**$1,368.57**	**$1,583.64**	**$1,583.64**	**$1,583.64**	**$6,119.49**
273	2, 3, 14, 15, 160, 161, 162, 237, 287					
	Admin	$805.35	$904.64	$904.64	$904.64	$3,519.27
	Sinking	$283.92	$355.81	$355.81	$355.81	$1,351.35
	Owner Total	**$1,089.27**	**$1,260.45**	**$1,260.45**	**$1,260.45**	**$4,870.62**
281	4, 5, 6, 7, 54, 55, 79, 80, 81, 82, 83, 127, 128, 129, 130, 131, 163, 164, 165, 166, 167, 199, 200, 201, 206, 207, 208, 242, 258, 261, 289, 305, 318					
	Admin	$828.95	$931.15	$931.15	$931.15	$3,622.40
	Sinking	$292.24	$366.24	$366.24	$366.24	$1,390.96
	Owner Total	**$1,121.19**	**$1,297.39**	**$1,297.39**	**$1,297.39**	**$5,013.36**
351	8, 43, 120, 186, 308, 309					
	Admin	$1,035.45	$1,163.11	$1,163.11	$1,163.11	$4,524.78
	Sinking	$365.04	$457.47	$457.47	$457.47	$1,737.45
	Owner Total	**$1,400.49**	**$1,620.58**	**$1,620.58**	**$1,620.58**	**$6,262.23**
296	9, 29, 77, 101, 169, 205, 236, 238, 239, 257, 262, 263, 306					
	Admin	$873.20	$980.86	$980.86	$980.86	$3,815.78
	Sinking	$307.84	$385.79	$385.79	$385.79	$1,465.21
	Owner Total	**$1,181.04**	**$1,366.65**	**$1,366.65**	**$1,366.65**	**$5,280.99**

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Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)		1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
268	10, 11						
		Admin	$790.60	$888.07	$888.07	$888.07	$3,454.81
		Sinking	$278.72	$349.29	$349.29	$349.29	$1,326.59
		Owner Total	**$1,069.32**	**$1,237.36**	**$1,237.36**	**$1,237.36**	**$4,781.40**
293	13, 84, 158, 174, 181, 241, 246, 247, 288, 290, 295						
		Admin	$864.35	$970.92	$970.92	$970.92	$3,777.11
		Sinking	$304.72	$381.88	$381.88	$381.88	$1,450.36
		Owner Total	**$1,169.07**	**$1,352.80**	**$1,352.80**	**$1,352.80**	**$5,227.47**
275	16, 17, 24, 25, 50, 51, 91, 92, 93, 94, 95, 134, 135, 136						
		Admin	$811.25	$911.27	$911.27	$911.27	$3,545.06
		Sinking	$286.00	$358.42	$358.42	$358.42	$1,361.26
		Owner Total	**$1,097.25**	**$1,269.69**	**$1,269.69**	**$1,269.69**	**$4,906.32**
294	19, 89						
		Admin	$867.30	$974.23	$974.23	$974.23	$3,789.99
		Sinking	$305.76	$383.18	$383.18	$383.18	$1,455.30
		Owner Total	**$1,173.06**	**$1,357.41**	**$1,357.41**	**$1,357.41**	**$5,245.29**
271	20, 21, 98, 99, 100						
		Admin	$799.45	$898.02	$898.02	$898.02	$3,493.51
		Sinking	$281.84	$353.20	$353.20	$353.20	$1,341.44
		Owner Total	**$1,081.29**	**$1,251.22**	**$1,251.22**	**$1,251.22**	**$4,834.95**
347	23, 32, 33, 38, 48, 62, 78, 96, 108, 109, 114, 126, 145, 159, 285, 300, 301						
		Admin	$1,023.65	$1,149.86	$1,149.86	$1,149.86	$4,473.23
		Sinking	$360.88	$452.26	$452.26	$452.26	$1,717.66
		Owner Total	**$1,384.53**	**$1,602.12**	**$1,602.12**	**$1,602.12**	**$6,190.89**

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
277	26, 27, 34, 35, 60, 61, 103, 104, 105, 106, 107, 146, 147, 148, 175, 176, 177, 178, 179, 182, 183, 184, 235, 240, 243, 245, 248, 250, 284, 291, 296, 297, 299, 302, 304					
	Admin	$817.15	$917.90	$917.90	$917.90	$3,570.85
	Sinking	$288.08	$361.02	$361.02	$361.02	$1,371.14
	Owner Total	**$1,105.23**	**$1,278.92**	**$1,278.92**	**$1,278.92**	**$4,941.99**
346	28, 102					
	Admin	$1,020.70	$1,146.54	$1,146.54	$1,146.54	$4,460.32
	Sinking	$359.84	$450.95	$450.95	$450.95	$1,712.69
	Owner Total	**$1,380.54**	**$1,597.49**	**$1,597.49**	**$1,597.49**	**$6,173.01**
272	30, 31, 110, 111, 112					
	Admin	$802.40	$901.33	$901.33	$901.33	$3,506.39
	Sinking	$282.88	$354.51	$354.51	$354.51	$1,346.41
	Owner Total	**$1,085.28**	**$1,255.84**	**$1,255.84**	**$1,255.84**	**$4,852.80**
279	36, 37, 44, 45, 70, 71, 115, 116, 117, 118, 119, 187, 188, 189, 194, 195, 196, 251, 253, 310, 312					
	Admin	$823.05	$924.53	$924.53	$924.53	$3,596.64
	Sinking	$290.16	$363.63	$363.63	$363.63	$1,381.05
	Owner Total	**$1,113.21**	**$1,288.16**	**$1,288.16**	**$1,288.16**	**$4,977.69**
297	39, 113, 252, 311					
	Admin	$876.15	$984.17	$984.17	$984.17	$3,828.66
	Sinking	$308.88	$387.09	$387.09	$387.09	$1,470.15
	Owner Total	**$1,185.03**	**$1,371.26**	**$1,371.26**	**$1,371.26**	**$5,298.81**

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Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
274	40, 41, 122, 123, 124					
	Admin	$808.30	$907.96	$907.96	$907.96	$3,532.18
	Sinking	$284.96	$357.11	$357.11	$357.11	$1,356.29
	Owner Total	**$1,093.26**	**$1,265.07**	**$1,265.07**	**$1,265.07**	**$4,888.47**
349	42, 121					
	Admin	$1,029.55	$1,156.48	$1,156.48	$1,156.48	$4,498.99
	Sinking	$362.96	$454.86	$454.86	$454.86	$1,727.54
	Owner Total	**$1,392.51**	**$1,611.34**	**$1,611.34**	**$1,611.34**	**$6,226.53**
282	46, 47, 139, 140, 141, 142, 143, 267, 328					
	Admin	$831.90	$934.47	$934.47	$934.47	$3,635.31
	Sinking	$293.28	$367.54	$367.54	$367.54	$1,395.90
	Owner Total	**$1,125.18**	**$1,302.01**	**$1,302.01**	**$1,302.01**	**$5,031.21**
299	49, 125, 217, 265, 270, 271, 314					
	Admin	$882.05	$990.80	$990.80	$990.80	$3,854.45
	Sinking	$310.96	$389.70	$389.70	$389.70	$1,480.06
	Owner Total	**$1,193.01**	**$1,380.50**	**$1,380.50**	**$1,380.50**	**$5,334.51**
359	53, 63, 73, 132, 144, 156, 198, 221, 324, 325					
	Admin	$1,059.05	$1,189.62	$1,189.62	$1,189.62	$4,627.91
	Sinking	$373.36	$467.90	$467.90	$467.90	$1,777.06
	Owner Total	**$1,432.41**	**$1,657.52**	**$1,657.52**	**$1,657.52**	**$6,404.97**
285	56, 57, 151, 152, 153, 154, 155, 190, 191, 218, 219, 220, 223, 224, 225, 256, 266, 269, 307, 313, 326					
	Admin	$840.75	$944.41	$944.41	$944.41	$3,673.98
	Sinking	$296.40	$371.45	$371.45	$371.45	$1,410.75
	Owner Total	**$1,137.15**	**$1,315.86**	**$1,315.86**	**$1,315.86**	**$5,084.73**

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
355	58, 68, 72, 138, 150, 157, 173, 209, 316, 317					
	Admin	$1,047.25	$1,176.37	$1,176.37	$1,176.37	$4,576.36
	Sinking	$369.20	$462.68	$462.68	$462.68	$1,757.24
	Owner Total	**$1,416.45**	**$1,639.05**	**$1,639.05**	**$1,639.05**	**$6,333.60**
300	59, 137, 229, 260, 273, 278, 279, 319, 322					
	Admin	$885.00	$994.11	$994.11	$994.11	$3,867.33
	Sinking	$312.00	$391.00	$391.00	$391.00	$1,485.00
	Owner Total	**$1,197.00**	**$1,385.11**	**$1,385.11**	**$1,385.11**	**$5,352.33**
283	64, 65, 211, 212, 213, 275, 336					
	Admin	$834.85	$937.78	$937.78	$937.78	$3,648.19
	Sinking	$294.32	$368.84	$368.84	$368.84	$1,400.84
	Owner Total	**$1,129.17**	**$1,306.62**	**$1,306.62**	**$1,306.62**	**$5,049.03**
286	66, 67, 202, 203, 264, 274, 282, 315, 321, 329					
	Admin	$843.70	$947.72	$947.72	$947.72	$3,686.86
	Sinking	$297.44	$372.75	$372.75	$372.75	$1,415.69
	Owner Total	**$1,141.14**	**$1,320.47**	**$1,320.47**	**$1,320.47**	**$5,102.55**
302	69, 149, 281, 330					
	Admin	$890.90	$1,000.74	$1,000.74	$1,000.74	$3,893.12
	Sinking	$314.08	$393.61	$393.61	$393.61	$1,494.91
	Owner Total	**$1,204.98**	**$1,394.35**	**$1,394.35**	**$1,394.35**	**$5,388.03**
269	74, 75, 76, 86, 87, 88, 170, 171, 172, 294					
	Admin	$793.55	$891.39	$891.39	$891.39	$3,467.72
	Sinking	$279.76	$350.60	$350.60	$350.60	$1,331.56
	Owner Total	**$1,073.31**	**$1,241.99**	**$1,241.99**	**$1,241.99**	**$4,799.28**

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Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
304	168, 268, 283, 327					
	Admin	$896.80	$1,007.37	$1,007.37	$1,007.37	$3,918.91
	Sinking	$316.16	$396.21	$396.21	$396.21	$1,504.79
	Owner Total	**$1,212.96**	**$1,403.58**	**$1,403.58**	**$1,403.58**	**$5,423.70**
307	180, 276, 335					
	Admin	$905.65	$1,017.31	$1,017.31	$1,017.31	$3,957.58
	Sinking	$319.28	$400.12	$400.12	$400.12	$1,519.64
	Owner Total	**$1,224.93**	**$1,417.43**	**$1,417.43**	**$1,417.43**	**$5,477.22**
363	185, 233, 332, 333					
	Admin	$1,070.85	$1,202.88	$1,202.88	$1,202.88	$4,679.49
	Sinking	$377.52	$473.11	$473.11	$473.11	$1,796.85
	Owner Total	**$1,448.37**	**$1,675.99**	**$1,675.99**	**$1,675.99**	**$6,476.34**
308	192					
	Admin	$908.60	$1,020.62	$1,020.62	$1,020.62	$3,970.46
	Sinking	$320.32	$401.43	$401.43	$401.43	$1,524.61
	Owner Total	**$1,228.92**	**$1,422.05**	**$1,422.05**	**$1,422.05**	**$5,495.07**
295	193, 244, 249, 254, 255, 298, 303					
	Admin	$870.25	$977.54	$977.54	$977.54	$3,802.87
	Sinking	$306.80	$384.48	$384.48	$384.48	$1,460.24
	Owner Total	**$1,177.05**	**$1,362.02**	**$1,362.02**	**$1,362.02**	**$5,263.11**
371	197					
	Admin	$1,094.45	$1,229.39	$1,229.39	$1,229.39	$4,782.62
	Sinking	$385.84	$483.54	$483.54	$483.54	$1,836.46
	Owner Total	**$1,480.29**	**$1,712.93**	**$1,712.93**	**$1,712.93**	**$6,619.08**

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Locked Bag 8300 CANBERRA ACT 2601 Ph 1300 724 256 Fax

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
311	204					
	Admin	$917.45	$1,030.56	$1,030.56	$1,030.56	$4,009.13
	Sinking	$323.44	$405.34	$405.34	$405.34	$1,539.46
	Owner Total	**$1,240.89**	**$1,435.90**	**$1,435.90**	**$1,435.90**	**$5,548.59**
367	210					
	Admin	$1,082.65	$1,216.13	$1,216.13	$1,216.13	$4,731.04
	Sinking	$381.68	$478.32	$478.32	$478.32	$1,816.64
	Owner Total	**$1,464.33**	**$1,694.45**	**$1,694.45**	**$1,694.45**	**$6,547.68**
288	214, 215, 272, 323					
	Admin	$849.60	$954.35	$954.35	$954.35	$3,712.65
	Sinking	$299.52	$375.36	$375.36	$375.36	$1,425.60
	Owner Total	**$1,149.12**	**$1,329.71**	**$1,329.71**	**$1,329.71**	**$5,138.25**
312	216					
	Admin	$920.40	$1,033.88	$1,033.88	$1,033.88	$4,022.04
	Sinking	$324.48	$406.64	$406.64	$406.64	$1,544.40
	Owner Total	**$1,244.88**	**$1,440.52**	**$1,440.52**	**$1,440.52**	**$5,566.44**
374	222					
	Admin	$1,103.30	$1,239.33	$1,239.33	$1,239.33	$4,821.29
	Sinking	$388.96	$487.45	$487.45	$487.45	$1,851.31
	Owner Total	**$1,492.26**	**$1,726.78**	**$1,726.78**	**$1,726.78**	**$6,672.60**
289	226, 227, 280, 331					
	Admin	$852.55	$957.66	$957.66	$957.66	$3,725.53
	Sinking	$300.56	$376.66	$376.66	$376.66	$1,430.54
	Owner Total	**$1,153.11**	**$1,334.32**	**$1,334.32**	**$1,334.32**	**$5,156.07**

Owner Summary (01/02/2025-31/01/2026) - Contribution Schedule

UOE	Lot(s)	1st Instalment 26/05/2025	2nd Instalment 16/08/2025	3rd Instalment 01/10/2025	4th Instalment 01/01/2026	TOTAL (01/02/2025-31/01/2026)
314	228					
	Admin	$926.30	$1,040.51	$1,040.51	$1,040.51	$4,047.83
	Sinking	$326.56	$409.25	$409.25	$409.25	$1,554.31
	Owner Total	**$1,252.86**	**$1,449.76**	**$1,449.76**	**$1,449.76**	**$5,602.14**
287	230, 231, 232, 277, 334					
	Admin	$846.65	$951.03	$951.03	$951.03	$3,699.74
	Sinking	$298.48	$374.06	$374.06	$374.06	$1,420.66
	Owner Total	**$1,145.13**	**$1,325.09**	**$1,325.09**	**$1,325.09**	**$5,120.40**
378	234					
	Admin	$1,115.10	$1,252.58	$1,252.58	$1,252.58	$4,872.84
	Sinking	$393.12	$492.66	$492.66	$492.66	$1,871.10
	Owner Total	**$1,508.22**	**$1,745.24**	**$1,745.24**	**$1,745.24**	**$6,743.94**
280	259, 320					
	Admin	$826.00	$927.84	$927.84	$927.84	$3,609.52
	Sinking	$291.20	$364.93	$364.93	$364.93	$1,385.99
	Owner Total	**$1,117.20**	**$1,292.77**	**$1,292.77**	**$1,292.77**	**$4,995.51**

Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
1, 12, 18, 22, 52, 85, 90, 97, 133, 286, 292, 293	Contribution Schedule	343	$4,421.65	$1,697.84	$0.00
	Owner Total		**$4,421.65**	**$1,697.84**	**$6,119.49**
2, 3, 14, 15, 160, 161, 162, 237, 287	Contribution Schedule	273	$3,519.27	$1,351.35	$0.00
	Owner Total		**$3,519.27**	**$1,351.35**	**$4,870.62**
4, 5, 6, 7, 54, 55, 79, 80, 81, 82, 83, 127, 128, 129, 130, 131, 163, 164, 165, 166, 167, 199, 200, 201, 206, 207, 208, 242, 258, 261, 289, 305, 318	Contribution Schedule	281	$3,622.40	$1,390.96	$0.00
	Owner Total		**$3,622.40**	**$1,390.96**	**$5,013.36**
8, 43, 120, 186, 308, 309	Contribution Schedule	351	$4,524.78	$1,737.45	$0.00
	Owner Total		**$4,524.78**	**$1,737.45**	**$6,262.23**
9, 29, 77, 101, 169, 205, 236, 238, 239, 257, 262, 263, 306	Contribution Schedule	296	$3,815.78	$1,465.21	$0.00
	Owner Total		**$3,815.78**	**$1,465.21**	**$5,280.99**
10, 11	Contribution Schedule	268	$3,454.81	$1,326.59	$0.00
	Owner Total		**$3,454.81**	**$1,326.59**	**$4,781.40**
13, 84, 158, 174, 181, 241, 246, 247, 288, 290, 295	Contribution Schedule	293	$3,777.11	$1,450.36	$0.00
	Owner Total		**$3,777.11**	**$1,450.36**	**$5,227.47**
16, 17, 24, 25, 50, 51, 91, 92, 93, 94, 95, 134, 135, 136	Contribution Schedule	275	$3,545.06	$1,361.26	$0.00
	Owner Total		**$3,545.06**	**$1,361.26**	**$4,906.32**
19, 89	Contribution Schedule	294	$3,789.99	$1,455.30	$0.00
	Owner Total		**$3,789.99**	**$1,455.30**	**$5,245.29**
20, 21, 98, 99, 100	Contribution Schedule	271	$3,493.51	$1,341.44	$0.00
	Owner Total		**$3,493.51**	**$1,341.44**	**$4,834.95**
23, 32, 33, 38, 48, 62, 78, 96, 108, 109, 114, 126, 145, 159, 285, 300, 301	Contribution Schedule	347	$4,473.23	$1,717.66	$0.00
	Owner Total		**$4,473.23**	**$1,717.66**	**$6,190.89**
26, 27, 34, 35, 60, 61, 103, 104, 105, 106, 107, 146, 147, 148, 175, 176, 177, 178, 179, 182, 183, 184, 235, 240, 243, 245, 248, 250, 284, 291, 296, 297, 299, 302, 304	Contribution Schedule	277	$3,570.85	$1,371.14	$0.00
	Owner Total		**$3,570.85**	**$1,371.14**	**$4,941.99**

Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
28, 102	Contribution Schedule	346	$4,460.32	$1,712.69	$0.00
	Owner Total		**$4,460.32**	**$1,712.69**	**$6,173.01**
30, 31, 110, 111, 112	Contribution Schedule	272	$3,506.39	$1,346.41	$0.00
	Owner Total		**$3,506.39**	**$1,346.41**	**$4,852.80**
36, 37, 44, 45, 70, 71, 115, 116, 117, 118, 119, 187, 188, 189, 194, 195, 196, 251, 253, 310, 312	Contribution Schedule	279	$3,596.64	$1,381.05	$0.00
	Owner Total		**$3,596.64**	**$1,381.05**	**$4,977.69**
39, 113, 252, 311	Contribution Schedule	297	$3,828.66	$1,470.15	$0.00
	Owner Total		**$3,828.66**	**$1,470.15**	**$5,298.81**
40, 41, 122, 123, 124	Contribution Schedule	274	$3,532.18	$1,356.29	$0.00
	Owner Total		**$3,532.18**	**$1,356.29**	**$4,888.47**
42, 121	Contribution Schedule	349	$4,498.99	$1,727.54	$0.00
	Owner Total		**$4,498.99**	**$1,727.54**	**$6,226.53**
46, 47, 139, 140, 141, 142, 143, 267, 328	Contribution Schedule	282	$3,635.31	$1,395.90	$0.00
	Owner Total		**$3,635.31**	**$1,395.90**	**$5,031.21**
49, 125, 217, 265, 270, 271, 314	Contribution Schedule	299	$3,854.45	$1,480.06	$0.00
	Owner Total		**$3,854.45**	**$1,480.06**	**$5,334.51**
53, 63, 73, 132, 144, 156, 198, 221, 324, 325	Contribution Schedule	359	$4,627.91	$1,777.06	$0.00
	Owner Total		**$4,627.91**	**$1,777.06**	**$6,404.97**
56, 57, 151, 152, 153, 154, 155, 190, 191, 218, 219, 220, 223, 224, 225, 256, 266, 269, 307, 313, 326	Contribution Schedule	285	$3,673.98	$1,410.75	$0.00
	Owner Total		**$3,673.98**	**$1,410.75**	**$5,084.73**
58, 68, 72, 138, 150, 157, 173, 209, 316, 317	Contribution Schedule	355	$4,576.36	$1,757.24	$0.00
	Owner Total		**$4,576.36**	**$1,757.24**	**$6,333.60**

Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
59, 137, 229, 260, 273, 278, 279, 319, 322	Contribution Schedule	300	$3,867.33	$1,485.00	$0.00
	Owner Total		**$3,867.33**	**$1,485.00**	**$5,352.33**
64, 65, 211, 212, 213, 275, 336	Contribution Schedule	283	$3,648.19	$1,400.84	$0.00
	Owner Total		**$3,648.19**	**$1,400.84**	**$5,049.03**
66, 67, 202, 203, 264, 274, 282, 315, 321, 329	Contribution Schedule	286	$3,686.86	$1,415.69	$0.00
	Owner Total		**$3,686.86**	**$1,415.69**	**$5,102.55**
69, 149, 281, 330	Contribution Schedule	302	$3,893.12	$1,494.91	$0.00
	Owner Total		**$3,893.12**	**$1,494.91**	**$5,388.03**
74, 75, 76, 86, 87, 88, 170, 171, 172, 294	Contribution Schedule	269	$3,467.72	$1,331.56	$0.00
	Owner Total		**$3,467.72**	**$1,331.56**	**$4,799.28**
168, 268, 283, 327	Contribution Schedule	304	$3,918.91	$1,504.79	$0.00
	Owner Total		**$3,918.91**	**$1,504.79**	**$5,423.70**
180, 276, 335	Contribution Schedule	307	$3,957.58	$1,519.64	$0.00
	Owner Total		**$3,957.58**	**$1,519.64**	**$5,477.22**
185, 233, 332, 333	Contribution Schedule	363	$4,679.49	$1,796.85	$0.00
	Owner Total		**$4,679.49**	**$1,796.85**	**$6,476.34**
192	Contribution Schedule	308	$3,970.46	$1,524.61	$0.00
	Owner Total		**$3,970.46**	**$1,524.61**	**$5,495.07**
193, 244, 249, 254, 255, 298, 303	Contribution Schedule	295	$3,802.87	$1,460.24	$0.00
	Owner Total		**$3,802.87**	**$1,460.24**	**$5,263.11**
197	Contribution Schedule	371	$4,782.62	$1,836.46	$0.00
	Owner Total		**$4,782.62**	**$1,836.46**	**$6,619.08**
204	Contribution Schedule	311	$4,009.13	$1,539.46	$0.00
	Owner Total		**$4,009.13**	**$1,539.46**	**$5,548.59**

Contribution Summary (01/02/2025-31/01/2026)

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
210	Contribution Schedule	367	$4,731.04	$1,816.64	$0.00
	Owner Total		**$4,731.04**	**$1,816.64**	**$6,547.68**
214, 215, 272, 323	Contribution Schedule	288	$3,712.65	$1,425.60	$0.00
	Owner Total		**$3,712.65**	**$1,425.60**	**$5,138.25**
216	Contribution Schedule	312	$4,022.04	$1,544.40	$0.00
	Owner Total		**$4,022.04**	**$1,544.40**	**$5,566.44**
222	Contribution Schedule	374	$4,821.29	$1,851.31	$0.00
	Owner Total		**$4,821.29**	**$1,851.31**	**$6,672.60**
226, 227, 280, 331	Contribution Schedule	289	$3,725.53	$1,430.54	$0.00
	Owner Total		**$3,725.53**	**$1,430.54**	**$5,156.07**
228	Contribution Schedule	314	$4,047.83	$1,554.31	$0.00
	Owner Total		**$4,047.83**	**$1,554.31**	**$5,602.14**
230, 231, 232, 277, 334	Contribution Schedule	287	$3,699.74	$1,420.66	$0.00
	Owner Total		**$3,699.74**	**$1,420.66**	**$5,120.40**
234	Contribution Schedule	378	$4,872.84	$1,871.10	$0.00
	Owner Total		**$4,872.84**	**$1,871.10**	**$6,743.94**
259, 320	Contribution Schedule	280	$3,609.52	$1,385.99	$0.00
	Owner Total		**$3,609.52**	**$1,385.99**	**$4,995.51**
	Overall Total		**$1,289,113.60**	**$495,000.23**	**$1,784,113.83**

Schedule	UOE
Contribution Schedule	100000

March 2025 UP3566 Oracle Stage 2 Executive Committee Meeting Minutes

Date: Thursday 11/03/2025; Time: 6:30pm-8:00pm

Attendance: Caitlin Naidoo (Chair), Jim Cattlin (Treasurer), Eunice Blanchard, Shrivani Sehgal, Jessica Minichiello (Civium's Strata Manager), Wanli Ma (observer).

Meeting opened by at 6:30pm by the Chair.

1. **Report back on Executive Committee (EC) actions since the previous meeting**

The Executive Committee consider many matters throughout the month. Summary of some of the key completed actions include:

- Continuing drafting AGM budgets and papers.
- Seeking advice regarding the cladding project, motions and special levy contributions.
- The car park cleaning has now been completed. Unfortunately, as not all cars were removed, some areas were not able to be cleaned. The EC will provide feedback/photos to Canberra Sweepers of areas not cleaned to our satisfaction.
- Window cleaning.
- Annual certification of the roof anchor points.
- Approving quote for sports center gutter repair.
- Seeking quotes for common bench restoration/replacement.
- Organising organic waste collection through FOGO, starting soon:
    - Please read the information provided directly to your unit (and for general information go to www.act.gov.au/fogo)
    - Don't contaminate the FOGO bin with rubbish. If in doubt, leave it out.

2. **Strata Manager's Report**

The Strata Manager provided the following report:

- Civuim continues to prepare the Annual General Meeting (AGM) draft papers.
- Pending finalisation of papers, the **tentative date for the AGM is 5:30pm Tuesday 15 April** (TBC- see future AGM correspondence).
- Civium will assist to provide feedback to Canberra Sweepers.
- The EC have asked Civium to explore an earlier cladding fix with Townsend Associates to address window leak of Unit 325 and adjacent units
- Civium will seek quote for pest control spraying of the common areas.
    - Separately from the common areas, residents/unit owners are responsible for pest control of their own units and balconies including.
    - Civium will also explore if a discount might be offered to residents/unit owners for their own additional pest control within their apartment on the same day/s common areas are treated.

3. **Cladding Project Update**

Susan Proctor (Proctor Legal) has provided advice for the Oracle cladding replacement project, including recommending draft motions and potential set-ups for special levy contributions. These tie in with AGM motions regarding budgets etc. In her experience, owners may have questions they would like to explore prior to voting on motions and the Executive Committee agrees that having the opportunity to ask questions before voting is ideal.

Based on this advice, the Executive Committee have now agreed to a slightly different approach for the upcoming motions regarding the cladding project. One set of papers will be sent out, including all papers relevant to the cladding project and the AGM. Instead of a Special General Meeting, a survey of owners will be conducted and a Question and Answer (Q&A) session will be held (without formal voting), to allow owners to get as much clarity before the AGM as possible, and to indicate their preferences. This will be followed by the AGM, where all the motions will be formally voted on, including in regards to cladding, the proposed loan and contributions etc.

> The intention is to circulate AGM papers in the next couple weeks, including details of the survey and Q&A session.
>
> Pending finalisation and postage of AGM papers, the **rough tentative date** for the **Q&A session** is **6:00pm Tuesday 1 April** (TBC- see future correspondence from Civium, as this date is likely to be adjusted).
>
> Please ensure you complete the survey that will be issued by the date and as per the instructions you will receive.
>
> Pending finalisation and postage of AGM papers, the **rough tentative date** for the **AGM** is **5:30pm Tuesday 15 April** (TBC- see future AGM correspondence from Civium).
>
> (*Note: due to the April long-weekends, if the papers take a bit more time, the AGM may end up being held in May. Keep an eye out for communication from Civium to confirm details. Thank you for your patience.*).

The proposed budget for the Cladding Works Fund totals **$4,159,626.33.** Just as with our current levies, this would be split across Oracle Stage 2's (UP3566's) owners **according to their Unit of Entitlement (UoE).** (Note: there are 336 units, but not all units have an equal UoE - you can find your UoE on the top right of your levy notices. [*NOTE: Unit entitlements represent the proportionate share of ownership in a strata scheme assigned to each lot (unit) within a development. They are usually determined based on factors such as the size, value, or function of each lot and are recorded in the Unit Title Plan*]. To give you a ***very rough idea/estimate***, owners might expect to contribute about $10 000 - $15 000 (plus interest, if applicable) **depending on your UoE.** The intention is for Civium to perform the calculations for each unit and include these figures in the AGM pack. All figures will be based on the current estimated costs – actual costs may vary, so contributions may need to be adjusted as the works conclude.

Several owners have expressed a desire to pay their contribution towards the cladding project upfront, so as to not incur interest. However, not all owners are in a position to do so, and therefore it will be proposed that we access a loan through the ACT Government's Private Buildings Concessional Loan Scheme (as discussed in the 2024 AGM). Lannock previously suggested to us in a Q&A session that we could not have different approaches for owners, but this is inaccurate. Susan Proctor has advised us that due to legislative amendments in recent years, it is possible to agree in our AGM to cater for both groups, for the mutual benefit of all.

The proposal which the EC intend to put forward at the AGM is to provide all Owners with two payment options, which each Unit would be able to choose from (if the motions pass). One **upfront option over two instalments with no interest applied** and the **second option, for the instalments to be paid over either 5 or 10 years**, **plus applicable interest** (the survey results will shape the number of years which appears in the motion to be voted on at the AGM). This would have the effect of creating two classes of levies for the contributions due by owners to the Cladding Special Purpose Fund, and would result in a smaller amount being drawn down on the proposed loan overall.

***If choosing the upfront option*, owners should prepare now** to be able to contribute their first instalment, **possibly due in June 2025**, which will be about **80%** of their contribution (i.e. 80% of $10 000 - $15 000, depending on your UoE). Alternatively, you may choose the second option.

The AGM papers and correspondence from Civium, as well as the Q&A session, will explain this in greater detail. In the meantime, the Executive Committee wanted to give you an idea now, so you have more time to prepare. Once you receive the AGM pack, questions will be welcomed for the Q&A session.

If you wish, owners are advised to seek their own legal/accounting/financial advice at their own cost before voting at the Annual General Meeting.

Note: further advice is still being sought from Susan Proctor regarding air-conditioning units and the proposed building contract etc.

4. **Review of any outstanding items**

- Fire signage still to be put up in relevant locations. Civium to action.
- Notice boards also still to be put up in foyers.

5. **Other EC Decisions and Noted Escalations**

- Fire doors: The **Executive Committee approve quote 0036 from LEFD** for fire doors.
- Gardening contract: Last month's Minute indicated needing to discuss gardening at the AGM, and improvements and minor/major upgrades can still be discussed if desired. However, the Executive Committee have received a reasonable quote for continued gardening services from the current provider. Therefore, in the meantime, **the EC approve quote 1090 from Fox-Mowing Goulburn Central** for a 12-month gardening maintenance contract. A small amount of additional money will be budgeted for improvements not included under this maintenance contract, for use by the next EC.

6. **Chair's Report**

This month, the Chair's focus has been on the cladding project, AGM and following up outstanding items.

I'd like to take this opportunity to thank Jessica, the past and present Executive Committees and volunteers for all their efforts.

It is in all owners' best interests to have an active Executive Committee. All owners are encouraged to come to the Q&A and the AGM, and to volunteer to join the Executive Committee at the AGM. It gives you the best opportunity to shape how the complex functions and what our contributions are spent on. You will also help guide the cladding project. If each unit volunteered for two years on the EC once every 100 years, we'd have enough volunteers to steer the ship well 😊 As previously

flagged, I will be leaving the EC after serving for seven years so we need you, even if it's only for a year or two.

Residents and owners are also invited to complete **two surveys**, to help better our community:

- The **Belconnen Community Council** has circulated its survey to us though BAHA to hear what you think about our town center and planned/future developments. Complete the survey at https://linktr.ee/belcouncil .
- Those who have attended or wanted to attend the social events at Oracle or in the Belconnen community which have been supported by **ConnectUp**, please complete their participant survey at https://uoc.syd1.qualtrics.com/jfe/form/SV_6tx803807ST8wnA?Q_CHL=qr . You are encouraged to complete the survey multiple times over the duration of the pilot so the researchers can observe change and adjust the activities. Monthly markets are coming soon!

7. **Treasurer's Report**

The Oracle Stage 2 Budget for 2025/26 is almost fully drafted. Adjustments are being made, including for the gardening contract. The Accounts team will also prepare proposed special levy contributions for the cladding project, for inclusion in the AGM pack.

Regarding the financial audits, Kelly and Partners are yet to fully complete these but have been followed up.

8. **Any Other Business**

Nil.

9. **Proposed Date/Time of Next Meeting**

Nil. The next EC meeting has not been scheduled as the AGM is tentatively planned for April, upon which a new EC will be selected. The new EC will hold meetings once ready.

Meeting closed at 8:20pm by the Chair.

February 2025 UP3566 Oracle Stage 2 Executive Committee Meeting Minutes

Date: Thursday 18/02/2025; Time: 6:30pm-8:00pm

Attendance: Caitlin Naidoo (Chair), Jim Cattlin (Treasurer), Eunice Blanchard, Shrivani Sehgal, Jessica Minichiello (Civium's Strata Manager), Wanli Ma (observer).

Meeting opened by at 6:30pm by the Chair.

1. **Report back on EC actions since the previous meeting**

The Executive Committee consider many matters throughout the month. Summary of some of the key completed actions include:

- Progressing with preparation for the special general meeting and Annual General Meeting.
- Considering gardening options.
- Social activities continue around the complex to increase our sense of community.

YOU'RE INVITED!

EVERYONE IS WELCOME AT OUR NEXT BBQ
COURTYARD BETWEEN BUILDING C&D.
1PM SUNDAY 16 MARCH.
SOME FOOD WILL BE PROVIDED BUT FEEL FREE TO
BRING SOME FOOD TO SHARE ALONG WITH A CHAIR/PICNIC RUG OR GAME.

2. **Strata Manager's Report**

The Strata Manager provided the following report:

- In most cases, owners and residents are reminded to contact Civium on 6162 0681, via up3566@civium.com.au or via C-Hub. In particular, the Building Manager (who works onsite for JLL rather than Civium) should not be contacted outside business hours. After hours (after 5pm and on weekends) residents should contact Civium Afterhours Emergency on 1300 724 256.
- A routine fire maintenance check was conducted by O'Neil and Brown (no major faults found), quote provided for minor works (Q-0070). The Executive Committee will consider.
- Unit 325 has reported a window leak and the EC has asked Civium to explore if a temporary fix is possible, as the affected area has some cladding, so a longer term fix may need to be undertaken during the cladding project.

3. **Review of any outstanding items**

- Fire signage still to be put up in relevant locations. Civium to action.
- Notice boards also still to be put up in foyers.

4. Chair's Report

This month the Chair has been planning for the special general meeting and AGM. However, due to ACT government delays providing relevant information re a potential cladding project loan, this has been slightly delayed, with the meetings now likely to take place in early April.

All owners are encouraged to come to both meetings and to volunteer to join the Executive Committee when we have the AGM. Please see the attached list of roles for the Executive Committee, noting that you can also just be a general EC member.

5. Treasurer's Report

Term Deposit, Account number XXXXX3423 amount of $373,930.46, has been rolled over for 3 months at a rate of 4.6%.

The Oracle Stage 2 Budget for 2025/26 is almost fully drafted.

Regarding the financial audits, Kelly and Partners have been waiting reallocation of some expenses by Civium before the audits can be fully completed.

6. Cladding Project Update

Advice is being sought from Susan Proctor re the Oracle cladding replacement project. Her law firm can assist with preparing motions and RULES for the special general meeting, particularly regarding contributions to the Cladding Remediation Special Purpose Fund, the potential loan and the building contract etc.

The Special General Meeting pack will be made available approximately three weeks before the meeting takes place (i.e. circulated in March for a meeting in early April, if possible).

If you wish, owners are advised to seek their own legal/accounting advice before the Special General Meeting.

Separately, please note that Stage 1 has started their cladding replacement project and therefore have had to utilize Building B Visitors' car parks, as well as set up toilets for the workers. Removal and replacement will take approximately six months for Stage 1. Thank you for your understanding.

7. Other EC Decisions and Noted Escalations

- The EC approve obtaining quotes to update all the electrical cupboard locks to an ActewAGL key system.
- The Executive Committee approves retaining the current gardeners (Fox Mowing Goulburn Central) until 30th April 2025. Thereafter, the contract for the gardening maintenance will depend on the garden budget approved at the next AGM.

8. Any Other Business

Reminder: Canberra Sweeping will be commencing garage cleaning services on:

- Buildings C & D garage: Tuesday 4th March 2025. From 8:30AM - 4:00 PM
- Buildings E/F/G garage: Wednesday 5th March 2025. From 8:30AM - 4:00 PM

Cars must be removed. See the notice and pass it onto tenants please.

9. **Proposed Date/Time of Next Meeting**

EC next meeting scheduled for 6:30-8:00pm, Tuesday 11 March 2025.

Meeting closed at 8:00pm by the Chair.

Come Join the Executive Committee

and Volunteer to Make Your Complex Great

Oracle Stage 2 is seeking people to join the Executive Committee (EC), as well as people to assist in a few key areas. Some of these don't need to be undertaken by EC members, so if you want to help improve things at Oracle, your efforts will be most welcome either way. At the moment we have not filled all 7 positions on the EC and not all current EC members are able to continue, so the Oracle needs you. No experience required (although would be welcome).

Executive Committee positions available include:

- Chair
- Treasurer
- Communications Officer
- Secretary
- General EC member

Here are some key areas you could get involved with:

Communications

This involves informing residents (both owners and tenants) of any upcoming major works/events, as well as rule reinforcement. Recent examples include the repainting of the corridors, hard rubbish collection, and the recent highlighting of not leaving keys/fobs in cars.
Methods of communication might include signage around the complex, as well as posting on C-Hub, or the unofficial facebook page used by many residents.

This would be well suited to anyone who lives on site and wants to ensure all residents are kept up to date with important info.

Maintenance, Repairs and Gardening

This would involve liaising with our building manager Bill to identify larger maintenance/repair jobs, and investigating options for solving them. This might involve researching different contractors, and possibly obtaining quotes (Civium can help with this).

Liaising with the gardeners would also be ideal to ensure that owners' expectations are met, and that any additional improvements are quoted to obtain value for money.

This would be well suited to anyone who is practically minded and wants to ensure Oracle stays in good condition, without wasting money.

Cladding

The EC is in the process of rectifying cladding throughout the complex, and will appoint a project manager before the AGM. We have also gone through the approval process for a concessional loan under the territory government's scheme - whether or not rectification will be financed with a loan will be discussed at the next AGM.

The cladding rectification is expected to take ~1 year of construction work, and it would be helpful to have someone acting as a liaison between the owners and the project manager, to ensure that the work goes smoothly, and has minimal disruption to residents. This would be best suited to someone who lives on site.

Insurance

Currently Civium organises our strata insurance (through a broker), and also puts in any insurance claims on behalf of the OC. The number of insurers available (as well as the renewal frequency) has been impacted by the upcoming cladding rectification work.
The EC believes that there is scope to look into the following items:
- Are there alternative strata insurance providers that can offer better policies/rates/renewal periods?
- Alterations to the current policy that might provide a better deal for Oracle
- Liaising with the Insurer & Civium to ensure cladding rectification is progressing
- Questioning/Investigation of refused claims

This would require the ability to communicate within business hours, and is best suited to someone who also wants to be a part of the EC

BAHA Liaison

BAHA is a group representing the interests of owners of high-rise apartments within the Belconnen Town Centre. They meet regularly to discuss issues affecting owners, such as security in Belconnen, town planning and facilities, and territory regulations concerning apartments. They also lobby the territory government, and organise meetings with officials and ministers.

Meetings are typically on weeknights at around 5pm, in one of the apartment buildings in the Belconnen Town Centre. This would be suited to anyone who lives locally and has an interest in not just Oracle but the Belconnen Town Centre.

Fire and Security

There is a role for someone who wants to help continually improve safety and security at Oracle. This would involve both implementing new initiatives (some upcoming examples are new fire signage, and a potential CCTV upgrade), as well as communication with residents about good safety and security protocols.

From https://www.parliament.act.gov.au/__data/assets/pdf_file/0010/1389250/Exhibit-07A-Unit-titles-management-in-the-ACT-What-you-need-to-know.pdf

Key roles and what they do

The chairperson:

• chairs meetings of the owners corporation and executive committee

• sets the agenda for general and executive meetings in consultation with the secretary and owners corporation manager (if there is one)

• talks with the secretary, treasurer and owners corporation manager (if there is one) about the exercise of their functions.

The secretary (on behalf of the executive committee):

• gives notice of meetings of the executive committee and general meetings

• prepares and sends executive committee members minutes of executive committee meetings

• prepares and sends members of the owners corporation minutes of general meetings

• keeps records of the owners corporation (other than financial records)

• gives notices required under legislation.

The secretary (on behalf of the owners corporation):

• gives certificates required under legislation

• prepares and answers correspondence.

The treasurer (on behalf of the owners corporation):

• gives each unit owner a determination of the general fund and sinking fund contributions

• pays all amounts the corporation receives into the corporation's account

• acknowledges receipt of, and accounts for, amounts paid to the corporation

• pays amounts the corporation spends out of the corporation's account as authorised by the executive committee.

The treasurer (on behalf of the executive committee):

• keeps the financial records

• provides financial reports which monitor the performance of the owners corporation

• prepares and certifies the annual financial statements.