SupremeStrata
When decisions matter

Phone: 02 8007 7221
Fax: 02 8007 7113
Email: service@supremestrata.com.au
Office Address: Suite 5, Level 1, 1-17 Elsie Street
Burwood NSW 2134
Postal Address: PO Box 305
Burwood NSW 1805
Website: www.supremestrata.com.au

Liability limited by a scheme approved under Professional Standards Legislation.

Pryme Group
23 John Street
LIDCOMBE NSW 2141

Work 0406 291 931
info@theprymegroup.com.au

Work Order

Date: 19/08/2025
WO #: 90

Property Name: 8-10 St Andrews Place Dundas Plan No. 88542
Property Address: 8-10 St Andrews Place Dundas NSW 2117
Property Manager: Derek Mok
Reference:

SP88542 | Urgent Make Safe Repair to Garage Roller Door

Site Contact:

0436 480 460 Steve

Details:

Please urgently carry out work to repair the garage roller door, photos attached for your reference.

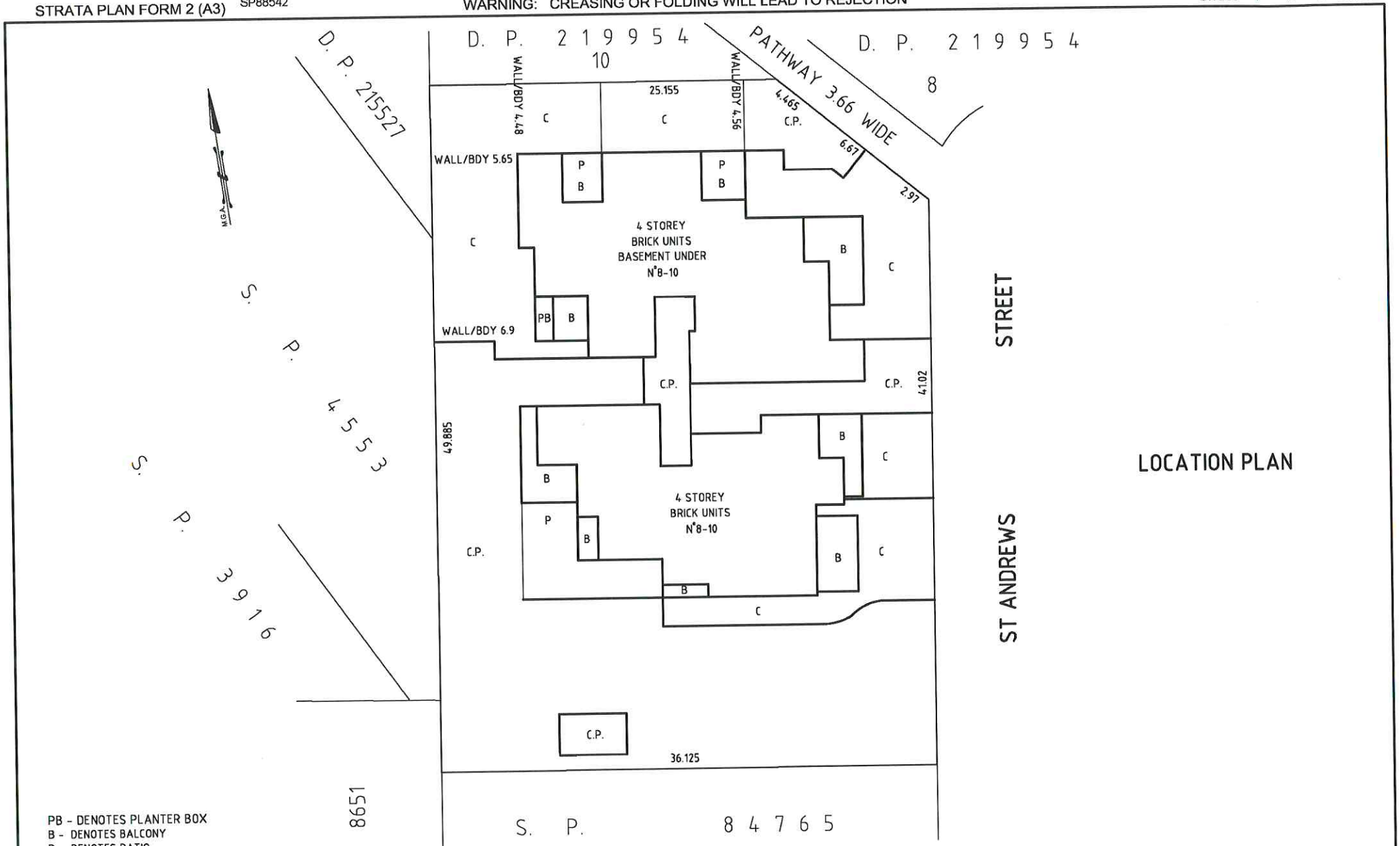
Roller doors have been reported to be off the track again.

Thank you

Notes:

Before the commencement of work, the workplace and work area shall be inspected by the contractor or self-employed person. If any risks are identified these shall be notified to the Manager and WORK IS NOT TO COMMENCE.

The total amount for this work order is limited to the agreed quote. No greater amount will be paid. Please do not hesitate to contact this office prior to the commencement of work should the need arise.



PB - DENOTES PLANTER BOX
B - DENOTES BALCONY
P - DENOTES PATIO
C - DENOTES COURTYARD
C.P. - DENOTES COMMON PROPERTY
THE COURTYARD BOUNDARIES OF LOTS 1-5
ARE COINCIDENT WITH THE PARCEL BOUNDARIES

Surveyor : DENNIS SMITH
Surveyor's Ref : 11-131S
Subdivision No. : 252/2015
Lengths are in metres. Reduction Ratio 1:250

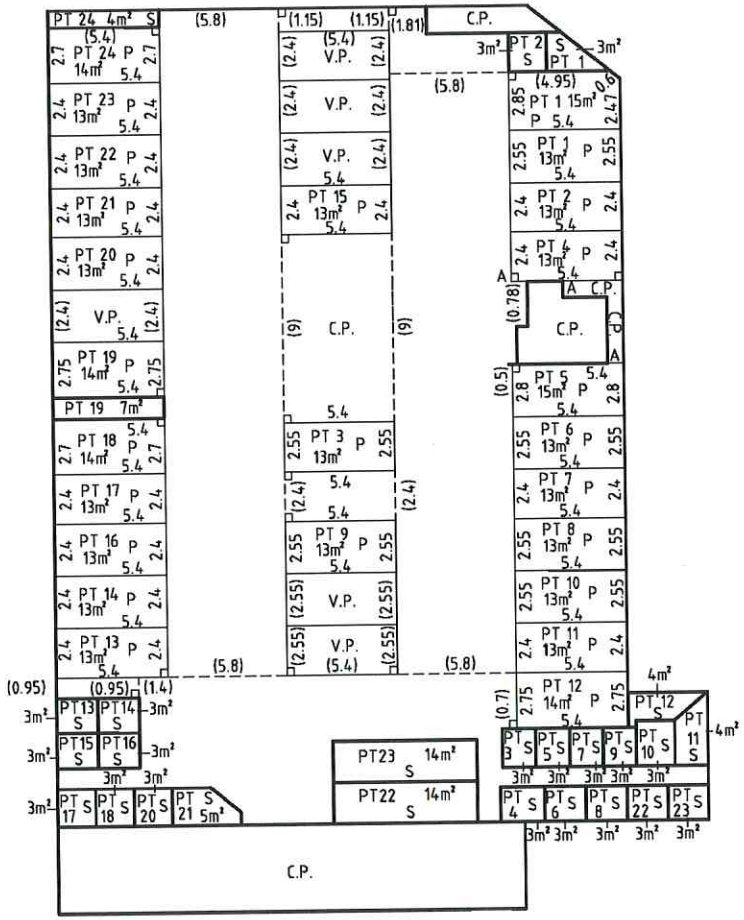
Registered
11.12.2015

SP88542

00 10 20 30 40 50 Table of mm 90 100 110 120 130

Req:R0244476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK /Prt:20-Jan-2016 13:32 /Pgs:ALL /Seq:1 of 6
Ref: /Src:X

Req:R024476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK /Prt:20-Jan-2016 13:32 /Pgs:ALL /Seq:2 of 6
Ref: /Src:X

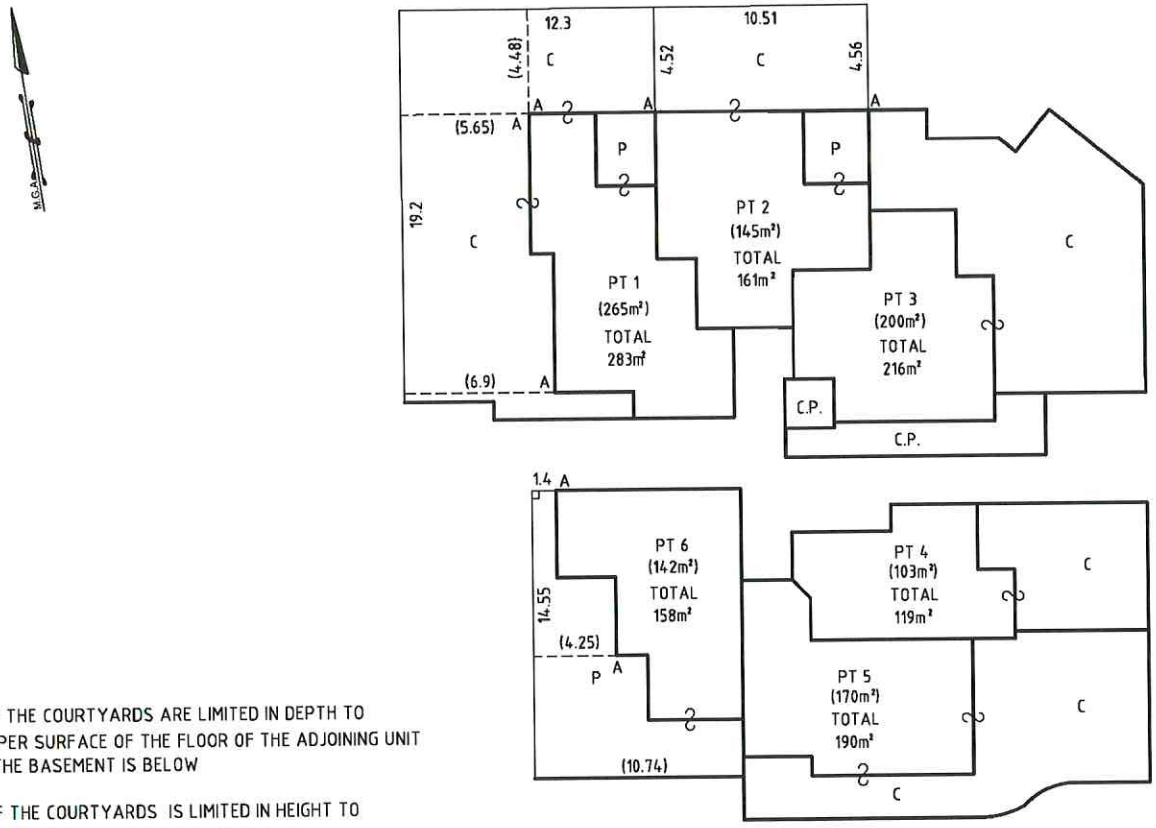


BASEMENT

P- DENOTES CAR PARKING SPACE
A - DENOTES PROLONGATION OF OUTSIDE FACE OF WALL
VP - DENOTES VISITOR PARKING WHICH IS COMMON PROPERTY
CP - DENOTES COMMON PROPERTY
AREAS SHOWN ARE FOR THE PURPOSE OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, AND ARE APPROXIMATE ONLY
S - DENOTES STORAGE AREA

Surveyor : DENNIS SMITH Surveyor's Ref : 11-131S Subdivision No. : 252/2015 Lengths are in metres. Reduction Ratio 1:50	Registered 11.12.2015	SP88542

Req:R024476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK /Prt:20-Jan-2016 13:32 /Pgs:ALL /Seq:3 of 6
Ref: /Src:X



THE STRATUM OF THE COURTYARDS ARE LIMITED IN DEPTH TO 3 BELOW THE UPPER SURFACE OF THE FLOOR OF THE ADJOINING UNIT EXCEPT WHERE THE BASEMENT IS BELOW

THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THE FLOOR OF THE ADJOINING UNIT EXCEPT WHERE COVERED

THE STRATUM OF THE PATIOS IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF ITS RESPECTIVE CONCRETE FLOOR EXCEPT WHERE COVERED

A - DENOTES PROLONGATION OF OUTSIDE FACE OF WALL
C DENOTES COURTYARD
P DENOTES PATIO

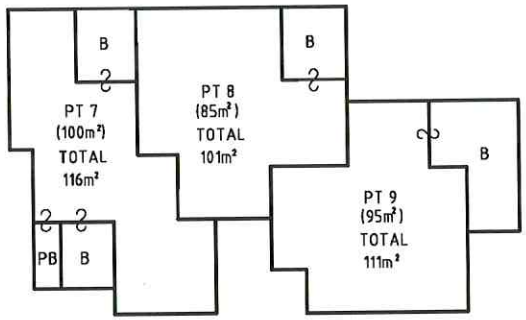
AREAS SHOWN ARE FOR THE PURPOSE OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, AND ARE APPROXIMATE ONLY

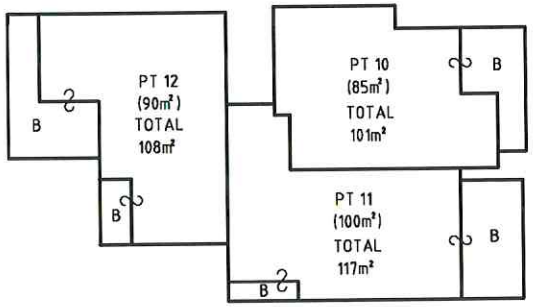
LEVEL 1

Surveyor : DENNIS SMITH Surveyor's Ref : 11-131S Subdivision No. : 252/2015 Lengths are in metres. Reduction Ratio 1:50	Registered 11.12.2015	SP88542

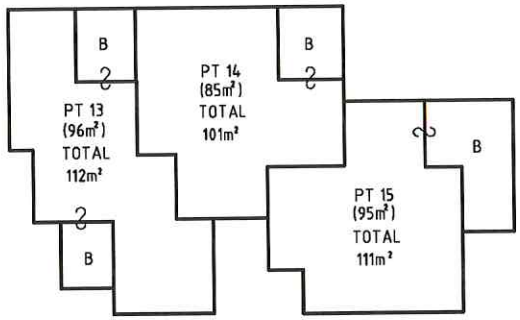
0 10 20 30 40 50 Table of mm 90 100 110 120 130

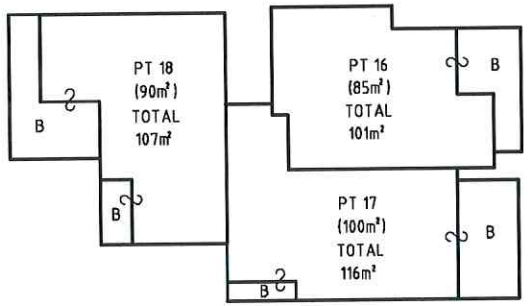
Req:R024476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK /Prt:20-Jan-2016 13:32 /Pgs:ALL /Seq:4 of 6
Ref: /Src:X



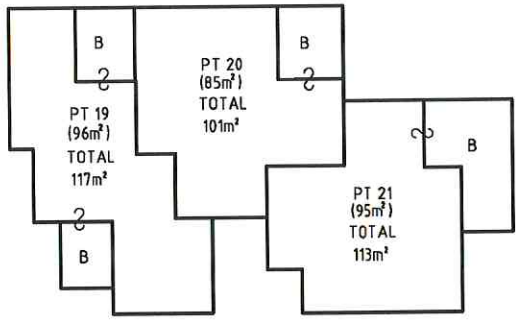


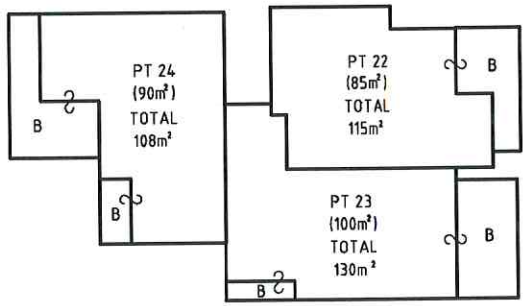
LEVEL 2





LEVEL 3





LEVEL 4

B - DENOTES BALCONY
PB - DENOTES PLANTER BOX
AREAS SHOWN ARE FOR THE PURPOSE OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, AND ARE APPROXIMATE ONLY

THE STRATUM OF THE BALCONIES AND PLANTER BOX IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF ITS RESPECTIVE ADJOINING CONCRETE FLOOR EXCEPT WHERE COVERED

Surveyor : DENNIS SMITH	Registered	SP88542
Surveyor's Ref : 11-131S	11.12.2015	
Subdivision No. : 252/2015		
Lengths are in metres. Reduction Ratio 50		

00 | 10 | 20 | 30 | 40 | 50 | Table of mm | 90 | 100 | 110 | 120 | 130 | 140

Req:R024476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK /Prt:20-Jan-2016 13:32 /Pgs:ALL
Req:R024476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK /Prt:20-Jan-2016 13:32 /Pgs:ALL

STRATA PLAN FORM 3 (PART 1) (2012) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only

Registered: 11.12.2015

Purpose: STRATA PLAN

e Only

SP88542 S

PLAN OF SUBDIVISION OF

LOT 765 D.P. 1187168

LGA: PARRAMATTA

Locality: DUNDAS

Parish: FIELD OF MARS

County: CUMBERLAND

Strata Certificate (Approved Form 5)

(1) ~~*The Council of~~ .....

*The Accredited Certifier: ANTHONY ALLEN

Accreditation number: BPB0004

has made the required inspections and is satisfied that the requirements of;

*(a) Section 37 or 37A *Strata Schemes (Freehold Development) Act 1973* and clause 29A *Strata Schemes (Freehold Development) Regulation 2012*,

*(b) ~~Section 66 or 66A *Strata Schemes (Leasehold Development) Act 1986* and clause 30A of the Strata Schemes(Leasehold Development) Regulation 2012~~,

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

*(2) The Accredited Certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

*(3) ~~The strata plan is part of a development scheme. The council or accredited~~ certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

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

*(a) The Council does not object to the encroachment of the building beyond the alignment of .....

.....

*(b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.

*(5) This approval is given on the condition that lot(s) ^..... are created as utility lots in accordance with section 39 of the *Strata Schemes (Freehold Development) Act 1973* or section 68 of the *Strata Schemes (Leasehold Development) Act 1986*.

Date: 9/11/15

Subdivision number: 252/2015

Relevant Development Consent number: CDC 2015/79

Issued by: ANTHONY ALLEN (BPB0004)

Signature: .....

~~Authorised Person /General Manager~~/Accredited Certifier

* Strike through if inapplicable.

^ Insert lot numbers of proposed utility lots.

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

The Owners – Strata Plan No 88542

8-10 ST ANDREWS STREET DUNDAS NSW 2117

The adopted by-laws for the scheme are:

* ^ RESIDENTIAL Model By-laws

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

~~* By-laws in ____ sheets filed with plan.~~

* Strike through if inapplicable

^ Insert the type to be adopted (Schedules 2 - 7 *Strata Schemes Management Regulation 2010*)

Surveyor's Certificate (Approved Form 3)

I, DENNIS SMITH

of 8 RAILWAY STREET BULLI NSW 2516

a surveyor registered under the *Surveying and Spatial Information Act 2002*, hereby certify that:

(1) Each applicable requirement of

* Schedule 1A of the *Strata Schemes (Freehold Development) Act 1973* has been met

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

(2) ~~(a) The building encroaches on a public place;~~

~~*(b) The building encroaches on land (other than a public place), and an appropriate easement has been created by ^..... to permit the encroachment to remain.~~

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

Signature: .....

Date: 20 OCTOBER 2015

Strike through if inapplicable.

^ Insert the deposited plan number or dealing number of the instrument that created the easement

Signatures, Seals and Section 88B Statements should appear on STRATA PLAN FORM 3A

SURVEYOR'S REFERENCE:

R11-131S

Req:R024476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK /Prt:20-Jan-2016 13:32 /Pgs:ALL
Req:R024476 /Doc:SP 0088542 P /Rev:11-Dec-2015 /Sts:SC.OK

STRATA PLAN ADMINISTRATION SHEET

PLAN OF SUBDIVISION OF
LOT 756
DEPOSITED PLAN 1187168

SP88542

Registered: 11.12.2015

* OFFICE USE ONLY

Strata Certificate Details: Subdivision No: 252/2015 Date: 9/11/15

SCHEDULE OF UNIT ENTITLEMENT

(If insufficient space use additional annexure sheet)

LOT	ENTITLEMENT	LOT	ENTITLEMENT
1	49	14	42
2	39	15	42
3	39	16	42
4	39	17	42
5	39	18	42
6	39	19	43
7	41	20	43
8	41	21	43
9	41	22	43
10	41	23	43
11	41	24	43
12	41	AGGREGATE	1000
13	42		

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

(if insufficient space use additional annexure sheet)

Executed by Dundas Holdings Pty Ltd (ACN 146886866) in accordance with section 127 of the corporations act 2001 (Cth)

Danny Kazzi
Director

Albert Kaadoo
Director

SIGNED on behalf of WESTPAC BANKING CORPORATION by its attorney(s), under Power of attorney dated 17 January 2001 registered book 4299 no 332. By executing this document the attorney states that they have received no notice of revocation of the power of attorney, in the presence of:

Attorney Signature (TIER 3)
Name and Tier of Attorney (print) IAN SAINI

Witness Signature
Name and Address of Witness (print) PENNY TRIVOLA LEVEL 5, 2-14 MEREDITH ST BANKSTOWN NSW 2200

SURVEYOR'S REFERENCE: R11-131S