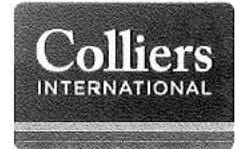


Ground Floor  
21-23 Marcus Clarke Street  
Canberra ACT 2600

GPO Box 449  
Canberra ACT 2601  
www.colliers.com.au

MAIN +61 2 6225 7315  
FAX +61 2 6257 2937  
MOB +61 432 553 982  
EMAIL matthew.curtis@colliers.com



6 April 2017

The Director  
Environment, Planning and Sustainable Development Directorate  
Dame Pattie Menzies House  
16 Challis Street  
DICKSON ACT 2602

Dear Sir/Madam

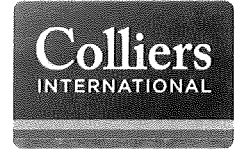
**Blocks 1 to 33 Section 66, Moncrieff**

I, Matthew Curtis of CIVAS (ACT) Pty Limited a valuer who is a Fellow of the Australian Property Institute, hereby certify that the attached schedule of lot entitlements is reasonable, having regard to the respective values of each of the lots.

Yours faithfully  
CIVAS (ACT) Pty Limited



.....  
M. Curtis, Director  
FAPI, Certified Practising Valuer



**Lot Entitlements on**  
**Blocks 1 to 33 Section 66, Moncrieff**

<b>Block</b>	<b>Lot Entitlement</b>
1	48
2	37
3	33
4	33
5	37
6	27
7	27
8	27
9	27
10	27
11	27
12	27
13	46
14	44
15	27
16	27
17	27
18	33
19	27
20	27
21	27
22	37
23	33
24	33
25	33
26	33
27	46
28	41
29	41
30	41
31	0
32	0
33	0
<b>Total</b>	<b>1,000</b>



**ACT**  
Government

Receipt

Mijoant Pty Ltd  
C/O 2/20 Challis Street  
DICKSON, ACT 2602

ABN: 68 367 113 536  
Receipt Reference: 298604.1031.2  
Date: 20-Jun-2017 11:31  
Cashier: KB  
Counter: Counter 1  
Location: Access Canberra EPL

Receipt Item:	Amount
ABN: 66 893 463 785 - Community Title Fees Mijoant Pty Ltd C/O 2/20 Challis Street DICKSON, ACT 2602 Suburb/Section/Block - MONCRIEFF -66-1-33	\$9,233.00
<b>Total</b>	<b>\$9,233.00</b>
<b>Payment Details:</b> Cheque	<b>\$9,233.00</b>

Copy



# APPLICATION FOR APPROVAL OF A COMMUNITY TITLE SCHEME

Form 1



This form should be completed when applying for approval of a Community Title Scheme.

**Lots to be included in the Scheme** *please print*

**Note:** If there are more than three lots in the community title scheme please ensure that additional lot details are attached to this application.

Block  Section  Suburb

Postal address

Block  Section  Suburb

Postal address

Block  Section  Suburb

Postal address

**& PLEASE SEE ATTACHMENT LISTING ALL BLOCKS**

**Developers details** *please print*

Surname  First name

Company name

Position held in company  Australian Company/Business Number (ACN/ABN)

Postal address

Suburb  State  Postcode

Phone number business hours  Mobile

Email address



**Lessee (owners) details** please print

Note: If the lessee is the developer, write "see developer's details"

**First lessee's details**

Surname	O'Brien	First name	Anthony
Company name	MIJDANT PTY LTD		
Position held in company	liaison	Australian Company/Business Number (ACN/ABN)	26 169 26 3110
Postal address	UNIT 10, 96 VICARS STREET		
Suburb	MITCHELL	State	ACT
		Postcode	2911
Phone number business hours	0262425200	Mobile	
Email address	anthony.obrien@ramsconstructions.com.au		

**Second lessee's details**

Surname		First name	
Company name			
Position held in company		Australian Company/Business Number (ACN/ABN)	
Postal address			
Suburb		State	
		Postcode	
Phone number business hours		Mobile	
Email address			

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

**Master Plan**

Is a master plan for the land specified in this application attached?

NO  
 YES

**Management Statement**

Is a management statement for the land specified in this application attached?

NO  
 YES

**Constituent Documents for the Body Corporate**

Are the constituent documents for the body corporate to be formed on registration for the land specified in this application attached?

NO  
 YES

**By-Laws of the Body Corporate**

Are the by-laws of the body corporate for the land specified in this application attached?

NO  
 YES

**Certification of Lot Entitlement**

Is a certification of the lot entitlement by a member of the Institute of Valuers for the land specified in this application attached?

NO  
 YES

**Form 2 – Requirements & Checklist**

Is Form 2 – Requirements and Checklist for the land specified in this application attached?

NO  
 YES

**Conflict of interest declaration**

Does the developer or lessee have any association with the Planning and Land Authority staff?

NO  
 YES

If YES - please provide details:

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---

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*NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Planning Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.*

**Scheme details** *please print*

Please provide a brief description of the type of community title scheme you are applying for:

Community Title Scheme comprising of 33 blocks, 3 of which are common property, As described in the Moncrieff Estate Development Plan and the Contracts of Sale with Section 66.

**Type of Scheme**

(please tick one of these or a combination of these)

Commercial

Residential

Industrial

Unstaged

Staged



A bond may be required to provide security for a staged development.

(If more than 3 stages, please provide details separately)

Cost of total development \$ \_\_\_\_\_

Cost of stage 1 \$ \_\_\_\_\_

Cost of stage 2 \$ \_\_\_\_\_

Cost of stage 3 \$ \_\_\_\_\_

Does the proposed community title scheme include any of the following:

Unit Title

Partly development land

Development Application

Undeveloped land

Fully developed land

**Developer's & Lessee's declaration**

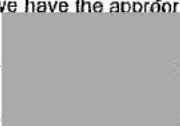


I/we the undersigned, hereby apply for approval of the Community Title Scheme on the land specified in this application;

I/we understand that the requirements set out in this form are a minimum only and that additional information may be requested during processing; and

I/we declare that all information given on this form and its attachments is true and complete.

*If signing on behalf of a company or organization:*

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company or organization.

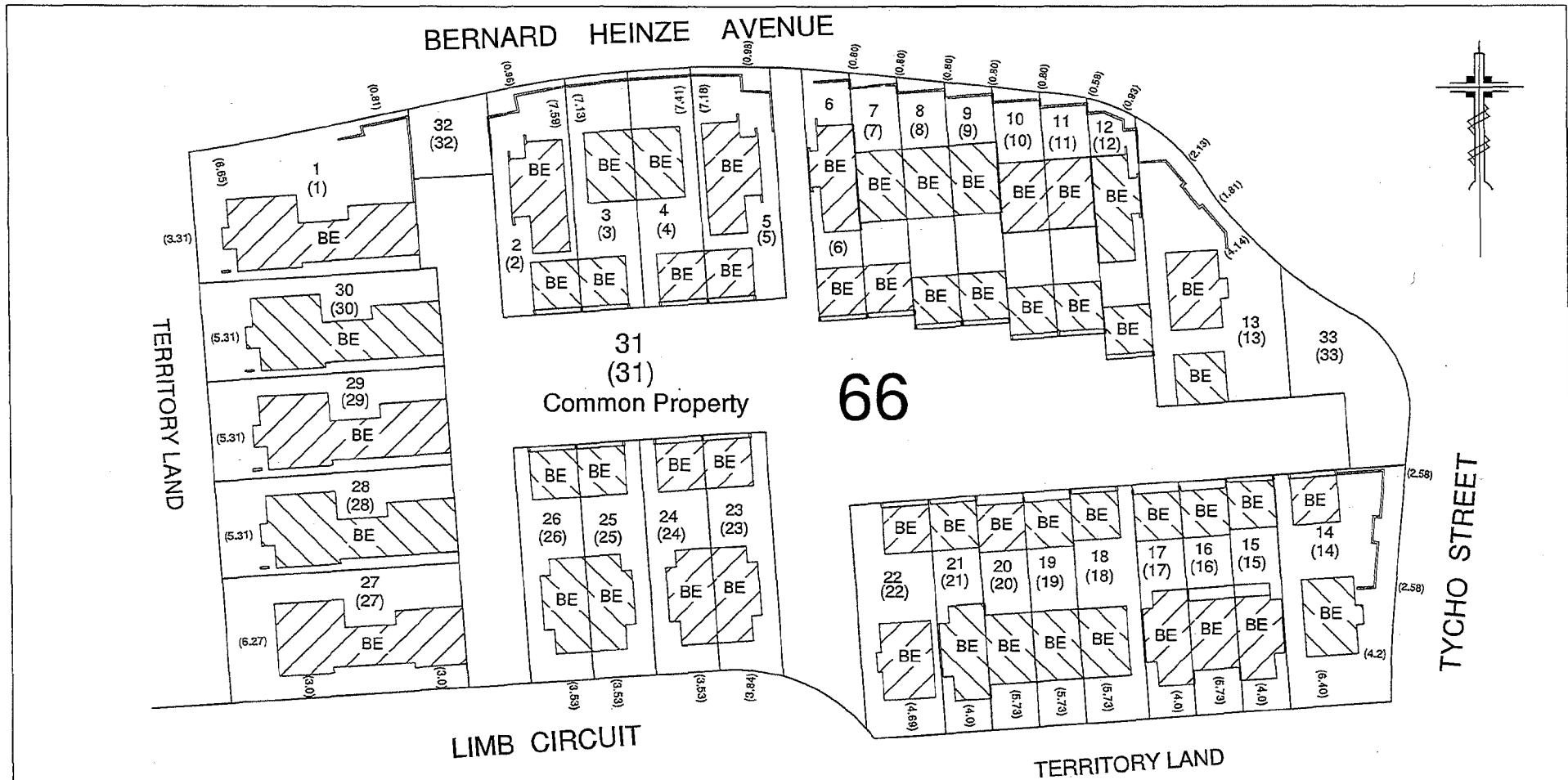
Developer's signature		Date	<input type="text" value="29/3/17"/>
First lessee's signature		Date	<input type="text" value="29/3/17"/>
Second lessee's signature		Date	<input type="text" value="13/17"/>

**Contact Details:**

Environment and Sustainable Development Directorate  
Customer Service Centre  
GPO Box 1908, Canberra City 2601  
16 Challis Street, Dickson ACT 2602  
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
Phone: (02) 6207 1923      Fax: (02) 6207 1925      TTY: (02) 6207 2622  
Email: [actpla.customer.services@act.gov.au](mailto:actpla.customer.services@act.gov.au)      Website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

**Privacy Notice**

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by the *Community Title Act 2001*. The information that you provide may be disclosed to Government Agencies such as the ACT Revenue Office and the Registrar-General's Office.



**LEGEND**

- 27 DENOTES LOT NUMBERS IN COMMUNITY SCHEME
- (21) DENOTES BLOCK NUMBERS IN DEPOSITED PLAN 11392
- BE DENOTES BUILDING ENVELOPE

SHEET No 1 of 1 SHEETS

Applicant	Delegate of the Authority/Executive	Registrar General	LOTS: 1 to 33 SECTION: 66 DIVISION: MONCRIEFF AUSTRALIAN CAPITAL TERRITORY Scale 1:500	BUILDING ENVELOPE PLAN
				COMMUNITY TITLE SCHEME No

Executed by **MIJOANT PTY LIMITED** )  
A.C.N. **169 263 110** in accordance with )  
Section 127(1) of the Corporations Act 2001 )  
(Cth) by its Director: )

---

Name  
Position

# ORIGINAL

 <b>ACT</b> Government	<b>Australian Capital Territory</b> Planning and Development Act 2007, Section 296 <b>CERTIFICATE OF COMPLIANCE</b>			<b>NUMBER</b>  78923
	Division <b>MONCRIEFF</b>	Section 66	Block/s 31, 32, 33	Unit/s
<p>PURSUANT TO SECTION 296 OF THE Planning and Development Act 2007, I CERTIFY THAT I AM SATISFIED THAT THE BUILDING AND DEVELOPMENT COVENANTS CONTAINED IN THE CROWN LEASE</p> <p>REGISTERED VOLUME 2231                      FOLIO 0018</p> <p>HAVE BEEN COMPLIED WITH</p> <p>DATED THIS 15th DAY OF June 2017</p> <p>Kevin Thornhill ..... (Delegate of the Australian Capital Territory Planning and Land Authority.)</p>				

This is an original certificate issued under the *Planning and Development Act 2007*.  
Compliance Certificates are now issued electronically (October 2015).

# COMMUNITY TITLE CHECKLIST

## COMMUNITY TITLE ACT 2001

**BLOCKS: 1 – 30**

**BLOCKS: 31–33 – Common Property**

**SECTION: 66**

**SUBURB: MONCRIEFF**

Requirement	Provided
Master Plan	✓
Community Title Scheme Lot Entitlement	✓
Site Plan (must be A3)	✓
Streetscape Plan (must be A3)	✓
Management Statement	✓
By-Laws	✓
Constituent Documents for the Body Corporate (approved Lease & Development Conditions)	✓
<b>Other non-standard Documents that may be lodged</b>	
Landscape Plan (must be A3)	N/A
Construction Zone & Access Zone Plan (must be A3)	N/A
Bushfire Management Plan	N/A
Land Management Agreement	N/A
Land Use Plan	N/A
Equestrian Plan	N/A

Any plans must be in A3

Other Requirements	
Certification of the lot entitlement by a member of the Institute of Valuers	✓
Completed Requirements & Checklist – Form 2	✓
If an agent, authority to act on behalf of the developer/Lessee	✓
Application Fee	✓

Things to Check	
Certification of the lot entitlement by a member of the Institute of Valuers against Community Title Scheme Lot Entitlement	✓
Each lot is registered at Land Titles Office	✓
Each lot has the same registered Lessee	✓ - Mijoant Pty Limited
Each block is for the same term	✓ - 99 years
Each block commences on the same day	✓ - 30/6/2016
At least one lot is common property	✓ - 3 lots
Building Covenants in common property lease	✓ - Yes
If yes, has a Certificate of Compliance been issued	✓ - Yes
At least 2 lots are not common property	✓ - 30 lots
Master Plan Requirements (refer to individual checklist)	✓
Site Plan Requirements (refer to individual checklist)	✓
Management Statement Requirements (refer to individual checklist)	✓
By-Laws	✓
Landscape Plan	✓
Construction Zone & Access Zone Plan	✓

9.5 Payment of fees and expenses

- (a) Within 14 days of appointment the mediator, the mediator will supply the parties to the dispute with an estimate of fees that will be incurred by the mediator.
- (b) Subject to clause 7.6 costs of the mediation and any other costs and expenses will be shared equally between the parties to the dispute unless otherwise agreed.

9.6 Failure to enter into mediation

In the event that a party to the dispute refuses to enter mediation or terminates the mediation before the dispute is resolved, that party will be required to pay all the costs of the mediation process.

9.7 Limited recourse to litigation

Notwithstanding anything else to the contrary contained in this clause 7, a party to the dispute may institute court proceedings with respect to any breach of the By-Laws if such proceedings are necessary:

- (i) To avoid the expiration of any applicable limitation period; or
- (ii) To obtain an injunction to prevent immediate harm or loss which could not be redressed or compensated adequately after the event.

**10. Community Title Scheme Document**

The following documents will be used to form the Body Corporate in accordance with section 7 of the Community Title Act 2001:

- (a) this Management Statement;
- (b) Body Corporate By-Laws;
- (c) Master Plan;
- (d) Lot Entitlement Schedule.

Signed by \_\_\_\_\_ )  
 an authorised delegate of the Planning )  
 and Land Authority ) Delegate

Executed by **MIJOANT PTY LIMITED** )  
**A.C.N. 169 263 110** in accordance with )  
 Section 127(1) of the Corporations Act 2001 )  
 (Cth) by its Director: )

---

Name \_\_\_\_\_  
 Position \_\_\_\_\_

# MANAGEMENT STATEMENT REQUIREMENTS

## COMMUNITY TITLE ACT 2001 & COMMUNITY TITLE REGULATION 2002

**BLOCKS: 1 – 30**  
**SECTION: 66**  
**SUBURB: MONCRIEFF**

**BLOCKS: 31-33 – Common Property**

### Requirements in the Act for the management statement

Requirement	Is it met
(a) the name and address of the developer	✓ - along with Lessees name
(b) a description of the stages and the sequence of stages in which any development of scheme land is to be carried out	✓ - only one stage
(c) a plan showing construction zones and access zones and the nature of the use that may be made of them	N/A
(d) a schedule of times for starting and finishing each stage of any proposed development of scheme land	✓
(e) if a body corporate is to be established (other than on registration of the scheme) for any elements of the scheme – a copy of the documents that are to establish the body corporate	✓ - no other body corporate is to be established
(f) a schedule of the hours when work may be carried out on the proposed development	✓
(g) a description of the amenities to be provided as part of the proposed development and a statement of – (i) the purposes for which the amenities are to be provide (ii) the extent to which the amenities are to be available for use by owners and occupiers of lots and their invitees (iii) the arrangements for providing and maintaining the amenities and defraying the cost of their provision and maintenance	✓ - budget provided
(h) a schedule (the lot entitlements schedule) setting out – (i) for each lot that is not to be common property – a whole number that is the lot entitlement for the lot (ii) a whole number that is the total of the entitlements of all lots that are not to be common property	Schedule of Lot Entitlements provided
(i) a statement of the voting rights of the members of the body corporate at a general meeting if a poll is required	✓

## Requirements in Regulations for the management statement

Requirement	Is it met
(a) provision for the resolution of disputes between members of the body corporate	✓
(b) provision for the appointment of a conciliator or mediator if necessary or convenient to assist in the resolution of disputes between members of the body corporate	✓
(c) a statement of the procedures to be adopted by a conciliator or mediator appointed under the provisions mentioned in paragraph (b) above	✓
(d) provision for the payment of fees and expenses of a conciliator or mediator appointed under the provisions mentioned in paragraph (b) above and any other costs or expenses of the conciliation or mediation	✓
(e) provision for cases in which a person required to engage in a dispute resolution procedure provided for by the management statement does not enter into the procedure or continue with the procedure until the dispute is resolved	✓
(f) for a community title scheme having only 2 or 3 lots that are not common property – provision for resolving disputes between members of the body corporate if the other dispute resolution procedures provided by the management statement cannot operate because – (i) a quorum of the body corporate cannot be obtained (ii) the members of the body corporate cannot agree	N/A

### OTHER ISSUES:

None

# MASTER PLAN

## 1. Site Plan

A Plan of 2 sheets complying with the requirements of Section 6(a) of the *Community Title Act 2001* (Act) and the *Community Title Regulations 2002* (Regulations) is provided. In accordance with the Act and the Regulations, the Plan:

- (a) delineates the Land;
- (b) indicates each Lot included in the Scheme;
- (c) indicates the Common Property;
- (d) shows the distances of each existing building from the boundaries of the Lot;
- (e) shows the building envelope (BE) for buildings to be constructed (together with the proposed distances of each building from the boundaries of the Lot);
- (f) shows each road within the boundaries of the Land; and
- (g) is drawn to scale and shows a north point.

## 2. Sketch

A sketch complying with the requirements of section 6(b) of the Act is attached. The Scheme does not identify any particular colours or materials required for buildings forming part of the Scheme, nor does it prescribe any particular landscaping requirements.

## 3. General Theme

The Scheme does not contain a general architectural or landscaping theme for the residential dwellings or the common property.

Signed by )  
an authorised delegate of the Planning ) .....  
and Land Authority ) Delegate

Executed by **MIJOANT PTY LIMITED** )  
**A.C.N. 169 263 110** in accordance with )  
Section 127(1) of the Corporations Act 2001 )  
(Cth) by its Director: )

\_\_\_\_\_  
Name  
Position

# MASTER PLAN REQUIREMENTS

## COMMUNITY TITLE ACT 2001 & COMMUNITY TITLE REGULATION 2002

**BLOCKS: 1 – 30**  
**SECTION: 66**  
**SUBURB: MONCRIEFF**

**BLOCKS: 31-33 – Common Property**

### Requirements in the Act for the master plan

Requirement	Is it met
(a) contain a site plan (refer to site plan requirements)	✓
(b) contain a sketch that complies with the regulations showing the expected appearance of the finished development	✓
(c) include a description of the general theme (if any) of the development (eg. the architectural style or the nature of landscaping)	✓

### Requirements in Regulation for the master plan

Requirement	Is it met
the sketch must show :	
(a) any colours or textures required by the community title scheme for the external surfaces of buildings on scheme land	No particular colour or materials are required for the buildings
(b) any landscaping required by the scheme	No prescribed landscaping requirements

## REQUIREMENTS & CHECKLIST

Community Title Application

Form 2

This form should accompany Form 1 – Application for approval of a Community Title Scheme.

### Attachments required with your application

The following documents must be attached to your application.

(Tick the boxes below if the required information has been provided)

#### 1. Master Plan

The master plan forming part of a community title scheme must contain a:

##### (a) Site Plan that:

- delineates the site;
- shows each lot included in the scheme;
- identifies the lots that are common property;
- shows the lot number of each lot of scheme land shown on the plan;
- shows the position of all buildings on the site;
- shows the distances of each building on a lot of scheme land from the boundaries of the lot;
- shows the proposed distances of each building to be erected on a lot of scheme land under a community title scheme from the boundaries of the lot;
- shows each road, body of water, and area, mentioned in the Act, Section 5(3) within the boundaries of the scheme land;
- is drawn to scale; and
- shows the direction of north.

##### (b) Sketch showing the expected appearance of the finished development including:

- any colours or textures required by the community title scheme for the external surfaces of buildings on scheme land; and
- any landscaping required by the scheme.

##### (c) Description of the general theme (if any) of the development (e.g. the architectural style or the nature of landscaping).

#### 2. Management Statement

##### (a) A management statement for a community title scheme must include:

- the name and address of the developer;
- a description of the stages and the sequence of the stages in which any development of scheme land is to be carried out;
- a plan showing construction zones and access zones and the nature of the use that may be made of them;
- a schedule of times for starting and finishing each stage of any proposed development of the scheme (may be fixed by reference to the calendar, by reference to the finishing of a previous element of the scheme by reference to progress in the scale of lots or on any other reasonable basis);
- a copy of the documents that are to establish the body corporate (if a body corporate is to be established (other than on registration) for any elements of the scheme;
- a schedule of the hours when work may be carried out on the proposed development; and

- a description of the amenities to be provided as part of the proposed development, and a statement of –
  - the purposes of which the amenities are to be provided;
  - the extent to which the amenities are to be available for use by owners and occupiers of lots and their invitees; and
  - the arrangements for providing and maintaining the amenities and defraying the cost of their provisions and maintenance.
- a provision for the resolution of disputes between members of the body corporate;
- provision for the appointment of a conciliator or mediator, if necessary or convenient, to assist in the resolution of disputes between members of the body corporate;
- a statement of the procedures to be adopted by a conciliator or mediator appointed;
- provision for the payment of the fees and expenses of a conciliator or mediator appointed and any other costs or expenses of the conciliation or mediation;
- provision for cases in which a person required to engage in a dispute resolution procedure provided for in the management statement does not enter into the procedure or continue with the procedure until the dispute is resolved; and
- for the community title scheme having only 2 or 3 lots that are not common property - provision for resolving disputes between members of the body corporate if the other dispute resolution procedures provided by the management statement cannot operate because –
  - (i) a quorum of the body corporate cannot be obtained; or
  - (ii) the members of the body corporate cannot agree.

(b) Lot entitlement schedule:

- in the form prescribed by Land Titles; and
- certification of the lot entitlement by a member of the Institute of Valuers.

(c) A statement of:

- the voting rights of the members of the body corporate at a general meeting if a poll is required.

3. Body Corporate Documents

- Constituent documents for the body corporate to be formed on the registration of the scheme;
- By-laws of the body corporate.

**Developer's declaration**

I understand that the requirements set out in this form are a minimum only and that additional information may be requested during processing; and

I declare that all information given on this form and its attachments is true and complete.

*If signing on behalf of a company or organization:*

I the undersigned, declare I have the appropriate delegation or authority to sign on behalf of the company or organization.

Developer's signature



Date

29/3/17

**Contact Details:**

Environment and Sustainable Development Directorate  
 Customer Service Centre  
 GPO Box 1908, Canberra City 2601  
 16 Challis Street, Dickson ACT 2602  
 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
 Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622  
 Email: [actpla.customer.services@act.gov.au](mailto:actpla.customer.services@act.gov.au) Website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

# SITE PLAN REQUIREMENTS

## COMMUNITY TITLE ACT 2001 & COMMUNITY TITLE REGULATION 2002

**BLOCKS: 1 – 30**  
**SECTION: 66**  
**SUBURB: MONCRIEFF**

**BLOCKS: 31-33 – Common Property**

### Requirements in the Act for the site plan

Requirement	Is it met
(i) delineates the site	✓
(ii) shows each lot included in the scheme	✓
(iii) identifies the lots that are common property	✓
(iv) shows the position of all buildings on the site	✓

### Requirements in Regulation for the site plan

Requirement	Is it met
(a) show the lot number of each lot of scheme land shown on the plan;	✓
(b) show the distances of each building on a lot of scheme land from the boundaries of the lot;	N/A
(c) show the proposed distances of each building to be erected on a lot of scheme land under the community title scheme from the boundaries of the lot;	✓ - lots 1 – 30 not constructed
(d) show each road, body of water, and area, mentioned in the Act, section 5 (3) within the boundaries of the scheme land;	✓ - road showed
(e) be drawn to scale;	✓ - 1:500
(f) show the direction of north. ✓	✓