**Certificate of the Strata Company – Schedule of unit entitlements / leases / easements / restrictive covenants**

*Strata Titles Act 1985*

Section 56(2)(d)

Scheme Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Strata Company[[1]](#footnote-2): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The Strata Company certifies that it has by resolution without dissent[[2]](#footnote-3) approved:

[select one]

|  |
| --- |
|[ ]  the amended schedule of unit entitlements certified by[[3]](#footnote-4) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a copy of which has been executed by the strata company and is attached, together with **Consent Statement - Designated Interest Holders**; or |
|  |  |
|  |  |
|[ ]  amendment of scheme plan by acceptance of lease to create temporary common property (complete **Details** below); or |
|  |  |
|  |  |
|[ ]  amendment of scheme plan by surrender of lease of temporary common property (complete **Details** below); or |
|  |  |
|[ ]  grant of lease[[4]](#footnote-5) of common property (complete **Details** below); or |
|[ ]  surrender of lease4 of common property (complete **Details** below); or |
|[ ]  easement over the parcel of the Scheme (complete **Details** below); or |
|  |  |
|[ ]  discharge of easement (complete **Details** below); or |
|  |  |
|[ ]  restrictive covenant over the parcel of the Scheme (complete **Details** below); or |
|  |  |
|[ ]  discharge of restrictive covenant (complete **Details** below); or |
|  |  |
|[ ]  transfer of lease4 of common property or temporary common property (complete **Details** below); or |
|[ ]  extension of lease4 of common property or temporary common property (complete **Details** below). |
|  |  |

|  |
| --- |
| Details:Instrument dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_ between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [name of parties involved] of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [brief description of land affected] and that all necessary consents were given. |

**Execution**

|  |  |
| --- | --- |
| 1. Common Seal[[5]](#footnote-6)

Date of Execution: \_\_\_\_\_\_\_\_\_\_\_\_\_\_The common seal of[[6]](#footnote-7)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ is fixed to this document in accordance with the *Strata Titles Act 1985* section 118(1) in the presence of: | [AFFIX COMMON SEAL HERE] |
| Member of Council[[7]](#footnote-8): | Member of Council7: |
| Signature | Signature |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Full Name | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Full Name |

**OR**

|  |
| --- |
| 1. No Common Seal5

Date of Execution: \_\_\_\_\_\_\_\_\_\_\_\_\_\_Signed for and on behalf of6 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in accordance with the *Strata Titles Act 1985* section 118(2): |
|  |
| [ ]  Member of Council / [ ]  Strata Manager of strata company[[8]](#footnote-9): | [ ]  Member of Council / [ ]  Strata Manager of strata company8: |
| Signature | Signature |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Full Name | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Full Name |

1. To be completed as “The Owners of + scheme name + scheme type + scheme number” under s.14(2) of the Act, e.g. The Owners of Pretty Ponds Survey-Strata Scheme 12345. [↑](#footnote-ref-2)
2. In a 2-lot scheme, a unanimous resolution is regarded as a resolution without dissent. [↑](#footnote-ref-3)
3. Insert full name of licensed valuer. [↑](#footnote-ref-4)
4. Includes a sub-lease. [↑](#footnote-ref-5)
5. See SIG-14 for execution of documents by a strata company. [↑](#footnote-ref-6)
6. Insert the name of the strata company (i.e. The Owners of + scheme name + scheme type + scheme number), e.g. The Owners of Pretty Ponds Survey-Strata Scheme 12345. [↑](#footnote-ref-7)
7. The common seal must be witnessed by 2 members of council. [↑](#footnote-ref-8)
8. Select whichever is applicable. [↑](#footnote-ref-9)