

SURVEYORS REPORT

Mr XXX XXXX
11A XXXX Street
Croydon Park NSW 2133

Our Ref: 103
Your Ref:

We have surveyed the land edged red on the adjoining sketch for identification purposes only, being that comprised in the Certificate of Title registered Folio Identifier Y/404321 being Lot Y in Deposited Plan Number 404321 having a frontage of 7.945 metres to XXXX Street at Croydon Park in the Local Government Area of Burwood.

The survey reveals that the brick and clad cottage, known as Number 11A XXXX Street on brick foundations and with a tile and metal roof erected thereon, stands on and within the boundaries thereof and does not encroach upon any adjoining property or street. The same applies to the timber deck erected thereon.

The said cottage stands in relation to the boundaries of the land as shown on the adjoining sketch. The original section of the cottage complies with the Local Government Site Requirements as regards the distances from the walls to the boundaries and the clearance of the overhang.

The more recent rear extensions to the cottage would only comply with the regulations if built in accordance with Council approved plans.

In our opinion, the property complies with the relevant conditions contained in the Covenant created by Transfer Number B957758.


The property is subject to Cross-Easement (Section 181B of the Conveyancing Act,1919) affecting the party wall on the common boundary of Lots X and Y as shown on the adjoining sketch. See G889144

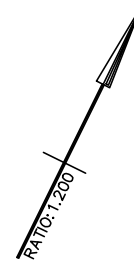
Apart from fencing irregularities, there are no further apparent encroachments by or upon the subject property.

Full details in relation thereto are shown on the adjoining sketch together with sufficient information for identification purposes.

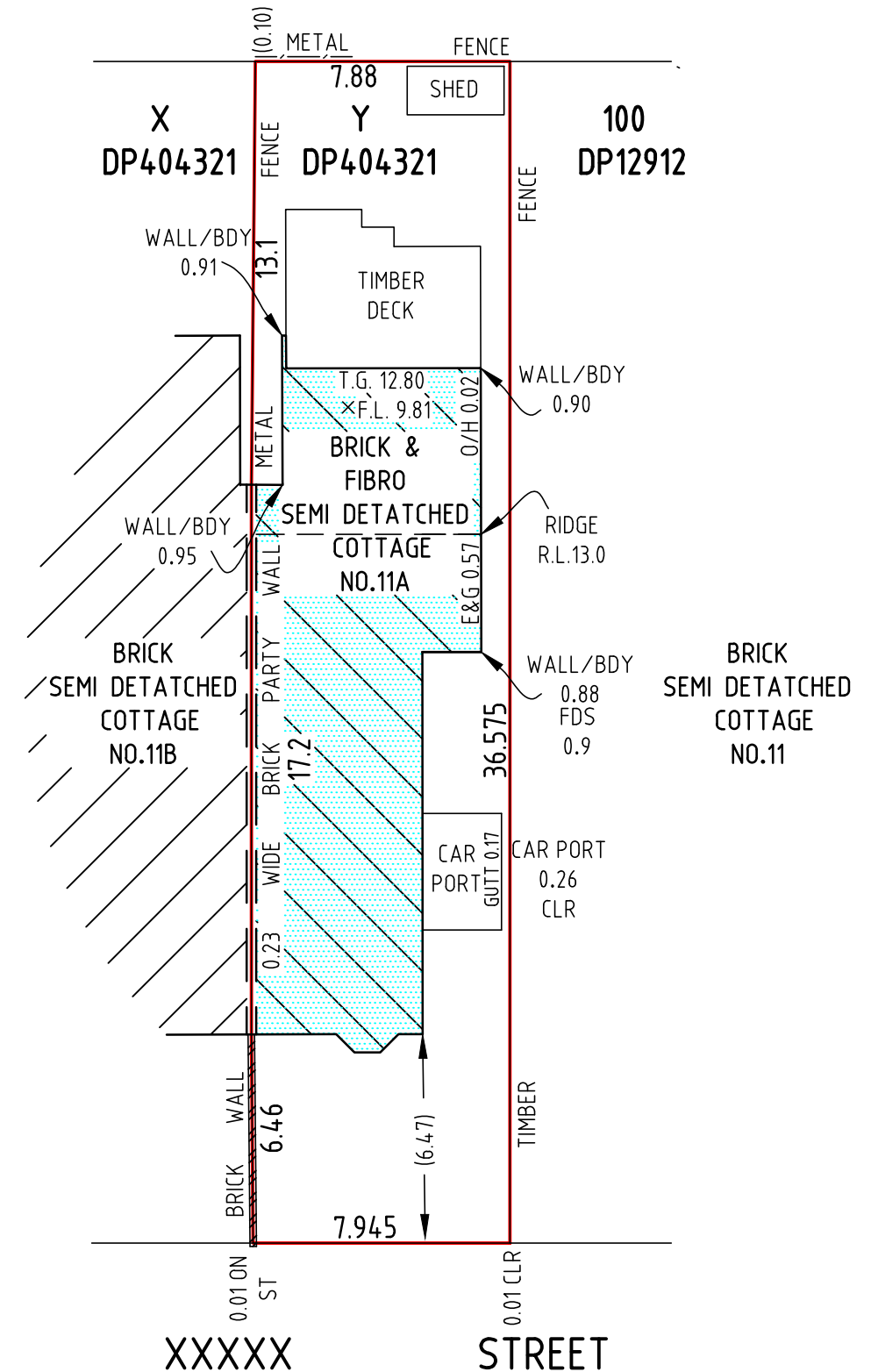
This survey has been made for identificaion purposes only. If it is intended to erect any improvements along or near the boundaries of the subject land, those boundaries should be marked.


2 June 2020


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Robert.F.Lyon
Surveyor registered under the Surveying and
Spatial Information Act, 2002



SKETCH




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Robert.F.Lyon

I ROBERT.F.LYON, HEREBY CERTIFY THAT THE SURVEY REPRESENTED IN THIS PLAN WAS MADE BY US IN ACCORDANCE WITH THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.