

Ryan Bray,
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RE: DETAIL AND IDENTIFICATION SURVEY PURPOSES ONLY
LOT 63 IN DEPOSITED PLAN 8075
No. 55 BOWER STREET, MANLY

We have surveyed the land comprised in Certificate of Title Folio Identifier 63/8075 being Lot 63 in Deposited Plan 8075 located at Manly in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland.

Upon the abovementioned property stands a two-storey rendered house with a tile roof and a pool known as No. 55 Bower Street, Manly.


The positions of the house, pool and fencing in relation to the boundaries are as shown on the attached plan. Levels across the site have also been determined.

The survey revealed a difference between the title dimensions shown as TITLE on the attached plan and survey dimensions shown as SURV. We note you have an extra 155mm in the length of your side boundaries available by our survey.

Due to the age (1915) and nature of the original plan of survey (DP8075) that created the subject boundaries, there is some uncertainty as to their location. We would therefore recommend that a plan of redefinition be lodged at NSW Land Registry Services, to clarify and update the boundary definition.

This report should be read in conjunction with the attached plan prepared by us dated 14 November, 2022 which forms part of this report.

The survey shown on the attached plan is for detail and identification survey purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.



Mark Anthony Reid
Registered Surveyor
Surveyor Id. SU000183

Ref: 23492-22 DET&ID
Date: 14 November, 2022