

Paul Spencer
Unit 2 No 15 Fairlight Street,
Manly NSW 2059

Date of Survey: 17 October 2024

**RE: PARTIAL DETAIL AND BOUNDARY IDENTIFICATION SURVEY
LOT 2 IN STRATA PLAN 6457
UNIT 2 NO. 15 FAIRLIGHT STREET, MANLY**

Further to your instruction we have surveyed for detail and identification purposes only, part of the land comprised in Certificate of Title Folio Identifier 2/6457 being Lot 2 in Strata Plan 6457 located at MANLY in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland.

At the date of this report the following encumbrances were registered on Edition No 12 of the title under Schedule 2 (these notifications have not been investigated further for the purpose of this report):

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP6457

I note the attached plan and report relate only to part of the Strata Lot mentioned above. There may be additional parts of the lot including parking spaces that are not shown on the attached plan and have not been investigated for the purpose of this report and plan. This report and the accompanying plan must be read in conjunction with SP 6457 and you must refer to this plan for strata boundary information and information relevant to the Strata Scheme. You must confer with your Strata Manager prior to any development to ensure it is permissible under the Scheme. I further note alteration of Strata Scheme boundaries may result in the requirements of a Strata Plan of Subdivision or similar action to be registered with NSW LRS.

Upon the abovementioned property and within the Strata Lot stands a unit within a multi storey brick apartment building and timber sun deck known as Unit 2 No. 15 Fairlight Street, Manly.

The positions of the Strata lot structural boundaries are as shown on the attached plan. Levels across the site have also been determined. No potential subsurface encroachments have been investigated for the purpose of this report.

This report should be read in conjunction with the attached plan prepared by us dated 21 October 2024 which forms part of this report.

The survey shown on the attached plan is for partial detail and identification survey purposes only. This report and the accompanying sketch relate only to the aforementioned structures. 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. This survey has been undertaken in accordance with Clause 10 of the Surveying and Spatial Information Regulation 2017.



Brandan Bowd

Registered Land Surveyor Under
The Surveying and Spatial Information Act 2002
Surveyor Id. SU009122

Ref: 33566-24 PAR DET ID

Date: 1 November 2024