

Rapid Plans

106 Old Pittwater Rd, Brookvale NSW 2100

**RE: DETAIL AND BOUNDARY IDENTIFICATION SURVEY  
LOT 4 IN DEPOSITED PLAN 1052523  
NO. 38C CONSUL RD, BROOKVALE NSW 2100, AUSTRALIA**

We have surveyed the land comprised in Certificate of Title Folio Identifier 4/1052523 being Lot 4 in Deposited Plan 1052523 located at Brookvale in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland .

At the date of search being the 9<sup>th</sup> of October 2023 the following encumbrances were registered on Edition No 6 of the title under Schedule 2:

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP877565 POSITIVE COVENANT
- 3 DP877565 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 3.5 AND 5 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP877565 EASEMENT TO DRAIN WATER 1.2 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP877565 EASEMENT TO DRAIN WATER 8.5 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP877565 EASEMENT FOR SERVICES 1.2, 3.5 AND 5 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP877565 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 0.5 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP1052523 EASEMENT FOR OVERHANGING EAVES AND GUTTER AND FOR MAINTENANCE 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 DP1052523 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1052523 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 1.75 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP1052523 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 1.75 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP1052523 EASEMENT FOR SERVICES 1,1.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 13 AS582361 MORTGAGE TO HSBC BANK AUSTRALIA LIMITED

Notifications 3 through to 12 inclusive are shown in the attached plan. The terms and remaining notifications have not been investigated further for the purpose of this report.

Upon the abovementioned property stands a single storey brick house with a tile roof and a metal shed known as No. 38C CONSUL RD, BROOKVALE NSW 2100, AUSTRALIA.

The positions of the house and shed in relation to the 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. It is my opinion that part of the roof overhangs upon Lot 3 in DP1052523 as shown in the attached plan. It is also my opinion that the whole of this overhang is contained within the Easement numbered 8 above.

This report should be read in conjunction with the attached plan prepared by us dated 12 October 2023 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. This survey has been undertaken in accordance with Clause 10 of the Surveying and Spatial Information Regulation 2017.



Brandan Bowd  
Registered Surveyor  
Surveyor Id. 9122

Ref: 30632-23 DET ID  
Date: 26 October, 2023