

ACCURATE ENGINEERING SURVEYORS

A.B.N. 533 0724 2961

16 Mansfield Road
Bowral NSW 2576
Date 5 March 2022

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Opening Roof Specialists Pty Ltd
19 Saggart Field Road
Minto NSW 2566

Our Ref: 2022-01-ID
Your Ref: 6 Bundoon Lane Manly

SURVEY REPORT

RE: 6 Bundoon Lane MANLY

Dear Sir,

Acting in accordance with your instruction, I have surveyed for identification purposes only, part of the land in Certificate of Title Folio Identifier 2/1163435, being Lot 2 in Deposited Plan Number 1163435, situated with a frontage to Bundoon Lane at Manly, in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch.
2. The survey undertaken is based on Certificate of Title details dated 4 March 2022, obtained from the NSW Land and Registry Services.
3. The survey undertaken is with regard to the above residence only.
4. Standing upon and wholly within the boundaries of the subject land is a two-storey cement rendered brick residence with metal roof known as No.6 Bundoon Lane, Manly.
5. No Additional structures stand upon or within the boundaries of the subject land.
6. The relationship of the residence surveyed to the boundaries, is as shown on the attached sketch.
7. The boundaries of the subject land are fenced, fences stand on or near the boundaries as noted.
8. Excepting irregularities in fencing, in my opinion there are no other apparent encroachments by or upon the subject property.
9. The subject land is affected by:
 - * An easement to drain water 1 metre wide created by Deposited Plan Number 1163435.
 - * Restriction(s) on the use of land created by Deposited Plan Number 1163435.
 - * Positive Covenant created by Dealing Number AH993723

During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments. Should additions or further improvements be erected on the property after the date of this letter, the boundaries of the land should be marked.

This report has been prepared for the exclusive use of Opening Roof Specialists Pty Ltd only. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

Yours Sincerely



Blake Trudgeon B.Surv UNSW(Hons)
Surveyor Registered under the Surveyors act 2002
Surveyors Registration No: SK008612