

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

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22 October 2025

BETTER BUILT HOMES

Unit 3/13 Renshaw Street
CRANE BROOK NSW 2749

Our Ref: 21/1072105/424548
Your Ref: 1098

BOUNDARY IDENTIFICATION REPORT BY FIELD SURVEY

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 2/C/4449, being Lot 2 of Section C in Deposited Plan Number 4449, situated with a frontage to Baltic Street at Fairlight, 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 - 21/1072105/424548.
2. The survey undertaken is based on Title details dated 30 April 2025, obtained from New South Wales Land Registry Services.
3. The boundaries of the subject land have been identified by a field survey and the relationship of the improvements surveyed to the boundaries are as shown on the attached sketch.
4. The property is known as 4 Baltic Street Fairlight
5. There are no apparent easements affecting the subject land.
6. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely

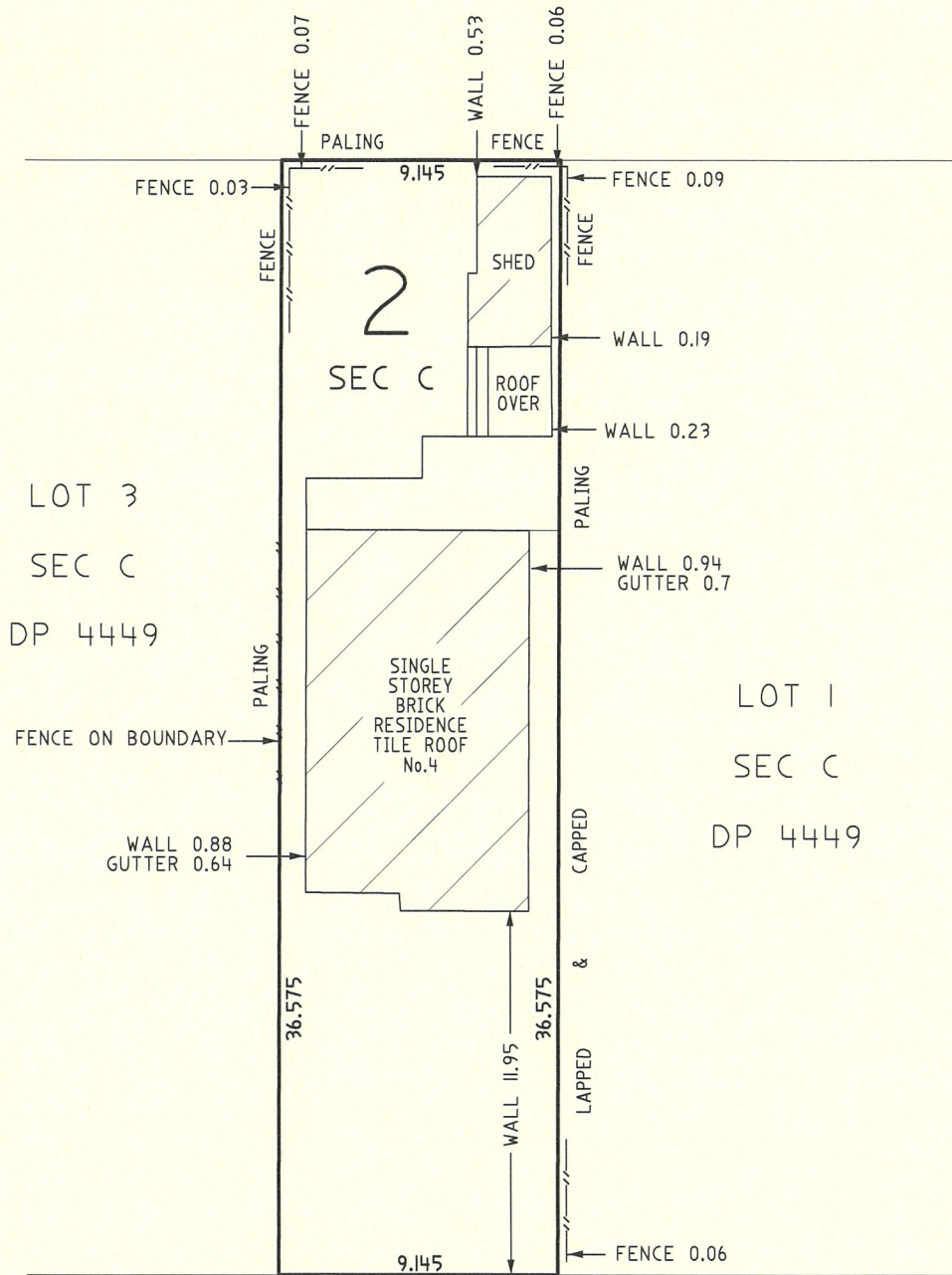
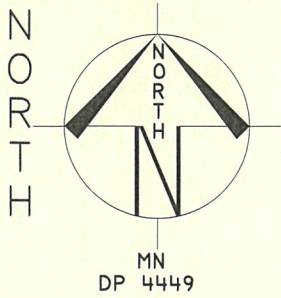


Peter Nedelkovski B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.

SKETCH

CLIENT: BETTER BUILT HOMES

IF FURTHER IMPROVEMENTS ARE
PROPOSED THE BOUNDARIES OF THE
SUBJECT LAND SHOULD BE MARKED.



BALTIC STREET

ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000
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SUBURB: FAIRLIGHT