

21 March 2023

SCG Developments Pty Ltd  
Suite 13.01, 44 Market Street  
Sydney NSW 2000

**Attention: William Lam**  
**Email: williamlam@sathiogroup.com.au**

Dear William,

**Re: 40 The Retreat, Bringelly (51975 001)**

**WE HAVE SURVEYED** upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifier 272/803167 being Lot 272 in Deposited Plan No. 803167 at Bringelly in the Local Government Area of Liverpool Parish of Bringelly County of Cumberland having frontage to **The Retreat**.

**THIS LAND** has no registered Easement or Right of Way.

**WE REPORT** that erected thereon is a rendered residence with a tile roof **KNOWN AS NO. 40 The Retreat** together with various metal sheds & outhouses. The residence stands wholly within the boundaries of the subject property.

**WE FIND THAT THE BOUNDARIES** of the subject property are occupied as shown.

- We note that the adjoining carport to the South encroaches upon the subject property by up to 0.27m denoted by (A) & (B) on the Plan.
- We note that the adjoining property to the North-East is occupying a notable area of the subject land with various improvements constructed partially within the subject property, including a water tank (D) on the Plan & wooden stables denoted (C) on the Plan.

The position of the residence and fencing is shown on the accompanying plan. Apart from irregularities in fencing there are no other apparent encroachments of note by or upon the subject property.

**THE SUBJECT PROPERTY** does not contravene those conditions of the Restrictions as to User created in the registration of the Deposited Plan No. 803167 that can be measured and observed by a Surveyor.

**THE SURVEY OF THE SUBJECT LAND** is for identification & detail and level, purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction.

Yours faithfully  
LTS LOCKLEY

A handwritten signature in blue ink that reads 'Joseph Monardo' with a horizontal line extending from the end of the name.

**Joseph Monardo B.Surv. M.I.S. (NSW)**  
**REGISTERED SURVEYOR / DIRECTOR**