

18<sup>th</sup> August 2014  
 Our Ref: 140732.IDT.MA

Iglu Pty Ltd  
 Level 21 Deutsche Bank Place  
 126 Philip Street  
 Sydney NSW 2000

**Re: 60-78 Regent Street, Redfern**

We have surveyed for identification purposes the whole of the land comprised in Certificates of Title Folio Identifiers No's B/108322, C/108322, D/108322, E/108322, F/108322, 6/1/3954, Auto consol 12848-204 and Auto consol 6016-211 being Lots 6 to 10 inclusive Section 1 in Deposited Plan 3954 and Lots B to F inclusive in Deposited Plan No. 108322 situated at Redfern in the Local Government Area of Sydney Parish of Alexandria and County of Cumberland. The subject property is known as No. 60-78 Regent Street, Redfern.

DIMENSIONS

The subject land has a total frontage of 53.635 metres to Regent St with other measurements as shown on the sketch herewith. Our survey reveals variations to the Title dimensions as shown.

FENCING

The land is partly fenced or enclosed by walls. On the frontage to Regent St the buildings stand up to 0.07 metres upon the street. The sketch shows the position of the side and rear fences and walls relative to the boundaries.

IMPROVEMENTS

Erected thereon is a group of one and two storey rendered brick shops and dwellings with metal roofs together with garages and sheds. The position of the improvements relative to the boundaries of the subject land is shown on the sketch.

STATUTORY SETBACK REQUIREMENTS

The requirements at the date of construction with regard to the distance of the walls and eaves and guttering from the boundaries appears to have been complied with.

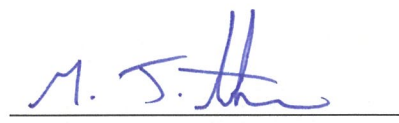
EASEMENTS AND COVENANTS

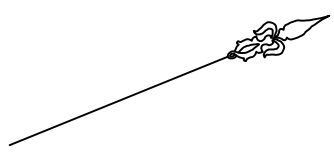
T791503 - Cross easement for Support of the Party wall with the adjoining property No.58.  
 A1620149 – Restriction on the Use of Land affecting lots 9 and 10 Section 1 DP3954  
 G529216 – Cross easements for support of a party wall between no.60 and 62.

ENCROACHMENTS

The front awnings and buildings overhang and stand upon Regent St up to 3.049 and 0.07 metres respectively. Part of the single storey building at the rear of No.60 stands upon the rear lane up to 0.025 metres. Guttering attached to the garage of no, 74 overhangs the Lane up to 0.17 metres. Other than as stated above or shown on the sketch herewith, there are no apparent encroachments by or upon the subject land.

Computer Folio Search dated: 23/6/2014  
 Date of Survey: 8/8/2014  
 Registered Surveyor



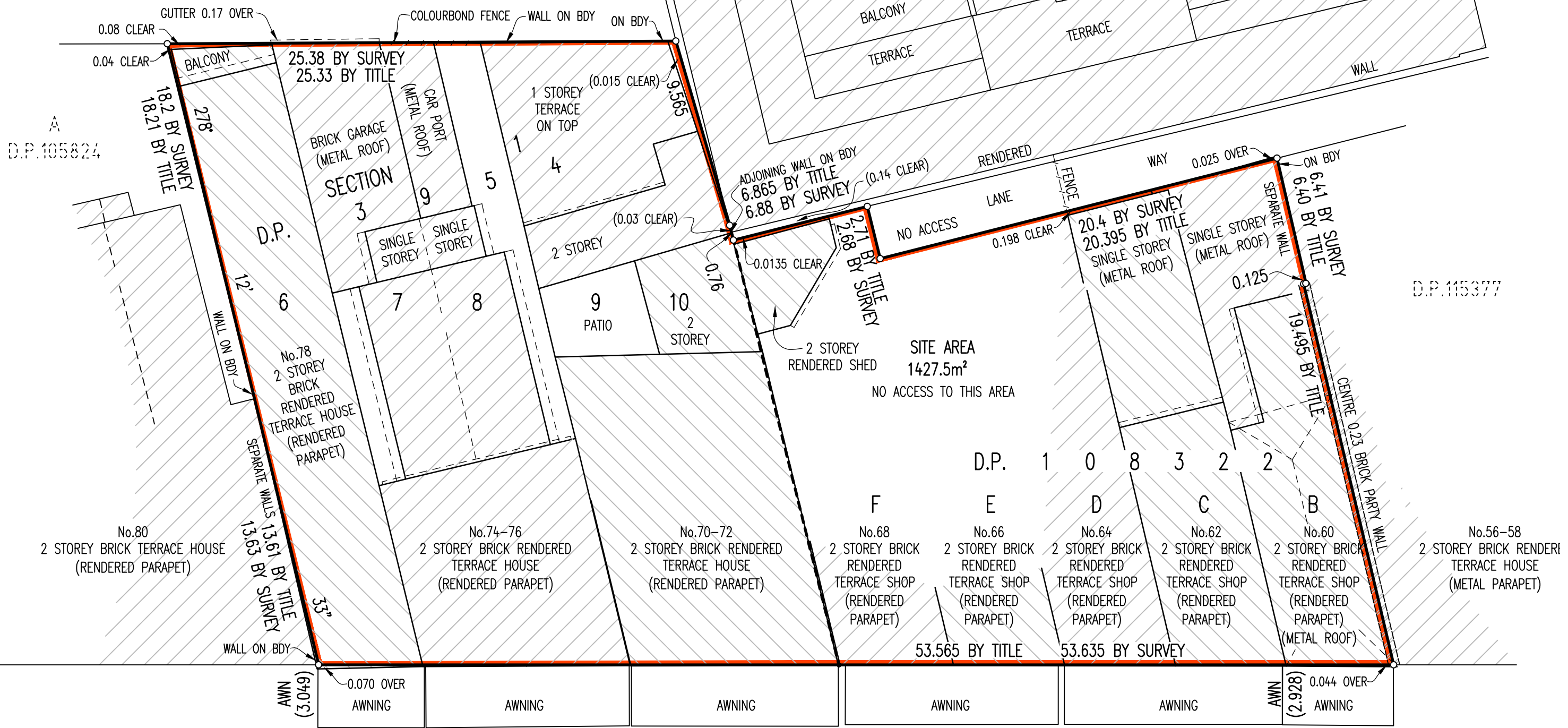


A  
D.P.105824

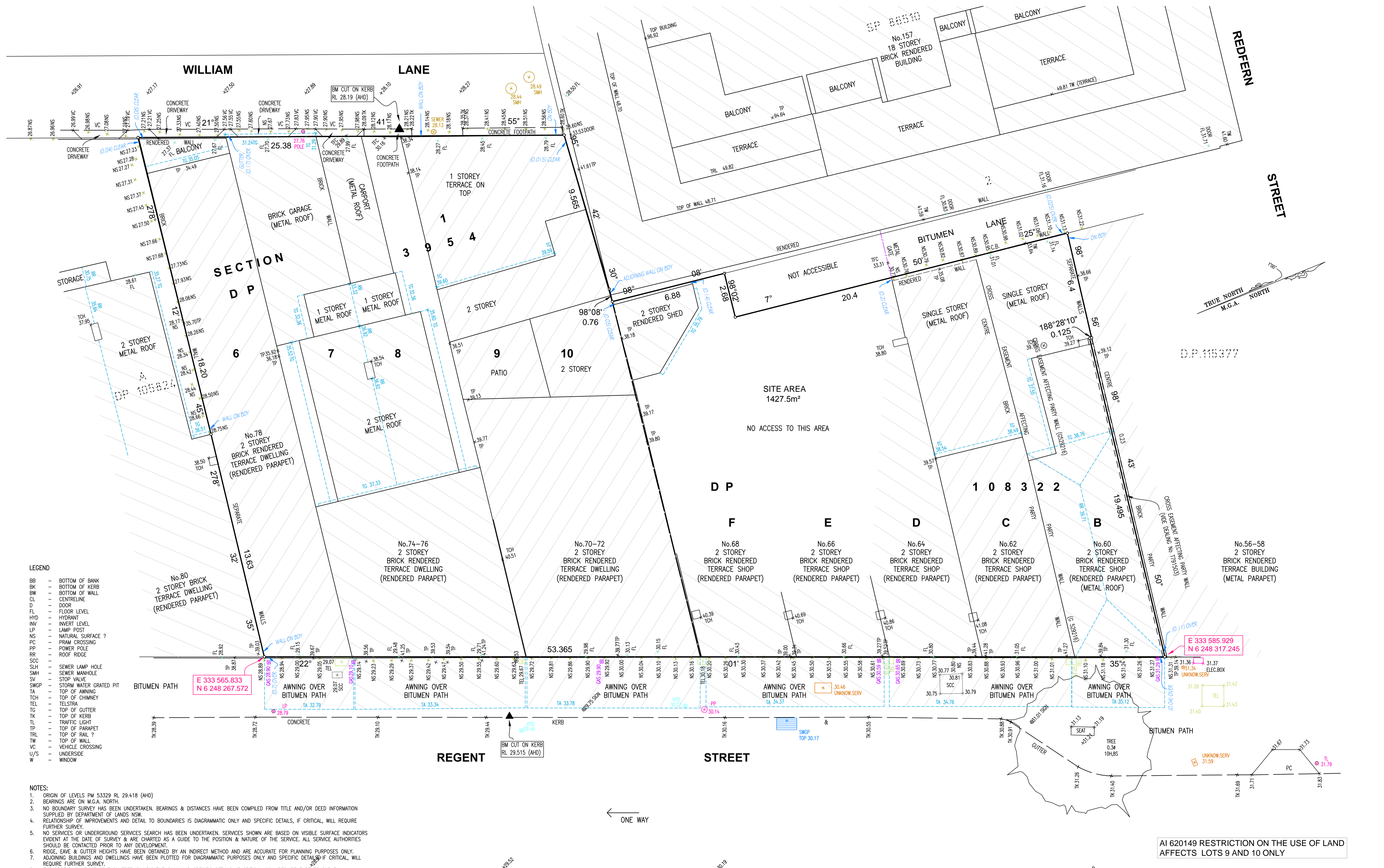
# WILLIAM LANE

S.P.86510  
No.159-161  
18 STOREY  
BRICK RENDERED BUILDING

D.P.115377



# REGENT STREET



- LEGEND**
- BB - BOTTOM OF BANK
  - BK - BOTTOM OF KERB
  - BW - BOTTOM OF WALL
  - CL - CENTRELINE
  - D - DOOR
  - FL - FLOOR LEVEL
  - HYD - HYDRANT
  - INV - INVERT LEVEL
  - LP - LAMP POST
  - NS - NATURAL SURFACE ?
  - PC - PRAM CROSSING
  - PP - POWER POLE
  - RR - ROOF RIDGE
  - SCC - SEWER LAMP HOLE
  - SLH - SEWER MANHOLE
  - SMH - STOP VALVE
  - SWCP - STORM WATER GRATED PIT
  - TA - TOP OF AWNING
  - TCH - TOP OF CHIMNEY
  - TEL - TELSTRA
  - TG - TOP OF GUTTER
  - TK - TOP OF KERB
  - TL - TRAFFIC LIGHT
  - TP - TOP OF PARAPET
  - TRL - TOP OF RAIL ?
  - TW - TOP OF WALL
  - VC - VEHICLE CROSSING
  - U/S - UNDERSIDE
  - W - WINDOW

- NOTES:**
1. ORIGIN OF LEVELS PM 53329 RL 29.418 (AHD)
  2. BEARINGS ARE ON M.G.A. NORTH.
  3. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS & DISTANCES HAVE BEEN COMPILED FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW.
  4. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
  5. NO SERVICES OR UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY & ARE CHARTED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT.
  6. RIDGE, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
  7. ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
  8. THE SPREAD & HEIGHT OF EACH TREE IS INDICATIVE ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.

**PLAN SHOWING DETAIL AND LEVELS AT  
No 60-78 REGENT STREET  
REDFERN**

DATE	BY	REVISION	ISSUE

CONSULTING SURVEYORS		DATE	
DENNY LINKER & CO.		25.08.12	
SYDNEY		ISSUE	
5th Floor 17 RANDLE STREET		SHEET SIZE	
SURRY HILLS N.S.W. 2010		A1	
PH. (02) 9212 4655 FAX (02) 9212 5254		REF. No.: 140732	
		DWG. I.D.:	

