

# Sample

## SURVEYOR'S REPORT



Date: 20<sup>th</sup> October, 2004

Reference No. 12345

Parties: Smith

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As instructed I have surveyed land having a total frontage of 22.6 metres to Lodge Street at Hornsby being Lot 1 in Deposited Plan 844404 in the Local Government Area of Hornsby Parish of South Colah County of Cumberland and being the whole of the land comprised in Folio Identifier 1/844404 of the Torrens Title Register such being shown by red edging on the adjoining sketch the date of the search being 8<sup>th</sup> March 2004.

IN MY OPINION the timber weatherboard cottage on brick foundations with a tiled roof erected thereon stands wholly on the subject land and does not encroach upon any adjoining property or street. The same applies to the aluminium shed erected thereon. The property is known and identified as No. 41 Lodge Street, Hornsby.

Offsets of walls, eaves and gutters from boundaries are as shown on the adjoining sketch.

It would appear that the boundary clearance provisions of the Local Government Act in force at the date of the erection have been complied with.

The carport on the adjoining land to the south encroaches upon the subject land by 30 millimetres as shown on the adjoining sketch.

Fencing has been located at its extremities only and any internal irregularities have not been surveyed. Relationships to boundaries are shown on the adjoining sketch.

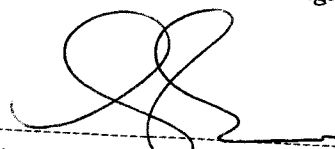
The distances shown from improvements to boundaries are for identification purposes only and are not to be used for boundary definition purposes. Where any new improvements are proposed to be made to the property, further survey and marking of the boundaries may be required.

The property is burdened with an easement to drain water 2 and 4 wide as shown on the adjoining sketch and endorsed on the Certificate of Title.

Other than minor fencing encroachments and that mentioned above there are no further apparent visible encroachments by or upon the subject land.

Full details in relation thereto are shown edged red on the sketch adjoining together with sufficient information for identification purposes.

This report is provided for the sole use of the above named applicant and its mortgagee and no other party may rely on the same.



Signed For And On Behalf Of  
John McDonald Building Services  
A.C.N. 075 728 335

In conjunction with  
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