



FOLIO: 43/36280

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SEARCH DATE	TIME	EDITION NO	DATE
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28/2/2024	11:25 AM	2	13/9/2022

LAND

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LOT 43 IN DEPOSITED PLAN 36280  
AT GRANVILLE  
LOCAL GOVERNMENT AREA CUMBERLAND  
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP36280

FIRST SCHEDULE

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NEW SOUTH WALES LAND AND HOUSING CORPORATION

SECOND SCHEDULE (2 NOTIFICATIONS)

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- 1 AN946659 EASEMENT TO DRAIN WATER 1.0 WIDE AFFECTING THE PART  
DESIGNATED (A) IN PLAN WITH AN946659  
AP851717 VARIATION OF EASEMENT AN946659 SITE VARIED AS  
SHOWN IN PLAN WITH AP851717
- 2 AS411081 EASEMENT TO DRAIN WATER 1.5 WIDE AFFECTING THE PART  
DESIGNATED (B) IN PLAN AS411081

NOTATIONS

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UNREGISTERED DEALINGS: PP DP1300561.

\*\*\* END OF SEARCH \*\*\*



FOLIO: 44/36280

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SEARCH DATE	TIME	EDITION NO	DATE
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28/2/2024	11:25 AM	-	-

VOL 10894 FOL 98 IS THE CURRENT CERTIFICATE OF TITLE

LAND

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LOT 44 IN DEPOSITED PLAN 36280

AT GRANVILLE

LOCAL GOVERNMENT AREA CUMBERLAND

PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND

TITLE DIAGRAM DP36280

FIRST SCHEDULE

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NEW SOUTH WALES LAND AND HOUSING CORPORATION

SECOND SCHEDULE (0 NOTIFICATIONS)

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NIL

NOTATIONS

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UNREGISTERED DEALINGS: PP DP1300561.

\*\*\* END OF SEARCH \*\*\*

Plan Form No. 2 (for Deposited Plan)

*Municipality of Granville*

*Shire of*

D641638 19. 3. 47.

of subdivision of lots 28 to 31 inc. lots 44 to 61 inc. Sec. 1 lots 21 & 22 lots 24 to 40 inc. part lot 32, lots 33 to 40 inc. lots 46 to 49 inc. lot 53 lots 55 to 59 inc. lots 62 to 66 inc. Sec. 2 part lot 24 lots 25 to 31 inc. lots 34 to 40 inc. & lots 43 & 44 Sec. 3 D.P. 5121 & a Reserve for Drainage in Sec. 3 D.P. 5121

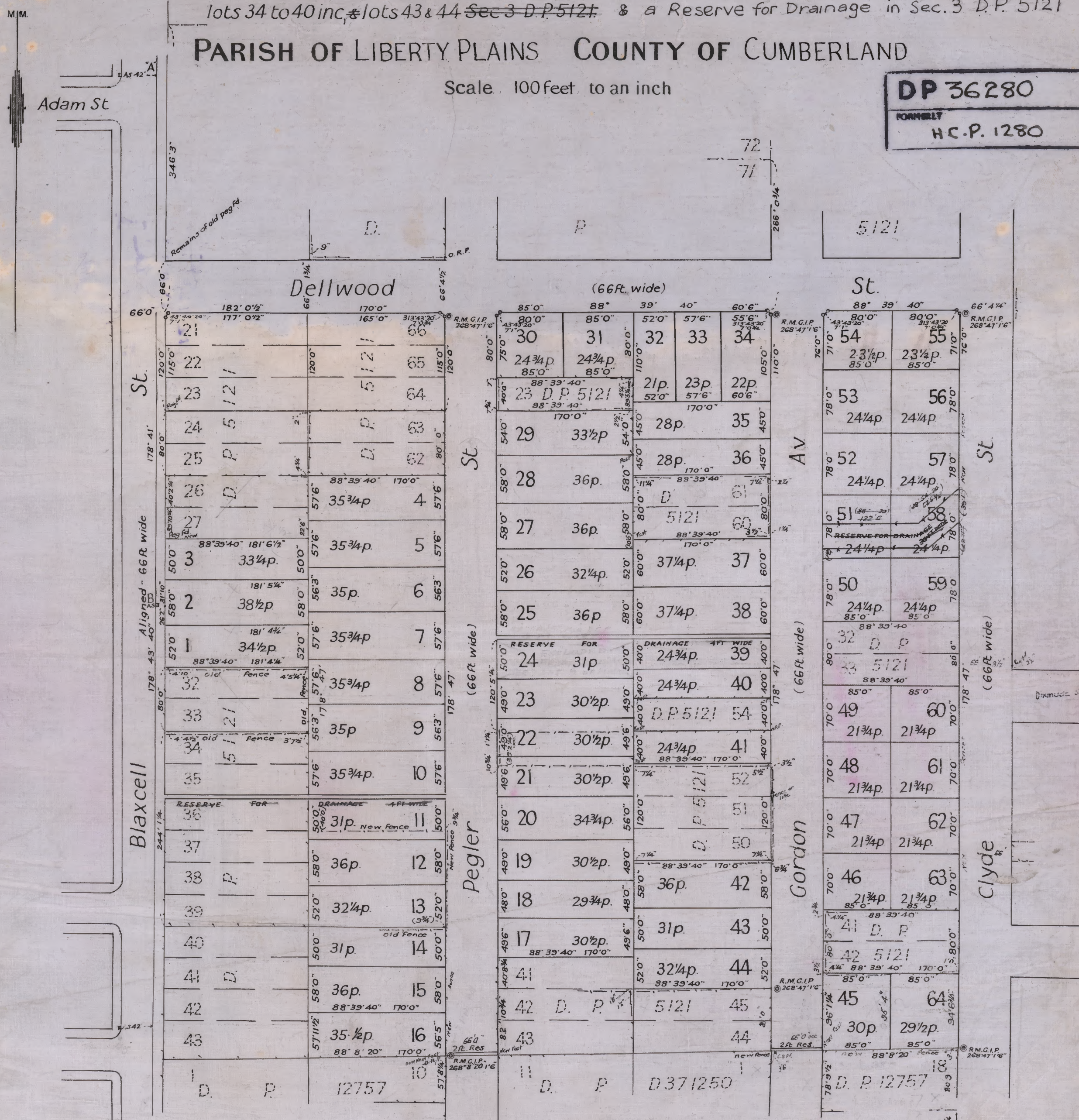
PARISH OF LIBERTY PLAINS    COUNTY OF CUMBERLAND

Scale. 100 feet to an inch

DP 36280

FORMERLY

H.C.P. 1280



~~It is intended to dedicate the splayed corners and the extension of Dellwood St. to the Public.~~

~~Approved by Council & Covered by Council Clerk's Certificate~~

No. \_\_\_\_\_ of \_\_\_\_\_

~~Council Clerk.~~

Datum line of Azimuth A-B.

*Subscribed and declared before me at Sydney*

this 11<sup>th</sup> day of July A.D. 19 45

(Signature).....*W. A. Walsh*.....  
Surveyor registered under the Survey

And I make this solemn declaration conscientiously believing the same to be true,  
by virtue of the provisions of the Oaths Act, 1900

(Signature) W. A. Walsh  
Surveyor registered under the Surveyors Act, 1921

\*Strike out elther (1) or (2).      †Insert date of Survey.



CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 36280		
FEET INCHES		METRES
-	1 1/4	0.032
-	2	0.051
-	2 1/4	0.057
-	2 1/2	0.064
-	2 3/4	0.070
-	3	0.076
-	3 1/2	0.089
-	4 1/4	0.108
-	4 3/4	0.121
-	5 1/2	0.140
-	5 3/4	0.146
-	6 3/4	0.171
-	7 1/4	0.184
-	7 3/4	0.197
-	9 3/4	0.248
-	10 3/4	0.273
-	11 1/4	0.286
1	-	0.305
1	1 1/4	0.337
1	6	0.457
3	6	1.067
3	7 1/2	1.105
4	4 1/2	1.334
4	5 1/4	1.353
4	10	1.473
7	0 3/4	2.153
7	1	2.159
8	-	2.438
17	-	5.182
22	6	6.858
26	2	7.976
26	3	8.001
31	10	9.703
39	-	11.887
39	1	11.913
39	2 1/4	11.944
39	5 1/4	12.021
39	10 1/4	12.148
40	-	12.192
40	2 1/4	12.249
40	8 3/4	12.414
42	-	12.802
42	11	13.081
43	-	13.106
45	-	13.716
48	-	14.630
49	-	14.935
49	6	15.088
50	-	15.240
52	-	15.850
55	6	16.916
56	-	17.069
56	3	17.145
56	5	17.196
57	6	17.526
57	8 1/4	17.583
57	11 1/2	17.666
58	-	17.678
60	-	18.288
60	6	18.440
66	-	20.117
66	1 3/4	20.161
66	3 1/2	20.206
66	4 1/4	20.225
70	-	21.336
71	-	21.641
71	1	21.666
75	-	22.860
76	-	23.165
76	8 1/2	23.381
78	-	23.774
78	9 1/2	24.016
79	9 1/2	24.321
80	-	24.384
80	8 1/4	24.594
80	9	24.613
81	-	24.689



CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 36280 CONTINUED

FEET INCHES		METRES
82	10 3/4	25.267
85	-	25.908
88	-	26.822
94	6 3/4	28.823
95	4	29.058
96	1 1/4	29.293
105	-	32.004
105	2	32.055
110	-	33.528
115	-	35.052
120	-	36.576
165	-	50.292
170	-	51.816
177	0 1/2	53.962
181	4 1/4	55.277
181	4 3/4	55.289
181	5 1/4	55.302
181	6 1/2	55.334
182	0 1/2	55.486
244	1 1/4	74.403
266	0 3/4	81.096
346	3	105.537
450	-	137.160

AC	RD	P	SQ M
-	-	3 1/2	88.5
-	-	21	1
-	-	21 3/4	550.1
-	-	22	556.4
-	-	23	581.7
-	-	23 1/2	594.4
-	-	24 1/4	613.4
-	-	24 3/4	626
-	-	28	708.2
-	-	29 1/2	746.1
-	-	29 3/4	752.5
-	-	30	758.8
-	-	30 1/2	771.4
-	-	31	784.1
-	-	32 1/4	815.7
-	-	33 1/4	841
-	-	33 1/2	847.3
-	-	34 1/2	872.6
-	-	34 3/4	878.9
-	-	35	885.2
-	-	35 1/2	897.9
-	-	35 3/4	904.2
-	-	36	910.5
-	-	37 1/4	942.2
-	-	38 1/2	973.8

Form: 01TO  
Releasee: 1.3  
www.lpma.nsw.gov.au

**TRANSFER GRANTIN  
EASEMENT ETC  
OVER OWN LAND**

New South Wales

Section 46A Real Property Act 1900



**AN946659K**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**(A) TORRENS TITLE**

Servient Tenement 43/36280	Dominant Tenement 17/36280 & 41/2/5121
-------------------------------	-------------------------------------------

**(B) LODGED BY**

Document Collection Box <b>416Q</b>	Name, Address or DX, Telephone, and Customer Account Number if any FAMILY & COMMUNITY SERVICES - Land and Housing Corp. 223-239 LIVERPOOL RD, ASHFIELD NSW 2131 CAN:123287M Reference: SURVEY- BGURL	CODE <b>TO</b>
----------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------

**(C) REGISTERED PROPRIETOR**

of both the dominant and the servient tenements referred to at (A) NEW SOUTH WALES LAND AND HOUSING CORPORATION
--------------------------------------------------------------------------------------------------------------------

**(D) DESCRIPTION**

of the easement EASEMENT TO DRAIN WATER 1.0 WIDE AS SHOWN ON ANNEXURE 'A'
------------------------------------------------------------------------------

**(E) MORTGAGE /  
CHARGE /  
COVENANT  
CHARGE  
(if any)**

affecting the servient / dominant tenement referred to at (A)			
Number	Torrens Title	Type of Instrument	Mortgagee / chargee / covenant chargee

The abovementioned registered proprietor of both the dominant and the servient tenements referred to above hereby grants  
(F) AN EASEMENT out of the servient tenement and appurtenant to the dominant tenement in the terms specified above at (D).

**DATE**

(G) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:

Signature of authorised officer:

Name of witness: MARCEL SIMOR  
Address of witness: L3 31-39 MACQUARIE ST  
PARRAMATTA NSW 2150

Authorised officer's name: STEPHEN JOHN RUGLESS  
Authority of officer: MANAGER SURVEY  
Signing on behalf of: NSW LAND & HOUSING CORP

**CT SIGNATURE  
CANC. & RET.**

**CT SIGNATURE  
CANC. & RET.**

# ANNEXURE "A"

## TO TRANSFER GRANTING EASEMENT

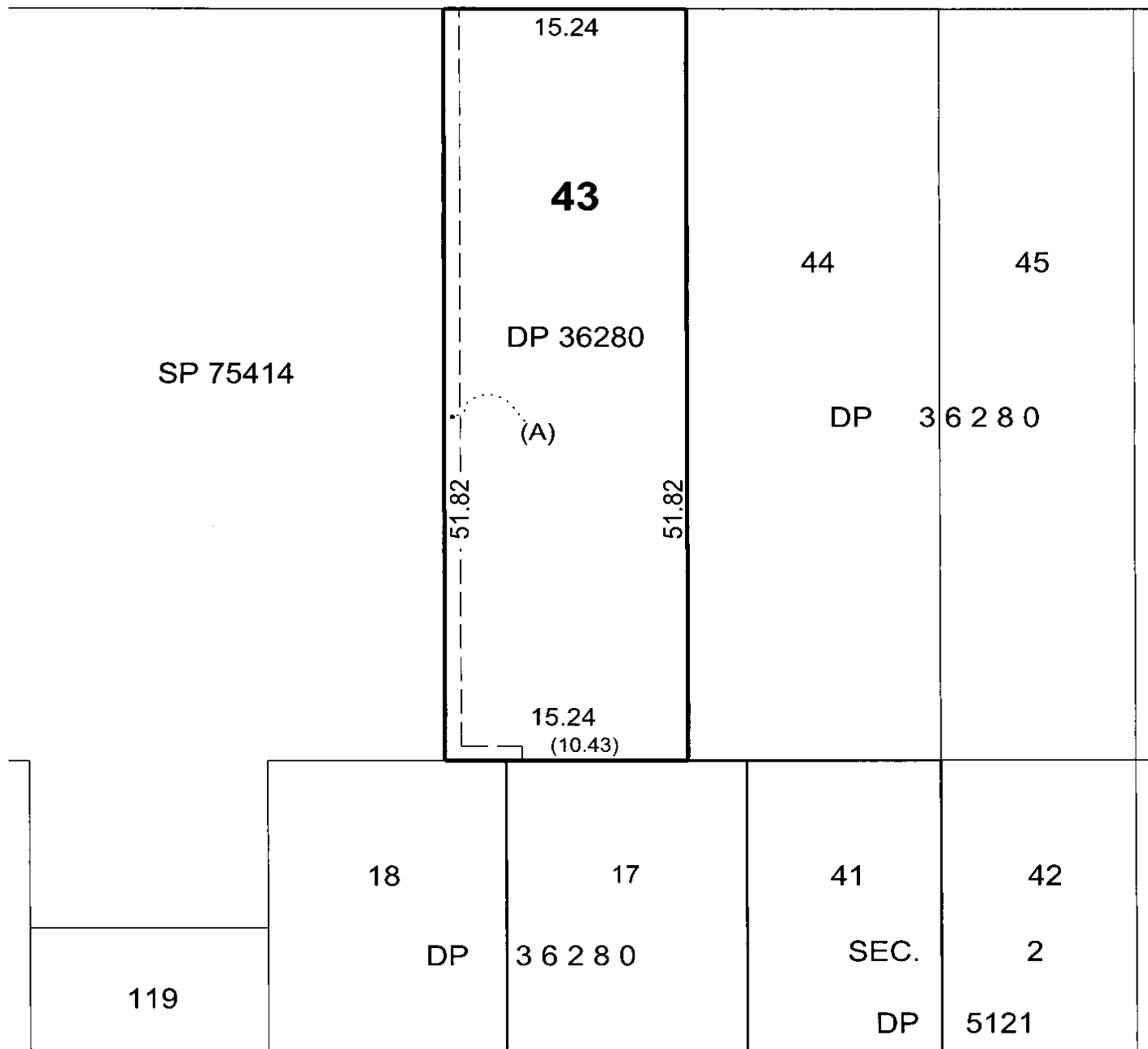
PLAN SHOWING EASEMENT TO DRAIN  
 WATER 1.0 WIDE OVER LOT 43 DP 36280



**GORDON**

(20.115 WIDE)

**AVENUE**



(A) EASEMENT TO DRAIN WATER 1.0 WIDE

SCALE 1:400

Page 2 of 2

Form: 20EV  
Release: 4-1

**VARIATION  
OF EASEMENT**  
New South Wales



**AP851717B**

Section 47(5A) Real Property Act 1900

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) <b>TORRENS TITLE</b>	Servient Tenement 43/36280	Dominant Tenement 17/36280 & 41/2/5121
(B) <b>EASEMENT VARIED</b>	Number of Easement AN946659K	Nature of Easement EASEMENT TO DRAIN WATER 1.0 WIDE
(C) <b>LODGED BY</b>	Document Collection Box <b>416Q</b>	Name, Address or DX, Telephone, and Customer Account Number if any Planning, Industry & Environment - Land & Housing Corp. 223-239 LIVERPOOL RD, ASHFIELD NSW 2131 CAN:123287M Reference: SURVEY - BGURL
	CODE <b>EV</b>	
(D) <b>APPLICANT (1)</b>	Registered proprietor of the servient tenement NEW SOUTH WALES LAND AND HOUSING CORPORATION	
(E) <b>APPLICANT (2)</b>	Registered proprietor of the dominant tenement NEW SOUTH WALES LAND AND HOUSING CORPORATION	

- (F) The applicants, having varied the above easement as set out in annexure hereto, apply to have the  
(G) variation recorded on the relevant Torrens Title(s).  
(H) The consent of any registered lessee of the dominant tenement or the servient tenement is annexed hereto and marked  
**DATE**

- (I) I certify that I am an eligible witness and that an authorised officer of the registered proprietor of the servient tenement signed this dealing in my presence.  
[See note\* below].

Signature of witness:

Name of witness: NIK RISTEVSKI  
Address of witness: 31-39 MACQUARIE ST  
PARRAMATTA NSW 2150

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:

Authorised officer's name: MARCEL SIMOR  
Authority of officer: A/PRINCIPAL SIO  
Signing on behalf of: NSW LAND & HOUSING CORP

I certify that I am an eligible witness and that an authorised officer of the registered proprietor of the dominant tenement signed this dealing in my presence.  
[See note\* below].

Signature of witness:

Name of witness: NIK RISTEVSKI  
Address of witness: 31-39 MACQUARIE ST  
PARRAMATTA NSW 2150

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:

Authorised officer's name: MARCEL SIMOR  
Authority of officer: A/PRINCIPAL SIO  
Signing on behalf of: NSW LAND & HOUSING CORP

- (J) I certify that I am an eligible witness and that the  
N/A signed this dealing in my  
presence. [See note\* below].

Signature of witness:

Name of witness:

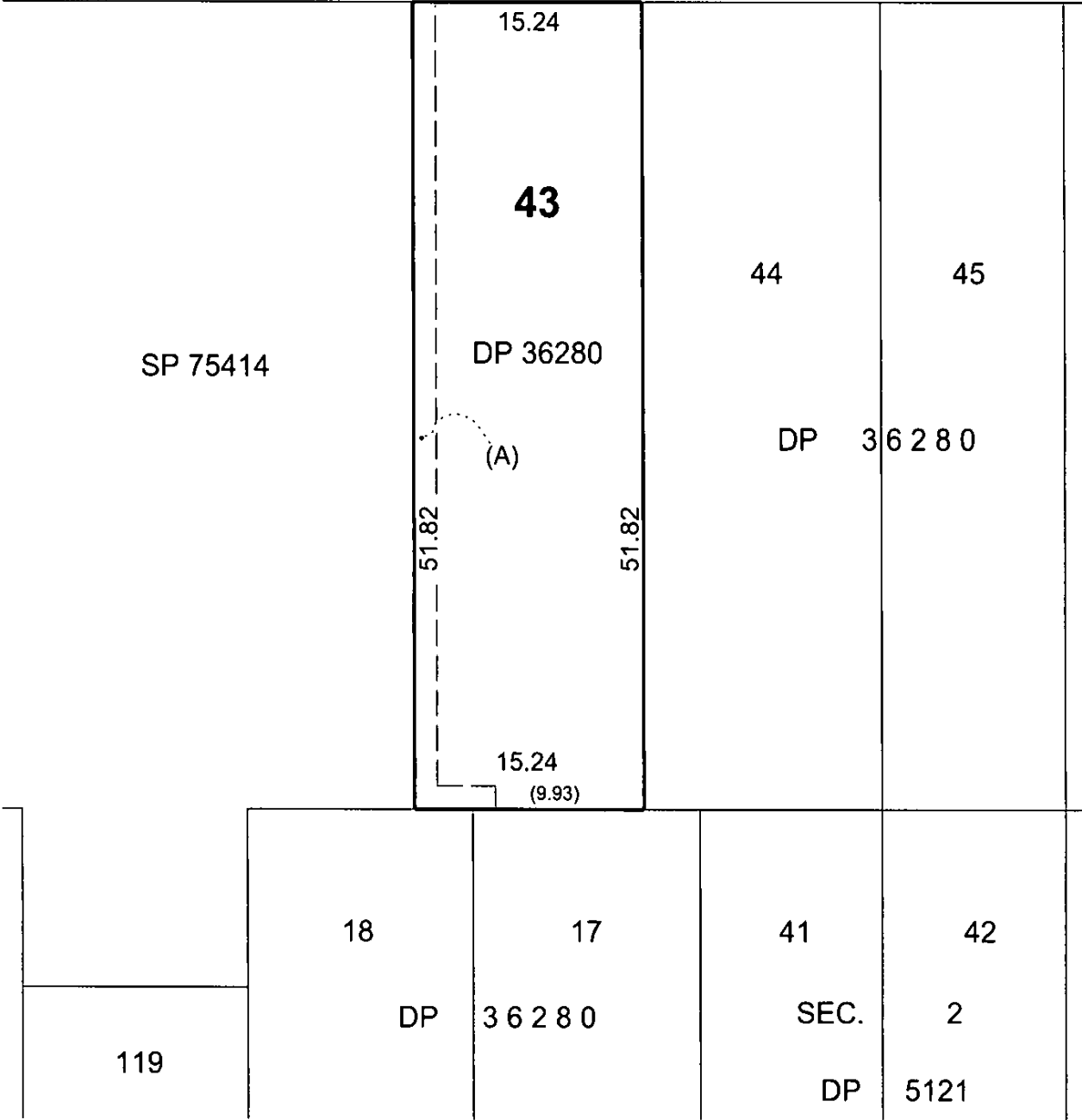
Address of witness:

Certified correct for the purposes of the Real Property Act 1900 by the under  
No. shown on folio of the  
Register  
Signature of the NOT APPLICABLE

**ANNEXURE "A"**  
**TO TRANSFER GRANTING EASEMENT**  
PLAN SHOWING EASEMENT TO DRAIN  
WATER 1.5 WIDE OVER LOT 43 DP 36280



**GORDON** (20.115 WIDE) **AVENUE**



(A) EASEMENT TO DRAIN WATER 1.5 WIDE

SCALE 1:400  
Page 2 of 2

Lodger Details

Lodger Code 504619Q  
Name LEGAL ONE SERVICES  
Address L 1, UNIT 1, 190 GEORGE ST  
PARRAMATTA 2150  
Lodger Box 1W  
Email AEID@LEGAL1.COM.AU  
Reference GHADDAR AND FAR

Land Registry Document Identification

AS411081

STAMP DUTY:

Transfer Granting Easement

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference	Part Land Affected?	Land Description
43/36280	N	

Transferor

NEW SOUTH WALES LAND AND HOUSING CORPORATION ABN 24960729253  
State/Territory government or body

Transferee

YOUSSEF IBRAHIM GHADDAR

Transferee

HANAN FARAJ

Consideration

\$24750.00

Date of Easement

03/08/2022

Description of Easement

Details Easement to Drain Water 1.5 metres wide, designated (b) in the plan annexed hereto and marked "A"

Servient Tenement

Land Title Reference 43/36280

Dominant Tenement

Land Title Reference 18/36280

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Plan

Execution

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of NEW SOUTH WALES LAND AND HOUSING CORPORATION

Signer Name LISA SANDRA HOBOURN

Signer Organisation NEW SOUTH WALES LAND AND HOUSING CORPORATION

Signer Role PRACTITIONER CERTIFIER

Execution Date 23/08/2022

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

**Executed on behalf of** YOUSSEF IBRAHIM GHADDAR  
**Signer Name** BRENDAN SEDRAK  
**Signer Organisation** LEGAL ONE SERVICES PTY LTD  
**Signer Role** PRACTITIONER CERTIFIER  
**Execution Date** 23/08/2022

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.  
The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.  
The Certifier has retained the evidence supporting this Registry Instrument or Document.  
The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

**Executed on behalf of** HANAN FARAJ  
**Signer Name** BRENDAN SEDRAK  
**Signer Organisation** LEGAL ONE SERVICES PTY LTD  
**Signer Role** PRACTITIONER CERTIFIER  
**Execution Date** 23/08/2022

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ANNEXURE A  
PLAN SHOWING PROPOSED EASEMENT  
OVER LOT 43 IN DP 36280

NO 70 GORDON AVENUE, SOUTH GRANVILLE

SCALE: 1:250

LGA: CUMBERLAND

PARISH: LIBERTY PLAINS

COUNTY: CUMBERLAND

DATE: 21/08/2022

GORDON AVENUE

