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SURVEY REPORT

Our Reference: 25478-ID

Date: 18th September 2025

Mia Tran

RE: Property at No. 42 Allingham Street, Condell Park

In accordance with your instructions, we have surveyed the whole of the land being comprised in Folio Identifier 101/239591 described as Lot 101 in Deposited Plan 239591, situated at Condell Park in the Local Government Area of Canterbury-Bankstown and having frontage to Allingham Street.

Upon the subject land stands an existing single storey rendered residence with a tile roof known as No. 42 Allingham Street, Condell Park, together with a rendered and clad outbuilding with a metal and tile roof, all as shown on the adjoining sketch.

The purpose of the survey was to locate the residence and outbuilding in relation to their adjacent boundaries which are shown on the adjoining sketch.

The distances shown from the residence and outbuilding to boundaries are for identification purposes only and are not to be used for boundary definition purposes.

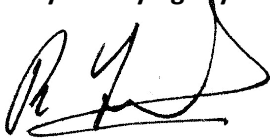
Reduced levels of the roof ridges and floors of the residence and outbuilding have been determined above the Australian Height Datum (A.H.D.) as shown on the adjoining sketch.

The subject land is burdened by an Easement to Drain Water 1.83 Metres Wide, created by Deposited Plan 239591, as shown on the adjoining sketch.

Details in relation to the subject land are shown on the adjoining sketch, together with sufficient information for identification purposes only of the single storey rendered residence and rendered and clad outbuilding.

The boundaries of the subject land have not been marked. Other fencing, structures or encroachments have not been investigated in this report. Any improvements to be erected on or near the boundaries will require further survey.

Yours faithfully,
New Way Surveying Pty Ltd



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Russell Colin Tiesler ID: 2104

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