

# **M. Y. XU & Co.**

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Gordon HLHS Epping Pty Ltd  
18 Allengrove Crescent  
North Ryde NSW 2113

Our Ref: 13748-D3  
Date: 13/12/2017

Dear Sir or Madam:

Under your instruction, I have surveyed the land at Epping, in the Local Government Area of City of Parramatta, Parish of Field of Mars and County of Cumberland, having frontages to Cliff Road and Carlingford Road, being strata plan 96568.

The subject land is affected by Covenants created by the registration of dealings B903658, B856773, B2725, B518330, B867995 and B676399. It is also affected by Restriction(s) on the Use of Land created by the registration of Deposited Plan 854281, Easement for Electricity and other Purposes created by the registration of Transfer Granting Easement AM802239, Easement for Garbage Collection Purposes, Positive Covenant and Restriction on the Use of Land created by the registration of Strata plan 96568.

The Covenants, Positive Covenant and Restriction have not been investigated by this survey.

Standing upon the land in the position shown on the attached sketch are six storey rendered units having concrete roofs with basement parking under.

The boundary clearance of the rendered units, fences and other improvements are as shown on the sketch.

As indicated on the sketch the dintel retaining wall stands over the North-western boundary of the subject land by up to 0.03 metres.

Subject to the above, there is no other apparent encroachment by or upon the subject land.

This report should not be relied on by any third party. If future development is contemplated on or near boundaries of the subject land, a further survey should be made to mark those boundaries.

Yours faithfully  
M. Y. XU & Co.  
Surveyors & Development Consultants



Martin Xu  
Surveyor Registered Under  
The Surveying Act, 2002

THIS IS THE SKETCH REFERRED TO IN AND ANNEXED TO OUR  
REPORT OF SAME REFERENCE NUMBER AND EVEN DATE.