

## Easement Advice – Cabramatta Road & Broomfield Street

Dealing no.	Type of easement	Lot benefited	Lot burdened	Easement site	Terms of easement	Date created	How it was created	HR Comments
G196350	Cross easement creating in relation to brick party wall	4 in DP438982 (Cammareri Land)	5 in DP25618 (Medich Land)	Boundary of Lots 4 and 5, its approximate location is shown coloured pink in the marked up plan attached.	Section 181B of the Conveyancing Act	December 1954	Memorandum of Transfer in relation to Lots 3 and 4 in DP25618	<p>The terms of the easement requires the “party wall” to remain to allow the lots benefited to enjoy the support it offers.</p> <p>Assuming that the party wall still exists, your development would need to ensure that it remains intact between the boundary of Cammareri Land and Lot 5.</p>
		5 in DP25618 (Medich Land)	4 in DP25618 (Cammareri Land)	Note: The original dealing refers to the plan annexed to it marked “X”. However, no plan is annexed to the dealing and accordingly the easement site location was identified from looking at cancelled titles for lots 4 and 5 and the plan 438982.				

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G568513	Right of Carriage Way	5, 6, 7 and 8 in DP25618 (Medich Land)	1 in DP25618 and 1 in DP203855 (Lo Property Land)	7 feet wide along the eastern boundaries of lots burdened being the part of the orange coloured areas in the attached plan.	Part 1 of Schedule 8 of the Conveyancing Act	20 August 1956	Memorandum of Transfer in relation to whole of 6953-209	This part of the easement benefits Medich Land allowing the Medich Land the right to use the part of the easement created on Lo Property Land.
		2 in DP650696 (Lo Property Land)  1 in DP203855 (Lo Property)	3 in DP25618 (Lim & Lo Land)  Lots 4 in DP43982 (Cammareri Land)					This part of the easement is between Lo Property Land and Lim & Lo Land and Cammareri Land and does not affect your development.
		3 in DP25618 (Lim and Lo Land)	8 in DP25618 (Medich Land)	3 feet wide coloured green in the attached plan				You need to ensure that there is no substantial interference to Lim and Lo's right to use the site of the easement during and following construction.

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		<p>3 in DP25618 (Lim and Lo Land)</p> <p>The benefit of this easement has been released under dealing L569106.</p>	<p>1 in DP25618 (Lo Property Land)</p>	<p>10 feet wide coloured yellow in the plan attached.</p>				<p>This easement was granted to allow pedestrian and vehicular access for Lot 4 to pass through the site of the easement. However, this part of the easement has been released and it appears that a building has been constructed over the site of this easement.</p>

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G930318	Right of way	4 in DP438982 (Cammareri Land)	3 in DP25618 (Lim & Lo Land)	4 feet 8 inches wide which is located between the boundary of Lot 3 and Lot 4 which approximate location is shown hatched in the plan attached.	full and free rights for the transferors, their executors, administrators, assigns, lessees and invitees at all times for all purposes to go pass and repass over 3/25618 by means of any stairway erected thereon or by any other means howsoever	25 October 1956	Memorandum of Transfer in relation to Lot 3 in DP25618	This part of the easement is between Lim & Lo Land and Cammereri Land and does not affect your development.
	Right of Carriage way	3 in DP25618 (Lim & Lo Land)	4 in DP25618 (Cammareri Land)	The part of the right of carriageway highlighted in orange in the plan attached which runs across Lot 4's boundary.	Part 1 of Schedule 8 of the Conveyancing Act			

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	Right of Carriage way	4 in DP25618 (Cammareri Land)	3 in DP25618 (Lim & Lo Land)	The part of the right of carriageway coloured orange in the plan attached which runs across Lot 3's boundary.	Part 1 of Schedule 8 of the Conveyancing Act			
G568514	Right of Carriage way	3 in DP25618 (Lim & Lo Land)  4 in DP438982 (Cammareri Land)	2 in DP 650696 (Lo Property Land)  5 to 8 in DP25618 (Medich Land)	Areas running across lots burdened coloured orange in the plan attached.	Part 1 of Schedule 8 of the Conveyancing Act	August 1957	Memorandum of Transfer in relation to whole of 6288-78 and 6288-79	You need to ensure that there is no substantial interference to Lim and Lo and Cammareri's right to use the site of the easement during and following construction.
		3 in DP25618 (Lim & Lo Land)  4 in DP438982 (Cammareri Land)	8 in DP25618 (Medich Land)	3 feet wide along the western boundary Medich Land coloured green in the plan attached.				You need to ensure that there is no substantial interference to Lim and Lo and Cammareri's right to use the site of the easement during and following construction.

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		4 in DP25618 (Cammareri Land)  The benefit of this easement has been released under dealing L569106.	1 in DP 25618 (Lo Property Land)	10 feet wide coloured yellow in the plan attached.				This easement was granted to allow pedestrian and vehicular access for Lot 4 to pass through the site of the easement. However, this part of the easement has been released and it appears that a building has been constructed over the site of this easement.
G419041	Right of Carriageway (according to a title searches. But the dealing refers to Right of Way)	5, 6, 7 and 8 in DP25618 (Medich Land)  5, 6, 7 and 8 in DP25618 (Medich Land)	1 in DP25618 (Lo Property Land)  2 in DP650696 (Lo Property Land)  1 in DP203855 (Lo Property and)	Areas running across lots burdened coloured orange in the plan attached.  Area running across lots burdened coloured orange in the plan attached.	Part 1 of Schedule 8 of the Conveyancing Act	1956	Memorandum of Transfer	In essence, this allows Medich Land vehicular and pedestrian access over the right of carriageway.

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		2 in DP650696 (Lo Property Land)	8 in DP25618 (Medich Land)	3 feet wide along the western boundary Medich Land coloured green in the plan attached.				You need to ensure that there is no substantial interference to Lo's right to use the site of the easement during and following construction.
		2 in DP650696 (Lo Property Land)	5, 6 and 7 in DP25618 (Medich Land)	Area running across lots burdened coloured orange in the plan attached.				Whilst the title search for the lot benefited notes this part of the easement, the title searches for the lots burdened does not note that the lots burdened are burdened by this part of easement. However, it would appear logical that the Medich Land is burdened by this easement site when read with the other dealings as a whole.

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		5, 6, 7 and 8 in DP25618 (Medich Land)	1 in DP25618 (Lo Property Land) 2 in DP650696 (Lo Property Land)	10 feet wide coloured yellow in the plan attached.				<p>Whilst the title searches for the lots benefited (Medich Land) indicates that the lots burdened (Lo Property Land) are burdened by the easement coloured yellow in the plan attached, the title searches for the lots burdened (Lo Property Land) does not show that they are burdened.</p> <p>Further, the dealing G419041 and the title searches for the lots burdened indicate that both Lots 1 and 2 are burdened. However, the easement site forms part of Lot 1 and therefore, it appears that the intention was to burden Lot 1 only.</p> <p>Ultimately this dealing does not create an affectation for the Medich Land so will not be a concern for your development. However, further investigation would be required before we could confirm that the Medich Land is benefited by this easement.</p>



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		2 in DP650696	Lots 5-8 in DP25618 (Medich Land)	Areas running across lots burdened coloured orange in the plan attached.				
E981895	Easement for support	1 in DP203855 (Lo Land)	3 in DP25618 (Lim & Lo Land)	Area that is 0.134 wide running parallel to the boundary of the lot burdened marked "0.134" on the plan attached	Lo land may encroach structures on Lim & Lo Land	Around December 1992	Transfer Granting Easement	This easement is between Lo Land and Lim & Lo Land and does not affect your development.