



REALSERVE

START CONFIDENT.

SURVEYOR'S REPORT

No. 15 Adare Place, Killarney Heights, NSW
8/80/758566

SURVEYOR'S REPORT



Date: 26th November 2024

Ref No: 91241

Instructed By: Jairo Candena

ABN: 61 442 770 200

Realserve Pty Ltd

Suite 37, 6 Meridian Place Bella Vista, NSW, 2153

T: 1800 961 668 E: sales@realserve.com.au

www.realserve.com.au

Identification Survey - No. 15 Adare Place, Killarney Heights, NSW

Further to your instructions and for your private use we have surveyed, where accessible & for identification purposes only, the land comprised in Computer Folio Certificate Title Reference:

- 8/80/758566 being Lot 8 in Section 80 of Deposited Plan 758566

The Folio Certificate Search as obtained from NSW Land Registry Services is certified to 13/11/2024.

Location of Subject Land

Locality: Killarney Heights
Local Government Area: Northern Beaches
Parish: Manly Cove
County: Cumberland

The subject land is known as No. 15 Adare Place and has a road frontage to Adare Place.

The area of Lot 8 in Section 80 DP 758566 is 904.2 m² (by DP 758566) and 907.8 (by Survey).

Improvements on the Subject Land

Erected on the subject land is single storey rendered building. The building structures as surveyed stand within the subject property and the location relative to subject property boundaries is as shown on the accompanying plan. Encroachments are as noted below.

Fencing

The land is partially walled & fenced as shown on the accompanying plan.

Encroachments

In my opinion there appears to be no visible encroachments by or upon the subject property in the survey area as surveyed & where accessible.

SURVEYOR'S REPORT

Date: 26th November 2024

Ref No: 91241

Instructed By: Jairo Candena

ABN: 61 442 770 200

Realserve Pty Ltd

Suite 37, 6 Meridian Place Bella Vista, NSW, 2153

T: 1800 961 668 E: sales@realserve.com.au

www.realserve.com.au

Registered Encumbrances, Easements and Interests

Lot 8 in Section 80 DP 758566

- 1) Land excludes minerals and is subject to reservations and conditions in favour of the Crown - see Crown Grant(s)
- 2) Excepting the land below a depth from the surface of 15.24 metres by the Crown Grant
- 3) A1841156 mortgage to Westpac Banking Corporation

Boundary Reinstatement

The boundaries have been identified from title dimensions and survey measurements to marks & monuments recorded on existing registered survey plans of the subject and adjoining lands.

This report and accompanying plan have been prepared for Identification purposes only and as such is not a new survey of the title dimensions and should not be used for any other purpose other than to identify the subject land.

Investigations have not been carried to the substantiate if there are any subterranean encroachment. Title dimensions of the property, together with further particulars, sufficient for the purpose of identifying part of the subject land, are clearly indicated on the plan.

This survey & report is not registered at NSW Land Registry Services. Subsequent registered or other surveys in the area may affect boundary definition as shown in this report. Any differences so caused to the boundary definition in this report are beyond the control of the signing Registered Surveyor who can accept no responsibility for such differences.

This report is to be read in conjunction with the accompanying Plan of Identification Survey.



Justice Foli
Registered Surveyor
Surveyor ID: SU010122

Attachments

Plan of Identification Survey

GENERAL / SPECIFIC NOTES

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. THE INFORMATION SHOWN ON THIS PLAN OR IN THE ASSOCIATED CAD FILE IS SUPPLIED ON THE CONDITION THAT THESE GENERAL NOTES ARE ALWAYS SHOWN/KEPT ON ANY COPY OR EXTRACT OF THE HARD COPY/DATA FILE.

INFORMATION SHOWN ON THE SUPPLIED HARD COPIES TAKES PRECEDENCE OVER ANY DIGITAL OR ELECTRONIC DATA.

THIS PLAN HAS BEEN PREPARED FOR FEATURE & LEVEL PURPOSES ONLY OVER THE SUBJECT SURVEY AREA.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) THE ORIGIN OF WHICH IS PM 8359 RL 75.859 AHD (SOURCE: SCIMS 13-11-2024).

THE LOCATION OF PROPERTY BOUNDARIES HAVE BEEN IDENTIFIED FROM SURVEY MEASUREMENTS & REGISTERED PLANS OBTAINED FROM NSW LAND REGISTRY SERVICES & REPRESENT TITLE DIMENSIONS.

ANY CONSTRUCTION OR WORKS RELYING ON CRITICAL SETBACKS FROM BOUNDARIES WILL REQUIRE ADDITIONAL BOUNDARY SURVEY & PLACEMENT OF BOUNDARY/SETOUT MARKS PRIOR TO COMMENCEMENT OF ANY WORKS. REALSERVE WILL NOT BE HELD RESPONSIBLE FOR ANY ISSUES RESULTING FROM NON COMPLIANCE WITH THIS ADVICE.

REFER TO THE SUBJECT CERTIFICATE(S) OF TITLE FOR FULL DETAILS OF ANY EASEMENTS, RESTRICTIONS OR COVENANTS.

NO EASEMENTS BURDENING OR BENEFITING THE SUBJECT LAND (CERTIFICATE OF TITLE DATED 13-11-2024)

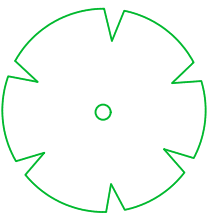
THE BOUNDARIES SHOULD BE FULLY SURVEYED, MARKED &/OR SURVEY SETOUT MARKS PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK, PARTICULARLY IF BOUNDARY SETBACKS ARE CRITICAL.

THE RECORDS OF THE SERVICE AUTHORITIES HAVE NOT BEEN INVESTIGATED. ONLY THOSE SERVICES VISIBLE / APPARENT AT THE TIME OF SURVEY HAVE BEEN SHOWN.

THE LOCATION & LEVELS OF BUILDING RIDGES AND ROOF FEATURES HAVE BEEN DETERMINED BY INDIRECT METHODS (WHERE VISIBLE) & ACCURATE TO APPROXIMATELY +/- 0.02m.

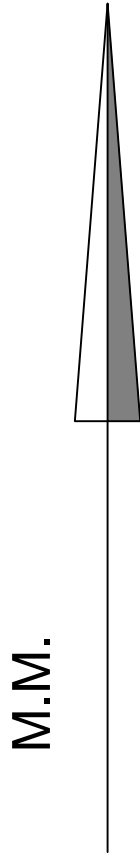
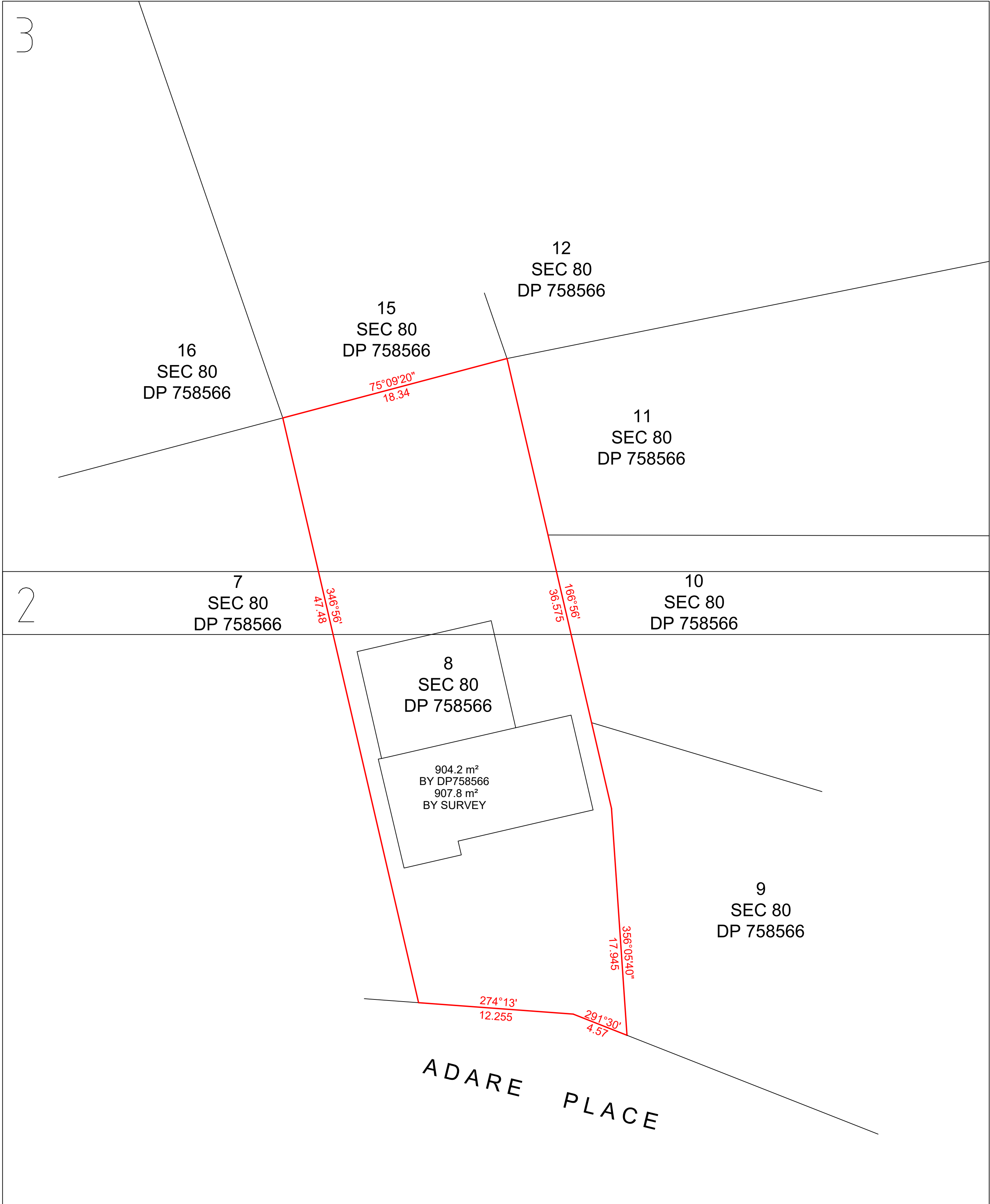
ADJACENT WINDOWS HAVE BEEN OBTAINED WHERE VISIBLE FROM THE SUBJECT LOT.

LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
EXCEPTING THE LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES BY THE CROWN GRANT



SCHEDULE APPROX TREE SIZING

- TR3 : TREE APPROX. 0.3Ø TRUNK 6 SPREAD & HEIGHT
TR4 : TREE APPROX. 0.4Ø TRUNK 8 SPREAD & HEIGHT
TR5 : TREE APPROX. 0.5Ø TRUNK 10 SPREAD & HEIGHT
TR6 : TREE APPROX. 0.6Ø TRUNK 12 SPREAD & HEIGHT
TR8 : TREE APPROX. 0.8Ø TRUNK 16 SPREAD & HEIGHT
TR10 : TREE APPROX. 1.0Ø TRUNK 20 SPREAD & HEIGHT



- SCHEDULE OF ABBREVIATIONS:
- AC - AIR CONDITIONING
 - CBW - CONCRETE BLOCK WALL
 - COL - COLUMN
 - DR - DRAIN
 - DRR - ROLLER DOOR TOP
 - FL - FLOOR LEVEL
 - GB - GARDEN BORDER
 - GLFC - GLASS FENCE
 - GP - GRATED PIT
 - IK - INVERT OF KERB
 - IO - INSPECTION OPENING
 - INV - INVERT OF PIT
 - LBX - LETTERBOX
 - LK - LIP OF KERB
 - MH - MANHOLE
 - RI - RIDGE (APPROX +/-20mm HEIGHT)
 - RWB - RETAINING WALL BOTTOM
 - RWT - RETAINING WALL TOP
 - RT - ROOF TOP (APPROX +/-20mm HEIGHT)
 - STR - STAIR
 - TCBW - TIMBER CLAD CONCRETE BLOCK WALL
 - TFC - TIMBER FENCE
 - TG - TOP OF GUTTER
 - TK - TOP OF KERB
 - TW - TOP OF WALL
 - US - UNDERSIDE OF STRUCTURE
 - VER - VERANDAH
 - WMT - WATER METRE
 - WS - WINDOW SILL (APPROX +/-20mm HEIGHT)
 - WS1 - WINDOW SILL LEVEL 1 (APPROX +/-20mm HEIGHT)
 - WT - WINDOW TOP (APPROX +/-20mm HEIGHT)
 - WT1 - WINDO TOP LEVEL 1 (APPROX +/-20mm HEIGHT)

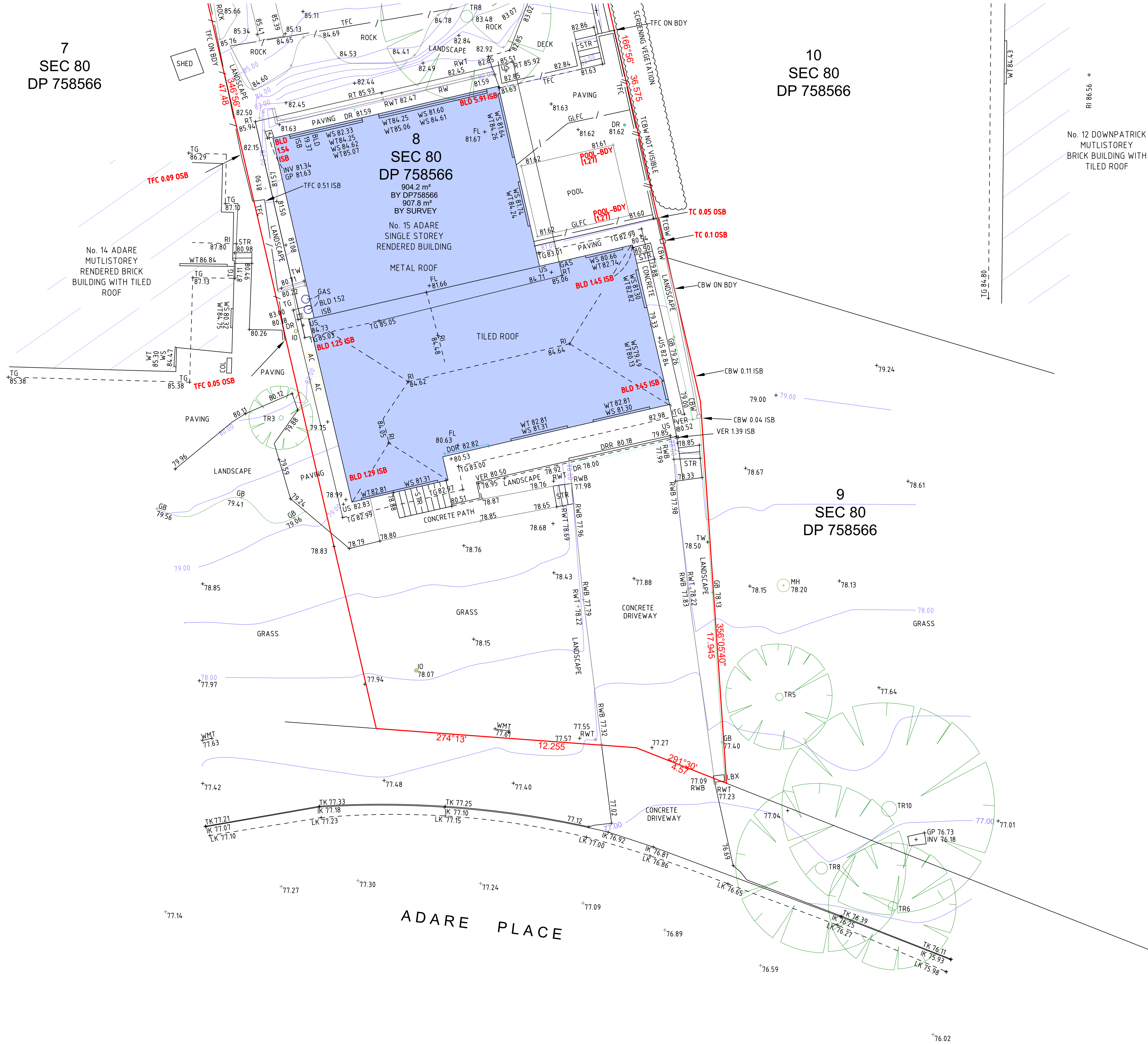
Australia New Zealand REALSERVE Start confident.	Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning ph. 02 9629 9377 www.realserve.com.au	DATE	REV	COMMENTS	PLAN PREPARED FOR: JAIRO CADENA	DATUM : A.H.D.	SCALE : N/A	DATE : 26-11-2024	DESCRIPTION: PLAN SHOWING IDENTIFICATION AND SELECT FEATURE & LEVELS LOT 8 IN SECTION 80 DP 758566 No. 15 ADARE PLACE, KILLARNEY HEIGHTS, NSW
						ORIGIN OF LEVELS : PM 8359	LOCALITY : KILLARNEY HEIGHTS	SURVEY : YA/SM	
						CONTOUR INTERVAL : N/A	L.G.A. : NORTHERN BEACHES	DRAWN : SM	
						SHEET No. 1 OF 3	REF: 91241SM	CHECKED : JF	

This is the plan referred to in my report dated 26.11.2024

Justice Foll
Registered surveyor - Surveyor ID No: SU010122

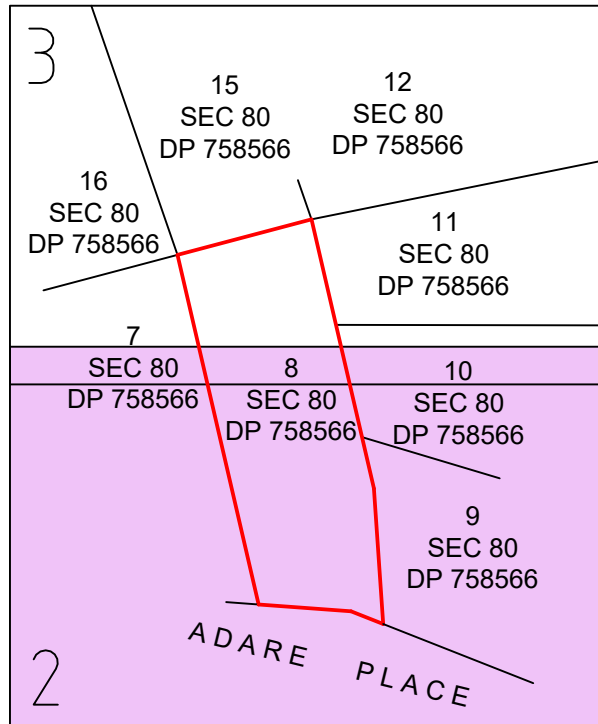
7
SEC 80
DP 758566

10
SEC 80
DP 758566



No. 12 DOWNPATRICK
MUTLISTOREY
BRICK BUILDING WITH
TILED ROOF

9
SEC 80
DP 758566



LOCATION PLAN
NOT TOO SCALE

M.M.

0 1 2 3 4 5
SCALE 1 : 100

DATE	REV	COMMENTS

PLAN PREPARED FOR:

JAIRO CADENA

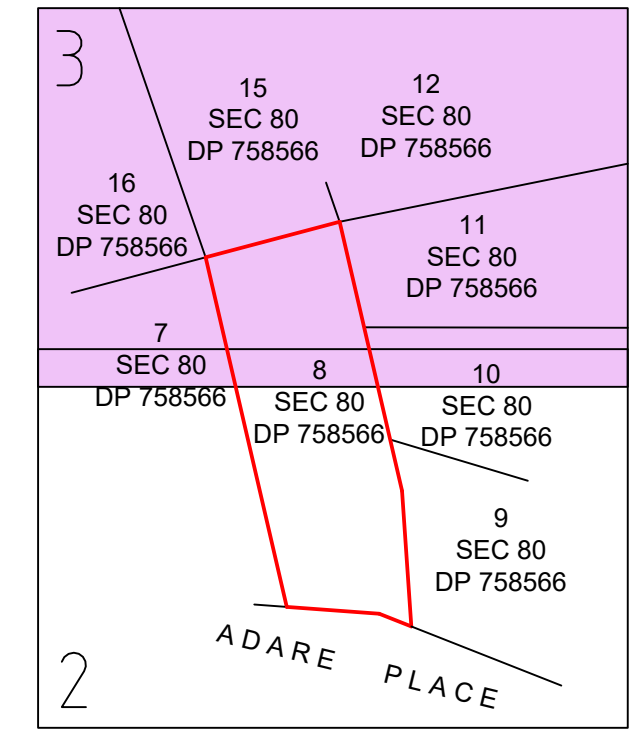
DATUM : A.H.D.	SCALE : 1:100 @ A1	DATE : 26-11-2024
ORIGIN OF LEVELS : PM 8359	LOCALITY : KILLARNEY HEIGHTS	SURVEY : YA/SM
CONTOUR INTERVAL : 0.5m	L.G.A. : NORTHERN BEACHES	DRAWN : SM
SHEET No. 2 OF 3	REF : 91241SM	CHECKED : JF

DESCRIPTION:

PLAN SHOWING IDENTIFICATION AND SELECT
FEATURE & LEVELS

LOT 8 IN SECTION 80 DP 758566
No. 15 ADARE PLACE, KILLARNEY HEIGHTS, NSW

M.M.



LOCATION PLAN
NOT TO SCALE

This is the plan referred to in my report dated
26.11.2024
Justice Foli
Registered surveyor - Surveyor ID No: SU010122

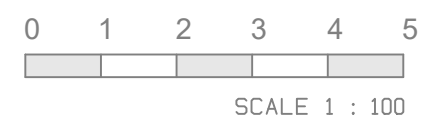
7
SEC 80
DP 758566

15
SEC 80
DP 758566

12
SEC 80
DP 758566

11
SEC 80
DP 758566

10
SEC 80
DP 758566



DATE	REV	COMMENTS

PLAN PREPARED FOR:
JAIRO CADENA

DATUM : A.H.D.	SCALE : 1:100 @ A1
ORIGIN OF LEVELS : PM 8359	LOCALITY : KILLARNEY HEIGHTS
CONTOUR INTERVAL : 0.5m	L.G.A. : NORTHERN BEACHES
SHEET No. 3 OF 3	REF: 91241SM

DATE : 26-11-2024
SURVEY : YA/SM
DRAWN : SM
CHECKED : JF

DESCRIPTION:
**PLAN SHOWING IDENTIFICATION AND SELECT
FEATURE & LEVELS**
LOT 8 IN SECTION 80 DP 758566
No. 15 ADARE PLACE, KILLARNEY HEIGHTS, NSW

Realserve Pty Ltd

ABN 61 442 770 200

T: 1800 961 668

E: sales@realserve.com.au

www.realserve.com.au



REALSERVE
Start confident.