



CADASTRAL SURVEYING

CAPABILITY STATEMENT



TITLING

Titling is a critical aspect of land surveying, providing the foundation for legal land ownership, subdivision, and development. As experts in land titling, we understand the importance of precise, legally compliant services to support land acquisition, development, and property management. Our goal is to ensure each client has clear, accurate, and enforceable title documentation, enabling confident ownership.

We offer comprehensive titling services that cater to a wide range of needs, including subdivision, boundary definition, title registration, and easement establishment.

Our titling services are built on deep knowledge of local regulations and legal requirements, ensuring that all aspects of land titling are handled with the utmost accuracy and diligence. Whether for residential, commercial, or large-scale development projects, we deliver tailored solutions that streamline the titling process, reduce risk, and support our clients' objectives.

TITLING BENEFITS

- Legal clarity and compliance
- Accuracy and precision
- Efficient project progression
- Custom solutions for complex titles
- Risk mitigation

PROJECT HIGHLIGHT

THE LANES, MERMAID WATERS

CLIENT: SUNLAND GROUP

The Lanes, Mermaid Waters is a master-planned community by Sunland Group, featuring luxury waterfront residences, retail, and dining precincts, designed to blend modern living with a vibrant urban village atmosphere.



COMPLEX VOLUMETRIC TITLING

Complex volumetric titling is a specialised service in the field of surveying, essential for projects that require detailed ownership and legal boundaries across three-dimensional spaces. Unlike traditional titling, which defines boundaries on a flat, two-dimensional plane, volumetric titling accounts for boundaries that extend vertically and horizontally, often within multi-use developments, mixed-use buildings, or layered infrastructure.

Our team of professionals combines advanced technology with extensive knowledge of local regulations to deliver volumetric titling services that cater to a variety of project needs, from urban developments to large-scale infrastructure projects. We recognise the complexities involved in defining and managing three-dimensional property boundaries, and we are committed to delivering titling solutions that meet both regulatory and client requirements.

COMPLEX VOLUMETRIC TITLING APPLICATIONS

- Mixed-use and multi-level developments
- Subterranean and airspace rights
- Infrastructure and utility corridors
- Large commercial and industrial complexes
- Community and strata title projects

PROJECT HIGHLIGHT

QUEENS WHARF CLIENT: MULTIPLEX

A world-class waterfront precinct featuring luxury hotels, fine dining, entertainment, and public spaces, set to transform Brisbane city's skyline.



LEASE PLANS

Lease plans are essential for defining and documenting the spatial boundaries of leased areas within land, or the whole or part of a residential, commercial or industrial building. Bennett + Bennett offers comprehensive lease plan services that provide accurate, compliant, and legally robust documentation of leased spaces.

Our team of expert surveyors collaborate with property owners, landlords, and tenants to deliver lease plans that ensure clear, transparent boundaries, facilitate smooth leasing transactions, and support property management and future modifications.

Using our range of surveying tools and software, we create detailed to-scale lease plans that capture the precise measurements, layout, and boundaries of leased areas.

Each lease plan is tailored to meet the specific requirements of the lease agreement, including exclusive areas, shared facilities, and rights-of-way, helping clients achieve clarity and avoid disputes over space usage.

// PROJECT HIGHLIGHT

QUEEN STREET VILLAGE

**CLIENT: CHAUVEL CAPITAL
INVESTMENTS SERVICES**

Queen Street Village is a mixed-use development in Southport, featuring residential apartments, retail, dining, entertainment, and commercial spaces, designed to create a vibrant urban hub in the heart of the Gold Coast.



LAND SUBDIVISION SURVEYS

Land subdivision surveys are a critical component in the development process, enabling property owners, developers, and local authorities to transform large parcels of land into smaller, legally recognised lots. Our expert surveyors work closely with clients, local governments, and regulatory bodies to ensure compliance with zoning regulations and land use plans while delivering accurate and efficient surveying solutions.

We have extensive experience conducting land subdivision surveys across both Queensland and New South Wales, ensuring compliance with each state's unique legislative and regulatory requirements. Our team is highly proficient in navigating the complexities of planning schemes, titling regulations, and council approvals, providing seamless and reliable survey solutions tailored to each jurisdiction.

LAND SUBDIVISION SURVEY BENEFITS

- Accurate boundary identification
- Regulatory compliance
- Comprehensive documentation
- Support for development planning
- Streamlined approval process

PROJECT HIGHLIGHT

CALYPSO BAY

CLIENT: ROCHE GROUP

Calypso Bay is a premium waterfront community in Jacobs Well, Queensland, offering luxury canal-front homes, a marina, and resort-style amenities, designed for a relaxed coastal lifestyle with direct boating access to Moreton Bay.



IDENTIFICATION AND BOUNDARY SURVEYS

Identification and boundary surveys are fundamental to establishing and verifying property lines, ensuring clear ownership, and preventing disputes between neighbouring properties.

Our surveys comply with local regulations and professional standards, ensuring that all documentation is legally valid and can be used in real estate transactions, property sales, and legal proceedings. We provide clients with detailed boundary survey maps and reports that can be used in legal contexts.

/ KEY BENEFITS

- Accurate boundary determination
- Resolution of property disputes
- Risk management
- Legal compliance and documentation
- Support for property development
- Enhanced property management
- Preservation of survey infrastructure (POSI)



// PROJECT HIGHLIGHT

TALLOWOOD ESTATE **CLIENT: GAINSPRAY**

Tallowood Estate is a residential community designed for modern living, offering a balance of natural surroundings and contemporary amenities, located in a peaceful setting ideal for families and lifestyle-focused residents.

AMALGAMATION PLANS (CONSOLIDATION PLANS - NSW)

Amalgamation plans are essential tools for property owners and developers looking to combine multiple parcels of land into a single, unified property. This includes CTS (Community Titles Scheme) termination plans, which facilitate the dissolution of existing community titles to enable redevelopment or reconfiguration.

Using advanced surveying technologies and methodologies, we deliver precise measurements and detailed plans that reflect the combined boundaries, features, and access points of consolidated properties. Our amalgamation plans are tailored to meet the specific needs of each client, providing the necessary documentation to navigate the complexities of land amalgamation with confidence.

At Bennett + Bennett, our amalgamation and CTS termination plans are designed to provide clients with the clarity, compliance, and documentation necessary for successful land projects. Our skilled team combines expertise in surveying with a thorough understanding of local regulations to deliver reliable, actionable data.

Whether you're a homeowner, developer, or land manager, our plans offer the strategic support needed to navigate the complexities of land and achieve your project goals.

PROJECT HIGHLIGHT **75 & 77 ANZAC AVENUE, MAROOCHYDORE** **CLIENT: PETER STANNARD**

The 75 & 77 Anzac Avenue Maroochydore Amalgamation Plan is a strategic development proposal aimed at combining two adjacent properties to optimise land use, enhance accessibility, and support future urban growth in the Maroochydore area.





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