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CAPABILITY STATEMENT

| We Know Land



PRIME
SURVEYING | LAND DEVELOPMENT



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ABOUT US

Established in Melbourne, PRIME Land Consultants stands at the forefront of the land surveying industry, renowned for our unparalleled commitment to quality and precision in both residential and commercial sectors. Originating from Point Cook, Melbourne, PRIME has significantly expanded our horizons to become a leading force in the industry across Australia.

At PRIME, we pride ourselves on our adeptness in navigating the intricate world of land surveying. Our services encompass a broad spectrum, including land development planning, cadastral, and feature surveys, all underpinned by a relentless pursuit of accuracy and client-focused solutions. Our team, a mosaic of highly skilled licensed land surveyors and astute consultants, embodies a synergy of in-depth knowledge and cutting-edge practices.

Our ethos revolves around not just meeting, but exceeding client expectations, crafting bespoke solutions that align with the evolving dynamics of land development. We are more than surveyors; we are innovators and visionaries, committed to reshaping the landscape of land surveying with every project we undertake. This steadfast dedication has not only garnered us a distinguished reputation in the industry but has also cemented our role as a key player in driving sustainable and progressive community development.

OUR SERVICES

At PRIME Land Consultants, we understand that the cornerstone of any successful project lies in the foundation of expertly delivered services. Our suite of services is meticulously crafted to cater to a diverse range of needs in the land surveying sector, encompassing both residential and commercial landscapes. Each service we offer is a testament to our dedication to precision, efficiency, and client-centric solutions.

Our journey in this field has been marked by a relentless pursuit of excellence, enabling us to refine our skills and expand our offerings. From the intricate art of cadastral mapping to the detailed processes of land development planning, our services are designed not just to meet but to exceed the expectations of our clients. We embrace the latest technologies and methodologies, ensuring that each project we undertake is supported by the most advanced tools and expertise available.

In this section, we invite you to explore the breadth and depth of our services. Each page that follows is a window into our world, where quality, innovation, and client satisfaction are not just goals, but the standards we live by. Welcome to the detailed showcase of what makes PRIME Land Consultants a leader in land surveying services.

| | | |
|--------------------------------|----------------------------------|-------------------------------|
| TITLE RE-ESTABLISHMENT SURVEYS | FEATURE & LEVEL SURVEYS | CONSTRUCTION SETOUTS |
| TOWN PLANNING | LAND DEVELOPMENT AND SUBDIVISION | EASEMENT AND COVENANT REMOVAL |
| LEASE AREA SURVEYS | ADVERSE POSSESSION | ASSET RECORDING |



TITLE RE-ESTABLISHMENT SURVEYS

PRIME specialises in Title Re-establishment Surveys, a critical service for accurately defining property boundaries as per original title deeds. This service is essential for property transactions, fencing, and building developments in Victoria. Our experienced team of surveyors uses the latest technology to ensure precision and accuracy in identifying and marking property boundaries, providing comprehensive reports that detail any encroachments or anomalies. We ensure our surveys comply with state regulations, offering peace of mind and legal compliance for our clients.

WHAT

- **Boundary Determination:** Clarifies correct boundaries and property lines.
- **Error Discovery:** Identifies any discrepancies in dimensions or property descriptions.
- **Encroachment Identification:** Informs of potential encroachments affecting possessory areas, particularly crucial for development and subdivision designs requiring specific access.
- **Value Impact:** Highlights issues that can affect property value, including adverse possession scenarios or design feasibility impact.

HOW

- **Licensed/Registered Surveyor Engagement:** Surveys undertaken by licensed/registered surveyors under the relevant state Surveying Regulations.
- **Regulation Compliance:** Legal adherence as required for determination of title boundaries.
- **Solutions:** Tailored pathways to resolving any errors or encroachment issues.

WHY

- **Development lifecycle:** Understanding title boundaries and associated issues allows peace of mind through site acquisition -> design -> construction.
- **Dispute Resolution:** Settles property disputes and investigates encroachments (if any).



FEATURE & LEVEL SURVEYS

At PRIME, we provide comprehensive Feature and Level Surveys, vital for construction, architectural, and urban planning projects. Our surveys deliver detailed topographical information, mapping land contours, elevations, vegetation, and existing structures. This service is crucial for planning effective drainage, building designs, and landscaping. We cater to a diverse range of clients, including architects, engineers, and government agencies, offering customised reports to support specific project needs. Our approach ensures high-quality surveys, forming a reliable base for planning and development, with prompt and efficient delivery.

WHAT

- **Site Analysis:** Locates levels, identifies buildings, and highlights natural features.
- **Building and Design Support:** Assists architects in making informed decisions about future constructions.
- **Combined Surveys:** Often paired with title surveys to show boundaries and easements to provide a complete property picture.

HOW

- **Detailed Site Survey:** Conducted by qualified surveyors using advanced tools to map the site.
- **Integration with Title Surveys:** Often combined with title surveys to provide a complete overview of the property, including easements.
- **Data Analysis and Reporting:** Processing of survey data to create detailed reports and plans for design and development purposes.

WHY

- **Design Accuracy:** Prevents design errors by providing complete existing property information.
- **Building Envelope Creation:** Helps development design with a clear understanding of height, setback rules, and non-serviced easements.
- **Error Prevention:** Avoids costly mistakes like incorrect building markings or miscalculations in available space for developments.



CONSTRUCTION SETOUTS

PRIME specialises in Construction Set-outs, essential for ensuring that construction projects align precisely with approved designs. Using top-notch equipment, our licensed land surveyors provide detailed mapping of construction gridlines and building footprints, directly onto the site. This service is vital for commercial and residential constructions, ensuring legal compliance and avoiding costly disputes. Our process includes a thorough review of design drawings, on-site transfer of designs, and issuing a Plan of Set-out for convenience during construction.

WHAT

- **Determination of Construction Gridlines:** Establishes building footprints and construction gridlines directly on the site.
- **Guidance for Builders:** Uses physical markers to guide construction, ensuring accuracy to the approved design.
- **Boundary and Legal Compliance:** Ensures construction within legal property boundaries to avoid disputes.

WHY

- **Design and Construction Alignment:** Critical for construction according to approved designs.
- **Legal and Spatial Accuracy:** Prevents legal issues and optimises use of space.
- **Efficient Construction Management:** Facilitates effective management and coordination on construction sites.

HOW

- **Pre-Survey Review:** Examination of design drawings for anomalies.
- **Documentation and Planning:** Issuance of a Plan of Set-out to aid the construction process.
- **On-Site Transfer of Designs:** Utilises survey markers and Temporary Bench Marks (TBMs) for construction works.



LAND DEVELOPMENT AND SUBDIVISION

PRIME offers comprehensive solutions in Land Development and Subdivision, guiding clients through the intricacies of this process. Our holistic approach combines expert land surveying with town planning, catering to both seasoned and first-time developers. We assist in land subdivisions, assessing potential impacts on neighbourhoods, obtaining planning permits, and ensuring legal compliance. Our team is committed to making the subdivision process smooth and successful for our clients.

WHAT

- **Property Development Analysis:** Ranging from large landholdings to small lot developments.
- **Red Tape Navigation:** Addresses complexities of the subdivision process, including regulatory hurdles.
- **Holistic Approach:** Integrates land surveying with town planning for cohesive development strategy.

WHY

- **Maximising Property Potential:** Essential for transforming properties into profitable and functional developments.
- **Regulatory Adherence:** Ensures compliance with local and state subdivision regulations.
- **Streamlined Development Process:** Facilitates smoother, more efficient land development and subdivision projects.

HOW

- **Design and Planning:** Prepares concept plans and manages subdivision planning permit applications.
- **Feasibility Studies:** Conducts initial studies assessing viability and potential of projects.
- **Council Collaboration:** Works with local councils for approvals and compliance.



TOWN PLANNING

Our expert team at PRIME leads in Town Planning services across Melbourne and Victoria. We assist in reshaping urban environments with our deep understanding of complex planning projects. Our services include pre-purchase feasibility, town planning permit applications, amendments, and licensed premises applications. We navigate through the intricate legal and environmental policies, ensuring compliance and facilitating smoother development processes

WHAT

- **Comprehensive Planning Feasibility:** Involves pre-purchase and pre-development town planning feasibility assessments.
- **Permit Applications and Amendments:** Manages town planning permit applications for various development types.
- **Strategic Subdivision Planning:** Includes planning for effective land subdivision.

WHY

- **Urban Environment Reshaping:** Plays a pivotal role in the development and enhancement of urban areas.
- **Legal and Regulatory Compliance:** Ensures projects adhere to local and state regulations.
- **Facilitating Development Approvals:** Aids in obtaining necessary approvals for smooth project progression.

HOW

- **Navigating Planning Projects:** Addresses complex projects and development control environments.
- **Government and Institutional Liaison:** Works with governmental and institutional clients for regulatory compliance.
- **Sector-Specific Approaches:** Tailors services for commercial, residential, industrial, and other sectors.



EASEMENT AND COVENANT REMOVAL

Our team at excels in easing the removal of easements and covenants. These legal restrictions, while sometimes useful, can limit property usage. We offer comprehensive services, including assessment, preparation of documentation, and liaising with authorities to streamline the removal process. Our expertise ensures that this complex process is handled efficiently and effectively, providing peace of mind and enhancing property value and flexibility.

WHAT

- **Legal Restriction Analysis:** Identifies and assesses easements and covenants that restrict land use.
- **Property Right Maximisation:** Works towards enhancing property value and flexibility by removing legal encumbrances.
- **Streamlined Legal Processes:** Manages the legal and administrative processes involved in the removal of easements and covenants.

HOW

- **Initial Consultation and Assessment:** Begins with a detailed discussion and review of the property title and land survey.
- **Documentation Preparation:** Handles all necessary paperwork and liaises with relevant authorities.
- **Submission and Follow-up:** Manages the submission of applications and oversees the process until completion.

WHY

- **Property Value Enhancement:** Increase property value by removing restrictions on land use.
- **Dispute Resolution:** Helps in settling disputes related to property usage.
- **Legal Compliance and Clarity:** Ensures property usage aligns with current needs and legal standards.



LEASE AREA SURVEYS

PRIME specialises in Lease Area Surveys, essential for accurate rental value calculations of properties under lease agreements. We follow the Property Council of Australia's guidelines to measure lettable areas in various property types, ensuring consistent calculations across different businesses. Our surveys are crucial for legal compliance, preventing disputes, and aiding in business planning. We provide expert guidance to tenants, owners, and agents to ensure accurate leased space measurements.

WHAT

- **Accurate Space Measurement:** Conducts precise measurements of land or space for lease agreements.
- **Standard Compliance:** Adheres to Property Council of Australia guidelines for lettable area calculations.
- **Diverse Property Types:** Covers a range of properties, including commercial, industrial, and retail spaces.

WHY

- **Rental Value Calculation:** Essential for determining accurate rental values based on measured areas.
- **Dispute Avoidance:** Helps prevent disputes over land or space usage during lease terms.
- **Future Business Planning:** Assists in accurate planning and budgeting for business spaces over lease durations

HOW

- **Area Calculation Methods:** Utilises different measurement standards based on the type of leased area.
- **Survey Report Preparation:** Provides detailed reports aligning with specific guidelines for various property types.
- **Consultation with Clients:** Offers guidance and clarification throughout the survey process.



ADVERSE POSSESSION

Our services at PRIME include expert guidance in Adverse Possession applications. We assist clients in Melbourne and Victoria to legally claim ownership of land under specific conditions. Our licensed surveyors use specialised tools to create detailed reports, crucial in establishing legal ownership, especially in disputed cases. We tailor our services to each unique property, ensuring proper management of adverse possession claims and protection against fraudulent claims.

WHAT

- **Legal Ownership Establishment:** Assists in claiming ownership of land under specific conditions of long-term possession.
- **Survey Evidence Collection:** Gathers and documents evidence required for legal claims of adverse possession.
- **Property Boundary Clarification:** Resolves disputes or errors regarding incorrect or outdated property boundaries.



HOW

- **Legal and Survey Analysis:** Reviews possession history and conducts detailed land surveys.
- **Documentation and Application:** Prepares necessary legal documents and submits applications for title amendments.
- **Ongoing Support:** Provides guidance throughout the process, including liaising with relevant authorities.

WHY

- **Ownership Resolution:** Crucial for establishing clear legal ownership in disputed cases.
- **Property Rights Protection:** Safeguards landowners from erroneous or fraudulent claims of possession.
- **Land Title Accuracy:** Ensures land titles reflect the current and accurate status of property ownership.

ASSET RECORDING

PRIME offers professional Asset Recording services, collecting and displaying spatial and attribute information of various assets for service authorities and councils. Our experienced team records and processes information for assets including sewer, water, D-Spec/ drainage, R-Spec/ roads, O-Spec/ open spaces, and utilities, ensuring fast and accurate submissions. We adhere to each authority's specific standards (A-Spec or ACDC), providing smooth and timely outcomes for projects.



WHAT

- **Spatial Data Collection:** Involves field collection of spatial and attribute information for various assets.
- **Diverse Asset Coverage:** Includes assets like sewer, water, drainage, roads, telecommunications, gas, and electricity.
- **Digital Processing and Reporting:** Processes data in a digital environment and supplies it in formats specific to Geographic Information Systems.

WHY

- **Infrastructure Management:** Essential for service authorities and councils to manage and maintain public infrastructure.
- **Project Planning and Development:** Assists in accurate planning and development of projects.
- **Regulatory Compliance:** Ensures that asset records comply with relevant standards and guidelines.

HOW

- **Field Data Recording:** Gathers information on-site using advanced technology.
- **Data Integration and Analysis:** Transforms field data into digital formats for easy interpretation and use.
- **Client-Specific Reporting:** Delivers information in formats tailored to client requirements and standards.

OUR PROJECTS

At PRIME, our project portfolio showcases a rich tapestry of success, innovation, and expertise across various sectors. From residential developments to commercial ventures, our work reflects our commitment to excellence in land surveying and development planning. Each project we undertake is a testament to our ability to navigate complex challenges and deliver outstanding results.

In this section, you'll find a curated selection of our most notable projects. These case studies highlight our diverse capabilities, from precision in title re-establishment surveys to strategic town planning and large-scale land development. Our projects in across different regions in Australia and beyond illustrate not just our technical proficiency, but also our dedication to meeting the unique needs of our clients and contributing positively to community development.

Explore these pages to understand the depth of our experience and the breadth of our impact. PRIME Land Consultants stands as a leader in transforming landscapes and shaping the future.



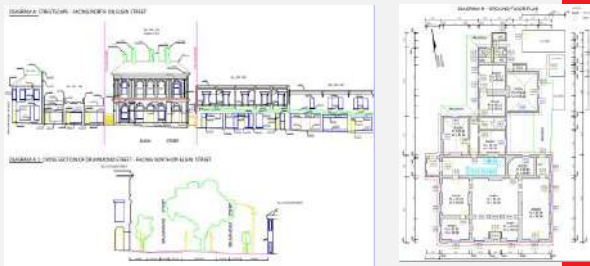
Our work spans residential, commercial, industrial, and public infrastructure sectors across Melbourne and other Australian states

Successfully completed over 4,250 projects, aiding in property transactions and development

Facilitated over 1,370 land and building subdivisions, demonstrating our expertise in transforming large landholdings into profitable developments

Led development planning initiatives for over 116 development projects, reshaping urban landscapes

Managed asset recording for over 1,200 municipal projects, contributing to efficient public infrastructure management



Title Re-establishment, Feature and Level (RFL) Survey

Old Carlton Post Office

- Combination of Title Re-establishment, Features & Levels, Internals, Elevations, Neighbourhood Character Survey
- Utilisation of various surveying equipment such as conventional total stations and RTK GPS, 3D laser scanners, and survey grade RTK drone including 360° cameras for 360° photos across the site
- 3D Visualisation Model allowed for development justification based on neighbourhood characteristics



Built-form Subdivision 24 Lots Residential Unit Subdivision

Ferntree Gully

- Involved in pre-design -> post permit construction -> subdivision
- Assisted heavily in navigation of complex post-permit changes to common property driveway due to engineering complications



Estate Land Subdivision

400 Lots Vacant Land Subdivision (Commercial, Industrial and Residential)

Strathmerton

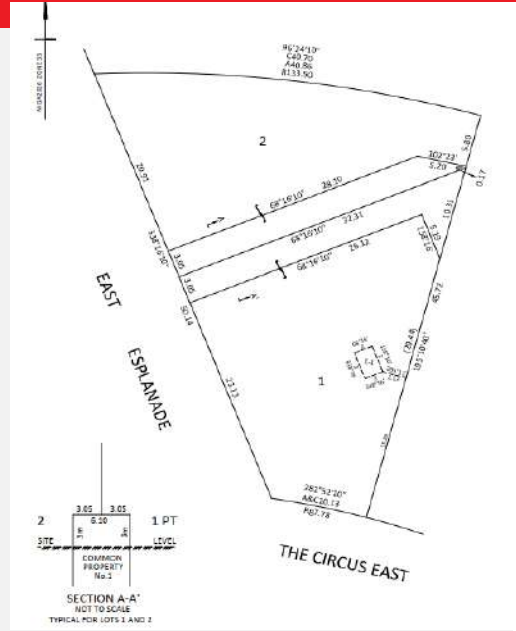
- Involved in all aspects of projects from pre-design -> planning permit -> construction -> subdivision including asset recording
- Utilisation of combination of conventional total stations plus survey grade drone and 3D laser scanners for existing conditions survey – avoided traffic management requirements thus saving significant costs
- Identified additional land area via Title Re-establishment Survey, allowing accurate and detailed design to maximise yield
- 360° photos allowed easy verification by various other consultants/authorities of existing conditions data without additional unnecessary site visits for duration of Planning Permit applications



Large Existing Conditions Surveys

Great Ocean Road (Various)

- Engaged by Great Ocean Road Authority to undertake various large existing conditions surveys for revitalisation of caravan parks across the Great Ocean Road corridor



Built-form Subdivision

22 Lots Residential and Commercial Multi-storey Apartment Development and Subdivision

St. Albans

- Involved in pre-design -> post permit construction -> subdivision
- Assisted developers to negotiate complex initial 2 super lot subdivision prior to construction in order to assist with funding for development of each half of the multi-storey apartments, for future further subdivision post-completion of construction



| Reference | to | Reference |
|-----------|----|-----------|
| A | to | A1 |
| B | to | B1 |
| C | to | C1 |
| D | to | D1 |
| E | to | E1 |
| F | to | F1 |
| G | to | G1 |
| H | to | H1 |
| I | to | I1 |
| J | to | J1 |
| K | to | K1 |

Multi dwellings Set Out 25 residential and medium density dwellings set out

- Completing high level of accuracy set outs utilising total stations and boundaries checks completed by Licensed Surveyor
- Updated set out plans for each re-visit to ensure contractors have the latest information
- Set out plan accompanied by reference line descriptions for building clarification



BBC Earth Exhibition Set Out Melbourne Convention Centre

- Engaged by Live Nation to complete complex rigging system set out for BBC production
- Liaise with European design team to deduce scope and logistics
- Deployed a team of 4 crews to set out over 800 points within 1 day due to logistics deadlines



Childcare Set Out Clyde North

- Strong partnerships with leading construction firms such as Aston Construction and MC Building Group, specializing in childcare center construction.
- Complete the initial set out with multiple revisits throughout the construction phase to seamlessly append additional scope of work.



Sewer Asset Recording

Findon Creek Sewer Branch

- Engaged by the largest sewer contractors in Victoria to complete Sewer infrastructure Asset Recording
- Completed Asset Recording WITS and ACDC deliverables to all major water authorities (GWW, YVW, SEW, Barwon Waters etc.)



Water Asset Recording

Royal Parade, Parkville

- Working with T1, T2 & T3 contractors to provide service proving and Asset Recording for water infrastructure
- Survey data is collected to ensure all infrastructure are constructed to design.
- Final deliverable are provided to authorities to sign off for compliance



OUR ACHIEVEMENTS & ACCREDITATIONS

We take pride in being acknowledged for our exceptional skills in land surveying and development planning. Our array of awards and accreditations bear witness to our unwavering dedication to excellence, innovation, and professional integrity

Industry Recognition: Recipient of The Albert Craven Award, which honours outstanding achievement in examinations and projects required for licensing as a surveyor

Professional Certifications: We are certified by the Surveying Boards of VIC, QLD and WA and are members of Consulting Surveyors National, ensuring we meet the highest standards in the industry.

Industry Memberships: We hold memberships or affiliations with various industry bodies, including APDA, MDCA, CSV, ISV, GSA, PDN, DRN, PDA, AMBC, CUB, NEUPN and ACCCIA



These honours demonstrate our commitment to providing superior services and our ongoing quest for excellence in every facet of our work.



OUR ROLE IN THE SOCIETY

We see our role as more than just providing top-tier land surveying services. We are also dedicated to making a positive impact in society through our actions and initiatives.

Community Involvement: We're consistently engaged in giving back, sponsoring industry-related charities and events such as The Sixth Child, the annual Christmas Maze in Docklands, Malaysia Day Gala Dinner by Australia Malaysia Business Council and participating in property industry networking events.

Eco-Conscious Practices: In our projects, we adopt eco-friendly strategies, promoting environmental care by innovating with initiatives like our paperless office policy.

Investment in Education: We often hire our team members during or just after their secondary or tertiary education, focusing on providing them with comprehensive experiences to foster successful career growth. A member of RMIT Mentoring.

Boosting the Local Economy: Our projects not only shape landscapes but also contribute significantly to the local economy by generating jobs and stimulating economic development.

We believe our role is to not only transform physical landscapes but also to nurture and support the communities we work with.

OUR TEAM



The team at PRIME Land Consultants is skilled, professional, and dependable. Our robust team structure allows us to seamlessly scale our workforce according to the needs of our clients, providing additional support when necessary. This capability ensures adaptability in managing peak demands and unforeseen challenges, especially in large-scale projects.

A cornerstone of our success at PRIME Land Consultants is our workforce. The blend of seasoned expertise and dynamic enthusiasm, coupled with our professionalism, is evident in our collective experience of over 80 years in the Survey industry and more than 50 years in property development, construction, and project management, assuring you the peace of mind that you seek.

CONTACT US



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PRIME – What Makes Us Different

- ✓ Fast Turnaround Guarantee
- ✓ Responsive and Accessible
- ✓ Leading Technology
- ✓ Comprehensive
- ✓ High Quality Plans

Delivering tailored land surveying and consultancy solutions to help unlock the full potential of development sites

Contact us today to begin work on your next project.



We Know Land

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VICTORIA | QUEENSLAND | WESTERN AUSTRALIA

PRIME