

WHY YOU NEED A Surveyor



Insite SJC
Town Planning | Surveying | Projects

Integrated solutions for the development and construction industry

Insite SJC brings together the right expertise for the right outcome, whether it be a complex master-planned community, a simple boundary realignment, or the construction setout for a major institutional building. Project teams often need expertise outside our own consultancy—we are delighted to be part of a larger consultant team. For example, we have good connections with Engineering and Building Design professionals.

PROJECT COORDINATION

All development projects require some degree of coordination. That is where Insite SJC can help—to get the optimal work program to go with the best team.



Thinking of purchasing or building a new home?

Purchasing a Property

When a contract is signed to purchase a property, the onus is on the purchaser to ensure that they are buying the correct property.

Not only does the purchaser need to ensure that the property description is correct, but they should also be certain that the fencing is constructed on the boundary and that all of the improvements are contained within the boundaries. A Cadastral Surveyor will ensure that the property description is correct, and can remark the property boundaries to ensure that everything is in the correct position. The Surveyor will also locate any buildings and improvements that encroach over the boundary and prepare a survey plan showing the boundaries, dimensions and the extent of any encroachments.

If there are problems or encroachments, the purchaser may be able to pull out of the contract or renegotiate the contract price. Rectifying an encroachment can be an expensive process. Having clearly defined boundary lines will also give the purchaser "Peace of Mind" and reduce the likelihood of disputes with neighbours.

Building

A builder should engage a surveyor before commencing building works;

- to confirm the property boundaries and to ensure that they are building on the correct property
- to set out and confirm the position of the building
- to mark the corners of the building in accordance with the approved building plans

A Building Certifier will sometimes request that a Surveyor set out the new building or mark the boundaries when the building is close to a boundary, on a minimum offset, or if there are concerns as to the location of the boundary. A Surveyor can undertake the surveys and provide a certificate or Form 16 stating that the building has been set out correctly and in accordance with the building plans.

Town Planning

Development applications
Master-planning & design
Public notification & consultation
Appeals (as expert witness)
Development assessment (for Councils)
Strategic planning & planning schemes

Surveying

Cadastral
Detail/topographic
Building & civil set out
Photo control/mapping
Community title
Commercial lease

Projects

Approvals coordination
Project team coordination
Project concepts & feasibility
Negotiated outcomes

JUNE 2014

Principles for Project Management Success

Managing projects are the core of what we do. Each individual client commission is a 'project', no matter how simple or complex.

So what makes for a successful project? Here are a few principles that we follow.

Firstly, **time, cost and quality** are all dependent and inter-related. Delivering to the expectations of our clients means managing all three. However completion within a short timeframe means potentially additional cost or reduced quality—perhaps like getting a tradesperson to attend to an emergency repair late at night.

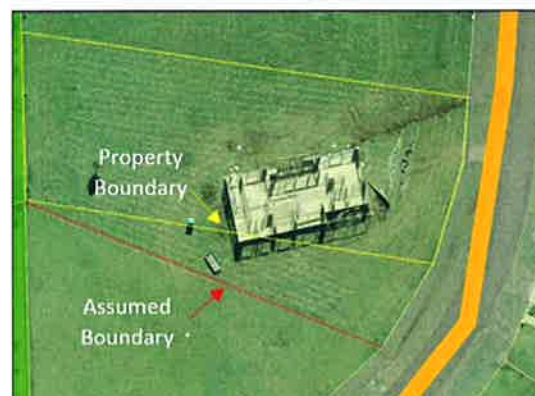
Secondly, the client and consultant team need to decide **whether the project will proceed**. The benefits need to outweigh the costs and risks. Defining the **scope** is also critical. Both the client and project team need to know what is or is not included.

Once these matters are resolved then it is necessary to prepare a **project plan**—even for simple projects. This means deciding on a project manager, timeframes, resources, and deliverables. Finally, we consider that it is important to **celebrate** the successful conclusion to a project.



Would you purchase either of these properties?

The boundaries are shown in yellow. In both cases a bend in the road boundary was assumed to be the side boundary peg and the building has then been constructed over the property boundary. Rectifying these encroachments is expensive and will involve negotiations with the land owners, Councils, Surveyors and Lawyers.



The importance of surveying property boundaries

We explain some of the pitfalls for people in the property industry.

Insite SJC provides integrated and stand-alone solutions to the property and development industry.

The business is capable and experienced in coordinating a comprehensive consultant team to facilitate all project approvals. Alternatively we are quite willing to provide consulting Surveying or Town Planning services to a project manager or directly to a client.

Surveying

The business uses modern technology operating CivilCAD, 12D, and AutoCAD software integrating with robotic total station and GPS instruments.

We perform a wide range of work for private clients, Local Authorities and Government agencies.

Survey services include—

Rural & Urban Cadastral | Engineering survey
| Detail/Topographic | Commercial Lease |
Building and Civil Work set-out | Photo control/Mapping | Community Title (Strata)

How we help the property industry make the most of development projects



Planning and development

InsiteSJC operates a modern Town Planning practice that takes pride in its quality and efficiency—built on contemporary knowledge and using advanced technologies. Even more importantly, we make sure that we understand the needs of our clients throughout the life of their projects and even beyond.

InsiteSJC is not only experienced and capable in private sector development application work but also in local and state government plan-making and development assessment services. An excellent practical knowledge of the needs of Council as 'Assessment Manager' gives our team the edge preparing, lodging and managing applications—and vice versa. We enjoy helping our small or first-time

developers, clients wanting to build or upgrade, community groups, large development corporations and local or state government.

Planning services

Our wide range of Town Planning services include—

- Initial advice | Project feasibility and scope | Coordinate project team | Prepare, lodge and manage DA | Court Appeals | Council Development Assessment | Project concepts | Masterplans | Strategic Planning | Statutory Planning

EYE ON IT Current development industry trends

Insite SJC is acutely aware of the continual change in the industry. In Bundaberg for example, the Council intends to consult publicly on the new planning scheme. Register your interest with us if you think you may want help working out the implications for your property.

Planning reform at the State level includes *Planning for Queensland's Development (PQD) Bill* infrastructure charging framework and much more.

SOFTWARE Our tools of the trade!

We pride ourselves in choosing quality tools to carry out our work.

Our business is knowledge-based. We sell advice to clients so keeping a good record is fundamental to our business. We have embraced cloud-based systems for CRM, project management, financial management, file storage, and team collaboration. It is secure, reliable, flexible and accessible.

NEW WEBSITE

Our website is under development and will contain more detail about how we help our clients. Visit our website at—
www.insitesjc.com.au

A brief history of our business

InsiteSJC commenced trading on Monday 4 March 2013 following the merger of two successful businesses, Insite Strategies Pty Ltd and Sommerfeld Jensen Campbell (SJC Surveys).

Both businesses had previously collaborated on projects, although competed on other occasions.

"Combining the strengths of both into one businesses was an obvious next move" says Managing Partner Geoff Campbell. "It was time for a change...we believe that our clients, staff and the community in which we

work will be much better off with the new partnership." Insite Strategies traded between September 2003 until the merger. SJC Surveys, or preceding businesses, traded from 1985 until the merger.

From 6 January 2014, Insite SJC employed Randall Barrington and took on the privilege of servicing the clients of *Randall Barrington Town Planning*.

Overall, the success of our business depends on the excellent clients that we have the opportunity to serve.

We have excellent clients for which we are grateful! Why not join them? Make contact with us today!



Professional development and networks

The business continues to develop the expertise of its staff.

Professional development can be specific to a particular discipline like Surveying or Town Planning or more generic.

As an indication of our competency, our staff are typically members and involved in the activities of professional associations such as the *Planning Institute of Australia*, *Surveying and Spatial Sciences Institute* or the *Surveyors Board of Queensland*.

We are also active in the *Urban Development Institute of Australia* where there is considerable interaction with a wide range of disciplines and expertise.

Partners

Geoff Campbell | *Managing Partner*

Geoff is a Surveyor with 33 years experience in Project Management, development projects, survey drafting, and mapping. He is practical and passionate about creating value for clients.

Andrew Jensen | *Partner (Surveying)*

Andrew, a Cadastral Surveyor with 24 years industry experience, is responsible for field operations and quality data output. He achieves client satisfaction through prompt, reliable and precise surveys combined with personal service.

David Newby | *Partner (Planning)*

David commenced his career in 1979 and developed expertise in strategic & statutory planning, project coordination and development assessment, to become a Certified Practising Planner. His strategic thinking is key to client success.

Senior survey staff

Graham Nelson | *Cadastral Surveyor*

Graham has developed his expertise in cadastral surveys over more than 40 years.

Trent Lester | *Surveyor*

Trent has more than 17 years experience as a Surveyor.

Joseph Sorbello | *Surveyor*

Joe has more than 13 years experience as a Surveyor.

Senior planning & projects staff

Randall Barrington | *Principal Project Coordinator*

Randall, has significant experience in managing a wide range of stakeholder interests to achieve successful project outcomes, including major urban development projects. Negotiating responsible 'win-win' solutions is a priority for him.

Nathan Freeman | *Associate (Planning)*

Nathan uses his excellent project planning and management skills, obtained through 10 years of local consulting with Insite, to achieve timely and quality outcomes for client projects. He has an excellent knowledge of the local context.

Kerry Rolfe | *Principal Town Planner*

With more than 30 years experience in local government strategic projects, statutory planning, and development assessment, Kerry applies her excellent knowledge of Council needs to Insite SJC projects.

John Coyle | *Principal Project Coordinator*

John is recognised as an expert in strategic multi-disciplinary projects. He has more than 30 years experience including major community infrastructure, strategic land-use, and master-planned community projects.

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