

FROM THE M.D.

It has been pleasing to see the progress of our company despite the current tough economic conditions resulting from the global financial crisis. While things are still very difficult in our industry, we are seeing some improvements. My feelings is that 2010 will continue to slowly improve

To keep this article brief I have summarized some of the main highlights for the second half of 2009

- Our Ipswich office opened in early august and is already looking at expansion to keep pace with current work loads
- We have entered into a contract to purchase our own building for our Brisbane office in Kelvin Grove which will allow us to move early next year, after some minor renovations.
- A significant marketing push to follow up tenders and direct contact with clients has achieved great results in keeping our workloads stable and allowed us to expand slightly from the difficult first half of 2009
- The major push for training through our in-house training program



Many thanks to everyone for their efforts in these and numerous other smaller initiatives. Keep up the good work.

Greg Short.
(Managing Director)

BUNDALL SURVEY HAPPENINGS

Well here at the head office we have been steady over the last 4 months not breaking any records, but holding our own.

In the interest of promoting inter office communication and getting to know other staff, we have recruited (stolen) Pat from Brisbane to be the site surveyor for the Gold Coast University Hospital. With this working quite well, it has on many occasions allowed Jonathan Bowles to continue his working holiday and see lots of South East Queensland, travelling and working between offices, (Brisbane, Coomera, Ipswich).

The range of School jobs have also allowed a few of the Coast boys to travel, with Paul CW heading to Brisbane and Ipswich, Scott D and Aaron heading North West for a 3 day jaunt to Murgon, Kingaroy and Nanango.

The last 3 months have also seen an influx of new survey assistants at the coast with James Honeywood, Duncan McAvoy, Paul Warner and Zac Janke all joining the team. These new staff complete our ranks and keep us well setup with 7 survey crews (yes I now count Pat as one of ours Craig). Roger who is off on Compo for another month with a dodgy shoulder (we hope the operation fixed it so we don't have to listen to the complaints!)

Looking forward we have the two Hilton Towers pushing up with Craig P (East 56 levels), and Mark F (West 36 levels), Tower 2 Oracle, Paul CW (40 levels) due to finish pre Christmas, and Tower 1 Oracle, Andy R (50 levels) with 10 floors to go. We

will also have some big volumetric subdivisions with these two jobs and Soul. So for the new year we will be looking to pick up some more large construction projects along with any other jobs to keep everyone busy.

I hope everyone has a safe and enjoyable Christmas break and we shall see everyone back for 2010.



Steve Mavor
(Field Survey Manager).

INDUSTRY NEWS....

After 109 years of incorporation the Institution of Surveyors Australia (ISA) was officially decommissioned earlier this year. The institute has left a significant legacy as the peak body to represent professional surveyors in Australia in association with State Divisions responsible for setting standards, advice on legislation and appointing legislative positions.

In some respects it is a sad passing of yet another era in the profession.

On the brighter side, the demise of ISA was planned to enable the emergence of the broader Surveying and Spatial Sciences Institute (SSSI). The new body incorporates the former ISA membership into a wider professional organisation with a mandate to promote the wider Spatial industry. The SSSI is a national organisation underpinned by five (5) Commissions including Land Surveying, Hydrography, Engineering & Mining, Spatial Information & Cartography and Remote Sensing & Photogrammetry plus nine Regional State and Territory Committees. Bennett and Bennett is well represented on the Local, State and National levels of SSSI and ISA Queensland Division whilst still incorporated.

The Land Surveying Commission is now responsible for setting policy, monitoring standards and advising government and the Industry as well as nominating representatives to the Surveyors Board.

Future legislative changes planned will include over hall of definition of Tidal and non Tidal Water Course boundaries to include a Public Interest criteria. This legislation has been pending for a while however is due to be introduced May 2010.

Other innovations being considered are coordinated Cadastre for specific areas and legislation to address confused boundaries (a symptom of confused surveyors). The most noteworthy innovation that is currently being piloted is digital lodgement of Survey Plans. This process will utilise a variation of HTML known as LandXML, accordingly the format will be web friendly and database friendly and hopefully survey friendly.

It is interesting to note that whilst the Industry is structured under one umbrella organisation it is becoming more specialised in

core areas of competency. This is something we will need to be aware of as the firm grows. Along with growth comes opportunity.



Chris Swane
(Office Manager Brisbane)

COOMERA NEWS

I'm not sure where the past four months have gone since I moved from Bundall to the Coomera office to take over from Brian Wright as Field Manager. There was no unravelling of the red carpet on my arrival however the entire office was recarpeted. Thanks to everyone at Coomera for helping me settle into this position.

Workloads have been steady with a few large projects being supplemented by numbers of small to medium size projects. We have recently acquired a new client in Ware Construction and have already commenced work on four projects in northern NSW, with several others in the pipeline.

Congratulations to John Sinclair and his partner Leanne who tied the knot in October. The honeymoon must have been rough, with John requiring ankle surgery on his return.

Welcome to Jim Hollindale to the Coomera office as a survey assistant, who has willingly given up his uni holidays to gain some experience. Thanks to all surveyors/assistants for powering through the work in 2009, with hopefully plenty more to come in 2010.

Robert McCabe
(Survey Manager)

IPSWICH NEWS

Well the last couple of months have seemed to flown by since the opening of the new office in North Ipswich, located on Downs Street and just over a kilometre from the CBD, has us positioned fairly centrally to service all of Ipswich and the surrounding regions.

With the initial setup of the office completed, we have settled in comfortably and the office is running smoothly, in a similar manor to the other offices. This is largely due to the efforts of Rob, Greg and Darren in the initial stages, who I would like to thank for their time and assistance over this period.

At this stage we have me in the office and one survey party servicing the fieldwork, with the assistance of the other offices, which has been greatly appreciated also. We have room in the office to accommodate another two surveyors and possibly a draftsman when we get to that stage.

For those of you that haven't had the chance to meet our survey crew that takes on the locals single handed, I would like to welcome Jeremy Hammant, our surveyor that originated from South Africa, then moved onto New Zealand to finally end up on our shores. Also Alex Zajaz, our Assistant / Secretary, which I'm sure enjoys his part time secretarial role will still look forward to the day that we require the assistance of a real secretary. I hope your enjoying your work here and I would like to thank you for your efforts this year.

Looking ahead to next year, work prospects look promising with construction on the nearby Riverlinks Precinct expected to start and if councils vision / plan for the revitalisation of the CBD come to life, there will be quite a lot of work available in the next few years. Back to the Coomera office for a moment, I'm sure Rob is enjoying his time there as much as I did. Luckily I have been fortunate enough not to revert to the Ipswich survival kit, which was so proudly presented to me on leaving the Coomera office. It is still sitting on the shelf in readiness, should the appropriate emergency arise. Wishing you all a Merry Christmas from Ipswich and hope to catch up with you during the Christmas party.

Brian Wright
(Office Manager)

PLANNING

The Global Financial Crisis has had a definite impact on the development industry that in turn, has had a direct impact on the planning section as to the number of development applications lodged to Local Government authorities in the year 2009 when compared with 2008. However, we have experienced a significant increase in the number of enquiries and planning analysis reports due to "what can I do with my land, need to sell", and work from 'receivers', valuers, lending organisations, and prospective developers that are bargain hunting as companies go into liquidation, bankruptcy, etc.

Queensland is likely to have 2.4 million households by 2026, an increase of one million households from 2001. This has led to the key drivers of reform of the QLD planning and development system due to the booming population and the decline in affordable housing. The 2009 year has seen the direct results with QLD legislation and reform at a State and Regional level growing at an incredibly fast rate, such as the introduction of the SEQ Regional Plan 2006-2039, QLD Housing Affordability Strategy, State Regulatory Provisions, (standardisation of planning schemes), Sustainable Planning Act 2009 (SPA) replacing Integrated Planning Act 1997 (IPA), due to commence December 2009, Climate Change Management Plan, Coastal Management Plan, Koala Conservation Plan, etc, just to name a few, and provide good bedtime reading for planners.

The UDIA, Property Council and especially SDGCI are continuing to pressure GCCC to improve their processes and assessment of development applications with some success, the most recent in a TLPI being introduced to allow PIP charges at a 'actual rate' rather than at a 'planned demand' rate, to reduce costs to the developers, resultant flow onto consumers and also stimulate the stagnant

development industry. Still a long campaign and battle to go in 2010.

Although the planning section has experienced a relative steady workload in 2009, continued growth and marketing strategies are required for 2010 especially in the Brisbane and now Ipswich markets, and is a high priority and challenge for the coming years).

The 2009/2010 shift toward **sustainable** development, **sustainable** housing, **sustainable** outcomes and **sustainable** reform will be a word heavily used throughout QLD. With the introduction of SPA, it will be interesting if the States reforms to reduced DA complexity and streamlined planning processes, new resolution processes, Smart electronic lodgements, etc can be delivered to assist rather than hinder the suffering development industry?. Stay tuned!

The planners wish all B+ B staff & partners a Merry Xmas & Happy New Year.

Barry Craddock
(Planning Manager)

Q1 OBSERVATION DECK

Bennett & Bennett were recently engaged by the purchaser of the Q Deck Observation Deck located on the 77th floor of the Q1 Tower. The brief from the client was to confirm that the observation deck and associated areas were correctly contained within the boundaries of the lot. The lot was a volumetric format lot containing car parking, office, shops, observation deck and function rooms.

The complexity of the survey plan meant it was very difficult, if not impossible for the layman to understand the plan and where the volumetric boundaries of the lot were situated in respect to the premises.

The survey was undertaken by Scott Deurhof and Aaron Dalton who used a combination of cadastral and detail survey techniques to produce sketch plans at the basement and ground levels. This confirmed that the car parking and other improvements at ground level were within the boundaries both horizontally and vertically. The main challenge for Scott was to determine if the horizontal boundary of the observation deck was within the slab of the floor. Not an easy proposition given the observation deck was on the 77th floor over 230 metres up. Scott used a baseline several blocks away to measure to targets placed on the curtain wall ledge and confirmed the floor levels within an acceptable accuracy & that it was consistent with the level expected.

Dave Edwards is currently circulating a copy of the report, which contains a good insight into volumetric

lots and the associated Building Management Statements.

I recommend the report to all surveyors.

Grant Pennycuick
(Project Manager)

BRISBANE OFFICE NEWS

It is great delight that we have welcomed on board Matt Oski after finishing his university studies with QUT. Matt, who has worked with us during his holiday breaks, now takes on the position of project surveyor after successfully completing his Bachelor of Surveying degree. Matt along with Nathan town, were both joint winners of 2008 Urban Development Awards as recognition of their efforts at university.

Staying on the education front, it was great to see that all staff members currently completing their studies have passed their recent exams with flying colours!! It must not be forgotten that all of these studies have been completed while also juggling busy work loads, so a great effort all round. Keep up the great work.

This last quarter has also seen the completion of some of the Brisbane offices major projects such as;

- Riverpoint Apartments stage 1 @ West End by Stockwell
- 400 George Street commercial building by Thiess
- Soldiers accommodation @ Amberley Air Base by AbiGroup
- QPAC refurbishment @ Southbank by Abi Group
- Solito Central tower @ Carindale by Australand

It is through our great work on the above projects that we are confident of securing several large new

projects early in the New Year and expect the Brisbane office to grow even further through 2010.

To meet this expected growth, we are please to announce that we have secured new premises for the Brisbane Office in 2010. It is a exciting step for the company as a whole and will allow see the current Brisbane office move to a larger building at Kelvin Grove. Stay tuned more to follow on this front.

Craig Wood
(Field Survey Manager)



BLAST FROM THE PAST 1990 (left to right)

Peter Van Strang snr. (P.I's father in law)
Darren Chalmers (in wolf man beard)
Dave Scott (in fashion boardies)
Stewart McIntyre (ex Bennett)
Neil McDonald (ex Bennett)
Peter Van Strang jnr. (P I's bro in law)
Peter Ireland (out of flash range)
After reaping the seas on charter boat
"Just Magic"....and it was

Golden Peg Award

This year's winner for this prestigious award is Greg Short.
Apparently 800 x 4 megabyte emails plus 1 click of the mouse = system meltdown !!!!!!!!!!!

A WELL EARNED CHRISTMAS BREAK

This year again, as is our tradition, the business will shutdown over the festive season to give all staff a well earned rest. From 3pm on Wednesday, December 22nd we will be on vacation returning bright and cheery in the new year at 8am on January 11th 2010.

Head Office | 95 Upton Street, BUNDALL | Ph 07 5574 0733 | Fax 07 5574 0202

Coomera Office | 9 Jowett Street, COOMERA | Ph 07 5573 6177 | Fax 07 5529 4342

Brisbane Office | Level 3, 490 Upper Edward Street, SPRING HILL | Ph 0755 3839 7200 Fax
07 3839 7277

Ipswich Office | 5-11 Downs Street, NORTH IPSWICH | Ph 07 3202 1575 | Fax 3202 1576

All mail to PO Box 5021 Gold Coast Mail Centre 9726

Email : mail@bennettandbennett.com.au www.bennettandbennett.com.au

IMPORTANT: This is not advice. Anyone reading this should not act on the material contained in the "Bennett Times". Articles shown are general comments and do not constitute or convey advice and are not the thoughts of the company. We recommend you seek formal advice before acting on any content in this issue.