



**Pennino & Associates** pty.ltd.

Licensed Surveyors &  
Development Consultants

[pennino.com.au](http://pennino.com.au)

*...service, professionalism, modern thinking & sound advice.*

## About Us

### Licensed Surveyor & Development Consultants

Pennino & Associates is an emerging survey practice with an emphasis on client service, innovation and a focus on personalized and professional advice. We strive to assist, consult and develop from concept to completion. Working with you to release the full potential of each project.

We provide advice on a full range of surveying and project management services. Boundary marking for fences or construction, marketing concept plans, subdivision, easement plans, lease areas, engineering and feature surveys.

Having been involved in both small and large scale ventures we can help guide and manage any part of your project. We have affiliations with many organizations within the industry enabling us to recommend and provide assistance with any project.

Pennino & Associates, dedicated to client service, professionalism, modern thinking and sound advice.



boundary identification ◦ land divisions ◦ feature & contour surveys ◦ easements ◦ lease areas ◦ engineering surveys



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## Subdividing Land

### Release the Hidden value in your investment

Subdividing and value adding is easily the best way to make your investment flourish. Turn one allotment into two, three or more. Be it a torrens title, community or strata division we can help you develop your project to its full potential. We can access and investigate development plans and local council zonings to design the most cost effective way to divide your property. Pennino & Associates can guide you through the division process step by step, attaining costs for Water & Sewer Connection along with the taxes and charges associated with dividing land. Subdividing is not always just for resale, subdivide a rental property, keep the existing house and build a second creating additional rental income.

Each land division is unique, contact Pennino & Associates for a quotation specific to your project.

#### The Division Process

- Preliminary Site Measurements & Concept Plans -Working with you Pennino & Associates design your subdivision layout.
- Planning Application-Your plan is submitted to the Development Assessment Commission who circulates the plan to SA Water, local council and any other relevant authorities.
- Planning Approval-The relevant authorities respond with the conditions required for your division to be approved.
- Deposit of a Plan of Division -Pennino & Associates submits a certified survey to the Lands Titles Office and your new allotments are created.

This process takes between 6-8 months to complete



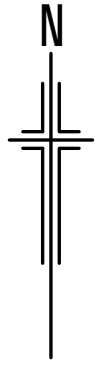
PURPOSE:	DIVISION	AREA NAME:	ELIZABETH SOUTH	APPROVED:	SHEET 1 OF 2 V01
MAP REF:		COUNCIL:	CITY OF PLAYFORD	DEPOSITED/FILED:	
LAST PLAN:		DEVELOPMENT NO:			

AGENT DETAILS:	PENNINO & ASSOCIATES PTY LTD ABN: 90 357 947 405 PO BOX 917 SALISBURY SA 5108 PH: 0401556497 E: office@pennino.com.au	SURVEYORS CERTIFICATION:
AGENT CODE:		
REFERENCE:	S1000-CONCEPT C REVA	

SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5241	85		ALLOTMENT(S)	370	D	6003 MUNNO PARA		
OTHER TITLES AFFECTED:									

EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		
NEW	201	SERVICE	EASEMENT(S)	A	FOR SEWERAGE PUPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA		

ANNOTATIONS:



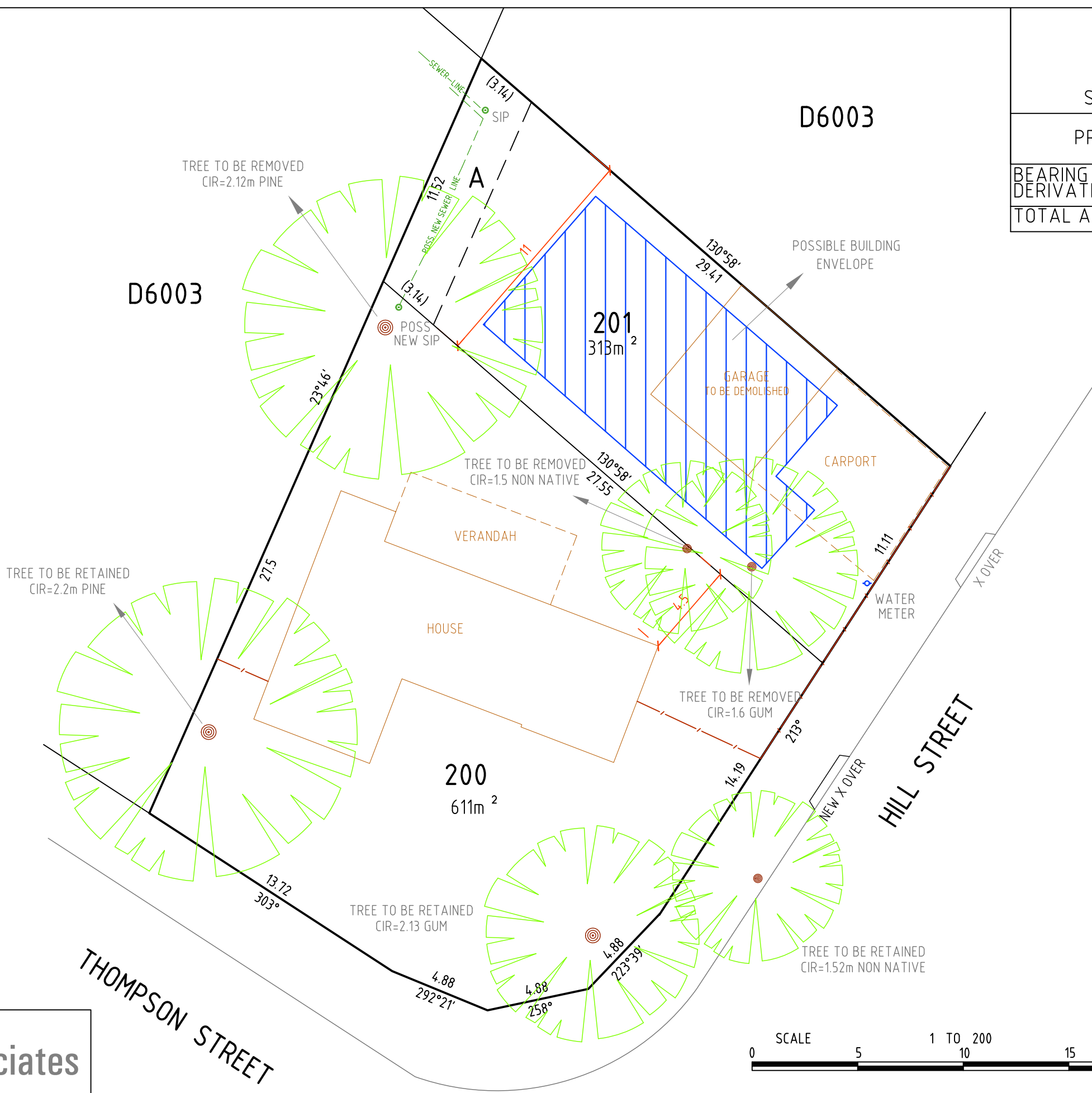
SHEET 2 OF 2

PROPOSED DIVISION

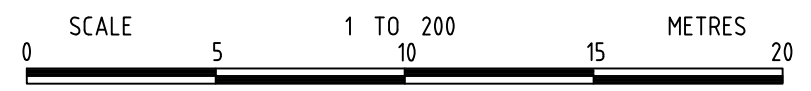
BEARING DATUM: ZONE 54 MGA94  
DERIVATION:

TOTAL AREA:

CONCEPT C  
ALLOTMENT 200  
TOTAL = 611m<sup>2</sup>  
PRIVATE OPEN SPACE = 214m<sup>2</sup> (35%)  
ALLOTMENT 201  
TOTAL 313m<sup>2</sup>



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www.pennino.com.au po box 917 salisbury sa 5108 office@pennino.com.au  
our reference: S1000 CONCEPT C- REVA





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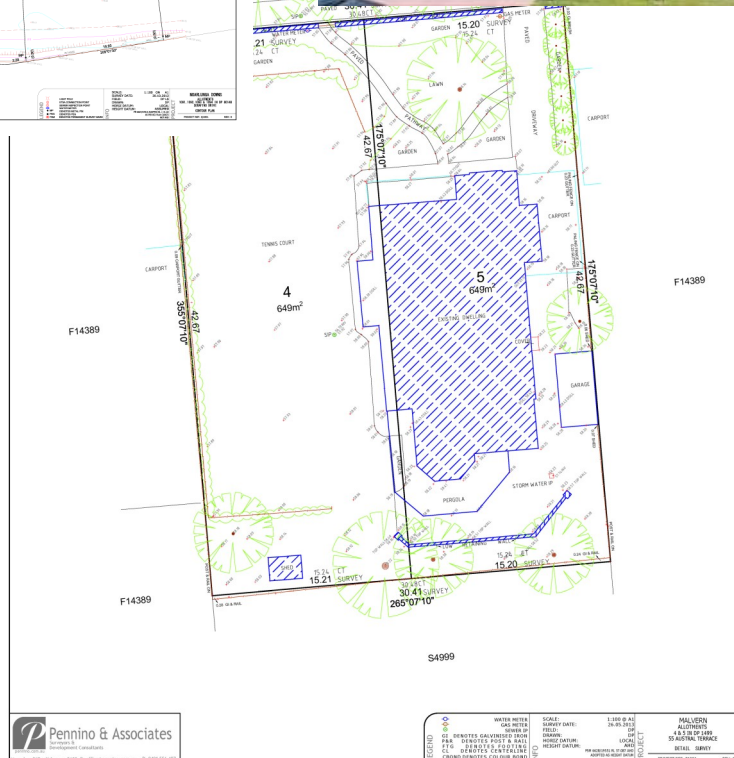
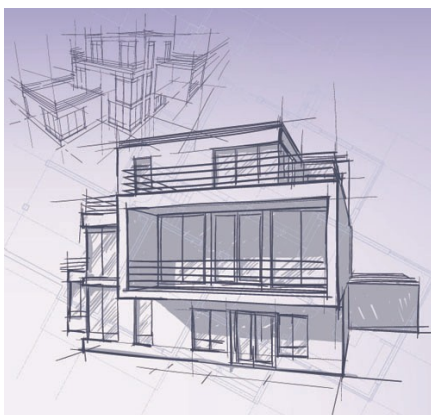
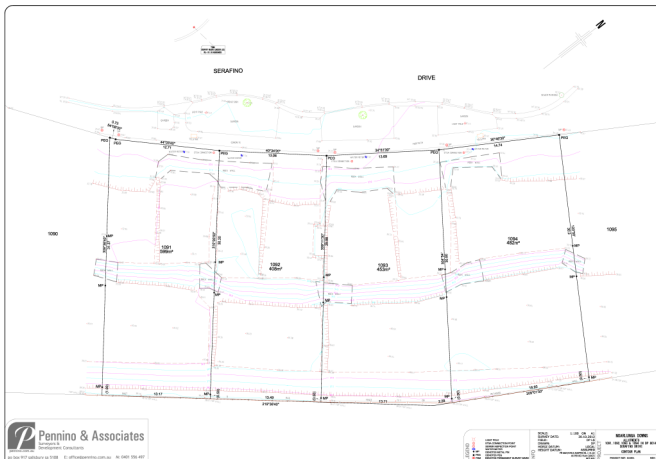
[pennino.com.au](http://pennino.com.au)

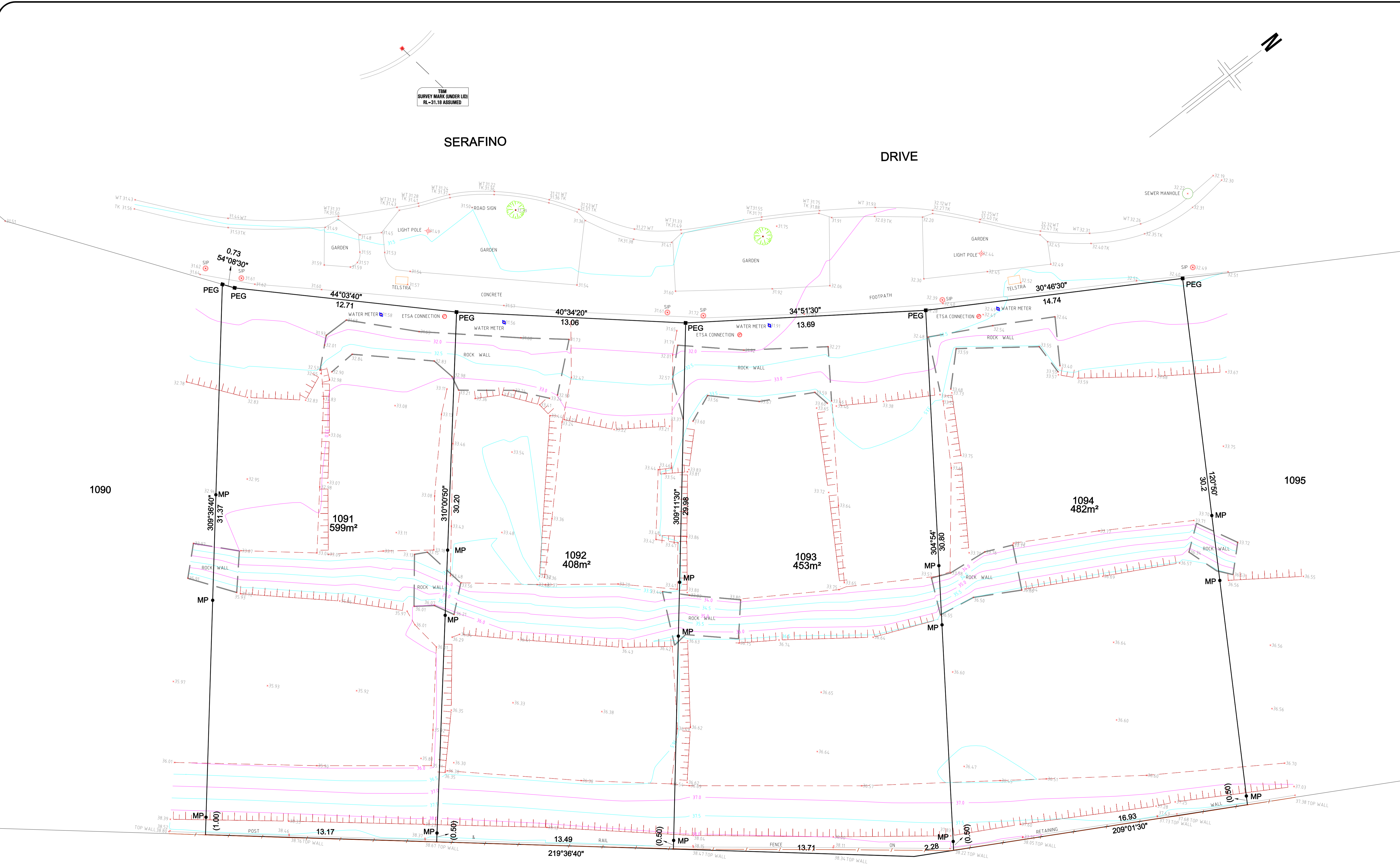
*...service, professionalism, modern thinking & sound advice.*

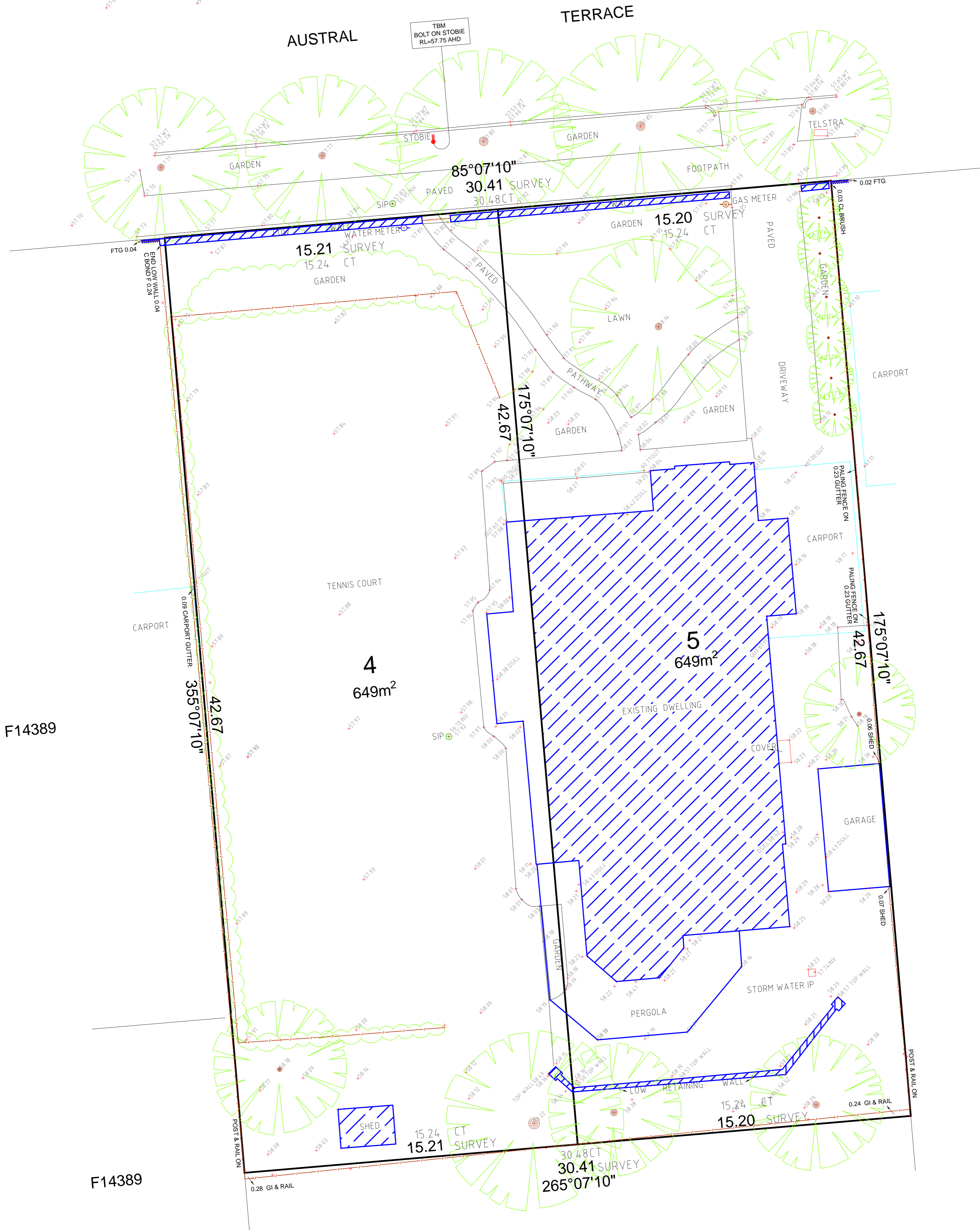
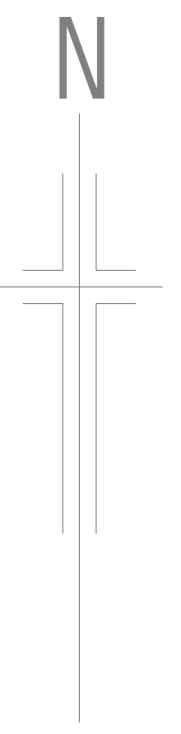
# Engineering & Feature Surveys

## The foundation of your design

Feature Surveys record in detail the buildings, structures, services trees and any other important features on a site. They include levels and or contours to give building designers and architects a platform to start designing a project. These can be local for building design or tied to a height above mean sea level (AHD) for 1 in 100 year flood levels. With experience in small, medium and large sites, Pennino & Associates can provide detailed drawings of any site to form the raw foundation of your project design.









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## Boundary Identification Surveys

### Building On the boundary

Avoid costly legal ramifications when building on the boundary. With land at a premium the need to extract use from every square meter is essential. As a result building on the boundary is common place these days. But how do you know your or your neighbours building really is *on the boundary*? A Boundary Identification Survey is the only sure way to ensure you or your builder gets it right.

Pennino & Associates will assign a Qualified Licensed Surveyor to interrogate Lands Titles Office Records and calculate the true position of your allotment boundaries. Attending site and placing marks exactly on the boundary means you'll get it right first time, avoiding costly legal ramifications and delays. Identification Surveys are essential when building *on the boundary*.

*"The boundary is where your land meets another person's land. Boundaries can only be determined by a licensed surveyor.*

*If you are in dispute with a neighbour about the boundary location you can engage a licensed surveyor to mark out the boundary.*

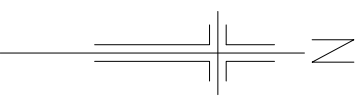
*Once this has been marked out anyone found to be moving or removing a survey marker may face fines and legal action.*

*A fence may not necessarily be an accurate representation of the boundary line but regardless of its location it doesn't alter the actual boundary or the legal rights to ownership of the land."*

*Extract SA.GOV.AU Fencing, Boundaries and Encroachment Disputes*







I HEREBY CERTIFY THAT THE LAND IN THE PLAN ABOVE WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION ON THE 6th DAY OF NOVEMBER 2012

.....  
 LICENSED SURVEYOR

THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992 THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION BY THE REGISTRAR GENERAL'S OFFICE. FUTURE RESURVEY OF ADJOINING LAND OR SUBSEQUENT LODGMENT OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION & INFORMATION HEREON

**LEGEND**

- SEWER INSPECTION POINT
- WATER METER
- MP DENOTES METAL PIN
- PEG
- CL DENOTES PEG CENTERLINE

**INFO**

SCALE: 1:200 ON A3  
 SURVEY DATE: 01.11.2012  
 FIELD: DP  
 DRAWN: DP

**PROJECT**

**IDENTIFICATION CERTIFICATE**  
 36-38 PARK TERRACE  
 SALISBURY  
 CERT. OF TITLE 2591/3  
 99 IN FP113903  
 HUNDRED OF YATIALA  
 CITY OF SALISBURY

PROJECT REF: ACC No. R1000 REV: 0

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 po box 917 salisbury sa 5108 E: office@pennino.com.au M: 0401 556 497

OCCUPATION MAY BE EXAGGERATED FOR CLARITY



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## Lease Plans & Lease Areas

### Maximize your rental return

Are you maximizing your rental return? Inline with regulations, lease areas are to be measured by the Property Council of Australia Guidelines, PCA. These guidelines dictate what to measure in an office, building or shop. What is included, what is excluded and the grey areas that lie between. Pennino & Associates can calculate the total square meters of your rental property, be it office building, shop, shed or warehouse. This gives peace of mind for both tenant and land lord. A lease plan and areas calculated by a Licensed Surveyor gives all parties assurance against miscalculation and confusion. A small miscalculation over a long lease term could result in considerable losses.

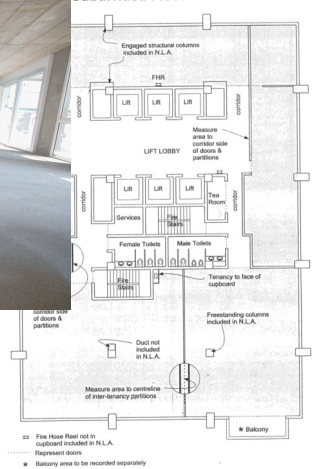
We can also provide lease plans for lodging with the Lands Titles Office to accompany legally binding leases.

When you may need a lease area survey?

- New or Re-Negotiating a Lease
- Checking the area you are leasing
- Before purchasing a commercial rental building
- When registering a lease with the LTO
- Calculating your buildings NABERS rating



Diagram - Net Lettable Area (NLA)  
Subdivided Floor



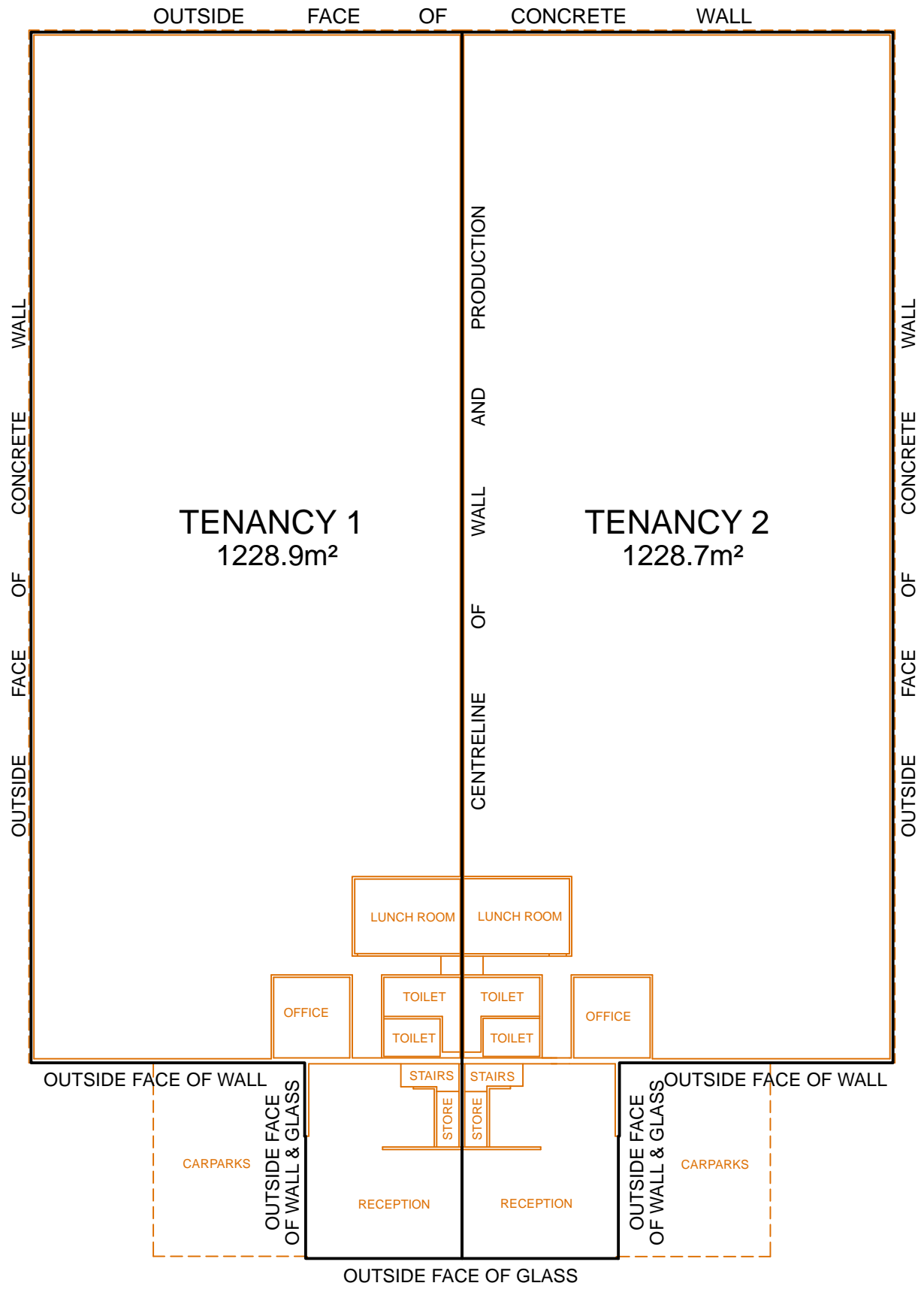
# LARGS NORTH

## ALLOTMENT 11 IN DPXXXX

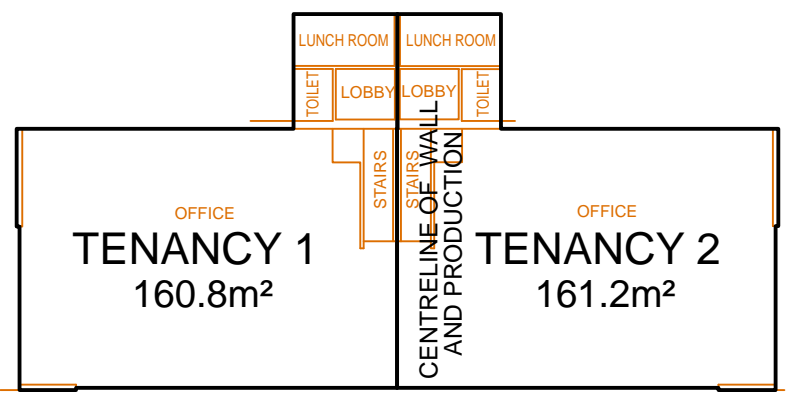
AREA CALCULATED IN ACCORDANCE WITH THE  
PROPERTY COUNCIL OF AUSTRALIA GUIDELINES

TOTAL AREA INCLUDING GROUND AND FIRST FLOORS = 2779.6m<sup>2</sup>

### GROUND FLOOR PLAN



### FIRST FLOOR PLAN





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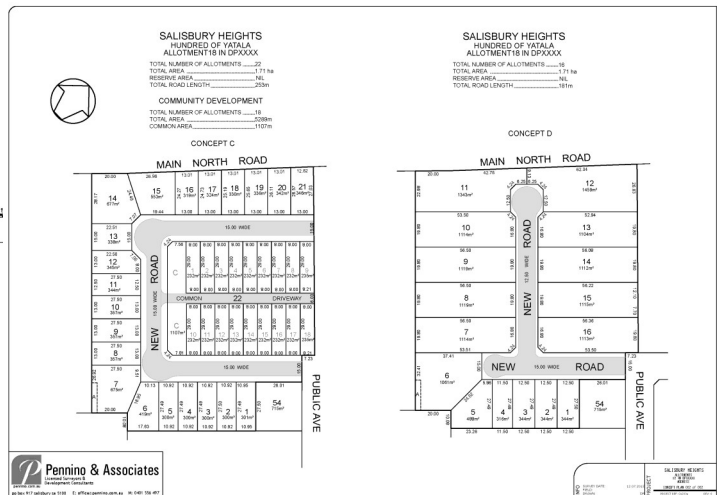
# Marketing & Concept Plans

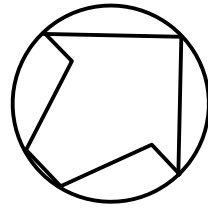
## Paint a Picture

Nothing helps a person visualize a development like seeing it on paper. Usually done as part of the division process, Pennino & Associates can prepare concept plans of any property.

We will investigate local council guidelines and Lands Titles Office plans and documentation to put ideas on paper. If you wish to illustrate to a purchaser the potential in a home for sale. How better than to put a plan together showing the potential. Paint them a picture to show the possibilities.

These plans can also help you investigate the value in your next land acquisition. A quick concept plan over a potential purchase can help you calculate returns, purchase price and final value.



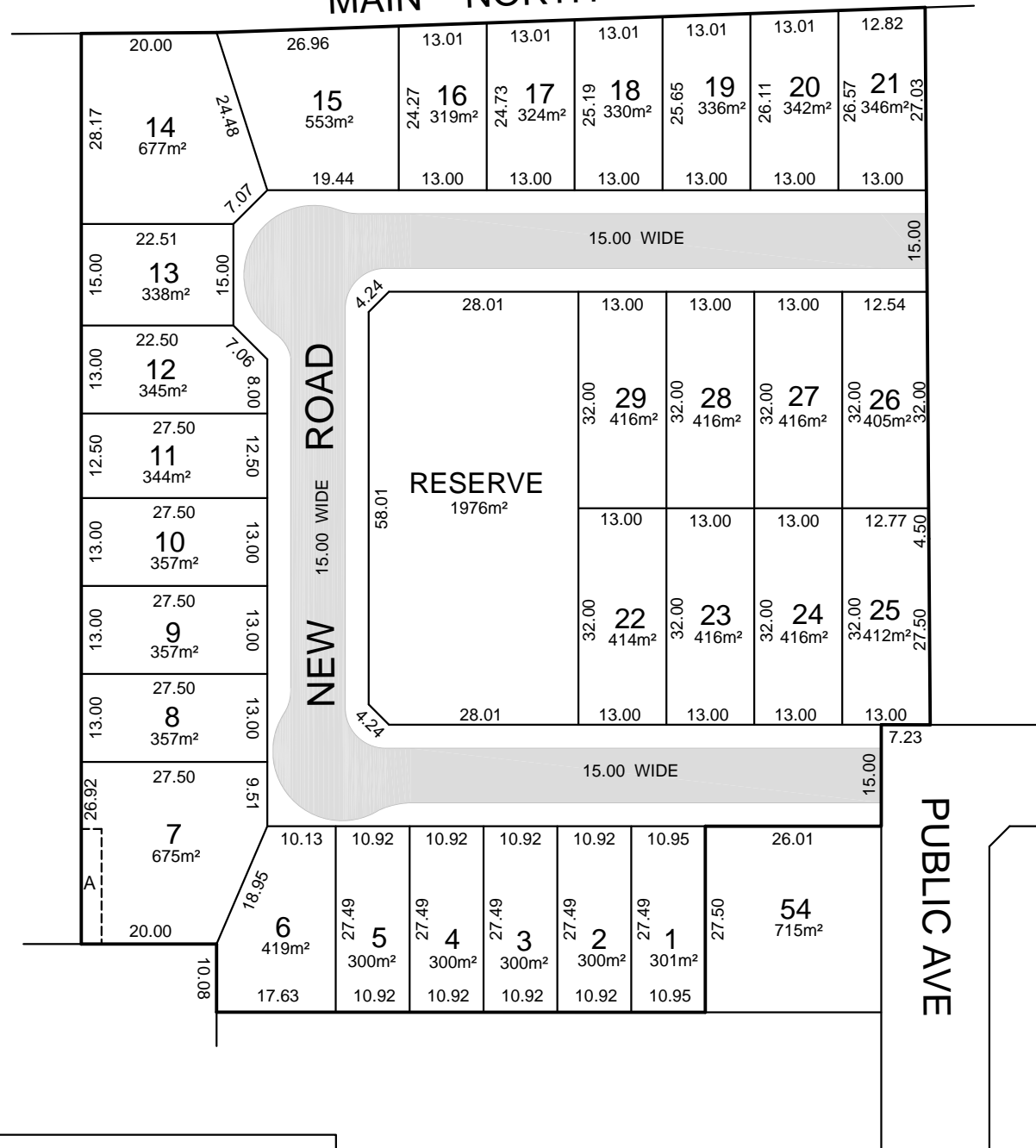


### SALISBURY HEIGHTS HUNDRED OF YATALA ALLOTMENT 18 IN DPXXXX

TOTAL NUMBER OF ALLOTMENTS .....29  
 TOTAL AREA .....1.71 ha  
 RESERVE AREA .....1976m  
 TOTAL ROAD LENGTH .....253m (11.5%)

CONCEPT A

MAIN NORTH ROAD

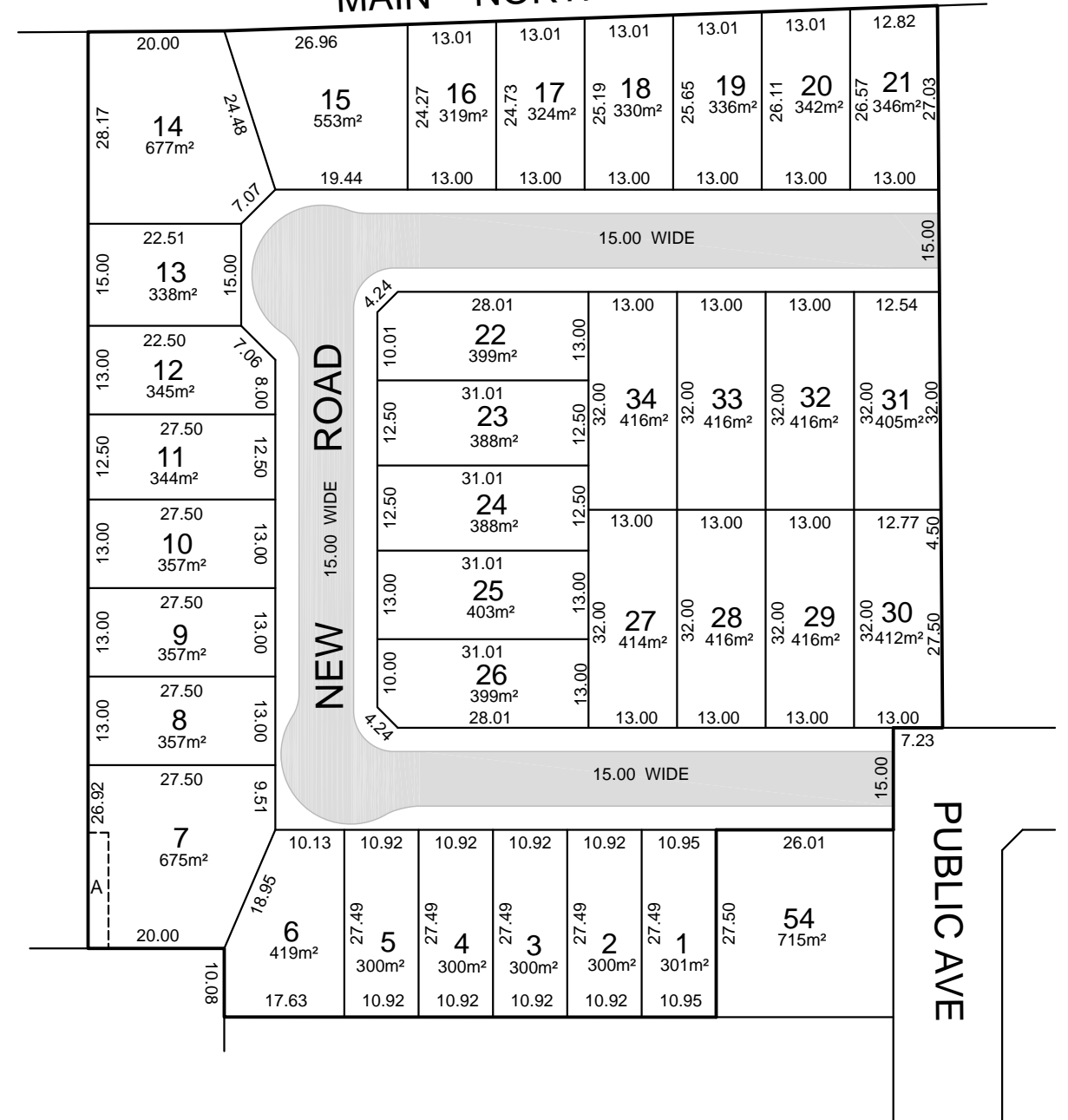


### SALISBURY HEIGHTS HUNDRED OF YATALA ALLOTMENT 18 IN DPXXXX

TOTAL NUMBER OF ALLOTMENTS .....34  
 TOTAL AREA .....1.71 ha  
 RESERVE AREA .....NIL  
 TOTAL ROAD LENGTH .....253m

CONCEPT B

MAIN NORTH ROAD



**SALISBURY HEIGHTS  
HUNDRED OF YATALA  
ALLOTMENT 18 IN DPXXXX**

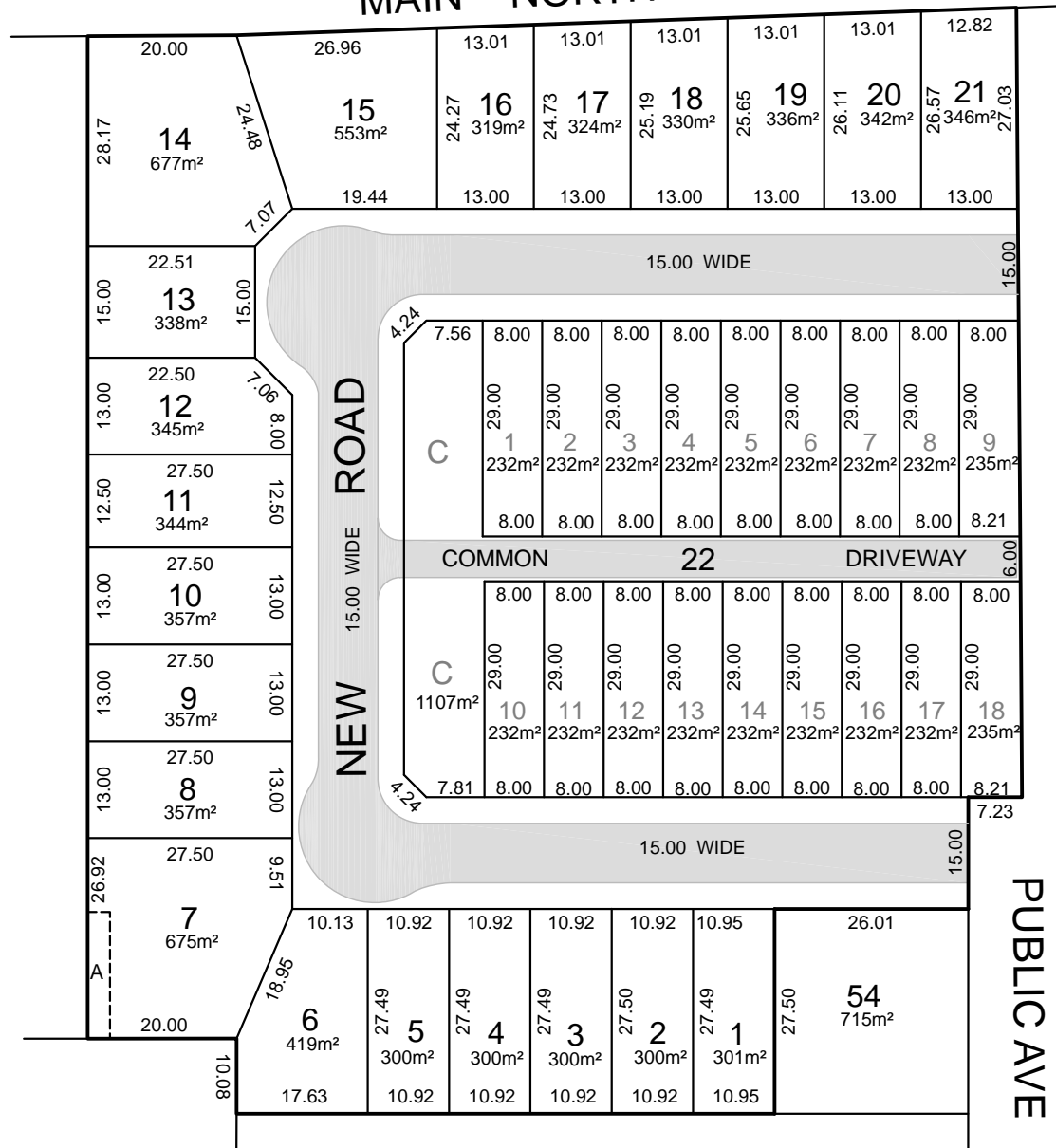
TOTAL NUMBER OF ALLOTMENTS .....22  
 TOTAL AREA .....1.71 ha  
 RESERVE AREA .....NIL  
 TOTAL ROAD LENGTH .....253m

**COMMUNITY DEVELOPMENT**

TOTAL NUMBER OF ALLOTMENTS .....18  
 TOTAL AREA .....5289m  
 COMMON AREA .....1107m

**CONCEPT C**

**MAIN NORTH ROAD**



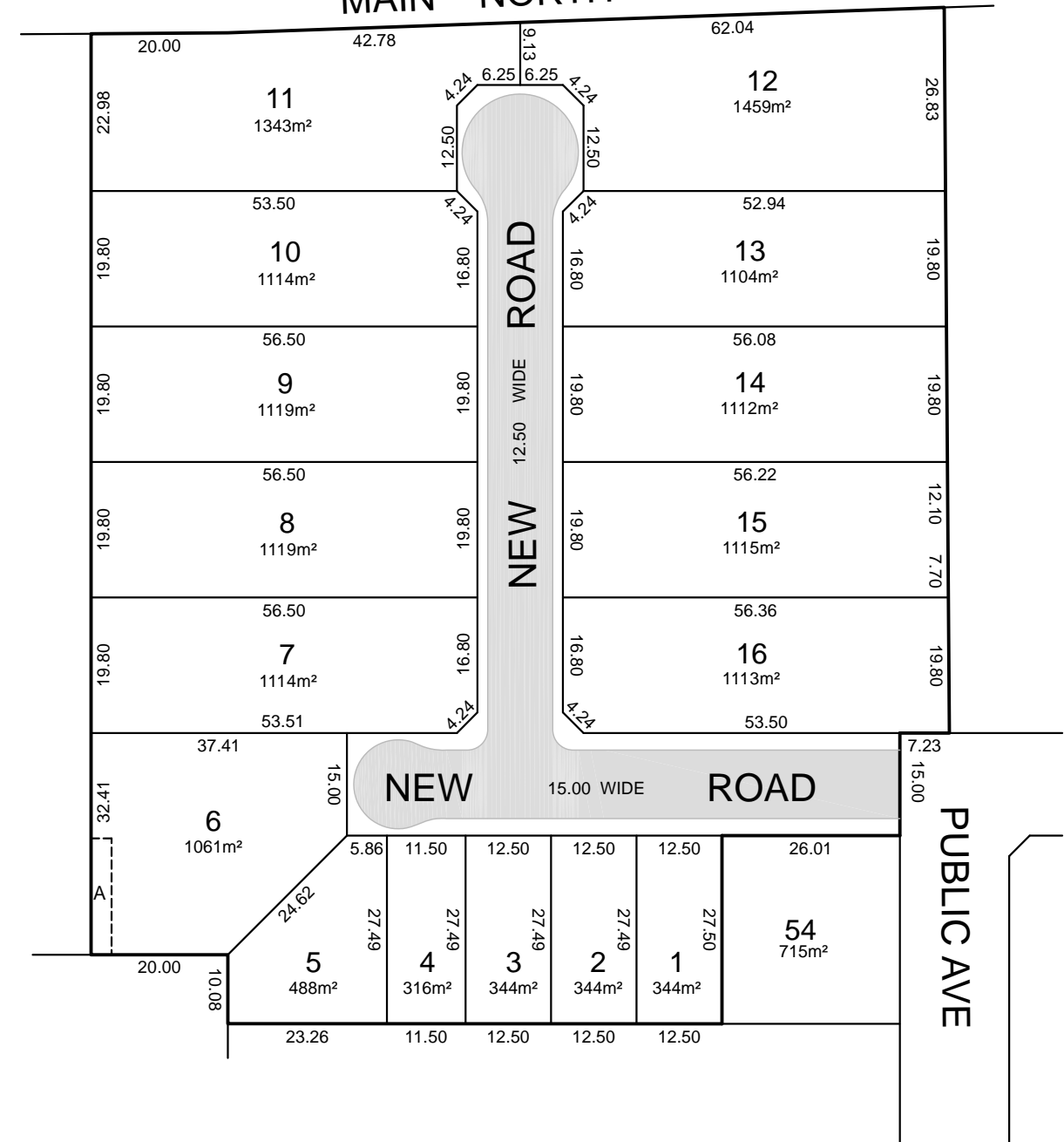
**PUBLIC AVE**

**SALISBURY HEIGHTS  
HUNDRED OF YATALA  
ALLOTMENT 18 IN DPXXXX**

TOTAL NUMBER OF ALLOTMENTS .....16  
 TOTAL AREA .....1.71 ha  
 RESERVE AREA .....NIL  
 TOTAL ROAD LENGTH .....181m

**CONCEPT D**

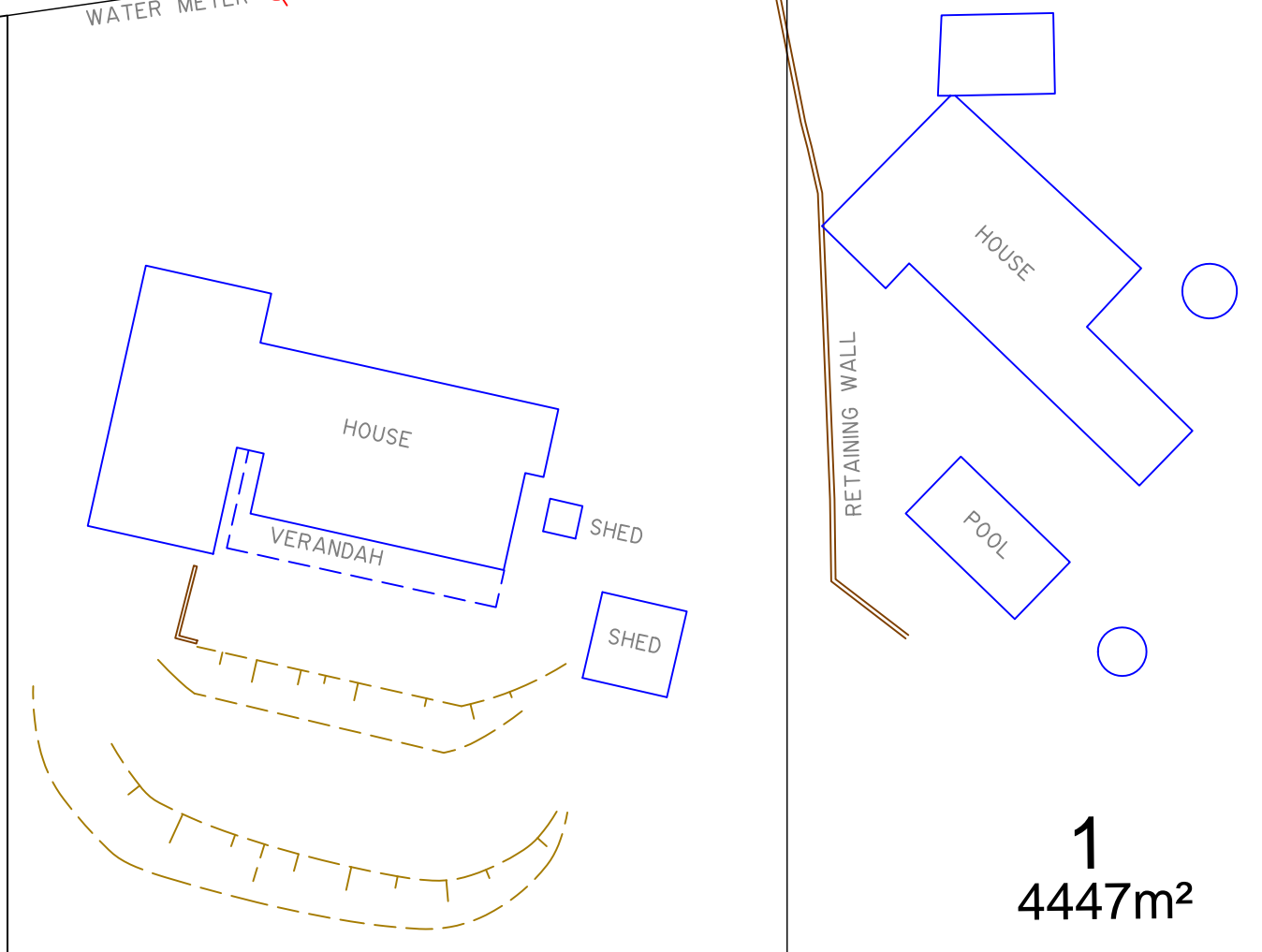
**MAIN NORTH ROAD**



**PUBLIC AVE**

# PUBLIC ROAD

CROSS OVER  
 STOBIE TELSTRA  
 SEP  
 WATER METER  
 CROSS OVER  
 SEP & WALL  
 CROSS OVER  
 STOBIE TELSTRA

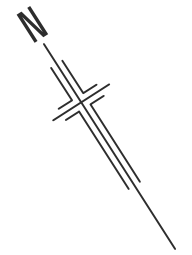


**2**  
7704m<sup>2</sup>

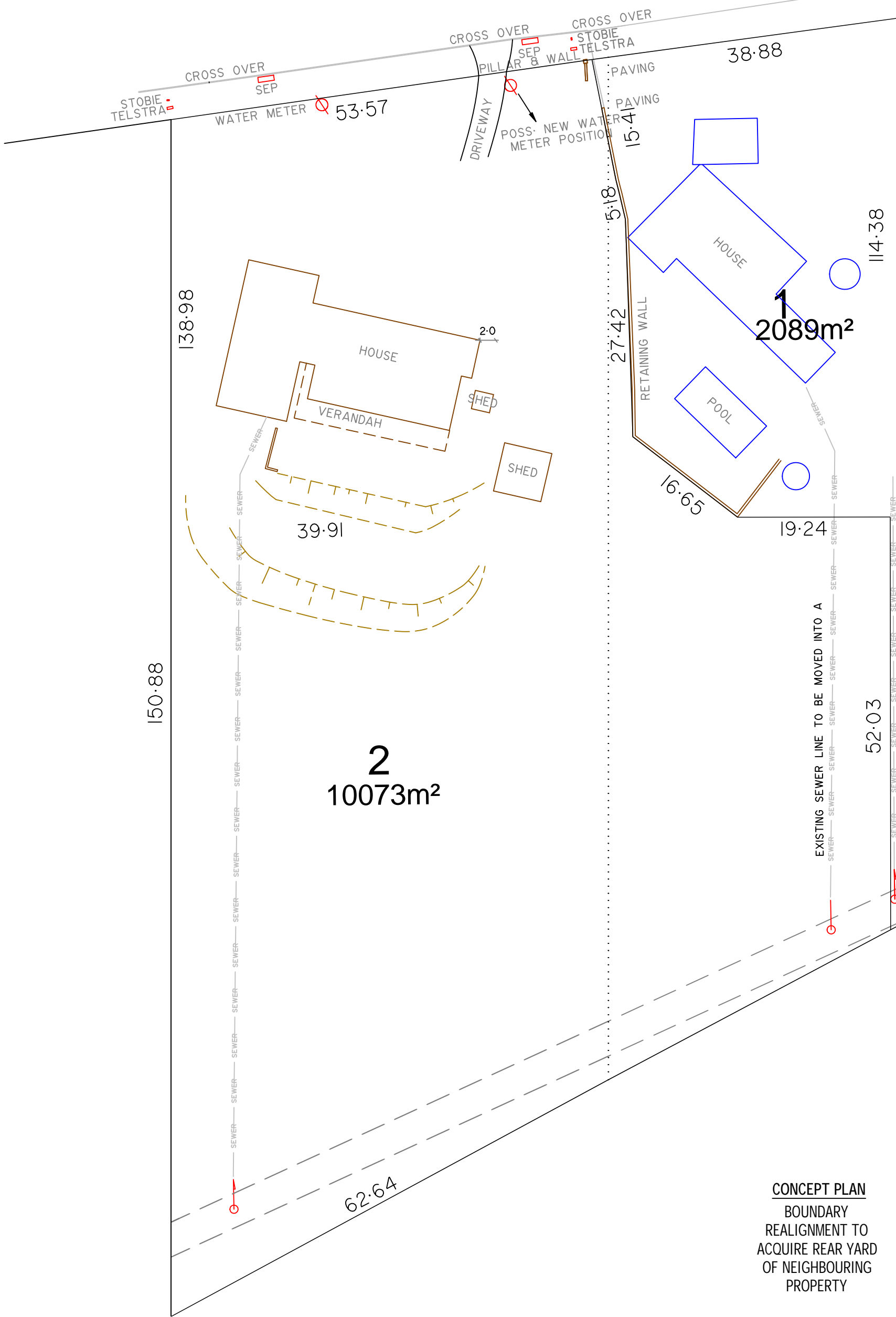
**1**  
4447m<sup>2</sup>

EASTERN

**CONCEPT PLAN**  
 CURRENT ALLOTMENT  
 COMPOSITION  
 2 OWNERS EASTERN  
 NEIGHBOUR SEEKING SALE



# PUBLIC ROAD



EXISTING SEWER LINE TO BE MOVED INTO A  
SEWER

NEW SIP

**CONCEPT PLAN**  
BOUNDARY  
REALIGNMENT TO  
ACQUIRE REAR YARD  
OF NEIGHBOURING  
PROPERTY

