

Surveying and spatial solutions for

Property Consultants

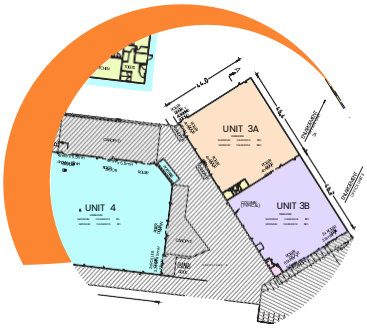
Landair
Surveys

Across New South Wales and Victoria, Landair Surveys supports property consultants with detailed property and building surveys, boundary documentation and lease area reporting. Our detailed site data and reports enable fast and informed decision making.

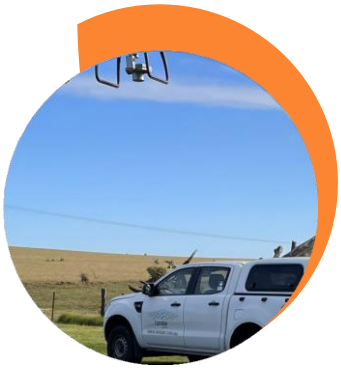
Learn more at landair.com.au

Why choose **Landair Surveys**

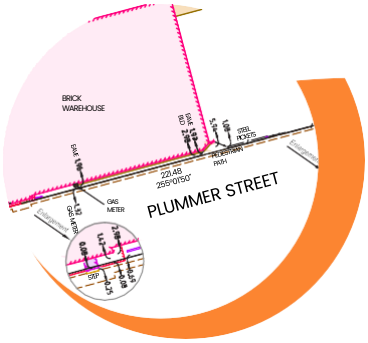
With Licensed / Registered Surveyors, accredited drone pilots, and the latest technology Landair Surveys is equipped to handle **complex and multi-state projects**. We also:



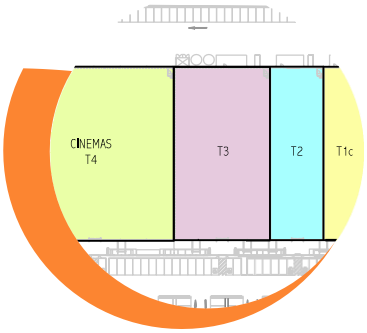
Have fast turnarounds in acquisition, leasing and other time-sensitive phases.



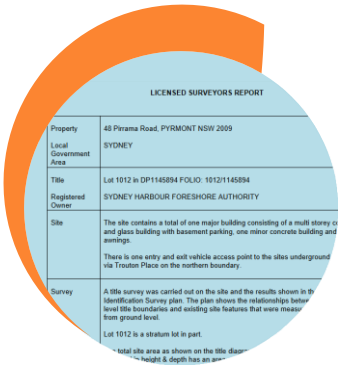
Keep projects on schedule by prioritising quick turnover of your survey data.



Consistently capture precise and reliable data that aligns with your project's needs.



Ensure surveys match your expectations – you'll always receive what's required.



Provide structured and straightforward – not needlessly complex – reporting.



Share data in easy-to-explain formats, so you can confidently present your findings to clients.

How we support **your project**

We're experienced in managing sensitive and confidential surveys, ensuring that every project receives the precise and reliable data essential for informed decisions.

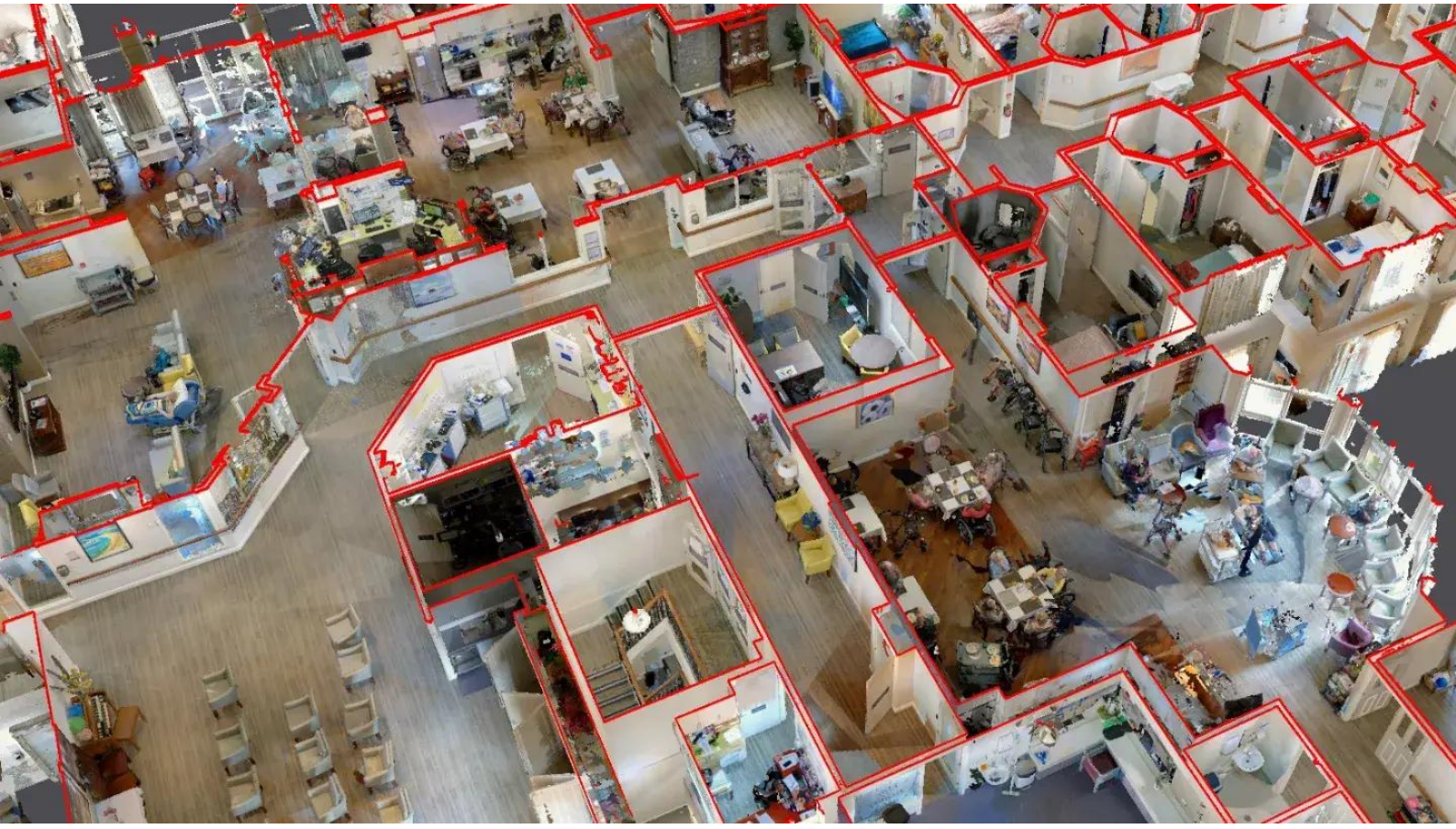
We capture your spatial data using...

- Identification surveys
- Lease area and floor plan surveys
- RPA inspection surveys

We deliver actionable data as...

- Site identification plans and licensed surveyor reports
- Lettable area, marketing plans and existing condition floor plans
- High resolution imagery to support site due diligence

We conduct our surveys with cutting-edge technology, utilising NavVis VLX3 wearable mobile scanners, RTK drones, and robotic total stations.



See our **property consulting partners**

Across **Victoria and New South Wales**, companies rely on our comprehensive data to help manage their industrial, commercial, retail and mixed use multi-storey assets.

CDC Property Consultancy · MAB · Knight Frank · Fitzroys · CBRE · KPMG · Goodman · Napier & Blakeley

Identification Surveys

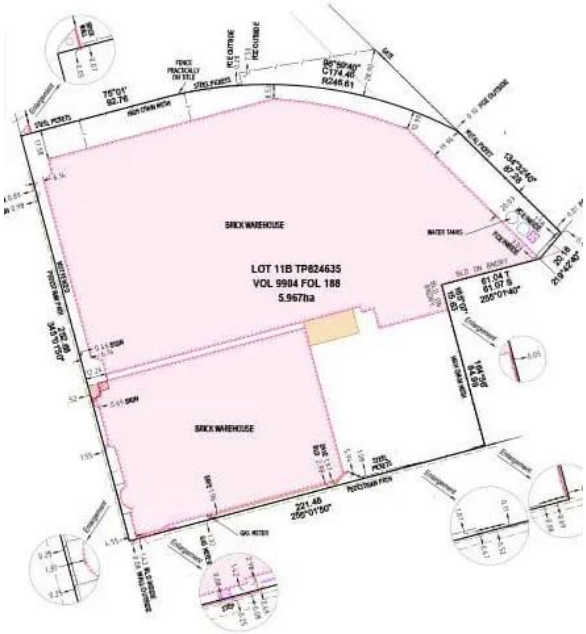
When title certainty is critical prior to settlement, Landair Surveys delivers the clarity your property due diligence demands.

An Identification Survey of the real estate asset confirms whether the land and its improvements align with the dimensions and details listed on the Certificate of Title.

The prepared **Identification Survey Plan** provides the following property details:

- The Re-established **site boundaries** and a comparison to the dimensions as shown on the Certificate of Title
- The calculated **site area** and a comparison to the area as shown on the Certificate of Title
- **Easements**, **leases** and other **encumbrances** registered on title
- **Title** description details
- The location of **major improvements** on the site such as building extents
- Perimeter **site fencing**
- Identification of **encroachments** from the parcel of land onto adjacent land, or vice-versa including road/ access extents, belowground car park extents, above ground eave and roof extents etc.

The prepared **Licensed / Registered Surveyors Report** provides an explanation of the survey results, highlighting any discrepancies between the site measurements and the registered title and any recommendations as to how potential issues affecting title or boundaries may be resolved.



It's a small investment that delivers certainty, reduces risk and provides peace of mind before settlement.

Lease Area Surveys

Lease Area Surveys provide the authoritative measurements that underpin rental calculations, property valuations and lease agreements across commercial, retail and industrial assets.

Every square metre counts. Even minor discrepancies between the area stated in a lease and the area actually occupied can lead to significant financial impacts over the life of a tenancy. A Lease Area Survey removes this uncertainty, ensuring that all parties have a transparent and legally defensible basis for their agreement.

At Landair Surveys, we undertake Lease Area Surveys in accordance with the Property Council of Australia's (PCA) Method of Measurement for Lettable Area.

Our Licensed / Registered Surveyors deliver accurate, standards-compliant plans for offices, retail centres, warehouses, showrooms and industrial buildings to help clients avoid disputes and plan with confidence.



Types of Lease Area Surveys

Landair Surveys delivers all three PCA-recognised lease area measurements:

Net Lettable Area (NLA)

Used for calculating tenancy areas in office buildings and office and business parks.
An NLA survey is the aggregate of floor space contained within a tenancy at each floor level measuring to the internal finished surface of internal permanent walls and the internal finished surface of dominant portions of the permanent external building walls.

Gross Lettable Area Retail (GLAR)

Used for calculating tenancy areas in shopping centres, commercial buildings, strip shops and free-standing shops in suburban streets. A GLAR survey is the aggregate of floor space contained within a tenancy at each floor level measuring to the internal finished surface of the external building walls, centre line of inter tenancy walls and to the mall line for shop fronts within shopping centres.

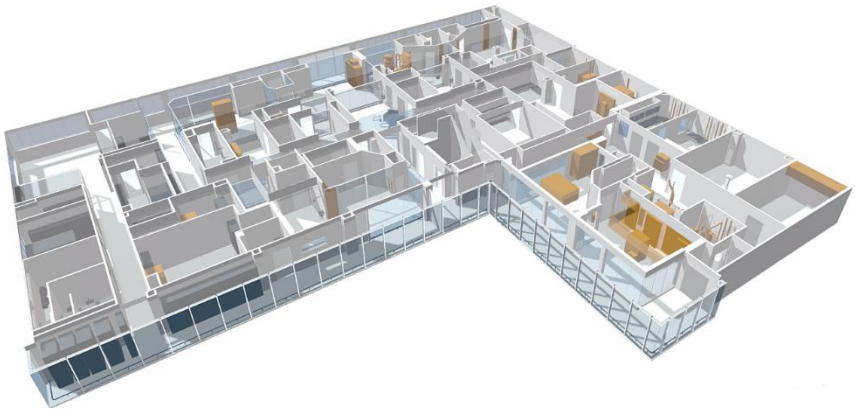
Gross Lettable Area (GLA)

Used for calculating tenancy areas in warehouses, industrial buildings, free standing supermarkets and showrooms.
A GLA survey is the aggregate of floor space contained within a tenancy at each floor level measuring to the dominant portion of the outside faces of walls of the building alignment and the centre line of inter tenancy walls, partitions or common areas.

3D Mobile Laser Scanning
for rapid data acquisition



Rapid data acquisition engineered for minimal tenant disruption.
At Landair Surveys we use
the wearable NavVis VLX3 for our mobile scanning tasks.



How it works...

Essentially, everywhere we walk we measure. A site walkthrough becomes a full site pickup leading to faster fieldwork and increased data capture, while minimizing disruption to active tenants. A multi-story office or large retail floor that takes days to measure with traditional methods of total stations, distos or tapes can be mapped in under an hour during normal business hours.

The Result – a clean, colour-balanced 3D pointcloud providing a complete digital record of the building that satisfies legal, financial and architectural requirements.

The point cloud is seamlessly integrated into CAD software to generate accurate 2D plans for lease, marketing or design purposes or can be converted into 3D BIM models.

What can it be used for...

- Lease area plans – NLA, GLAR & GLA
- Building floor plans for sales, leasing or design purposes
- Site plans for marketing purposes
- Car parking plans
- Reflected ceiling plans
- Building services plans
- Virtual Walkthroughs from a web browser

Drone Flyover & Roof Inspections

Whether it's restricted roof access or the need for up-to-date aerial imagery, **Drone Flyovers** are one way Property Consultants gain that additional building or site context.

With over a decade of RPA (drone) flying under our belts we stand ready to take to the skies above your project site for a bird's eye view.



All our drone pilots are CASA-licensed and fly under our RPA Operator's Certificate (ReOC). We maintain a strong safety culture and proactively engage with all the stakeholders on our property projects. Our fleet of mapping and inspection drones are all CASA-registered and we even have additional drone-specific Public Liability Insurance



How we help...

- Orthoimages for overall site context and plan underlay
- Close-up roof imagery to assist with condition assessment reports
- Turn drone images into pointclouds for site terrain or rooftop infill data





Landair
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