



CASE STUDY:

227 Toorak Road – Building Subdivision

OVERVIEW

The development at 227 Toorak Road South Yarra consisting of 388 apartments, 6 retail spaces and 3 levels of basement car parking, has become an iconic building within the Toorak Road, Chapel St precinct of South Yarra.

AAM was engaged to provide Land Survey consultancy services for the developer throughout the lifespan of the project, from initial conception through to settlements.



SITUATION

The developer of the project, Little Projects, required a Land Survey consultancy partner to provide cadastral survey services for the duration of the project. These services were to include title re-establishment works, drafting of the Plan of Subdivision as required for sales and ultimately registration, lease surveys for all retail spaces, check surveys and the provision of professional advice as required to aid in ensuring the timely and cost effective success of the project.

ACTION

AAM's Victorian Land Survey team was able to deliver the Plan of Subdivision on time, as required by Little Projects, by utilising its extensive experience in the area of building subdivisions and its highly skilled workforce. These attributes ensured that such issues as dealing with a mixed use development, multiple Owners Corporations, innovative new car stacker designs, changing retail space configurations, ever changing car space allocations, design amendments and various other issues raised by other external consultants were all dealt with within timeframes required by the developer.

AAM, through its involvement with the Cooperative Research Centre for Spatial Information, was able to provide information, expertise and advice in the building subdivision field to assist in a research team based at the University of Melbourne to develop a prototype building subdivision visualisation tool.

RESULT

The Plan of Subdivision was registered at Land Registry Services within the timeframe required by Little Projects to ensure they met all contractual obligations relating to settlement dates for all lots within the development.

