



Figure 2: An example of a communal space representation in BIM  
Source: CSDILA, The University of Melbourne

status. Every communal space or facility in the BIM model can be enriched with cadastral information such as rights, responsibilities and even liabilities.

The Plan of Subdivision through a combination of boundary definition and the Owners Corporation structure establishes the framework for functional communities based on principles of fairness and equity. Access to accurate information through a BIM model about the expected and intended use of the building can only assist in establishing a fairer, more efficient and more effective Owner Corporation structure. In fact a BIM model not only enriched with

cadastral information but also part of the cadastral framework could enable lot owners to be more aware and interested in their impact on the day to day operation and cost of their building and therefore more engaged with their community.

To think dangerously, it could be argued that if a lot owner's liability to an Owners Corporation forms part of an enriched BIM integrated into the cadastral framework, and that lot owner can easily and readily demonstrate actual cost saving measures (i.e. Owners Corporation costs saved by not taking the lifts), is it then fair and equitable that they have a fixed liability as under the current practices? Or would a "user pays" model providing for a "dynamic liability" be a fairer and more equitable way of administering Owners Corporation costs?

Being custodians of the Cadastre is a privilege afforded to the surveying profession. However this does not entitle the profession to act conservatively and not engage with change. With custodianship comes a responsibility to ensure the profession represents the best interests of the community and the cadastre. If change can provide additional value to the community whilst maintaining the integrity of a fit for purpose Cadastre (or conversely not provide it) then the responsibilities under that custodianship require the surveying profession to engage with change and demonstrate leadership.

**Tom Champion L.S. is an Associate at Reeds Consulting in Melbourne with 16 years of experience in the engineering and land development industries in Victoria and the United Kingdom. Tom is ISV President-Elect. [tom.champion@reedsconsulting.com.au](mailto:tom.champion@reedsconsulting.com.au)**

## Congratulations to Dr. Leonie Kelleher

Richmond Lawyer Dr Leonie Kelleher has been awarded the National Trust and City of Ballarat, Heritage Award for her outstanding pro bono contribution to "Heritage Innovation". 'Of international significance' the judges said, she uncovered the role of early surveyors in working with Aboriginal People to ascertain local place names, key locations and track and local features. Also, under instructions from the Crown, via colonial land sales and Crown grants, these surveys ultimately led to the formal dispossession of Aboriginal People under English law.

Dr Kelleher, Accredited Specialist in Environmental, Planning and Local Government Law at Kellehers Australia, created a booklet on "Ballarat's First Gold Commissioner's Camp".

The innovation exposed the value of legal evidence in heritage significance. Evidence arose from the work of surveyor, Rodney Aujard and the Museum collection at Sovereign Hill.

Securing instructions from her client, Sovereign Hill, she ensured that important documentation was not merely archived, but brought together into a community education booklet highlighted the significance of the Sovereign Hill Museum's collection, particularly its rare original Urquhart survey map. She also wrote a two-part series for professional surveyors describing the key role played by early surveyors in Australian history.

(Traverse #302 (September 2015) and #304 (December 2015))

## We've been searching for someone like you!

# Feigl & Newell

## Professional Searchers

Professional Searchers of: Survey Information, Titles,  
General Law, Crown Land Status, Historical (Environmental) Searches,  
Covenant Beneficiaries

Suite 812, Level 8,  
530 Little Collins Street, Melbourne 3000  
Box 2343, GPO Melbourne 3001  
DX301 Melbourne

**Tel:** 9629 3011, 9620 7022  
**Fax:** 9649 7833  
**Email:** [info@feigl-newell.com.au](mailto:info@feigl-newell.com.au)  
**[www.feigl-newell.com.au](http://www.feigl-newell.com.au)**

