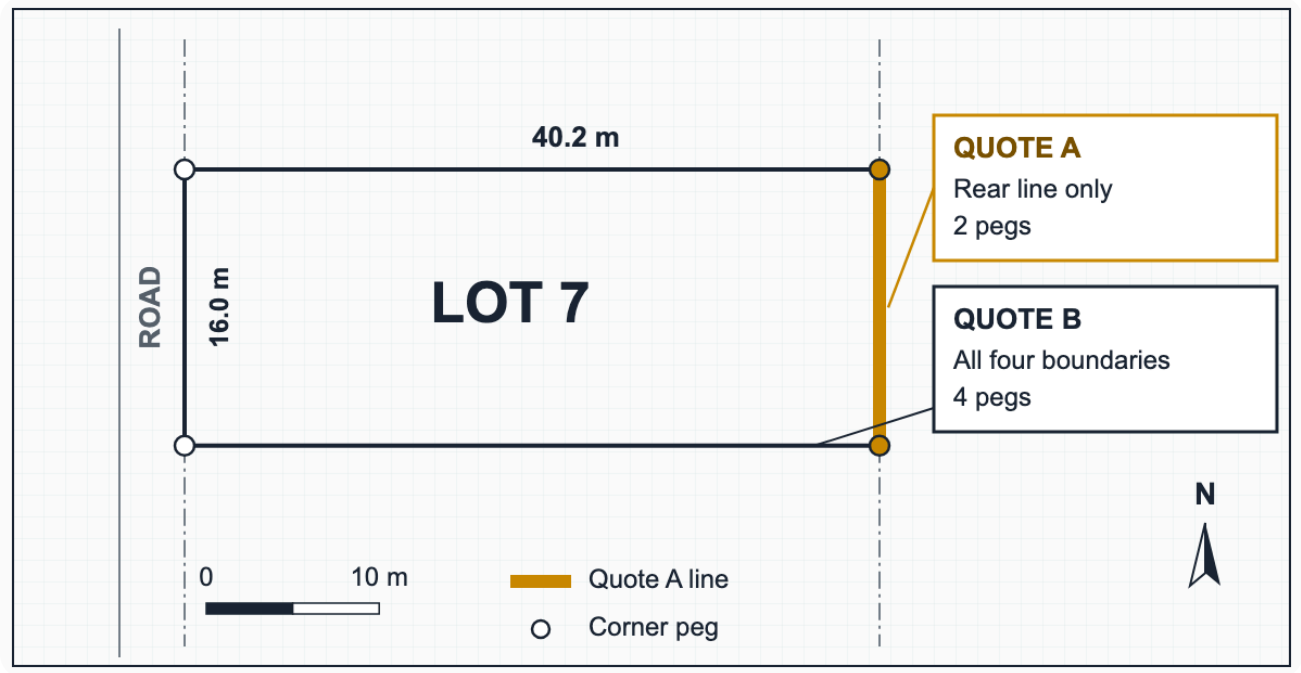
# BOUNDARY SURVEY COST ON THE GOLD COAST: WHAT YOUR QUOTE BUYS

By City Surveyors Gold Coast · 2026-11-19




One Brisbane firm's published guide runs from about $700 plus GST in newer areas to about $2,500 in older ones, another south-east Queensland firm starts its boundary surveys from $2,900 plus GST, and an Ipswich firm puts most of its urban jobs, with a registered plan and lodgement, at $2,500 to $3,500 plus GST. If two quotes for your Gold Coast boundary survey come back thousands of dollars apart, check what each one is pricing before you compare the numbers. One may peg a single fence line. Another may peg every corner of the lot.

This guide shows how to read the quotes side by side, so you pay for the survey your fence, build or purchase actually needs.

*General information only, not legal advice. Fees and pages checked 19 November 2026.*

**Key takeaways**

- Published fees for an identification survey differ by firm: one Brisbane firm's guide runs from about $700 plus GST in newer areas to about $2,500 in older ones, another south-east Queensland firm starts from $2,900 plus GST, and an Ipswich firm puts most of its urban jobs, with a registered plan and lodgement, at $2,500 to $3,500 plus GST.
- Compare quotes on scope: which boundaries, how many corners pegged, what plan you receive, and whether fences and buildings near the line are shown.
- A boundary drawn on a detail or contour survey is often plotted from records, not marked on the ground.
- Send the lot and plan number, the line you care about and why, and you will get a firmer quote.

## How much does a boundary survey cost on the Gold Coast?

The FAQ on our Gold Coast surveying home page puts surveying a property here at anywhere from one thousand to several thousand dollars, depending on the block's size and the survey's complexity. That range is wide because "boundary survey" covers jobs of very different sizes.

For a sense of the market, we read the published fee pages of three south-east Queensland survey firms on 19 November 2026. None of them is a Gold Coast price list and none is our price, but together they show how fees move:

| What the firm publishes | Price (plus GST) | What it says changes the price |
|---|---|---|
| Brisbane firm, average fee for an identification survey | $700 in newer areas, up to $2,500 in older areas | Very old areas and busy main roads sit near the top |

| What the firm publishes | Price (plus GST) | What it says changes the price |
|---|---|---|
| Brisbane and south-east Queensland firm, boundary and identification survey | From $2,900 | Final price depends on the property and the scope |
| Ipswich firm, identification survey and re-pegging | $2,500 to $3,500 for 80% of urban jobs | Includes re-pegging, a registered identification plan and lodgement |

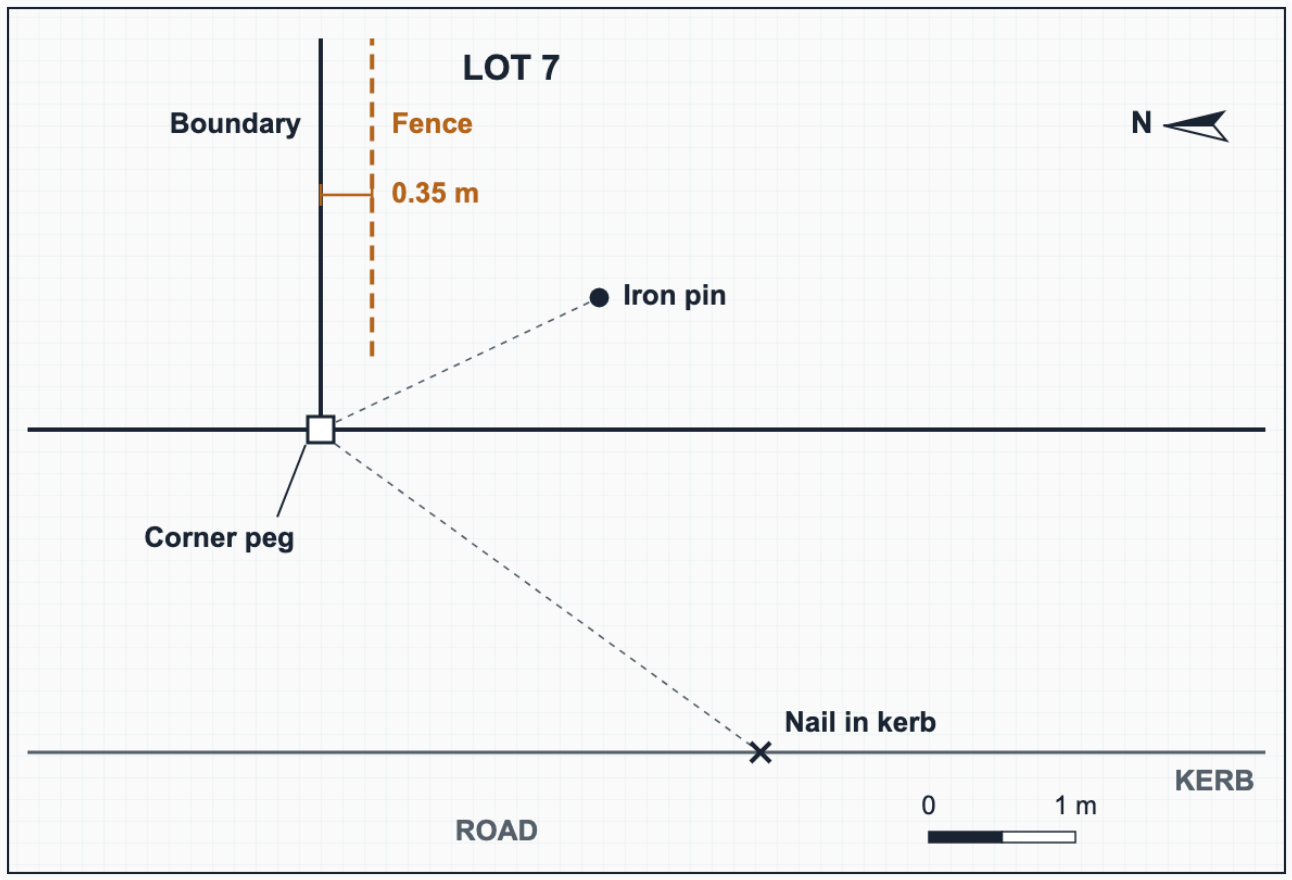
The clearest pattern is age. The Brisbane firm's own figures more than triple between newer and older areas, because in an older suburb the surveyor has more searching and more site work to do before a corner can be pegged with confidence. Only the Ipswich firm spells out what its price includes, so when you compare quotes, ask each surveyor for the same detail.

## Why two boundary survey quotes can be thousands apart

In Queensland your boundaries are defined by the survey marks placed at the corners, usually white pegs, not by GPS points or the lines on a map (Business Queensland, survey marks and property boundaries). A survey that marks existing boundaries is called an identification survey, and only surveyors registered with the Surveyors Board of Queensland can carry it out.

That sounds like one standard product. In practice a quote can describe different jobs:

- **One line.** Pegs the two ends of a single boundary, such as the rear fence line. For a fence, Business Queensland's advice is to have a registered cadastral surveyor carry out an identification survey, and our boundary survey page notes that a rear fence replacement may only need one line.
- **Two or three lines.** A side fence plus the rear, or the lines a new building sits close to.
- **The whole lot.** Every corner of every boundary, usually for a purchase, a dispute or a build that runs close on more than one side.




The cheaper quote is not always cutting corners. It may simply be pricing a smaller job. The risk is paying for one line when the builder or the neighbour needed another.

## Four questions that make boundary survey quotes comparable

Ask each surveyor the same four questions and write the answers next to the price.

**1. Which boundaries are included?** Name them: front, rear, left side, right side. If the quote says "boundary survey" with no list, ask.

**2. How many corners will be pegged, and with what marks?** Queensland survey records must include a clear description of the survey marks placed (Survey and Mapping Infrastructure Regulation 2024). Business Queensland describes the usual corner mark as a white peg, often with a reference mark nearby, such as a buried iron pin or a nail in the kerb, so the corner can be found again later.

**3. What plan will you receive?** When boundaries are re-marked, Business Queensland says the surveyor prepares a plan and submits it to the Queensland Government as an

official record of the survey. Identification survey plans carry their own IS number and can later be ordered from Titles Queensland (Business Queensland, survey plans). Ask which boundaries the plan will cover and whether you receive a copy.

**4. Will fences and buildings near the line be shown?** Surveyors must notify landholders who may be affected when a boundary is reinstated, and Business Queensland describes that notice as a written record to advise only, not a demand to fix anything. If the reason for the survey is a fence, you want to know whether the existing fence sits on, inside or over the line, and by how much.

**Not sure which lines you need?**

Send us the address and what you are planning. We will tell you which boundaries the job needs and agree the pegs and plan up front.

GET A FREE BOUNDARY QUOTE

CALL (07) 5553 1570

## Does a detail survey show the real boundary?

Not as a marked line. A detail or contour survey records the levels and features of a site for a designer. Business Queensland says the property boundaries on those plans are often plotted from existing survey records and not verified, and that they are not cadastral survey plans (Business Queensland, survey plans).

The same goes for Queensland Globe. The Queensland Government says it is not the point of truth for parcel boundaries and its map lines do not represent the true boundaries on the ground (Business Queensland). It is a good way to find your lot and plan number. It is not a line to build a fence to.

If your designer needs a detail survey and the build sits close to a boundary, ask for the boundary to be marked or tied in as part of the same job rather than paying for two visits.

## What pushes the price up

The age of the area and a busy road frontage come straight from the published fee pages. The rest follow from the field work a surveyor does before placing a peg:

- **Age of the area.** In older suburbs the original marks are more likely to be missing or disturbed, so the surveyor must search further for reference evidence. One Brisbane firm allows two to three weeks for identification surveys, especially in older areas, because of extra site visits and searches.
- **How many corners and lines.** Every extra corner is more field time and more checking.
- **Long, irregular or curved boundaries.** More measurements, more marks.
- **Canal, waterfront and hillside lots.** A boundary that runs to a canal or up a hinterland slope is slower to reach and measure than a flat suburban line.
- **Access and vegetation.** Dense planting or a locked neighbour's yard slows the field work.
- **Busy roads.** One Brisbane firm says a lot on a very busy main road may sit near the top of its range.

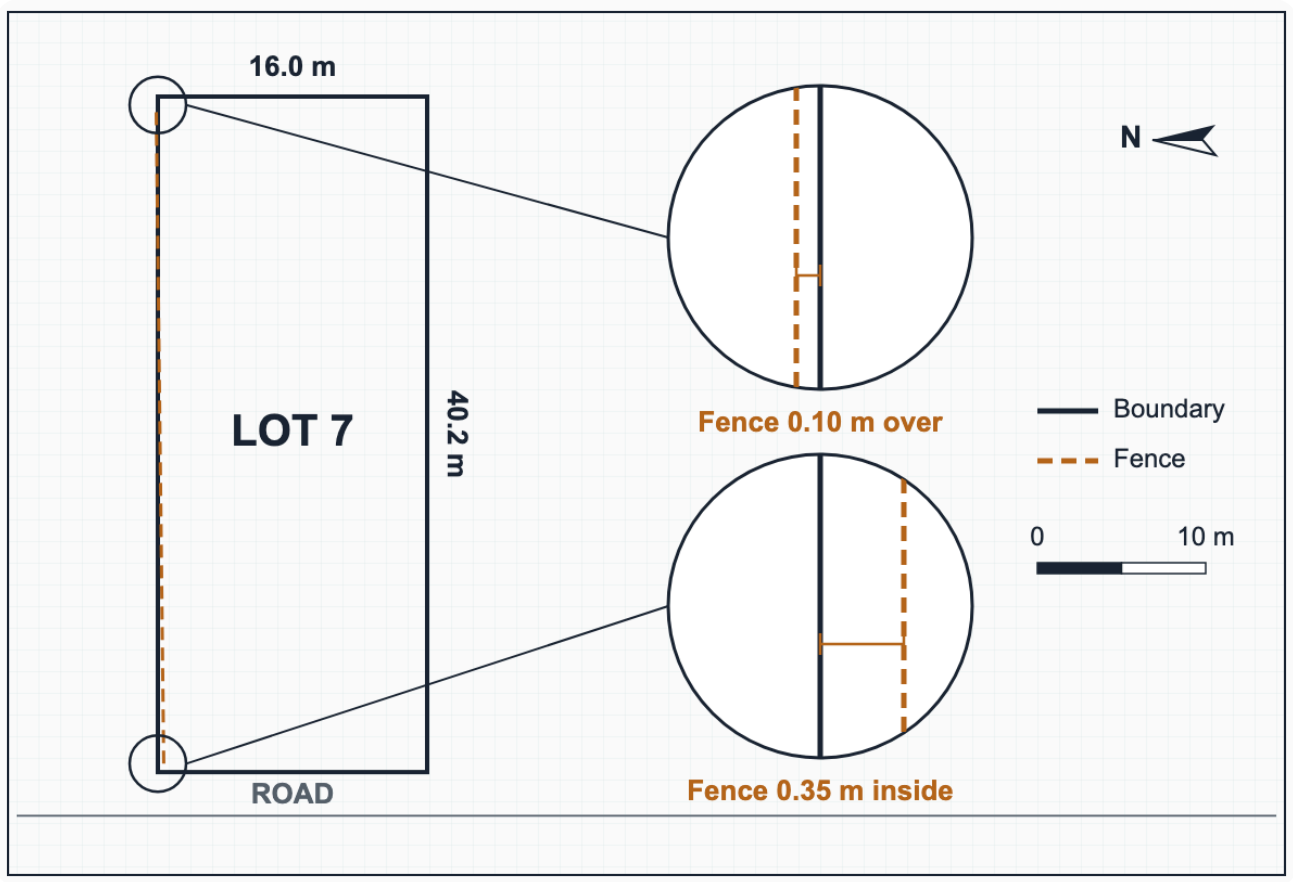
Before ordering, it is worth reading your own records. A current title search from Titles Queensland costs $25.71 and a survey plan image $27.56, both excluding GST, on 19 November 2026 (fees change each 1 July). The plan gives the lot's dimensions and is the starting point for the surveyor's search. If an easement runs along the line you are fencing, our guide on how to find easements on your property shows how to check it first, and an easement survey shows where it sits on the ground.

## Two quotes side by side

This worked comparison sets two common scopes against each other. It compares what each quote covers, not real prices from any firm.

| What the quote covers | Quote A | Quote B |
|---|---|---|
| Headline price | Lower | Higher |

| What the quote covers | Quote A | Quote B |
|---|---|---|
| Boundaries | Rear line only | All four boundaries |
| Corners pegged | 2, with reference marks | 4, with reference marks |
| Plan | Plan covering the rear line | Plan covering all four boundaries |
| Fences and buildings near the line | Rear fence position only | All boundary fences and buildings near the lines |
| Right for | Replacing the rear fence | A purchase, a dispute, or a build close on two sides |




Neither quote is wrong. Quote A is the better buy for a rear fence. Quote B is the better buy if you are about to sign a contract or build close to more than one side. The mistake is choosing on the headline price when the two quotes describe different jobs.

## How to get a firm quote

A surveyor can only price what they can see. Send these with your enquiry and the quote will be firmer and quicker:

- The property address, and the lot and plan number from your rates notice or title search.
- Which line or lines matter, and why: a new fence, a pool, an extension, a purchase or a question from a neighbour.
- Anything you already know: old pegs you have found, a fence that looks off line, a recent build next door.
- Your timing, especially if a fencer or builder is booked.

Once the pegs are in, build to them. Business Queensland says boundary marks should only be disturbed when a fence or structure is being built along the boundary, or by a registered surveyor doing a survey. Interfering with a survey mark without a lawful reason is an offence under section 42 of the Survey and Mapping Infrastructure Act 2003, with a maximum penalty of 100 penalty units. If a peg is in the fencer's way, ask the surveyor before anyone moves it.

We work across the Gold Coast from our office at 96B Upton St, Bundall. Call (07) 5553 1570 or send the details through our contact page, and we will tell you which survey fits the job.

## Your quote comparison checklist

Fill one column for each quote you receive.

| Question | Quote 1 | Quote 2 | Quote 3 |
|---|---|---|---|
| Price, and does it include GST? | | | |
| Which boundaries are included? | | | |
| How many corners will be pegged? | | | |
| | | | |

| Question | Quote 1 | Quote 2 | Quote 3 |
|---|---|---|---|
| Which plan will you receive? | | | |
| Fences and buildings near the line shown? | | | |
| Registered cadastral surveyor? | | | |
| When can the pegs be in? | | | |

## Frequently asked questions

### ▼ How much does a boundary survey cost in Queensland?

We read the fee pages of three south-east Queensland survey firms on 19 November 2026. One Brisbane firm's guide runs from about $700 plus GST in newer areas to about $2,500 in older ones, another firm starts its boundary surveys from $2,900 plus GST, and an Ipswich firm puts most of its urban jobs, with a registered plan and lodgement, at $2,500 to $3,500 plus GST. More boundaries and older marks push the price up. The FAQ on our Gold Coast surveying home page puts Gold Coast properties at one thousand to several thousand dollars depending on the block's size and the survey's complexity.

### ▼ Do I need all four boundaries surveyed?

Not always. A rear fence replacement may only need the rear line. A purchase, a dispute or a build close to more than one side usually needs more. Tell the surveyor what you are planning and ask which lines the job needs.

### ▼ Can I move a survey peg to build my fence?

Only to build a fence or structure along that boundary, and ask the surveyor first. Business Queensland says boundary marks should only be disturbed when a fence or structure is being built along the boundary, or by a registered surveyor. Interfering with a survey mark without a lawful reason is an offence under section 42 of the Survey and Mapping Infrastructure Act 2003.

### ▼ How long does a boundary survey take?

It depends on the area and the scope. One Brisbane firm's published fee page allows two to three weeks for identification surveys, especially in older areas where more searching and site visits are needed. Ask for the field date and the date you will receive the plan.

### ▼ Can I get my survey plan for free in Queensland?

Queensland Globe is free and shows your lot and plan number, but its lines are not your legal boundary. The registered survey plan image costs $27.56 excluding GST from Titles Queensland on 19 November 2026. It gives the lot's dimensions but does not mark anything on the ground.

**Know what your quote buys before you sign it**

Honest up-front pricing and free advice on which lines you need, with the boundaries, pegs and plan agreed before we start, anywhere on the Gold Coast.

GET A FREE BOUNDARY QUOTE

CALL (07) 5553 1570