

BOUNDARY SURVEY INFORMATION

(Identification Survey)

A Step by Step Introduction.

Michael Grear Surveys

Licensed & Engineering Surveyors

Adelaide Office

1397 South Road
BEDFORD PARK SA 5042

Tel: 8357 6833

Fax: 8357 6855

Email: admin@mgsurveys.com.au

www.mgsurveys.com.au

Whyalla Office

Shop 1, 61 Patterson Street
WHYALLA SA 5600

Tel: 8644 2040

Fax: 8357 6855

Email: whyalla@mgsurveys.com.au

A Boundary Survey

What is a Boundary / Identification Survey?

A Boundary or Identification Survey locates exactly where your property boundaries are. This survey is not simply measuring off fencing but provides legal boundary locations using historical information from the Land Titles Office (LTO) previous surveys and the expertise of the Licensed Surveyor.

Why should I have my boundary surveyed?

A survey can maximise the area that belongs to you. No confusion. No uncertainty. Whether you're building a fence, extending your home, building a new home or chook house - having a survey removes the risk of a very expensive 'problem' in the future. A survey gives peace of mind!

Who can do the survey?

This task can only be completed by a Licensed Surveyor (LS) who has the authority, backing and knowledge of laws and legislations that cover property boundary matters, including land divisions and developments.

What has to happen to Identify My Boundaries?

- i) The LS's first task is to find all the current data / plans that are available about the property to be surveyed. This information is available from the Land Titles Office (LTO) and Surveyor Generals Department. On the plans that are collected the LS can determine the location of permanent markers in the neighbouring area, streets or beyond if needed. These are the markers that the LS and assistant will be looking for, in the pavement, gardens and along the road around the neighbourhood, to assist with the accurate positioning of your particular property.

- ii) On site the LS and assistant will locate the permanent markers that are shown on the plans. (Sometimes surveyors call this time 'out in the field') Two or three of these permanent markers must be found to progress the survey. In areas that have been established for some time (ie > 10 years) it may become more difficult to make these locations due to road developments, developments on verges and landscaping. The surveyor is skilled in assessing and finding the most obscure evidence to give an accurate location of the boundary.
- iii) With the use of a survey instrument (that measures angles and distances) and calculations from the plans, measurements from these permanent markers are determined to relate the marks found, to the new boundary accurately.
- iv) The LS would then position the corner boundary markers (which are small white topped square pegs that usually sit about 25 mm above the ground) plus a stake with some highlighting tape to assist with their location. If the pegs cannot be placed in position, a suitable 'offset' mark is used (usually a metal pin or masonry nail).
- v) In the office, the LS, using Computer Aided Drafting (CAD), prepares a plan of the property showing the boundary in relation to any fences, and other structures near the boundaries, including the type and location of the marks placed.

This is an accurate and legal representation of the boundaries of your property.

Quotes invited – NO obligation. Call us now to gain peace of mind.

Accuracy ... We Guarantee It.

“When designing a building project, accurate detailed site information is critical. Michael Grear Surveys are always my starting point because I know that I can rely on all aspects of the service provided.”

***Richard Simmons
Building Designer***

What others say about us ...

In a recent survey our current clients described us as:

Accurate Unflappable Diligent Trustworthy Reliable

Approachable

Timely Easy to work with Prompt

Never make you feel like you ask 'dumb' questions

Previous clients' comments.

... very approachable ... able to discuss our requirements and explain the process and details. ... reliable and thorough.

P & M Cranna

Malvern

... appreciated ... speed ... produce the information I required.

...attention to detail, professional manner highest standards of service

M Gill

Hawthorndene

A true professional - no hesitation in recommending you to your future clients."

D Little

Aberfoyle Park

I had time constraints ... more than met. Thank you for making my building experience ... less painful.

J Conlin

Clovelly Park

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