

## Boundary Identification Surveys

This is the term given for when a surveyor is called upon to re establish and mark a land owners boundaries. Boundary surveying is complex and the costs associated can vary depending on the location of the property. Generally allotments in older or rural areas will cost more to get the boundaries re established.

### The steps involved are as follows:

- 1 The surveyor conducts an online search through the lands titles office web site to purchase the survey plans that will be required to enable confident re establishment of the boundaries.
- 2 The surveyor will mobilise to the property and conduct the necessary measurements to enable calculation of the boundaries. In some cases the surveyor will spend much of their time involved in measuring to survey marks and other evidence that may be hundreds of metres from the property itself. In fact most of the surveyors time will be spent away from the property until he has made all the calculations and is ready to mark the boundaries.

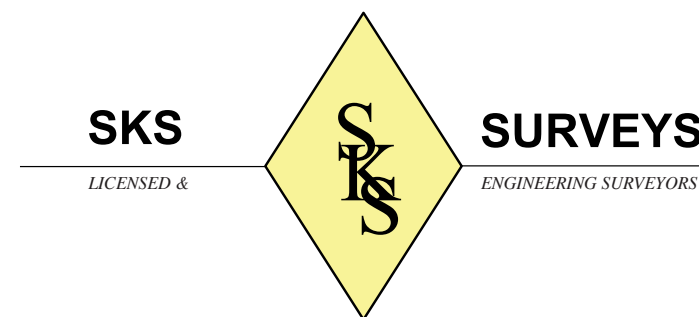


- 3 The surveyor will mark the boundaries in accordance with the clients instructions
- 4 The drafter will compile A3 plans depicting the allotment and its dimensions, the marks placed by the surveyor and dimensions to anything on or near the boundaries such as walls, garages, fences. The surveyor will certify the plans before delivery to the client. The plan is now a legal document and can be used as court evidence should there be a dispute between neighbours.

Always consider having a boundary identification survey done if you are building on or close to the boundary, re fencing or need to resolve a dispute with a neighbour.

### Other services include:

- Land Divisions
- Community Titles
- Boundary Surveys for renovations & extensions
- Boundary identification surveys
- Deformation surveys
- Contour & detail surveys
- Project management
- Construction & engineering surveys
- Building positioning and set out
- Hold down bolt and grid line set out



**Thinking of subdividing  
or  
need boundaries marked**

**43 Edward Street  
Norwood SA 5067**

*For a Free Quote  
contact Scott today*

**Ph: 8332 1404  
Mobile: 0418 673 705  
Fax: 8332 1406**

**PO Box 325, Stepney SA 5069**

**Email: [scott@skssurveys.com.au](mailto:scott@skssurveys.com.au)  
Web: [www.skssurveys.com.au](http://www.skssurveys.com.au)**

## Sub Dividing Land

If you are thinking about sub dividing your land and don't know where to start please contact us for some free advice and direction.

Although seemingly straight forward the land division process is actually rather complex and there are a couple of things you should consider before lodging an application.

- 1 Make sure you contact the council and speak to a planner, Have them explain the minimum requirements for subdivision in your area.

Some things to ask are:

What is the minimum allotment size ?

What is the minimum frontage ?

Make sure that the new allotments you are about to create conform to these rules.

We can help you with the calculations to investigate these questions.

- 2 Talk to SA Water and establish that both a sewer and water main run past the new allotments. Extension of sewer or water mains can be very expensive so you will need to find out about these before an application is lodged.

- 3 If you are considering sub dividing to retain an existing dwelling the councils development plan requirements will probably be quite different from the demolish and divide scenario.

For this type of land division you will also need to ask the following questions:

What is the minimum drive way width ?

What is the minimum set back both side and back for the dwelling?

What is the minimum amount of private open space?

- 4 If there are regulated trees on your property you will need to ask yourself whether it is possible to create a new allotment such that a dwelling could be built and the regulated tree retained. For example council will not view an application favourably if the intention is to create a new allotment and a regulated tree exists where a future dwelling should be sited.

Gather as much information as you can before lodging you application and consult with your surveyor as to the viability of your project.



## Torrens or Community Title?

Another decision you will need to make before lodging your application is whether your new titles will be torrens or community titles.

Torrens title are the standard unencumbered titles that are utilised for common detached dwellings in every suburb.

The community titles act was introduced to supersede the old strata titles act. Community title properties involve the implementation of a corporate body to make decisions about the maintenance and upkeep of the property. Community title projects are required to have common land that is shared by the participants in the community title scheme. Necessarily there will be shared insurances and responsibilities over the common land managed by the corporate body.

In terms of fees for land division community title projects can be around \$6000 less per allotment. This is because community title projects share the sewer connection and therefore it is not necessary for each new allotment to have a new sewer connection to the main.

Although community title projects can be significantly less in terms of land division fees this saving needs to be weighed along with the re sale value and any negative perception a potential buyer may have due to the shared components of the title.

Never the less both titles have their place and can be adopted for a variety of house and land configurations.