



WE MEASURE UP!..

MADE2MEASURE E-NEWS

Issue 1

RECENT NEWS

Welcome to our newsletter!

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This is the inaugural E-NEWS newsletter of MADE2MEASURE Land Surveying. The objective of this newsletter is to broadcast any news, experiences, thoughts and advice that I feel may benefit the property and related industries on a regular basis. The opinions expressed in this newsletter are intended for information only and should not be solely relied upon to make an informed and final decision.

PRE-SETTLEMENT CHECK SURVEYS - WHY BOTHER?

A significant portion of work performed by MADE2MEASURE Land Surveying are title check surveys or title re-establishment surveys. The basis of these surveys is to determine how existing occupation (ie fencing, buildings, walls etc) relate to the boundaries defined by the Certificate of Title.

There are many cases where the purchaser has settled on a property and then wish to build their home. It is common practice now for the majority of builders and/or councils to request the property owner to engage a surveyor to mark the title boundaries so that the house can be set back to the correct distance from the title boundary.

In some cases, the survey has disclosed issues with the boundaries. Fencing and

garage walls encroach over the boundaries and in some cases the proposed dwelling may not physically fit within the fenced perimeters of the property. In these cases, a great deal of angst and disputes arise with the property owner and adjoining land owners(s).

When we carry out a pre-settlement check survey, we check the land carefully against the title plan including:

- the property boundaries;
- that no buildings encroach on adjoining land or road;
- that no encroachment on the land by buildings, fences or otherwise from adjoining land;
- that it is the correct block and
- determine the area of the block.

Purchasing property is probably one of the biggest investments that we all make and for around a fraction of the cost of the investment (say 0.25% of an average \$400k property), a pre-settlement check survey will raise any potential boundary issues before settlement. In these cases where a check survey is done, it is not **buyer beware** but **buyer is aware!**

Until next time.. Cheers Paul.



**MEMBER
FIRM**

ACSV

On the 25th March 2015, MADE2MEASURE Land Surveying officially became a Member Firm of the Association of the Consulting Surveyors, Victoria. ACSV represents private land surveying businesses throughout the State of Victoria. ACSV membership currently stands at 110+ firms.

SPEAR allows users to

**process planning
permits and
subdivision
applications online**

SPEAR

On the 26th March 2015, I attended a SPEAR User Group Meeting held by Land Victoria. SPEAR stands for Surveying & Planning through Electronic Applications & Referrals and is an Australian first. SPEAR is an online system allowing subdivision planning permit and certification applications to be compiled, lodged, managed, referred, approved and tracked online, anytime.