



REDEFINITION SURVEY

Redefinition surveys may be required for any one of the following reasons:

- In the occurrence of a boundary dispute,
- Required by the Building Inspector,
- Fence construction,
- To satisfy your own curiosity.

Quite often we will receive a phone call from a landowner who is building a garage, only to have the building inspector turn up at the same time as the concrete truck to carry out the required pre-pour inspection. The inspector will ask to be shown the boundary pegs to satisfy the boundary to building distances. 'Oh dear, where are the pegs, quick get the Surveyor out here!'

At this stage we are asked to give an indication of how much it will cost to "chuck in a peg". Unfortunately it is just not that simple.

The nature of our land title system offers guaranteed Title to Land. Therefore someone has to guarantee that what is shown on the Certificate of Title is what is reflected on the ground by the pegs and that is the responsibility of a Licensed Cadastral Surveyor.

Part of the recognised practice to re-establish a boundary position, is to examine the survey records. This includes the Title and survey records, which we have a large stock of, but quite often have to purchase.

Then there is the actual act of placing the boundary marks to redefine the boundary. Missing or disturbed boundary, witness and other official survey marks has a significant impact on the work we do. The ability to access the boundary, clear vegetation and structures and other material is necessary. Where there is conflict between the evidence found (such as old pegs), these conflicts must be resolved. In this case extra time spent on calculations and surveying can increase costs. However, despite the survey costs, always remember that they are small when compared to the time, cost and work required to resolve disputes or relocate buildings.

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