



## Property and Survey

Here at Survey Logic your success is ours; we want you to benefit from our knowledge and experience; experience you can measure.

There is a long history of surveying within property ownership. Essentially from the inception of private lots. Before town planning was a discipline onto itself those roles were filled by licensed surveyors. Most people are unaware of how important proper survey is in land tenure, as such we have prepared some short notes on things important to know about the relationship between property and surveying.

## Property and Survey

Survey is important to any property owner, current or prospective. Below are some subjects that a lot of people don't know about, please take the time to read this so you can make properly informed decisions about your property.

Should you have any questions, our contact details are on the last page, please don't hesitate to get in contact.

### Boundary Reestablishments –

When buying a property, it is prudent to have the boundary re-established to be sure that there are no encroachments onto your property, if a fence is in the wrong place and has been for some time, the land that makes up your property can be subject to adverse possession, meaning the land in question could be forfeit and your property could be smaller than what you are paying for.

Also, when building near a boundary, be it a new construction, an extension or even putting in a new fence, it is highly recommended to arrange 'Repeg' as building into the neighbouring lot can be a costly error.

### Feature Surveys

These are important for design purposes of all sorts, from new construction, subdivision or even just an extension. A quality feature survey will make the designers job a lot easier. While builders will often arrange this themselves, getting a feature survey and designs done yourself, puts you in a much stronger position to negotiate with numerous builders, shopping the tender around to get a better price and better contract conditions.

## Property Research –

While not specifically survey, with our extended experience and exposure to property we are well positioned to research many components of a property, either for simple ownership or we are able to do a full survey feasibility on a development potential.

## Industry Relationships –

Again, not specifically survey, however, again, with our years of working with builders, architects, real estate agents, settlement agents and anyone working in the industry, we are able to recommend contractors that have excellent reputations that we have working relationships with.

## Construction Setout

When building it is important that any structure is built in the right spot and to the dimensions specified on the approved drawings. Again, most builders will arrange this themselves, however if we have been engaged in the boundary repeg and the feature survey we are able to offer this at a significant discount and likely result in a more reliable product as we will have done much of the work already.

## Subdivisions –

In short you will need to engage a surveyor to subdivide your property, here at Survey Logic we pride ourselves on offering the best possible support through the process and the ability to tailor our services to your requirements. See page 2 & 3 for more details.

## Conformance Survey –

Once construction is complete you may want to confirm that the construction was as per designs and double check that there are no encroachments into neighbouring properties.

It is our aim to make property, be it subdivisions, buying an established property or construction as easy for you as possible. We have put together a team of leading professionals so that you can have piece of mind that things will run smoothly without you needing to give up your weekends to see your dreams come true.

## **Land Development and Subdivisions made easy:**

Most people think developing land is outside their capabilities, that its time consuming and stressful. With our advice and assistance, we can take the time and stress out of the process. Land Development is a lot more accessible than most people think, especially if you engage the right people; committed professionals.

### **In short there are three types of subdivision; Green Title, Survey Strata and Built Strata.**

In layman's terms a built strata is where ownership is defined by the structures. if building is complete, this can be the fastest type of subdivision however, it can be the most restrictive. multi-tier developments must be built strata due to the ownership definition, though single tier can be built strata too.

In terms of Green Titles and Survey Strata, property ownership is a parcel of land, this makes these types of subdivision less restrictive.

Green titles are completely independent parcels of land, meaning they cannot share services or common property.

With all Strata developments you can share common property and services, often making the development simpler and cheaper. Where a survey strata varies from a built strata is; a survey strata is a parcel of land on a parent title. Ownership is not defined by structures.

# Survey Strata and Green Title Process

**Feature and Contour Survey** – We will survey the site to generate a map of the existing property. This will be required as part of the application to State Planning.



**Proposed Lot layout** - In consultation with the client we will draft a proposal of the intended subdivision, this will also be required for the application to state planning.



**Application to State Planning** - An application to the State Planning Department (Form 1A) will be submitted on your behalf, they have a statutory time frame of 90 days. They will circulate the application to any other authorities they feel should comment on the development. In that time, we will be in discussions with them regarding their review of the application.



**Conditional Approval (State Planning)** - Once the Department of Planning Lands and Heritage (DPLH) have collated the comments from the various authorities and reviewed them, they will issue a conditional approval. This can be considered your scope of works to complete your subdivision.

**Complying with Conditions on the Conditional Approval** - You will need to comply with the conditions on the conditional approval prior to state planning endorsing the development, Survey Logic can be engaged to project manage this for you, taking the time and hassle out of doing the development.

Client to arrange or project supervisor.

**Pegging the new Boundary** - As soon as the site is ready, i.e., any site works required are done, we can send out one of our licensed surveyors to establish the new boundaries.



**Generating the legal plan of the subdivision** - Once we have established the new boundaries, we can generate the plan that will need to be endorsed by any of the authorities that were on the conditional approval along with State planning and Landgate.



**Endorsement of Conditions** - As the conditions from each authority are cleared, we will collect the relevant evidence and apply to the appropriate authority with our plan for them to endorse.



**Final Applications** - Once we have the endorsements of all the authorities on the conditional approval, we will submit our plans and clearances to Landgate and the State planning department for their review.



**Titles Issuing (Settlement Agent)** - Between Landgate and State Planning they will place the plan 'In Order for Dealings' or IOFD, this is when a settlement agent can deal on the plan and new title deeds will issue. Completing the subdivision.

Client to arrange or project supervisor.

# Built Strata and Subdivision Process

## Feature and Contour Survey

This will be required for the builder, designer, or architect to generate the building designs.



**Development Design (builder, architect, or designer)** - a designer will generate compliant designs for the development. Should you not have a builder or designer, Survey Logic can leverage our industry contacts and connect you with a specialist.

Client to arrange or project supervisor.

**(Recommended) Boundary Repeg** - Should the designed construction be near any existing boundaries, a boundary repeg or reestablishment survey can be done to assure you do not have costly encroachments to the neighbouring properties or fences.



**(Optional) Presales Contracts (Survey Logic and Real Estate Agent)** - While not all projects require presales, some might, Survey Logic can generate a preliminary plan appropriate for the presales contracts and arrange a schedule of unit entitlements. The Real Estate Agent would take it from there.



**Construction (Builder)** - The builder may require you to arrange demolitions and utilities and our well networked team can put you in contact with professional and licensed trades persons.

Client to arrange or project supervisor.

**Field Survey and Strata Plan** - Once construction is at the practical completion stage, we can survey the buildings and generate the legal strata plan and associated documents.



**Building Certification (Building Surveyor/Certifier)** - Part of the approval process with buildings is to have the structure certified by an independent and qualified Building Surveyor, their role is to assure the structure was built to the appropriate standards. From there we can arrange the certification to be lodged with council.

Client to arrange or project supervisor.

**Strata Application** - Utilising our strata plan, associated documents, and the certification from the building surveyor we will make an application to local government for them to endorse the development.



**Development Inspection (Client and Local Government)** - You will need to schedule with the local council a time for their inspector to view the property before they will endorse the development.

Client to arrange or project supervisor.

**Landgate Lodgement** - Once council has issued their endorsement, we will lodge all the relevant documents with Landgate.



## About our Development Team:

### **Mark Robotham**

Managing Director

[mark@surveylogic.com.au](mailto:mark@surveylogic.com.au)

### **Damian Pajagic**

Town Planner

[damian@surveylogic.com.au](mailto:damian@surveylogic.com.au)

### **Gavin Campbell**

Senior Surveyor

[gavin@surveylogic.com.au](mailto:gavin@surveylogic.com.au)

## Contact us:

You can find our office at:

571 Canning highway, Alfred Cove 6154

Ph: 9330 9620

Or Email our development team!



