

WHY A CONSULTING SURVEYOR?

Members of the Association of Consulting Surveyors are registered under the Surveying and Spatial Information Act. As such, those surveyors so registered carry the statutory responsibility of determining boundaries. That responsibility has been earned from a university degree followed by years of thorough training and a sound practical knowledge

Each member of the Association of Consulting Surveyors is bound by a strict code of ethics: as a professional surveyor his office and staff operate to provide services of a high and reliable standard. THAT IS HIS BUSINESS.



YOUR LOCAL ACS NSW CONSULTING SURVEYOR IS



MAKE SURE YOUR BUILDING FITS ONTO YOUR LAND



ACS

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**CALL A SURVEYOR BEFORE
YOU DECIDE TO BUILD**

PROTECT YOUR BIGGEST INVESTMENT

Before you decide to build, call your local consulting surveyors to obtain the most important information you need to design your building to ensure compliant with local government requirements

- The available size possible in which to design the building
- A contour of detail survey of your property

It is crucial that you discuss the design of your building with a surveyor, who will obtain a copy of the registered plan showing the true size of your land and any easements affecting it. Your surveyor is familiar with all the laws relating to building lines and distances to boundaries, these being the framework within which you may design. Using a duly measured and drawn contour plan, the building most appropriate for your site can be designed.

DEVELOPMENT AND BUILDING PLANS

Some sites may require a development application to be submitted to the local council. Other buildings may require only building plans to be prepared. These plans must be prepared by a architect or reputable design draftsman. Some designs, particularly of more than one storey, may also need engineering design plans to be made by a structural engineer.

If you have not already engaged your own plan drawing or engineering consultant, your surveyor should be able to recommend reputable people to carry out your work.

BUILDING SET-OUT

Your surveyor is the only professional legally permitted to position building set-outs with regard to boundary offset distances.

Your surveyor will set marks at appropriate distance to enable marks to remain, after footings are dug, for use by builder. A report will be issued for use by building contractors to carry out construction.

DRAINAGE DESIGN

Some designs, usually of a larger nature, need drainage layout and pipe design plans to accompany the proposal. Your surveyor is fully qualified to prepare the plans and to set out all works for contractors.

CHECK SURVEY AT FOUNDATION LEVELS

To check that the building is being built as it had been set out, it is advisable to have your surveyor check the walls at their earliest stages, and the formwork prior to the concrete pour.

This will enable work to carry on securely or to be rectified at less expense if necessary.

FINAL CHECK SURVEY

A final check survey is strongly recommended after the roof and any attached overhangs have been erected.

Many lending authorities make this an obligation upon the borrower and if an Occupation Certificate is specified, the local Council will require a survey report on the final building.

REST PEACEFULLY

The surest thing gained by consultation with a registered consulting surveyor is the most professional and reliable advice and recommendations at a very modest fee.

The total cost for a boundary peg-out contour plan and building set-out will generally be a mere 1-2% of the total cost of the building.

Once you have placed the responsibility for your project into the hands of a registered consulting surveyor, you can be sure of expert and precise management.

Other Services Provided by Consulting Surveyors Include:

- Strata titles and management.
- Engineering surveys.
- Planning environment and land management.
- Development appeals.
- Topography surveys and mapping hydrographic surveys aerial mapping.

Build with confidence - **CALL A SURVEYOR!**

