

WHY A CONSULTING SURVEYOR?

Member firms of the Association of Consulting Surveyors carrying out subdivisions comprise professionals registered under the Surveying & Spatial Information Act. As such those Surveyors so registered carry the statutory responsibility for determining land boundaries. That responsibility has been earned by years of thorough and professional training and a sound practical knowledge.

Members of the Association of Consulting Surveyors are bound by a strict code of ethics and Professional Indemnity Insurance. Their offices are managed by professionals and support staff and operate to provide services of a high and reliable standard. THAT IS THEIR BUSINESS.

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

YOUR LOCAL ACS NSW CONSULTING SURVEYOR IS



ACS

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IS YOUR LAND CAPABLE OF BEING SUBDIVIDE?



**CALL A SURVEYOR
FOR A SUBDIVISION**

WHEN CAN YOU SUBDIVIDE YOUR LAND?

Subdivision, can at times, be a complex issue. Your local member of the Association of Consulting Surveyors has the experience and skills to assist you. Whether it be a simple boundary adjustment or a large scale and complex subdivision your local Consulting Surveyor should be your first point of contact.

HOW MUCH WILL IT ALL COST?

Most Consulting Surveyors perform subdivisions on a regular basis in the normal course of their business. As such they are able to advise on their professional fees and other costs that may be applicable to the final subdivision such as application fees, possible construction costs and registration fees.

WHAT IS THE FIRST STEP?

Consulting Surveyors are the experts on subdivisions. In consultation with you they will determine the best possible layout, balancing the often conflicting criteria. Whether it be Council restrictions, planning laws, shapes, sizes, topography, traffic flow or infrastructure cost your Consulting Surveyor can help. Your Consulting Surveyor can prepare and submit an application to Council for consent to subdivide.

FOLLOWING CONSIDERATION OF YOUR APPLICATION

In the majority of cases Council will issue an approval usually with a number of conditions and required monetary contributions. Your Consulting Surveyor will be able to explain all this to you. If on the other hand Council refuses your application then your Consulting Surveyor will explain the reasons why and be able to discuss with you any rights of appeal you may have.

SUBDIVISIONS REQUIRING CONSTRUCTION

Many subdivisions and particularly large subdivisions will involve various forms of construction such as roads, drainage, lot regrading and similar. Your Consulting Surveyor can carry out detail surveys and undertake or arrange design plans for roads, drainage, water and sewer. Arranging contracts and supervising construction is also part of the Consulting Surveyor's role.

PROVISION OF SERVICES

Most subdivisions which create additional lots will require the provision of services such as water, sewer, telephone, power and gas. Your Consulting Surveyor can assist in making the necessary applications and where relevant arrange design.

MARKING THE SUBDIVISION AND PLAN PREPARATION

Following compliance with all conditions of subdivision approval it is a legal requirement that all boundaries of the subdivision be marked. Only a Registered Consulting Surveyor can undertake this work.

Once the subdivision has been marked a plan is prepared for lodgement at the Land Titles Office. Often it is necessary to create easements or restrictions at the time of subdivision and your Consulting Surveyor can arrange for this if required. As a final step to the subdivision process the plan will be required to be signed by Council and all interested parties such as the land owner and any mortgagee. At this stage the plan and any documentation can be lodged at the Land Titles Office again with the Surveyors assistance if required. The Titles Office will check and if in order register the plan and in due course issue new title documents.

Your subdivision is now complete and you are able to transfer ownership of the new lots.

FROM START TO COMPLETION

If you want expert advice and assistance right through the subdivision process your Consulting Surveyor is there to help.

So when you want to subdivide, call your local member of the Association of **CONSULTING SURVEYORS**.