



Councillor's Corner

BY DAVID SEARLES, O.L.S.

BUILDING LOCATION SURVEYS

SINCE THE inception of the Building Location Survey, the practice of establishing the rear limit of the property has created a problem for certain members of our Association.

As the Standards of the Association now read, and as they are soon to read as regulations under the new Surveyors Act, a Building Location Survey is a complete boundary survey with the exception of setting iron bars at the back corners. A survey, for any purpose, is a survey.

The time involved and the fences and shrubs may make it difficult for us to do the necessary retracement. But the fact is - we have to establish this limit, either from found evidence along the property line, by accepting the existing fences or by running the adjoining street line. In other words, we must establish all the limits of the subject property according to the rules of evidence.

In all cases, sufficient information must be obtained to assess the situation

and the proper decisions made relative to the back line just as we would make decisions relative to street lines and side lines. This type of survey has its biggest impact on the public, lawyers and real estate agents, as it is the most common survey we undertake and, as such, it should receive our constant scrutiny.

Without belabouring the point, it is important that we all realize the necessity of completing this work properly and every effort must be made to investigate the evidence completely.

Bearing references are also a thorn. How many times do we see the reference bearing taken from a plan of subdivision that is thirty or more years old? In areas where control exists, every effort should be made to integrate the survey. The bearing reference could be made to previous surveys which have been related to an acceptable reference. Observations provide another alternative.

Too many times unexpected costs influence our decisions on the amount

of effort we allow to carry out this work. Time must be allotted to properly carry out each job. You take the risk. A survey is insurance for the client, but it is a risk for you.

Are these requirements met? Are we expected to do too much? Does the public require an extensive survey? These are good questions, but there is no alternative. We are obliged and responsible to complete the survey according to the Standards and the Law. ●

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