

FIRST

consult a land surveyor
before you

**DEVELOP,
DIVIDE, BUILD,
BUY or SELL
LAND**



**CONSULTING A
PROFESSIONAL
LAND
SURVEYOR
IS A GOOD
INVESTMENT**



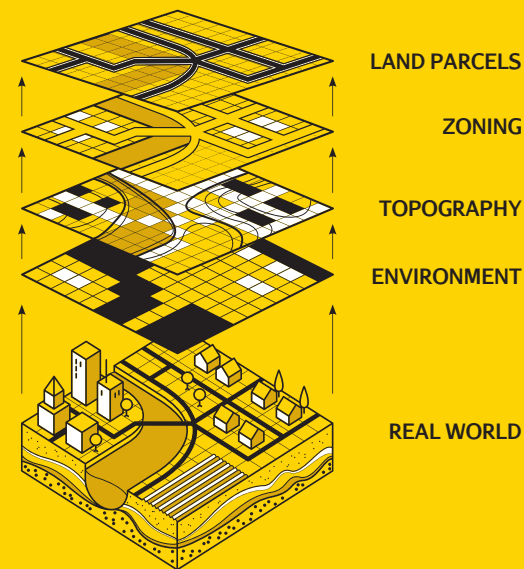
WHAT IS A LAND SURVEYOR?

A professional land surveyor is a registered professional in all matters relating to land. This expertise is not limited to the determination and creation of entitlements and constraints/restrictions to land, but extends also to the determination of all physical aspects of the land being surveyed.



CAN A LAND SURVEYOR EXPLAIN THE RIGHTS, RESTRICTIONS & RESPONSIBILITIES I HAVE ON LAND I OWN?

Yes. A professional land surveyor is qualified to “unpack” and report on the content of your Title Deed and provide expert opinion with regard to the planning of, and land use restrictions applicable to, the land you may be interested in.



CAN A LAND SURVEYOR ADVISE ON DEVELOPING MY LAND?

Yes. A professional land surveyor is the only person qualified to both lodge planning applications and subdivide land. A land surveyor’s knowledge of compliance requirements - with regard to planning legislation, land use guidelines and zoning - assists you with the planning of land development, submitting of diagrams to the Surveyor-General for approval and with registration procedures.

WHAT QUALIFICATIONS DOES A LAND SURVEYOR HAVE?

In order to register as a professional land surveyor a four-year BSc degree must be obtained, followed by two year's articles with a registered land surveyor and a period of in service training at an office of the Surveyor General. A final examination on all laws affecting Cadastral Surveys, registration of rights, planning and development then concludes the process.

WHEN SHOULD I CONSULT A LAND SURVEYOR?

WHY GAMBLE?

Land and property improvements are a major financial investment so, to manage risks, delays and prevent unplanned costs, consult and retain the services of a professional land surveyor especially, but not limited to, when:

- a planning application is required e.g. change the zoning or usage rights of a property;
- property is to be developed or improved;
- property is to be divided into portions;
- a Certificate of Identity (COI) is required;
- the physical position of a property boundary(ies) and/or its 'corner beacon(s)' are uncertain;
- there is evidence or allegation(s) of an encroachment;
- rights in and over the property(ies) require to be created;
- a survey of a property is required;
- government legislation requires a diagram.



CAN A LAND SURVEYOR RENDER OTHER PROFESSIONAL SERVICES & PERFORM OTHER SURVEYS?

Yes. Some professional land surveyors specialise in a range of allied services and surveys such as:

- Sectional Title;
- Town Planning;
- Topographical and Engineering Surveys, including the use of advanced technology such as 3D scanning;
- Land Management and Administration;
- Industrial Surveying;
- Hydrographic Surveying;
- Geographic Information Systems;
- Photogrammetry and the production of Orthophotos;
- Mine Surveying.

In terms of the Sectional Title Act, a professional land surveyor is the only professional qualified to prepare all the requirements of this Act including what is legally referred to as the "Block Plan" for a Sectional Title Scheme.



CAN I ANTICIPATE WHAT THE LAND SURVEYOR'S FEES WILL BE?

Yes. The professional land surveyor's fees are on a par with those charged by other professionals in your community. Request your professional land surveyor to provide you with an estimate of the fees for the project.

Land development is affected by many aspects beyond the control of the land surveyor, and accordingly the professional land surveyor's fee estimate will have a provision for what is known as "variable and/or disbursement costs". It is important, therefore, that you gain a clear understanding of these costs and how they will affect your development project.

The fee schedule must provide for statutory costs as levied by relevant statutory authorities and/or government institutions.



HOW DO I LOCATE A LAND SURVEYOR?

Land surveyors obtain most of their work through the personal recommendation of satisfied clients. Should it be difficult to obtain a recommendation, consult the South African Geomatics Institute (SAGI - www.sagi.co.za) or contact the South African Council for Professional and Technical Surveyors (PLATO - www.plato.org.za) for a list of all registered and accredited land surveyors.

BEWARE!

The South African Council for Professional and Technical Surveyors (PLATO) is the regulating body which protects the public from unethical practices. Beware of non-PLATO registered surveyors who may be skilled in only some aspects of surveying - they are neither registered land surveyors nor technical surveyors. The risks associated with the use of unregistered surveyors are significant.

Only a professional land surveyor may, for example, carry out surveys in connection with rights to and over property(ies) (Cadastral Surveys). Such surveys may not be undertaken by e.g. an engineer, building contractor, architect, etc.

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