

BUILDING YOUR DREAM HOME: THREE THINGS YOU MUST KNOW

Congratulations! You have taken your first step to building, renovating or extending your great Aussie dream. Now it's time to find the right surveyor.

Surveying can be a confusing process. But with an experienced surveyor to guide you, it's actually quite simple. You may have heard your builder talk about things you need to do like getting a feature survey or a contour survey. This might all sound like a foreign language to you; for us it's second nature.

Before you begin your project there are three things you must know.

WHAT'S HIDING UNDER THE GROUND?

Your builder or designer can't start planning your new home, renovation or extension until they know what the surface of your property looks like. Even more important, they need to know what's under the ground (for example, telephone, water and sewerage services). You'll also need this information when you prepare your building and planning application for your local council.

Spending a small amount of time and energy to establish these things at the beginning could save you thousands of dollars down the track if you need to modify your plans due to lack of this information.

BE Surveys can help you with this by completing a feature survey or contour survey of your property.

2 ARE THE EXISTING BOUNDARIES CORRECT?

All too often people trust that existing fences have been put in the right place. Even if the fences have been there a long time, they may not have been correctly positioned.

Before you spend hundreds of thousands of dollars building, renovating or extending your home, you must make sure your property's boundaries are re-defined by a licensed surveyor.

You may have heard this referred to as a boundary setout, boundary re-establishment, fence setout, or even a legal re-establishment survey. Regardless of what's it's called, checking your boundaries is an involved process that can only be undertaken by a licensed surveyor and involves marking your properties legal boundaries and identifying any potential issues. Doing this correctly the first time will ensure there is no boundary dispute with your neighbours, after work on your home is complete.

3**Have you chosen the best position for the house?**

You've settled on the design, you know what's under the ground and you know where the correct boundaries are. Now let's get the house in the right spot. Using information provided by your designer or builder, we'll place markings on the ground for the builders to follow during construction.

You may have heard this referred to as a building setout, a house setout, a concrete setout, or even a slab setout. Regardless of what it's called, this last step is important because it will confirm that your house, renovation or extension is located in the correct position within your boundary.

Surveying is often the least expensive and most straightforward part of the building process, yet it is one of the most important. Get this right and you could save yourself a great deal of heartache as well as thousands of dollars.

To find out how we can help make your home construction or extension run smoothly,

CONTACT US TODAY on 08 9535 5833.

The contents of this information flyer does not constitute legal, property or financial advice. This information is intended as helpful pointers to give you an understanding of the process you may face when subdividing. © BE Surveys