

BOUNDARIES

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The Alberta Land Surveyors' Association (ALSA), established in 1910, is a self-governing professional association legislated under the *Land Surveyors Act*.

The Association regulates the practice of land surveying for the protection of the public and administration of the profession.

Buying a Condo? What Will You Own?

“Condominiums are a very attractive housing option for many homeowners, but when these homeowners buy, do they know what they are buying?” asks, Allan Nelson, ALS a past-president of the Alberta Land Surveyors’ Association. “A condominium purchase shouldn’t be considered any differently than a traditional home purchase,” he adds.

The condo purchaser may be looking at a 1,250 sq. ft. condominium but that may not be the unit’s actual usable space. The actual space purchased will be dependent upon the survey plan and how separate titles for the units are measured. For example, measurements can be from the inside wall, the centerline of the inside walls or the outside of exterior walls.

Obviously if measured from the centerline of the inside walls, the actual living area would be less.

The rules for measuring condominium space changed in 2000 when a new *Condominium Act* was passed in the Alberta Legislature. Since these changes measurements are now taken from the interior of the finished wall unless specifically noted otherwise on the condominium plan. It is very important to check the plan as some developers specifically measure from the outside of exterior walls and centreline of interior walls.

Ownership and ownership obligations will depend upon the nature of the measurements. It is also important to know about doors and windows. Under the new legislation all doors and windows located on interior walls are part of the unit. All doors and windows located on exterior walls are part of the condominium common property.

For More Information

This newsletter is published by the Alberta Land Surveyors’ Association as a public service. If you would like to receive a copy of *Boundaries*, please contact us at info@alsa.ab.ca or 780-429-8805.

Boundaries is also online at www.alsa.ab.ca. Some back issues are also available.

Readers may reprint an ALSA original article as long as credit is given to the *Boundaries* newsletter and the Alberta Land Surveyors’ Association.

Another aspect of space that should be considered by the condo buyer is the location and amount of common area space that the individual condominium owner has access to and what may be considered “exclusive use.” Purchasers are advised to review all the requirements noted in the condominium association agreement to determine their long-term obligations and liabilities related to common areas and their own unit.



“It is advisable for every condominium purchaser to ask for a copy of the condominium plan that relates to the unit they are buying. They can ask the real estate agent, their legal advisor or the condominium association. They can also seek advice from an Alberta Land Surveyor,” adds Nelson.

Alberta Land Surveyors are involved in measurement and registration of all condominium properties and the units within them. Persons interested in learning more about condominium boundaries can talk to a local Alberta Land Surveyor or call the Alberta Land Surveyors’ Association office.

What is survey evidence?



A new boundary is created every time land is divided to form a lot, roadway or utility right-of- way. The new boundary must be precisely determined. When a boundary is determined, an Alberta Land Surveyor typically inserts a one metre-long metal pin at the exact intersection of property lines. The location of these pins is marked on survey plans registered at Land Titles. These pins or markers are called survey evidence.

In historic times, other means were used instead of metal pins — wooden posts, piles of rocks, or mounds of dirt. Over time, many of these markings have disappeared. When these boundaries have to be re-established, extensive research must be undertaken including measurements from the nearest locatable survey marker.

Accurately placed boundary markers are essential. Landowners can be confident the boundaries of their property, roadways, pipelines or other public improvements are precisely marked. Also persons such as contractors, needing to know where boundaries are, can find accurate reference points.

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In the News

India, Pakistan Agree on Joint Survey of Sir Creek

http://www.daijiworld.com/news/news_disp.asp?n_id=21908&n_tit=India%2C+Pak+Agree+on+Joint+Survey+of+Sir+Creek+

Addition too Close to Property Line

<http://www.signonsandiego.com/news/northcounty/20060526-9999-1mi26smadd.html>

1899 Land Boundary Still Fixed Today

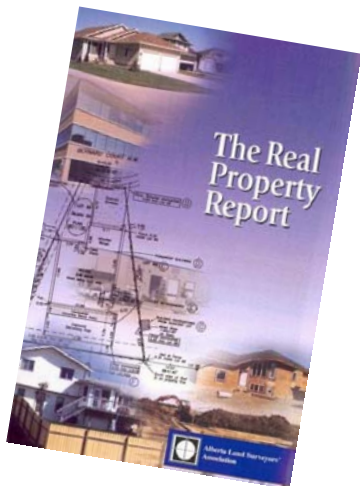
<http://www.whitehorsestar.com/auth.php?r=42800>

Police Stopped Issuing Tickets

http://cbs4denver.com/local/local_story_140010352.html



Free Brochures



All ALSA brochures are free of charge and all include a place for a company stamp.

We have produced four brochures of interest to the general public. These are: "The Real Property Report," "*Understanding Easements and Rights of Way*," "*Alberta's Subdivision Process*," and "*I destroyed survey evidence—a practical guide to survey markers for the homeowner, handyman and contractor*."

The brochure has proven to be incredibly successful. Many Realtors have used these brochures as an information piece for both vendors and purchasers.

Contact the ALSA for your free brochures.

If you have ordered brochures from the ALSA but have not received them yet, please be patient as we are doing our best to fill all orders as soon as possible.

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