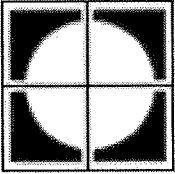


BOUNDARIES

VOLUME 2, ISSUE 1 JANUARY 2007



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.

How Far Back is my Property Line?

“But of course my property goes right down to the curb,” said the landowner to the Alberta Land Surveyors’ Association.

“It’s a common misunderstanding,” reported Brian Munday, Executive Director of the Alberta Land Surveyors’ Association. “After all, you’re responsible for mowing the grass and shoveling the driveway right to the curb. However, the reality is your property line is often a good distance in from the curb.”

There is no set distance between the curb and your property line. Sometimes, landowners might think that their property line is automatically one metre back from the curb but your property line is really defined by survey pins or markers put in the ground by Alberta Land Surveyors.

Because of their significance, the Surveys Act of Alberta carefully regulates boundary markers. The law not only provides for the establishment of survey markers but also for the consequences of removal or tampering with them. It is illegal to remove or tamper with an official boundary marker. Tampering with boundary markers can result in fines up to \$10,000.

The area between the curb and your property line may form part of a utility right-of-way that allows underground gas, electrical and telephone lines to connect to your house. In some cases, the area may be reserved for a future road widening.

Your Alberta Land Surveyor’s Real Property Report will show you exactly how far back your property line is from the curb. It will also show you whether there are any improvements, such as a basketball hoop, that are within the right-of-way.

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.

What is a Real Property Report?

A Real Property Report is a legal document that clearly illustrates the location of significant visible improvements relative to property boundaries. (Improvements to be shown are outlined in Part D, Section 7.6 of the Manual of Standard Practice.)

It takes the form of a plan or illustration of the various physical features of the property, including a written statement detailing the surveyor's opinions or concerns.

It can be relied upon by the buyer, the seller, the lender and the municipality as an accurate representation of the improvements on your property.

How does a Real Property Report protect you?

Purchasing a property may be the largest financial investment you ever make. With a Real Property report, owners are aware of any boundary problems. They know whether their new home is too close to the property line, or part of their garage is on their neighbour's land, or vice versa.

"Good boundaries make good neighbors!"

Since legal complications may occur if a sold property fails to meet requirements, a Real Property Report protects the seller.

How long is a Real Property Report valid?

The Real Property Report is a "snap shot" of the property on the date of the survey. Changes are often made to improvements on a property or adjoining properties. These may be new or modified fences, decks, driveways, garages or other features. Only an updated Real Property Report can show their location relative to property boundaries. Changes to your title will also be shown.

How can I get a Real Property Report updated?

In many cases, it is more economical to update an existing Real Property Report. As a service to the public, the ALSA has initiated an RPR index for Alberta. Go to www.rprindex.ab.ca to enter an address to see which survey firms have performed an RPR on the property. Please note this service is voluntary and not all land surveyors register their records with the RPR index.

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In the News Around the World

Is 'altered copying' an infringement?

<http://www.todayonline.com/articles/164953.asp>

Web Search: Working without a map

<http://www.belleville.com/mld/belleville/living/16417335.htm>

Barrington neighbors seize land via 1896 law

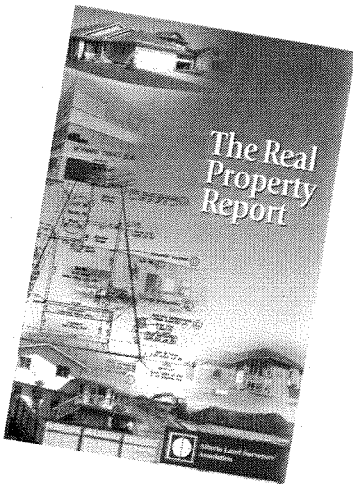
<http://www.eastbayri.com/story/326108613193561.php>

Property owners advised to use qualified surveyors

<http://www.thetidenews.com/article.aspx?qrDate=01/10/2007&qrTitle=Property%20owners%20advised%20to%20use%20qualified%20surveyors&qrColumn=BUSINESS>



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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