

WHY A CONSULTING SURVEYOR?

Members of the Association of Consulting Surveyors are registered under the Surveying and Spatial Information Act. As such, those surveyors so registered carry the statutory responsibility of determining boundaries. That responsibility has been earned from a university degree followed by years of education, thorough training and a sound practical knowledge.

Each member of the Association of Consulting Surveyors is bound by a strict code of ethics: as a professional surveyor his office and staff operate to provide services of a high quality and reliable standard. THAT IS HIS BUSINESS.



YOUR LOCAL ACS NSW CONSULTING SURVEYOR IS



ACS

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SURVEYORS CREATE MOUNTAINS OF SPACE



**CALL A SURVEYOR
FOR A STRATA PLAN**

WHAT IS STRATA TITLE PLAN?

A plan for a Strata Title Scheme is prepared by a Registered Surveyor, under the Strata Schemes legislation, to designate areas or units for separate ownership within a building or group of buildings. Generally the building's common property and parcel of land are jointly owned by all separate title holders. Strata Title Schemes have been adapted by Surveyors over the years to cover townhouses, retirement villages, mixed use buildings, shopping centers and industrial complexes, as well as home unit buildings. Originally the Act was intended only for multi-storey home unit buildings, thus being strata or layers of units one on top of the other. Now it is not necessary for Strata Schemes to have an overlapping Strata as found in multi-storey buildings, and a Community Scheme or Stratum torrens subdivision may be better suited for this purpose. Your Surveyor can advise you on this.

STAGED STRATA SCHEMES

A Staged Strata Scheme is a method which developers use to construct parts of a strata scheme building by building in a prescribed orderly manner. The legislation sets out the documents required to be lodged with the Strata Plan with which your Surveyor can assist and advise you.

THE OWNERS CORPORATION

The Owners Corporation consists of every unit holder and is registered as the proprietor of all common property. The elected committee of the Owners Corporation holds regularly meetings and

records minutes. It administers all obligations and responsibilities imposed by the Strata Schemes Act, including the setting of levies, insurance, maintenance and so on.

UNIT ENTITLEMENT

Each strata holder has a share in the Strata Scheme which reflects the value of each unit. This is called the Unit Entitlement, is fixed at the proportion shown on the Strata Plan and is used to calculate the levies and expenses paid by each unit owner.

STRATA TITLE MANAGERS

Some Surveyors are Registered Strata Title Managers. This means that the obligations and duties required under the Act can be administered by these managers for a reasonable fee. Such appointment of a manager relieves the owners of the tasks which they are legally bound to carry out.

EXISTING UNIT BUILDINGS

It may be possible to convert an existing building of multiple units into a Strata Title Scheme. Existing flat buildings, commercial centres or factory complexes, which may have varying forms of ownership such as company title or one owner, may be converted to Strata Title if the Local Council or Authority deems it acceptable.

OBTAINING YOUR STRATA TITLE

Having satisfied the Local Council, Private Certifier or Authority that all conditions of approval, such as provisions of car parking areas, building compliance, fire safety etc., have been completed it is necessary to lodge the Strata Plan with the Office of Land and Property Information. From this office separate Strata Titles will be issued. Your Strata Title Scheme has then been created. Your Surveyor is the best and most experienced professional to help you determine whether or not it is possible to create a Strata Title Scheme over any property.

STRATA TITLES COMMISSION

Under the chairmanship of the Strata Title Commissioner, the Strata Titles Commission administers all aspects of the Strata Title Schemes in NSW. Advice on any issue in a Strata Scheme can be obtained from the Commission office and there are a number of explanatory booklets which are provided by the Commission to the public.

Whatever your enquiry about Strata Titles the sky is the limit when you call your Consulting Surveyor.

Other Services Provided by Consulting Surveyors Include:

- Determination of boundaries
- Strata and community titles and management
- Civil engineering design, supervision and surveys
- Planning environment and land management
- Development appeals
- Topography surveys and aerial mapping
- hydrographic surveys
- Land Information Systems
- Set-out of buildings
- Ident Survey

So when you want a Strata Plan - **CALL A SURVEYOR!**