



# THOMAS & GEORGE

LICENSED SURVEYORS

## **I am Purchasing a property - Should I get it surveyed?**

Congratulations on Making an Offer or entering a Contract to Purchase a property. It is possible to make an offer or contract be “subject to survey” of the property.

The purchase of a property is not frequent event in a person’s lifetime. Most purchaser’s are not very experienced in the legal process involved, or in the interpretation of the title documents & title plans contained in the contract.

A Conveyancer or Solicitor will assist with the transfer and settlement process of the Title (or titles) as listed in the Contract of Sale. This legal process will confirm the Vendor (seller) has entitlement to sell the property listed within the contract, ensure the title is transferred correctly, and the appropriate Mortgagee Consents and Mortgages are completed.

The legal transfer of title does not guarantee that the property you have physically inspected with the Real Estate Agent and see defined by the fencing (occupation) of the site, accords with the title plan dimensions as contained in the Contract of Sale. **This is the role of the Licensed Surveyor.** Only a Licensed Surveyor can determine & define a title boundary.

For some reason when it comes to property, many purchaser’s making the biggest financial decision of their lives will leave it to chance, and don’t undertake due diligence by having the property surveyed by Licensed Surveyor prior to settlement.

Engaging a Licensed Surveyor, like the experienced team at Thomas & George P/L to undertake a Title Re-establishment Survey, is your insurance that the property purchase and boundaries generally accord with the fencing of the site. Alternatively if the survey reveals significant discrepancies, the survey provides you with a position of power to potentially renegotiate the Contract, reconsider the purchase or potentially seek to resolve any issues prior to final settlement. Some with the results of the survey results may still proceed with the purchase, but at least they do so knowing & understanding the potential issues of the site rather than being surprised by these at a later date.

It may not be a common occurrence, but some properties have been sold which do not match the physical location of the site as inspected. **Do you want to be in the position of this unfortunate purchaser?**

**Contact Thomas & George P/L on 03 9735 1338 for a no obligation free quote.**

***Your Property Development & Subdivision Project Starts with Us.***