



THOMAS & GEORGE

LICENSED SURVEYORS

I think the fencing of My Property extends past the Title Boundary

There are two types of entitlement when it comes to your property:

- The extent of the property as defined by the title dimensions of the survey plan, and
- The extent of the property that you occupy, being defined by the fenced alignments.

Rarely do the fenced alignments of the property perfectly accord with the title boundary.

A Title Re-establishment survey will determine the true location of the title boundary and include its marking on the ground on site.

In situations where discrepancies between the actual fencing and the title boundaries occur and this difference is of a significant extent, further discussions with your Licensed Surveyor may be required as to what options may be available to formally amend the title to accord with the land as occupied (fenced).

Where the existing fencing is old and evidence of occupation >15 years can be sufficiently proven, Adverse Possession application is one such mechanism that may be available to formally amend title to accord with the existing occupation alignment.

Discussions with a Legal Specialist in Adverse Possession Applications should be sought at the earliest opportunity, with any application usually be required to be supported by Survey (some exemptions apply).

Knowledge of your Title Boundaries can eliminate the risk of some of your land being lost to adverse possession through long term occupation by a neighbour.

Thomas & George P/L and our team of Licensed Surveyors can assist with undertaking an Adverse Possession application, or in defence of an Adverse Possession by a neighbouring land owner.

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

Your Property Development and Subdivision Project Starts with Us