

# 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.

## Altering Real Property Reports

Question: A client is selling his property and has a real property report that shows a sun room hand-drawn in by the previous owner.

The municipality granted a certificate of compliance on the altered real property report. Is it OK to accept the real property report in this transaction?

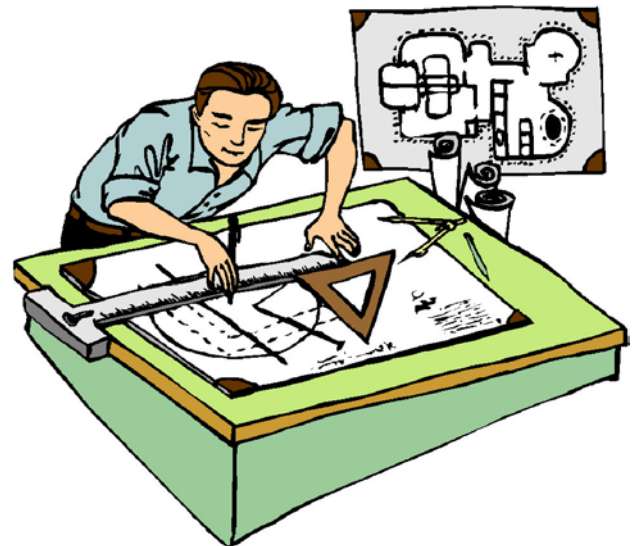
The real property report should not be accepted. First, the

Alberta Land Surveyor has copyrighted the document and no one has the authority to alter it. Once it has been altered, the Alberta Land Surveyor cannot be required to stand behind that document and all of the protection that purchasers, sellers, municipalities gain by having an Alberta Land Surveyor prepare the real property report has been lost. The certification by the professional land surveyor can no longer be valid.

Second, when Alberta Land Surveyors prepare real property reports, they take careful measurements from the improvement (in this case, the sun room) to the property line. The real property report states, "the attached plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user." In order to be able to show the sun room, a person would first

have to re-establish the property line in accordance with the Surveys Act, measure the distance at a right angle from the sun room to the property line, and ensure they were measuring from the exterior wall or foundation. There are many places where an error could be made in determining the distance.

Even if the real property report had not been altered, it is best to get the real property report



updated to ensure that it accurately reflects the current status of the property.

More information about real property reports, easements, fences and other land and real estate related issues is available at [www.alsa.ab.ca](http://www.alsa.ab.ca)

## On the Move

"Making Their Mark" museum exhibit is finishing its run in Grande Prairie and will open in Peace River in 2010. Making Their Mark celebrates the role that land surveyors have played in the peaceful and orderly development of Alberta.

## Becoming an Alberta Land Surveyor

Question: I am interested in going into Geomatics Engineering Technology and I see that there are possibilities of becoming a Registered Alberta Land Surveyor. I was wondering if a person can become a certified Alberta Land surveyor without taking the geomatics degree program from university.

I see that on the website that they can, but there are lots of tests a person has to write, so I was wondering how they can study for them? Is there a material package available for these individuals to study from?



What would you advise as being good steps to take in the right direction to pursue this type of profession? Is technical school worth pursuing, if I would like to become a surveyor? Or is it

better to go into the university and enroll in their Geomatics Engineering program?

Answer: It is possible to become licensed as an Alberta Land Surveyor without taking the degree program at the University of Calgary or the University of New Brunswick. A NAIT, SAIT or Lethbridge Community College graduate can get some credit for courses taken at those schools but would have to write and pass several challenge exams in order to receive a "certificate of completion." The certificate of completion is what allows you to article to become an Alberta Land Surveyor. How many challenge exams you would have to write depends on which school you attended.

Currently, students writing the challenge exams must be self-motivated to study. They are often working full-time at the same time they are studying for the challenge exams. The exams are offered twice a year and students often take several years to complete all of the challenge exams. The Canadian Board of Examiners for Professional Surveyors who administers the challenge exams is currently revising the curriculum and putting together current study materials. It is still a challenge. Some candidates get together in study groups.

If you know you want to become an Alberta Land Surveyor and you have the choice you may choose the university route to save time. However, if you do decide to go to technical school, you will also be getting a great education and still have the opportunity to become an Alberta Land Surveyor.

## 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](mailto:info@alsa.ab.ca) or 1-800-665-ALSA.

*Boundaries* is also online at [www.alsa.ab.ca/boundaries-news](http://www.alsa.ab.ca/boundaries-news)

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

## In the News around the World

### [Recent Property Survey Has Its Advantages](#)

The Star

we first need to look at the advantages to a buyer of having an up-to-date survey when they purchase any property.

### [Real-time GPS Station Goes Live](#)

THISDAY

Lagos Gtate Governor has declared that the state Continuously Operating Reference Station (CORS) and Global Positioning System (GPS) which has been successfully completed will soon come up live.

### [Uganda: Land Dispute Cases Overwhelm Police](#)

AllAfrica.com

Police in Kamwenge District are overwhelmed by disputes resulting from land distribution and boundary demarcations

### [Title Deed reforms worth millions next year](#)

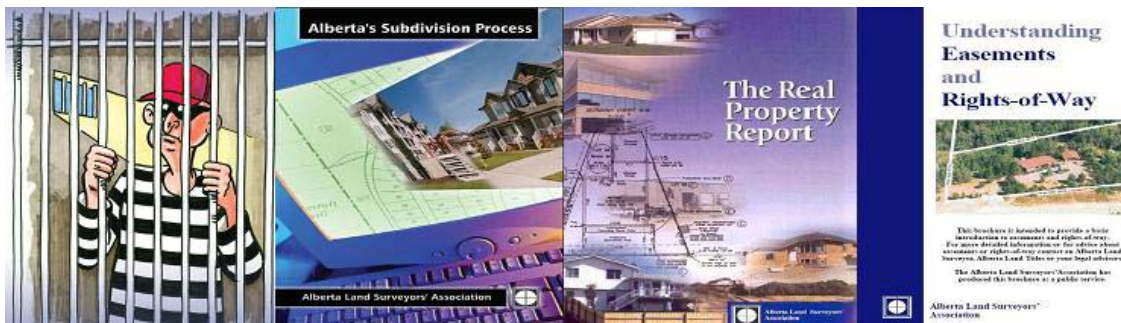
Cyprus Property News Magazine (blog)

The reforms will also help restore Cyprus' tarnished image abroad, but more importantly generate millions of Euros in new revenue for the state, as government finances continue to deteriorate rapidly.



## Free Brochures

*"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"* are free brochures available from the ALSA and can be ordered by visiting our website, [www.alsa.ab.ca](http://www.alsa.ab.ca)



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