

# Start with a Surveyor

NEW ZEALAND INSTITUTE  
OF SURVEYORS  
Te Rōpū Kairūri o Aotearoa



## Subdivision of Land

A subdivision takes place when existing parcels of land are divided into smaller parcels or when an existing boundary is altered. In New Zealand only Licensed Cadastral Surveyors are legally permitted to undertake the marking of boundaries.

### THE SUBDIVISION PROCESS

#### Subdivision Design and Resource Consent:

Your NZIS surveyor will design the subdivision to your requirements and apply for consents from the local authority.

#### The Legal Survey of Subdivision:

Only a licensed surveyor can complete the legal survey and prepare the final dataset that will form part of New Zealand's official survey record.

#### Subdivisional Approval:

Once the Local Authority has approved the subdivision and your surveyor has assisted you to meet any required conditions, your NZIS licensed surveyor will lodge the legal survey with Land Information New Zealand (LINZ) for approval.

#### Issue of Title:

On approval of your Surveyor's Plans by LINZ, title can issue once your solicitor has lodged the required legal documentation

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## Redefinition of Boundaries

A Redefinition survey may be required to locate the true boundaries of your property for building consent purposes, before erecting fences, or to determine the extent of a parcel of land before purchase.

### LOCATING YOUR BOUNDARIES

#### The Role of the Licensed Cadastral Surveyor

By law, only a Licensed Cadastral Surveyor can identify and mark the precise location of the boundaries of your land.

#### Avoid Disputes

Knowing the exact location of the boundaries of your land will help avoid expensive encroachment disputes and ill will between you and your neighbours.

#### A Licensed Cadastral Surveyor can:

- Help resolve existing boundary problems
- Indicate or confirm the correctness of existing boundary marks
- Replace boundary marks which have been removed or disturbed
- Place additional marks to better delineate a boundary
- Prepare legal survey data when necessary to document the location of the boundaries of your land.
- Advise you of possible remedies when boundary disputes or encroachments have occurred.

Good Neighbours need doubt free boundaries

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## Unit Titles

Unit title ownership is an alternative to Freehold as a form of land and building ownership. Unit titles enable a single block of land to be used simultaneously by several owners in a variety of ways.

### PROPERTY OWNERSHIP

#### Principal Unit:

The property rights are generally confined to a specified space bounded by walls, ceiling and floor of a particular unit.

#### Accessory Unit:

Any facility specifically for the use of the proprietor of the principal unit, such as a car park or garden area.

#### Common Property:

Each unit title owner has an individual share of any facilities such as common driveways, swimming pools or tennis courts used by all the unit owners. All of the owners of the units constitute the **Body Corporate** - the body responsible for management of the property. The Body Corporate is responsible for a number of duties including:

- insuring the property
- keeping the property
- compliance with local authority requirements
- managing administration funds

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