

BERMUDA INSIGHT OFFERS OUR VIEW OF CHANGES IN THE LEGISLATIVE, TECHNOLOGICAL AND REGULATORY LANDSCAPE.

Bermuda Land Surveys Readies for Land Title Registration

by: David Kuhn, AssocRICS, Senior Land Surveyor

With The Land Title Registration Act 2011 now passed, land and home owners should be aware of changes to come.

With the Act now in effect, registration will take place following various triggers such as subdivision of land, conveyances, primary homestead certificates, etc. Eventually the Minister responsible for The Land Title Registry may require or designate certain neighbourhoods to come forward requiring proof of ownership from the property owners or persons with a vested interest.

The bottom line is that if ownership of a property cannot be proven, then the Government has the power to register it as belonging to The Government. There will be fair and ample time to comply.

Therefore it is in the best interest of property owners to make sure that their deeds including their deed plan is up to date and associated documents are also up to date and accurate.

The Land Title Registry office will require that new deed plans to be registered are drawn and presented in metric. Any deed plan, especially older ones before the 1970's, that are drawn in imperial, of poor quality or do not meet the requirements of the registry office, may need to be updated as a metric plan. This will involve a Registered Land Surveyor surveying the property and preparing a new up to date plan suitable for legal purposes and Land Title purposes.

GPS RTK

Bermuda Land Surveys are in the process of obtaining GPS RTK survey equipment that will allow surveys to be related directly to the National Grid. This means one person can collect data with instant access to elevations related to mean sea level, etc. This may lower cost slightly and be very convenient, namely for construction/topographical surveys with a need for such information. This will be useful for architects and design purposes related to low lying property as an example that are prone to flooding from heavy rain or storm surge. Anyone interested in this potential service are welcome to contact David Kuhn at dkuhn@brcl.bm

Leica GS08 VIVA NetRover RTK



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ENCROACHMENTS

Get your boundaries checked ...



Property owners may not always be aware that a neighbour has encroached or is using a portion of their property.

If you suspect that there is an issue then call us at 292-1793 and one of our Registered Land Surveyors can survey and report on the situation. It is in your interest to protect your property. If a neighbour has been occupying or maintaining a portion of your property for more than 20 years then they might have a legal claim by adverse possession.

Bermuda Registered...



David Kuhn, AssocRICS, Bermuda Registered Surveyor
Senior Land Surveyor

It's an intimacy with the island that amounts to a distinct advantage for those who engage David to survey their property.

David has prepared thousands of plans, including deed plans that show the precise location of

boundaries. He has provided setting-out services, pinpointing the location of proposed structures at numerous building project, and has conducted topographical surveys that detail contours, cess pits, rock cuts and other relevant geography.

David is a member of The Royal Institution of Chartered Surveyors, with an AssocRICS designation. He also has demonstrated the qualifications to become a Registered Surveyor under the Professional Surveyors Registration Act of 1997.

Myles Gibbons

Bermuda Registered Surveyor



Myles joined the company in May 1991 as a Land Surveyor's Assistant, and has pursued a growing career in Land Survey.

He worked for 10 years learning every aspect of the job from how to prepare and conduct a full field survey to calculating boundaries and drafting plans in the office.

Myles has successfully built his reputation as a Registered Surveyor at the forefront of the new generation of Bermudian Land Surveyors and is an integral member of the Bermuda Land Surveys Team, through hard work and determination.

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