

## Buying a home? Make sure what you see is what you get.

We spend a lot of time thinking about the pros and cons of the house that we want to buy, but what about the land itself and the boundary of the property?

A recent study by Krcmar Surveyors Ltd. revealed that **49% of properties in the GTA have one or more "hidden boundary issues"** that could flare into painful and often expensive disputes with neighbours.

These issues include: fences that aren't on the property line; hedges, tree lines, sheds, decks, garages and pools in the wrong place; structures that encroach on a neighbour's land; and property access rights that are being violated.

The easiest and best way to protect yourself is to **consult the property survey plan as part of your due diligence** on a new home. The survey plan shows the official property line and all the physical features of the property in relation to the boundary.

This information helps you understand what you are actually purchasing and how you will be able to use the property in the future.

Talk to your real estate agent about smart survey strategies, and check for a survey plan for your dream house at [www.protectyourboundaries.ca](http://www.protectyourboundaries.ca). Get a survey plan and be BoundaryWise™.

