



# What is a Real Property Report?

A Real Property Report (RPR) is a legal document that clearly illustrates the location of significant visible improvements relative to property boundaries. (Improvements to be shown are outlined in Part D, Section 8.5 of the Manual of Standard Practice, which can be found at [www.alsa.ab.ca](http://www.alsa.ab.ca))

It takes the form of a plan or illustration of the various physical features of the property, including a written statement detailing the surveyor's opinions or concerns.

It can be relied upon by the buyer, the seller, the lender and the municipality as an accurate representation of the improvements on your property.

## Who needs a Real Property Report?

### Property Owners, to be informed of:

- The locations of improvements within the property boundaries,
- Any encroachment from adjacent properties, and
- Property compliance with municipal requirements.

### Property Purchasers, to be informed of:

- The boundary and improvement locations on the property, and
- Any problems relating to the property boundaries.

### Municipalities, to assist them:

- In determining compliance with bylaws and fire codes, and
- In the planning and development process.

### Property Sellers (vendors), to provide:

- Protection from potential future legal liabilities resulting from problems related to property boundaries and improvements.

### Mortgage Lenders, to be informed of:

- Conformance of improvements with municipal bylaws, and
- Problems that may have to be resolved prior to registration of the mortgage.

### Realtors, to:

- Provide a visual representation of the property for sale,
- Meet requirements of the real estate listing/purchase contract, and

- Have information to avoid delays in completing property transactions when a Real Property Report is arranged early in the sales process.

## How does a Real Property Report protect you?

Purchasing a property may be the largest financial investment you ever make. With a Real Property Report, owners are aware of any boundary problems. They know whether their new home is too close to the property line, or part of their garage is on their neighbour's land, or vice versa.

“Good boundaries make good neighbours!”

Since legal complications may occur if a sold property fails to meet requirements, a Real Property Report protects the seller.

## How does municipal compliance protect you?

A Real Property Report is necessary to determine compliance with municipal bylaws. A municipality reviews and endorses the Real Property Report and indicates if the improvements meet the requirements of the local bylaws. The property owner can then resolve any outstanding issues identified by the municipality. Early preparation of a Real Property Report significantly speeds up the process of selling a property.

## How long is a Real Property Report valid?

The Real Property Report is a “snapshot” of the property on the date of the survey. Changes are often made to improvements on a property or adjoining properties. These may be new or modified fences, decks, driveways, garages or other features. Only an updated Real Property Report can show their location relative to property boundaries. Changes to your title will also be shown. In some cases, it is more economical to update an existing Real Property Report. Contact the original Alberta Land Surveyor who did the RPR to see if an update can be done.

*It can be relied upon... as an accurate representation of your property*

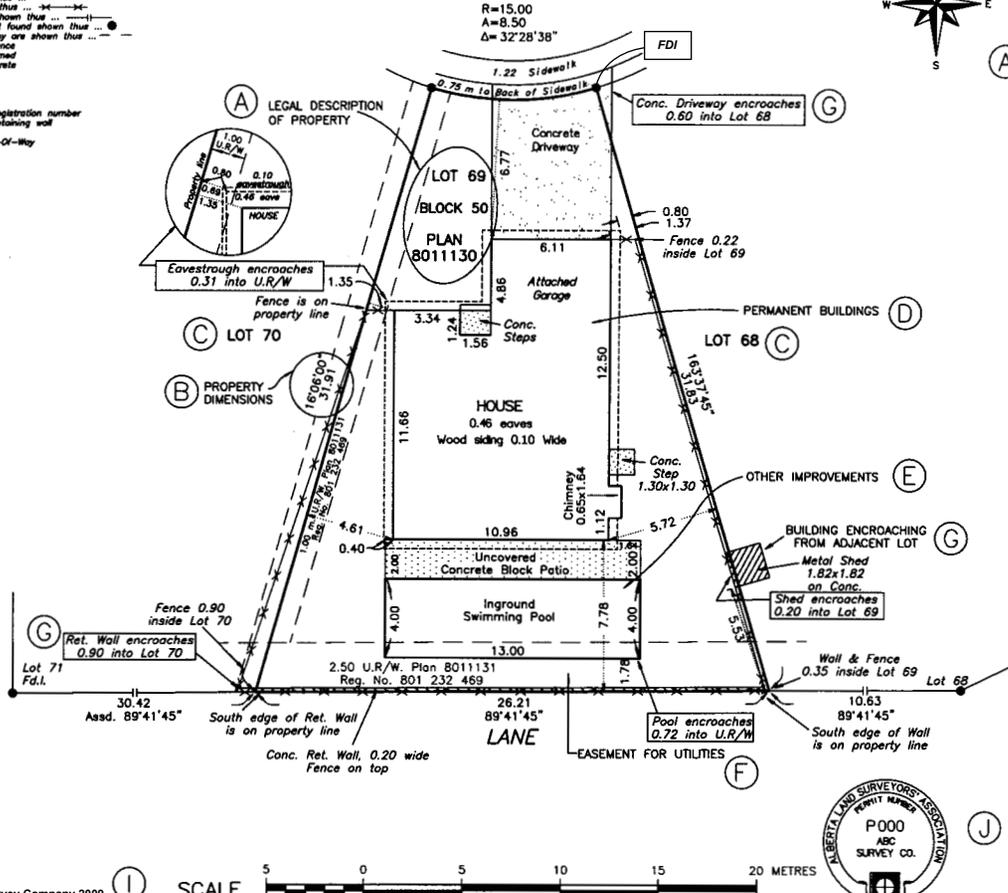
# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

## LEGEND

### ABBREVIATIONS AND SYMBOLS USED ON THIS PLAN

Central angle shown thus ...  $\Delta$   
 Curves are shown thus ...  $\curvearrowright$   
 Fences are shown thus ...  $\dashrightarrow$   
 Line not to scale shown thus ...  $\dashrightarrow$   
 Stationary Iron Pin found shown thus ...  $\bullet$   
 Utility Rights-Of-Way are shown thus ...  $\dashrightarrow$   
 A denotes arc distance  
 Asd. denotes assumed  
 Conc. denotes concrete  
 E. denotes east  
 Fd. denotes found  
 m denotes metres  
 N. denotes north  
 Reg. No. denotes registration number  
 Ret. Wall denotes retaining wall  
 R denotes radius  
 R/W denotes Right-Of-Way  
 S. denotes south  
 U. denotes Utility  
 W. denotes west

## BERNARD COURT N.W.



## A. B. C. SURVEY COMPANY

321 - 14th Street, N.W.  
 Calgary, Alberta T2N 2A1  
 Phone (403) 555-1212

## ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

To: Joseph Bloce  
 35 - 51st Street S.W.  
 Calgary, Alberta  
 Re: Lot 69, Block 50, Plan 801 1130  
 67 Bernard Court N.W., Calgary, Alberta  
 Date of Survey: May 22nd, 2009  
 Date of Title Search: May 15th, 2009  
 C. of T. # 781 123 456

## Alberta Land Surveyor's Certification:

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
- the improvements are entirely within the boundaries of the Property [except \_\_\_\_\_ (to be used if applicable)];
- no visible encroachments exist on the Property from any improvements situated on an adjoining property [except \_\_\_\_\_ (to be used if applicable)]; and
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property [except \_\_\_\_\_ (to be used if applicable)].

[Note relevant extraordinary circumstances here.]

## Purpose of Report:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report.

The attached plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

## NOTES:

All evidence found is in good condition unless otherwise noted.

Ties to the property lines are at right angles or tangential to the curve and are from foundation unless otherwise shown.

Fences are within 0.20 metres of the property line unless otherwise noted.

This document is not valid unless it bears an original signature (in blue ink) and a red A. B. C. Survey company permit stamp.

Dated at Calgary, Alberta, this 23rd day of May, A.D. 2009.

\_\_\_\_\_  
 (H)  
 John Doe. A.L.S.  
 CLIENT Joseph Bloce  
 FILE NO. 1234 Drawn by: G. J. Fisher  
 A. B. C. File NO. 2009-2108

## Your Real Property Report will show:

- Legal description of property and municipal address (A),
- Dimensions and directions of all property boundaries (B),
- Designation of adjacent properties, roads, lanes, etc. (C),
- Location and description of all relevant improvements situated on the property together with dimensions and distances from the property boundaries (D); for a list of the improvements which must be shown, refer to Part D, Section 8.5 of ALSA's Manual of Standard Practice, which can be found at [www.alsa.ab.ca](http://www.alsa.ab.ca),
- Other significant improvements (E),
- Right-of-way or easements as noted on the title to the property at the date of the survey (F),
- Location and dimension of any visible encroachments onto, or off of, the property (G),
- A duly signed certification and opinion by an Alberta Land Surveyor (H),
- Copyright (I),
- Permit Stamp (J) (where applicable),

## How is a Real Property Report prepared?

A registered Alberta Land Surveyor is the only individual who can legally prepare a Real Property Report. A valid Real Property Report must bear the original signature and permit stamp of the Alberta Land Surveyor. In preparing a Real Property Report, an Alberta Land Surveyor will:

- Search the title of the subject property,
- Search all pertinent encumbrances registered against the title of the subject property,
- Search all plans related to the location of boundaries of the subject property,
- Perform a field survey to determine the dimensions of the property and location of improvements, and
- Prepare a plan (diagram) reflecting the results of the field survey and title research.

## How much does a Real Property Report cost?

The amount of work to prepare a Real Property Report varies between properties. Lot size and shape, number of buildings, natural features, age and availability of the property boundary information all affect the cost.

A Real Property Report is only a small portion of your total property investment and may help you avoid costly problems in the future.

A Real Property Report does not include replacement of any property corner posts. Arrangements can be made to have property boundaries visibly marked on the ground. It is most economical to have this additional service performed at the time of the survey. Neighbouring landowners occasionally share the cost because of the mutual benefit of the Real Property Report and marking of boundaries.

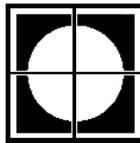
## Alberta Land Surveyors' Association — who are Alberta Land Surveyors?

Alberta Land Surveyors are professionals — current standards require a university degree followed by an articling period and a series of professional examinations. Land Surveyors are governed by provincial law with a mandate to protect the public's interest in matter of real property boundaries. Additionally, they must be registered with the Alberta Land Surveyors' Association. An extensive practice review program ensures surveyors maintain high professional standards.

An Alberta Land Surveyor is fully responsible for the accuracy of the information in a Real Property Report. Land Surveyors carry professional liability insurance as added protection for the consumer.

Names of the local Alberta Land Surveyors are found in the "Yellow Pages" under "Surveyors - Alberta Land". For a province wide list, call the Alberta Land Surveyors' Association or visit our website: [www.alsa.ab.ca](http://www.alsa.ab.ca).

*A Real Property Report is only a small  
portion of your total property investment*



**Alberta Land Surveyors'  
Association**

Web site: [www.alsa.ab.ca](http://www.alsa.ab.ca)  
E-mail: [info@alsa.ab.ca](mailto:info@alsa.ab.ca)  
Toll Free: 1-800-665-2572

## **Benefits of a Real Property Report:**

- Problems are identified and can be resolved before a sale is finalized,
- Owners know accurate locations and dimensions of buildings, improvements, rights-of-way and encroachments relative to boundaries of their property,
- Purchasers know the physical dimensions of the property,
- Financing usually requires verified survey information,
- Property transactions are simplified, and
- Development and building permits require boundary information.

***“A Real Property Report may be the best and least expensive insurance a person ever buys!”***

*- Stan Galbraith, Lawyer, Edmonton*

*This brochure contains general information only. For current Real Property Report standards contact the Alberta Land Surveyors' Association, or visit [www.alsa.ab.ca](http://www.alsa.ab.ca).*

**This brochure is provided compliments of:**