

**THE BOUNDARY**  
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**Session 3: The Boundary and the effects of Cadastral Surveying**

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**Abstract**

Surveying real property has been important since the earliest times. Some of the oldest known maps are cadastral plans showing land boundaries and ownership of parcels of land.

In Cyprus, the Department of Land and Surveys is responsible for storing and updating the cadastral data and coordinating the conduct of cadastral surveying, therefore protecting the property of the public. Until recently only the employees of the Department of Land and Surveys could legally carry out cadastral survey but with the voting of the new survey law in 2005, private Surveyor Engineers are actively involved in the conducting of cadastral survey on the island.

For the determination of property boundary a matching of several information are taken into account, such as field measurements, information from cadastral plans in use, cadastral records that refer in cadastral drawings and previous surveys, field books (books that have recorded measurements and contain isolated sketches of the field), satellite images, photogrammetry and orthophotomaps, land laws etc.

Access to cadastral records have the employees of the Department of Land and Surveys and the private Surveyor Engineers who are registered in the record of the qualified Surveyor Engineers of Cyprus, according to the relevant survey law. In regard of public, citizens have no access to cadastral records. They only have the possibility to know the position of the boundaries of their property, which are

indicated to them either by the Department of Land and Surveys, or by a registered Surveyor Engineer.

As far as concerned the boundaries' conflicts, always existed among individual land owners and even among family members.

So, in the case of boundary dispute, the land owner of one of the involved parts should contact the Department of Land and Surveys, asking a settlement by filling up an application. Legally, only employees of the Department of Land and Surveys can undertake the resolution of boundary dispute and to carry them out they match all available records that concern the disputed areas (records that were mentioned in boundary definition). The involved parts are being informed about the definitive position of the landmarks.

As property values increase, the importance of more accurate survey has also increased. Using coordinates, land surveyors accomplish more accuracy, reliability in the position of boundaries and less time is required in the process of the engagement of the cases as well.

In Cyprus, the Geodetic Reference System was founded in 1993 (CGRS93) and it's based on the ellipsoid WGS84. The projection is in Transverse Mercator localized.

When a case of cadastral survey is finished, the coordinates of the property involved are being stored in the Data Bases of the GIS system of the Department of Land and Surveys.