

SURVEY REGULATIONS 2020

NOTICE OF THE SURVEYOR-GENERAL (NO 5)—SURVEY REPORTS

Regulation 16

1. This notice may be cited as the ‘*Notice of the Surveyor-General (No 5)—Survey Reports, Survey Regulations 2020*’.
2. This notice comes into operation on 24 August 2020.
3. I, MICHAEL PAUL BURDETT, Surveyor-General, in accordance with my powers and functions in the *Survey Act 1992* and Regulation 16 of the *Survey Regulations 2020* HEREBY requires, directs and approves, as applicable, the matters concerning survey reports detailed in the Schedule herein.

Dated: 17 August 2020

MICHAEL BURDETT
Surveyor-General

SCHEDULE

1.1 Interpretation

In this Notice:

Adelaide City means land within the City of Adelaide

MGA2020 means the Map Grid of Australia 2020 and has the same meaning as that contained in Regulation 10 of the Regulations

Regulations means the *Survey Regulations 2020*

Rural area means locations that are not included in urban areas or Adelaide City

Urban area means locations where land parcels are generally less than 5000m² in area that are not included in Adelaide City

1.2 Approved Form of Reports

In accordance with Regulation 16(3) of the Regulations, the APPROVED form of a survey report, as notified by the Surveyor-General, is:

- (a) a written report, and/or
- (b) an annotated copy of the survey plan, and
- (c) a correctly completed certified survey plan checklist of a form specified in Appendix A of the Cadastral Survey Guidelines or a custom equivalent or expanded version.

1.3 Reports for Particular Classes of Cadastral Survey

1.3.1 Under Regulation 16(2) of the Regulations, the Surveyor-General DIRECTS that a survey report containing items (a)–(c) in item 1.2 above is required to be provided immediately after certifying the plan of a cadastral survey lodged in the Lands Titles Registration Office (and that Regulation 16(1) does not apply) for the following classes of cadastral surveys:

- A survey certified by a licensed surveyor required for a transaction pursuant to the administration of the *Real Property Act 1886* with the exception of a plan of land division creating more than five allotments where the outer boundary survey has been accepted for filing or deposited in the Lands Titles Registration Office,
- An “outer boundary” survey certified by a licensed surveyor for a development pursuant to the *Community Titles Act 1996*,
- A survey certified by a licensed surveyor required for a transaction under the *Roads (Opening and Closing) Act 1991*,

- A survey of Crown land certified by a licensed surveyor for deposit or filing in the Lands Titles Registration Office.

1.3.2 The Surveyor-General further DIRECTS under Regulation 16(2) of the Regulations that a survey report containing only item (c) in item 1.2 (checklist) is required to be provided immediately after certifying the plan of a cadastral survey lodged in the Lands Titles Registration Office for the following classes of cadastral surveys:

- A plan of division creating more than five allotments,
- A plan prepared pursuant to the *Community Titles Act 1996*.

1.4 Information Required in Reports for Particular Classes of Cadastral Survey

Further to Regulation 16(3) of the Regulations, the Surveyor-General REQUIRES that a survey report ((a) or (b) in 1.2 above, in addition to (c)) for any survey lodged in the Lands Titles Registration Office for the classes of surveys in 1.3.1 above must, where relevant, include the following information:

1.4.1 Data differences to previous survey

For the classes of cadastral surveys in 1.3.1 above, a detailed survey report (written and/or annotated copy of the plan ((a) and/or (b) in 1.2 above, in addition to (c)) is required if the survey reveals differences with previously lodged plans greater than the following:

- 3 minutes in the angle of road alignments at any road junction or bend on a survey in an urban area, or
- 3 minutes in any angle on a survey in a rural area, or
- 0.1m + 1/2000 length ratio in any distance, or
- 0.15m in the position of any boundary corner on a survey in an urban area, or
- 1m in the position of any boundary corner on a survey in a rural area.

For surveys that reveal differences to previously lodged plans as detailed above, a written report and/or an annotated copy of the survey plan ((a) and/or (b) in 1.2 above, in addition to (c)) must disclose any differences between the survey as lodged and previous surveys, defining or redefining common boundary points, together with any other information which may be of assistance in assessing the accuracy and reliability of the redefinition of the boundaries of the land under survey.

In all other cases, a less detailed survey report (written and/or annotated copy of the plan (a) or (b) in 1.2 above, in addition to (c)) identifying and commenting on differences (if any) between the survey as lodged and previous surveys shall be acceptable. If there are no material differences with other surveys a statement on the Electronic Plan Lodgement Survey Report to that effect will suffice.

Refer to Section 17 Cadastral Survey Guidelines for further details.

In addition to the information required in 1.4.1 above, for the classes of cadastral surveys in 1.3.1 above, a survey report ((a) or (b) in 1.2. above,(in addition to (c))) must include the following (as applicable):

1.4.2 PSMs Gone

Where a permanent survey mark is shown *Gone* by a surveyor, their survey report shall describe the steps taken to locate the permanent survey mark and the likely cause of its destruction.

1.4.3 Natural Boundaries

Where a survey redefines a natural boundary the survey report shall describe the method adopted to locate the boundary. If there is significant difference in the position of any part of the natural boundary to its previously surveyed position the survey report must address potential reasons for this apparent movement.

1.4.4 *Differences to Published Permanent Survey Mark Coordinates*

Where a survey's connection to permanent survey marks results in differences to the coordinates in the Survey Mark Database (the geodetic dataset published by the Surveyor-General) exceeding the tolerances specified by the Surveyor-General, the surveyor must note the discrepancy in the survey report and that an updated MGA2020 coordinate for that permanent survey mark has been provided to the Surveyor-General.

For details of the Surveyor-General's specified tolerances and the information required refer to item 1.2.4, *Differences to Published Coordinates of Permanent Survey Marks*, and to item 1.3, *Differences to Published Coordinates of Permanent Survey Marks—Reporting and Rectification*, both contained in the Notice of the *Surveyor-General (No 1)—Accuracy, Survey Regulations 2020*, made under Regulations 14 and 21 of the Regulations.

1.5 Reports Required For Particular Surveys

In accordance with Regulation 16(1) of the Regulations, if requested, a surveyor must provide the Surveyor-General with a survey report in relation to any of their cadastral surveys in respect of which the surveyor has certified a plan within 14 days of receiving a written request from the Surveyor-General for such a report. The request from the Surveyor-General may cover all or specific survey classes over a period of time or until a particular event occurs. The reports must be in a form as detailed in 1.2 of this Notice above, and include the information required by the Surveyor-General specified in the request.
