

Surveyor-General Audits & Consents



Colin Hall and Shane Ramage
Cadastral Infrastructure and
Standards
Surveyor-General Victoria



Environment,
Land, Water
and Planning

Survey Audit Program



Organisational Structures

- Land Use Victoria (LUV)
- Surveyor-General Victoria (SGV)
- Surveyors Registration Board of Victoria (SRBV)

Why surveyors are audited

- Legislation and Directives
- Land Use Victoria
- Program objectives

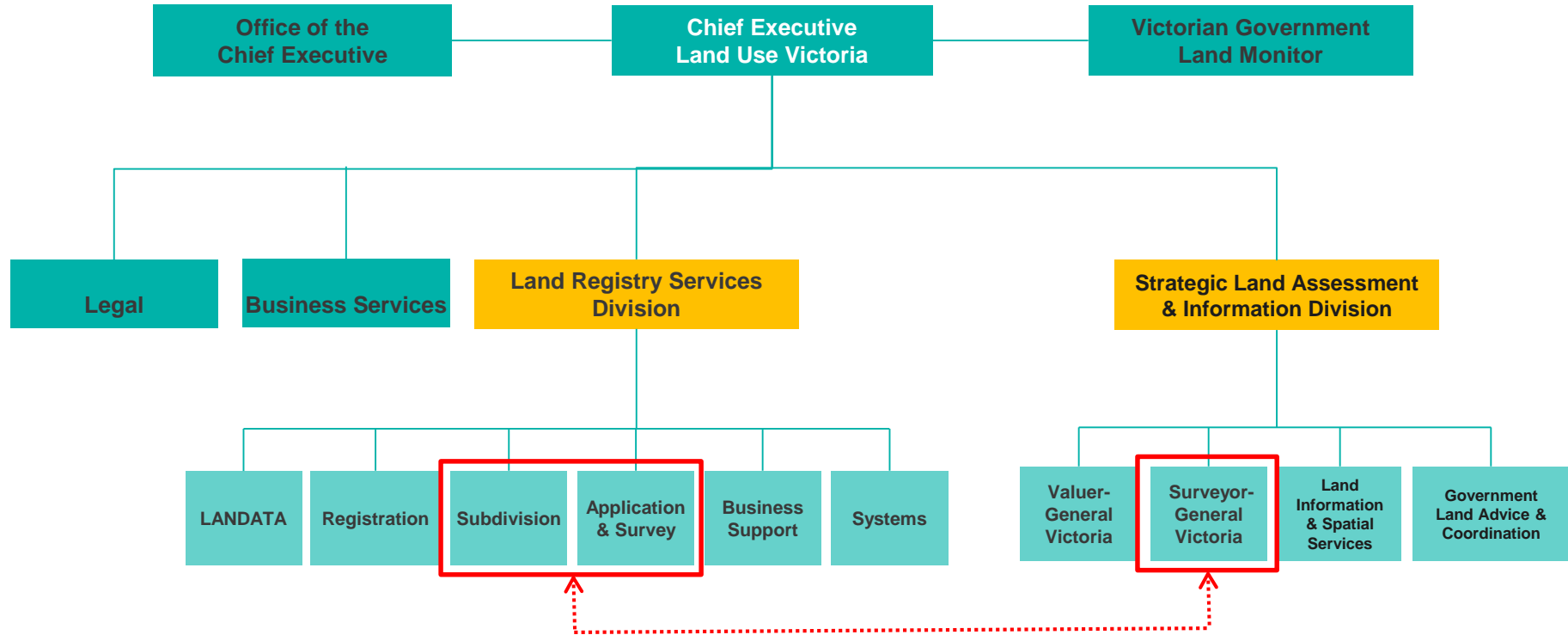
How the program works

- Selection of surveys for audit
- Audit process
- Audit assessment and result

Key Points and Observations

- Audit statistics
- Extent of serious non-conformances
- Tips and advice



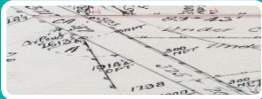


SGV's six distinct operational responsibilities:



Cadastral Infrastructure and Standards:

Provision of land surveying services and the regulation and monitoring of cadastral surveys in Victoria



Crown Survey Approval:

Provision of drafting services for major Government infrastructure projects and land transactions



Geodesy:

Provision and maintenance of the State's GNSS CORS and survey control mark network.



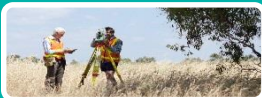
Digital Cadastre Modernisation Project:

Upgrade of the spatial accuracy of Victoria's digital cadastre



Geographic Names:

Maintenance of Victoria's Registrar of Geographic Names



Surveyors Registration Board of Victoria:

Provision of executive and secretarial support for the Surveyors Registration Board of Victoria

Why surveyors are audited

Legislation and Directives

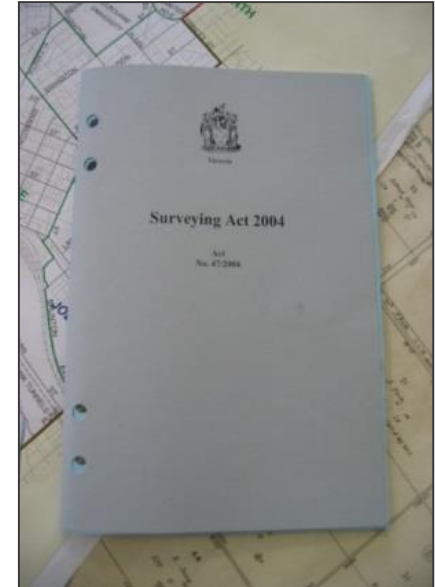
- *Surveying Act 2004*
 - s. 42 Functions and powers of Surveyor-General
 - “to set and monitor standards for surveying and survey information”
- *Surveying (Cadastral Surveys) Regulations 2015*
 - sets minimum standards for cadastral surveys (only 17 regulations)
 - Need to monitor field practices
- Practice Directives
 - How to meet legislative requirements when undertaking cadastral surveys

Land Use Victoria (LUV)

- Reduced Government examination resources
- Maintain the standard and accuracy of surveys lodged with LUV

Program objectives

- Improve the quality and standard of cadastral surveys
- Ensure the integrity of the cadastre is not diminished
- Protect the community



Selection of surveys for audit

- Selected generally based on surveyor, not survey
- Typically performed “pre-registration”
- Random and targeted sampling
- Six-level priority system for targeted audits
 - 1. Surveyors who continually perform below standard **OK in 25%**
 - 2. Surveyors whose last audit was unsatisfactory **69%**
 - 3. Surveyors from interstate who receive a licence under reciprocal arrangements **N/A**
 - 4. Surveyors who have never been audited **65%**
 - 5. Newly Licensed Surveyors **75%**
 - 6. Surveyors who have not been audited for 3 years **57%**
- Surveys for plans of subdivision of less than 10 lots are mostly audited
- Also audited are:
 - Application surveys
 - Crown surveys
 - Records of having re-established a cadastral boundary
 - Supplementary abstracts of field records (or lack thereof)

Selection of surveys for audit

- Victorian Online Title System (VOTS)
- Survey Audit Database
 - Imports daily lodgement data from VOTS
 - Enables selection of surveys for audit at lodgement and prior to registration

Surveys lodged in past 7 days

Lodged	Dealing	First name	Surname	Code	Last Audit	SoC	LGA NAME	Notes
21/03/2017	AP137916E	Andrew Robert	Merrett			N		
21/03/2017	PS709520W	Zois	Aravanis		11/02/2016	Y	MELTON	
21/03/2017	PS716568B	Richard David	Hookley		24/10/2016	Y	MELTON	
21/03/2017	PS719355D	Neil A	Webster		13/02/2017	Y	STONNINGTON	
21/03/2017	PS723912X	Unknown	Unknown			Y	HUME	
21/03/2017	PS725873U	Anthony Peter	Ralph		9/06/2016	Y	BOROONDARA	
21/03/2017	PS726891M	Martin Anthony	Powell		21/10/2015	Y	KINGSTON	
21/03/2017	PS729772E	Rodney G.	Gill		31/03/2015	Y	MONASH	
21/03/2017	PS729797M	Oliver Michael	Purbrick		17/04/2010	N	WELLINGTON	
21/03/2017	PS731482B	Anthony H	Jeavons		21/01/2014	Y	COLAC OTWAY	
21/03/2017	PS731539X	Zois	Aravanis		11/02/2016	Y	MANNINGHAM	
21/03/2017	PS731540P	Zois	Aravanis		11/02/2016	Y	MANNINGHAM	
21/03/2017	PS731541M	Zois	Aravanis		11/02/2016	Y	MANNINGHAM	
21/03/2017	PS731542K	Zois	Aravanis		11/02/2016	Y	MANNINGHAM	
21/03/2017	PS732687B	Paul David	Smithwick			Y	WANGARATTA	
21/03/2017	PS735624L	John R	Leared		16/01/2017	Y	PORT PHILLIP	
21/03/2017	PS735727A	Damien Marc	Rivalland		21/08/2012	Y	CARDINIA	
21/03/2017	PS736201L	Anthony Peter	Ralph		9/06/2016	Y	KINGSTON	
21/03/2017	PS736553C	Peter Andrew	Hallyburton		30/05/2016	Y	HOBSONS BAY	
21/03/2017	PS736600V	Jeremy Charles	Pearce		4/11/2015	Y	MOONEE VALLEY	
21/03/2017	PS737614D	Gregory Raymond	Thompson		9/08/2016	Y	SURF COAST	
21/03/2017	PS737647M	Brian J	Harland		12/07/2016	Y	CAMPASPE	
21/03/2017	PS738169S	Anthony Peter	Ralph		9/06/2016	Y	GREATER DANDENONG	
21/03/2017	PS738555M	Anthony E	Bright		24/06/2010	Y	COLAC OTWAY	
21/03/2017	PS739112T	Raymond	Mawson		24/05/2016	Y	WHITTLESEA	
21/03/2017	PS740810K	Ian D	Barker		1/02/2017	Y	MORELAND	
21/03/2017	PS741024C	Glenn Graham	Smith		16/06/2015	Y	HOBSONS BAY	

Codes

OK

NEXT

UNS

INT

REC

NON-PRACT

UNREG

DEC

- **Field audit by SGV**

- Performed by SGV/DELWP licensed surveyors based in Melbourne and Bendigo
- Utilises the Survey Audit Checklist
- 47 items covering:
 - Abstract of Field Records
 - Re-establishment
 - MGA connection
 - Licensed Surveyor's Report
 - Field check

Survey Audit Checklist			
File Number		Plan Number	
Auditor		Date	
ABSTRACT OF FIELD RECORDS			
1 Heading and other details			
1.1	Crown Description correct ¹	<input type="checkbox"/> Yes <input type="checkbox"/> No	
1.2	Street names and abutments correct	<input type="checkbox"/> Yes <input type="checkbox"/> No	
1.3	North Point present and correctly orientated ²	<input type="checkbox"/> Yes <input type="checkbox"/> No	
1.4	Notations sufficient and correct ³	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2 Certification			
2.1	Certification complete and correct ⁴	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.2	All sheets signed and dated	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.3	All sheets numbered and referenced	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.4	Amendments certified by surveyor	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
3 Mathematics			
3.1	Closures and areas correct	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.2	Adoptions compute	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.3	All figures capable of being proved mathematically are correct	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4 Drafting			
4.1	Drafting in accordance with the Surveyor-General's Practice Directives ⁵	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5 Boundary Marking			
5.1	All boundaries marked either directly or indirectly where practicable ⁶	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5.2	Boundary marking described on abstract ⁷	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6 PMs and PCMs			
6.1	Survey connected to the required number of PMs and PCMs ⁸	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6.2	Registered numbers of PMs shown ⁹	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
6.3	Marks nominated as PCMs of an appropriate standard ¹⁰	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
6.4	PCMs numbered correctly ¹¹	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
7 Omissions and/or transcription errors			
7.1	Survey marks placed and found described ¹²	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7.2	Fence descriptions provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7.3	Free of other omissions and transcription errors	<input type="checkbox"/> Yes <input type="checkbox"/> No	

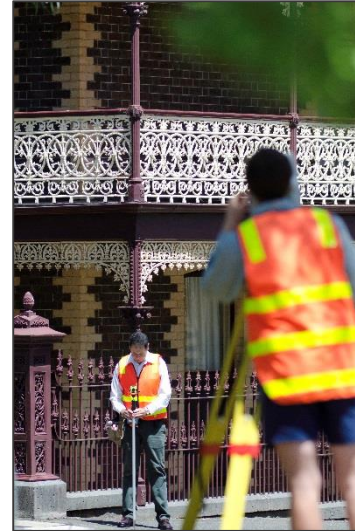
QIP-4043, Version 5.0 (01/06/2016) Page 1 of 5

- **Plan exam by Land Registry Services (LRS)**
 - Performed by a Plan Registration Officer
 - Utilises the Audit Plan Exam Checklist
 - 29 items covering:
 - General drafting
 - Notations
 - Plan diagram
 - Easements
 - Building Boundaries

Audit Plan Exam Checklist			
File Number		Plan Number	
Examiner		Date	
PLAN			
1 General			
1.1	Standard of drafting satisfactory ¹	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.2	Plan agrees with the Abstract of Field Records	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.3	Dimensions of the lots correct and complete	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.4	Dimensions rounded correctly ²	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.5	Lot closures and areas correct	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
1.6	Street names and abutments correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.7	Parcel numbering (lots, roads, reserves, common property) correct ³	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.8	All sheets signed, dated and numbered correctly ⁴	<input type="checkbox"/> Yes	<input type="checkbox"/> No
1.9	Page margins and panels correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2 Notations			
2.1	Crown Description correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.2	Title Reference(s) correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.3	Last Plan Reference(s) correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.4	MG44 coordinates of approx. centre of parcel correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.5	Depth Limitation correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.6	Registered numbers of PMs connected to shown in relevant notation	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7	Owners Corporations notations present and correct	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
3 Diagram plotted correctly			
3.1	Plan diagram agrees with scale	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3.2	North point present and correctly orientated ⁵	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3.3	Title connection present and correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3.4	All dimensions are shown ⁶	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4 Easements			
4.1	Are there any existing or new easements	<input type="checkbox"/> Yes	<input type="checkbox"/> No (go to 5)
4.2	Is the Easement information table correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4.3	Are the easements located correctly and mathematically correct	<input type="checkbox"/> Yes	<input type="checkbox"/> No

QP-0043, Version 4.0 [05/07/2016] Page 1 of 3

- Field audit performed at the same time as the Plan Exam
- Generally completed within 10 working days from date of lodgement
- Letter to surveyor advising of the audit findings
 - Peer reviewed by another SGV LS before being issued
 - Generally does not state what the audit measured or observed, just the difference.
- Report on re-establishment emailed to Land Registry Services for inclusion in the Examination Report
- Registration occurs following attention by surveyor to non-conformances



Non-conformances

- Classified as either serious or non-serious
- Serious non-conformances
 - adverse impact on the cadastre
 - cadastral datum/re-establishment unsatisfactory
 - buildings used to define lot boundaries located inaccurately
 - missing/incorrect plan dimensions
 - easement information incorrect
 - measurements incorrect
 - mathematically incorrect
 - failure to connect to MGA94 or MGA2020 where practicable
 - failure to connect to the required number of PMs and PCMs
 - Non or inaccurate marking of the boundaries where practicable
 - Inadequate explanation of adoptions in the report
- Full list of Categories of Audit Non-Conformances available on the Survey Audit Program webpage (link at end of presentation)

Satisfactory audit result

- Survey contains less than 10 non-serious non-conformances

Unsatisfactory audit result

- Survey contains at least one serious non-conformance, or
- Survey contains 10 or more non-serious non-conformances

Consequences of an unsatisfactory audit result:

- Follow-up audit of surveyor's work to take place soon afterwards (generally next lodgement certified after the date of audit)
- two consecutive unsatisfactory audits:
 - discussion with the Manager Cadastral Infrastructure & Standards
- three consecutive unsatisfactory audits:
 - referred to the SRBV for investigation, or
 - complaint to the SRBV under *Section 18(1), Surveying Act 2004*

- Update of Survey Audit Database
- Final letter to surveyor advising of completion and result of audit

The screenshot shows the 'Audit details: Form' window in the Survey Audit Database application. The form is titled 'Audit by Surveyor' and contains the following fields and controls:

- Surveyor:** A dropdown menu with 'Sullivan' selected.
- Audit No.:** A text box containing '1504' and a small '2' next to it.
- Plan/Field record No.:** A text box containing 'PS5041895'.
- Job No.:** A text box containing 'MEL-64789'.
- Region:** A dropdown menu with 'Melbourne' selected.
- Auditor:** A dropdown menu with 'R Johnston' selected.
- Selection type:** A dropdown menu with 'Targeted' selected.
- Audit request date:** A text box containing '29/07/2002'.
- Report received:** A text box containing '5/08/2002'.
- Surveyor notified:** A text box containing '6/08/2002'.
- Reply Received:** A text box containing '24/09/2002'.
- File marking:** A text box containing 'put away 24/09/02'.
- Completed:** A checkbox that is checked.
- Number of Non-conformances:** A section with two sub-sections:
 - Non-serious:** A text box containing '5'.
 - Serious:** A text box containing '0'.
 - Result:** A dropdown menu with 'OK' selected.
- View/Edit Non-conformances:** A button.
- Records:** A status bar at the bottom of the form showing 'Records: 14 | 2 | of 2'.
- Close Form:** A button at the bottom right of the form.

The screenshot shows the 'Non Conformances: Form' window in the Survey Audit Database application. The form is titled 'Non Conformances: Form' and contains the following fields and controls:

- Registration No.:** A text box containing '1504'.
- Audit No.:** A text box containing '2'.
- Abstract of Field Records:** A section with a list of non-conformances:
 - ☐ Heading or other details incorrect
 - ☐ Certification incorrect
 - ☐ Mathematically incorrect - ☐ Non-serious ☐ Serious
 - ☐ Drafting standard unsatisfactory
 - ☐ Boundary marks not described
 - ☐ Survey not connected to the required number of PM's, PCM's and RM's - ☐ Non-serious ☐ Serious
 - ☒ Omissions and/or transcription errors present
- Close Form:** A button at the bottom right of the form.
- Records:** A status bar at the bottom of the form showing 'Record: 1 | 1 | of 1 (Filtered)'.



Department of Environment,
Land, Water & Planning

Your Ref: 67575

Our Ref: 1693-1

Date: 22 May 2018

Mr Adam Ronaldo
Oberon Surveys Pty Ltd
GPO Box 527
Melbourne, VIC 3001

Dear Adam

RE: AUDIT OF SURVEY PS123456A
250 Long Street, Natimuk

I refer to the amended versions of the plan, abstract and report uploaded by you in SPEAR on 18 May 2018. As the amended documents were found to satisfactorily address the audit matters, Land Registry Services was advised to proceed with their registration which occurred on 21 May 2018.

The audit of PS123456A is now completed. As the non-conformances were not considered serious, and there were less than ten, the result of the audit was **satisfactory**.

A summary of the audit assessment is attached for your information and indicates which of the audit findings were considered to be non-conformances.

A survey is generally considered unsatisfactory if there are 10 or more non-serious errors/omissions or it contains at least one serious non-conformance. The list of non-conformances and whether or not they are serious is available at www.delwp.vic.gov.au under Property and Land Titles > Surveying > Advice and guidelines for surveyors > Survey Audit Program.

Thank you for your co-operation and prompt attention to the audit matters.

Yours sincerely

Eddie Cichocki LS
Manager Cadastral Infrastructure and Standards
Office of Surveyor-General Victoria

Office of Surveyor-General Victoria
Level 11, 2 Lansdale Street, Melbourne, 3000 Ph (03) 9194 0243



Department of Environment,
Land, Water & Planning

SURVEY AUDIT ASSESSMENT SUMMARY

File No: 1693-1
Surveyor: Adam Ronaldo
Plan No: PS123456A
Property Address: 250 Long Street, Natimuk
Surveyor's Ref: 67575

Date of Audit Letter to Surveyor: 15 May 2018

Audit Letter Item (s)	Description of Non-Conformance	Regulation / Directive / Other	Level S – Serious N – Non-Serious
Plan			
1.1.1	Hyphen missing from Parish name.	-	
1.1.2	"94" missing from MGA reference.	SG Dir. 2.7.2	N
1.4	Underline missing from bearing on main diagram.	-	
Datum & Re-establishment			
	Satisfactory.		
Abstract of Field Records and Field Survey			
3.1	Survey not connected to required number of PMs and PCMs.	Cad Reg. 11(3)(a)	N
3.4	GOVT ROAD abutment label missing.	-	
3.5	Delimitation between GOVT ROAD and CA 63A abutments missing.	-	N
3.7	"Continued" misspelt twice.	-	
MGA94			
	Satisfactory – no suitable SCN marks available.		
Licensed Surveyor's Report			
5.2	PMs and PCMs connected to not listed.	Cad Reg. 15(2)(c)	N

Number of Non-Conformances	
Non-serious	Serious
4	0

Result
Satisfactory

Abbreviations

Cad Reg: *Surveying (Cadastral Surveys) Regulations 2015*
SG Dir: *Surveyor-General of Victoria Practice Directives, September 2014*
SPH: *Survey Practice Handbook*
Co-ord Reg: *Survey Co-ordination Regulations 2014*
Sub (RR) Reg: *Subdivision (Registrar's Requirements) Regulations 2011*
Tech Note 4: *Technical Note 4 Applicant Created Surveying Documents in SPEAR*
Example 5: *Example 5 – Building Subdivision (land unlimited in height and depth)*

Office of Surveyor-General Victoria
Level 11, 2 Lansdale Street, Melbourne, 3000 Ph (03) 9194 0243

- Since the program started in 1995:
 - **2583** audits have been performed
 - **470** LSs have been audited
- SGV aims to audit **120** surveys per financial year
- This number generally fits the program objective to audit every practising Licensed Surveyor at least once every 3 years
 - **409** practising LSs on the Register (104 non-practising) – 10/9/18
 - **359** LSs lodged surveys with Land Use Victoria in 2016-17 FY

- In 2016-17:
 - 120 surveys were audited
 - 111 LSs were audited
 - The overall satisfactory rate (random and targeted audits) was **71%**
 - The random satisfactory rate (random audits only) was **91%**
- In the last decade:
 - The overall satisfactory rate (random and targeted audits) is **72%**
 - The random satisfactory rate (random audits only) is **83%**
- Another objective of the program is to increase the satisfactory rate to better than 90%

Extent of serious non-conformances

Listed below are the serious non-conformances encountered in 2016-17 and the percentage of surveys audited that contained them.

- Buildings used to define lot boundaries located inaccurately: 3.5 %
- Boundaries not/inaccurately marked on the ground: 3.5 %
- Measurements incorrect: 2.5 %
- Re-establishment unsatisfactory: 2.5 %
- Easement information incorrect: 2.5 %
- Missing/incorrect plan dimensions: 2.5 %
- Mathematically incorrect: 2.5 %
- Non compliance with Regs 11(3), 11(4) & 11(5): 1 %
- Survey not connected to MGA94 where practicable: 1 %
- > 10 non-serious non-conformances: 17.5 %

- Keep up-to-date with plan and survey requirements
 - Acts, regulations and Practice Directives
 - SPEAR, ePlan developments
- Check your work
 - Utilise checking procedures, both in the field and office
 - Minimise omissions and transcription errors
- Re-establish the parent survey of the subject land
 - Assess surveys used as datum for their veracity
 - Look at the fit with fencing to confirm adoptions
 - Re-establish surveys of adjoining parcels of land
- Licensed Surveyor's Report
 - Conform with the requirements of Regulation 15 and the Practice Directives
 - Adequate explanation of adoptions
- Always do your best work
 - Be professional - the legacy that you leave
 - Appropriate supervision of survey staff
- When you are audited:
 - Approach the matters raised with a positive attitude
 - Don't be afraid to challenge any of the audit findings or recommendations
 - Attend to the matters promptly – remember your client
 - Learn from the auditor's comments to improve the quality and standard of your future surveys
 - Review and update procedures as appropriate

- Further information:

www.propertyandlandtitles.vic.gov.au/surveying/advice-and-guidelines-for-surveyors then Survey audit program

- Questions ?



Surveyor-General Consents



Background

- What are Surveyor-General Consents
- “PO” File system

Types of Consents

- Government Road alignments
- High Water Mark determinations
- State Border determinations

Availability as Survey Information

- LASSI
- SG Consent Case Imaging Project
- Image Files

General Advice

- Requests for SG’s Consent
- Process

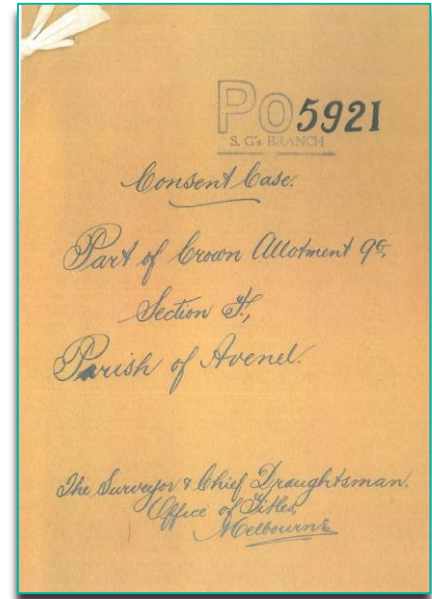
Further Information

What are Surveyor-General Consents

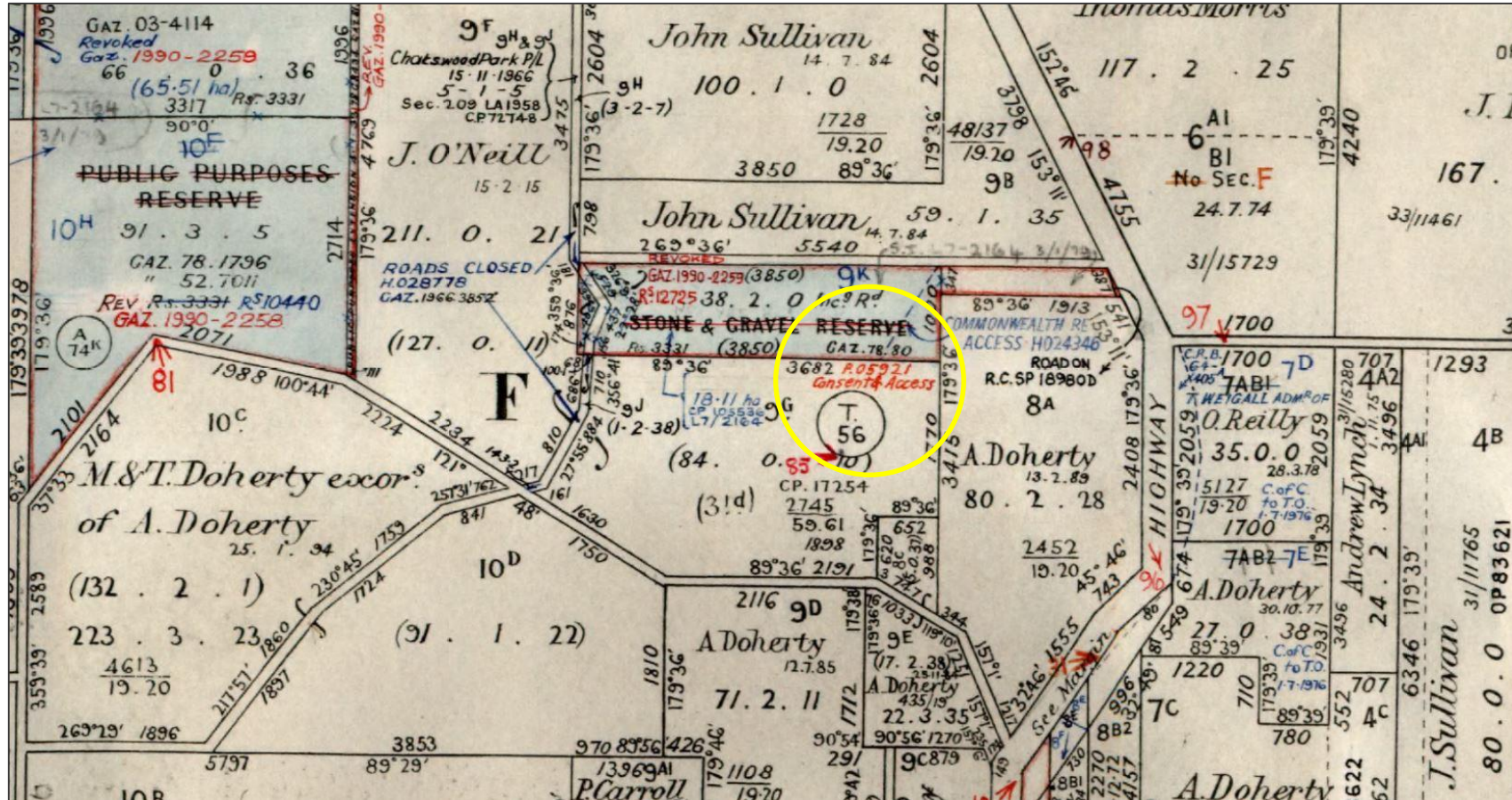
- *Surveying Act 2004*
 - s. 42 Functions and powers of Surveyor-General
 - “to be responsible for the correct positioning of Crown boundaries of land...”
 - “to maintain records of the status of land in Victoria and verify and certify the status of that land”
- Surveyor-General’s consent is primarily sought when:
 - Government Road widths cannot be maintained
 - Title dimensions cannot be maintained to adjoining Crown land
 - Parcels are defined by a relationship to a water feature
 - State Border Determinations
 - Crown land status and abutments require confirmation

“PO” File system

- Commenced in the early 1900s
- Files originally assigned a “P” number because they required a Professional decision
- Became known as “PO” files
- Approximately 13000 PO files in existence

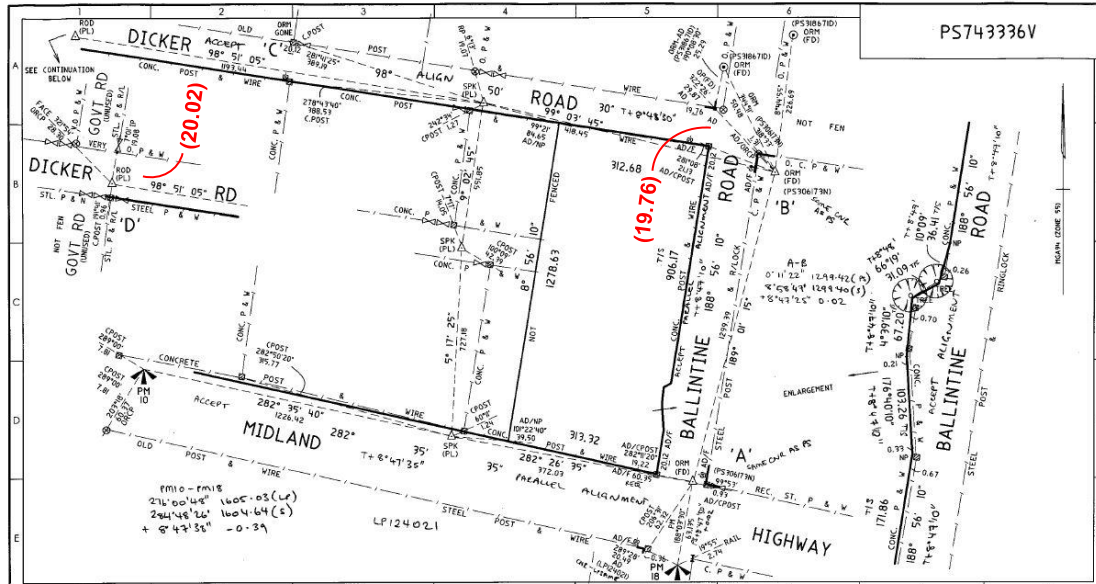


Parish of Avenel A74(5)



Government Road Alignments

- Primarily sought when insufficient land exists to maintain Government Road widths



Department of Environment,
Land, Water & Planning

Office of Surveyor-General Victoria
GPO Box 627
Melbourne Victoria 3001
Telephone: (03) 8636 2525
DX 250639

Your Ref: 4113

Graeme Schneider
Monger and Tomkinson
PO Box 34
Benalla
VIC 3672

Dear Graeme

CONSENT TO SOUTHERN ALIGNMENT OF DICKER ROAD, STEWARTON.

We wish to advise that there is no Departmental objection to the Government Road alignment of Dicker Road shown on the certified (11.02.16) plan PS743336V, as accepted.

Yours sincerely

John E. Tulloch
per

John E. Tulloch
Surveyor-General of Victoria
21.02.2017

AMENDMENTS	ABSTRACT OF FIELD RECORDS	NOTATIONS	CERTIFICATION BY SURVEYOR
Amendment to be made on behalf of Surveyor PC 12-2-17	COUNTY MOIRA PARISH STEWARTON CROWN ALLOTMENTS 97, 97A(P1), 99, 100(P1), 157(P1), 158, 159, 160, 161, 162, 163, 164, 168, 169, 170, 171, 172	DATUM: MGA94 (ZONE 55) VIDE GPS SURVEY LENGTHS ARE IN METRES RE-ESTABLISHMENT DATUM: A-B VIDE LP124021 MEASUREMENTS OBTAINED USING GPS EQUIPMENT --- DENOTES COMPUTED OR DERIVED DATA APPROPRIATE CHECKS HAVE BEEN MADE SEE SURVEYOR'S REPORT FOR INSTRUMENT DETAILS SUBTRACT 8°47'10" FOR LP124021 & PS106179 SUBTRACT 8°57' FOR PS106170	I, GRAEME JOHN SCHNEIDER of SHOP 6 CECILY COURT, 66 NUNN STREET, BENALLA certify that this abstract of field records correctly represents the results of the survey effected under my direction and supervision and marked on the ground in accordance with the Surveying Act 2004, that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015 and that this abstract of field records correctly represents the adopted boundaries and related features existing on 26/11/2015 DIGITALLY SIGNED Licensed Surveyor, Surveying Act 2004. Date:
	SURVEYORS REP 4113 ORIGINAL SHEET SIZE: A3 SHEET 1 OF 1		



Signed by: GRAEME JOHN SCHNEIDER (Tomkinson Group - Monger & Tomkinson) SPEAR Ref: S080434P 22/02/2017

High Water Mark Determinations

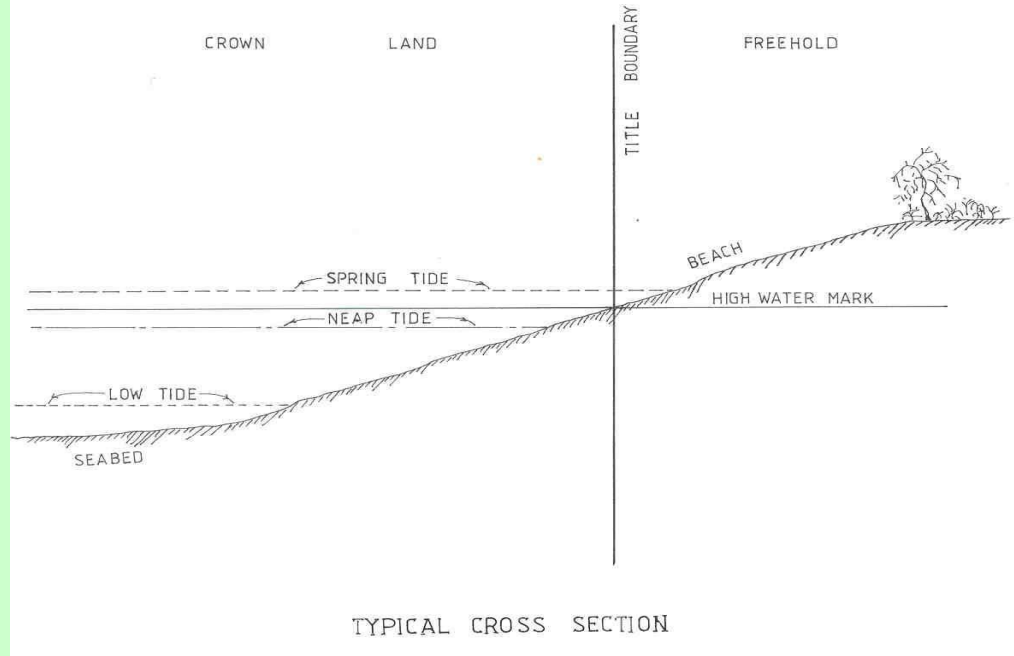
- Different descriptions on titles indicating a direct abuttal to coastal waters
 - Port Phillip Bay, Margin of Port Phillip Bay, Southern Ocean
- Can be generally regarded as referring to High Water Mark (HWM)
- The Doctrine of Accretion applies to these boundaries
- Process of re-establishment to include:
 - Sufficient tidal observations to determine the position of mean HWM (over at least 30 days)
- Documents to be provided:
 - Abstract of field records
 - Licensed Surveyor's Report describing how the position of HWM was determined and if the movement of the boundary has been considered to be gradual and natural and conforming with the Doctrine of Accretion
 - Where there have been significant changes, a report from a suitable expert (coastal engineer) that confirms the nature of the movement of HWM



High Water Mark Determinations

The Coastal Waters (State Title) Act 1980.

Where land has been invaded by the sea, as defined by the High Water Mark¹, then the land so invaded is lost to the freehold.



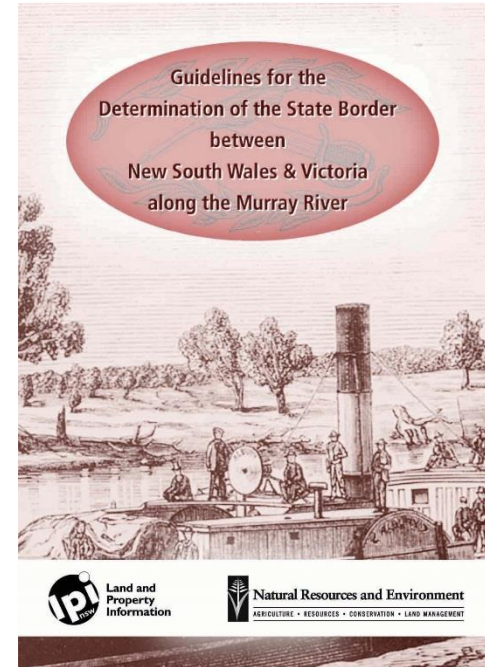
1. The high water mark (HWM) is the average HWM between the neap and spring tides.

Neap tide = HWM soon after the moons 1st and 3rd quarters.

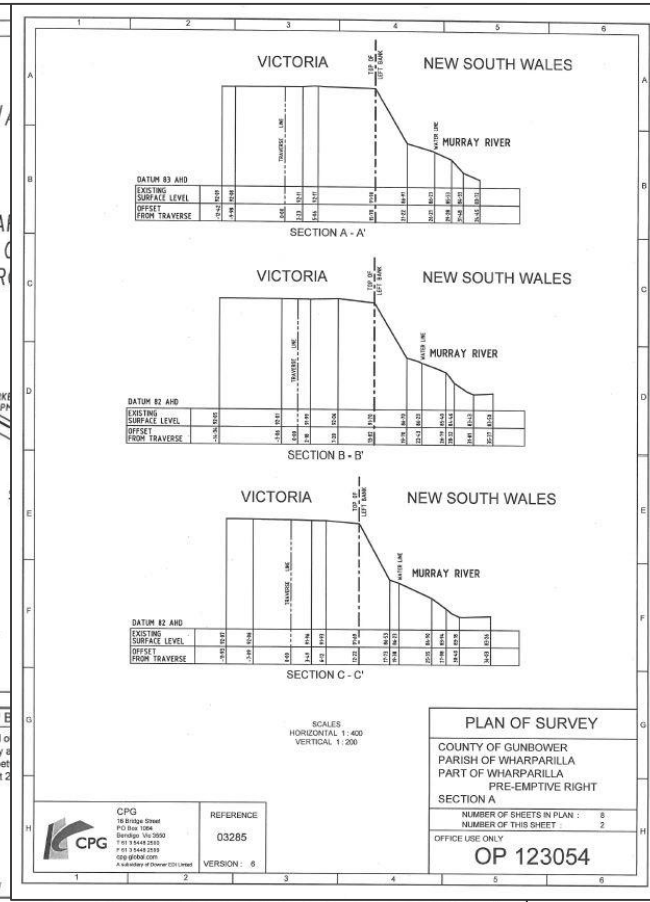
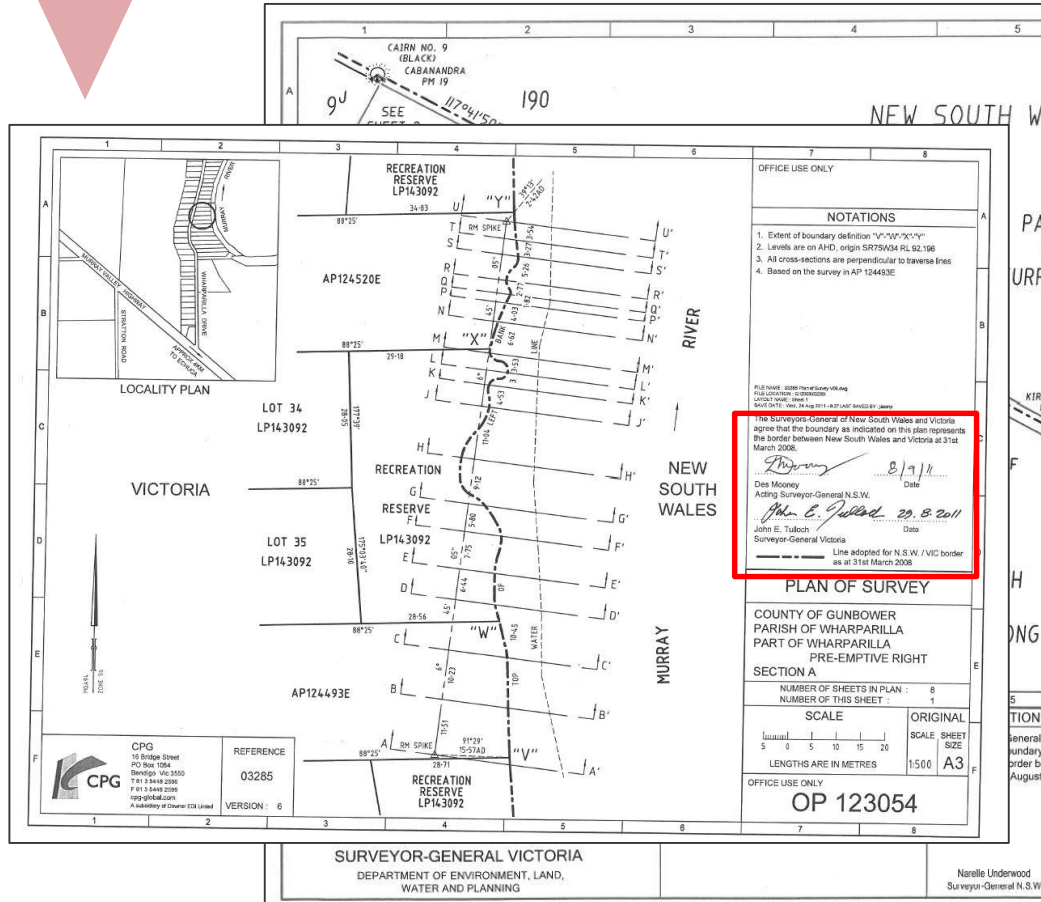
Spring tide = HWM soon after the new and full moon.

State Border Determinations

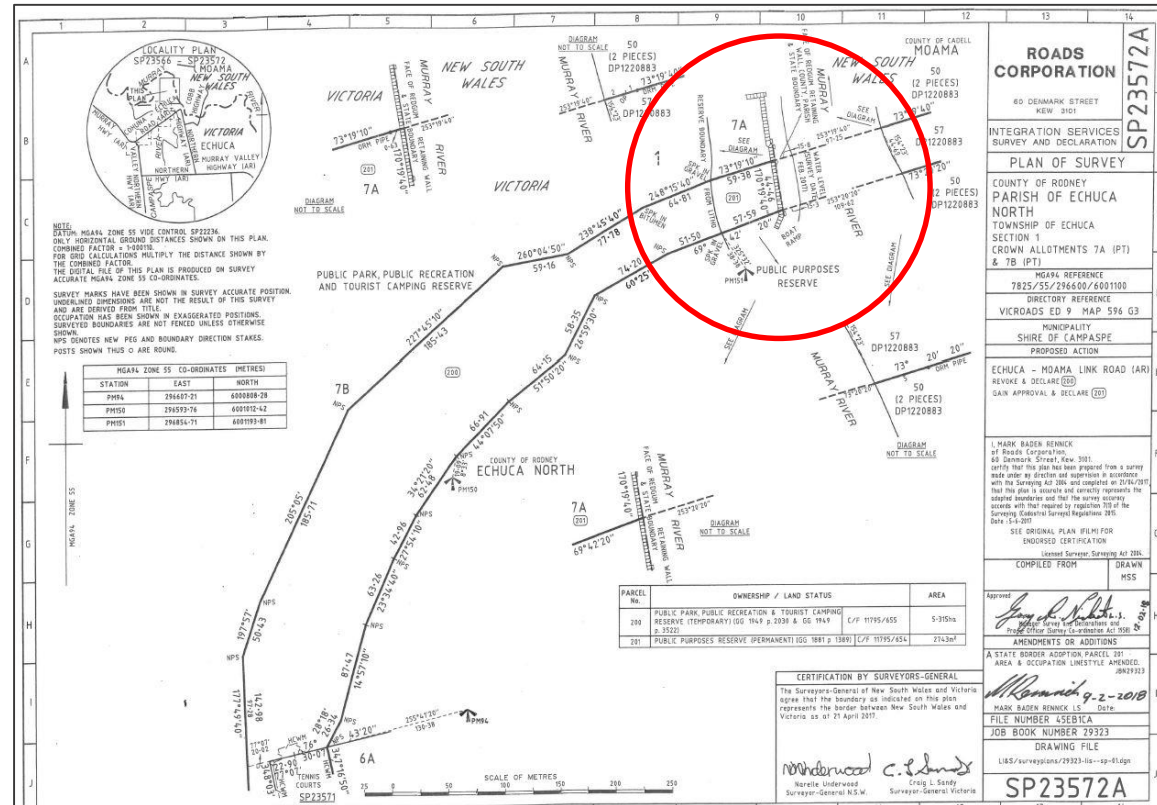
- *Surveying Act 2004*
 - s. 42 Functions and powers of Surveyor-General
 - “to advise on the position of the State borders”
- State border determinations are to be presented for acceptance by the respective Surveyors-General
 - Plan of Survey / Plan of Crown Allotment
 - Abstract of field Records
 - Licensed Surveyor’s Report
- Plan to include
 - Panel for Certification by Surveyors-General
 - If the NSW –VIC Border along the Murray River:
 - Cross sections showing the high bank and water’s edge
- Murray River border determination to be based on guidelines issued by the Surveyors-General of NSW and VIC
- Survey to graphically compare the current watercourse and that which was originally surveyed

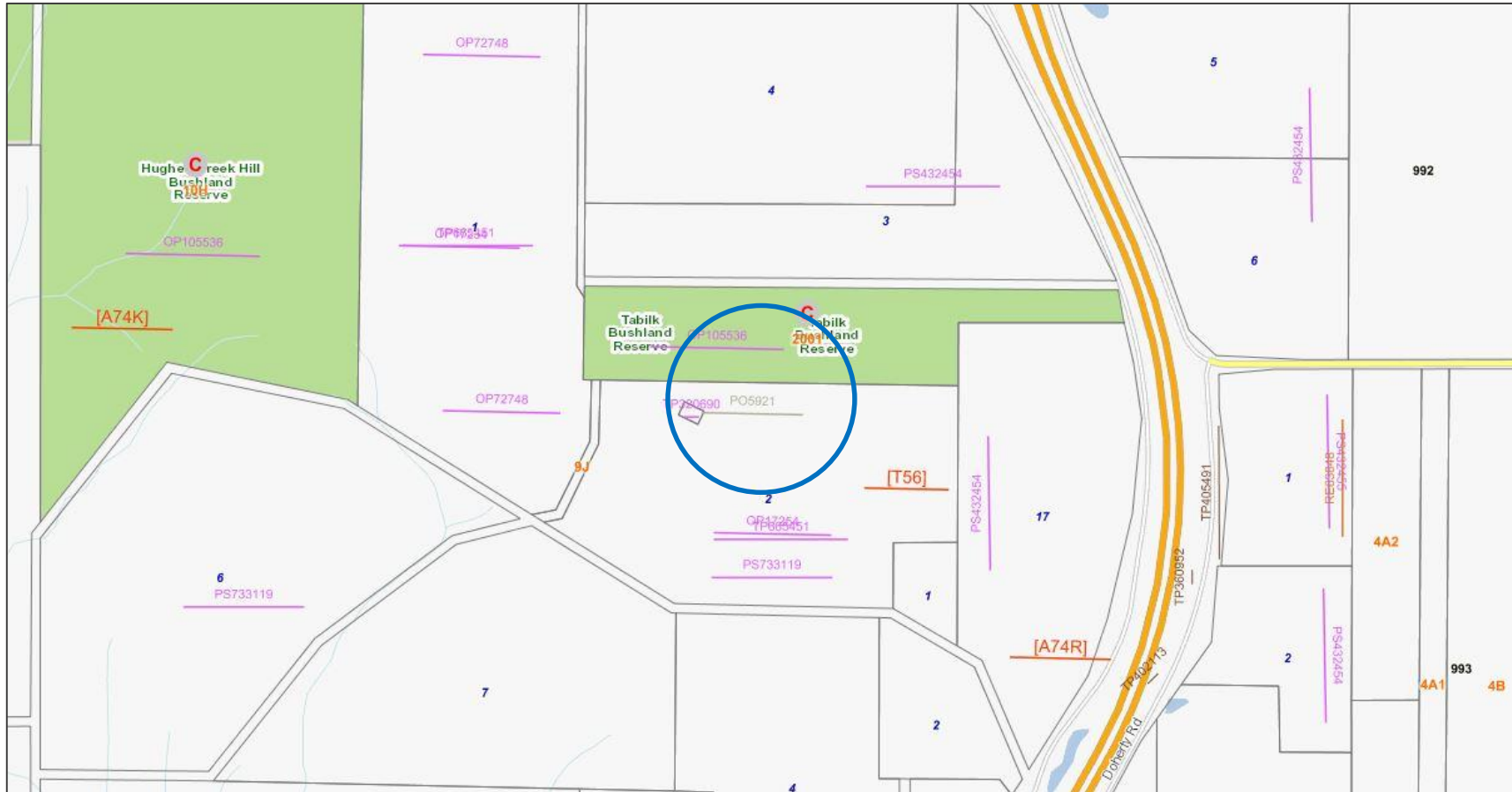


State Border Determinations



State Border Determinations



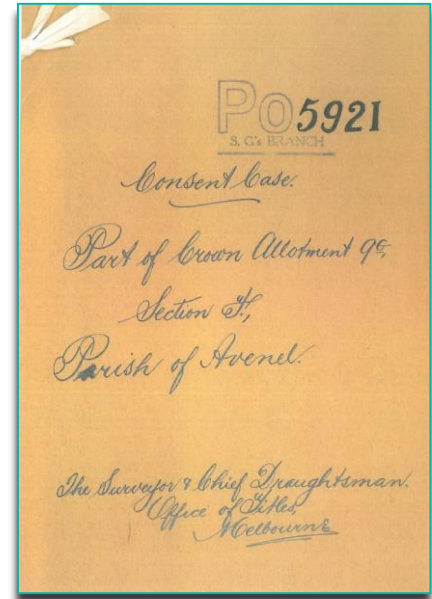


SG Consent Case Imaging Project

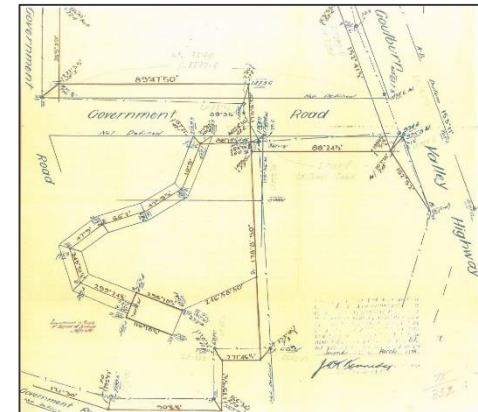
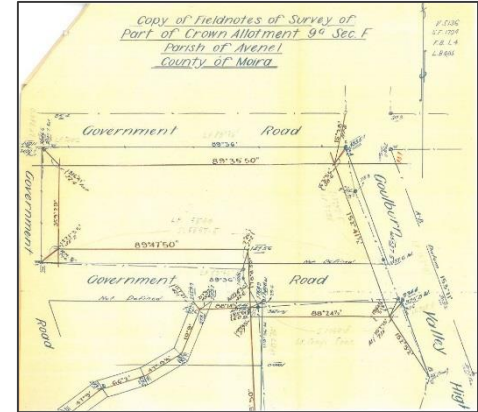
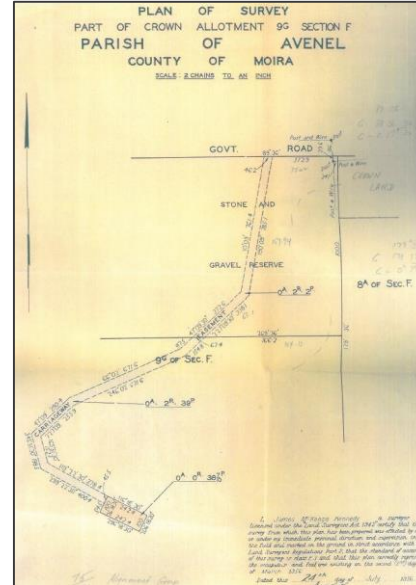
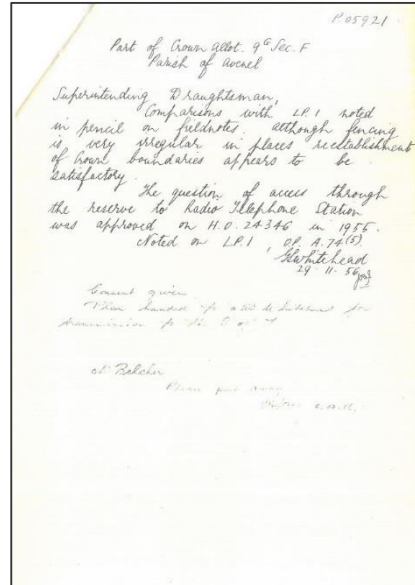
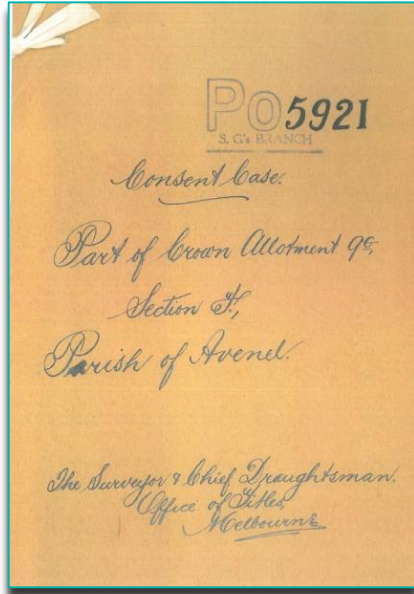
- Performed in 2016-17 to:
 - Reconcile the 13000 PO Files
 - Check the accuracy of their notings on LASSI
 - Generate an image file for each PO File noted on LASSI
- The files were relocated to Land Use Victoria's archive at Laverton prior to the move to 2 Lonsdale Street
 - Can be retrieved for perusal if further information is required from them

Image Files

- 6760 image files created
- Not all PO Files are noted on LASSI
- Some relate to major Government projects, separate dimensions, land status investigations
- Change request in-progress for new survey information category type “**SGV Consents**” to be created for PO notings
- Hopefully available by the end of the year !



Availability as Survey Information



Requests for SG's Consent

- Formal request by letter or email containing:
 - Background information
 - Draft survey documents (plan, abstract and report)
 - Other supporting evidence
 - Photos
 - Aerial overlays

Process

- Recommended that the SG's consent is sought prior to plans being lodged with Land Use Victoria for registration
- Consent may involve investigation similar to that of an application lodged under the TLA
- Free service
- SGV has a service delivery target of responding to SG Consent requests within 45 days
- SGV typically receives 20-30 SG Consent requests per annum

- Section 9 of the **Victorian Cadastral Surveys Practice Directives July 2018**
- SGV website at:
 - www.propertyandlandtitles.vic.gov.au/surveying/advice-and-guidelines-for-surveyors then:
 - Ambulatory boundaries, and
 - Re-establishment principles
- Email to:
 - sgv.surveyors@delwp.vic.gov.au