

SURVEY DIRECTIONS

Tasmania

Pursuant to the Surveyors Act 2002

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1.1.1 Purpose and Scope

The purpose of these Directions is to set the technical specifications and standards to be observed in the conduct of surveys made for a statutory purpose, as prescribed in section 15 of the principal Act. The types of survey currently controlled by these Directions are listed in Schedule 1.

1.1.2 Interpretation

These definitions are in addition to those in the principal Act. In these Directions, except in so far as the context or subject matter otherwise indicates or requires –

“**abuttal**” refers to any region which from a plan or description appears to abut upon and share a common boundary with the land in question;

“**accuracy**” means the degree of conformity with the true value;

“**Australian Geodetic Datum**”, abbreviated as AGD, means the Australian Geodetic Datum as defined in the Australian Map Grid Technical Manual of the National Mapping Council of Australia;

“**Australian Map Grid**”, abbreviated as AMG, means the Australian Map Grid as defined in the Australian Map Grid Technical Manual of the National Mapping Council of Australia;

“**Australian National Network**”, abbreviated as ANN, means the network of geodetic control marks described in the Geocentric Datum of Australia Technical Manual of the Intergovernmental Committee on Surveying and Mapping. In Tasmania this consists of five control marks;

“**corner**” means the point at which a documented boundary terminates, changes direction, or intersects another boundary;

“**EDM**” refers to electromagnetic distance measuring equipment.

“**error**” means the difference between a stated value and the true value;

“**Geocentric Datum of Australia**”, abbreviated as GDA, means the Geocentric Datum of Australia as defined in the Geocentric Datum of Australia Technical Manual of the Intergovernmental Committee on Surveying and Mapping;

“**identification survey**” means a survey required for the purpose of locating and identifying a particular title or boundary, including the relationship of improvements to that title or boundary, but not requiring the boundary to be marked;

“**land**” has the meaning given by the *Surveyors Act 2002*;

“**Map Grid of Australia**”, abbreviated as MGA, means the Map Grid of Australia as defined in the Geocentric Datum of Australia Technical Manual of the Intergovernmental Committee on Surveying and Mapping;

“**natural feature**” means a river, water course, shore, cliff, watershed or any natural topographic feature that is suitable for use as a boundary;

“**permanent mark**” is any mark adopted as a permanent mark under section 14 of the *Survey Coordination Act 1944*;

“**plan**” includes every plan made for the purpose of lodgement with a registering authority;

“**positional error**” is the error in the coordinates of a point relative to the Australian National Network;

“**Registered Land Surveyor**” and “**Registered Surveyor**” have the meanings given by the *Surveyors Act 2002*;

“**Regulations**” refers to Surveyors Regulations 2003;

“**reinstatement of a boundary**” refers to the positional re-establishment and marking of an existing boundary;

“**re-mark (or repeg) survey**” means a survey required only for the purpose of reinstating an existing title or boundary , including marking that title or boundary on the ground,;

“**standard datum**” is the bearing and coordinate datum nominated in section 2.1.2 of these Directions;

“**survey**” has the meaning given by the *Surveyors Act 2002*;

“**survey mark**” has the meaning given by the *Surveyors Act 2002*, being a boundary mark, reference mark, traverse mark or permanent mark taking the form more particularly prescribed in section 19 of the Regulations;

“**survey records**” shall comprise the documents necessary to record adequately all aspects of a survey, including the survey notes and any plan drawn from those survey notes;

“**Surveyor General**” means the person appointed as Surveyor General under section 3A of the *Survey Co-ordination Act 1944*.

PART 2 – GENERAL PROVISIONS

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This Part defines the requirements for any person practising as a surveyor in undertaking any of the types of survey listed in Schedule 1. In this part the term ‘surveyor’ is to be read to include any person practising as a surveyor.

2.1.1 Duties and Responsibilities of Surveyors

For any survey upon which a surveyor is engaged, the surveyor shall –

- (a) ensure that the survey is performed in accordance with these Directions; and
- (b) where no express provision is made in these Directions, comply with nationally recognised survey practice standards; and
- (c) obtain and consider all the information and measurements necessary to prove the survey; and
- (d) have regard to the interests and responsibilities of the Crown and the community.

2.1.2 Coordinate and Bearing Datum

2.1.2.1 The standard bearing and coordinate datum, to be adopted for all surveys of a type listed in Schedule 1 shall be the GDA unless other provision is made in these Directions. All bearing and coordinate values shall be expressed in terms of the MGA.

2.1.2.2 The datum for bearings and coordinates recorded on plans and survey notes shall be clearly identified.

2.1.2.3 For the purpose of estimating the positional accuracy of derived coordinates, the maximum positional error of MGA coordinates of permanent marks held in the Office of the Surveyor General Survey Control Marks Database shall be taken to be –

Zero Order:	Nil
1st Order:	0.02 metres
2 nd Order:	0.03 metres
3 rd and 4 th Order:	0.15 metres

2.1.3 Survey Equipment and Methods

2.1.3.1 A surveyor shall carry out surveys with such equipment and by such methods as are capable of readily achieving the purpose of the survey and satisfying the requirements prescribed by these Directions.

2.1.3.2 In carrying out a survey a surveyor shall apply such checks and tests as are necessary to ensure that the requirements prescribed by these Directions are achieved.

2.1.3.3 To enable the maintenance of standards of survey accuracy required by these Directions, a surveyor shall ensure that all equipment used in carrying out a survey is kept in good order and adjustment and that it is regularly calibrated and standardised by comparison with a National Reference Standard of Length verified under the *National Measurement Act 1960*.

Note: (1) Recognising the difficulty of standardising GPS equipment, it is acceptable to 'standardise' this equipment by comparison with lengths measured with an EDM that has itself been standardised in accordance with sub-section 2.1.3.3, and to maintain calibration by comparison, on a regular basis, with those lengths, or with lengths calculated between 2nd order or better permanent marks.

(2) It is recommended that surveyors maintain appropriate records of calibrations and standardisations made on their survey equipment.

2.1.4 Survey Records

2.1.4.1 Any plan that is required to be made as a result of a survey shall –

- (a) be prepared in a manner and form determined by the relevant registering authority; and
- (b) be lodged with that registering authority; and
- (c) where required by the Surveyor General or registering authority, be accompanied by survey notes.

2.1.4.2 Any survey notes accompanying or forming part of a plan under sub-section 2.1.4.1 shall-

- (a) contain the information and measurements collected by the surveyor in the course of a survey; and
- (b) be prepared in a manner and form set out in these Directions; and
- (c) where required by section 26 of the principal Act, be certified in accordance with the Act; and
- (d) subject to section 24 of the principal Act and section 2.1.6, not be altered after they, or the plan or document based on them, have been approved by a registering authority.

2.1.4.3 A plan and survey notes lodged with a registering authority under this section and accepted by the registering authority shall, upon that acceptance –

- (a) constitute the public record of the survey to which the plan and survey notes relate; and
- (b) become the property of the Crown.

2.1.4.4 All distances shown on any plan or survey notes shall be horizontal distances, measured or calculated at the terrain mid-height of the location of the measurement.

2.1.5 Access to Survey Records

The survey records of any public authority within the meaning of the *Survey Co-ordination Act 1944* shall be available to a surveyor so far as may be necessary to enable the surveyor to acquire information for the purposes of undertaking a survey.

2.1.6 Requisition to Amend Survey

2.1.6.1 A registering authority may requisition a surveyor to amend a survey or survey records or to supply such additional information as the registering authority deems necessary to enable the survey or survey records to be completed in accordance with these Directions.

2.1.6.2 Upon receipt of a requisition from a registering authority under sub-section 2.1.6.1, a surveyor shall respond to the requisition within a period of 1 month after the date of issue of the requisition or within such period as the registering authority may determine.

2.1.7 Alteration of Survey Notes

2.1.7.1 Subject to section 24 of the principal Act, survey notes lodged with a registering authority under section 2.1.4 shall not be altered without the written consent of the surveyor certifying the survey.

2.1.7.2 A written consent referred to in sub-section 2.1.7.1 shall be included with, and form part of the survey notes of the survey.

2.1.8 Buried Survey Marks

2.1.8.1 A Registered Surveyor may break up the surface of any land, whether paved or not, to the extent necessary to uncover a survey mark that is believed to be buried under the surface.

2.1.8.2 A Registered Surveyor shall manage any damage caused in searching for survey marks in accordance with section 28 of the principal Act.

2.1.9 Permanent Mark Reporting Requirements

A Registered Surveyor discovering an irregularity in the position of a permanent mark, or that a permanent mark has been destroyed, removed or damaged, shall comply with the reporting requirements of section 16 of the *Survey Co-ordination Act 1944* within one month of such discovery being made.

2.1.10 Application to Vary Requirements of the Directions

Where a surveyor demonstrates to the satisfaction of the Surveyor General prior to lodgement of a survey that, in the case of that survey a particular requirement of the Directions is not justified, the Surveyor General has discretion to modify or waive such requirements.

PART 3 – SURVEYS OF LAND

This part applies to all surveys that determine the boundaries to a title or an estate or interest in land requiring a plan of survey to be lodged with a registering authority and /or boundary marks to be placed.

Division 1 - Vector and Coordinate Accuracy Requirements

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3.1.1 Coordination Requirements

Every survey of land shall have a minimum of two corners coordinated on the standard grid. Additional corners shall be coordinated such that no coordinated corner is separated from another coordinated corner by more than 1 km measured along the external perimeter of the survey. Coordinated corners shall be evenly spread around the external perimeter of the survey and the coordinates recorded in the survey notes.

Every survey for which the whole of the lot(s) under survey fall within the distance of a permanent mark shown in column A shall be coordinated with a positional error no more than that shown in column B.

Case	A Proximity of permanent mark with 2 nd order or better standard datum coordinates	B Maximum allowable positional error
1	less than 1 km	0.1 metres
2	less than 5 km, but excluding those less than 1 km.	0.3 metres
3	All other surveys	0.5 metres

Note: For coordinating surveys of land:

0, 1st and 2nd order permanent marks are suitable for coordinating all surveys of land.

Depending on survey methods used and distances to be measured, lower order permanent marks may be suitable for coordinating surveys shown in the table above as cases 2 and 3.

3.1.2 Vectors and Coordinates

3.1.2.1 Where the method of survey creates or identifies bearing and vector misclosures, these shall be distributed throughout the survey in a systematic adjustment prior to documentation in the survey notes.

3.1.2.2 All coordinates recorded in survey notes shall be mathematically consistent with the linear dimensions shown (subject to the normal application of scale factor and height corrections).

3.1.2.3 Individual coordinates shall be documented together with an estimate of their positional error.

Note: A consequence of this section is that, in relation to documented bearings and distances between survey marks and coordinates of survey marks, all bearings are assumed to be recorded to the nearest second of arc and all distances and coordinates to the nearest 0.001 metre, irrespective of whether minutes or seconds of arc or three decimal places of a metre are actually shown.

3.1.3 Vector Accuracy Requirements

3.1.3.1 The maximum angular error in any grid bearing recorded between survey marks shown in survey notes shall be:

- (a) 2' of arc; or
- (b) the angular error that produces a displacement at the end of the line of 0.025 metres; whichever is the greater.

3.1.3.2 The maximum error in any distance documented or calculated between survey marks shown in survey notes shall be 1:10,000 of the distance or 0.025 metres, whichever is the greater.

Note: Practically, error as it relates to sub-section 3.1.3.2 is the difference between a distance documented in survey notes or a distance calculated from survey notes and the true distance approximated by an accurate direct measurement of the relevant distance. Surveyors should test their surveys in the areas most likely to fail this requirement and include such test measurements into the survey adjustment if necessary to enable the survey to meet the requirement.

3.2.1 New Boundaries

3.2.1.1 Where it is necessary to create a new boundary to enable a title or an estate or interest in land to be registered, the boundary shall be surveyed and the corners and boundary lines marked in accordance with the provisions of the Surveyors Regulations 2003 and these Directions.

3.2.1.2 All evidence of the current physical extent of occupation immediately adjacent to any new boundary shall be recorded in the survey notes.

3.2.1.3 Where boundaries can be adequately determined without marking the corners and boundary lines, and marking the boundaries would serve no useful purpose, the corners and boundaries may be left unmarked if –

- (a) approval has been received from the Surveyor General prior to lodgement of the survey; and
- (b) sufficient survey marks are placed to permit the corner or boundary to be readily established on the ground; and
- (c) the survey accuracy of the unmarked boundary is the same as for the whole survey; and
- (d) the reasons for not marking a boundary or corner are stated in the survey notes.

3.2.1.4 Where a natural feature is to be adopted as a boundary, it shall be surveyed by a method that will locate the natural feature to an accuracy appropriate to the purpose and circumstances of the survey and an unambiguous description of the feature adopted shall be included in the survey records.

3.2.2 Reinstatement of Boundaries

3.2.2.1 A land surveyor shall ascertain and report unambiguously on the origin, nature, position, and age (where not evident from the attributed origin) of survey marks, buildings, fences, and other features that are evidence of previously established boundaries being resurveyed. Such features include all evidence of occupation and other interests in the vicinity of surveyed boundaries.

3.2.2.2 Reports as to the nature and position of evidence shall include any uncertainty as to the stability of such evidence or its relativity to original position, and its suitability in defining the exact location of an existing boundary.

3.2.2.3 A survey mark shall not be placed on a previously surveyed boundary unless satisfactory evidence is found from which that portion of the boundary can be reinstated. For evidence to be proved satisfactory the search for both primary and secondary evidence shall be extended as far as is necessary to prove that any additional evidence would not materially alter the reinstatement if it was found to be inconsistent with the evidence adopted.

3.2.2.4 Boundary evidence shall be considered in terms of the fundamental hierarchy of weighting assigned to such evidence in the courts and universally recognised by the survey profession. In particular, most effect is to be given to that evidence about which there is least likelihood of a mistake having originally been, or now being made. Only if there exists no evidence of a higher order may a boundary be reinstated by measurement alone.

Where there is conflicting evidence, the order of priority to be assigned such evidence is:

1. Natural boundaries
2. Monuments creating the boundary
3. Long undisputed occupation
4. Abuttals
5. Measurement

Note that survey marks placed in the process of reinstating a boundary form secondary evidence of the original surveyed boundary.

3.2.2.5 If a land surveyor searches for but is unable to locate particular evidence, that fact shall be recorded in the survey notes in accordance with Schedule 2 of these Directions.

3.2.2.6 If, in reinstating a boundary, a land surveyor can positively establish from the plan and survey notes of a previous survey and the evidence derived from the reinstatement that a boundary mark has been incorrectly placed in the previous survey, the land surveyor making the reinstatement may re-set the boundary mark in accordance with the previous survey if –

- (a) the position of any buildings, fences, walls, or other permanent improvements adversely affected by this determination of the boundary are recorded in the survey notes; and
- (b) the consent of all owners of the titles affected is obtained; and
- (c) the discrepancy and the action taken are recorded in a written report accompanying the survey notes.

3.2.2.7 A land surveyor shall mark reinstated boundaries in accordance with the provisions of the Surveyors Regulations 2003 and these Directions.

3.2.2.8 Where an existing boundary is to disappear as a consequence of the creation of a new boundary, a land surveyor may elect not to mark that boundary provided the reason for not marking the boundary and the basis for its reinstatement are fully recorded in the survey notes.

3.2.2.9 A re-mark survey shall be carried out in accordance with the provisions of these Directions.

3.2.3 Existing Survey Data

3.2.3.1 A land surveyor may adopt one or more existing boundaries as part of a lot under survey, without reinstating those boundaries, if –

- (a) the boundaries have been previously surveyed and marked in accordance with the statutory requirements at the time of that survey and are described in an existing registered survey; and
- (b) subject to rotation of bearings where necessary, the boundary dimensions are adopted without change from the original survey and comply with the vector accuracy requirements of section 3.1.3; and
- (c) the land surveyor is satisfied that the adopted boundaries are adequately identified on the ground for the purpose of the survey; and
- (d) satisfactory connections to original survey marks are made at each end of the adopted section of boundary; and
- (e) the adopted boundaries are clearly identified in the survey notes.

Notes re: Adoption and Compilation

The term 'adopt' is generally used to indicate which evidence a land surveyor has accepted as being 'the best evidence that the nature of the case admits'. It is recognised that circumstances may exist where a land surveyor is satisfied that existing boundaries of a lot under survey are adequately identified on the ground for the purpose of the survey. In this circumstance sub-section 3.2.3.1 authorises the land surveyor to adopt existing boundary dimensions in lieu of reinstating those boundaries. Adoption involves incorporation of the adopted dimensions into the survey being undertaken, requiring the adopted dimensions to comply with the current accuracy requirements. Adopted boundaries are NOT compiled boundaries, and should not be identified as compiled on the plan of survey.

A lot, or part of a lot being a balance of title, may be compiled onto a plan of survey in accordance with section 3.3.3 . Compiled boundary dimensions are not incorporated into the survey and need only comply with the accuracy requirements at the time of the original survey.

3.2.3.2 Data that is derived from a previous survey other than a survey of land may be used by a land surveyor for the following purposes –

- (a) determining a boundary; or
- (b) determining compliance with accuracy requirements and/or calculating coordinates; or
- (c) as evidence of the position of occupational, topographical or cultural features;

providing –

- (d) the new survey is directly connected to the previous survey and the derived dimensions meet the requirements of Part 3 Division 1; and
- (e) the survey notes clearly identify the derived data, origin and nature of that survey; and
- (f) the land surveyor accepts responsibility for the correctness of the data used and any resulting calculated vectors and coordinates, and for the adequate marking of any boundary so defined.

3.3.1 Lodgement of Plans and Survey Notes

3.3.1.1 A land surveyor shall –

- (a) prepare a plan and survey notes in respect of every survey made under sections 3.2.1 and 3.2.2; and
- (b) subject to sub-section 3.3.1.3, lodge the plan or a copy of the plan, together with the survey notes or copy of the survey notes, in the office of the appropriate registering authority within a period of 6 months after the placement of any survey mark defining a boundary.

3.3.1.2 The Surveyor General may, on the application of a land surveyor, extend the period of lodgment of a particular survey to such period as the Surveyor General thinks necessary.

3.3.1.3 Sub-section 3.3.1.1 does not apply where a land surveyor destroys or causes to be destroyed all boundary marks of the survey before the expiration of the period referred to in that sub-section.

3.3.1.4 Where a survey is required only for the purpose of re-marking an existing boundary or boundaries, the plan and survey notes may be combined into one document.

3.3.2 Survey Notes and Reports

3.3.2.1 Any survey notes required to be made as part of a survey of land from which a plan is to be produced, or accompanying or forming part of a plan under sub-section 2.1.4.1 shall –

- (a) describe the bearing and coordinate datum adopted and its origin(s), together with the connection to and coordinates of any origin mark(s); and
- (b) report the scale factor and sea level correction applicable to the survey; and
- (c) show and dimension all boundaries and connections between boundary marks and their related traverse and reference marks, and sufficient additional connections or coordinates to provide the spatial relationship between the boundaries surveyed and all survey marks found and placed; and
- (d) accurately, completely and unambiguously describe all survey marks included in the survey in accordance with Schedule 2 of these Directions; and
- (e) describe all the evidence, whether physical or documentary, on which the determination of boundaries to a title or an estate or interest in that land is based; and
- (f) describe any evidence of conflicting interests in that land affected by the boundary determination; and
- (g) describe the adoptions made and, where necessary, report on the methodology or reasoning used in the reinstatement of boundaries; and
- (h) report the dates of commencement and completion of the survey; and
- (i) show grid north orientation relative to the page; and
- (j) uniquely identify, by number or letter or combination thereof, every survey mark placed or adopted; and
- (k) record all the information required to produce the plan, except that references to relevant registered survey documentation recorded on the plan and details recorded in the title block of that plan need not be duplicated in the survey notes; and
- (l) include a reference to any variations in requirements approved by the Surveyor General in relation to the survey.

Note: When referring to mark numbers on previous surveys, the suggested form is per the following example: (SP140121/25).

3.3.2.2 A land surveyor shall disclose in survey notes any discrepancy or doubt associated with any other survey, together with any other information that will enable the accuracy and reliability of a boundary delineation or reinstatement made in that survey to be assessed.

3.3.2.3 Where a land surveyor undertaking a survey finds any significant differences in measurement between that survey and any other survey, the land surveyor shall document those differences in accordance with sub-section 3.3.2.2 and report them to the Surveyor General.

3.3.3 Compiled Survey Plans

3.3.3.1 A land surveyor may compile a plan in part or total using original dimensions describing boundaries from existing registered surveys where –

- (a) the compiled boundaries comprise the whole of a lot, or the balance lot of a title under survey; and
- (b) all the boundaries used in the compilation have been previously surveyed and marked in accordance with the statutory requirements at the time of the survey; and
- (c) the information and particulars shown on the plan are sufficient to enable a registering authority to accept the plan for lodgment.

3.3.3.2 A land surveyor shall –

- (a) endorse a plan made pursuant to sub-section 3.3.3.1 with words advising of the compiled nature of all or part of the plan and the origin of the compiled dimensions; and
- (b) clearly identify as compiled any such dimensions, including any distances being the balance of original boundary distances, shown in survey notes; and
- (c) show satisfactory connections in survey notes to original survey marks at each intersection of surveyed and compiled sections of boundary.

3.3.3.3 Compiled boundary dimensions are not subject to Part 3 Division 1 and shall not be altered from the original or used for mathematical calculations.

Division 4 – Surveys with Modified Requirements

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3.4.1 Easement Surveys

3.4.1.1 A land surveyor shall obtain sufficient information to ensure that the position of an easement under survey can be related to any continuation of the easement through adjoining properties.

3.4.1.2 A land surveyor shall perform any easement survey in accordance with the provisions of these Directions except that –

- (a) the easement boundaries and corners other than title boundary intersections may be left unmarked if the land surveyor is satisfied that there is no other requirement to mark them; and
- (b) every intersection with title boundaries (including road boundaries) is marked on at least one easement boundary, or sufficient reference marks placed to enable each intersection position to be readily marked.

3.4.2 Survey Requirements for Strata Plans

Note: this section applies only to strata plans made under the *Strata Titles Act 1998*, not to surveys defining the external boundaries of a site.

3.4.2.1 A land surveyor shall produce a strata plan from field survey of sufficient detail and accuracy to enable the lot boundaries on the strata plan to be accurately described and correctly drawn at the scale of the strata plan.

3.4.2.2 The accuracy of any distance shown on a strata plan shall comply with the accuracy requirements of sub-section 3.1.3.2.

3.4.2.3 Where an offset is to be shown on a strata plan from a building to an external boundary of the site, the location of the external boundary shall be determined in accordance with these Directions.

3.4.2.4 A land surveyor shall not make a certification about the spatial relationship between the building(s) erected on the site of a strata plan and the external boundaries of the site unless that spatial relationship has first been verified by field survey.

3.4.2.5 Any open lot boundaries that cannot be unambiguously described by spatial relationship to physical features or external boundaries of a site shall be surveyed, marked, and recorded in survey notes (lodged with the strata plan) in accordance with the provisions of these Directions, excepting that:

- (a) coordination of boundaries is not required; and
- (b) any bearings shown on the survey notes shall be on the bearing datum of the survey defining the external boundaries of the site.

3.4.2.6 A survey made in accordance with sub-section 3.4.2.5 shall be connected to an external boundary of the site.

3.4.3 Electricity Wayleave Identification Surveys

3.4.3.1 Where a wayleave easement is to be registered over an existing overhead powerline, the survey may be carried out as an identification survey on the basis that the overhead powerline is

accepted as the monumentation fixing the position of the easement. Such surveys may be undertaken for the purpose of –

- (a) identification of an unregistered wayleave easement in gross for formal registration on title pursuant to the *Electricity Wayleaves and Easements Act 2000*; or
- (b) creation of a new electricity wayleave easement in gross.

3.4.3.2 In undertaking an identification survey for an electricity wayleave easement, a land surveyor shall –

- (a) produce a ‘Wayleave Easement Identification Plan’ incorporating limited survey notes, in accordance with the sample plan in Schedule 4 of these Directions, for lodgement with the registering authority; and
- (b) undertake sufficient survey work to ensure that the title boundaries and wayleave easement shown on the plan, and their relationship, is correct; and
- (c) describe any evidence of previously established boundaries found on title boundaries in the vicinity of the intersection with the wayleave easement, in accordance with sub-section 3.2.2.1; and
- (d) annotate those dimensions on the plan not in conformance with Part 3 Division 1 as approximate; and
- (e) ensure that the easement being created is documented parallel to and centred on the constructed overhead powerline.

3.4.3.3 Where an electricity wayleave identification survey reveals doubts as to the true relationship between the wayleave easement and adjacent title boundaries, an easement survey shall be undertaken in accordance with section 3.4.1 .

3.4.3.4 The survey of all other electricity infrastructure easements shall conform to the requirements of section 3.4.1 .

Note: Identification surveys, other than Electricity Wayleave Identification Surveys, are not surveys of land as defined in the *Surveyors Act 2002* and do not fall under the requirements of these Directions.

Division 5 – Marking Requirements

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3.5.1 Survey Marks

Any survey marks specified under this Division shall be placed in accordance with the provisions of these Directions, take one of the forms specified in the Regulations and be described in survey notes in accordance with Schedule 2 of these Directions.

3.5.2 Marking of Boundaries

3.5.2.1 Any surveyed boundary, unless otherwise stipulated in these Directions, shall be marked in a permanent manner, ensuring that the boundary is readily and unambiguously discernible on the ground at the completion of the survey.

3.5.2.2 Unless otherwise stipulated in these Directions, a boundary mark shall be placed at every corner of surveyed boundaries. In rural areas a corner boundary mark shall be secured with a pile of stones, where these are available.

3.5.2.3 Where a physical impediment exists at a corner preventing the placement of a boundary mark at that corner, a boundary line mark shall be placed along one or more boundaries terminating at that corner, as near as practicable to the corner; and the survey notes shall report –

- (a) its position and description, and
- (b) the reason for not marking the actual corner.

3.5.2.4 The line of a boundary between corners, if not sufficiently defined by a fence, hedge, wall, natural feature, or some other similar feature, shall be defined and made clearly evident by the placement of boundary marks (other than marked trees or logs) on the line.

Note: For the purpose of line marking of boundaries in rural areas, but not marking of corners, the line of a boundary may be considered to be clearly evident where a fence, hedge, wall or other similar feature falls within 0.5 metres of the boundary as defined. An offset distance between the line of the boundary and feature should be documented in the survey notes at appropriate intervals.

3.5.2.5 A boundary in bushland, if not able to be made clearly evident by placement of boundary line marks alone, shall in addition be made clearly evident by –

- (a) clearing; or
- (b) flagging with pink tape or discrete painting with pink paint, in accordance with the Forestry Practices Code 2000; or
- (c) placement of stakes.

3.5.2.6 A boundary in bushland may be made evident by the marking of trees and logs in accordance with the Regulations in preference to or addition to clearing, flagging, painting or placement of stakes only where –

- (a) the owners on both sides of a boundary require it to be so marked; and
- (b) the action is not contrary to any environmental statutory requirement or limitation.

3.5.2.7 Where a corner is occupied by a substantial tree it shall be treated as a physical impediment in accordance with sub-section 3.5.2.3 unless sub-section 3.5.2.6 applies.

3.5.2.8 The boundary with respect to a party wall shall be determined in accordance with the provisions of the *Conveyancing and Law of Property Act 1884 section 34B* and shall be shown in the survey notes in a form specified in the Schedule 3 of these Directions.

3.5.3 Replacement of Survey Marks

3.5.3.1 A survey mark, not being a permanent mark, that is placed on a survey shall only be replaced or renewed by a land surveyor.

3.5.3.2 A land surveyor who replaces or renews any survey mark, not being a permanent mark, shall lodge a re-mark survey plan with the registering authority with whom the survey establishing the survey mark was lodged.

3.5.3.3 A permanent mark shall be replaced or renewed only in accordance with the provisions of the *Survey Co-ordination Act 1944*.

3.5.4 Reference Marks

3.5.4.1 A survey shall be connected to at least 3 reference marks of the type specified in the Regulations, to the accuracy specified in Part 3 Division 1.

3.5.4.2 Subject to availability, a clearly identifiable corner of, or mark on a permanent building or an immovable object shall be located as a reference mark in preference to other types described in the Regulations.

3.5.4.3 Where a reference mark is placed during a survey it shall be situated so as to provide maximum likelihood of preservation and ease of future discovery. It shall be situated within 10 metres of the corner being referenced unless this would compromise its future preservation, in which case it shall be placed as close to the corner as physically practicable consistent with its future preservation.

3.5.4.4 Connection to a permanent mark within 100 metres of any part of the lots under survey may be substituted for the location or placement of a reference mark.

3.5.5 Obliteration of Incorrect Survey Marks

Where, in the course of a survey, a land surveyor places a survey mark incorrectly and becomes aware of that fact, the land surveyor shall promptly obliterate or remove it. If the survey has been registered and an owner may be adversely affected by the obliteration or removal of the mark, the requirements of sub-section 3.2.2.6 shall apply.

3.5.6 Unregistered Boundary Marks

3.5.6.1 Where a land surveyor finds a boundary mark that is not recorded in the survey records held by a registering authority, the land surveyor shall report this fact in the survey notes in accordance with sub-section 3.2.2.1, and notify the Surveyor General if the boundary mark is likely to mislead land owners or compromise their interests or entitlements.

3.5.6.2 On receipt of a notification under sub-section 3.5.6.1 the Surveyor General may cause the matter to be investigated and may arrange for the removal or obliteration of any unregistered boundary mark in accordance with section 42 of the principal Act.

Schedule 1 - Types of Survey Controlled by Directions

Revision Date: 010105

Type of Survey	Part	Legislation Affected
All survey types listed below	Parts 1 and 2	All legislation listed below
Surveys of Land	Part 3	<i>Primary legislation</i> Land Titles Act 1980 Strata Titles Act 1998 Surveyors Act 2002 <i>Related legislation</i> Conveyancing and Law of Property Act 1884 Crown Lands Act 1976 Crown Lands (Shack Sites) Act 1997 Electricity Wayleaves and Easements Act 2000 Land Acquisition Act 1993 Land Use Planning and Approvals Act 1993 Local Government (Building and Miscellaneous Provisions) Act 1993 Survey Coordination Act 1944

Schedule 2 - Descriptions and Abbreviations of Survey Marks

Revision Date: 010105

Boundary Marks

All boundary corner marks found or established shall be indicated in the survey notes by a filled symbol.
All boundary line marks found or established shall be indicated in the survey notes by an open symbol.

<i>Mark Type</i>	<i>Abbreviation</i>	<i>Symbol</i>
Corner Peg	CP	■
Steel star	Star	★ □
Nail (in concrete)	Nail (in conc.)	■ □
Springhead nail in post	SH in post	■ □
Fence post	Post	■ □
Arrow (on wall)	↑ (on wall)	■ □
Line peg (including peg offset from corner)	LP	□
Corner tree	(tree type)	✕
Tree on line	(tree type)	☪
Log on line	(not required)	▬

Reference Marks

<i>Mark Type</i>	<i>Abbreviation</i>	<i>Symbol</i>
Corner of building	Cnr (bldg material)	⊞
Mark on a permanent structure	(eg drill hole in brick wall)	•
Nail (in concrete)	Nail (in conc.)	•
Steel star	Star	•
Iron bar	Bar	•
Iron spike	Spk	•
Iron pipe	Pipe	•
Permanent mark		◻
Reference tree : triangular pyramid		☪
: nail in bench		☪

Traverse Marks

Wooden dumpy peg	dpy	○
Springhead nail	SH	○
Iron spike	Spk	○

Miscellaneous Abbreviations

The following abbreviations and symbols may be used as applicable, either in conjunction with the above or on their own.

Stone pile	Sts
Earth mound	Mound
True line offset	TL
Centre line	⊕
Fence: off boundary	
: on boundary	

In describing a mark established by a previous survey, the prefix 'O' shall be applied to the abbreviation. Reference to the old age of a feature, not being a mark established by a previous survey, should use the full word.

If the mark is renewed then the suffix 'Ren' shall be applied to the abbreviation.

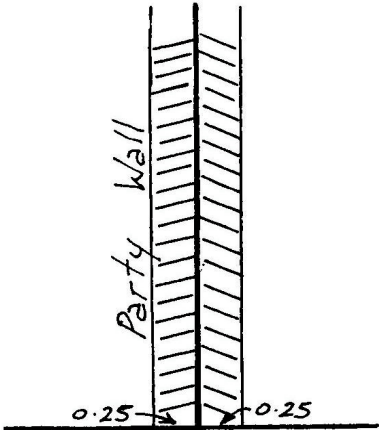
If a mark established by a previous survey is searched for but is unable to be located, the suffix (N Fd) shall be applied to the abbreviation. If no marks searched for from a particular previous survey are found, a general abbreviation No Mks Fd (survey reference) may be recorded in the survey notes.

Where any of the abbreviations above do not adequately describe a survey mark, or where alternative survey marks are used, a full description must be given.

Schedule 3 - Party Walls

Revision Date: 010105

The following symbology shall be used where a wall is divided longitudinally by a boundary such that a portion of the wall belongs to each adjoining owner. Where the intention is not to have cross easements of support, that fact shall be noted in conjunction with the party wall description.

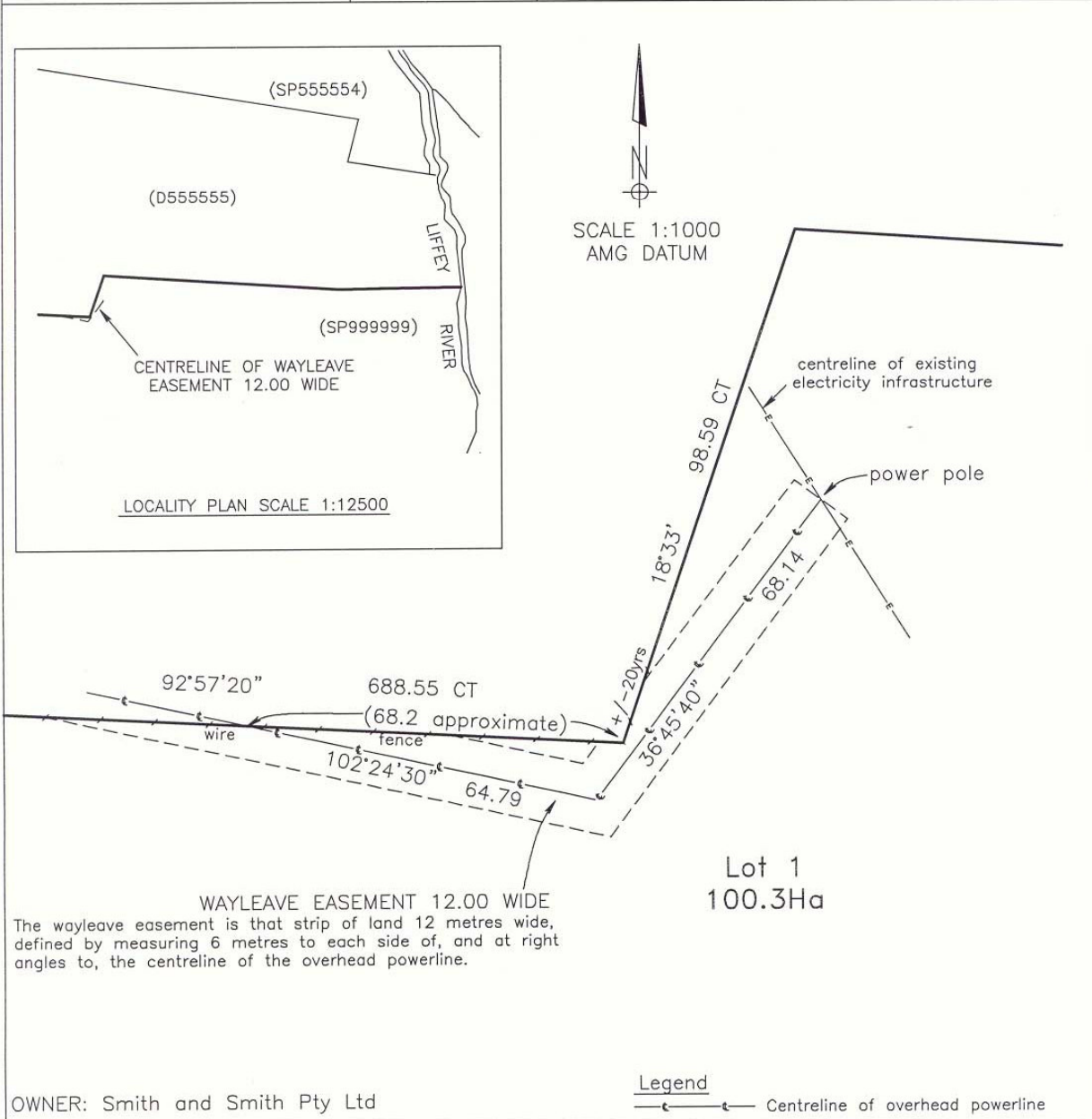


Schedule 4 - Electricity Wayleave Identification Surveys (Sample Plan)

Revision Date: 010105

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WAYLEAVE EASEMENT IDENTIFICATION PLAN	F.R.: ??????/??? WAYLEAVE : ????	ANNEXURE PAGE	SAMPLE ONLY
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OWNER: Smith and Smith Pty Ltd

Signature of Parties to the Dealing

SURVEY CERTIFICATE

I, of
in Tasmania a Registered Land Surveyor HEREBY CERTIFY that:

- (a) this survey is based upon the best evidence that the nature of the case admits
- (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and
- (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

Registered Land Surveyor: _____ Date: _____