

NOTICE TO SURVEYORS T1/2003

CSD FILES FOR EASEMENT PLANS CONVERSION PLAN UPDATE

CSD Files for Easement Plans

Since the introduction of "easement only" plans in Notice to Surveyors T1/2001, many surveyors have lodged such plans and the accompanying CSD files. All these have been prepared generally in accordance with published advice, but in many cases it has been difficult to integrate the data into DOLA's spatial system (SmartPlan) because of the limited number of existing cadastral points contained within the CSD file to geo-reference to corresponding points in SmartPlan.

In general, CSD files are to be prepared in accordance with Chapter 16 of the Survey and Plan Practice Manual 2001 and Notice to Surveyors T5/2002. However, the following additional requirement is now to be implemented:

- **It is necessary to include connections (angles and distances) to all the next corners and angle points along boundaries intersected by an easement.**

The attached examples illustrate the situation. The deposited plan, Example A, does not need to show the dimensions of the balance lot, but the CSD file, Example B, is to contain the balance connections. The connections 2-8 and 3-6 as well as 1-7 and 4-5 are required.

Conversion Plan Update

Since the introduction of SmartRegister, DOLA has produced a large number of "conversion" plans to provide a suitable graphic for titles that did not conform to the required lot on plan format. Notice to Surveyors T2/2001 introduced the concept of these "conversion" plans to private surveyors, followed by notices T4/2001 and T9/2001 that clarified and expanded on some of the issues.

This notice is to advise of a change to the wording of the notation specified in Notice T4/2001. Where a conversion plan is prepared for the purposes of eliminating a part lot land description the graphic area on the plan is to be annotated as follows:

THIS PLAN PROVIDES A GRAPHIC REPRESENTATION OF THE EXISTING LOT(S) AND ALLOCATES WHOLE LOT(S) AND DESCRIPTION FOR THE CONVERSION OF PAPER CERTIFICATES OF TITLE TO THE DIGITAL REGISTER.

The information and dimensions on conversion plans prepared at DOLA is often sourced from existing paper titles and registered TLA documents. The dimensions on conversion plans prepared at DOLA may not depict the latest dimensions and should not be used on new survey documents unless verified by a Licensed Surveyor. DOLA has recently commenced placing a stamped statement about the reliability of the dimensions onto these plans.

Conversion plans prepared by private surveyors do not need to include the statement about reliability. The regulation 4 "Compiled" certificate signed by a Licensed Surveyor eligible to lodge at DOLA is sufficient support for the dimensions on the plan.

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3 January 2003