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COMMUNIQUE TO COUNCILS & CERTIFIERS

LAND SURVEYS

COUNCIL AND CERTIFIER RELIANCE ON SURVEY PLANS

The NSW Board of Surveying and Spatial Information (BOSSI) is writing to all Councils and Certifiers to advise them to only accept land survey information from Registered Land Surveyors.

BOSSI, a statutory body constituted under the Surveying and Spatial Information Act 2002, is responsible for the Registration of Land Surveyors, developing standards in surveying and spatial information in NSW and providing advice to Government on surveying and spatial information.

The main role of Registered Land Surveyors in NSW is the determination and measuring of property boundaries. Only Land Surveyors registered with the Board are legally permitted to carry out surveys of property boundaries or which relate to property boundaries.

A land survey is defined in the Surveying and Spatial Information Act 2002. As well as the preparation of deposited plans and strata plans of subdivision, it may also include other plans submitted to Council for approval. Such land survey information may be identification reports and surveys, marking out of property boundaries, setting out of infrastructure such as granny flats at a particular offset from a property boundary or site survey plans showing the location of existing improvements relevant to boundaries. These surveys may form part of a development application.

The Board has become increasingly aware of survey plans submitted to Councils and Certifiers which have not been prepared by Registered Land Surveyors. Plans that show property boundaries, or offsets to property boundaries, which are not signed by a Registered Land Surveyor cannot be relied upon by Councils or Certifiers. Only Registered Land Surveyors are qualified and insured to undertake such work.

BOSSI appreciates the high risk of developments not meeting the standards required by Councils and Certifiers if they rely on non-compliant land survey information, as well as the potential liability issues for Councils and certifiers. Compliance can be ensured by checking that submitted plans are signed by a Registered Land Surveyor whose contact details are included on the document.

Councils and certifiers can confirm whether a person is a Registered Land Surveyor by referring to the "Find a registered surveyor" page on the BOSSI website at www.bossi.nsw.gov.au.

For any further queries BOSSI can be contacted as follows:

P: PO Box 143 BATHURST NSW 2795

T: (02) 6332 8238

E: bossi@lpi.nsw.gov.au

Please advise the Board, that your Council or company will not accept these type of plans for development application purposes unless signed by a Registered Land Surveyor