

# The Consulting Surveyor

The Newsletter of the  
Association of Consulting Surveyors (Victoria) Inc

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### ARTICLES WANTED AND FPET POINTS AVAILABLE

SRBV ' Guidelines for FPET ' effective from 30 August 2020 provide for allocation to a Licensed Surveyor of 3 points for writing a substantial article, see 6.6.6 extract below:

6.6.6 Writing a journal/magazine article and/or presenting a conference paper of direct relevance to the practises of a licensed surveyor— 3 points in the appropriate category for writing/preparing and presenting a substantial article/presentation, up to a maximum of 6 points in each FPET period.

Articles are accepted at any time and newsletters are collated and published bi-monthly.





## Update from your President

Each year, I really look forward to the month of September and the re-awakening of Victoria. For me, the smell of spring is intoxicating, as is the enticement of warmer weather just around the corner.

Excitement builds in regional Victoria around the local football and netball games, which are the heartbeats of the local communities. Crowds increase at the local sporting fields, hoping to see their team with the elusive grand final that they have been chasing for so long. The optimism is intoxicating for communities, especially those who have been doing it tough over the past 6-12 months as the cost of living steadily rises.

The Reserve Bank of Australia reported at their last meeting that inflation was slowly abating and was on track to return to their target range by sometime in 2024, however 'global financial stability risks are elevated due to challenging macroeconomic conditions, but the Australian financial system remains strong' [RBA website - October 2023]. Importantly, immigration has remained strong and pressure on the supply side for dwellings will combat the slowdown that many member businesses have experienced, or are currently experiencing now.

The Victorian Government recently announced their long-awaited housing policy that seeks to create 800,000 new dwellings over the next 10 years and will seek to unlock shovel ready developments where possible. This is exciting news for members, as surveyors are integral to any new development that occurs and should set our businesses up for a more positive 2024. Consulting Surveyors Victoria will continue to lobby the Victorian Government to remove red tape and fast track development to bring renewed confidence back to the market.

With the recent announcement of Jacinta Allen being elevated to be the 49th Premier of Victoria, CSV took the opportunity to congratulate Premier Allen on her promotion and sought to reengage with the Premier on a number of issues that are facing surveyors across Victoria. As many of you might be aware, CSV, CSN and ISV spoke with the Minister in March this year to highlight the risks that the Big Build was facing, due to resource demands and industrial relation challenges. As a result of our conversation with the then Minister for Transport, the surveying profile was raised within political circles leading to leader of the opposition John Pesutto speaking at the ISV Gala and Minister Josh Bull speaking with CSV about funding surveying places at TAFE.

Speaking of education, on the 2nd October, Michelle McJames presented the CSV facilitated webinar entitled 'Interpretation of Titles' - providing an overview of the different types of titles that exist, including their title diagram'. This webinar was aimed at PTA candidates, Planners and Subdivision Officers



and focussed heavily on the fundamentals of understanding titles. With over 100 participants attending the course, the webinar was a success, with Michelle responding to a host of questions at the conclusion of her presentation.

This webinar, the first of many, resulted directly from the feedback that CSV had received from Council Subdivision Officers that some municipalities provided limited support for their professional development. We have received direct feedback on the type of webinars that the subdivisions officers would like more exposure to and you will see more webinars being rolled out in the not too distant future.

Understanding the key role that our Council colleagues play in the development lifecycle,



CSV sees significant mutual benefit in developing a series of webinars that provide professional development for our colleagues. We hope to foster better relationships between our member businesses and the local councils that oversee their development and we see a role in CSV assisting new and inexperienced subdivision and planning officers learn the nuances of the subdivision act and the development process.

The August webinar series were also very successful, with fantastic feedback received from members in relation to our speakers. Reza's presentation titled 'Profit, Growth and the Mexican Fisherman' highlighted the importance of businesses understanding the profit margins within their business, to avoid businesses being sucked into the profitless boom. Reza's presentation was in response to direct feedback we have received from members to provide more business topics.

Neville Brayley's Crown Boundaries presentation and Phillip Leaman's Adverse Possession tips and tricks were highly educational, providing a great platform for licensed surveyors and PTA candidates who attended these sessions.

The final webinar, titled 'Effective Committees' was presented by Andrew Gosbell and was designed to encourage members to participate in giving back to the industry, whether that through joining the ISV Board, a CSV sub-committee or nominating for the CSV board. The webinar had the desired effect, encouraging some of our members to nominate for the CSV Board, resulting in our first ever election. On the 29th September, Carmen Olsen, in her role as Returning Officer, issued a ballot whereby members could vote on who they would like to represent their interests

going forward. We are excited by the first ever election and we look forward to presenting the results to the membership, once the election has closed. Good luck to all those who have nominated.

Looking forward, we have the upcoming October seminar and AGM, where we will be presenting a number of different and important topics for our members. The first topic, presented by Kyle Siebel from Holding Redlich, will focus on the changes to Road Traffic management that are due to take effect from December 1. Tim George and Emma Crowther have been liaising with the Department of Transport and Planning (formerly VicRoads) on how these changes will impact surveyors and their roles whilst working within the road corridors and how we can manage the legislated changes going forward. I encourage all business owners, licensed surveyors and PTA candidates to attend the seminar and listen first hand to Kyle's presentation on these amendments.

We will also be presenting the Peter Tyrell Award to Rachel Musgrave-Evans. Rachel's engagement and impact on the surveying community has been significant and this award recognises her contribution to our great profession.

Post the October seminar, we will be conducting our AGM, giving members the opportunity to listen to the reports presented by the various Sub Committees of the Board and listening to what the next 12 months will look like.

Rohan Bakker  
CSV President

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## Why do we treat a Re-establishment Survey as a Commodity?

**This topic has been on my mind for many years. The definition of a commodity is when all units of production are identical, regardless of who produces them. When was the last time you performed a cadastral re-establishment survey that was the same?**

Ideally you found all the previous survey marks in the road reserve to establish a datum, there were no obstacles in the way, you were able to mark all corners on the day, the tenant was home to let you in, no traffic jams, blue sky and sunshine, no typo mistakes on the abstract of fieldnotes and the job just went smoothly.

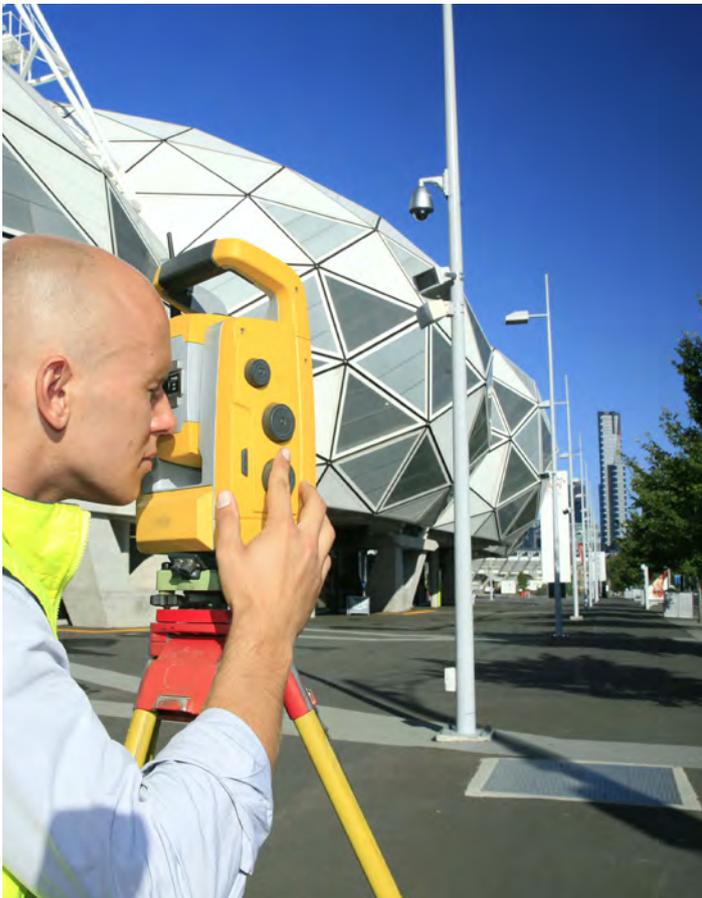
On the other hand, the marks are destroyed, trees and buildings in the way, the site is the proverbial junk yard or congested with building materials, you're working around tradesman and the scenarios just keep on going on.

Taking this into consideration why do we keep on saying that a re-establishment survey in buildup area of suburban Melbourne is the same fixed price say \$2,000 for example.

It doesn't matter how complex or how easy it is to fix the alignment of the subject site. We, so called Professional Licensed Land Surveyors, keep on charging the same fixed price for a unique task!

We are failing to demonstrate the variables and complexities of re-establishing title boundaries to the building industry. We have allowed Architects, Building Designers, Lawyers, Engineers, Builders and Town Planners to determine a set price for our survey work.

We have become complacent when preparing a fee proposal. We pick the same average price to do a re-establishment survey and apply it to every situation regardless of suburb, size of the lot, any type of title, any type of terrain and age of nearby surveys. We have used this fixed price methodology with a win some or lose some approach.



I thought we were all in business to make a reasonable profit, by charging more for a service than it costs to produce it, but it seems we have the mind set to pick the best-case scenario when calculating the time and resources to carry out the survey when we provide the fee proposal.

If a survey was done recently, say 3 years ago, all the rivets in the street should be there. It's a win, game over, it will take 1 hour to get on datum! You could do this survey for \$1,000.

But on the other hand, if you get to the site and discover a new concrete footpath and all the rivets are gone and you have to work back to survey marks further away from the subject site. A seemingly easy job has taken a lot longer and turned into a loss!

In our quotes or estimates to clients we should add some contingencies and at the very least consider the impact of a worst-case scenario for the job.

I have lost so many jobs over the years to surveyors offering a cheaper price, because I have allowed for contingencies such as extra time, possibility of title with missing bearings, or a warning on it etc.

I don't want to make a loss! I want to keep staff employed and grow the industry. But it seems a lot of other practices are happy to make a loss just to win a job. This is crazy stuff!

The cadastral surveying Industry is at the crossroads.

We are experiencing a high volume of our staff leaving the cadastral field to become engineering construction surveyors. I have lost 5 experienced surveyors over 2-3 years. One with degree qualifications and 4 with diploma qualifications.

The reason is the salaries and opportunity to do overtime is much higher for construction surveyors than it is for cadastral surveyors.

The Victorian Governments (Dan's) big build hasn't helped cadastral surveying either, offering numerous jobs for construction surveyors and now the CFMEU are pushing surveyors and firms to become unionized. This will happen, it is only a matter of time. This will increase the salaries and conditions for construction surveyors even higher.

For example, take a surveyor doing a diploma which takes 2 years, then they become employed as a construction surveyor on a union site, the base salary for this position will be approximately \$90K plus super, site allowance overtime and a vehicle.

Or the alternative, they decide to do the 4-year degree at RMIT and decide to follow the route of cadastral surveyor, the base salary of graduate surveyor is \$70K plus super and maybe the use of vehicle.

The younger generation are quick to work out what career direction will provide them with a higher income.

How are we going to retain our existing staff, making it an attractive future for staff to do cadastral surveying?

The only way I see is to look at each re-establishment job individually and quote it individually, as well as increasing our fees by at least 10% across the board as all costs have gone up.

If we all stick together, small, midsize and multi-disciplinary firms, it will be step forward in keeping our staff and attracting the next generation of surveyors pursuing a career in cadastral surveying.

**Peter Farren**  
Farren Land Surveys Australia Pty Ltd





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The team's still working hard to bring regular enhancements and new features to the ACSV Search platform and as always, we're open to feedback and suggestions. For support, free training, or if you would like to have a chat about any of the ACSV Search features, please contact **Dye and Durham Terrain** on **1300 001 560** or via email: [support@dyedurhamterrain.com](mailto:support@dyedurhamterrain.com)



## MSA and its Opportunities

The Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020 came into effect on the 1st July 2020. It established a new framework for the existing Melbourne Strategic Assessment (MSA) program by imposing a levy to fund mitigation measures for impacts on biodiversity caused by the development of Melbourne's growth corridors. Principally, the outcome remains similar to the preceding process, however the Act requires the discharge of this requirement to be undertaken in a particular manner and it's within the process that lies both a missed and possible opportunity for the surveying industry.

When once the levy was discharged through an assessment primarily undertaken by an ecologist, requiring consent from DEECA and then the required payments and the receipting of these payments through certificates, we now have the MSA Act of 2020 that provides a process of clear triggers and actions, culminating in a consent process through SPEAR that reportedly had the Growth Area Infrastructure Contribution (GAIC) legislation as a guide to its framework. This process is also supported by a useful online tool to advise of the financial levy to be paid.

The [MSA Mapshare](#) Website has mapped the parcels that are subject to the MSA, as noted on title, and allow you to determine the full levy amount for the current financial year, without any further assessment. The mapping also breakdowns the habitat types, Eg: Growling Grass Frog, to Golden Sun Moth, to Southern Brown Bandicoot habitat to name a few.

In order to commence the process and discharge the MSA requirement, there must be a trigger. For surveyors the trigger of concern is the Statement of Compliance. Unfortunately, no action can be undertaken until this first trigger on the parcel is achieved and that point you are required to apply for, if required, a Staged Payment Arrangement (SPA), obtain an invoice, make the payment, receipt the payment and obtain the required consent via SPEAR. Then and only then, the Plan of Subdivision can proceed to registration. Those that are familiar with the GAIC process will recognise the similarities but there is one significant difference. The process can only commence once there is a trigger on the property being the initial SOC.

Utilising a SPA to discharge the GAIC has been successful and well utilised, and fortunately the MSA can also be discharged through a SPA as well. This process requires an application to [MSA.Habitatcompensation@delwp.vic.gov.au](mailto:MSA.Habitatcompensation@delwp.vic.gov.au)

DEECA in the prescribed format with the required information, once the first trigger is reached, being the first SOC. This information also requires the preparation of a shape file of the title in question, representative of the area to be discharged and invoiced as part of the required staged payment. The MSA payment is not a pro rata payment based on area, as it previously was. It is based on the mapping and the existence of the various types of habitat within the area being discharged. From this shape file, DEECA will determine the cost of that staged discharge and issue an invoice. The MapShare Website can be used to determine the staged payments and the likely invoiced amounts.

Who is better placed to manage this administration process for their client then those that understand the Subdivision Act, the registration process, its timings and manage the cadastral boundaries that define the staging and the plan sequencing?

But unfortunately, you can only enter into a SPA once the MSA has been triggered with the SOC. Reportedly this process will take no more than 5 days, or less. Our clients need to factor this timing into their delivery.

Therefore, despite our best efforts to achieve a completed subdivision for our clients as soon as possible, some additional red tape has been



introduced after SOC is issued to add to the time of subdivision delivery. If the policy makers had been as conscious of timeframes as we are, the opportunity to discharge such a requirement would be allowed prior to SOC. It is only the legislation that prevents it. Ironically, on following stages we are afforded the opportunity to satisfy this requirement prior to SOC, yet the final consent from DEECA won't be issued until after SOC.

Apparently, the reasoning behind the legislative requirement for the SPA requiring an SOC before the process commenced was the concern that early payments could lead to payments falling short due to financial year indexing, but we are all familiar with the requirements of top up payments the likes of which used to discharge any short falls that might eventuate with DCP payments. Not to mention the following stages.

This timing has only created a delay in the delivery of titles and ultimately settlements.

If only there was an industry body that was well versed in the Subdivision Act, that they could have consulted about the best way of implementing such a requirement without creating further time delays!

They were so close. Hopefully a brush up of the legislation in time to come might allow the forward-thinking consultant a chance to organise their clients MSA obligations in such a way that registration isn't delayed as a consequence of this.

On the SPA you will need to note the timing of your payment. This can be a prescribed date or a date in reference to the MSA trigger and subsequent SOC. In doing this, you need to ensure that you take into consideration the 3 month timing allowed to make payment upon the issuing of the invoices.

The invoices are alive for only 3 months or until the last day of the financial year, which ever is the lesser.

Like with the GAIC, you don't want to have a SPA that requires payments and triggers at the wrong time. For subsequent stages it has been advised to use wording such as "3 months after SOC" to describe when the MSA invoices are to be issued. Only use this wording if it's your intention to pay after SOC as DEECA interpret this wording as having a window starting upon issuing of SOC until 3 months after. To ensure such semantics don't hinder your intentions, and you have the flexibility that you require, you may use the following wording "Payment is due 3 months after the issue of SOC for that stage – or, if an invoice is requested prior to the issue of the SOC for that stage, payments is due 3 months after the request for the invoice is made". This will also need to be further qualified by a note referencing the indexing of a subsequent financial year.

More and more Section 35s are being used to unlock land for infrastructure within the growth corridors, especially if permits are not in place. While the



application process hasn't changed, the entity driving these processes can often be the developer in conjunction with the acquiring authority. The MSA Act only allows the liability to be discharged on the land subject to the Section 35 acquisition.

Given the delays of discharging the MSA after SOC of the first stage, a developer may wish to pay it all and move on. Unfortunately, the legislation doesn't allow this preventing a developer from giving money to the government until SOC. Such developers do exist.

CSV have been working extremely hard to improve the recognition of both the association and the surveying industry through their representation and advocacy. This needs to be recognised by our policy makers, as CSV and our membership are at the coal face, and are well placed to provide advice on process.

As recently as the 24th August we have seen Land Registry issue Customer Information Bulletin 222 that highlights an intention to limit the manner in which building envelopes are created, by not allowing MCPs and requiring that they be within Section 173 agreements. It's difficult to see how such an initiative will improve land development, particularly within the growth corridors. The Section 173 Agreement is definitely the tortoise in the land development race. Consultation with the required representative bodies similar to what we have seen with the proposed changes to the licensing pathway would be a better approach. CSV, in conjunction with kindred bodies such as UDIA, ALDE and ISV will be

making a submission in response and in the hope that an outcome in the interest of many can be achieved.

It took the initiative of CSV to make the Subdivision Officers Group aware of this proposed change.

When will the policy makers realise that CSV can be a friend in developing the framework for such change? Our practical understanding of the Subdivision Act and the timing of its delivery should be utilized to the benefit of all. Some consultation would allow us to shape the legislation to ensure it works with the land development industry in such a way that it achieves the required goals without becoming a burden to the timeframes that we are all struggling to harness.

Michael Degg  
Charlton Degg P/L

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## Peter Richards Surveying

Peter Richards Surveying, commonly referred to as 'PRS', is a family founded and operated land surveying firm. Originally founded by Peter Richards himself over thirty years ago, the company has cultivated a talented and qualified workforce; servicing the residential and commercial construction industry across Victoria; and specialising in construction set-outs, cadastral and subdivision services.

In this time, PRS has grown to be one of Victoria's largest independent land surveying companies with close to 50,000 construction set outs and over 20,000 cadastral surveys completed. Over the past three years the business has transitioned from Peter's leadership to that of his son, Brodie Richards. Brodie, a licensed land surveyor, now leads the business and PRS team, continuing with the business philosophy of always providing quality land surveying solutions whilst building and fostering strong relationships within the community and business partners.

PRS values highly trained, skilled, and experienced staff and has instilled a strong culture of development, training and opportunities to build knowledge and enhance the client experience – this is supported by four licensed land surveyors imparting their knowledge and facilitating PTA's to employees.

In recent years, modern technologies and innovations in the industry have changed the way land surveying is approached. PRS has embraced these advances and are keen to be market leaders with what they offer clients, including the latest in Leica robotic total stations, 3D laser scanners, and high-quality drones all adding to the list of growing services that are offered to clients.

PRS has also custom-built their very own project management software, ensuring all project deadlines are met, thorough checking processes are undertaken, and high-quality customer service is delivered.

In 2021, the move to a brand-new location in Thomastown has helped accommodate our growing team of thirty-five staff. The new headquarters has been a breath of fresh air for all staff, with a modern, shared workspace completely fitted out from scratch.

Brodie and the team see the value in encouraging students into the field of surveying and both Peter and he have presented to various student groups whilst also operating a positive and welcoming work experience program. Land surveying is a career that provides a wonderful, varied work environment and the industry needs to attract quality individuals



into the field, hence Brodie's strong encouragement and work with local schools and colleges who look to place students. Thanks to the work experience program from a few years back, PRS have acquired a brilliant cadastral surveyor who undertook studies and joined the team as a result of that placement!

PRS is well placed to continue to deliver to a range of customers an end-to-end service, which is the pillar of what they do. With dedicated subdivision officers to manage and service the needs of every client, a large number of field crews sent out every day to meet the demands and deadlines of construction set-outs and the cadastral team always delivering high quality plans and advice, PRS is strongly positioned to continue to deliver quality services to the market into the future.

Land surveying provides an integral service to the community and Brodie works each day being mindful of this. The profession can be challenging, exciting and extremely rewarding and it is with this in mind that Brodie wants to lead PRS into the future. Moving forward, PRS aims to work with Victoria's leading developers throughout all stages of projects, beginning to end. PRS aims to do this as a sustainable company and by adding value to local communities through the projects that are delivered.



## Planning Scheme Amendments

The following planning scheme amendments may be of interest to some members.

### **APPROVED**

Further to the Victorian Housing Statement recently released by the Government, two follow up planning scheme amendments have been introduced as part of the Development Facilitation Program (DFP)

**Victorian Planning Provisions – Amendment VC242.** Approved 20th September, 2023

The amendment changes the VPP's and all planning schemes by:

- inserting clause 53.22 (Significant economic development)
- inserting clause 53.23 (Significant residential development with affordable housing)
- amends the three residential zones.

to expedite faster planning approvals for larger commercial or residential projects that include affordable housing. The use of the new pathways is voluntary, and applicants will still have the option to be assessed in the usual manner.

These developments must meet requirements specified in clauses 52.22 and 52.23 to qualify as a significant development. Projects may be delivered through private or public funding. Applications will be subject to notice requirements including notice to the relevant municipal council and exempt from third party review at VCAT.

Other requirements of planning schemes will continue to apply; however, the responsible authority may choose to vary some requirements. The Minister for Planning is the responsible authority for developments to which these clauses apply.

For a residential development to be eligible the estimated cost must be at least \$50million in metro Melbourne and \$15million outside of metro Melbourne. At least 10% of the dwellings must be affordable housing and even if other criteria are not met, the Minister for Planning can still approve a project if it delivers more than 10% affordable housing or supports longer term rentals.

**Victorian Planning Provisions – Amendment VC243.** Approved 22nd September, 2023

Changes the VPP's and all planning schemes in Victoria by making changes that relate to codifying residential development to support faster permits and planning certainty.

Amendment VC243 changes the Victoria Planning Provisions (VPP's) and all planning schemes:-

- to codify residential development standards.
- implement the Future Homes project across Victoria.
- remove permit requirements for single dwellings on lots of 300m<sup>2</sup> or more
- introduce VicSmart permits for single dwellings on lots less than 300m<sup>2</sup>.

The Future Homes program which has been running as a pilot program in the City of Maribyrnong will expand statewide as a new Clause 53.24 provision. The Future Homes project has been created to facilitate increased housing in suburban locations close to transport and services through designs for high-quality three storey apartment developments developed by the Department of Transport and Planning with the Office of the Victorian Architect through a design competition and available for

purchase by development proponents. To use the designs, the application must be on land:-

- in a General Residential Zone,
  - with any part of the land within 800 metres of: a train station, or a metropolitan, major or neighbourhood activity centre in Metropolitan Melbourne, or an activity centre outside Metropolitan Melbourne,
  - not within a Heritage Overlay or Neighbourhood Character Overlay.
- The provision requires that each adapted apartment design be sent to the Department of Transport and Planning for review before lodging with the responsible authority for assessment against the development standards within the provision.

The amendment changes the operation of clauses 54 and 55 to modify the assessment of specified standards. Fourteen residential standards have been codified, Two of these standards, Building height and Front fences, are also modified. The remaining 39 standards will be reviewed and finalised by September 2024.

### Lots of 300 square metres or more

The amendment changes the Township Zone, General Residential Zone and Neighbourhood Residential Zone to remove the ability to specify in a schedule to the zone that a planning permit is required to construct or extend one dwelling or construct or extend a fence within 3 metres of a street on a lot of 300 square metres or more and remove the permit requirement from all zone schedules where specified.

### Lots less than 300 square metres

The amendment makes an application to construct or extend one dwelling on a lot of less than 300 square metres a VicSmart application class in five residential zones if specified requirements are met.

### Future Implications

There was no consideration of clause 56 provisions, however the changes may open up the ability to apply for subdivision before development in a number of circumstances. Two main objectives in the development of the Subdivision Act were :-

- to provide for a system which gives approval to the subdivision of land at the earliest possible opportunity and with the minimum of expense.
- To evolve a system which can relate the subdivision approval process with the planning process.

Re-enforced through the Charnley Glen supreme court decision in 2000, these objectives have been eroded and undervalued through "planning creep" over time and last year contrary to some previous VCAT decisions, a tribunal member made comment that the future use and development of the land must be the primary consideration. These new amendments provide grounds for contesting this proposition as the codifying provisions provide the planning context for subsequent subdivision.

Maintaining an abundant supply of land and streamlining the development process are important contributors to land affordability. Land subdivision in the context of detached and semi detached housing, assists first home buyers and downsizers to an entry into the housing market with inherent affordability benefits, by not having to compete with speculators and investors who have other tax advantages.

**Stonnington Planning Scheme** – Amendment C296. Approved 31st August 2023

Implements the Stonnington Municipal-Wide Development Contributions Plan (2020-2040) by applying the Development Contributions Plan Overlay to all land within the municipality, affecting new residential, commercial and industrial development. A development infrastructure levy and community infrastructure levy is imposed on new development to fund a range of social and physical infrastructure throughout the municipality.

Inserts a new Clause 45.06 – Development Contributions Plan Overlay and new Schedule 1 to Clause 45.06 into the Planning Scheme and incorporates Stonnington Municipal Wide Development Contributions Plan 2020-2040 as an incorporated document.

**PROPOSED**

**Brimbank Planning Scheme** – Amendment C214.

The Amendment applies to all land in the municipality with the exclusion of land within the Sunshine Metropolitan Activity Centre (Sunshine MAC), where the Sunshine Town Centre Development Contributions Plan (Sunshine DCP) applies.

The Amendment ensures new development in the municipality contributes an equitable share of the cost of new, upgraded or replacement community and sporting infrastructure to meet future community need in the municipality. The Amendment proposes to alter Schedule 2 to the Development Contributions Plan Overlay (DCPO2) to include the relevant contributions tables and requirements for the Brimbank DCP 2022 and includes it as an incorporated document into the Brimbank Planning Scheme

The amendment is available for public inspection, at Brimbank City Council and Council's website <https://www.brimbank.vic.gov.au/building-and-planning/strategic-planning-and-development/planning-scheme-amendments>.

Submissions are open until midnight Friday 3rd November 2023

Panel hearing dates have been set for a directions hearing to commence in the week of Monday, 25th March 2024 and a panel hearing to commence in the week of Monday, 29th April 2024.

Members are advised that the above is for information purposes only and is not intended to be a legislation advice service. Members should refer to their own resources to obtain the latest legislative updates.

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## INTRODUCING KIM HESSE HEAD OF MARKETING AT THE SURVEYING TASK FORCE

We're excited to announce that Kim Hesse and her team of marketing and administration specialists are spearheading all marketing efforts at The Surveying Task Force.

In a presentation at the recent CSV/ISV Joint Seminar, Kim acknowledged the role of the Surveying Task Force and spoke to the foundation and essence of what they do.

*"It's bigger than us, bigger than any one person or any company. If we all work together we can achieve great things."*

*"It's about loving your profession and supporting the future of it. It's us, as an industry, standing here and doing something about it and acknowledging how vital it is."*

### **A few recent highlights/projects include:**

- A new Brochure aimed at VCE Students
- A Revamped Work Experience Program and Resource Pack
- VCE and Careers Expo Stand
- Job Seeker List Distributed Every Month
- Upcoming GTAV Annual Conference Presentation
- RMIT University & ISV Collaboration
- Ongoing Social Media Posts
- Weekly Blog Articles Published on the STF website

We invite you to read our **May Monthly Report** for more information on the above points. If you would like to receive our monthly report via email please contact [natalie@alifewithoutlimits.com.au](mailto:natalie@alifewithoutlimits.com.au).

If you would like to know how you can support the Surveying Task Force please contact Kim on the details below

**Kim Hesse**  
Head of Marketing  
Surveying Task Force  
[kim@alifewithoutlimits.com.au](mailto:kim@alifewithoutlimits.com.au)

**CONTACT US**  
[info@alifewithoutlimits.com.au](mailto:info@alifewithoutlimits.com.au)

## Supervision and Direction – Work Experience / PTA Modules / Fieldwork & Comps

I think we would all agree Year 10 Work Experience students are the “low hanging fruit” for our pipeline of future surveyors if we succeed in helping them decide surveying is for them. They usually only get a week of work experience, so it is up to each participating business to make the most of this touch point. At Taylors, we try to provide them with as much diversity in surveying activities as possible with willing supervisors spending time explaining things to them. I have seen work experience students form connections with such dedicated willing supervisors in our office. The students have asked for contact details in the event they have follow-up questions on progressing surveying as their career choice. How we as businesses provide that work experience, and how we foster the student’s interest in surveying, and how we make them feel about surveying as a possible career choice for them, can make a real difference. From this experience, they might decide surveying is for them, or they might figure out it is not what they want. That is how it was for my daughter when doing work experience at a CBD law firm, where she got firsthand insights into the work of lawyers - lots of office time, paperwork, mediation hearings and court attendances, and she decided it was not for her. We have an opportunity to really make a difference for the students in working out what they like or do not like, if we do it right. Do it well and think of what that would mean to their parents too. The outcome will not be up to us despite our well-intentioned efforts, it will be up to the students. Our efforts will either steer them towards surveying or away from it if they find it is not what they thought it was. If we achieve a 50/50 strike rate that would be pretty good in my pragmatic way of thinking.

On the CSV Professional Training Agreement (PTA) Modules, which have been run for PTA candidates by CSV since 2018, sending candidates to these events is good, but also having a supervisor attend to support their candidate is even better. It does not need to be for the whole day, or for every module attended by a candidate. A supervisor attending for a full day might attract a charge, but a supervisor attending in a support capacity for a few hours only would not. In my opinion, it is worth the effort to spend some time in this learning environment supervising your candidate. You will also get an insight into the depth of training that



is delivered, get a sense of the effort put in by the presenters and see firsthand the work CSV does supporting professional development. You will, I am sure, learn something yourself too and have an opportunity to add value through participating in the discussions. A supervisor attending as an observer in a support capacity for a short stint might be the more practical option for most. Please think about it.

Now, the last point I wish to talk about is the level of supervision and direction provided to young surveyors in the field undertaking cadastral surveys. I believe it would be fair to say most Licensed Surveyors do not work shoulder to shoulder in the field with their young surveyors or graduates. The common practice these days would more likely involve a detailed office briefing from the Licensed Surveyor and then we send them out as a solo surveyor to perform the survey. There might be some Licensed Surveyors going out in the field with graduates or assistants on a regular basis, but that would most likely be in the smaller businesses where it works out that way through necessity or choice.

The point to be made is, “Are we accepting of this level of supervision in the field? Will it deliver the next generation of experienced and capable Licensed Surveyors fast enough? The answer is no, it will not, and we all know it.

One particularly large and complex cadastral survey close to home was the perfect opportunity for me to provide supervision and direction (coaching) in the field to one of our young surveyors (4 years out) and hopefully get under the bonnet so to speak. In my day, only a Licensed Surveyor would have been given a project of this nature. Hence why it was a “no brainer” that supervision in the field was needed for this one.

We had the office briefing where we went through the client’s brief and the survey information and made a project plan. This was backed up by going to site the next morning to provide a few hours of supervision and direction to get the survey going in the right direction. We all know everything rarely goes perfectly to plan, and challenges will pop up, and they did. Being on site provided me with the opportunity to talk through how to deal with



these one by one and make good decisions. In one example, the recent survey marks that we “expected” to be there, were in fact destroyed making it harder to tie into that datum, but we quickly found a fallback option and justified it. In another example, we were able to get onto some other datums directly by finding old RM pipes and old pegs. This was achieved through me “having a feel for where some effort scratching around might pay dividends”. An old RM pipe placed in 1959 was found 0.30m below the surface and was a critical find in making one re-establishment much easier than it might have been without it.

We undertook a reconnaissance in which I helped plan the placement of the traverse stations in the most efficient locations. At one point, we needed to head in a direction for 2kms to locate a datum point, but we could only see 50m in that direction due to a rollover at the level crossing. I showed our surveyor how we could easily get around this issue to maintain a long backsight from that new station. I asked him how he would have dealt with this on his own and he said, “not like that”.

As part of the two-way reconnaissance, I was able to show what to pick up and what not to pick up, how to avoid the metaphorical “rabbit holes” and avoid burning the budget. I was able to talk through the re-establishment logic in the field and explain how we can justify the decisions we expect to make, based on what we find and pick up for that purpose. I was able to demonstrate how to perform the field skills on the ground correctly such as the looking for old marks, the placement of new marks, the accurate recording of descriptions of points of occupation located and the assessments of ages of occupation etc. Most importantly, being out on site like this has allowed me to me to talk through and coach how I visualize the re-establishment being solved and how I visualize what the plan will look like in terms of extent of detail as that will inform what needs to be picked up.

I was able to discourage the temptation of picking up random etches and rivets unrelated to helping our re-establishment with the explanation it will only clutter up our Field Records with marks not used and labelled “Unknown Origin”. However, we can use them if we choose to use them for traverse stations in our survey. I was able to demonstrate to our surveyors why it is important to only pick up what is relevant and do this well with appropriate field checks. I do understand that part of the problem with the alternative “scatter gun” approach stems from lack of experience. Without the benefit of decades of experience, this very targeted approach might not be clear to a developing surveyor and hence is proof of the value of being on site with them to show them the “how and why” through practical explanations. Show them what the required “tempo” looks like in the field, and this only comes from a sense of urgency in understanding the meter is running. We have evidence in our office that doing this field supervision well and combining that with direct oversight over

the “comps and plan prep”, has resulted in significant time and cost savings. In my example above, I spent an average of 1.5 hours per day coaching in the field over multiple days. I have done about the same on one day fieldwork projects too.

Being out on site with our surveyors first thing in the mornings has provided me the opportunities to check their “safety first” mindsets and emphasize the importance of this being done right i.e. identifying the risks and documenting the measures for mitigating the risks, and completing and signing the mandatory JSEA Forms each and every time with a clear understanding of why we do it.

If you do all the above things already, then hats off to you and well done, but if not (and no judgement), please think about a pause and re-set and doing more supervision and direction if you can. That will certainly help absolutely everyone concerned and make a positive difference to the lives of many plus help maintain healthy businesses, which is what CSV is all about.

The other immediate tangible benefits other than the positive professional development for the surveyor being supervised in the field, is better project control through greater efficiencies resulting in greater profitability for the current project and future projects. This, together with an opportunity to strengthen connections with team members, and for office bound Licensed Surveyors to get out more with its associated health benefits, is compelling in my view.

Leo Bateman  
Taylors Pty Ltd



# The Working From Home (WFH) Trend and Impact on Productivity

## Introduction

The COVID-19 pandemic has heightened the awareness of the concept of Working from Home (WFH). This article investigates why WFH is now a trend and how it has impacted workplace productivity. There is an underlying theme in recent studies that employees want to continue some WFH regardless of a pandemic. As a result, organisational leaders need to give employee WFH consideration for their businesses as this trend plays out over time.

### 1. WFH, why it is a trend now.

One of the major changes during the COVID-19 pandemic was WFH became rapidly available to almost everyone. Two common features were observed during the COVID-19 pandemic. 1, The majority of the workforce were experiencing WFH for the first time and 2, Most workers wished WFH to continue as the new working style even if there were no COVID-19 restrictions preventing working from office (WFO) (Kitagawa et al., 2021).

Some of the common benefits identified for employees from WFH (Aczel et al., 2021):

- Less Commuting
- More control over time
- More autonomy
- Less office-related distractions
- More comfortable environment

Some of the common benefits identified for employers from WFH (Beck & Hensher, 2020):

- Better staff retention
- More attractive employment offer
- Less overall office space required

Although there is also a list of disadvantages, the positives for both employee and employer have seen the WFH trend continue in many organisations post the COVID-19 pandemic.

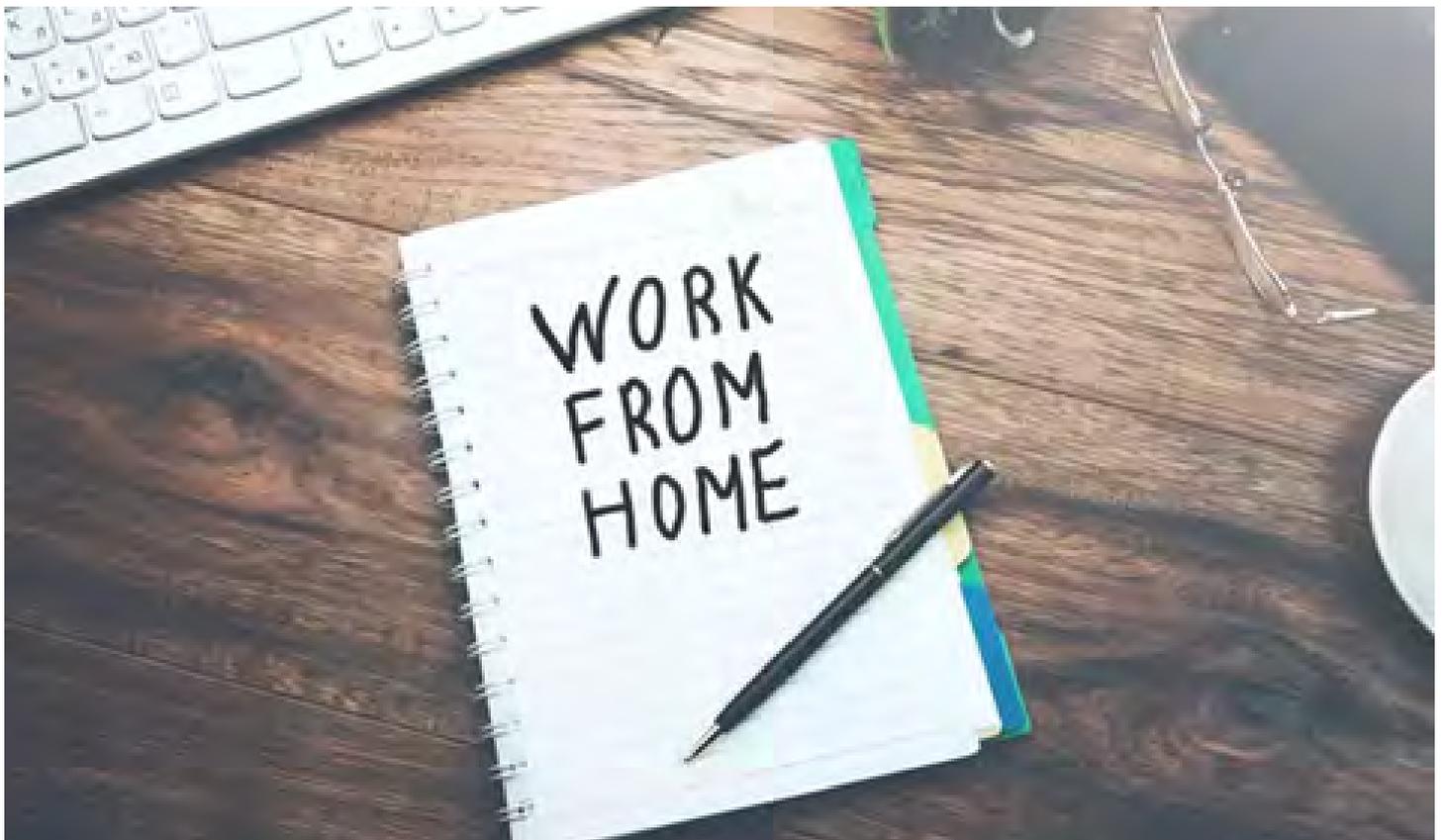
### 2. WFH in practise

"People can work effectively from home, but not without challenges" (Klerk et al., 2021, p. 5).

Klerk et al., (2021), goes on to discuss the WFH arrangement was initially received with enthusiasm and excitement, with idealisations about the convenience of not having to go to work and the flexibility to do other things beside work.

However, after the initial excitement subsided and reality kicked in, the realised experience was not always positive. The WFH experience was not merely a continuation of normal working environment from a remote location but was supplemented by significant experiences of discomfort and uncertainty. Klerk et al., (2021) went on to say it created blurred boundaries between work and personal life and reduced organisational collaboration.

"Rather the answer to future work arrangements lies in developing a healthy balance between the physical office presence and working from home, with an appropriate organisational and managerial support" (Klerk et al., 2021, p. 12).



### 3. WFH and has it impacted workplaces productivity

Research reported by Kitagawa et al., (2021) shortly after the COVID-19 pandemic found that frequent WFH is associated with decreased productivity. But it went on to conclude the sudden shock of the pandemic was a negative contributor. The results also suggested poor WFH setups, poor communication, and lack of access to critical information were negative contributors to the results.

In 2023, the majority of organisations adopting WFH are free of pandemic considerations and have worked through home setups, communication tools and new processes. They have also likely considered hybrid WFH and WFO models suitable for their area of work, employees and client wants and needs. "Looking ahead we predict working from home will continue to grow because of the expansion in research and development into new technologies to improve remote working" (Barrero et al., 2023, p. 2).

Gibbs, et al., (2023) provides evidence on how WFH productivity varies with employee characteristics, experience, position, gender, presence of children at home, and WFO commute time. In their sample, employees were able to maintain similar or just slightly lower levels of output during WFH. The main explanation for the decline in productivity is that some aspects of work are more difficult to perform in a virtual environment. The results suggested employees spent more total time attending more meetings of shorter duration. This reduced their focus time. Those meetings tended to involve larger groups. Less time was spent in direct interactions with the supervisor or close colleagues. Employees also narrowed their spheres of communication, interacting with fewer people and business units, both inside and outside the organisation. Collectively these indicate that costs of communication, collaboration, and coordination are higher when done virtually.

"Remote work does not necessarily harm productivity" (Clark, 2023, p. 1). This opinion suggests a fully remote workforce may be about 10 per cent less productive than a fully in-person one, but hybrid working seems to have a zero or slightly positive impact on performance.

Howlett (2023) reports that managers are critical to maintaining levels of productivity. A great culture with high trust and involving the employees in key decisions about how the work is organised and managers seeking weekly feedback on priorities and ask how they can help is important.

Lastly, (Anakpo et al., 2023) reveals that the impact of the WFH model on employee productivity depends on a host of additional factors, such as the nature of work, employer and industry characteristics, and home settings. The majority in their research reporting a positive impact and only a few documenting no negative impact on productivity.

It goes on to include positions such as directors, managers or supervisors have increased productivity with WFH because they are able to convert physical mobility to reach out virtually to supervise more tasks and pay attention to details, while lower-rank employees are less productive with WFH.

The WFH trend is relatively new at the creation of this article. Organisations going forward will need to track the trend, not only for productivity, but other metrics such as employee's mental health, business culture, collaboration, and staff development.

### Conclusion

The way organisation leaders guide employees is continually influenced by the emerging workforce trends and global challenges. Research currently suggests WFH is a trend that majority of employees are hoping to keep post the COVID-19 pandemic for a variety of benefits. WFH (in particular as a hybrid structure) has the potential to have a positive uplift in productive compared to WFO. The WFH model in some cases will help attract and keep talent. It will be on organisation leaders to keep tracking this trend going forward and ensuring processors, equipment and communication within an organisation is all suitable for success.

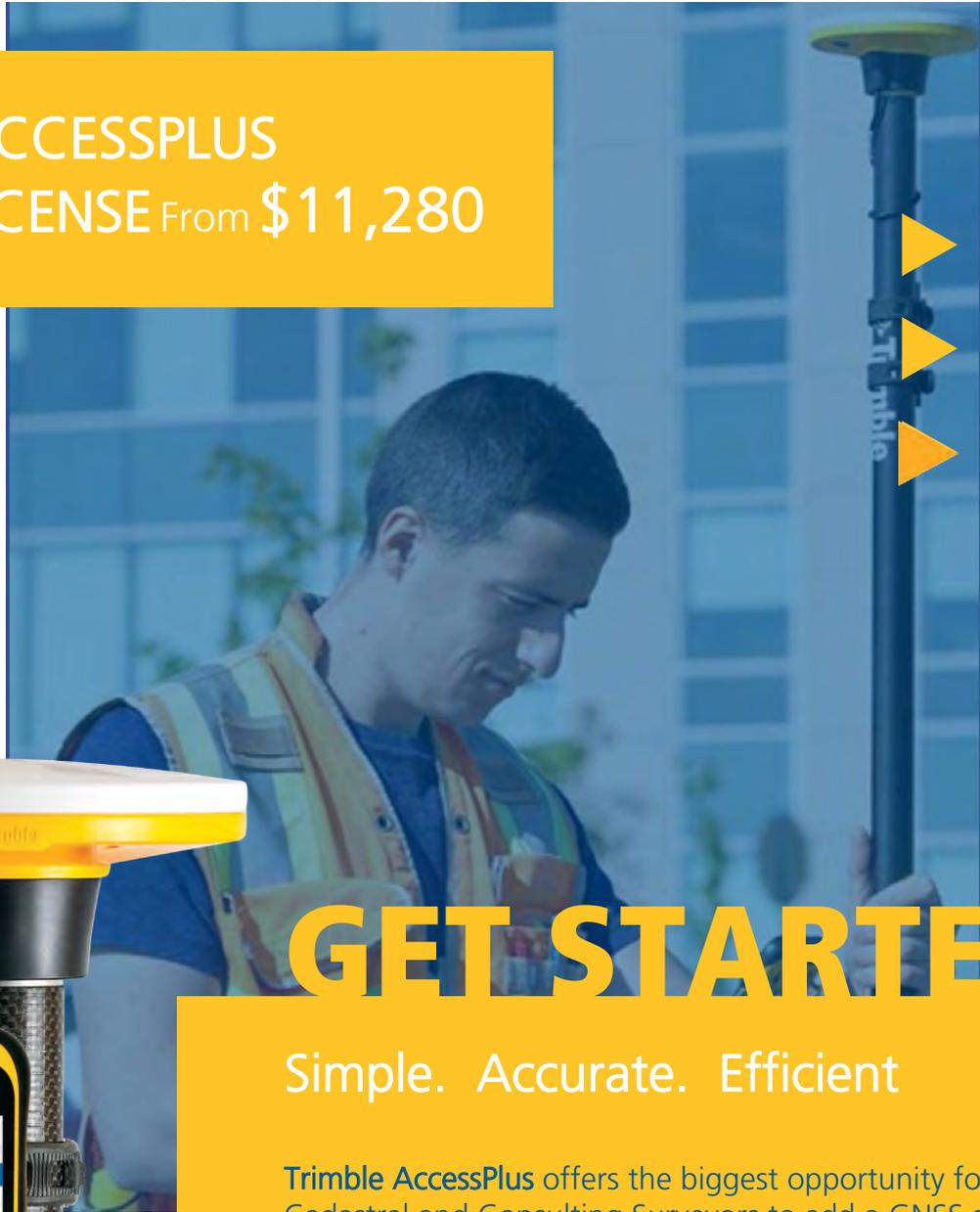
Jonathan Neate  
Marshal Melbourne

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## OCAI - WTF? (Now I have your attention - What's That Form?)

In July of this year, Land Use Victoria and, in practical application, SPEAR, changed who, by and how the Owners Corporation Additional Information (OCAI) is lodged as part of a subdivision that creates owners corporations. Since then, the requirement for lodging parties to supply the OCAI forms has been phased out and it now sits with the applicant contact (read, Licensed Surveyor) to provide this information. But what are the OCAI forms and what are they used for, and I guess the question many of us are asking, why do we need to lodge something that has historically been the realm of lawyers?

The OCAI forms detail the specific reasoning behind the allocations of entitlements and liabilities with direct linkage back to section 27F (4)(a), (a)(i), (a)(ii), (a)(iii) and (b) and section 27F (5)(a), (b) and (c) of the Subdivision Act 1988. Under these sections, we are directed as to how entitlement and liability must or can, respectively, be determined.

We are directed that the basis for the calculation of lot entitlement must be market value. In my workplace, we always request this information to be provided by the client. No Surveyor should take it upon themselves to determine lot value, but it also does not need to be undertaken by a valuer. It can be an in-house (client) determination of anticipated sales prices – as long as they are relative to each other.

In terms of liability, we have four options for the basis of determination. The default position is that the lots have equal liability UNLESS there is substantial size difference between the lots, or the lots have a differing consumption or use of common utilities or facilities or cost of maintaining the common property or the number of occupiers in each lot can have bearing on the consumption.

Prior to July 2023, lodging parties completed the OCAI (by completion of the OC1 and OC2 forms) as part of the registration bundle when making application for registration and Titles. The OCAI was allocated a dealing number at lodgement. And the instrument was recorded on the OC Search Report and searchable when the plan was registered. At the same time, we, as the applicant contacts, have been adding in Owners Corporation details as part of uploading Owners Corporations Schedules digitally. We've been doing that for a few years now, so we are probably all pretty comfortable with that process.

So, in completing the OC details as part of our upload, we have, in essence, been replicating what the lawyers have been doing with the OCAI forms though in a far simpler and less formal manner. With this in mind, the change makes total sense to remove the double up and draw from the information already uploaded to SPEAR well before the point of registration. Now when we complete the OC details, this information is being extracted to complete the OCAI forms. This also removes the need to create a separate dealing number for the OCAI form and it is now searchable through the relevant Plan of Subdivision number so there is a lot less administration at the Land Use Victoria end of things. Perfect sense as to the why but what about the how?

I've just had my first subdivision creating owners' corporations registered

since the change in this process and it didn't go as well as I had hoped. I thought it might save others some heartache if I ran through the process and some of the pitfalls so that the registration process may go more smoothly.

The OCAI form can be completed when the OC schedules are first uploaded to SPEAR. It is no longer possible to use the option that the

The screenshot shows the SPEAR web interface. At the top, there's a navigation bar with 'SPEAR' and some user information. The main content area is titled 'Add Owners Corporation Details'. It contains a section for 'Attach Owners Corporation Schedule data' with a file upload field and a checkbox for 'Do you wish to append the Owners Corporation Schedule to your Plan for Endorsement?'. There are also some links and a 'Next' button.

schedules are already attached to the plan (more on this later!) so if you have an owner's corporation you must upload the digital excel file.

Keep in mind that it is possible to modify the form as you move through the subdivision process if, for some reason, the purpose of the Owners Corporation or the basis of determination of entitlement and liability changes. On clicking Next, you will be directed to complete the postal address for notices for the Owners Corporation. As the Owners Corporation Manager is not generally known at this stage, I use the postal address of the development.

The screenshot shows a form titled 'Owners Corporation postal address for service of notices'. It contains several fields for address information: 'Select Address\*' (9 OCEAN STREET HAMPTON VIC 3188), 'Address Type\*' (Australian Street Address), 'Property Name', 'Unit Type', 'Unit No.', 'Floor Type', 'Floor No.', 'Road No.', 'Road Name\*' (OCEAN), 'Road Type\*' (STREET), 'Road Suffix', 'Locality\*' (HAMPTON), 'State\*' (VIC), and 'Postcode\*' (3188). There is also a section for 'Owners Corporation Details' with a note about the purposes of the Owners Corporation.



**Owners Corporation Details**

The purposes of the Owners Corporation are: \*

Section 27B Subdivision Act 1988

The purpose of the Owners Corporation is be responsible for and maintain Common Property No. 1

The basis for the allocation of lot entitlement and lot liability is: \*

Section 27F(1)(b) Subdivision Act 1988

Market value / Size difference - (27F(4)(b), 27F(4)(a)(i) and 27F(5)(a) Subdivision Act 1988

Lot entitlement has been allocated on the basis of the market value of the lot and the proportion that value bears to the total market value of the lots. Lot liability has not been allocated equally because there is a substantial difference in size between the lots and has been allocated on the basis of the size of the lot and the proportion that size bears to the total size area of the lots.

Additional functions or obligations that are to be carried out or complied with by the unlimited Owners Corporation are: \*

(Section 27C(4) Subdivision Act 1988)

Not applicable

Functions or obligations

At the bottom of this page is the Owners Corporation Details which are now used to populate the OCAI form. Prior to July, the information that was contained in the purposes section could be as detailed or as vague as desired. However, given that this information now populates the OCAI form, the wording needs to be quite specific. In fact, Land Registry have mandatory wording that they expect to see which is:

For Unlimited Owners Corporations - **"The purpose of the Owners Corporation is to manage the land affected by the Owners Corporation."** You can add additional purposes after this statement, but you must include this statement as the default.

For any limited Owners Corporations, the purpose must mention the use of common property such that the statement to use is – **"The purpose of Owners Corporation X on PSXXXXXX is to manage the use of the common property within the land affected by the Owners Corporation."**

As an aside, given that these statements are considered mandatory, it is my belief that these should be included as dropdown boxes within the SPEAR form so that unnecessary delays caused by requisitions of these forms can be nullified. I don't believe that this should be a particularly difficult thing to code in and would simplify the process that is somewhat of an unknown to applicant contacts at this stage.

The second part of the Owners Corporation Details is the qualification of the basis of allocation of lot entitlements and liabilities. This section is relatively straight forward in that when you select the option from the drop down menu that accords with how you have derived entitlement (market value) and liability (either equal (27F(4)(a)), area (27F(4)(a)(i)), area and consumption (27F(4)(a)(ii)), or occupancy and consumption (27F(4)(a)(iii)), then the corresponding statement for the OCAI form is automatically populated below. This is absolutely a winner in my mind.

The basis for the allocation of lot entitlement and lot liability is: \*

Section 27F(1)(b) Subdivision Act 1988

Market value / Equal - (27F(4)(b) and 27F(4)(a) Subdivision Act 1988)

Market value / Size difference - (27F(4)(b), 27F(4)(a)(i) and 27F(5)(a) Subdivision Act 1988)

Market value / Size difference and consumption - (27F(4)(b), 27F(4)(a)(ii) and 27F(5)(b) Subdivision Act 1988)

Market value / Occupiers and consumption - (27F(4)(b), 27F(4)(a)(iii) and 27F(5)(c) Subdivision Act 1988)

For the creation of limited Owners Corporations you will also need to detail any limitations of that OC that are not related to common property. It is in this box you may detail such things as an OC being limited to the management of common services. There is no drop down list for this so

you will need to ensure that the wording is consistent both with that shown on the relevant schedule and in an acceptable form for Land Registry. In this instance I would suggest that the purpose wording would need to be something like "The purpose of the Owners Corporation is to manage common services within the land affected by the Owners Corporation." And then in the details box, the wording would then be "Owners Corporation X on PSXXXXXX is limited to the management and administration of the common services." I think we could do with a bit more clarity from Land Use Victoria on the expected wording requirements in these instances.

If you know of additional functions or obligations of the Owners Corporation you can insert these at the bottom of the form. I'm yet to be exposed to any of these and I question the suitability of applicant contacts contributing this information. It's my understanding though that the lodging party are still responsible for the completion of additional rules so perhaps the additional functions and obligations of the owners corporation is in practicality wrapped up in this and not something that we will need to be across in the future.

Finally, you may also have noticed as part of this change that it is no longer an option to have the OC schedules as part of the plan (in pdf format), as alluded to earlier. This also includes where you may have the OC schedule details included on the facesheet on the Plan of Subdivision as is common practice for Plans of Subdivision under s32 of the Subdivision Act 1988. For all schedules or amendment of schedules, it is a requirement to load the schedule in excel format.

Where you are amending a schedule, as you may do as part of a s32 subdivision, your schedule only needs to include the new lots created. In the "Land affected by Owners Corporation" section of the schedule, you can select the notation **"All existing lots in Owners Corporation X not affected by this plan and all lots in the table below"**.

The new lot(s) entitlement and liability values are populated in the schedule, both individual and total. The balance of the remainder entitlement and liability from the schedule preceding this application (excluding the lots removed or to be included) is populated in the "Balance of Existing OC" section and the new totals from this schedule and overall populate the other two sections respectively.

Totals		
	Entitlement	Liability
This schedule	0	0
Balance of existing OC		
Overall Total	0	0

So as a simple example if you had two lots (1 and 2) in OC#1, with an entitlement and liability of 10 for each, and lot 2 was becoming 2A and 2B in a Section 32 plan, you would do the following:



OWNERS CORPORATION SCHEDULE				PS555555A							
Owners Corporation No.:		1		Plan No.:		PS555555A					
Land affected by Owners Corporation		Lots: All existing lots in Owners Corporation 1 not affected by this plan and all of the lots in the table below									
Limitations of Owners Corporation:		Unlimited									
Notations											
				Totals							
				Entitlement		Liability					
				This schedule		10					
				Balance of existing OC		10					
				Overall Total		20					
Lot Entitlement and Lot Liability											
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2A	5	5									
2B	5	5									

There have certainly been a few teething issues in the transition period of who provides the Owners Corporation Additional Information (OCAI) and how. I am conscious that some lodging parties were unaware of the change and the electronic OC schedules were not binding to the Plan of Subdivision on upload. To the SPEAR team's credit, they have been nothing but helpful in provision of work arounds and advice. The coding issues in SPEAR have recently been rectified so hopefully as we progress, things will get easier and seamless. Lodging party awareness,

on the other hand, may take some time yet to fully resolve and may require some targeted communication reiterating this change. I hope this article has gone some small way in clarifying why the change has been implemented and made the responsibility now placed on applicant contacts slightly less daunting.

Robin McDowell  
Reeds Consulting Pty Ltd

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Firstly, I would like to thank all our members and sponsor partners for their membership renewals. The CSV membership provides many benefits to members and sponsor partners.

Another Business Academy is almost complete, the seven graduates have enjoyed the learnings, in the recent session they undertook sales and budget analysis, they discussed the importance of inputting rates for office and field, profitability in survey consultancies, improving profitability, pricing workshop, understanding financial reporting, managing people and projects. The Andrew Griffiths book 'Someone has to be the most expensive, why not make it you', was a book up for discussion, it is a great read for any business owner.

If you have been thinking about participating in the Business Academy to register email me your interest.

As I write this article we are in the middle of an election, this is a first in the Association's history. It's a good position to be in, as this indicates members are keen to come onto the CSV Board to continue the good work many have embarked on. CSV Member Representatives should have received their emails to cast their vote from VoteCorp. Voting opened on 29 September 2023 and closed on the 13 October 2023. We have commissioned Corp Vote to conduct the Ballot to ensure independence, security and transparency. In accordance with Rule 9.18 of the CSV constitution, I (as Returning Officer) am required to formally announce the results of the election to the CSV membership at the Annual General Meeting.

For the October afternoon seminar we are going back to Sandhurst Club on the 20 October 2022. Once again we have a great program lined up. Traffic Management is a hot topic at the moment, and one of our speakers will be presenting on this. This event will be F2F and will not be streamed. Following the seminar will be the Annual General Meeting.



This farmer underestimated how wet the paddock really was  
Or  
Overestimated how good his tractor was

A wet winter, paddocks are virtually impassable, don't get off the road, beware of soft road shoulders, many vehicles bogged

A message to the young surveyors, if tractors get bogged 4x4 survey vehicles will get bogged, that's lost unproductive time, that makes a real mess, clients won't be happy,

The CSV Training Modules continue to fill up very fast, we will be running all modules again in November. Going by how quickly these modules fill, the feedback we receive and all the follow up work that Rob Steel does, has enabled many to obtain so much more than just learning.

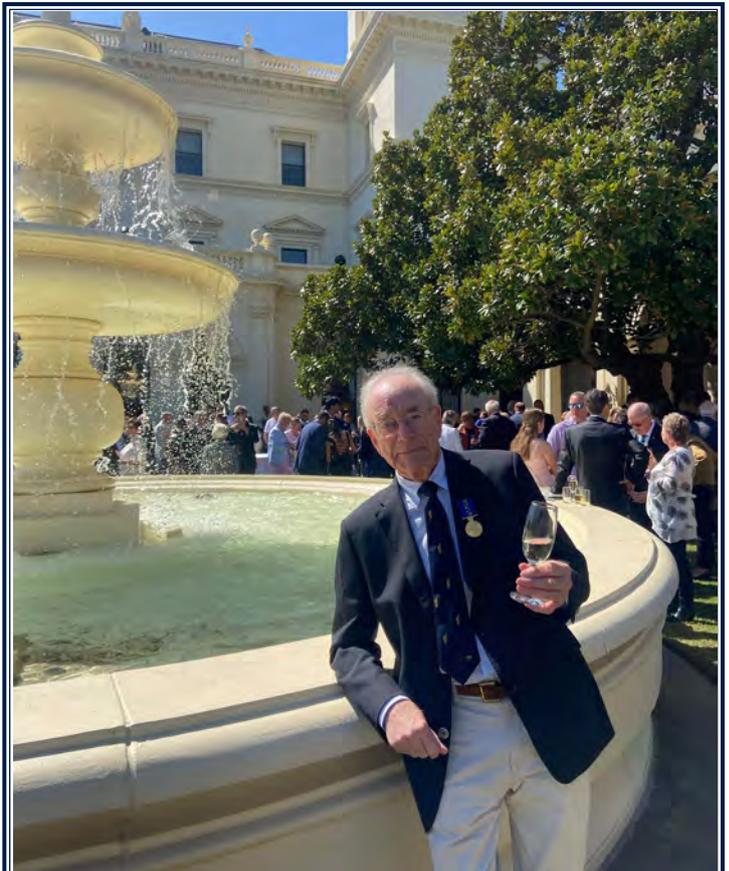


On the 24 October 2023 CSV will partner with Land Registry Services and the Institution of Surveyors Victoria to bring members a webinar on Navigating LRS. This session will be recorded (with 2.75 Cadastral Survey Practice Points). If you don't get a chance to attend, please contact the CSV office to register your interest for the recordings.

The CSV annual golf day is almost upon us. We will be going to Woodlands Golf Club, the CSV staff are currently preparing for this big event which is on the calendar for Friday, 10 November 2023. If you have not had a chance to register and have not received an invitation and would like to participate, please contact the CSV office.

As always if you have any questions or ideas please call me to discuss them on 0411 328 068.

Carmen Olson  
Executive Officer



CSV Life Member and past Chairman, Peter Tyrrell, received his Medal of the Order of Australia (OAM) in September 2023 at Government House.

CSV congratulates Peter again on this well-deserved recognition of his service to surveying and the association.

2023 SOCIAL / OTHER EVENTS:

Date	Event Name
Friday, 10 February	30th Allan Van Tennis Challenge Venue: Kooyong Lawn Tennis Club, Kooyong
Wednesday, 8 March	SSSI International Women's Day Breakfast Venue: Leonda
Thursday, 7 September	Industry Network Evening Venue: Rendezvous Hotel Melbourne
Friday, 20 October	CSV AGM Venue: Sandhurst Club, Sandhurst
Friday, 10 November	CSV Golf Day Venue: Woodlands Golf Club
Friday, 24 November	The President's Lunch Venue: The Emerald Hotel, South Melbourne

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## 2023 BUSINESS AND PROFESSIONAL DEVELOPMENT EVENTS:

At least one month's notice will be given on any changes made. Every effort will be made to keep to the draft

Date	EVENT / FPET POINTS
Friday, 17 March	CSV Full Day Seminar Venue: Caulfield Racecourse, Caulfield FPET Points - 4 Cadastral Survey Practice Points, 0.25 Development Planning and 1.5 'Other' Points
Friday, 19 May	CSV/ISV Joint Seminar Venue: Moonee Valley Racecourse, Moonee Ponds FPET Points - 1.25 Cadastral Survey Practice Points, 1.5 Development Planning, 1.25 Other
6 to 9 June	National Congress 2023 Venue: Sydney
August 2023 – 15 August – 17 August – 22 August – 24 August	Webinar Series FPET Points - 2 cadastral Survey Practice points and 2 'Other' points
Friday, 20 October	October Seminar & AGM Venue: Sandhurst Club, Club House Lane, Sandhurst FPET Points: 0.75 Cadastral Survey Practise Points and 2.75 'Other' points



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