



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

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CSV Board of Directors October 2022/October 2023 & Staff

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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

Circa 2014, the CSV members approved changes to the constitution to allow the appointment of two directors (potentially independent people from outside of the membership). The then Board, in its wisdom, saw the merit of inviting external leaders to provide guidance and **input into the surveying profession. Over the years, the CSV Board filled these positions with surveyors, to ensure all volunteers had the opportunity to give back to the industry. This process has been highly successful for the Board over the past 9 years, however, as we grow and seek to offer greater value for your membership, the Board identified the need to diversify our thinking and challenge the status quo.**

Following the annual general meeting held in October last year, the current Board decided not to appoint anyone to one of the appointed director roles and instead mapped out the process towards injecting an external leader onto the Board. Aligning with our strategic plan, we identified skill sets that we felt would enhance our service offerings, which included digital learning & training expertise, legal experience or commercial/financial experience. After an initial advertising period, we received applications from two highly-credentialed candidates and interviewed them at our August Board meeting.

On behalf of the CSV team, it is my immense pleasure to announce to the membership that we have appointed Tess Kerridge as an appointed director to the CSV Board for a term extending to the 2024 AGM. Tess will be able to reapply for the role prior to the AGM in 2024, should she wish to extend her term.

Tess is a senior associate at Holding Redlich and has a strong background in property and environmental law. Below is an extract from Tess' bio on the Holding Redlich website.

'Tess is a senior associate in our planning, development and environmental law, compulsory acquisition, planning litigation and property matters.

[Tess] provides advice to a broad range of clients including local government, statutory authorities,



large and small scale property developers, and both claimants and acquiring authorities in compulsory acquisition matters. Tess has extensive experience in planning permit appeals and various environmental law appeals before the Victorian Civil and Administrative Tribunal as well as appeals to the Supreme Court. Tess believes in providing clear, concise, practical and commercial legal advice that delivers prompt and high-quality outcomes for her clients'.

Having a legal professional sit on the Board is a coup for our industry and reinforces our belief that the surveying profession is being elevated to a level of respect not seen for some time. However, Tess has a lot more to offer than simply being a lawyer. During the interview process, Tess identified the historical challenges that the legal profession have had in mentoring graduates to successfully achieve their practicing certificates and the ways the profession adapted to meet the ever increasing demands. This really resonated with the Board, considering the current challenges that the surveying industry are facing in training Licensed Surveyors and we believe that Tess will be able to provide excellent guidance to CSV and SRBV as we seek to roll out the Licensing pathway Pilot Program

It should be noted that Tess has not been appointed to the Board under the pretext of providing free legal advice and she will not be available to provide free legal advice to member businesses. Instead, Tess' role will include providing guidance as to when the Board should seek appropriate external advice on behalf of our members. We are really excited to welcome Tess to the Board and we are looking forward to working with her to achieve her goals and CSV's strategic plan.

Please make yourself known to Tess at the next opportunity.

Speaking of legal advice, during my last President's report, I wrote about how CSV had engaged Holding Redlich to provide legal advice in relation to the legalities of surveyors



working within DTP managed road reserves. The advice has highlighted the impact that this legislation will have on survey operations and how a consultation period with CSV could have minimised this impact, whilst also achieving greater levels of safety for surveyors and other road users.

For clarity, *CSV commends Dept. Transport and Planning and the Victorian Government for introducing any initiatives that makes the workplace safer for all surveyors and like all member businesses, CSV prioritises safety over commercial outcomes.*

We are currently preparing a member alert that will distribute the legal advice to the wider membership and we encourage all businesses to read this advice carefully and ensure your policies meet legislative requirements.

As part of the engagement, we have requested that Holding Redlich present their findings at the October seminar, whereby we hope to present practical examples on how the legislation will impact certain activities. I encourage people to



attend that seminar.

Speaking of seminars, we have the August webinar series starting the week of the 14th and we have a number of topics that I am sure will meet the high expectations of our members. The first webinar will be presented by Rezza Mirzaki, who would like to share his trials and tribulations in running a small business. Rezza has been an advocate for more business topics at our conferences and this will be the first of many.

Since our last edition, many of you may have taken the opportunity to get away and enjoy some well-deserved R&R, whether locally, interstate or internationally. My family and I took the opportunity to head overseas and see family for the first time in four years. Seeing nieces and nephews for the first time, was a special time for my family and I am glad our profession allows me to do this. What really resonated with me during my time off was how lucky we are and the opportunities that we are all afforded by simply living in Australia. Simple things, like 4 weeks annual leave, are a luxury that some people will never experience, but as an Australian worker it is enshrined in legislation. I am sure that for some small businesses, 4 weeks leave is also seen as a luxury, but something they are working towards rectifying as they grow their business. The quality of life we enjoy in Victoria is amazing and something that we all take for granted.

Like all good surveyors, I was on the lookout for survey monumentation as we travelled from city to city, often looking down, when I should have been looking up! It was immediately evident that the majority of cities have a standardised way of marking urban title boundaries even across international borders. Victorians cant even agree with our northern neighbours!

Whilst in a few regional centres, I noticed the method of marking boundaries was via old G.I. Pipes and a collar or a 'concrete peg' with two saw cuts rather than the hardwood pegs that Australia tends to favour. This was quite interesting to me, as CSV are fielding numerous enquiries from our members around sourcing quality hardwood pegs. We are aware that several suppliers are struggling to keep up the demand from surveyors, often citing supply chain issues, increased costs and access to good quality hardwood. Until technology helps us solve this problem, we will continue to mark the title boundaries in accordance with the legislation.

As the weather starts to warm up, the amount of activities run by CSV and our industry partners will increase and we looking forward to seeing you then.

Rohan Bakker
CSV President



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About Us

- Lanco group have played a key role in providing civil engineering services to the private sector as well as Water Corporations and major developers / builders since 1998.
- Senior staff have in excess of 4 decades in the land development sector.
- Lanco group strive to excel in all aspects. Our team provides a strategic and significant differentiation to others. The staff work closely as one team all focused on delivering the client's needs and meeting their expectations. The result is a highly productive team that uses colleagues and experience to produce innovative and quality designs that reduce risks.

“ We don't purely just design; we help our customers realize their goal, if you give us an idea we can provide a efficient and effective engineering solution. ”



Services Offered

When you engage with Lanco group, you're dealing with the best. We offer experience and versatility, so you get:

- Civil and Infrastructure Engineering
- Project Management
- Feasibility investigations
- Due diligence investigations
- Cost estimates
- Tender documentation, contract & construction administration
- Construction Auditing – Sewer, water supply & Main Drainage
- Liaising with and instructing other development project consultants including planners, urban designers, cultural heritage, environmental architects, traffic engineers, geotechnical, surveyors, etc

Service Benefits

Through our team members' extensive expertise we provide the customer with superior civil engineering and advisory services by:

Creating • Communicating • Delivering

Some of Our Clients

Our reliability and our pride in providing customer service has earned us an impressive client list including:

- Central Equity
- Deal Corp
- Woolworths
- Whiteman Property & Accounting
- Comdain Infrastructure
- Downer EDI Works
- John Holland Group
- Hickory Group
- Winslow Constructors
- Armstrong Constructions (Vic)
- Ansina
- Water Corporation – CWW, SEW, YVW, GWW



Cost of a Survey

With the recent release of the Consulting Surveyors Victoria Guide for Survey Fees 2023/24 it is timely to look at what this means in terms of the fee charged for a survey, and what comparisons can be made with the CSN 2023 Business and Renumeration Survey Report and the CSN National Hourly Rate Survey Report (2022).

Case Study Example & Assumptions.

To provide a relatable example, I'm going to look at a Feature and Title Survey of an existing residential lot, as would be required for the town planning and design for a future unit development.

I have broken down and numbered the individual components of the survey to provide some commentary on the works required for each item, and also a justification for an expected time allocation. A tabulated summary has then been prepared to compile the time allocations for each staff member against each component, and finally an examination of total survey fees based on differing hourly rates for the staff involved.

While different businesses have different staff, roles and responsibilities, it has been assumed that:

- Generic, non-survey related activities would be undertaken by office or administration staff.
- Quotations, and survey job management would be overseen by a Licensed Surveyor (due to title boundary survey component) or by staff of equivalent hierarchy within the business (for non-statutory tasks such as quoting etc.).
- Works would be undertaken by staff at the minimum level of competence required to correctly complete that task. E.g. the CSV classification of "Licensed Surveyor" has been used in relation to all statutory requirements (at a rate of \$262/hr), rather than "Senior Licensed Surveyor / Project Manager" (at a rate of \$367/hr), or "Principal / partner / Business Manager" (at a rate \$470/hr).
- All rates and fees are excluding gst.

1. Preliminaries.

1.1. Enquiry.

- 1.1.1. Quotation request or enquiry received by office or administration staff.
- 1.1.2. Requirements compiled, quotation setup and information provided to LS or survey manager for review.
- 1.1.3. *TIME: 0.25hrs.*

1.2. Quotation.

- 1.2.1. Review of scope by survey manager, assessment of relevant datum surveys, proximity of SMES marks and site constraints.
- 1.2.2. Assessment of time requirements for various staff, preparation of fee proposal and distribution to client.
- 1.2.3. *TIME: 0.25hrs.*

1.3. Acceptance.

- 1.3.1. Signed fee proposal received and new job file created by office or administration staff.
- 1.3.2. *TIME: 0.25hrs.*

1.4. Survey Information & Computations.

- 1.4.1. Purchase and review of certificate of title, searching of survey and SMES information by LS.
- 1.4.2. Title boundary computations and checks, datum survey marks computations and checks by LS.
- 1.4.3. Brief and instructions to survey staff on survey requirements, datum requirements etc.
- 1.4.4. *TIME: 1.0hrs.*



2. Survey.

2.1. Travel.

- 2.1.1. Site is assumed to be about 30 minutes from the office.
- 2.1.2. *TIME: 1.0hrs. (round trip)*

2.2. AHD & MGA.

- 2.2.1. GPS connection to MGA20 and AHD registered marks and local marks >200m apart.
- 2.2.2. Task assumed to be undertaken as a 1 person party, while other surveyor drawing fieldcards and assessing availability of datum marks in street.
- 2.2.3. *TIME: 0.25hrs.*

2.3. Cadastral Datum.

- 2.3.1. Survey to check and re-establish street alignment and previous survey datums, and traverse to and place control at site.
- 2.3.2. *TIME: 1.0hrs.*

2.4. Boundary Fencing and Marking.

- 2.4.1. Measurement of perimeter site fencing, documentation on fieldcards, check observations and marking of boundaries.
- 2.4.2. *TIME: 1.0hrs.*

2.5. Feature Survey.

- 2.5.1. Feature survey of road reserve, front yard, adjoining dwellings and overlooking windows etc., side and rear yard areas, adjoining dwellings to the rear.
- 2.5.2. *TIME: 2.0hrs. (Road reserve, front and adjoining.)*
- 2.5.3. *TIME: 1.0hrs. (side and rear yards and adjacent dwellings to rear.)*

3. Reduction, Drafting & Results.

3.1. Download of survey data, site photos, scanning fieldcards by party leader.

- 3.1.1. *TIME: 0.25hrs.*

3.2. Reduction, least squares adjustment, point string edits, contour model by party leader.

- 3.2.1. *TIME: 3.0hrs.*

3.3. GPS reduction, MGA and AHD datum comps, checks, shifts and rotations, by party leader.

- 3.3.1. *TIME: 0.5hrs.*

3.4. Cadastral Datum computations and worksheet by LS.

- 3.4.1. *TIME: 0.5hrs.*

3.5. CAD export, drafting, notations, and plan preparation by draftsperson

- 3.5.1. *TIME: 2.0hrs.*



3.6. Drafting of Record of Having Re-Established a Cadastral Boundary plan.

3.6.1. TIME: 1.0hrs

3.7. Checks, compilation of plans, title and provision of advice to client on any title boundaries issues (encroachments etc.). By LS

3.7.1. Preparation of SPEAR RE application and submission. By LS.

3.7.2. TIME: 1.0hrs.

4. Disbursements.

4.1. Purchase of certificate of title via ACSV Search (Dye & Durham Terrain).

4.1.1. Search cost \$37.66+gst; on-charged at cost + 20%.

Salary Survey to Hourly Rates Conversion.

From the recent CSN 2023 Business and Remuneration Survey Report, median salary figures for Victoria & Tasmania have been tabulated below, and their equivalent hourly rate calculated via:

Survey Fee Calculations.

For comparison, the rates for the Consulting Surveyors Victoria Guide for

$$\text{Employee Hourly Rate} = \frac{\text{Gross Emolument} \times 3}{1600}$$

	Salary Median	Equiv. Hourly Rate	Salary Median + Car (\$15k)	Equiv. Hourly Rate Incl. Car
LS, Non-Manager, >10yrs Exp.	\$139,000	\$261	\$154,000	\$289
Graduate Surveyor, 3-5yrs Exp.	\$83,000	\$156	\$98,000	\$184
Technician, 3-5yrs Exp.	\$80,000	\$150	\$80,000	\$150
CAD Operator, 3-5yrs Exp.	\$69,000	\$129	\$69,000	\$129
General Administrator	\$77,000	\$144	\$77,000	\$144

Survey Fees 2023/24, CSN 2023 Business and Remuneration Survey Report and the CSN National Hourly Rate Survey Report (2022) have been tabulated below, together with the resultant fee based on the survey assumptions detailed above.

	Total Hrs	Guide for Survey Fees 2023/24		CSN National Hourly Rate Survey Report 2022 (Vic)		CSN 2023 Business and Remuneration Survey Report	
		Rate	SubTotal	Rate	SubTotal	Rate	SubTotal
Licensed Surveyor	2.75	\$262	\$721	\$223	\$613	\$289	\$794
Party Leader	11.0	\$217	\$2,387	\$161	\$1,771	\$184	\$2,021
Assistant	6.25	\$132	\$825	\$138	\$863	\$150	\$938
Drafting	3.0	\$184	\$552	\$137	\$411	\$129	\$388
Admin	0.50	\$144	\$72	\$108	\$54	\$144	\$72
SUBTOTAL	23.50		\$4,557		\$3,712		\$4,213
Disbursements	\$37.66	20%	\$45		\$45		\$45
TOTAL FEE			\$4,602		\$3,757		\$4,258

Both the CSN National Hourly Rate Survey Report (2022) and the Consulting Surveyors Victoria Guide for Survey Fees 2023/24 show listings for a feature survey for development purposes, and these are listed below for comparison purposes only (as they both do not include a title boundary re-establishment component).

CSN National Hourly Rate Survey Report (2022) (VIC / TAS Average Fee)	\$2326
Consulting Surveyors Victoria Guide for Fees 2023/24 (Development Site ≤ 1000m ² :basic fee)	\$3082

Summary & Conclusions.

The above analysis suggests that firms undertaking a survey as detailed earlier, would be quoting fees in the range of \$3,800+gst to \$4,600+gst, when taking into account recognised charge rates for their employees.

As part of the commencement of the new financial year, budgeting, staff reviews etc. I would encourage firms to review their quoted fees in terms of the rates charged for individual staff members, and the time each employee needs to be allocated to complete the required components of a survey.

Each site is different, and complexities such as travel time, availability of datum marks, site constraints (topography and vegetation etc.) will all impact on the time it takes to complete the surveys we undertake on behalf of our clients.

'Risk' (in proportion to the overall value of the development) is also another factor to consider...

A \$5,000 survey for a \$2M development (moderate at today's property prices and building costs) is only 0.25%, whereas a \$7,000 survey means 40% more revenue for the surveyor but only a 0.1% difference in the overall project cost.

Paul Murrhiy
Head and Humphreys P/L



Kirby Land Surveying

Kirby Land Surveying was established August 2016. I decided to start up a surveying business to have the freedom to perform field surveys and not be stuck in an office too much. Initially the set up comprised 1 licensed surveyor a field assistant with no experience and a part share administration officer. Over time surveying students were employed as contractors in the days they were not at Tafe or University. Kirby Land Surveying has utilised over 5 students in this time and several have graduated and are placed within surveying firms in Melbourne. Nam Vu is one student who has worked with me for 5 years since completing Year 12 and has become my first full time employee as a graduate Surveyor after completing his degree in 2022. Kirby Land Surveying continues to engage students for field assistants.

Kirby Land Surveying also engages a draftsman for Abstract of Field Records being Oswin Wright formerly of the Lands department. I expect he is the last of the hand draftsman and the last person to order ink from Creffields for rotting pens.

Kirby Land Surveying is based in Preston. Majority of work is based in northern suburbs to facilitate design and subdivision for townhouse developments. Kirby Land Surveying strives to keep clients happy and delivering to timeframes as agreed.

Kirby Land Surveying joined CSV during Covid. Through the uncertainty of getting to sites and potential lock downs and government restrictions, being a small company delving into the myriad of documents it made sense to join CSV. Thanks to president of the time Leo Bateman, Carmen Olson and the executive team for providing surveyors with clear direction of current status at the time for when a surveyor could visit field sites. Kirby Land Surveying has also become member of small business network headed by Tim George

Mathew Kirby BIO

It is fair to say that my love affair for surveying did not start well. Growing up on acreage on Hessel Road Harkaway a new estate opened up on the other side of Princes Highway in Berwick. Being a Hawthorn supporter, I could not understand how a full estate could contain the names of mid 80's Essendon premiership players. How Geographic Names Victoria, if they existed at the time, and Council allowed this.

As I got older having a cousin working as a surveyor for Dandenong Valley Authority and observing surveyors roaming paddocks, surveying did appear to be an ideal job. My careers testing at high school pointed towards surveying. My love for the sun and being outside made surveying a perfect fit. I can say that surveying has been a good choice

1997 Graduated from Melbourne University with degree in Geomatics. 2 days after finishing exams started work for Transfield Obayashi Joint Venture in the Citylink tunnel.

1998 Geomatic Technologies- Cruised the Wimmera and Mallee district along with bases in Shepparton, Moama and Wye River mapping power poles for Powercor assets with in built GPS in vehicles. You don't realize how big Victoria is. Getting sand bogged in remote areas with no phone reception is a great challenge. There are some great people in the country

1999 Overseas gap year. Spent some time working on Highrise in Canary Wharf providing survey control.

2000-2010 Started cadastral career with Singleton Bahen Stansfield. Ross Singleton was my supervising surveyor. Morphed into Coomes Consulting and CPG. Licensed in 2008

2011-2015 Taylors. Learnt to manage projects and still managed to get fair share of field work.

2015-2016 Spent a year at CRA survey back working for a small firm.



Professional Evolution

36 years ago in 1987, I walked into my first surveying role in Kilmore with the late Eric Salter.

In those days, we would plot and draw our feature and level surveys & Plans of Subdivision completely by hand.

When I walked into the office, I saw in the surveyor's room, what was, at that time, called an IBM compatible personal computer and an A3 arm plotter.

With excitement I asked Eric what he did with the computer & plotter. His response was, "Nothing, I won them both in a raffle and they have sat there ever since".

Later that same year I was contacted by RMIT lecturer Ron Sheppard and was invited to participate in a trial of an early Beta version of LISCAD, as I had worked on the coding in my final year at Uni and understood the use of the software.

This opportunistic coincidence of a spare computer, new software and potential digital transformation was to great an opportunity for me to shine as a graduate. With support from Eric (my Licensed Surveyor) we entered a new era in office productivity, even though Eric was to never rest his fingers on that computer keyboard.

I remain very proud, to this day, of that small digital transformation which, thanks to the support and insight of my LS at the time, prepared that office for what was to follow. I hate to imagine if we had never made that step.

Fast forward 36 years and I find myself part of a major surveying company that strongly invests and believes in digital innovation. This has brought and continues to add success to our business. After initial training and familiarisation with the latest ePlan systems, ePlan production is now a seamless option within our business without any significant additional cost imposts.

I also never rest my fingers on those ePlan keyboards as we have dedicated people for ePlan production, but it is reminiscent of those changes I was part of so many years ago. The decision whether a Plan is prepared as an ePlan or not, is now being appropriately decided by my colleagues such as Marcello as adoption embeds itself into our work mantra.

Fast forward to another part of my life and I find myself on both Boards of CSV & CSN and spend a good deal of my time representing you, our Members. When we advocate within industry or lobby state and federal government for money and support, we need to demonstrate our profession is relevant, diverse and progressive. .

Brendan Munari
Veris



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SOKKIA



Searching Titles for Road Parcels

The Andrews' government's Big Build projects have created a significant amount of work for cadastral surveyors in recent years. In my work on these projects I have encountered many challenges and expanded my knowledge of searching in relation to roads. For many tasks searching of roads doesn't extend much beyond ensuring the road abutment on title is as expected/desired but the level crossing removals I work on require existing roads to be discontinued in stratum so that VicTrack can become the owner/administrator of unencumbered "land". This means I must track down the current titles for the parcels so that they can be updated and sometimes this is not as easy as you'd expect. Following are some case studies of the different ways and places I have found the titles for roads affected by level crossing removals.

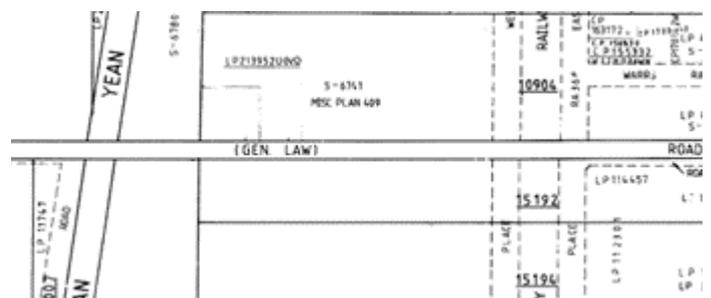
Case Study 1: Brunt Road, Beaconsfield – Road bridge will be constructed over railway.

Development in this area is recent. LASSI SPEAR provides most of the information we need. Road widenings have occurred in the Subdivision Act and digital cadastre era so we have road parcels and SPIs visible in LASSI which are easily searchable in ACSV Search. (Note: road parcels are on a separate layer to lots/reserves in LASSI SPEAR and have red outlines.) This leaves only Brunt Road and Kenilworth Avenue requiring additional searching. A quick overlay of the Parish Plan using the map view in ACSV Search confirms Brunt Road is a government road but Kenilworth Avenue is not. My next step is normally the Parish Chart but there is no chart for this part of the Parish of Pakenham. I then went to LASSI SPEAR to look for old Application and Lodged Plan labels. It's hidden under some modern PS labels but I found a label for LP2963, bought a copy of the plan and found Kenilworth Avenue shown as "roads coloured brown" and later enhanced with R1 labels. I then used the "Browse the register by plan number" search option in ACSV Search to verify that there was still a live title for RD1 on LP2693 which there was. I've since been reminded that if there's no chart then the LTO version of the Parish Chart was being used and I could have saved my eyes by looking at it rather than LASSI. To find the LTO version of the Parish Plan in ACSV Search you can use the map view and in the historical documents section select "List of Parish Sheets/Charts" rather than "View Central Plan Office Record Plan".



Case Study 2: Oakover Road, Preston – Railway bridge constructed over road.

This part of Melbourne was developed very early. The Crown Portion here covers multiple suburbs. Neither LASSI or a Parish Plan are terribly useful in this instance, however, LASSI does provide some interesting information with the Railway title appearing to sit over the constructed road. Being an area of early development, the Chart is incredibly useful here. A chart brings to life the order of development of an area in a way that LASSI cannot and I regularly remind graduates working with me to show me the chart when they try to explain the searching they have done and how the pieces fit together. Here, the chart gave me a clue but I wasn't able to get the final answer myself: Oakover Road is shown as a General Law Road. I sent off a request for Feigl & Newell and received a last registered owner search & copy of the deed. Part of the constructed Oakover Road remains in a very early deed (Bk. Y No.1) and is described as half a chain wide. Comps revealed that LASSI is correct, the VicTrack owned title to the south abuts the half chain road and part of Oakover Road has been constructed over it. The title also contains Railway East Place as an easement which explains why there's no thick line on LASSI on the west side of Railway East Place. Common Law and the Road Management Act have things to say about current ownership of these roads, however, the description of the land still resides in the deed and VicTrack title and they need to be updated when part of the road is discontinued to account for the new sky rail bridge and the other part declared to account for the position of the constructed road.



Case Study 3: Waterloo Road, Glenroy – Railway trench encroaches into road

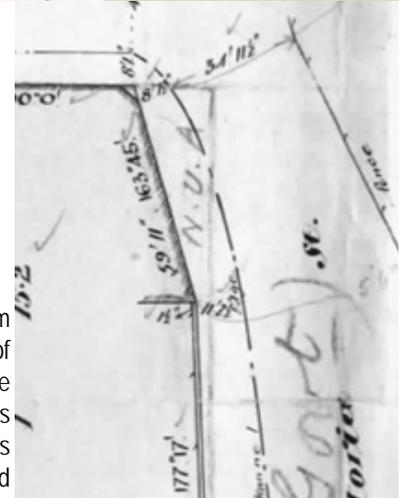
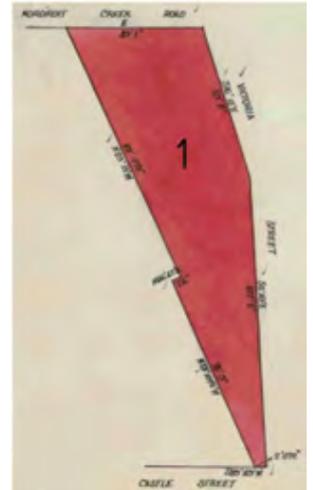
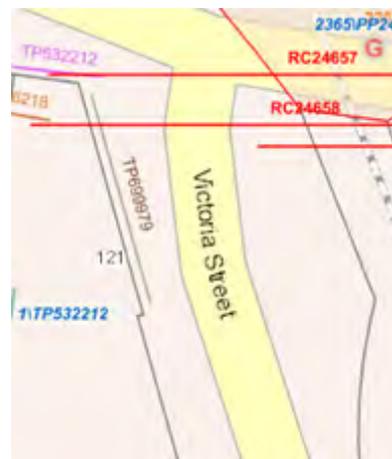
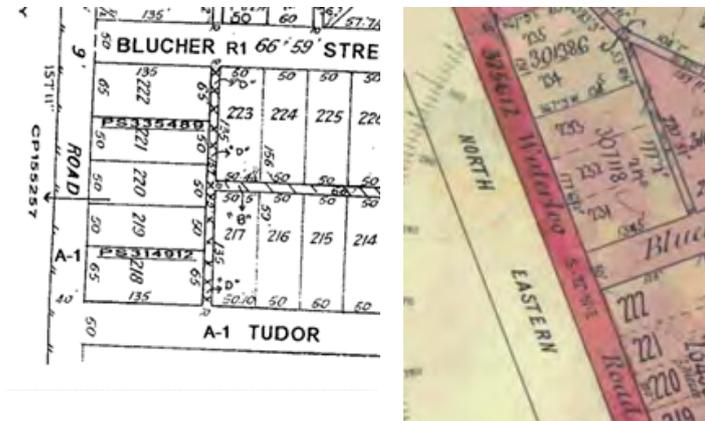
This one was a trap for one of my graduate surveyors. He followed the steps described in the previous case studies and found an old Lodged Plan for the area, LP2058. Waterloo Road appeared on the plan, he obtained the live title for RD1 on that LP2058 and called it done. However, Waterloo Road was not RD1, it was A-1. It was shown on the plan to depict the legal abuttal for lots on the plan but it had been created by some earlier mechanism. We used the reference to parent title shown in the header of the LP2058 to help us find the title for Waterloo Road. We bought a copy of the historic image of the parent title and Waterloo Road was shown on the diagram along with a transfer number (325612). Using the table at the back of the title document we found the transfer number and the child C/T resulting from the transfer. A search of that title (C/T 2444/679) confirmed it was a live title. The road was transferred in 1892 and remains in the name of The General Land and Savings Company Limited. Again, common law, and in particular the ruling in Calabro vs Bayside City Council, tells us the current owner is Council but the title that needs to be updated because of the discontinuance is C/T 2444/679.

Feigl & Newell to do a last registered owner search. They returned a deed that was bounded by a curve on its western side (defined using chainages and offsets rather than an arc with fixed radius) and leaves a gap between its western boundary and the boundary defined by AP35250 which had adopted the occupation existing some 20 years after the deed was created. So, back to Feigl & Newell to obtain the deed prior to AP35250 a deed which mathematically fits with the other one provided and nicely fills the “gap”.

Ultimately, in the space of little more than 20m we have 4 different pieces of road. From east to west:

1. Government Road
2. Widening #1 Bk.322 No.684
3. “Gap” of land remaining in Bk.420 No.31
4. Widening #2 C/T 5939/659

Prior to any dealings (e.g. discontinuance) being able to take place for land that remains in an old law deed the land needs to be brought under the Transfer of Land Act.



Case Study 4: Victoria Street, Williamstown – road to be declared arterial road

Another old part of Melbourne. Victoria Street is a government road within the Township of Williamstown. The township boundary lies along the original western alignment of Victoria Street. The Township Plan shows Victoria Street as very narrow at its intersection with Kororoit Creek Road because of the adjacent Railway. The road would not have been very useable being so narrow so it's little wonder that widenings have taken place here.

This time around, even though the area is old LASSI does give us a clue. The “floating” brown TP labels in LASSI are for “road” parcels often not included as parcel polygons in LASSI SPEAR. A package search in ACSV Search using the “Browse the register by plan number” option for the TP label at this intersection provided me with the title information for a piece of the road BUT, it does not represent the whole shape of the original Crown Allotment abutting Victoria Street.

Here the chart again becomes useful as it shows application survey AP35250. The field records for the application gave me a clue, but again not an answer. In pencil the examiner has written “NUA” and drawn an outline of the shape I was looking for. So, again I sent off a request to

The variety of work my team has been exposed to as part of the Big Build is like nothing I've seen in my career to date. It has provided our PTA candidates with a fantastic training ground and provoked many robust discussions among our senior surveyors. With the LXP program only just reaching halfway from a cadastral surveys perspective I look forward to wrangling with many more.

To learn more about public highways under common law and the Calabro vs Bayside ruling I highly recommend the Roads Governance course offered by the Public Land Consultancy. I refer to my resources from that course quite regularly.

Please get in touch with the CSV office if this topic is one you'd like to see presented in more detail at a seminar or if you have other ideas of topics you'd like to see us explore. We'd love to include more cadastral case studies in our annual program.

Emma Crowther
Beveridge Williams Pty Ltd



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Murray Walter, Executive Manager of Dye & Durham Terrain commented:

“In the current environment, it more important than ever to have access to high resolution imagery allowing ACSV Search users to view their projects and assets clearly without ever leaving the office.

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(Geelong Aerial Image: capture resolution 60mm)

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Further details on coverage and updates are available via [Metromap Coverage](#).

If you are an existing ACSV Search client, Metromap High Resolution Aerial Imagery is instantly available to add-on to your account for \$50 per user/per month. **New users to Metromap before the end of August** will receive a **one month free subscription** , unlimited data usage, download imagery and no-lock in contract.

To access this exclusive offer please call us on 1300 001 560 or email support@dyedurhamterrain.com





Surveyors Registration Board of Victoria

Newsletter
Issue No. 49: July 2023

Newly Registered Licensed Surveyors

The Board would like to congratulate the following new licensed surveyors who have recently achieved registration after completing their Professional Training Agreements in March and May 2023.

Candidate	Regn No.	Supervising Surveyor (Employer)
Alex Fairburn	LS 2128	Grant Napper LS (Nilsson, Noel & Holmes)
Luke Kasperczyk	LS 2129	Richard Illingworth LS (Taylors)
Richard South	LS 2131	Jason Parker LS (Tomkinson Group)
Beau Mikus	LS 2132	Ryan Lansfield LS (JRL Land Surveyors)



Craig Sandy LS
Chair

The Board also welcomes **James Langman** (LS 2127), **Andrew Dowey** (LS 2130), and **Lakshman Senanayake** (LS 2133), who were registered in Victoria under mutual recognition arrangements in April and June respectively.

Fees for 2023-24

The fees payable to the Surveyors Registration Board of Victoria are expressed in fee units and are subject to the annual automatic indexation of the amount of a fee unit by the Treasurer. The Treasurer has set the value of a fee unit from 1 July 2023 at \$15.90. Our most common fees are listed below:

Annual Renewal of Registration for Practising Surveyors	\$244.90
Annual Renewal of Registration for Non-Practising Surveyors	\$68.10
Each Written Exam (Urban, Rural, Cadastral law)	\$244.90
Each Oral Exam (i.e. Professional Practice Interview)	\$204.00

Amendments to the *Surveying Act 2004*

Amendments to the Surveying Act 2004 (the Act) took effect on 1 March 2023. These amendments relate to automatic deemed registration, sometimes known as automated mutual recognition or AMR. The amendments can be found in Sections 3, (multiple instances) 57, and 58 of the Act. It is important that licensed surveyors are familiar with the most up-to-date version of the Act, available from www.legislation.vic.gov.au by using the search function on that website.

www.surveyorsboard.vic.gov.au

info@surveyorsboard.vic.gov.au

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Amendment to Guidelines for Examinations and Projects

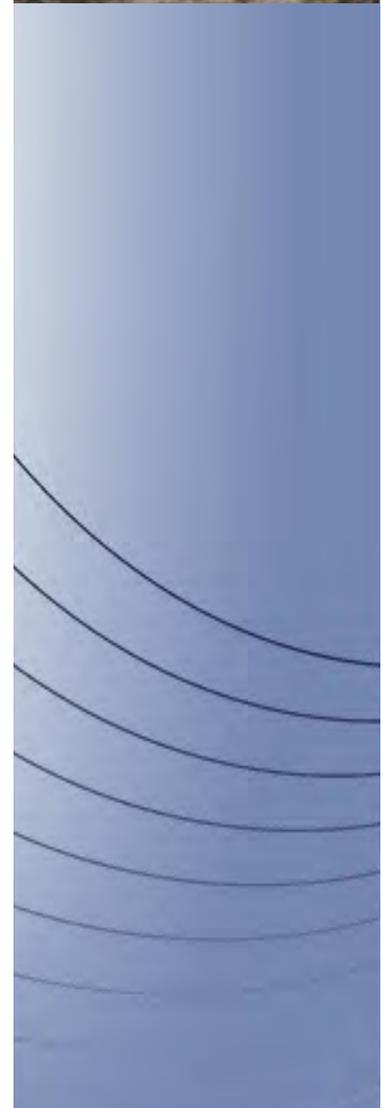
The Professional Training Agreement (PTA) *Guidelines for Examinations and Projects* have recently been revised, with the one change being that attendance by PTA candidates at a Professional Assessment Project (PAP) session has changed from “mandatory” to “recommended”. The secretariat will arrange for an online PAP session to be held soon. The *Guidelines* can be found on the Board’s website.

Professional Training Agreements (PTAs)

The Board approved the following **Professional Training Agreements** between March and July 2023.

* *denotes a PTA transfer*

Candidate	Supervising Surveyor (Employer)
Nicola Butchart	Adam Maher LS (Beveridge Williams)
Charles Deng	Edward James Williamson LS (Prime Land Consultants)
Fabrice Rivalland	Mark Howley LS (Land Dimensions)
Sarah Benesovsky	Matthew Heemskerck LS (Thomas & George Licensed)
Richard Joyce	Damian Smale LS (Breese Pitt Dixon)
Mark Holland	Jay Lyndon Barfoot LS (Land Dimensions)
Glyn Owen	Anthony Ford LS (Anthony Ford & Associates Pty Ltd)
Callum Dare	Adrian Freeman LS (Beveridge Williams)
Sean Reid	Russell Dickson LS (Dickson Hearn Pty Ltd)
Bjorn Skoog	Jim Gleeson LS (Spiire)
Harrison Macpherson-Wood	Stuart Mason LS (Spiire)
Lachlan Gunst *	Byron Page LS (Miller Merrigan)
Samitha Kariyawasam *	Benjamin Long LS (Beveridge Williams)
Joel Collins *	Antony Wyatt LS (SMEC)
Jarryd Ledjott *	Matthew Dunn LS (McMullen Nolan Group)
Joel Gawne *	Geoffrey Patterson LS (Cardno TGM)
Nathan Dorman *	Rohan Bakker LS (SMEC)
Jonathan Cross *	Grant Napper LS (Nilsson, Noel Holmes Surveyors)
Craig Symons *	Lachlan McCleary LS (Veris)





PTA Projects (March to July 2023)

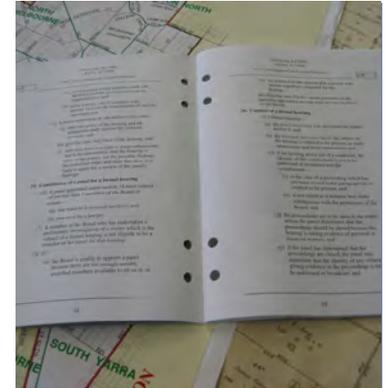
The Board congratulates the following candidates on passing their **projects** and thanks their respective supervising surveyors for their support and encouragement.

Cadastral Law Project	
Candidate	Supervising Surveyor (Employer)
Mitch Moroney	James McLellan LS (Peak Survey Development)
David Lu	Adrian Freeman LS (Beveridge Williams)
Cameron Hamilton	Tomas Champion LS (Reeds Consulting)

Rural Cadastral Project	
Candidate	Supervising Surveyor (Employer)
Cameron Mitchell	Anthony Ralph LS (JCA Land Consultants)
Marco Quiroz	Peter Farren LS (Farren Group Pty Ltd)
Nicholas Turner	Andreas Cirugeda LS (Land Dimensions)
Sebastian Kapusta	David McLennan LS (Reeds Consulting)
Michael Daniels	Gregory Williams LS (Veris)
Nicholas Chen	Keppel Turnour LS (City Surveying and Subdivision)

Urban Cadastral Project	
Candidate	Supervising Surveyor (Employer)
James Livesey	Tomas Champion LS (Reeds Consulting)
Li Chen	Emma Crowther LS (Beveridge Williams)
Darcy Du Mont	Neil Webster LS (Webster Surveying Group)
Cameron Mitchell	Anthony Ralph LS (JCA Land Consultants)
Aaron Adams	Mark Stansfield LS (Spiire)
Fletcher Whiteley	Trevor McDowell LS (Joseph Land Surveying Pty Ltd)
Joel Collins	Antony Wyatt LS (SMEC)

Candidates are encouraged to continue to work toward completing their Professional Training Agreements and achieving registration as a licensed surveyor.



Amy Ryan, Executive Officer
(Monday to Friday)

Candice Shao, Finance Officer
(Monday, Wednesday, Friday)

Hosai Totakhil, Administration Officer
(Monday to Friday)





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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.

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

CONTACT US
info@alifewithoutlimits.com.au

Call for Nominations for the Peter Tyrrell Award 2023

The "CSV Peter Tyrrell Award" can be made to any person or organization recognising an outstanding contribution to or on behalf of the Association of Consulting Surveyors Victoria or to the surveying profession.

The award has been named in honour of Peter Tyrrell L.S. OAM whose outstanding contribution to the development of CSV spanned in excess of twenty years. Peter was a continuous member of the Executive Committee for that period and was twice elected Chairman. Peter's contribution in terms of seminar and workshop development as part of CSV's service delivery for the betterment of our members is unequalled. Peter continued his contribution to the profession through his membership of the ACSIS Board for many years subsequent to leaving the CSV Board. Peter was also awarded only the second Life Membership of CSV in 2014.

The inaugural award was presented at the 2005 AGM of CSV to Peter Tyrrell. Some of the recent winners are;

- **2012 Chris Blackwood** (Melbourne City Council, recognised for excellence in development of industry standards)
- **2013 Roberta Esbitt** (Former SRBV Board representative, recognised for exceptional work for the Survey Industry and the Greater Community)
- **2014 Phil Dingeldei** (Consulting Surveyor, principally recognised for his contribution to CSV and Surveying)
- **2015 Gerry Shone** (Consulting Surveyor, principally recognised for his contribution to CSV and Surveying)
- **2016 Neil Coupar** (Development of Industry standards and contribution to CSV programs)
- **2017 Peter F Davies** (Outstanding contributions to surveying education and the community)
- **2018 Adrian Cummins** (Excellence in service to CSV and the surveying Profession)
- **2019 Lindsay Perry** (Outstanding Contribution to Surveying)
- **2020 No award due to COVID-19**
- **2021 Andrew Harman** (Continuous Excellence in the Delivery of CSV Programs)
- **2022 Leo Bateman** (Exceptional work for the survey industry and outstanding service to CSV)

Nominations for this award can be made by any member to the "Executive Officer" at any time with a closing date of 31 August 2023. The award is a plaque inscribed with the awardees name and is presented annually by the President or nominee.

The award recognises (but is not limited to):

Excellence by a member firm or an individual, in one or more of the following categories: -

1. Outstanding service to CSV
2. Outstanding contribution to the life and betterment of CSV
3. Continuous excellence in the delivery of CSV programs
4. Sustained excellence in the provision of consulting survey services
5. Significant contributions in the field of land surveying and spatial sciences education
6. Development of industry standards
7. Exceptional work for the greater community or survey industry generally

The nomination or nominations for the presentation of an award in any one year are assessed by the Board of CSV whose decision is final. Only one award can be made in any one year.

If you wish to make a nomination, please submit this to acsv@acsv.com.au

Suggested Nomination Format:

Nominated Person/Firm:

Nominating Person/Firm:

Applicable Recognition Categories

(Indicate which category or categories is/are applicable to this nomination)

1. Outstanding service to CSV
2. Outstanding contribution to the life and betterment of CSV
3. Continuous excellence in the delivery of CSV programs
4. Sustained excellence in the provision of consulting survey services
5. Significant contributions in the field of land surveying and spatial sciences education
6. Development of industry standards
7. Exceptional work for the greater community or survey industry generally

Citation:

(Provide background on the person/firm's contribution, service, excellence etc.)

It is suggested that this should include such things as general background on nominee's involvement in the relevant categories, any particular outstanding actions/activities, relevant personal/corporate standards/traits and other pertinent matters. This could also be supported by documentation or comments by others.

Referee/Suggested Contacts, if applicable.

CSV looks forward to receiving your nomination for consideration.



Testimonials - PTA Training Modules

The modules fill a gap within the industry for PTA candidates wanting to get specified learning on important topics for their development. Each of the training modules provided valuable insight on areas not always focussed on in ISV/CSV events throughout the year.

Rob is able to provide great insight and experience through case studies from his many years of survey work. The guests speakers that present with Rob have specialised experience in whatever topic is being covered for the day.

The small group structure that is implemented with the modules allows each attendee to be involved throughout the day and gives you time to speak to Rob and the guest speakers in the breaks about items you may need further clarification on.

Outside of the content, it is also a great networking opportunity to strengthen relationships with other young surveyors.

Kade Ebert
Marshal Melbourne

I completed all four of the ACSV training modules during the last couple of years of my PTA.

They provided a lot of great information on a broad range of subjects that you normally wouldn't come across in your day-to-day work. The sessions were well run, and the small group sizes allowed for "proper" discussion to occur. The training material supplied on the day was well put together and has been used multiple times since for both projects and work matters.

I would recommend any PTA candidate attend all the sessions at least once during their time.

Richard South
Tomkinson Group

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It's been a busy few months in the CSV office with organising events, training modules, updating policies and the yearly audit that is currently taking place.

In June a few of us attended the **Consulting Surveyors National Congress** in Sydney. The theme for the Congress was 'Leading the Nations Growth', there was a great turn out and the Congress provided an opportunity for Surveyors from the states and territories to gather and discuss the issues facing the profession. I personally enjoyed listening to the keynote speaker Simon Kuestenmacher's presentation, he talked extensively about preparing for a major shift in consumer preferences and provided a chart Pre-Boom to Gen Alpha.

The Cadastral Leaders Panel with all the Surveyors-General on stage speaking about the changes and opportunities in their respective states and territories proved interesting and generated great dialog. The other presentations were just as interesting and one always takes away things that resonate to the individual.

The **Business Academy** has kicked off on the 3 August. The program is an opportunity for Emerging Business Leaders and Potential Business Leaders in Surveying Firms to come together over five days in a four-to-six-month period to connect, learn and review their business with a view to improving profitability and achieve other measures of success.

Webinar Series

The CSV August Webinar Series are scheduled for the following dates:

- 15 August 2023 at 9.00 am – Profit, Growth and the Mexican Fisherman
- 17 August 2023 at 9.00 am – Adverse Possession Tips & Tricks
- 22 August 2023 at 9.00 am – Effective Committees
- 24 August 2023 at 9.00 am – Crown Boundaries

If you haven't had a chance to register, please go to www.fpetbank.com.au

Membership Renewals

The membership renewals have been emailed out to members, due to the restructure in the CSV fees, I did receive a few queries which I answered individually. Further to the fee restructure, in my April article I itemised what CSV will be investing in this financial year. I would like to thank those members for reaching out and sharing their thoughts with me. I would also like to thank the members that have paid their renewals and emailed their updated forms prior to the due date. If you are still to action your membership renewal, we look forward to receiving your updated forms and payment.



Sponsor Partners

There has been movement in the Gold Sponsor Partner space, I would like to welcome Fuse Recruitment as a Gold Sponsor Partner, Sebastian Leeder joined Fuse Recruitment as their National Manager, Infrastructure & Utilities. To ACSIS Limited, CR Kennedy and UPG, it's great to have your continued support over the many years. To our Silver Sponsor Partners its good to have all of you on board and please reach out to me or a member of the CSV staff if we can assist with anything.

Sub-Committees

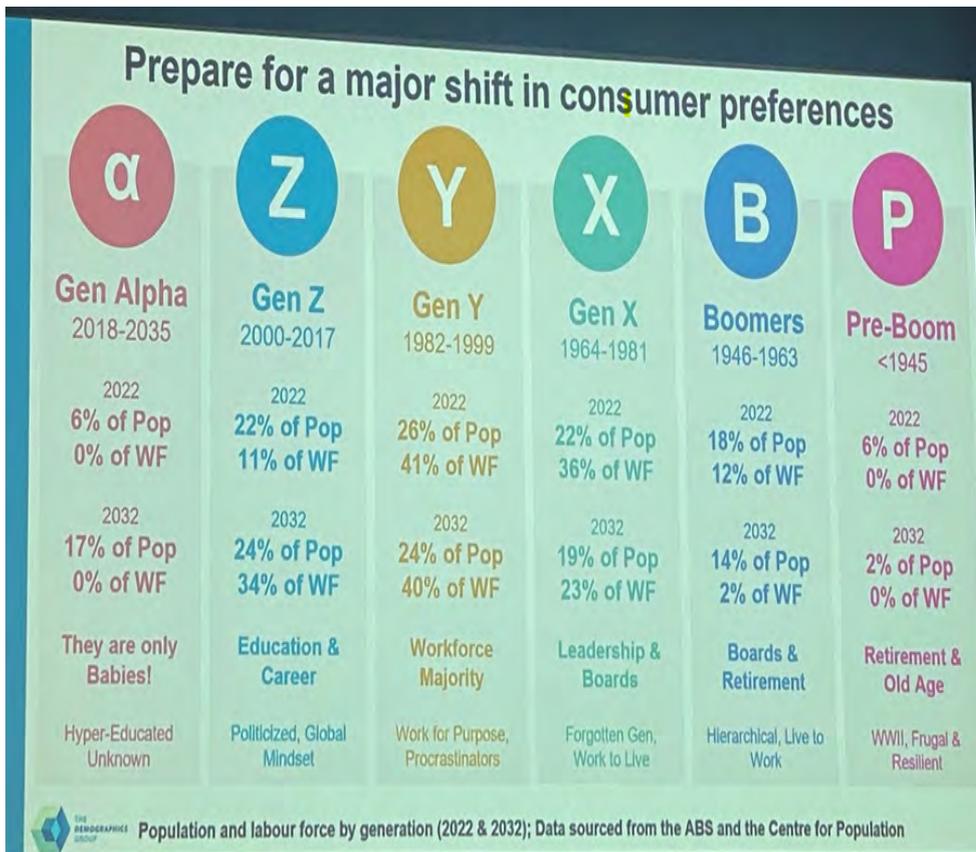
Most of the recently re-structured sub-committees have held their first introductory meeting and have booked their first official meeting, we are looking forward to see what each sub-committee will achieve over the next 12 months.

Focus Group

The Guide for Fees Focus Group met late July to commence the process of updating and marketing the booklet, they have a mammoth task ahead, there was a lot of ideas shared and I am confident the group will achieve what they have discussed, they have committed to meet once per month to ensure this important work is completed in this financial year.

In closing I will be on leave the first two weeks in August, the CSV staff will be available to assist members with any questions that may have.

Carmen Olson
Executive Officer



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





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