



Association of Consulting Surveyors NSW Inc.
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28 March 2019

Alan Jones
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Dear Alan

I understand this morning you made some comments about Cadastral Surveyors. As quite a small profession, people are often not fully aware of surveying until the time they buy, sell or develop land.

The Association of Consulting Surveyors represents the many small businesses undertaking surveying, in the private sector, which make up about 87% of the profession. We are pleased to provide you with some further information regarding cadastral surveyors and their important work.

As experts in Cadastral (land management) law, planning and titles; registered surveyors are the only professionals authorised by the government to legally define boundaries and prepare subdivision plans.

Cadastral is an old French word meaning ‘register of property’ and reflects the centuries old importance of surveying to settle and secure land ownership. Famous historical surveyors have included Sir Thomas Mitchell, explorer and surveyor in early colonial NSW, John Forest, explorer, surveyor and early Premier of WA and the most famous of all, George Washington, General and first President of the United States.

The pathway to become a Registered Surveyor requires completion of a Bachelor’s Degree in Engineering (Surveying), plus two years practical work experience. They then sit a further 5 exams with the Board of Surveying and Spatial Information (BOSSI) in Urban Cadastral, Rural Cadastral, Town Planning, Engineering Design and Strata and Community Title. The registration process takes, on average a further 4 or 5 years.

Registered Surveyors are the only practitioners warranted with direct management of our land boundary system. They are the pre-eminent experts in their field and interpret and navigate legal aspects of land ownership. They provide a comprehensive understanding of land, water and the air above it, its surrounds and its environment.

Registered Surveyors are the pillars on which our land administration system is managed and secured. They are highly valued advisors in every aspect of property development. In New South Wales, they are regulated under the [NSW Surveying and Spatial Information Act 2002](#).

In a nutshell, Registered Surveyors ensure the land you own is the land you own – they determine the boundaries on your land title and ensure your house, pool, garage and shed are built in the right place. Our regional based surveyors do such things as ensure irrigation canals are built in the correct place and that cotton farms and solar farms are laid out for ultimate positioning

SURVEYORS vital to Australia’s Development

In order to measure the boundaries and check the survey marks connect so there are no “holes” in the property, surveyors need to access historical survey marks. This may mean they need access to property. [Part 4 of the Act](#) outlines under what circumstances a surveyor may enter land and as they often act on behalf of a land owner the “power of entry” clause is rarely exercised.

Surveyors have been working in New South Wales since the days of the early colony and they are protective of the integrity of the cadastre (the official register showing details of ownership, boundaries and the value of real property) because it impacts on the community – mums’ and dads’ house and land ownership. They are highly skilled professionals who act with utmost respect for the communities in which they practice. There are surveyors in every major centre, and many regional towns. They often helped establish those towns and are a well regarded member of the community.

To better understand about land surveys, BOSSI have produced a document you may find helpful – [What is a Land Survey?](#)

We hope this information is helpful for you in understanding our profession further. For more information we have a few websites and reports that may be of interest:

www.alifewithoutlimits.com.au

www.acsnsw.com.au

www.acsnational.com.au

www.bossi.nsw.gov.au

For information on any of the above, please call me on 0425 244 055.

Sincerely



Michelle Blicavs
Chief Executive Officer