

Surveying Alert



April 2013
Issue 6

EDME calibration

New web page

The department has a web page containing information on all of the active EDME calibration ranges in Queensland. There is information on the status of the ranges, so if you are intending to use a range it is advisable to check this first. There are also links to documents relevant to each range, including access and contact details for the range and the Regulation 13 certificate.

The page can be found by visiting the department's web site at www.dnrm.qld.gov.au and following the links Spatial information > Surveying information > Legal traceability.

Calibration processing

The department is working with its counterparts in other states to develop software that surveyors can download, and do their own calibration processing. When this software is complete, it will be available from the above web page.

Legal traceability

Surveyors are reminded that they have a legal obligation to ensure that any equipment they are using for a cadastral survey is calibrated and standardised (Section 21 of the Survey and Mapping Infrastructure Regulation 2004). For distance measurement, this means that measurements are traceable to the national standard. This can be achieved by doing a comparison test on an EDM calibration range which has a current Regulation 13 certificate under the *National Measurement Act 1960* (Cwth).

Although the tests that are carried out during instrument servicing provide a level of confidence that the equipment is performing correctly, they do not give legal traceability of length measurement. The department is not aware of any instrument service centre which has a calibration facility with a Regulation 13 certificate for EDME. Also, the EDME / reflector combination is unlikely to be tested in this situation.

Survey standards and directions

Surveyors are reminded to ensure that they are using the latest version of the Cadastral survey requirements and Registrar's directions. Links to both of these documents are on the Survey standards page on the department's web site at <http://www.dnrm.qld.gov.au/> and follow the links Spatial information > Surveying information > Survey standards.

To ensure you receive notifications of any changes that occur, it is suggested that you subscribe to the department's private surveyors email group, at <http://www.dnrm.qld.gov.au/cgi-bin/lwgate>

Accredited surveyors

There have been some recent anomalies in the use of Item 11 on the back of survey plans. Please note the following:

1. Item 11 must be endorsed only by an accredited surveyor.
2. If the plan is being endorsed in Item 11 by a surveyor that is a corporation, it must be endorsed by the designated liaison officer for the firm, a delegate of the liaison officer, or a cadastral surveyor employed by the firm.
3. If the plan is being endorsed in Item 11 by an individual, the individual must be an accredited surveyor.

Survey plans for term leases

As part of the process for renewal of term leases (typically leases for grazing and pastoral purposes) under the *Land Act 1994*, the department assesses the adequacy of the existing

plan (typically a PH plan) for the lease. If it is determined that a new survey plan is required, this will be stated in the letter of offer to the lessee.

The survey plan required in these circumstances, in most situations, will be a compiled plan – it may not be necessary to conduct a field survey to prepare the plan. It is suggested that if surveyors are requested to provide a quote in relation to a plan for renewal of a lease, they examine the letter of offer to ensure that the department's requirements are understood. If any doubt remains, contact the local principal surveyor or senior surveyor in the department.

Points tables for large natural feature boundaries

Cadastral survey standards 4.8, 4.9.2 and 4.21 require a points table to be produced for natural feature boundaries, including water boundaries, on a plan if an area is to be calculated for a lot. The purpose of this requirement is to provide subsequent surveyors with the data that was used to depict the location of the boundary and calculate the area, and so avoid having to provide this information in field notes.

However, where plans contain extensive natural feature boundaries that are not derived from field measurements, it is clear that in some situations it may not be practical to present this information on a plan. Similarly, it may not be practical for subsequent surveyors to use the information. If surveyors are faced with this situation, the option exists for them to request an exemption from the requirement to produce a natural feature points table.

Where surveyors are preparing a compiled plan for a term lease (see previous article), and the land has an unsurveyed natural feature boundary, a points table is not required. If the natural feature was previously surveyed, applications for exemptions from the use of a points table will be considered on a case by case basis.

An exemption from providing a points table may be given on the condition that the data used to calculate the area is provided to the department in electronic form.

Applications for exemptions from any of the Cadastral survey standards should be addressed to the chief executive, c/- the local principal surveyor or senior surveyor in the department. Applications are made under Section 18 of the *Survey and Mapping Infrastructure Act 2003*, which requires that the application must "explain why the person believes it is impractical for the person to comply with the survey standard for the survey". If an application does not address this point, it does not meet the requirements of Section

EARL services are available

The web services for electronically exchanging survey information with the department (known as EARL 2) are available for use. Some services enable digital survey information to be delivered to customers. These are accessible by the department's information brokers. Other services allow digital survey data to be submitted to the department. These can be accessed by the providers of survey software.

It is expected that there will be significant savings to surveyors in using the digital submission services. One service is a validation tool that checks the survey data for compliance with the survey requirements, which should eliminate a great deal of manual checking. Another service will automatically prepare a plan for lodgement in the land registry, eliminating drafting costs.

Surveyors wishing to take advantage of these benefits are encouraged to contact their survey software provider, to check on the status of their electronic lodgement software. Once the software is operational, surveyors will need to obtain a licence from the department, and will be provided with a username and password.

New version of the form 21

A new version of the form 21 has been gazetted and is available for immediate use.

The form is available from the department's web site www.nrm.qld.gov.au/property/titles/forms.htm

The changes on this form are as follows:

- The format of the title block has been altered particularly where the scale, format and bar code label are placed.
- The parish and county have been moved from the title block on the front of the plan to items 9 and 10 on the back of the plan.
- The local government and locality have been moved from the back of the plan to the title block on the front of the plan.
- The "field notes" item in the title block has been labelled as "Survey Records".
- The format of the allocation tables in Item 6 on the back of the plan has been simplified.
- Item 2 on the back of the plan, the planning body approval, has been updated.
- Item 7 on the back of the plan has been relabelled as "Orig Grant Allocation".

There have been no changes to the form 21A, the additional sheet to a survey plan.

Where plans have been drawn on the form 21 version 2, they will still be able to be lodged for registration for the next 6 months, but

surveyors are encouraged to implement the new version of the form 21 as soon as possible.

New form 38 and form 38A

As part of the implementation of EARL, a new form has been designed and gazetted and is available for use. This particular form is to be used only for a digital survey that is visualised using the EARL services. The form and its accompanying additional sheet are very similar to the current form 21 with some minor alterations to accommodate the visualisation process. There will be different certificates for use on the form 38, corresponding to the form 13 and 18 certificates on a form 21.

Note: Form 38 must not be used if the digital survey has not been submitted through EARL.

Carbon abatement interests

The Carbon Farming Initiative is a carbon offsets scheme of the Commonwealth government. Farmers and land managers will be able to generate credits which can then be sold to other businesses wanting to offset their carbon pollution. *The Carbon Credits (Carbon Farming Initiative) Act 2011* (Cth) (the Commonwealth Act) has been enacted to give effect to the Carbon Farming Initiative within Australia.

A carbon abatement interest is a new long-term interest in land which will be created upon registration of a form that grants a carbon abatement interest. A carbon abatement interest provides for the legal right to carry out eligible offsets sequestration projects on land in Queensland under the Commonwealth Act. A carbon abatement interest may be granted in land which is freehold, State leasehold, unallocated State land, state forest or reserves. The Commonwealth Act requires that a carbon abatement interest for an eligible project must be for a 100-year period.

The following Queensland legislative provisions have been made to accommodate this process.

- *Land Act 1994* Chapter 6 Part 4 Division 8C ss 373R – 373ZA
- *Land Title Act 1994* Part 6 Division 4C 97N – 97U
- *Forestry Act 1959* Part 6C ss 61K – 61PA

The Registrar of Titles Directions for the Preparation of Plans has been updated to reflect the survey and survey plan requirements for this new secondary interest. If the carbon abatement interest is over part of land, a survey plan depicting the extent of the interest is required to be lodged and registered.