

# **Paperless e-surveying with Mr Laptop Surveyor**

**RICHARD ABBOTT**

*Bachelor of Technology (surveying) University Adelaide*

*Licensed surveyor*

*Consulting cadastral surveyor*

*Presented on eve of 32nd year attaining surveying license*

## **INTRODUCTION.**



# **THE BIRTH OF THE TORRENS TITLE**

**Dr Ulrich Hubbe & Robert Richard Torrens**

## **Real Property Act**

- **indefeasible title**
- **central register**
- **state-guaranteed registration**

## **Torrens Title System**

# **LAND SERVICES GROUP**

**Central managing authority responsible  
for**

- **land titling**
- **land and property valuation**
- **cadastral and geodetic survey framework**
- **management and provision of land  
information**

## **PLANNING IN SOUTH AUSTRALIA**

### **Central planning authority**

- **land use planning, development of policy and strategy**

### **Development Assessment Commission**

- **central registry authority for all land division applications**

## **CO-REGULATION SURVEYING SYSTEM**

### **1992 co-regulation system**

- **regulatory responsibility shared between government and surveying profession**
- **financially independent as revenue is raised from a plan levy.**

## **THE LAPTOP e-JOURNEY**

### **From**

- **the first email from a client requesting a land division**

### **To**

- **the issue of new electronic titles**

**with out using a single sheet of paper**

## **ELECTRONIC PLAN LODGEMENT**

### **Two components**

- **textual sheet(s)**
  - **tabulated data**
- **diagram sheet(s)**
  - **plan**

**minimum two A3 sheets**

## **Textual sheet**

### **narrative text includes**


- **plan purpose**
- **area name**
- **map sheet reference**
- **council name**
- **subject land's last plan reference**
- **development application number**
- **sheet of total sheets**
- **version number**

## **Textual sheet (cont)**

- **agent details**
- **surveyors certification**
- **subject land title reference(s)**
- **other title(s) affected**
- **easement details**
- **annotations.**

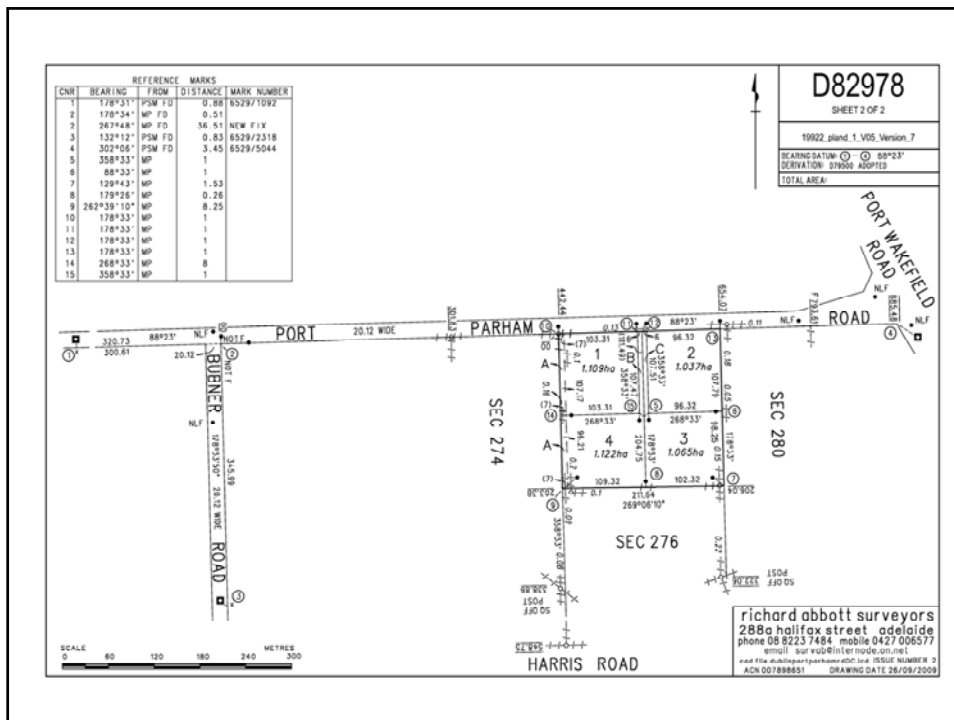
### **two significant changes**

- **tabulation of easement**
- **plan certification without a signature**

PURPOSE:	DIVISION	AREA NAME:	DUBLIN		APPROVED:	 <b>D82978</b>				
MAP REF:	652944	COUNCIL:	THE DISTRICT COUNCIL OF MALLALA		MATTHEW HEINRICH 28/01/2010					
LAST PLAN:		DEVELOPMENT NO:	313/D007/09/01/23602		DEPOSITED:	SHEET 1 OF 2				
					ORAZO DEANGELIS 15/02/2010	1992Z_MH_01_V07_Version_7				
AGENT DETAILS:	RICHARD ABBOTT SURVEYORS 256A HALFAN STREET ADELAIDE SA 5000 PH: 82237484 FAX:		SURVEYORS CERTIFICATION: I RICHARD POOLE ABBOTT, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992, 2) That the field work was completed on the 26th day of September 2009							
AGENT CODE:	RABS									
REFERENCE:	DUBLINPORTPARHAM									
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	3804	408		SECTION(S)	279			DUBLIN		
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION		
EXISTING	1.4	SHORT	EASEMENT(S)	A	FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE			TG 918957		
EXISTING	1.4	SHORT	EASEMENT(S)	A	FOR WATER SUPPLY PURPOSES			TG 918957		
EXISTING	1.4	LONG	EASEMENT(S)	A				TG 918957		
EXISTING	1.4	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A				TG 918957		
NEW	3	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	C		4				
NEW	4	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	B		3				
ANNOTATIONS: ALL EXISTING BOUNDARY FENCING RECENT POST AND WIRE NO OCC ON THE DIVISION LINES.										

## Plan sheet

- **TIFF file of CAD generated survey diagram**
- **drafted in accordance with LTO plan presentation guidelines**
- **uploaded on the EPL plan lodgement site.**



## LODGE EPL FINAL PLAN

- electronic payment of EPL plan lodging fee
- electronically certified and lodged by LS entering unique identification code and password

## **THAT ONE SHEET OF PAPER**

**.....in this land division process is  
the print out of down loaded  
RTU form**

**.....because the signed consent by  
the registered proprietor(s) to the  
land division is required.....**

## **ELECTRONIC TITLES ISSUED**

- Registrar General deposits the  
plan of division**
- order made for the issue of  
electronic titles.**
- deposited plan information of  
division used in CT production**



## **Front page of CT**


### **contains**

- **ownership details**
- **registered mortgage(s)**
- **encumbrance information, eg**
- **existing, proposed or varied easements, rights of way, liens.**

## **Second page of CT**

### **contains**

- **copy of the boundary diagram**
- **title boundary data**
- **allotment identification number**



**Title Register Search**  
LANDS TITLES OFFICE, ADELAIDE  
For a Certificate of Title issued pursuant to the Real Property Act 1986

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 6054 FOLIO 265 \*

COST : \$18.00 (GST exempt )      PARENT TITLE : CT 5864/408  
SECTION : SMALL                      AUTHORITY : REC 11271644  
AGENT : TEST BOX NO : 999        DATE OF ISSUE : 01/02/2010  
SEARCHED ON : 06/04/2010 AT : 12:46:35      EDITION : 1

REGISTERED PROPRIETORS IN FEE SIMPLE  
-----  
ANTONIOUS AKRITIDIS AND VICTORIA AKRITIDIS BOTH OF 52 WESTERN PARADE  
BROOKLYN PARK SA 5032 AS JOINT TENANTS

DESCRIPTION OF LAND  
-----  
ALLOTMENT 1 DEPOSITED PLAN #2978  
IN THE AREA NAMED DUBLIN  
HUNDRED OF DUBLIN

EASEMENTS  
-----  
SUBJECT TO THE EASEMENT OVER THE LAND MARKED A FOR THE TRANSMISSION OF  
ELECTRICITY BY UNDERGROUND CABLE (TG 9189557)  
SUBJECT TO THE EASEMENT OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES  
(TG 9189557)  
SUBJECT TO THE EASEMENT OVER THE LAND MARKED A (TG 9189557)  
SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A (TG  
9189557)

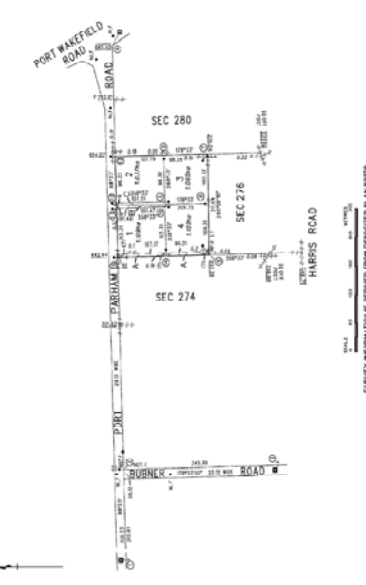
SCHEDULE OF ENDORSEMENTS  
-----  
NIL

NOTATIONS  
-----  
DOCUMENTS AFFECTING THIS TITLE  
-----  
NIL

REGISTRAR-GENERAL'S NOTES  
-----  
NIL

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA  
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6054 FOLIO 265  
SEARCH DATE : 06/04/2010 TIME : 12:46:35



SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLANS

Page 2 of 2

Page 1 of 2  
The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other records at the time of searching.

## FINALLY.....IN AN IDEAL WORLD.....

**Efficient, friendly paperless e-surveying**

- saves trees
- at environmental cost in manufacturing, distributing and operating the e-equipment
- asset of e-surveying is entire job file within convenient laptop reach
- facilitating e-interaction with clients, authorities and surveying equipment

**South Australia's system of land surveying, land division and land title evolved from**

- **orderly colonization**
- **subsequent forward planning associated with technological development**

**The pioneers never envisaging the magnitude of their contribution to e-surveying**

- **The government guaranteed land ownership**
  - **central plan register**
  - **coordinated reference marks**
  - **emphasis on education**
  - **e-planning procedure system**
  - **e-plan lodgement**
  - **advent of the laptop computer**
  - **internet**
  - **electronic surveying equipment**
- provides an ideal base for today's GIS world**

**Yearn for the establishment of a single site**

- **for land division to submit a CT reference for associated information and an interactive boundary plan**
- **On approval lodge electronic CAD drawing with interactive AMG coordinates for boundary corners and reference marks**

**In the almost 40 years since graduation the writer, has been extremely fortunate in his professional career to have “hung ten” riding the greatest technological survey wave ever experienced by land surveyors.**

**I suspect that in another 40 years that today’s yearning will be as archaic as surveying in 2010 with a Gunter chain.**

