The Role of the Land Surveyor in a Sustainable Environment

Newtech Conference - Colac
The Office of the Surveyor General of Victoria
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The Scope

♦ Sustainable Development & the Surveyor
♦ History of Surveying in Victoria
♦ Training to be a Licensed Land Surveyor
♦ Rules, Regulations and Responsibilities
♦ What a Land Surveyor Does
♦ The Challenges
Sustainable Development & the Surveyor

• Victorian Government Vision - Growing Victoria Together

*Key element of Our Environment, Our Future
Sustainable Development & the Surveyor (Continued)

Sustainable Development
- Economic, Social, Environment

Country Context
- Institutional Arrangements

Land Policy Framework

Land Administration Functions
- Land Tenure, Land Value, Land-Use, Land Development

Land Information Infrastructures

e-Citizenship

e-Government
Sustainable Development & the Surveyor (Continued)

♦ The Role of the Land Surveyor - Effective Property Markets

To provide comprehensive and authoritative land administration and property information to underpin effective decision-making

- Land - the foundation of the State’s economy
- Underpins the accuracy of the cadastre
- Comprehensive and accessible spatial information
- Confidence in integrity and efficiency of property system
- Secure legal rights accessible and transparent property markets
- A basis for investment and development
The History of Surveying in Victoria

♦ Sale, registration and ownership of land
  – 1830’s Port Phillip land boom and bust of 1840’s
  – Gold rushes and need for infrastructure and more land

Robert Hoddle’s Survey of Melbourne, 1837
Security of tenure and transfer of land (Torrens, 1862)

- Population explosion and transfers of land
- Significant Crown Subdivision without design
- Surveys unrelated, poor equipment
- 8 miles to the inch mapping (1876)
- Royal Commissions – agriculture and surveying
- Shortages of qualified surveyors
- The Board of Surveyors and licensing (registration)
Training to be a Licensed Land Surveyor

♦ University qualification
  – Originally focussed on geometry and technology
  – Moved to a mix of technology, mapping and land administration
  – Set by the Surveyors Registration Board of Victoria

♦ Practical Experience and Professional Training
  – Ideally with a mix of Crown and Freehold
  – Projects and Examinations for Surveyors Registration Board
  – Set by the Surveyors Registration Board of Victoria

♦ Further Experience & Continued Education
  – Set by the Surveyors Registration Board of Victoria
Rules, Regulations and Responsibilities

♦ Surveyors Registration Board of Victoria
  – Registration of Surveyors, Professional Standards and Discipline (Surveying Act)

♦ Surveyor General of Victoria
  – Sets, monitors and regulates surveying practice
  – Surveying Act and Regulations, Survey Co-ordination Act, Crown Land Reserves Act, Water Act, Land Act, Native Title Act,
  – Practice Directives

♦ Land Registry
  – Registers Plans and land related transactions.
  – Transfer of Land Act, Subdivision Act, Sale of Land Act, x of Crown and Freehold

♦ Local Council
  – Issues Planning Permits, Certifies Plans
  – Planning and Environment Act, Subdivision Act and Local Government Act
What a Land Surveyor Does - Community Expectations

◆ 2 Types of Land - Crown and freehold

◆ Types of Surveys
  – Check Surveys
  – Re-establishment Surveys
  – Subdivision Surveys
  – Application Surveys to formally amend

◆ Reporting
  – Marks in the ground
  – Plan of Survey
  – Written Report
  – Appropriate fee
What a Land Surveyor Does (Continued)

♦ Clients or Victims
What a Land Surveyor Does (Continued)

♦ Clients or Victims
Challenges

♦ **For Legislators**
  – land legislation supports transactions but not strategic information management
  – Accommodate changes in technology

♦ **For Surveyors**
  – Accept their responsibilities
  – Encourage and support the entry of young professionals
  – Educational role for the community
  – Accommodate and understand changes in technology

♦ **For the Community**
  – we own land and we have rights to exploit it, to
  – what are the planning constraints? And
  – what are our responsibilities?
  – what are the sustainable uses for our land?
THE MESSAGE

♦ Certainty and confidence in an effective property market
  ♦ Roles and responsibilities of a Surveyor
  ♦ Responsibility of the Community
websites


Surveyors Registration Board of Victoria: www.surveyorsboard.vic.gov.au