NT SURVEYORS BOARD DIRECTION
EASEMENTS ON SURVEY PLANS
(AUGUST 2016)

1.   BACKGROUND AND AIM

The aim of the Direction is to standardise the terminology used for easements on Survey Plans. It is to ensure the terminology used is consistent with the legislation and to make it simpler for non-surveying professionals and the public. Additionally, the aim is to show all rights, responsibilities and restrictions related to easements are clearly described on the subject parcel and any subsequently impacted parcels.

2.   DEFINITIONS

In this document, unless the contrary intention appears-

"Easement" means an easement or an easement in gross

"Surveyor" means a Surveyor licensed under the *Licensed Surveyors Act.*

"survey" means any survey that results in the requirement for approval of a Survey Plan by the Surveyor-General under the *Licensed Surveyors Act.*

3.   LABELLING OF EASEMENTS

The following requirements are to apply where a Survey Plan is to be approved by the Surveyor-General or Delegate under the *Licensed Surveyors Act.*

a) Easements, as defined in Schedule 3 of the *Law of Property Act* and Part 6 Division 4 *of the Land Title Act*, should be shown on the Survey Plan according to the description provided in the schedule.

i.   For example, Right of Way Easement, Sewerage Easement, Easement etc.

b) All other easements should be shown using the word "Easement 1,2,3…etc".

c) To clarify the purpose of the Easement and/or Easements, the Notes panel of the Survey Plan should be used or alternatively an Easement table for a large number of Easements on the face of plan. See survey plans UTS2014/078 as an example.

4. CONDITIONS OF EASEMENTS

A restriction in any dimension does not change the conditions of the Easement or Easements as defined in Schedule 3 of the *Law of Property Act* and Part 6 Division 4 *of the Land Title Act.*

The Survey Plan is to show sufficient bearings and distances of all easements and connections to the subject parcel boundaries.