



THE SURVEYORS BOARD of the NORTHERN TERRITORY

GPO Box 1154
DARWIN NT 0801
Telephone: (08) 8999 1826
Facsimile: (08) 8999 1888

ABN 56 443 139 402
E-mail: Surveyors.Board@nt.gov.au

NT SURVEYORS BOARD DIRECTION SURVEY AND PLAN REQUIREMENTS TO FACILITATE TERMINATION OF UNIT DEVELOPMENTS (OCTOBER 2017)

1. BACKGROUND

The Department of Attorney Generals and Justice have prepared legislation and made amendments to other acts and regulations to enable the termination of Units Plans and Unit Title Schemes developments. The relevant act for this purpose came into force on the 2 January 2015 and associated subordinate legislation was also effective and notified by Government Gazette on 2 January 2015. The subject legislation is as follows -

- Termination of Units Plans and Unit Title Schemes Act 2014
- Unit Title Schemes (Management Modules) Amendment Regulations 2014
- Land Title Amendments Regulations 2014
- Termination of Units Plans and Unit Title Schemes Regulations 2014
- Registration Amendment Regulations (No.3) 2014

As a consequence and in order to ensure the survey and plan requirements are clear the following direction is being issued.

2. DATA ALLOCATION REQUEST

Request for survey data to the Surveyor-General will be as per the present Data Allocation Request in Survey Approval Online (SAO). Please ensure you advise that a compiled plan (as per Clause 45 of the Survey Practice Directions 2014 – Outside Co-ordinated Survey Areas) will be lodged to facilitate the termination of a unit development. Please note - the Land Titles Office will require the relevant approvals from land owners and stakeholders before issuing a title.

Please note it is anticipated that there will be no field work involved so there will be neither requirement for connection or placement of co-ordinated reference marks (CRMs), and subsequently no CRM data allocation nor survey requirements

3. SURVEY AND SURVEY PLAN

Surveys of this type will generally be completed in accordance the Survey Practice Directions 2014 - Surveys Outside Coordinated Survey Areas.

From a survey perspective, the role of the Surveyor is to provide a survey that will define the boundaries for one indefeasible title and parcel. This parcel will generally be the parent (or base) parcel of the unit development being terminated. Thus in most circumstances the definition of the subject parent parcel will have been previously surveyed and / or marked. Consequently a Surveyor will be required to prepare a compiled plan of the parent parcel from examined survey plans that have been lodged with the Surveyor-General or by other survey data that satisfy the requirements of the Surveyor-General. This also means surveyed information that has been previously shown on survey plans can be shown on the compiled plan. For example, no new easements can be placed onto the compiled survey plan (Note: Surveyor will need to assess the impact of existing easements and other interests).

The compiled plan for this survey will generally be drawn in accordance with the Plan Drawing Standards, as approved by the Surveyors Board of the NT. In particular, the compiled plan will require the surveyor's compiled plan certificate, and the following panels:

- Survey Approved
- Amendments
- Notes
- Drawn
- Examined
- Bearings
- Azimuth
- Scale
- Plan Heading
- Plan Reference

Also, above the plan title the following will be placed "Termination of Units Plans and Unit Title Schemes Act"

4. LODGEMENT

Lodgement of survey information will generally be as per present requirements as prescribed by the Surveyor-General.

This land action to terminate a unit development will not require a subdivision or development permit. In other words this land action of terminating a unit development under the Termination of Unit Plans and Unit Title Schemes Act is considered to be excluded or exempted from the meaning or definition of a subdivision in the Planning Act and Regulations. Consequently it will not be possible for surveyors to submit copies of Development Permits or Certificates of Compliance (Part V).

The Senior Deputy Registrar-General from the Registrar-General's Office has advised that for the termination of unit developments, they will not be issuing a notice that the land to which the survey plan relates is in order for dealings under the relevant acts. This means a copy of "LTO Concurrence" will not be required at lodgement.