

SURVEY AUDIT CHECKLIST (Surveys of Land cert. from 1 st March 2008)	Surveyor: Survey Reference: Property Address:	Audit Reference: Date Received: Date of Field Audit:	Audit Surveyor: Report Date:
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ITEM	CONTROL REFERENCE	REQUIREMENTS	COMPLIANCE			COMMENTS
			C	ME	NC	
1.	Coordination	<p><u>Survey coordination is to meet the specifications and requirements of the Survey Directions.</u></p> <p>Verify that:</p> <ul style="list-style-type: none"> survey coordinates are on MGA. the coordinate datum is clearly identified. coordinate origin is a mark from SURCOM or an existing registered survey, an LCC DSM, or an Auspos coordinate determination. at least 2 corners coordinated and coordinated corners no more than 1 km apart. coordinate accuracy requirements achieved and reasonable estimate of positional uncertainty recorded. coordinates are mathematically consistent with linear dimensions. permanent mark irregularities reported. 				
	2.1.2.1					
	2.1.2.2					
	2.1.2.3					
	3.1.1					
	3.3.2.1(c)					
	3.1.1					
	3.1.2.3					
	3.3.2.1(c)					
	3.1.2.2					
	2.1.9					

LEGEND: C = COMPLIES ME = MINOR ERROR OR OMISSION NA = NOT APPLICABLE NC = NOT COMPLYING

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2. Vectors	2.1.2.1 2.1.2.2 2.1.2.3 2.1.4.4 3.1.2.1 3.1.3	<p><u>All vectors recorded are to meet the specifications and requirements of the Survey Directions.</u></p> <p>Verify for those vectors sampled that:</p> <ul style="list-style-type: none"> • the bearing datum is MGA. • the bearing datum is clearly identified. • bearing origin is derived from marks from SURCOM or existing registered surveys, LCC DSMs, or from Auspos coordinate determinations. • all distances shown are horizontal, mid-terrain height equivalent. • all vectors are mathematically consistent. • grid bearing and distance accuracy requirements have been achieved. 				

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3. New Boundaries		<p><u>New boundaries shall be surveyed in accordance with the Surveyors Regulations 2003 and the Survey Directions.</u></p> <p>Verify for those new boundaries sampled that:</p> <ul style="list-style-type: none"> evidence of occupation adjacent to boundaries has been located and recorded. the Surveyor General's approval has been gained for corners and boundaries left unmarked. natural features surveyed to appropriate accuracy and unambiguously described. easements able to be related to any continuation. 				
	3.2.1.2					
	3.2.1.3					
	3.2.1.4					
	3.4.1.1					

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4. Evidence		<p><u>In conducting a survey of land a surveyor shall ensure that all remaining physical and documentary evidence relating to existing boundaries re-instated in the survey has been located, considered and documented in the survey notes.</u></p> <p>For those boundaries sampled, verify that this is the case for:</p> <ul style="list-style-type: none"> • natural boundaries. • all relevant monumentation. • occupation and abutments. • all relevant documentary evidence (Survey References). <p>Verify that:</p> <ul style="list-style-type: none"> • any uncertainty as to mark stability, relativity to original position and suitability for purpose has been recorded. • significant evidence searched for but not found has been recorded. • any doubt with a previous survey and all significant discrepancies in measurement have been reported in accordance with the Survey Directions. <p>all evidence of conflicting interests in land has been recorded.</p>				
	3.2.2.1					
	3.3.2.1(e)					
	3.2.2.2					
	3.2.2.5					
3.3.2.3						
3.3.2.1(f)						

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5. Re- Instatement		<p><u>Boundaries shall be re-instated on the basis of the 'best evidence that the nature of the case admits'.</u></p> <p>Verify for those boundaries sampled that:</p> <ul style="list-style-type: none"> boundaries appear to be correctly re-instated in accordance with 'satisfactory' evidence prioritised in accordance with the fundamental weighting assigned by the Courts, or if not, an explanatory report has been provided. re-instatement decisions have been adequately documented (comparisons, reporting, including adoption of occupation and accretion, erosion and ad medium filium). if erroneous boundary marks have been re-set, that the procedural requirements of the Survey Directions have been followed. reinstatement and reason for not marking disappearing boundaries has been fully documented. 				
	3.2.2.3					
	3.2.2.4					
	3.3.2.1(h)					
	3.2.2.6					
	3.2.2.8					

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6. Existing Survey Data	3.2.3.1(a) 3.2.3.1(b) 3.1 3.2.3.1(d) 3.2.3.3 3.2.3.1(c&e) 3.2.3.2 3.2.3.4(d) 3.2.3.4(e)	<p><u>Where a surveyor adopts previous survey measurements, the Survey Directions provide for specific requirements.</u></p> <p>Verify for adopted boundaries that:</p> <ul style="list-style-type: none"> the boundaries have been previously surveyed, marked and described in a registered survey. the boundary dimensions are adopted from the survey marking those boundaries and, subject to rotation to MGA bearing datum, those dimensions conform to the vector accuracy requirements of the Survey Directions. satisfactory connections have been made at each end of the adopted boundary and, where adjusted, comparisons between adopted and adjusted dimensions documented. the adopted boundaries are clearly identified in the survey notes and a report on their nature is provided. any adjustment made is systematic in nature and resulting boundary dimensions conform to the requirements of 3.2.3.2 (b) and (c). <p>Verify for survey data derived from non-registered surveys that:</p> <ul style="list-style-type: none"> where original survey marks exist, that such data conforms to the vector and coordinate accuracy requirements of the Survey Directions. the survey notes clearly identify the derived data, its origin and the nature of that survey. 				

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7. Documentation		<p>The survey notes shall adequately and accurately describe the survey in accordance with the <u>Survey Directions</u>.</p> <p>For the survey notes as sampled, verify that the following are adequately recorded:</p> <ul style="list-style-type: none"> the bearing and coordinate datum and its origin(s), and connection to and coordinates of any origin marks. scale and height factors. spatial relationship of all relevant marks in diagrammatic form. mark descriptions, including origin and numbering, with correct symbols used. dates of commencement and completion of the survey. survey method used. grid north shown all information required for the plan, with exceptions as noted. identification of compiled measurements where included in survey notes. description of party walls. <p>Verify that:</p> <ul style="list-style-type: none"> the survey notes have been certified in accordance with Schedule 3 of the Surveyors Regulations 2003. 				
	3.3.2.1(a)					
	3.3.2.1(b)					
	3.3.2.1(d)					
	3.3.2.2					
	3.3.2.1(e&l)					
	3.3.2.1(i)					
	3.3.2.1(j)					
	3.3.2.1(k)					
	3.3.2.1(m)					
3.3.3.2(b)						
3.5.2.8						
2.1.4.2(c)						

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8. Marking	3.5.1 3.5.2.1 3.5.2.4 3.5.2.5 3.5.2.2 3.5.2.3 3.4.1.2 3.5.4.1 3.5.4.2 3.5.4.3 3.5.4.4 3.5.6.1	<p><u>Survey marks placed and marking of boundaries shall comply with the Survey Directions.</u></p> <p>Verify for those boundaries sampled that:</p> <ul style="list-style-type: none"> • mark types are as prescribed. • surveyed boundaries are clearly discernible, marked in a permanent manner at appropriate intervals with less permanent marking where applicable. • a mark is placed at every corner. • a line mark is placed where an impediment exists at a corner. • easements marked as prescribed. <p>Verify that:</p> <ul style="list-style-type: none"> • the survey is connected to three reference marks. • where available, marks on permanent structures have been used as reference marks. • where practicable, reference marks placed are within 10 metres of the corner being referenced unless an SPM within a 100m is used. <p>Verify that: where unregistered boundary marks have been reported in the survey notes, those likely to mislead land owners have been reported to the Surveyor General.</p>				