

Property boundary survey plans held by Land Tasmania

(Current at May 2016)

Currently all public record cadastral survey plan information is sourced through the Land Titles Office. To some extent, for those land surveyors more recently registered, this hides the fact that there are effectively three public registers holding those survey plans and notes, with two being under the control of the Recorder of Titles and One under the Surveyor General. In summary, these are:

Central Plan Office – This register, controlled by the Surveyor General, holds predominantly Crown surveys, mostly undertaken for the purposes of Crown Lands Acts of various eras. Very few surveys are now registered in the CPO, although it continues to accumulate administrative plans and Crown lease plans.

Deeds Office – This register, originally controlled by the Registrar of Deeds and now controlled by the Recorder of Titles, holds surveys lodged until 1991 under the provisions of the *Registration of Deeds Act 1935*. After 1980 there was an expansion in the categories of dealings in General Law land that would result in conversion to registered land under the *Land Titles Act 1980*. Since amendments to the *Registration of Deeds Act 1935* in 1991 all new surveys of land held under General Law have been lodged with the Land Titles Office.

Land Titles Office – This register, controlled by the Recorder of Titles, holds surveys of land held as registered land under the *Land Titles Act 1980*. Almost all surveys of land are now lodged with the Land Titles Office.

As there have been a large number of plan series over the last 200 years, this document has been produced to aid in their identification. Understanding the origin of a plan and therefore its purpose and status may assist in assessing its relevance to a particular boundary reinstatement.

Because there are several plan series with numbering common to more than one registry, when drafting survey plans and survey notes it is important to uniquely reference plans from the Deeds Office as well as several series from the Central Plan Office, as follows:

- Central Plan Office LO
- Deeds Office DO
- Land Titles Office LTO

An Asterisk* has been set beside the examples of those plan series where this may be necessary.

Central Plan Office

There are a large number of series of plans in the Central Plan Office, mostly named according to their purpose. While there are additional administrative, historical and other minor series, the main series of interest to surveyors are listed here. Many of the designations are self-explanatory. The referencing of these surveys should follow the formats shown below.

Document type	Examples with suggested reference format
Central Plan Register	CPR1317
Survey Diagram Books	235/17, 310/34A *
Plans	P300, P1107 *
Land District (LD) Plans	LD608, LD711-1
Field Books	FB2103
County / Land District Books	27/7 BUC, 158/20A GLA *
County / Land District Plans	P27 BUC
Excess Area Road Books	17/30 EAR, 11/11A EAR
Railway Books	3/17 RLY, 20/11A RLY
Road Books	21R/37
Road Plans	P57 RDS WES
Roll Plans	RP15A, RP7B
School Site Books	7/6 SS, 10/19 SS
Town Books	A1/10, B11/21
Specific Town Books	4/2 LAUN, 3/6 HOB*
Town Plans	A/8, C/20
Specific Town Plans	P22 HOBART, P36 MOONAH*
Tracings	TRA 181

The plan series fall roughly into three time periods:

- Series dedicated to specific purposes (representing the last group above): from original Van Diemens Land grants in the early 1800s to the 1960s
- Survey Diagram Books, Plans and Land District (LD) Plans: 1960s to 1990s
- Central Plan Register: has held land management plans since 1944, but since 2000 has included all survey plans.

The abbreviations used for County / Land Districts in the CPO are as follows:

ARTHUR	ART
BUCKINGHAM	BUC
CORNWALL	COR
CUMBERLAND	CUM
DEVON	DEV
DOREST	DOR
FLINDERS	FLI
FRANKLIN	FRA
GLAMORGAN	GLA
KENT	KEN
KING ISLAND	KIN
LINCOLN	LIN
MONTGOMERY	MTG
MONMOUTH	MMO
MONTAGU	MTA
PEMBROKE	PEM
RUSSELL	RUS
SOMERSET	SOM
WELLINGTON	WEL
WESTMORLAND	WES

Deeds Office

There are a limited number of Deeds Office plan series. The Register suffix should generally be shown for all but SPD plans.

Document type	Examples with suggested reference format
Plans	P120 *
Sealed Plan Deeds	SPD369
Diagram Books	36/9, 110/23 *

The Plans fall into the period 1920s to 1960s and Diagram Books 1920s to 1980s. The Sealed Plan Deeds fall into the period 1960s to 1970s.

Land Titles Office

Because almost all surveys are now lodged with the Land Titles Office, there is no need to provide an LTO suffix. On the rare occasion that a survey is lodged with the CPO the LTO suffix should be used where this is required to uniquely identify the plan.

Document type	Examples with suggested reference format
Sealed Plan	SP 125687
Plan	P 125634 *
Diagram	D 5102 *
Strata Plan	STR 150239
Diagram book series	165/23D
New Series	25/36NS
County / Land District books	3/25 DEV *
Towns South	1/23 TS
Towns North	2/12 TN
Specific Town Books	2/6 LAUN, 3/11 HOB*
Flat Plans and Roll Plans	P 236*
Unregistered Plans	URP 21
Unregistered Diagrams	URD 311
SIO / Remarks surveys	SIO 150367, R 6357/1 or R167357

The plan series fall roughly into three time periods:

- Town and Land District book series: 1860s to 1920s
- New Series (to 1938) followed numerically by Diagram book series: 1920s to 1960s
- Flat Plans cover both these periods
- Sealed Plans, Plans, Diagrams and Strata Plans: 1960s to present

The LTO plan series have now been renumbered into a single numeric series, but maintaining the D, P, SP and STR prefixes to denote the type of plan. Referencing can be either to the old or new reference number. The 'Renumbered Plan' link between the two may be found on LIST – Properties and Titles.

Remark surveys were originally held with the underlying plan and referenced under that plan number. In 2007 the Survey Information Only system was instituted. Lodged surveys are given a unique number in the single numeric series. Remark surveys should be prefixed with an 'R' (refer OSG Circular 1/2007), other information lodged with 'SIO'.

The abbreviations used for County / Land Districts in the LTO are as follows:

ARTHUR	ART
BUCKINGHAM	BUCK
CORNWALL	CORN
CUMBERLAND	CUM
DEVON	DEV
DOREST	DOR
FLINDERS	FLI
FRANKLIN	FRA
GLAMORGAN	GLA
KENT	KENT
KING ISLAND	KIN
LINCOLN	LIN
MONTGOMERY	MTG
MONMOUTH	MON
MONTAGU	MTA
PEMBROKE	PEM
RUSSELL	RUS
SOMERSET	SOM
WELLINGTON	WEL
WESTMORLAND	WES

Mineral Lease Plans

In (about) the 1960s the Mines Department introduced requirements for the boundaries of mineral leases to be defined simply by AMG coordinates rather than ground survey. Although the definition of authorised survey under the Land Surveyors Act 1909 included surveys of mineral leases and the Land Surveyors (Survey Practice) By-laws continued provisions for the survey of mineral leases with requirements similar to that for surveys of land, these appear to have not been effective following this change.

There is an extensive series of mineral lease surveys prior to this period. These surveys were often connected to boundary marks from Crown land grant surveys or vice versa, making them useful as evidence for the reinstatement of boundaries. These mine lease surveys are to be found primarily in the west and north-east of the state, and may be obtained from Mineral Resources Tasmania, situated at Rosny Park. Use of the suffix 'Mines' differentiates them from Lands Office plans.