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| Survey documents required when lodging a plan of subdivision or consolidation |

Land Victoria’s non-survey guidelines will not apply to plans signed from 1 July 2016.

The practice of permitting some plans of subdivision and consolidation to be submitted without survey (i.e. not supported by an abstract of field records) has been updated following consultation with the surveying profession. The licensed surveyors consulted overwhelmingly concur that plans lodged at Land Victoria accompanied by complete and thorough survey documentation enhance the cadastre’s integrity and provide greater assurance that the Registrar issues ‘good title’.

It is important to note that Regulation 18 of the Subdivision (Registrar’s Requirements) Regulations 2011 requires licensed surveyors to provide a surveyor’s report and abstract of field records when a plan is lodged. There is no legislative authority that permits the lodgement and registration of plans without a current survey.

As a result of this decision, from 1 July 2016 all plans signed by a licensed surveyor must be supported by an abstract of field records unless one of the exemptions below applies.

Exemptions to providing an abstract of field records

Plans that satisfy the exemptions detailed below must still be lodged with an extensive surveyor's report prepared in accordance with the [*Surveyor-General of Victoria Practice Directives*.](http://www.dtpli.vic.gov.au/property-and-land-titles/surveying/government-surveying-services/surveyor-general-of-victoria-practice-directives)

* Plans based on a recent survey of the property by the same surveyor or surveying firm (i.e. a survey contained in a prior plan or application).
* Plans of subdivision that do not create any new boundaries.
* Plans prepared under section 32 of the *Subdivision Act 1988* re-subdividing multi-storey buildings that only create new boundaries fully contained within the existing building.
* Plans of consolidation prepared from titles that have a clear common mathematical origin and there is no change to title dimensions. In this case, the licensed surveyor will still need to provide justification within the surveyor’s report of how the titles fit together.

Please note: Land Victoria may request survey at any time.

Partial surveys

Partial surveys that typically create one or more small lots from a significantly larger allotment (applicable primarily to rural properties) will be accepted provided that:

* the lot(s) subject to the partial survey are fully surveyed and
* only one balance lot remains, which is not subject to full survey.

All new boundaries of the lot(s) subject to the partial survey must be shown on the abstract of field records, together with sufficient information to adequately re-establish the title boundaries in which the new boundaries intersect.

Contact us

For [location and contact details](http://www.dtpli.vic.gov.au/property-and-land-titles/contact-us), refer to [www.delwp.vic.gov.au/property](http://www.dtpli.vic.gov.au/property)>Contact us.

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