

## The Survey Audit Program

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### ABSTRACT

*Land and Property Information (LPI) is responsible for administering a range of legislation, which provides the framework for land titling and conveyancing, surveying, valuation and related matters that underpin the economy of New South Wales. In supporting the statutory functions of the Registrar General, Surveyor General and the Valuer General, LPI protects the integrity of the Torrens Register and maintains and promotes standards that ensure secure, consistent, high-quality spatial and valuation information is provided to the community. LPI's core services, provided on behalf of the Registrar General, include examination and registration of survey plans and property dealings, issuing of certificates of title and conversion of Old System land to Torrens title. Each plan lodged for registration at LPI undergoes a desktop examination by plan examiners of the Titling and Registry Services (T&RS) unit to ensure that the plan complies with all relevant acts and regulations. The plan may also be subjected to a field audit, undertaken by surveyors or other officers of LPI's Cadastral Integrity Unit (CIU), to further assess its regulatory compliance. A plan may be audited either before or after its registration, with the majority of audits to be performed on unregistered plans.*

*The objectives of the audit program are:*

- *To establish procedures for conducting audit surveys so as to assess and measure in the field a plan's or registered surveyor's compliance with the requirements of the Surveying and Spatial Information Act and Regulation, Conveyancing Act and Regulation, Registrar General's Directions, Surveyor General's Directions and all other relevant legislation including that pertaining to Community and Strata schemes.*
- *To improve the quality and consistency of Deposited Plans lodged for registration.*
- *To put in place a process for the education of surveyors.*
- *To establish a mechanism for referring cases of complaint and sustained non-compliance to the Board of Surveying and Spatial Information (BOSSI).*

*This presentation provides background on survey audits and outlines the procedures followed by LPI during such audits. More information can be found in the Cadastral Integrity Unit Audit Survey Procedures, which are available for download from the LPI website at [http://www.lpi.nsw.gov.au/\\_data/assets/pdf\\_file/0003/174585/CIU\\_Audit\\_Surveys\\_Procedures.pdf](http://www.lpi.nsw.gov.au/_data/assets/pdf_file/0003/174585/CIU_Audit_Surveys_Procedures.pdf).*

**KEYWORDS:** *Cadastral surveying, survey audit, legislation.*