

## WHO CAN UNDERTAKE A TITLE SURVEY?

Only a LICENSED SURVEYOR can legally determine and mark the position of title (property) boundaries. Any title survey work not completed by, or under the guidance of a licensed surveyor, has no legal standing and leaves the landowner vulnerable.


## HOW TO IDENTIFY A LICENSED SURVEYOR?



All plans of title surveys which show the position of property boundaries in relation to surrounding features must include a certification by a licensed surveyor. An example of such a certification is as follows

I, Jessica Turner of 2 King Street, Melbourne certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the **Surveying Act 2004** and completed on 5 March 2022 that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the *Surveying (Cadastral Surveys) Regulations 2015*.

Date: 7 March 2022



Licensed Surveyor  
Surveying Act 2004

You can access the list of Registered Licensed Surveyors in Victoria at the Surveyors Registration Board of Victoria (SRBV) website:

[www.surveyorsboard.vic.gov.au/content/77/Check-Surveyor-Registered.aspx](http://www.surveyorsboard.vic.gov.au/content/77/Check-Surveyor-Registered.aspx)

## WHEN ARE TITLE SURVEYS PERFORMED?

Title surveys are generally performed to:

- subdivide land into smaller parcels for new developments and on selling
- determine boundary locations for new fencing and structures
- define the full extent of the land for a sale or development
- form part of planning or building permit applications

## ELEMENTS OF A TITLE SURVEY

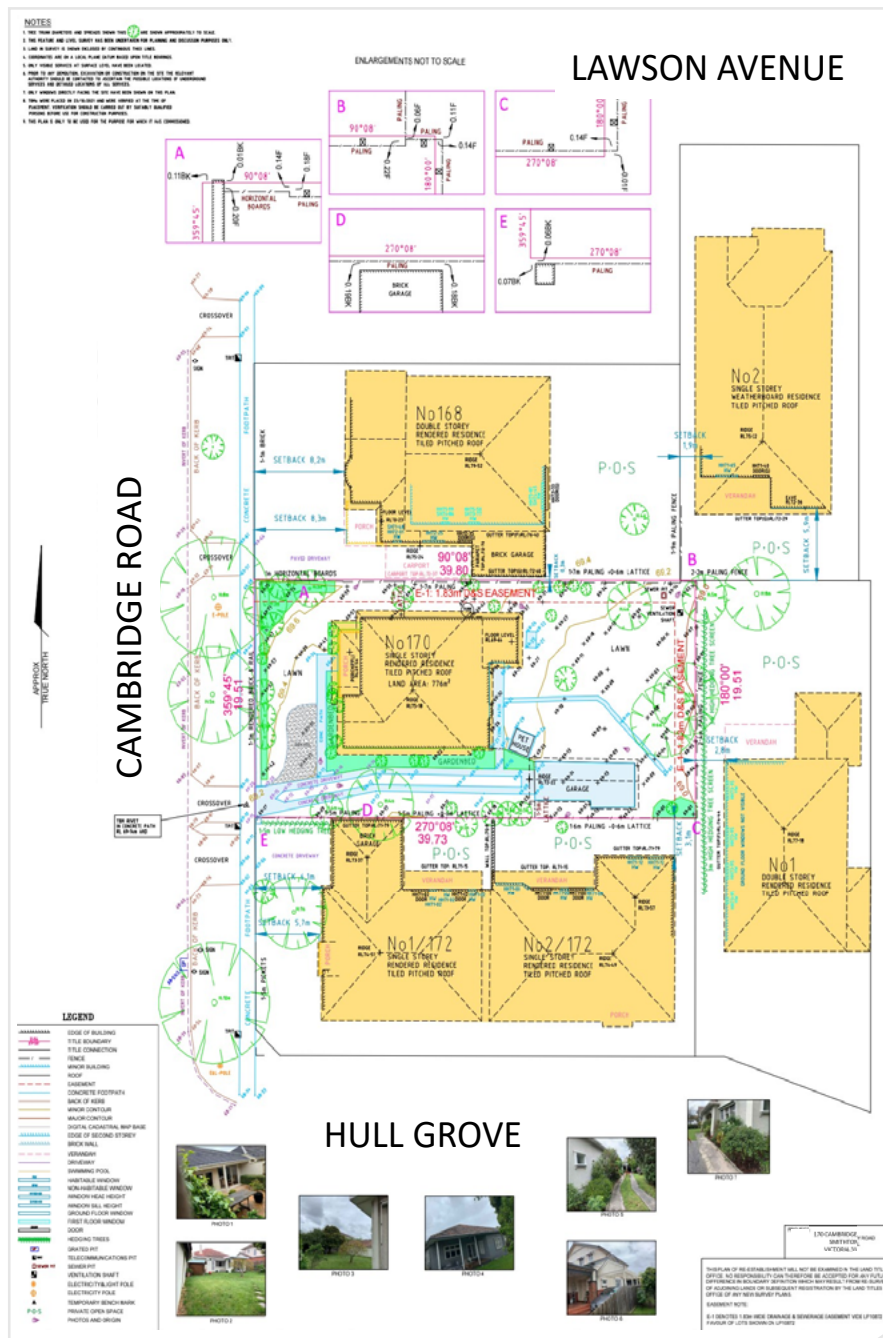
A plan that shows any of the following items makes it the product of a title (cadastral) survey and means it must include a licensed surveyor certification.

- Title boundary lines
- Bearings and distances
- Lot area
- Easements
- Distances from boundaries to fences and buildings and other features
- Boundary marks found or placed

Advice about your boundaries, easements and other rights and restrictions on title should also be provided by a licensed surveyor when a title survey is undertaken.

Contact the SRBV at:  
[info@surveyorsboard.vic.gov.au](mailto:info@surveyorsboard.vic.gov.au)

An example of a plan containing title information that does not include a certification by a licensed surveyor and is therefore non-compliant.



## NON-LICENSED SURVEYORS

- It is an offence for a non-licensed surveyor to perform a title survey or produce a plan of title survey similar to that shown.
- Non-licensed surveyors (unregistered persons) can be prosecuted under the *Surveying Act 2004*.
- Engaging a non-licensed person to carry out a title survey can have serious consequences such as buildings and fences built over boundaries, errors and delays with subdivisions and incorrect advice that could be very costly to resolve.
- Seeking cost recovery from a non-licensed surveyor may be difficult.
- Be aware that non-licensed persons have been known to advertise title (cadastral) survey services on their business websites and online platforms. If in doubt seek evidence that they have an employee suitably qualified to perform the survey.

## WHAT TO DO IF YOU THINK A SURVEYOR IS NOT LICENSED

Ask the company or surveyor if they are licensed to carry out title surveys and if they have Professional Indemnity Insurance.

Check the Surveyors Registration Board of Victoria (SRBV) website:

[www.surveyorsboard.vic.gov.au/content/77/Check-Surveyor-Registered.aspx](http://www.surveyorsboard.vic.gov.au/content/77/Check-Surveyor-Registered.aspx)



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