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WEDNESDAY, AUGUST 22.

[1951

REGULATIONS UNDER THE LAND ACT 1928.

At the Executive Council Chamber, Melbourne, the fourteenth day of August, 1951.

PRESENT :

His Excellency the Governor of Victoria.

Mr. Brose. | Mr. White.

HIS Excellency the Governor of the State of Victoria, by and with the advice of the Executive Council thereof, and in pursuance of the provisions of the *Land Act 1928* and all other powers him thereunto enabling, doth hereby rescind Chapter IV.—Survey—of the Regulations under the *Land Act 1928* made on the nineteenth day of October, 1948, and published in the *Victoria Government Gazette* of the 27th day of October, 1948, at pages 6352 to 6355, and in lieu thereof substitute the following, that is to say :—

CHAPTER IV.—SURVEY.

1. Every survey shall be made in accordance with the Regulations for the making of Title Surveys made under the provisions of the *Land Surveyors Acts* and to a standard of accuracy not less than D.3 as prescribed by Regulations under the *Survey Co-ordination Act 1940*.

2. In the subdivision of Crown lands, the following requirements shall be observed :—

- (a) The form which an allotment shall be given, whilst largely depending upon the physical features of the land under consideration, should be such as will enable it to be satisfactorily enclosed and economically and efficiently utilized.
- (b) No allotment shall be surveyed in a position or in a form which would in any eventuality deprive any Crown lands of access or water or interfere with the profitable occupation of same.
- (c) When it is necessary, in the interests of the public, to withhold from alienation any water frontage not reserved under the provisions of the *Land Acts*, the width of such frontage shall, wherever possible, be at least 100 links, or if required for road purposes, at least 150 links, and in the latter case shall be shown on the plan as "Road and Reserve".
- (d) All allotment boundaries, including abutments to water frontages, shall be defined by metes and bounds and, wherever possible, marked on the ground.

- (e) Every allotment shall have a road abuttal or other provision for access unless such provision should be waived by the Surveyor-General as in the case of additional land being granted to the registered proprietor of adjoining land.
- (f) (i) When selecting roads the surveyor shall consult the Council of the municipal district concerned and endeavour to secure the co-operation of the municipal engineer. Should he be unable to obtain such co-operation he shall proceed to select the best routes according to his own judgment, but failure to secure the co-operation of the municipal authorities shall not relieve him of his responsibility for making provision for all necessary roads.
- Until such provision has been made care should be taken to avoid blocking existing tracks leading into the back country. Should any such track be included in an allotment, the surveyor should state whether it is required to be preserved pending the construction of a road in lieu thereof.
- (ii) In the case of a difference of opinion with the municipal engineer as to the best route, or of any doubt in his own mind, the surveyor shall refer to the District Surveyor and be guided by his directions.
- (g) The surveyor shall report to the Surveyor-General any natural features, such as water-falls, mountain gorges, conspicuous rock out-crops, or any place of attraction, interest, or scenic beauty observed by him, so that steps may be taken with a view to their preservation in the public interest.

3. No survey shall be held to be a survey under the direction of the Board of Land and Works within the meaning of section 169 of the *Land Act* 1928 unless the Surveyor-General shall be satisfied of its accuracy, and no Crown grant for any allotment shall be issued by the Department of Crown Lands and Survey unless the Surveyor-General shall be satisfied that the boundaries thereof have been defined on the ground in accordance with these Regulations.

4. Whenever it may be found necessary to adjust a boundary, an area, or description of land for which a Crown lease or Crown grant has been issued, the Surveyor-General shall certify as to the correctness of any such adjustment, and for such certification there shall be charged such fee, if any, as he may direct.

5. A demand for payment of the fee chargeable under Part 1 of the Schedule of Fees herein prescribed for survey shall issue to every person whose application for land under the Land Acts has been approved, even if such land has been previously surveyed and may or may not require resurvey.

Should payment not be made within 28 days of date of issue of such demand, the application may be deemed to have been abandoned.

6. Survey fees up to an amount of £25 shall be paid in full on demand.

Subject to the approval of the Secretary for Lands, payment of survey fees in excess of £25 may be made as follows:—

- (a) Amounts up to £50—a deposit of £25.
 (b) Amounts over £50—a deposit of 50 per cent. at least thereof.
 (c) The balance of the fee shall be paid in equal half-yearly instalments with the first twelve rents under the lease.

Such instalments shall be added to and form part of the rent or instalments of any land under lease and shall be recoverable accordingly.

7. All moneys paid towards the cost of survey shall be credited to Revenue No. 7 Fees Lands.

8. The Surveyor-General shall, upon payment of survey fee or prior to such payment, issue instructions for survey. The instructions shall include any survey information obtainable from office records considered likely to assist the surveyor in making the survey.

9. The surveyor upon receipt of instructions shall proceed with the least possible delay to effect the survey, and shall at the beginning of each month submit a progress report on surveys in hand. The fees payable shall be at the rates prescribed in Part 2 of the Schedule of Fees. Claims for payment shall be checked by an Examining Draughtsman and countersigned by a District Surveyor and the Surveyor-General.

10. District Surveyors shall take all reasonable steps to ensure that surveys have been made in compliance with these Regulations. Should any survey, upon submission to the Department, be found erroneous or deficient, the surveyor responsible shall be required to rectify same at his own cost.

SCHEDULE OF FEES.

11. (1) The fees to be charged to applicants or paid to surveyors for surveys made for the Department of Lands and Survey shall be as prescribed hereunder in Parts 1 and 2 respectively.

The survey fee will vary according to the nature of the terrain, vegetation, &c., encountered; from first scale, the lowest, to fourth scale, the highest, and will be determined generally in accordance with the table as follows:—

	First Scale.	Second Scale.	Thrd Scale.	Fourth Scale.
Slopes	Up to 5 deg.	Up to 15 deg.	Up to 20 deg.	Over 20 deg.
Scrub	Open or none	Sparse ..	Dense ..	Boxthorn, blackberry, &c.
Timber	Open or none	Medium ..	Thick ..	Medium or thick with dense undergrowth
Fencing, walls, swamps, hedges, or other obstacles	Scale to be determined commensurate with the difficulties involved			

PART 1.

11. (2) Fees to be Charged to Applicants.

For survey of an area intermediate between any two tabulated the fee shall be that prescribed for the larger area.

Area.	Scales.			
	First.	Second.	Thrd.	Fourth.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1/4 acre ..	5 0 0	5 5 0	5 10 0	6 0 0
1/2 " ..	5 0 0	5 10 0	6 0 0	6 10 0
1 " ..	5 5 0	5 15 0	6 12 6	7 10 0
2 acres ..	5 7 6	5 17 6	7 17 6	8 0 0
3 " ..	5 12 6	6 2 6	7 7 6	8 10 0
5 " ..	5 15 0	6 5 0	7 12 6	8 17 6
10 " ..	5 17 6	6 10 0	8 0 0	9 12 6
20 " ..	6 15 0	8 2 6	10 2 6	12 5 0
30 " ..	7 7 6	8 17 6	11 5 0	13 12 6
50 " ..	8 10 0	10 5 0	13 2 6	16 2 6
75 " ..	10 10 0	12 17 6	17 2 6	21 7 6
100 " ..	12 10 0	15 10 0	21 0 0	26 12 6
125 " ..	13 2 6	16 7 6	22 7 6	28 7 6
150 " ..	13 15 0	17 5 0	23 15 0	30 2 6
175 " ..	14 10 0	18 2 6	25 0 0	31 17 6
200 " ..	15 15 0	19 17 6	26 12 6	33 7 6
240 " ..	16 10 0	21 0 0	28 15 0	36 10 0
280 " ..	17 5 0	22 2 6	30 17 6	39 15 0
320 " ..	18 12 6	24 0 0	33 17 6	43 15 0
400 " ..	20 10 0	26 12 6	37 12 6	48 12 6
480 " ..	22 10 0	28 17 6	40 12 6	52 10 0
640 " ..	25 2 6	32 15 0	46 10 0	60 7 6
800 " ..	27 17 6	36 5 0	51 10 0	66 17 6
1,000 " ..	30 12 6	40 10 0	57 10 0	74 7 6
1,280 " ..	33 5 0	43 15 0	61 5 0	78 15 0
1,600 " ..	36 18 0	47 5 0	66 10 0	85 15 0
1,920 " ..	39 2 6	52 10 0	73 10 0	94 10 0
2,500 " ..	46 7 6	60 7 6	82 12 6	105 0 0
3,000 " ..	50 15 0	66 10 0	89 5 0	112 0 0
3,500 " ..	55 2 6	71 15 0	95 7 6	119 0 0
4,000 " ..	59 10 0	78 15 0	102 7 6	126 0 0

PART 2.

11. (3) Fees as prescribed hereunder shall be paid for surveys made for and accepted by the Department of Lands and Survey, and shall include the supply of plan of survey, copy of field notes and computations.

Survey.	Item.	Scales.				
		First.	Second.	Thrd.	Fourth.	
(a)	(i) Boundary lines of an allotment or the external boundary lines of a subdivision	per allotment	£ s. d. 8 8 0	£ s. d. 11 4 0	£ s. d. 14 0 0	£ s. d. 16 16 0

(ii) When the total length of any such boundary lines exceeds 64 chains payment shall be made at the rates prescribed in paragraph (c) (i)

SCHEDULE OF FEES—continued.

Survey.	Item.	Scales.			
		First.	Second.	Third.	Fourth.
(b) Internal boundary lines of a subdivision of which the average area of the lots:—		£ s. d.	£ s. d.	£ s. d.	£ s. d.
(i) does not exceed ¼ acre	per mark	1 0 0	1 6 9	1 13 3	.. .. .
(ii) exceeds ¼ but not ½ acre .. .. .	..	1 2 6	1 10 0	1 17 6	.. .. .
(iii) exceeds ½ but not 1 acre .. .. .	..	1 7 6	1 16 9	2 5 9	.. .. .
(iv) exceeds 1 but not 2 acres .. .. .	..	1 17 6	2 10 0	3 2 6	.. .. .
(v) exceeds 2 but not 3 acres .. .. .	..	2 10 0	3 6 9	4 3 3	.. .. .
(vi) exceeds 3 but not 5 acres .. .. .	..	3 0 0	4 0 0	5 0 0	.. .. .
"Mark" means peg and trench or other accepted mark defining an internal boundary line on the ground.					
(c) (i) Lines run, chained, pegged and trenched (boundaries)	per mile	10 10 0	14 14 0	17 10 0	21 0 0
(ii) Lines run and chained (not pegged) .. .. .	..	6 0 0	8 0 0	10 0 0	12 0 0
(iii) Lines chained only .. .. .	..	3 0 0	4 0 0	5 0 0	6 0 0
(iv) Offsets from traverse to irregular boundary as rivers, &c. (when chained) .. .. .	..	3 0 0	4 0 0	5 0 0	6 0 0
(v) Curved boundary lines defined in accordance with the regulations	per mark	0 15 0	1 0 0	1 5 0	1 10 0
(d) Road, drain or channel reserves (parallel sides):—					
(i) Up to 1 chain wide	per mile	13 13 0	18 4 0	22 15 0	27 6 0
(ii) Over 1 chain and up to 2 chains wide .. .. .	..	15 15 0	21 0 0	26 5 0	31 10 0
(iii) Over 2 chains and up to 3 chains wide .. .. .	..	17 17 0	23 16 0	29 15 0	35 14 0
(iv) Over 3 chains and up to 5 chains wide .. .. .	..	21 0 0	28 0 0	35 0 0	42 0 0
(v) When laid off from a boundary of an allotment .. .. .	..	One fourth above road rates			
(vi) When intersecting allotment under survey .. .. .	..	Full road rates			
(vii) When of irregular width necessitating running both sides .. .. .	..	Rates as per paragraph (c) (i)			
(viii) Grading and pegging centre line, 20 pegs to the mile. Field notes to be supplied .. .. .	..	..	9 9 0	12 12 0	15 15 0
(e) Levelling of pegged lines for longitudinal sections and/or cross section—					£ s. d.
(i) Not more than 52 levels per mile	per mile	..	..	..	7 10 0
(ii) Each level in excess of 52 per mile inclusive of cross sections	per level	..	..	..	0 1 0
(iii) Spot levels, stadia levels, &c.	per level	..	..	..	0 2 6
(f) (i) Supply and placing of standard permanent mark, including sketch plan	each	..	..	..	2 10 0
(ii) Supply of permanent mark cover	each	..	..	..	1 0 0
(iii) Reference marks placed as prescribed in the Regulations for the making of Title surveys	each	..	..	..	0 6 0
N.B.—In any single survey of broad acres, not more than four marks, including permanent marks, if any, will be paid for.					
(g) Angles actually read, excluding angles tying in to permanent marks or reference marks	per angle	..	..	..	0 5 0
(h) Splayed corner	each	..	..	..	0 5 0
(i) Observation for meridian. Calculations to be supplied	each	..	..	..	5 5 0
11. (4)—					
(a) (i) Surveyor, supplying own equipment, employed by the day in either field or office	per day	..	..	..	10 10 0
(ii) Surveyor's assistant or chainman	per day	..	..	..	2 2 0

SCHEDULE OF FEES—*continued.*

- | | |
|---|---|
| (b) Allowance for use of surveyor's own car— | £ s. d. |
| (i) Travelling from his headquarters (headquarters for the purpose of this paragraph shall be subject to the approval of the Surveyor-General) to survey and return | per mile 0 1 3 |
| (ii) If repeated trips to same survey are necessary | Such mileage as may be approved by the Surveyor-General |
11. (5) Notwithstanding any of the provisions of these Regulations, the Surveyor-General may, in any special case arising which is either not provided for therein or which would be unusually expensive to survey, authorize such charge or the payment of such fee as in his opinion the circumstances justify.

And the Honorable Sir Albert Eli Lind, His Majesty's Commissioner of Crown-Lands and Survey for the State of Victoria, shall give the necessary directions herein accordingly.

A. MAHLSTEDT,
Clerk of the Executive Council.

1. Introduction

The purpose of this document is to provide a comprehensive overview of the project's objectives and scope. It details the key components and the expected outcomes of the initiative.

The project is designed to address the current challenges in the industry and to implement a solution that meets the needs of our stakeholders. The following sections outline the methodology and the timeline for the project.

2. Methodology

The project will be executed using a structured approach that includes the following phases:

- Phase 1: Planning and Design
- Phase 2: Development and Testing
- Phase 3: Deployment and Monitoring

3. Timeline

The project is scheduled to begin in the first quarter of the next year and is expected to be completed by the end of the third quarter. A detailed Gantt chart is attached to this document.

4. Conclusion

In conclusion, this project represents a significant opportunity for our organization to improve its operational efficiency and to provide a better service to our customers. We are confident that the project will be a success.

5. Appendix

The following documents are included as part of the project's deliverables:

- Project Charter
- Requirements Document
- Design Specifications

6. Contact Information

For more information, please contact the project manager at [email address].

7. References

The following references were used in the preparation of this document:

- Project Management Institute. (2013). *Project Management Body of Knowledge (PMBOK® Guide)*. 5th Edition.

8. Glossary

Key terms used in this document are defined as follows:

- Stakeholder: Any individual or organization that has an interest in the project's success.
- Deliverable: A tangible or intangible output that is produced as a result of project activities.

9. Acknowledgments

We would like to thank the following individuals and organizations for their support and contribution to the project:

- [Name]
- [Name]