



Principles of Re-establishment Guidance Note 1

Key Principles of Re-establishment

A title re-establishment is broadly the process of re-establishing an original survey with a field survey, taking into account artificial features such as survey pegs and other survey marks, fences and building corners, which may still be in existence or traced through more recent surveys.

Ten Key Principles

Ten key principles will help ensure the accuracy of title re-establishment.

1. Work from a current copy of title

Confirm the:

- description of the land
- encumbrances and abutments
- boundary dimensions
- title connection.

2. Be aware of how the subject land was created

Was the subject land created using a survey, or has it no survey origin?

3. Obtain all the relevant survey information

Identify the relevant survey information from the following base records:

- Land and Survey Spatial Information (LASSI)
- Central Plan Office (CPO) parish and township plans
- Land Victoria ('Titles Office') charts and lithographs

And finally, remember that more searching is better than less.

4. Review the survey information before going into the field

Read the surveyor's and examining draftsman's reports and make an assessment of the accuracy and integrity of each survey before using it.

5. Adopt a suitable datum

Datum should be 'A'-'B'-'C'. 'A'-'B' is not a datum, it's an accident waiting to happen.

6. Consider the effect of adjoining surveys on the boundaries adopted

Refer to the requirements of Regulation 10, Surveying (Cadastral Surveys) Regulations 2005.

7. Review the re-establishment's fit with long-standing occupation

Use it to confirm the result.

8. Be aware of the different principles when re-establishing Crown as opposed to other cadastral boundaries

When re-establishing Crown boundaries, consider Part VII – Survey Boundaries, *Property Law Act 1958*.

Re-establish Crown boundaries based on the following, in order of priority:

1. original Crown boundary marks
2. monuments
3. occupation
4. dimensions.

Re-establishment of other cadastral boundaries is usually based on dimensions.

9. Be thorough in your field work

In your field work:

- survey the whole LP (Lodged Plan) section if you are first into a block
- connect to all adjoining surveys
- run the alignment all the way through to the next intersection.

10. Check all aspects of your work

In particular, check:

- measurements to datum points
- all other measurements, where possible, including closing traverses
- computations
- final documentation.