

Automatic Mutual Recognition

Working in NSW as a Registered Land Surveyor



Contents

Overview	1
BOSSI – Board of Surveying & Spatial Information	2
NSW LRS – NSW Land Registry Services	2
Plans & Plan Presentation	3
Surveying & Spatial Information Act, Regulation & Surveyor-General's Directions	3
Digital Survey Plans	4
Audit Surveys carried out by the Cadastral Integrity Unit (ORG)	4
Portals for Searching Surveying and Spatial Information	5
Continuing Professional Development	5
Organisation, Information & Legislation Links	7

Overview

Under AMR, NSW Registered Land Surveyors are able to work in other jurisdictions (except QLD) under this scheme & vice versa.

Registered Land Surveyors who wish to work in NSW are required to complete an online notification process to become eligible under AMR. <https://www.nsw.gov.au/nsw-government/projects-and-initiatives/automatic-mutual-recognition>

Once a Registered Land Surveyor has completed the online process and is deemed eligible, they may begin working in NSW. The Board of Surveying and Spatial Information (BOSSI) has 10 working days to verify the details of the applicant to complete the AMR process.

If a surveyor applying for AMR in NSW is under investigation or has a condition on their licence in their home state, they are not eligible to practice under AMR and will need to apply for Mutual Recognition (MR).

A Registered Land Surveyor from another state working in NSW under AMR will be required to comply with NSW's Continuing Professional Development obligations as set out under the BOSSI CPD Determination.

BOSSI – Board Of Surveying & Spatial Information

The principal functions of BOSSI include:

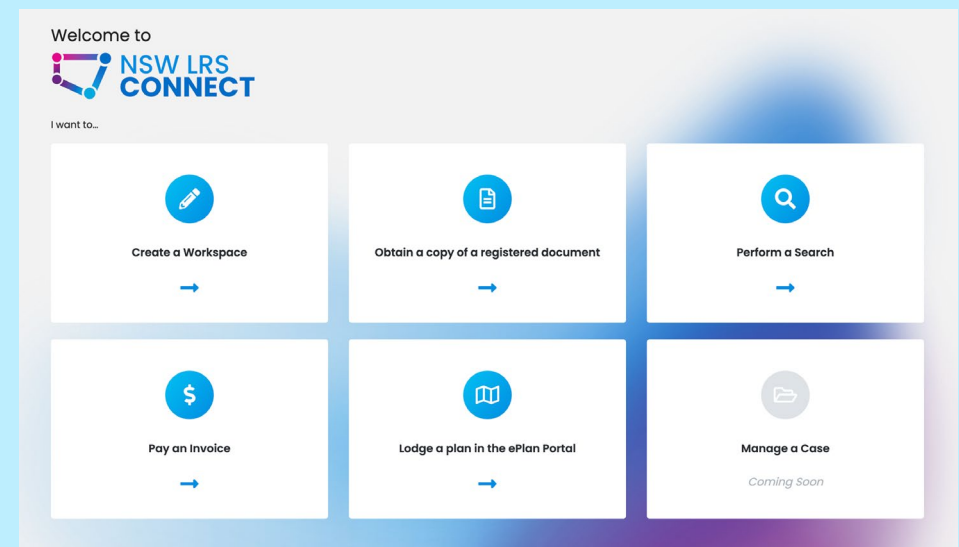
- ✓ Registration of Land and Mining Surveyors and ongoing administration of the register
- ✓ Investigation of complaints against land and mining surveyors and implementing disciplinary action which may arise as a result of investigations
- ✓ Provision of advice to the Minister for Customer Service and Digital Government on the practice of surveying, spatial information and all other matters in connection with the administration of the *Surveying and Spatial Information Act 2002*
- ✓ For more information visit the BOSSI webpage: bossi.nsw.gov.au

NSW LRS – NSW Land Registry Services

In NSW, titling and plans relating to Title are administered by NSW LRS.

Plans must be prepared, lodged and registered with NSW LRS when:

- New land parcels are created
- An existing parcel of land (or part of a parcel) is to be used for a specific purpose (easement or lease)



The main plan types include: Deposited Plans; most commonly depicting a subdivision of land, Strata Plan; depicting the subdivision of land to allow multiple occupancy and separate ownership of individual units, and Community Title depicting the development of planned communities.

To prepare, lodge and register a plan, a registered surveyor must set up an account with LRS Connect at: connect.nswlrs.com.au/home

Plans & Plan Presentation

The Registrar General's Guidelines (RG's Guidelines) sets out the requirements for lodging plans and other dealings with NSW LRS. They are designed to assist with preparing plans and dealings for lodgment to reduce delays in the examination and lodging process. For further information on plans lodged for registration at NSW LRS:

Lodgment Rules

registrargeneral.nsw.gov.au/__data/assets/pdf_file/0015/330054/Lodgment-Rules-Section-12F-Real-Property-Act-1900-Version-1.0.pdf

Registrar General's Guidelines

rg-guidelines.nswlrs.com.au

Lodging plans with NSW LRS

nswlrs.com.au/Titles-Dealings/Dealings/Lodging-With-NSWLRS/Plans

Surveyor-General's Deposited Plan Checklist

spatial.nsw.gov.au/__data/assets/pdf_file/0020/219512/SG_Deposited_Plan_Checklist.pdf

Survey Certificate (Schedule 6 Forms – Form 1 & Form 2)

Surveying and Spatial Information Regulation 2017

All survey plans lodged with NSW-LRS for registration require a survey certificate that includes the name, survey identification number and signature of the registered surveyor as set out in Clause 72 of the Surveying and Spatial Information Regulation 2017. A licenced surveyor working in NSW under AMR is deemed to be registered in NSW, therefore when furnishing a survey certificate they are to include their name, home state survey identification number, date and signature. No edit or amendment to the survey certificate is permitted.

Surveying & Spatial Information Act, Regulation & Surveyor-General's Directions

Surveying & Spatial Information Act (2002)

The Surveying & Spatial Information Act makes provision with respect to the functions of the Surveyor-General, the registration of surveyors, the control of surveys and the constitution and functions of the Board of Surveyors and Spatial Information.

Surveying and Spatial information Act 2002

Surveying & Spatial Information Regulation (2017)

The Surveying & Spatial Information Regulation sets technical and administrative standards for land and mining surveys in NSW. It ensures:

- Competent surveyors provide the public with professional survey services; and
- Maintenance and on-going development of the State control survey and State cadastre, which provide a reliable and accurate spatial referencing system underpinning titling, surveying, spatial information and mapping systems in NSW.

Surveying and Spatial information Regulation 2017

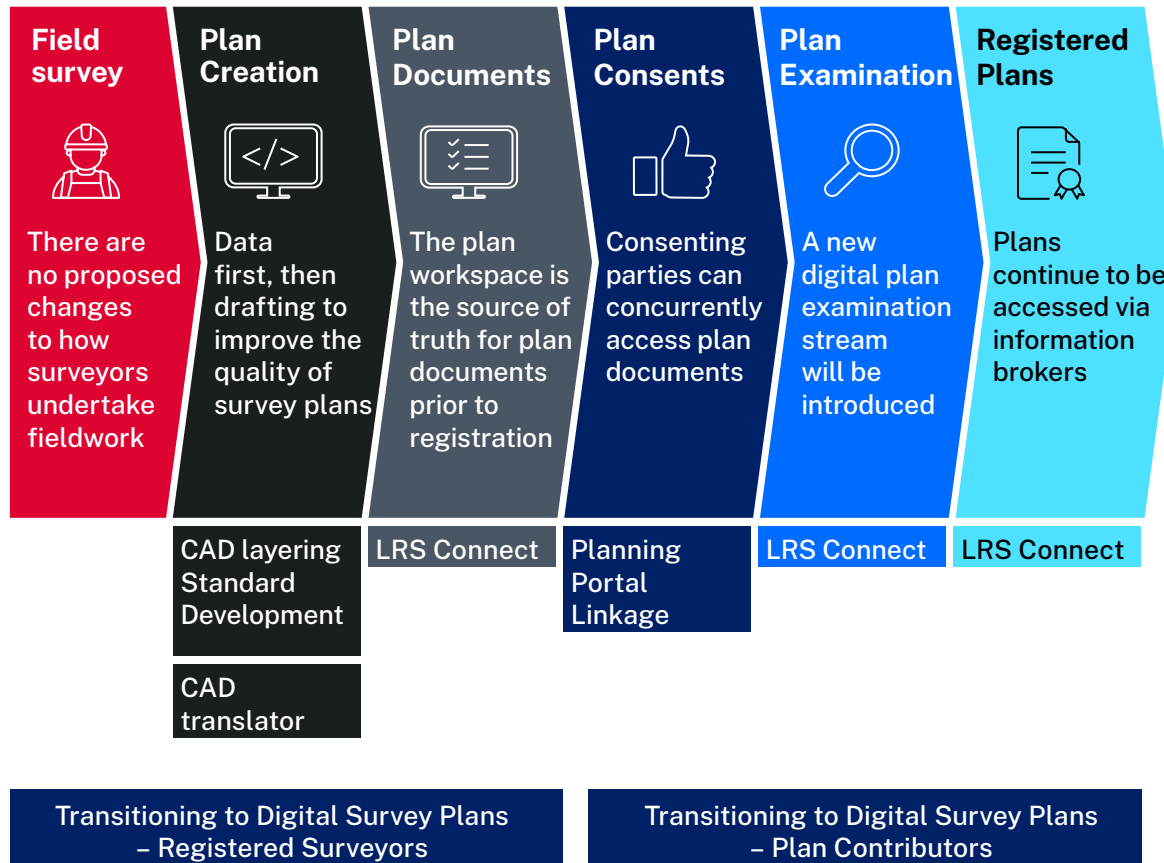
Surveyor-General's Directions

The Surveyor-General's Directions sit under the Regulation and provide information about survey practice in New South Wales

spatial.nsw.gov.au/surveying/surveyor_generals_directions

Digital Survey Plans

NSW is transitioning from paper to digital Plans. This will be done over three stages leading to digital plans being included as part of plan lodgments and eventually digital data being considered the legal point of truth.



Audit Surveys carried out by the Cadastral Integrity Unit (ORG)

Each plan lodged for registration at NSW LRS undergoes a desktop examination by plan examiners of NSW LRS to ensure the plan complies with all relevant Acts and Regulations. After the plan is registered the plan may be subject to a field audit, undertaken by Office of the Registrar General (ORG) surveyors to assess its regulatory compliance.

Audit Survey Procedures:

registrargeneral.nsw.gov.au/_data/assets/pdf_file/0014/320414/Audit-Survey-Procedures.pdf

Portals for Searching Surveying and Spatial Information

Survey Control Information Management System – SCIMS

SCIMS is a free online database that contains the coordinates, heights and related attributes for Permanent Survey Marks (PSMs) constituting the State Control Survey established under the direction of the Surveyor-General of NSW. First time users to SCIMS will have to register when logging in for the first time.

six.nsw.gov.au/register

Cadastral Records – CRE

CRE shows cadastral information for a property, including surrounding lot and plan numbers, street names, and local government authority boundaries.

online.nswlrs.com.au/wps/portal/six/find-records

Spatial Collaboration Portal - SCP

The SCP is a platform for NSW spatial datasets, asset management and visualisation services, and enables the search and discovery of datasets. First time users to SCP will have to register when logging on for the first time.

portal.spatial.nsw.gov.au/portal/apps/sites/#/homepage

Continuing Professional Development (CPD)

A Registered Surveyor from another state working in NSW under AMR will be required to comply with NSW's Continuing Professional Development obligations as set out under the BOSSI CPD Determination:

BOSSI CPD Determination – Continuing Professional Development E.13:

bossi.nsw.gov.au/publications/determinations_policies

The Board's requirements for compliance with the Continuing Professional Development Determination are:

1. a minimum of 15 points per annum without provision for carry-over of surplus points into the following year
2. for registered land surveyors, at least five NSW specific cadastral points to be included in this minimum of 15 points
3. for registered mining surveyors, at least five NSW specific mining surveying points to be included in this minimum of 15 points
4. the remainder of the 15 points are in 'Survey Practice'
5. a minimum of 5 points must be obtained through Delivery Method 1 (as outlined in the BOSSI CPD Determination)

All CPD activities are to be assessed by the organisations ratified by the Board for administering the CPD.

CPD NSW Ratified Organisations

NSW has five Ratified Organisations (ROs) who are endorsed by BOSSI to undertake CPD assessments for registered surveyors. These are:

Institution of Surveyors (NSW) Incorporated (ISNSW)

surveyors.org.au

Geospatial Council of Australia

geospatialcouncil.org.au

Association of Consulting Surveyors (ACS)

acsnsw.com.au

Australian Institute of Mine Surveyors Ltd

minesurveyors.com.au

The University of Newcastle, Discipline of Civil Engineering, Surveying and Environmental Engineering

newcastle.edu.au/school/engineering/study#surveying

It is your responsibility as a registered surveyor to approach an RO with the required evidence for your CPD activities and provide them with the information they require to complete a CPD Summary Report for you.

You will be required to provide your CPD Summary Report to BOSSI showing you have met the total points required (including your specialty points as per your discipline) to BOSSI before 1 July each year.

For further information, please see the [BOSSI CPD FAQ's](#) and the [BOSSI CPD Determination](#).

CPD – ACT Register Land Surveyors coming to work in NSW under AMR

- ✓ For the purpose of CPD assessment, there is no distinction between cadastral points gained in either the NSW or ACT jurisdictions (Memorandum of Understanding between BOSSI and the Surveyor General of ACT).
- ✓ The current arrangement of dual registration for NSW/ACT surveyors will finish on 30 June 2023. From this date, registered surveyors from ACT may use AMR if they wish to work in NSW.

CPD – Licenced/Register Land Surveyors coming to work in NSW under AMR from Victoria, South Australia, Western Australia, Northern Territory & Tasmania

NSW Ratified Organisations (ROs) will assess all or any other jurisdictional CPD points i.e., Victorian FPET points, as NSW Survey Practice (SP) points. The surveyor will need to ask the RO to undertake the assessment.

Organisational Links

Board of Surveying and Spatial Information (BOSSI)
bossi.nsw.gov.au

Institution of Surveyors NSW
surveyors.org.au

Association of Consulting Surveyors NSW
acsnsw.com.au

Australian Institute of Mine Surveyors
minesurveyors.com.au

NSW Land Registry Services (LRS)
nswlrs.com.au

Office of the Registrar General (ORG)
registrargeneral.nsw.gov.au

Crown Lands
crownland.nsw.gov.au

Transport for NSW (TfNSW)
transport.nsw.gov.au

Safe Work NSW
safework.nsw.gov.au

DCS Spatial Services NSW
spatial.nsw.gov.au

NSW Resource Regulator
resourcesregulator.nsw.gov.au

NSW Department of Planning and Environment (DPE)
planning.nsw.gov.au

NSW (DPIE) – Mining and Resources
[planning.nsw.gov.au/Policy-and-Legislation/
Mining-and-Resources](http://planning.nsw.gov.au/Policy-and-Legislation/Mining-and-Resources)

Information Links

Determinations and Policies
[bossi.nsw.gov.au/publications/determinations_
policies](http://bossi.nsw.gov.au/publications/determinations_policies)

Surveyor-General's Directions
[spatial.nsw.gov.au/surveying/surveyor_generals_
directions](http://spatial.nsw.gov.au/surveying/surveyor_generals_directions)

CPD requirements
[bossi.nsw.gov.au/surveyors/land_surveyors/
continuing_professional_development](http://bossi.nsw.gov.au/surveyors/land_surveyors/continuing_professional_development)

Powers of entry
[bossi.nsw.gov.au/_data/assets/pdf_
file/0005/222485/BOSSI_Power_of_Entry.pdf](http://bossi.nsw.gov.au/_data/assets/pdf_file/0005/222485/BOSSI_Power_of_Entry.pdf)

BOSSI Communiqués
bossi.nsw.gov.au/publications/bossi_communiques

Historical Land Records Viewer
hlrv.nswlrs.com.au

Historical Survey Documents – Spatial Services
[spatial.nsw.gov.au/surveying/publications/
historical_documents](http://spatial.nsw.gov.au/surveying/publications/historical_documents)

Historical Survey Documents – NSW Land Registry Services (LRS)
nswlrs.com.au/Historical-Survey-Documents

Land Surveying Legislation

Surveying and Spatial information Act 2002
[legislation.nsw.gov.au/view/whole/html/inforce/
current/act-2002-083](http://legislation.nsw.gov.au/view/whole/html/inforce/current/act-2002-083)

Surveying and Spatial information Regulation 2017
[legislation.nsw.gov.au/view/html/inforce/current/
sl-2017-0486](http://legislation.nsw.gov.au/view/html/inforce/current/sl-2017-0486)

Real Property Act 1900
[legislation.nsw.gov.au/view/html/inforce/current/
act-1900-025](http://legislation.nsw.gov.au/view/html/inforce/current/act-1900-025)

Strata Schemes Development Act 2015
[legislation.nsw.gov.au/view/whole/html/inforce/
current/act-2015-051](http://legislation.nsw.gov.au/view/whole/html/inforce/current/act-2015-051)

Strata Schemes Management Act 2015
[legislation.nsw.gov.au/view/html/inforce/current/
act-2015-050](http://legislation.nsw.gov.au/view/html/inforce/current/act-2015-050)

Community Land Development Act 2021
[legislation.nsw.gov.au/view/html/inforce/current/
act-2021-006](http://legislation.nsw.gov.au/view/html/inforce/current/act-2021-006)

Community Land Management Act 2021
[legislation.nsw.gov.au/view/html/inforce/current/
act-2021-007](http://legislation.nsw.gov.au/view/html/inforce/current/act-2021-007)

Coastal Management Act 2016
[legislation.nsw.gov.au/view/html/inforce/current/
act-2016-020](http://legislation.nsw.gov.au/view/html/inforce/current/act-2016-020)

Environmental Planning and Assessment Act 1979
[legislation.nsw.gov.au/view/html/inforce/current/
act-1979-203](http://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203)

Roads Act 1993
[legislation.nsw.gov.au/view/html/inforce/current/
act-1993-033](http://legislation.nsw.gov.au/view/html/inforce/current/act-1993-033)

Crown Land Management Act 2016
[legislation.nsw.gov.au/view/html/inforce/current/
act-2016-058](http://legislation.nsw.gov.au/view/html/inforce/current/act-2016-058)

Local Government Act 1993
[legislation.nsw.gov.au/view/html/inforce/current/
act-1993-030](http://legislation.nsw.gov.au/view/html/inforce/current/act-1993-030)

Conveyancing Act 1919
[legislation.nsw.gov.au/view/html/inforce/current/
act-1919-006](http://legislation.nsw.gov.au/view/html/inforce/current/act-1919-006)

Conveyancing (General) Regulation 2018
[legislation.nsw.gov.au/view/html/inforce/current/
sl-2018-0424](http://legislation.nsw.gov.au/view/html/inforce/current/sl-2018-0424)

Mining Act 1992
[legislation.nsw.gov.au/view/html/inforce/current/
act-1992-029](http://legislation.nsw.gov.au/view/html/inforce/current/act-1992-029)

Aboriginal Land Rights Act 1983
[legislation.nsw.gov.au/view/html/inforce/current/
act-1983-042](http://legislation.nsw.gov.au/view/html/inforce/current/act-1983-042)

Mutual Recognition Act 1992 (Comw)
[austlii.edu.au/cgi-bin/viewdb/au/legis/cth/num_
act/mra1992221/](http://austlii.edu.au/cgi-bin/viewdb/au/legis/cth/num_act/mra1992221/)

Land Surveying Legislation (continued)

Electricity Supply Act 1995

legislation.nsw.gov.au/view/html/inforce/current/act-1995-094

Water Management Act 2000

legislation.nsw.gov.au/view/html/inforce/current/act-2000-092

Encroachment of Buildings Act 1922

legislation.nsw.gov.au/view/html/inforce/current/act-1922-023

Gas Supply Act 1996

legislation.nsw.gov.au/view/html/inforce/current/act-1996-038

Workers Compensation Act 1987

legislation.nsw.gov.au/view/whole/html/inforce/current/act-1987-070#statusinformation

Access to Neighbouring Land Act 2000

legislation.nsw.gov.au/view/html/inforce/current/act-2000-002

Work Health and Safety Act 2011

legislation.nsw.gov.au/view/html/inforce/current/act-2011-010

Work Health and Safety (Mines and Petroleum Sites) Act 2013

legislation.nsw.gov.au/view/html/inforce/current/act-2013-054

Dividing Fences Act 1991

legislation.nsw.gov.au/view/whole/html/inforce/current/act-1991-072#:~:text=In%20this%20Act%3A,other%20than%20the%20common%20boundary

**Board of Surveying
& Spatial Information**

