

Notice to Surveyors



T6/2020

WA Land Development – COVID-19 Recovery Stimulus Packages

Background

Landgate is aware the combined stimulus initiatives from the Australian and State governments amounting to \$1.248 billion has caused a surge in land and property sales across Australia. In WA, reports in the media, quoting REIWA, have stated land sales increased by 289% from May to June, and the supply of “titled and completed blocks” may run out in the coming months.

Landgate has also been advised that land developers will be bringing more lots than previously expected into the market from ‘greenfield’ developments. This could be more than 7,500 lots by 31 December 2020; about 4,000 more than the previous trend indicated.

Landgate will be doing as much as it can to ensure the subdivisional survey plans and title dealings required to bring this land into the Land Titles Register of WA will be processed effectively and efficiently.

Landgate will also continue to engage with the key land development organisations and government agencies to ensure that, collaboratively, we can meet the needs of the purchasers of land and property for timely and secure titles to that land and property.

Use of Portal Plans to increase efficiency and faster processing times

The NLR system is the heart of the processing capability of Landgate. It provides a combination of automated and manual processes for plan and dealings examination and registration.

The NLR-Plan Surveyor Portal (the Portal) is a web-based application with a cloud solution, which is the interface between Landgate and the lodgement of plans and other records from practising licensed surveyors.

The Portal can be used to create many types of plans as ‘Portal Plans’, which consist of auto-generated plan graphics and a digital data file (CSD file).

About 80% of all deposited and survey-strata plans (eligible plans) are capable of being created as Portal Plans, which comprise about 60% of all plans.

Portal Plans provide a range of efficiencies over conventional CAD plans, including reduced effort required by practising licensed surveyors for plan drafting and quality assurance, and faster plan processing by Landgate.

Landgate records show the processing time for Portal Plans has been consistently less than two working days, whereas CAD plans has had a large variation of several days or more. As lodgement activity increases, we expect Portal Plans to retain a consistently quick turnaround time.

What types of plans can be Portal Plans?

A checklist for assessing which plans can be Portal Plans and a summary of the benefits of Portal Plans is available in the NLR-Plan [Onboarding kit](#) and at the Appendix for ready reference.

Training in the use of Portal Plans is available in the following forms:

- Face-to-face in your office or at Landgate – individually or in a group
- Telephone supported by web-enabled screen sharing if requested
- Videos and other material on MyLandgate Survey Channel/NLR-Plan
- Enquiries by email to rrp@landgate.wa.gov.au
- Enquiries by telephone to 9273 7373 (select option 5 and ask for NLR-Plan Support)

Please contact rrp@landgate.wa.gov.au to discuss your training needs.

Key message

To support the WA and Australian governments' significant funding of recovery efforts from COVID-19 and to support land developers and purchasers alike, **Landgate strongly recommends every plan that can be a Portal Plan should be created and lodged as a Portal Plan.**

The maximised use of Portal Plans will provide Landgate with significant efficiencies in processing survey plans. **That saving can then be applied to the processing of more complex plans that are not currently capable of automation, resulting in a reduced time to issue titles.**

If you have any queries about this notice, please contact 9273 7373, select option 5 and ask for Registrations Information Service, or send an email to customerservice@landgate.wa.gov.au with details about the issue.



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NLR-PLAN SURVEYOR PORTAL

PLAN CREATION CHECKLIST

The following tables can be used to determine whether a plan can be created in the NLR-Plan Surveyor Portal as a Portal Plan, based on the following plan attributes:

1. TENURE TYPE – PLAN TYPE – PLAN PURPOSE
2. SURVEY METHOD
3. FORMER TENURE
4. LOT/POLYGON TYPES CREATED
5. BOUNDARY TYPES
6. OTHER ATTRIBUTES

1 TENURE TYPE – PLAN TYPE – PLAN PURPOSE

Freehold Deposited Plan	
YES – can be a Portal Plan	NO – cannot be a Portal Plan
Subdivision	Statutory
Taking or Acquisition	
Crown Land for Amalgamation	
Conversion	
Redefinition	
Interest Only	

Crown Deposited Plan	
YES – can be a Portal Plan	NO – cannot be a Portal Plan
Subdivision	Statutory
Taking or Acquisition	
Conversion	
Redefinition	
Interest Only	

Survey-Strata Plan	
YES – can be a Portal Plan	NO – cannot be a Portal Plan
Subdivision	Redefinition
Re-Subdivision	
Consolidation	
Conversion	
Redefinition	

Strata Plan (Built Strata)	
	NO – cannot be a Portal Plan
	All Built Strata

2 SURVEY METHOD

YES – can be a Portal Plan	NO – cannot be a Portal Plan
Conventional survey	Survey by coordinates
Conventional survey with un-surveyed boundaries	
Conventional Compiled	
Special Survey Area (SSA) subdivision (Survey Sheet to be drafted and lodged as CAD)	
Compiled in an SSA	
Other method as approved by the Inspector of Plans and Surveys	

3 FORMER TENURE – (Staged Developments)

YES – can be a Portal Plan	NO – cannot be a Portal Plan
Single former tenure with Approved Lot on Plan Identifier and Title	Former tenure includes a lot on an Unapproved plan
Multiple former tenure with Approved Lots on Plan Identifiers and Titles	
Former tenure includes land with no Lot on Plan Identifier (eg. UCL, SF, Closed Road)	

4 LOT/POLYGON TYPES CREATED

YES – can be a Portal Plan	NO – cannot be a Portal Plan
Lots (Crown, Freehold, Survey-Strata)	Inset lots
Vesting lots (Reserve, PAW, ROW)	STA Easements with apportionments – new or brought forward
Roads with a lot number	
Road widenings with a lot number	
Roads without a lot number	
Road widenings without a lot number	
Polyline interests (i.e.- Sec 129BA TLA or Sec 150 P&D Act) – new or brought forward	
Other interests / notifications – new or brought forward	

5 BOUNDARY TYPES

YES – can be a Portal Plan	NO – cannot be a Portal Plan
Straight lines	Arcs (curved boundaries)
	Topographical lines

6 OTHER ATTRIBUTES

YES – can be a Portal Plan	NO – cannot be a Portal Plan
Enlargements	Cross sections #
Offset marks; fences; occupation / improvements; call-out lines and arrows	

if this is the only impediment to it being a Portal Plan, a textual approach to providing the information of the cross-section can be applied in many cases so that it can be a Portal Plan

BENEFITS OF PORTAL PLANS

Portal Plans provide a range of efficiencies over the conventional CAD plans, such as:

Reduces the effort required for plan drafting and quality assurance.

- All former tenure interests and notifications are pre-populated as part of Portal Plan creation, allowing the user to decide whether to bring forward, partially surrender or fully surrender those interests and notifications. This significantly reduces effort to investigate parent titles to determine existing interests and notifications.
- All plan dependencies (un-approved plans over the same subject land as the new plan) are automatically presented to the user to determine the correct course of action. There is no need to search parent title, Map Viewer Plus etc for underlying un-approved surveys.
- Realtime validation of data through NLR business rules enables the user to check their work as they prepare the plan.
- Plan data (main plan graphic and associated enlargements) and digital data (CSD) are from a single source, thus eliminating discrepancies.
- Reduction in drafting effort as well as providing consistency in plan presentation with the inclusion of drafting standards (text, point and line styles) and different display modes.

Faster plan processing by Landgate.

- Currently, if a Portal Plan passes all business rules, the plan is likely to be processed (lodged and examined) within two (2) days.