WORKING WEEK 2025 AND Locate25 THE NATIONAL GEOSPATIAL CONFERENCE
Collaboration, Innovation and Resilience: Championing a Digital Generation
FIG Geospatial Council of Australia
Brisbane, Australia 6–10 April

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Ensuring the Integrity of Queensland's Cadastre

Survey Audit Modernisation

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FIG2025, Commission 7

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Ensuring the integrity of Queensland’s cadastre

Overview

- The cadastre in Queensland
- The compliance framework
- Historical auditing
- Survey audit modernisation
- Audit results to date
- Next steps

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The cadastre in Queensland

- Torrens titling
- Survey plans are point of truth for dimension and area
- The integrity of the cadastre
- Legislation
- Maintaining and improving cadastral boundaries throughout the State

- **The cadastre in Queensland**
- The compliance framework
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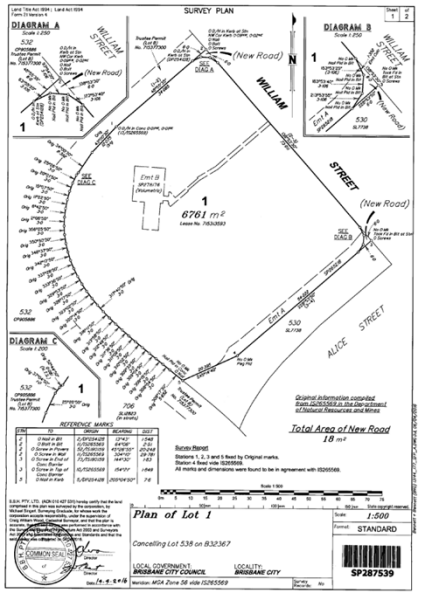

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The compliance framework

- The cadastre in Queensland
- **The compliance framework**
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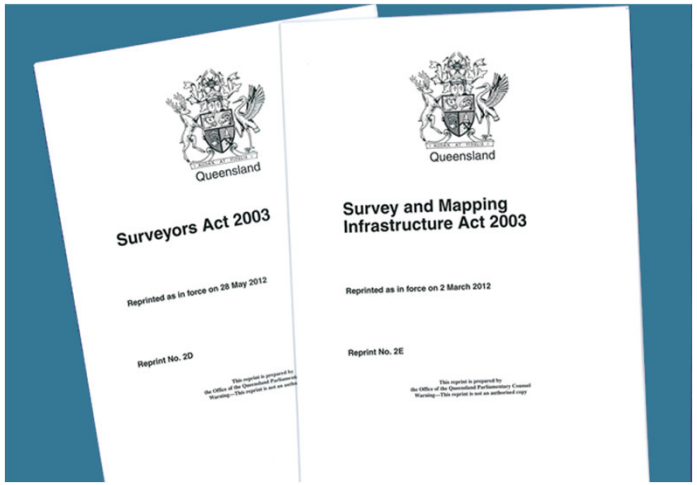
Purpose: Maintain and improve the integrity of the cadastre.

Key components – all work together.

- Registration of Surveyors – Surveyors Board of Queensland (SBQ)
- Set surveying standards – Cadastral Survey Requirements (CSR) and Survey Requirements for Mining Tenures (SRMT)
- Survey auditing program
- Industry engagement and education (conferences and seminars, surveying alerts)
- Provide survey advice



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Historical auditing

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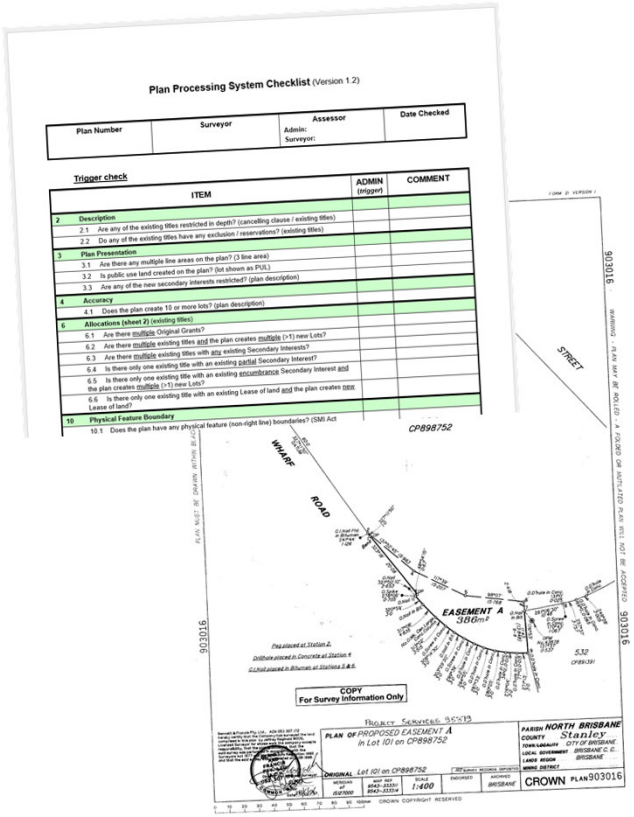

Plan Processing System Checklist (Version 1.2)

Plan Number	Surveyor	Assessor Admin: Surveyor:	Date Checked

Trigger check

	ITEM	ADMIN (trigger)	COMMENT
2	**Description**		
	2.1 Are any of the existing titles restricted in depth? (cancelling clause / existing titles)		
	2.2 Do any of the existing titles have any exclusion / reservations? (existing titles)		
3	**Plan Presentation**		
	3.1 Are there any multiple line areas on the plan? (3 line area)		
	3.2 Is public use land created on the plan? (lot shown as PUL)		
	3.3 Are any of the new secondary interests restricted? (plan description)		
4	**Accuracy**		
	4.1 Does the plan create 10 or more lots? (plan description)		
6	**Allocations (sheet 2)** (existing titles)		
	6.1 Are there multiple Original Grants?		
	6.2 Are there multiple existing titles and the plan creates multiple (>1) new Lots?		
	6.3 Are there multiple existing titles with any existing Secondary Interests?		
	6.4 Is there only one existing title with an existing partial Secondary Interest?		
	6.5 Is there only one existing title with an existing encumbrance Secondary Interest and the plan creates multiple (>1) new Lots?		
	6.6 Is there only one existing title with an existing Lease of land and the plan creates new Lease of land?		
10	**Physical Feature Boundary**		
	10.1 Does the plan have any physical feature (non-right line) boundaries? (SMI Act		

Plan examination

- Unchanged since 1990s
- Basic examination of **all** plans submitted
- Plans could not progress until passed
- Suitable for many years
- Need for change:
  - Number of examinations unsustainable
  - Very few in-depth examinations
  - Field examinations became very rare
  - Identification surveys excluded

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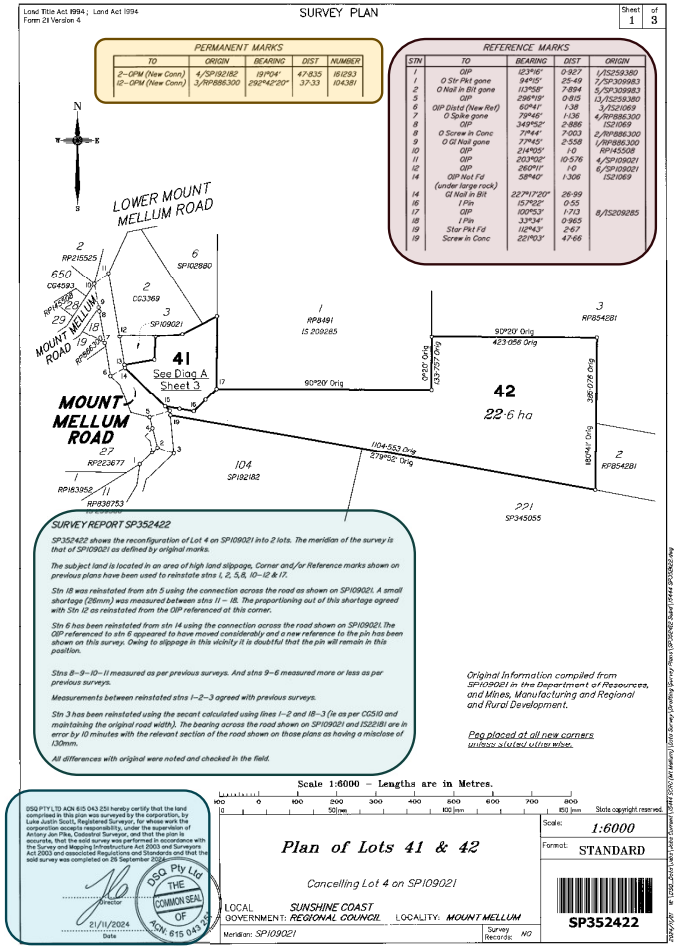
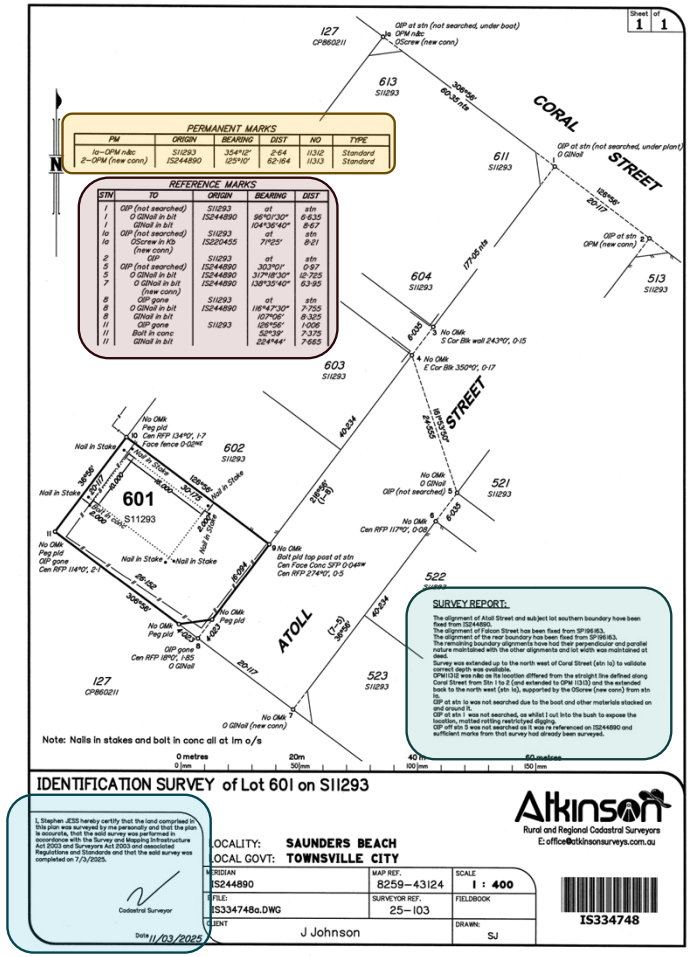
Registry plan (survey plan)



Identification survey plan



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Survey audit modernisation

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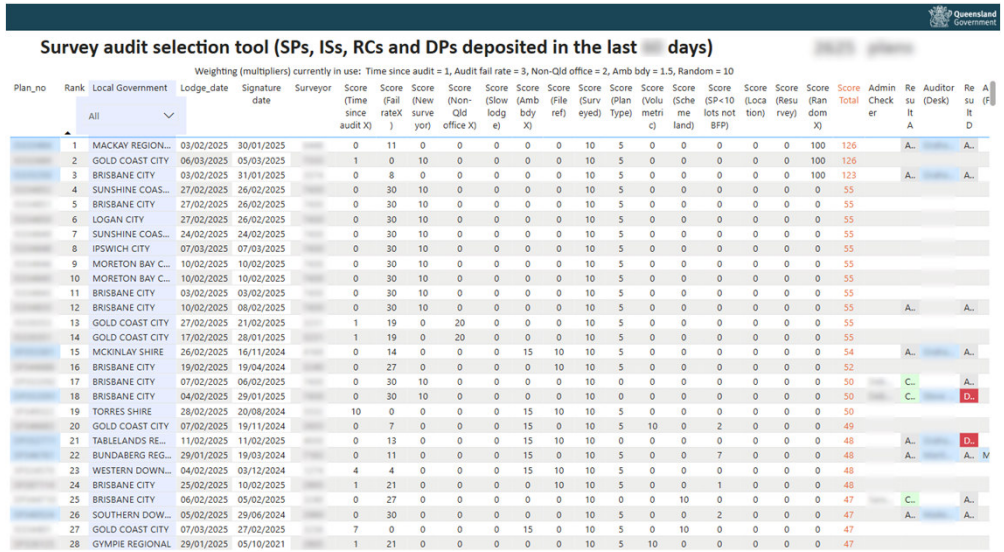
- Work started in 2022
- New system implemented in July 2023
  - Some surveys selected for in-depth audit
  - Desk-top audit and field audit
  - Targeted approach using weighted criteria
  - Random component
  - Identification surveys included



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Survey audit selection tool (SPs, ISs, RCs and DPs deposited in the last [illegible] days)

Weighting (multipliers) currently in use: Time since audit = 1, Audit fail rate = 3, Non-Qld office = 2, Amb bdy = 1.5, Random = 10

Plan_no	Rank	Local Government	Lodge_date	Signature date	Surveyor	Score (Time since audit X)	Score (Fail rateX)	Score (New surveyor)	Score (Non-Qld office X)	Score (Slow lodge)	Score (Amb bdy X)	Score (File ref)	Score (Surveyed)	Score (Plan Type)	Score (Volumetric)	Score (Scheme land)	Score (SP<10 lots not BFP)	Score (Location)	Score (Resurvey)	Score (Random X)	Score Total	Admin Checker	Result A	Auditor (Desk)	Result D	A (F
		All																								
[illegible]	1	MACKAY REGION...	03/02/2025	30/01/2025	[illegible]	0	11	0	0	0	0	0	10	5	0	0	0	0	0	100	126		A...	[illegible]	A...	
[illegible]	2	GOLD COAST CITY	06/03/2025	05/03/2025	[illegible]	1	0	10	0	0	0	0	10	5	0	0	0	0	0	100	126					
[illegible]	3	BRISBANE CITY	03/02/2025	31/01/2025	[illegible]	0	8	0	0	0	0	0	10	5	0	0	0	0	0	100	123		A...	[illegible]	A...	
[illegible]	4	SUNSHINE COAS...	27/02/2025	26/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	5	BRISBANE CITY	27/02/2025	26/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	6	LOGAN CITY	27/02/2025	26/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	7	SUNSHINE COAS...	24/02/2025	24/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	8	IPSWICH CITY	07/03/2025	07/03/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	9	MORETON BAY C...	10/02/2025	10/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	10	MORETON BAY C...	10/02/2025	10/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	11	BRISBANE CITY	03/02/2025	03/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	12	BRISBANE CITY	10/02/2025	08/02/2025	[illegible]	0	30	10	0	0	0	0	10	5	0	0	0	0	0	0	55		A...		A...	
[illegible]	13	GOLD COAST CITY	27/02/2025	21/02/2025	[illegible]	1	19	0	20	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	14	GOLD COAST CITY	17/02/2025	28/01/2025	[illegible]	1	19	0	20	0	0	0	10	5	0	0	0	0	0	0	55					
[illegible]	15	MCKINLAY SHIRE	26/02/2025	16/11/2024	[illegible]	0	14	0	0	0	15	10	10	5	0	0	0	0	0	0	54		A...	[illegible]	A...	
[illegible]	16	BRISBANE CITY	19/02/2025	19/04/2024	[illegible]	0	27	0	0	0	0	10	10	5	0	0	0	0	0	0	52					
[illegible]	17	BRISBANE CITY	07/02/2025	06/02/2025	[illegible]	0	30	10	0	0	0	0	10	0	0	0	0	0	0	0	50	[illegible]	C...		A...	
[illegible]	18	BRISBANE CITY	04/02/2025	29/01/2025	[illegible]	0	30	10	0	0	0	0	10	0	0	0	0	0	0	0	50	[illegible]	C...	[illegible]	D...	
[illegible]	19	TORRES SHIRE	28/02/2025	20/08/2024	[illegible]	10	0	0	0	0	15	10	10	5	0	0	0	0	0	0	50					
[illegible]	20	GOLD COAST CITY	07/02/2025	19/11/2024	[illegible]	0	7	0	0	0	15	0	10	5	10	0	2	0	0	0	49					
[illegible]	21	TABLELANDS RE...	11/02/2025	11/02/2025	[illegible]	0	13	0	0	0	15	10	10	0	0	0	0	0	0	0	48		A...	[illegible]	D...	
[illegible]	22	BUNDABERG REG...	29/01/2025	19/03/2024	[illegible]	0	11	0	0	0	15	0	10	5	0	0	7	0	0	0	48		A...	[illegible]	A...	M
[illegible]	23	WESTERN DOWN...	04/02/2025	03/12/2024	[illegible]	4	4	0	0	0	15	10	10	5	0	0	0	0	0	0	48					
[illegible]	24	BRISBANE CITY	25/02/2025	10/02/2025	[illegible]	1	21	0	0	0	0	10	10	5	0	0	1	0	0	0	48					
[illegible]	25	BRISBANE CITY	06/02/2025	05/02/2025	[illegible]	0	27	0	0	0	0	0	10	0	0	10	0	0	0	0	47	[illegible]	C...		A...	
[illegible]	26	SOUTHERN DOW...	05/02/2025	29/06/2024	[illegible]	0	30	0	0	0	0	0	10	5	0	0	2	0	0	0	47		A...	[illegible]	A...	
[illegible]	27	GOLD COAST CITY	07/03/2025	27/02/2025	[illegible]	7	0	0	0	0	15	0	10	5	0	10	0	0	0	0	47					
[illegible]	28	GYMPIE REGIONAL	29/01/2025	05/10/2021	[illegible]	1	21	0	0	0	0	0	10	5	10	0	0	0	0	0	47					

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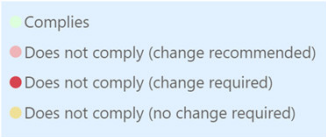
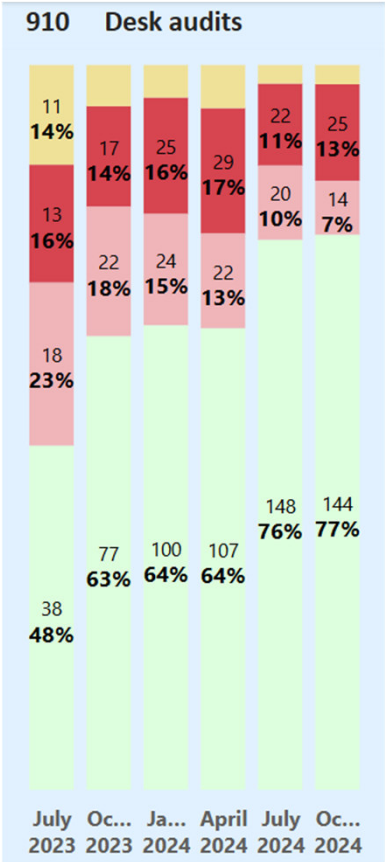
Audit results to date 1 of 3

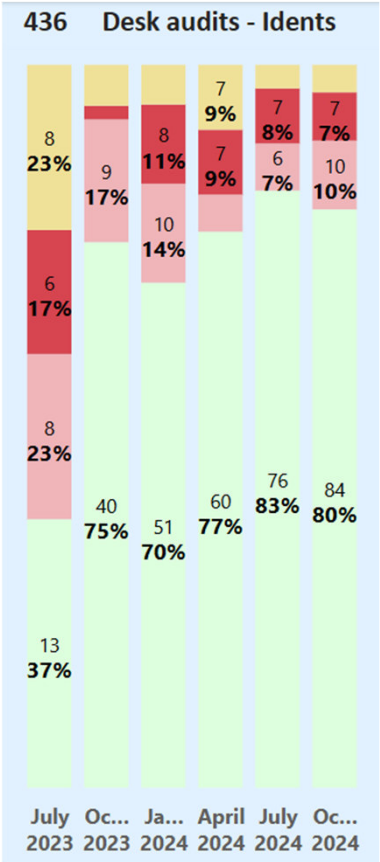
Improving compliance

- Desk audits improved from 48% to 77% compliance*
- Idents improved from 37% to 80% compliance*

* 18 months of audit results (quarterly)







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Audit results to date 2 of 3

Lower compliance – Field work*

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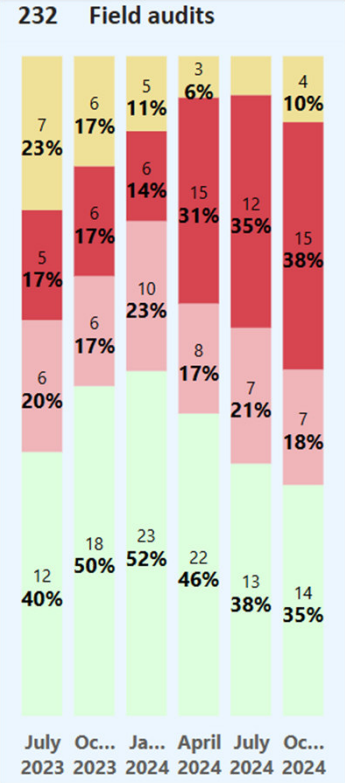

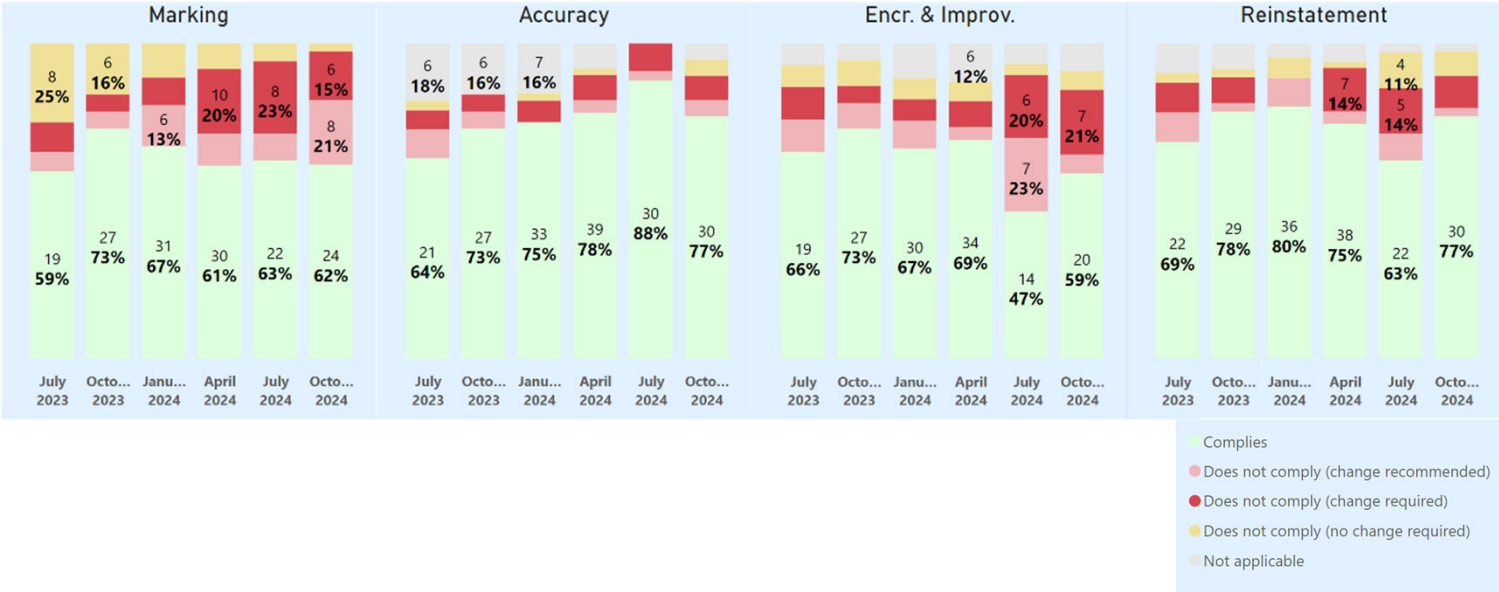

* 18 months of audit results (quarterly)

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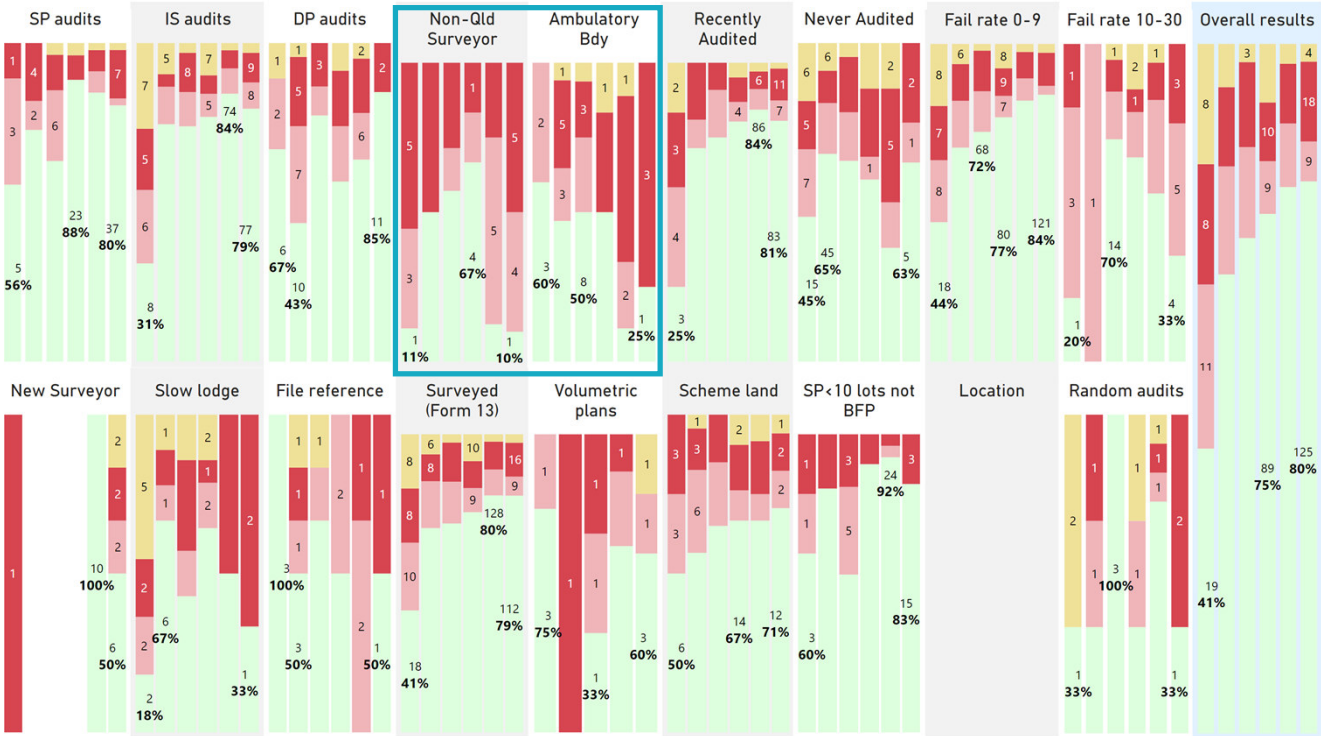
Audit results to date 3 of 3

Lower compliance

- Surveyors from outside of Queensland*
- Surveys with a physical feature (ambulatory) boundary*



* limited data – early indication only

- Complies
- Does not comply (change recommended)
- Does not comply (change required)
- Does not comply (no change required)

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Next steps

Audit focus areas for 2025

- Continue field audits
- Surveyors with low compliance rates
- Surveyors from outside of Queensland
- Surveys with a physical feature (ambulatory) boundary

Develop guidelines

- Fundamentals of cadastral surveying in Queensland
- Surveys with a physical feature (ambulatory) boundary

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Next steps

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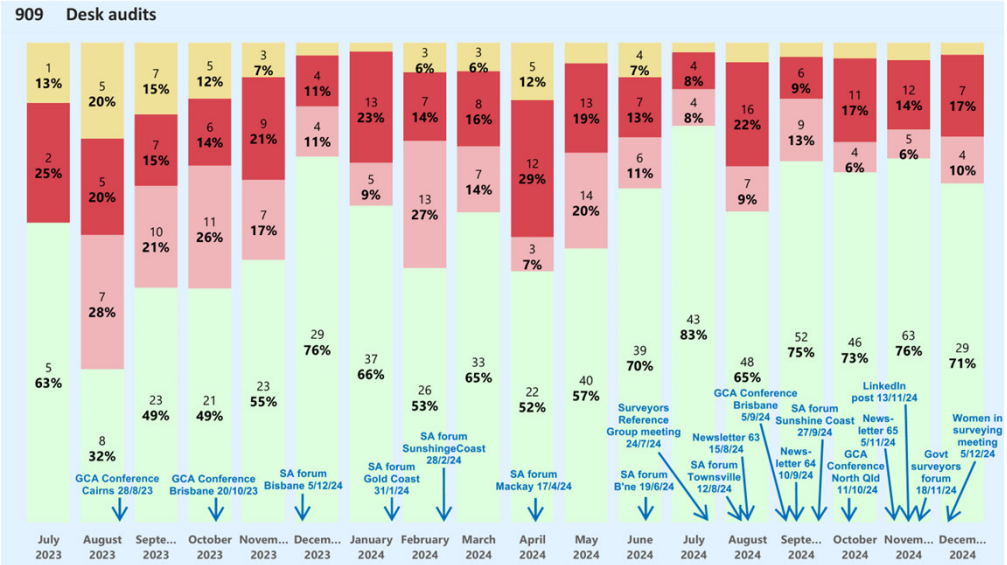
Continue engagement activities

- Presentations through industry organisations
- Surveyors Board of Queensland
- Surveying newsletter (surveying alert)
- Reference groups



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