

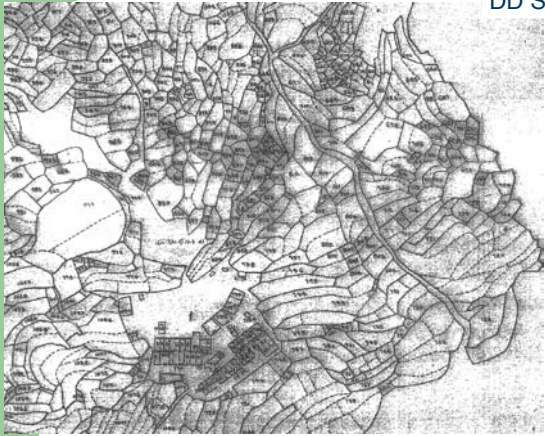
Survey Record Plan vs Survey Result Plan

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DD Sheet

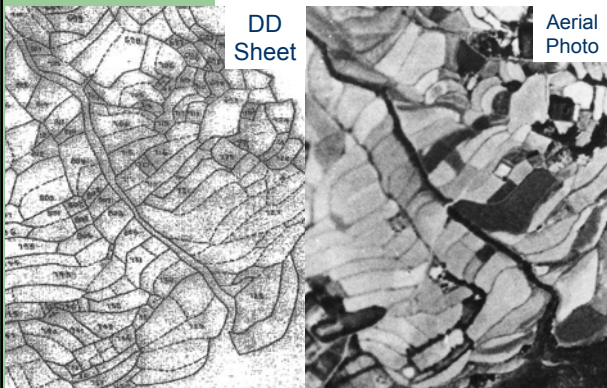


Aerial
Photo



DD
Sheet

Aerial
Photo



Background

- DD survey for ownership identification and rent assessment
- Graphical and at 1/3960 or 1/1980 scale
- Survey of the then existing physical features for identification as the boundary
- A line in the DD Sheet conveys two messages:-
 - the position of the boundary and
 - the nature of the boundary
- Knowingly that the position could be of survey error, the nature would be an important clue for locating the boundary

The plan as the boundary description

- Original boundary, usually in the form of a bund
 - served as a separation between padi fields
 - a passage for farmers and cows
- Present need is for
 - accurate area calculation
 - wall construction

The up-grading survey

- The up-grading survey actually comprises of three operations:-
 - the identification of the authenticity of the boundary
 - the refining to become a precise alignment
 - the connecting to the national grid system by coordinates

Need of interpretation

- Apart from the above identification and refining, records / plans need be interpreted for resolving the conflicting contents such as:-
 - the plan area differs from registered area
 - HWM (High Water Mark) does not follow the coastline
 - stated dimension between two parallel roads falling short of the amount of separation

Prevailing boundary record problem

- DD Sheet no longer adequate
- Up-graded survey lacks legal recognition
- No definitive boundary plan



Group Photo

The role of the Survey and Mapping Office (SMO)

- SMO records ALS's plan but without commitment
- Its standard reply stated that ".....being not in a position to approve the ALS's plan....." may become a disservice

The role of the Survey and Mapping Office (SMO)

- Must not give an ambiguous answer



- Must not abdicate boundary authority to others
- Should assume as the representative of the Government in a boundary contract

-
- The admissible boundary
 - The reliable boundary
 - The reasonable boundary
 - The trustworthy boundary

The responsibility of the Authorized Land Surveyor (ALS)

- Can the ALS be responsible for
 - rectifying the past boundary conflicts
 - gaining acceptance by various authorities
 - maintaining consistent common boundary
 - internal computation and plotting accuracy
- What to compare with other professionals

The way to improve the present situation

- Guaranteed boundary :-
 - the “either perfect or none” concept
- Guarantee the surveyed boundary as :-
 - “unique” and “repeatable”, so as to cure the “ambiguous” and “non-repeatable” problems
- SMO to:-
 - establish the hierarchy of plans
 - re-word the reply to ALS
 - liaise with other departments for referring boundary matters to SMO

Hierarchy of plans

- DD Sheet
 - needed be up-graded
- Lot Index Plan (LIP)
 - initial indication by SMO
- ALS’s plan
 - verified LIP on behalf of the landowner
- Acceptance of the ALS’s plan
 - for isolated lots, final up-graded plan
 - for abutting lots, final subject to the belated agreement of adjacent owners
- Adjacent survey to confirm the common boundary
 - final up-graded plan

Conclusion

- Boundary is what existed on ground and is meant to be perpetual
- The plan is only one form of describing the boundary
- Such a boundary description must be up-dated to suit the change of development requirement

Conclusion

We should **NOT** be contented with producing a plan which

Finish
in
no
acceptable
land record

But must aim at producing a Final Plan
In short, let us change a

Survey Record Plan

Conclusion

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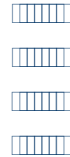
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Survey Result Plan



Survey Record Plan
vs
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-END-

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Q & A