

## WELCOME ...



I visited the new “Super” TAFE building in the old Mitsubishi site recently. It’s an impressive facility. It is still having the final fixtures added as the classes go on some what oblivious to the activity. As you walk from the 557 space car park, through ever changing temporary fences leading to the TAFE entrance, you need to then dodge high lift cherry pickers carrying workers



finishing off seemingly endless amounts of open steel roofing. The structure is so big that it’s like having a small town built under a roof. It has combined most of the local TAFEs to bring them under one roof. Surrounding this Super TAFE is hectares of more construction in Renewal SA’s grand project to bring together education, technology industries and residential development. If it comes off it will be a real hub of excitement for the area and Adelaide.

I was fortunate to speak, along with a number of others, to the Building and Interior Design students. My topic, understandably, was an introduction to surveying and how we interact with Designers.

Our topics today reflect key items that may be of interest to you.

Mark talks about which way is North, explaining that there is more than one “North” direction. Annette demystifies the SA Water requirements in relation to pipes that cross new boundaries in a land division and I explain some of the facts regarding fencing and boundaries.



Go the Power and the Crows and loving the new Adelaide Oval  
Ed—Michael

## Fences and Boundaries...

A Word From Michael  
MGS Director



Fencing can and does come in all shapes and sizes. Some fences, such as a post and rail type fence, are designed to straddle the boundary, while brick wall and retaining wall types generally are intended to abut the boundary.



It would be fair to consider that the fencing that divides two properties is by definition meant to straddle boundaries and as such both neighbours are equally responsible for it. The Fencing Act provides a tool to facilitate sharing the cost of an “adequate” fence should one owner want to do this and should it be necessary. This Act also states that if a fence is not built on a boundary this does not create a situation of adverse possession (claiming land without compensation through long term use).

In South Australia it is a rarity to have any adverse possession request upheld, (due to the wording in the Real Property Act which supports the registered proprietor). Even if so called boundary fencing has been in place for many years, and is subsequently shown to be away from the boundary by a Licensed Surveyor, this does not change where the true boundary is.

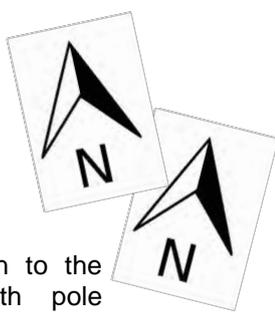
It may be an option for the parties involved, who have always adopted the fence as the boundary, to instigate a Survey to alter the title dimensions to adopt the fence line. Titles are then re-issued for both properties.

Please feel free to call us for advice and requests for boundary surveys, or for any concerns you have in this area.

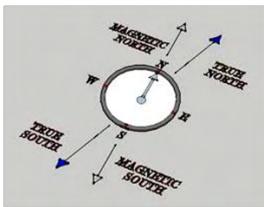


Port Adelaide’s first game @ Adelaide Oval

## Which Way Is North?



**Geodetic North:** commonly referred to as **true north**, is the direction to the geographical north pole along a meridian (line of Longitude)



**Magnetic North:** The direction to the magnetic north pole (the direction a compass points).

This is related to the magnetic field of the Earth and is constantly moving due to movement in the Earth's core.

**Grid North:** The direction along grid lines of a map projection. This is what surveyors refer to as north. The most common map projection we use is the Map Grid of Australia (MGA94)

**Local North:** or plan north refers to when an accurate direction cannot be established, or the information is better presented to align to a feature or structure.

**Ashley North:** He is a **licensed surveyor** with *Michael Gear Surveys*; some would say his true direction is whichever way he is facing.



The difference between geodetic north and grid north is known as grid convergence. The grid convergence is just over 1 degree ( $-1^{\circ}22'29''$ ) from grid north to true north.



Magnetic declination is the difference between true north and magnetic north. The amount changes over time due to changes in the position of the north and south poles, and also due to the magnetic variations in the land features.

Currently in Adelaide the magnetic declination is  $+8.1^{\circ}$

## Have Your Wit About You...

Each clue below contains the initials of words that will make the sentence correct.

Find the missing words.

(Example: 16 O in a P      Answer: 16 Ounces in a Pound)

- |                  |                  |
|------------------|------------------|
| 1. 26 L in the A | 4. 90 D in a R A |
| 2. 88 P K        | 5. 8 S on a S S  |
| 3. 18 H on a G C | 6. 21 D on a D   |

There are prizes to be won!

Send your answers to [admin@mgsurveys.com.au](mailto:admin@mgsurveys.com.au) or ring 8357 6833

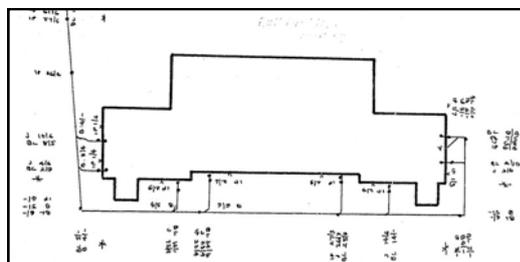
## If I Can't See Them.... Do They Exist? Internal Drain Pipes.

In the last Summer Edition of the *Survey Datum* we discussed the process of water meter positioning for Land Divisions.

Another area that requires consideration, particularly if you are retaining an existing dwelling is, where does my water and sewer pipes go?



This pipe work is often referred to as *internal drains*. For a Torrens Title development NO internal drains can cross the new boundary. A plumber needs to be engaged to realign the drains to ensure that they are maintained with the one allotment.



Internal Drain  
'mud map'  
Very useful for  
your plumber

This is a strict requirement for a Land Division before new titles will be issued. We'd be happy to discuss this with you to ensure that your development progresses smoothly.

## Thought of the day ...

"Worry does not empty tomorrow of its sorrow; it empties today of its strength." ~ *Corrie Ten Boom*

Check out the **Michael Gear Surveys** website for more information and past issues of *The Survey Datum*

@ [www.mgsurveys.com.au](http://www.mgsurveys.com.au)

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