

**THE LAND SURVEYORS ACT**

**NOTICES**

*(under section 3(1) (b))*

*(Omitted)*

**REGULATIONS**

*(under section 5)*

**The Land Surveyors (Apprentices) Regulations, 1957**

L.N. 215/57

**REGULATIONS**

*(under section 43)*

**The Land Surveyors Regulations, 1971**

L.N. 153/71  
336/71  
381/73  
126/74  
8/80  
25A/90  
50A/91

## THE LAND SURVEYORS ACT

REGULATIONS  
(under section 43)

## THE LAND SURVEYORS REGULATIONS, 1971

(Made by the Land Surveyors Board, with the approval of the  
Minister on the 19th day of May, 1971)

[1st June, 1971.]

L.N. 153/71  
Amd:  
L.N. 336/71  
381/73  
126/74  
8/80  
25A/90  
50A/91

1. These Regulations may be cited as the Land Surveyors Regulations, 1971.

## PART I

*Preliminary*

## 2. In these Regulations—

“approved tape” means any metal tape or band approved by the Director of Surveys;

“deposited plan” means any plan of any building estate, or other area laid out or intended to be laid out in lots, deposited with the Registrar of Titles;

“examination in local law” means the examination referred to in paragraph (i) of the proviso to section 3 (1) of the Act;

“field notes” means bearings and distances of traverse lines, offsets and boundary lines obtained from measurements made in the field;

“key plan” means any plan of any land which is being divided into lots but for which there is not a deposited plan;

Fifth  
Schedule.

“permanent mark” means any survey mark specified in the Fifth Schedule and erected in accordance with provisions of that Schedule;

“referenced corner mark” means three permanent marks one of which is erected at a corner of the area and the other two as far along the line as they can be visible from the permanent mark first referred to but in any case not more than three hundred feet apart;

“rural area” means any area other than an urban area;

“survey” means the taking of measurements and the setting of survey marks for the purpose of defining any boundary of land, but does not include—

(a) the bushing of lines between established survey marks; or

(b) a preliminary lay-out preparatory to a survey;

“urban area” means any area within the limits of the Corporate Area of Kingston and Saint Andrew as defined in the Kingston and Saint Andrew Corporation Act or any area within the limits of the towns listed in the First Schedule and delineated on the planometric map sheets of the Survey Department.

First  
Schedule.

## PART II

### *Qualification of Surveyors*

3.—(1) Subject to the provisions of paragraph (2), no person shall enter into articles of indenture as a student surveyor unless that person has passed—

(a) the General Certificate of Education Examination at ordinary level in—

English Language, Elementary Mathematics, Additional Mathematics

and one of the following—

Physics, Geography, Applied Mathematics, Physics with Chemistry, Geometrical and Mechanical Drawing and Elementary Surveying; or

- (b) the School Certificate Examination with credit in the following subjects—

English Language, Elementary Mathematics

and a pass in—

Additional Mathematics

and at least one of the following subjects—

Physics, Geography, Elementary Surveying; or

- (c) the Higher School Certificate Examination with Pure Mathematics, and Physics or Geography.

(2) Where the Chief Education Officer certifies that any examination is at least equivalent in standard to any of the examinations specified in paragraph (1), with the subjects specified as aforesaid and the like credits, any person passing such examination in such manner may be admitted to articles of indenture as a student surveyor.

(3) Articles of indenture for student surveyors shall be in one or other of the forms specified in the Second Schedule.

Second  
Schedule.

4.—(1) The Board shall appoint—

- (a) a secretary;
- (b) such persons as they think fit to hold the final examination and any other examination prescribed by the Board:

Provided that no member of the Board shall be an examiner.

(2) The secretary and every examiner appointed under this regulation shall be paid such fee as may be approved by the Minister on the recommendation of the Board.

Third  
Schedule.

5.—(1) The final examination shall consist of four parts and shall comprise the subjects specified in the Third Schedule.

(2) The examination in local law shall comprise the subjects specified in Part III of the Third Schedule.

6. The Board shall cause not less than two months' notice to be given, by advertisement in a daily newspaper and by publication in the *Gazette*, of the date, time, and place on and at which any final examination or the examination in local law or any other examination prescribed by the Board is to be held, as well as the final date for the receipt of entries for such examination.

7.—(1) Every person (hereinafter referred to as a "candidate") desirous of taking the final examination or the examination in local law or any other examination prescribed by the Board shall give not less than four weeks' notice in writing of his desire so to do.

(2) Every candidate shall forward with his entry for the final examination, the examination in local law or any other examination prescribed by the Board—

(a) an examination fee of two hundred and fifty dollars (\$250);

(b) an affidavit from the surveyor to whom he is indentured, attached or an assistant, that he has satisfactorily served his term as a student surveyor; and

(c) an affidavit that he is of good character.

8.—(1) Any candidate who fails in any part of the final examination or any part of any other examination prescribed by the Board shall be required to take that part again.

(2) A fee of one hundred dollars (\$100) shall be paid in respect of each part of an examination required to be taken pursuant to paragraph (1).

(3) The *viva voce* portion of the practical examination shall be held before the field work, and a candidate who fails the *viva voce* shall not be required to take the field work.

(4) Any candidate who fails in more than one part of the final examination shall take the entire examination again:

Provided that, where a candidate satisfies the examiners in Part IV of the examination, he shall not be required to take that part again.

(5) Any candidate who fails the final examination or any part thereof may enter again for such examination or part thereof within three years of the date of his first entry, but not thereafter except with the permission of the Board.

9. Where a candidate satisfies the examiners in all parts of the examination or in such parts thereof as he may be required to take under these Regulations, the Board shall issue to him a certificate in the form specified in the Fourth Schedule.

Fourth  
Schedule.

PART III

*Administrative Provisions*

10.—(1) Every surveyor shall submit any tape intended to be used by him in the practice of surveying to the Director of Surveys for inspection before his first use of such tape, and thereafter once in every twelve months, or at such shorter intervals as the Director may require.

(2) On first inspection, the Director of Surveys shall give to each tape an identifying number.

(3) Where any tape is submitted pursuant to paragraph (1), the Director of Surveys shall cause such tape to be checked by some person authorized by him and—

(a) where such tape is found to be accurate, approve of and return such tape to the surveyor with a certificate of accuracy;  
or

(b) where such tape is found to be inaccurate, condemn such tape.

(4) A tape shall be considered inaccurate, where there is an error of more than 0.02 feet in any 100 foot section.

11.—(1) The following fees shall be paid to the Survey Department for the checking of cadastral plans—

(a) for checking plans made from compass surveys—

(i) where the land surveyed does not exceed 2 acres	... ..	\$50.00
(ii) where the land surveyed exceeds 2 acres but not 5 acres	... ..	\$70.00
(iii) where the land surveyed exceeds 5 acres but not 10 acres	... ..	\$85.00
(iv) where the land surveyed exceeds 10 acres but not 25 acres	... ..	\$100.00

(v) where the land surveyed exceeds 25  
 acres ... .. \$100.00 for the  
 first 25 acres  
 plus \$1.00 for  
 each additional  
 acre or part  
 thereof;

(b) for checking plans made from theodolite surveys, the fees payable shall be assessed as in sub-paragraph (a) plus 50%.

(2) For the avoidance of any doubt, it is hereby declared that no discount on fees payable under paragraph (1) shall be allowed in respect of subdivision surveys.

(3) Where, because of the negligence of a surveyor, a plan is returned to him for him to satisfy particular requirements relating to the plan—

(a) no additional fee shall be payable on the first resubmission of the plan; but

(b) any subsequent resubmission in connection with the same requirement (or requirements) shall be accompanied by a fee equivalent to fifty *per centum* of the fee that would have been payable under paragraph (1) in respect of such plan, but in any case, not exceeding five hundred dollars (\$500.00).

(4) A plan returned for amendment shall be accompanied by traverse sheets and a list of all the requirements to be complied with regarding such plan.

(5) Where a certified plan has been amended and submitted for checking a fee equivalent to fifty *per centum* of the fee that would have been payable under paragraph (1) in respect of such plan shall be payable but such fee shall not exceed five hundred dollars (\$500.00).

#### PART IV

##### *Technical Regulations*

12. Linear measurements may be made with an approved tape in feet to at least the nearest decimal (tenth) of a foot, or by any other method approved by the Director of Surveys.

13. All theodolite readings shall be taken to at least the nearest minute of arc.

14. All compass bearings shall be read to at least the nearest fifteen minutes of arc.

15. Where boundaries are to be marked in the course of effecting a survey—

- (a) the surveyor shall be ultimately responsible for the setting of all survey marks;
- (b) every boundary shall be marked in the most permanent manner practicable in the circumstances;
- (c) permanent marks shall be of a type specified in the Fifth Schedule;
- (d) a permanent mark shall be placed at each change of bearing;
- (e) where the distance between any two corners exceeds 600 feet, intermediate marks shall be erected at approximately every 600 feet, and such intermediate marks shall, where possible, be visible from the corner marks and from each other;
- (f) where practicable, all boundary marks shall be placed on the boundary;
- (g) where it is impracticable to place permanent marks on the boundary, the surveyor shall define such boundary by reference to any permanent marks included in the survey and placed as near as possible to the boundary;
- (h) where a road adjoins any land to be surveyed in a rural area, permanent marks shall be placed at intervals of not more than 600 feet along the common boundary;
- (i) where angles are measured by means of a theodolite—
  - (i) every station point shall be marked by a centre punch mark, cross, or tack; and
  - (ii) no permanent mark shall be placed by rectangular offset only, but the angle to the permanent mark shall be measured as accurately as the angle at any instrument station, and the exact points to which measurements are taken shall be shown;
- (j) in compass surveys, all measurements shall be to the centre of any survey mark;
- (k) all survey marks shall be placed as near vertical as is practicable and shall be fixed securely;
- (l) where a corner is defined by a permanent building, no mark need be used;
- (m) all property boundaries shall be marked with a permanent mark at each principal corner, and the following provisions shall apply, namely—



- (i) where the survey is of less than ten acres of land, at least one of the principal corners shall be marked with a referenced corner mark;
- (ii) where the survey is of at least ten acres of land but not more than twenty acres of land, two opposite principal corners shall each be marked with a referenced corner mark;
- (iii) where the survey is of land exceeding twenty acres, there shall be a referenced corner mark at each principal corner and a permanent mark at approximately every interval of six hundred feet along the boundary;
- (n) not more than 50% of the permanent marks used on a compass survey and not more than 25% of the permanent marks used on a theodolite survey shall be hardwood posts;
- (o) no principal corner shall be marked with a hardwood post;
- (p) hardwood posts shall not be used for referenced corner marks;
- (q) except where a single lot is being cut out of a large parcel of land, every subdivision shall be tied to the Island Framework Survey or to a platform comprising three permanent marks that are suited to local conditions other than the marks specified in paragraphs (5) and (6) of the Fifth Schedule.

Fifth Schedule.

16.—(1) Subject to any exemption granted by the Director of Surveys, every plan shall be self-checking and shall conform to the following standard of accuracy—

(a) theodolite surveys—

- (i) linear closure ... .. 1 in 2,000  
 maximum total error ... .. 10 feet  
 angular error for urban surveys ... 30 seconds  $1/\bar{N}$   
 angular error for rural surveys ... 1 minute  $1/\bar{N}$   
 ( $\bar{N}$  represents the number of sides);

- (ii) in addition, no distance between any two consecutive points in the traverse or boundary line shall have an error exceeding 1 in 2,000:

Provided that, in the case of lines of 200 feet or less, an error of 0.1 feet may be allowed;

- (iii) the error in any single angle shall not exceed 2 minutes;
- (iv) maximum total angular error for any one circuit—
 

urban	...	...	5 minutes
rural	...	...	10 minutes

- (v) in any urban lot an error of 0.2 feet may be allowed in any one line where direct taping is impossible:

Provided that the total closure does not exceed 0.25 feet or 1 in 2,000 (whichever is the greater);

(b) compass surveys—

- (i) linear closure ... .. 1 in 500  
maximum total error ... .. 10 feet;
- (ii) where the standard of accuracy specified in subparagraph (i) cannot be achieved, tie lines shall be run so that the error shown by each circuit does not exceed that specified as aforesaid;
- (iii) the error in any one line shall not exceed 1 in 500 or 0.5 of a foot, whichever is less:

Provided that, in the case of a line 100 feet or less, an error of 0.2 feet may be allowed;

- (iv) the error in any one angle deduced from any two bearings at a station shall not exceed 30 minutes;
- (v) where a permanent mark is fixed by compass bearing, the distance of the mark from the compass shall not exceed 300 feet;

(c) the following errors may be allowed in respect of urban and rural areas—

- (i) urban—for lots of  $\frac{1}{4}$  acre or more—  
for lots not exceeding  $\frac{1}{4}$  acre, 1 in 1,000  
where the closing error  
is greater than 1 in  
2,000 — to the same ratio as the  
closing error;
- (ii) rural—by theodolite — 1 in 1,000  
by compass — 1 in 250.

(2) The Director of Surveys shall—

- (a) lay down a standard line, at a convenient location, for the purpose of comparing compass readings;
- (b) take monthly readings on such line with a particular compass kept by him for that purpose;
- (c) keep a record of such readings,  
and after the laying down as required by sub-paragraph (a) of a standard line—

- (i) annual readings of its bearing shall be taken with every compass which is used for carrying out surveys, and the interval between any two such readings with that compass shall not exceed twelve months;
- (ii) whenever a compass is used for carrying out a survey and a plan is prepared therefrom the last reading theretofore taken with the compass as required by subparagraph (i), together with the date of that reading, shall be noted on the plan.

17. All surveys in urban areas shall be done by means of a theodolite.

18. The bearings and the distances of the actual boundaries, and the bearings and distances of any traverses, together with offsets, shall be given on any survey plan :

Provided that in a rural area in the survey of land abutting on any public road, it shall be sufficient to give field notes of a centre-line traverse with offsets to the boundary.

19.—(1) Where any main or parochial road adjoins any land to be surveyed, the common boundary shall be shown on the plan, together with—

- (a) such notes; and
- (b) such traverse lines and offsets,

as may be necessary to enable such boundary to be established on the ground.

(2) Either the centre line of the constructed portion of the road or the boundary on the opposite side of such road shall be shown by offsets.

(3) Where the boundary of the road is fenced on both sides, the centre line of the constructed portion need not be shown.

20. Subject to the provisions of regulation 19, where a plan submitted for checking is accompanied by a scaled drawing showing boundaries, traverses and offsets, it shall not be necessary to show such traverses and offsets on such plan.

21.—(1) No offset longer than 33 feet shall be measured only by means of a tape.

- (2) Such offset shall be measured by means of—
  - (a) theodolite and tape; or

(b) compass and tape,  
in accordance with the provisions of these Regulations.

22. Where any survey is undertaken for the purpose of preparing a plan for use in connection with the transfer of a portion of land the title to which is registered by plan, the plan of the portion to be transferred shall be connected to a known corner or mark on the plan of the land as registered.

23. Where a surveyor opens old boundary lines of land in respect of which—

- (a) there is an existing plan; and
- (b) such plan is available for his scrutiny; or
- (c) there are marks on the ground,

such surveyor shall not depart from the original lines shown in the existing plan or on the ground unless he shows upon the plan prepared by him the position of the original lines and states thereon the reason for departing from such original lines.

24. No surveyor shall move any boundary mark unless he—

- (a) obtains the consent of all interested parties; and
- (b) accurately records upon the plan prepared by him the position of the original boundary mark.

25. Where survey marks and lines on the ground differ from survey marks and lines appearing upon any existing plan which is available for his scrutiny, a surveyor shall show upon the plan prepared by him both sets of marks and lines, and shall state specifically which marks and lines have been adhered to, and his reasons for so doing.

26. Initial bearings may be obtained by means of—

- (a) east and west observation of sun or star;
- (b) observation of Polaris;
- (c) the Island Triangulation;
- (d) gyro-compass;
- (e) magnetic needle; or
- (f) an adjoining survey the initial bearing of which was obtained by any of the methods specified in paragraphs (a), (b), (c), (d) or (e).

27.—(1) Field notes of urban lots shall be given in feet and decimals of a foot, and may be written around the figure. Areas shall be given in square feet.

(2) Field notes of all lands other than urban lots may be tabulated when they cannot be clearly written around the figure, and areas shall be given in acres, roods and perches.

(3) All bearings shall be given in degrees and minutes and between the cardinal directions.

(4) Boundary notes shall be written in black water proof ink; and traverse notes wherever they become necessary shall be written in red waterproof ink.

**28.**—(1) A plan of land in an urban area shall have shown thereon the width across the street to any existing kerb on either side, and the distance to any permanent mark which may help to locate the boundary; and such plan shall also show the distance to a well defined point on the nearest cross street.

(2) A plan of a corner lot shall show ties to the opposite corners or intersection points of kerbs.

**29.** Where a stream or gully forms part of the boundary, field notes shall define the true boundary.

**30.**—(1) Field notes shall be given for every strip of land, such as a main or parochial or other public or reserved road, or railway, or canal passing through any land surveyed and such field notes shall be tied at both ends to defined points on the boundary.

(2) Where a strip of land as aforesaid does not exceed 75 feet in width, a traverse with offsets to the boundary may be accepted.

(3) Where such strip of land is traversed on both sides, the field notes of such traverses shall show cross ties at intervals of approximately 1,200 feet.

**31.**—(1) No plan shall be accepted by the Director of Surveys unless he is satisfied—

- (a) that the survey complies with the standard of accuracy specified in regulation 16;
- (b) that the plan is prepared in a form which conforms with the best professional standards; and
- (c) that both survey and plan comply with all other requirements of these Regulations:





















































