
Appendix 2 – Glossary

Key terms

The **cadastre** is a digital representation of all land parcel and property boundaries in NSW. It is defined in the *Surveying and Spatial Information Act 2002* as meaning:

... an inventory that records boundaries, dimensions and measurements on, above or below the Earth's surface for the purpose of defining rights, interests, restrictions and responsibilities within the jurisdiction of New South Wales.

Cadastral functions are the work of preparing plans for the cadastre, usually prepared by registered surveyors.

Core data is any data contained in the land title registers and data relating to the provision of core services by the private operator. For example:

- core data about plans includes any information contained in the plan registered by the private operator, such as street names, placement of land boundaries, dimensions of the land and lot numbers
- core data about dealings includes information that is contained on dealings instruments (for example mortgages, leases and transfers) such as property owner details, dates of property transfers and mortgage information from financial institutions.

A **dealing** is a term used in land titles to describe a transaction affecting land under the *Real Property Act 1900* evidenced by such instruments as a transfer, mortgage or lease.

A **plan** is the representation of property boundaries prepared by a registered surveyor for inclusion into the cadastre.

A **registered surveyor** is a person responsible for preparing survey plans that define land boundaries and lodging survey plans with the private operator. Registered surveyors are also responsible for completing requisitions and amendments (corrections) of plans that contain errors. Registered surveyors are accountable for their professional registration to the Board of Surveying and Spatial Information (BOSSI).

Title is the legal documentation that signifies ownership of a piece of land and provides evidence of the owner's legal rights to the property and includes details about the property's boundaries, its legal description and any interests or encumbrances that may affect it.

The **Torrens Title Register** is the primary register for land held in NSW and was introduced to NSW in 1863. The basis of Torrens Title is that, unlike in many other countries, each title is registered fully by a single document that is guaranteed by the NSW Government under the Torrens Assurance Fund.

The **Torrens Assurance Fund (TAF)** is a statutory compensation scheme designed to compensate people who, through no fault of their own, suffer loss or damage as a result of the operation of the *Real Property Act 1900*. It is funded by a levy on all dealings.