



POLICY NO. AP 2.4.20

AS-CONSTRUCTED DATA AND EASEMENTS

PURPOSE

To record and provide 'As Constructed' digital data in a GIS ready format for newly constructed and reconstructed public infrastructure assets for which the City is responsible, including easements for services on private properties, and stormwater lot connection assets within private property that connect to the public drainage network.

POLICY STATEMENT

1. AS CONSTRUCTED DATA SPECIFICATIONS

- 1.1 A-SPEC is a specification for the supply of digital data relating to 'As Constructed' infrastructure assets. The City's requires all As Constructed data to be in accordance with the specifications prescribed in the A-SPEC guidelines.ⁱ
- 1.2 A-SPEC is a suite of data specifications supporting the delivery of digital data relating to infrastructure assets. Specifications relevant to the City are outlined below:
 - B-SPEC Buildings infrastructure
 - D-SPEC Drainage infrastructure
 - O-SPEC Open space infrastructure
 - R-SPEC Road infrastructure

2. EASEMENT FOR SERVICES

- 2.1 The City requires all easements for drainage for which the City is, or will be responsible to be shown on deposited plans.
- 2.2 Electronic and hard copies are to be provided to the City prior to lodgement with the Western Australian Planning Commission (WAPC) for endorsement of the deposited plan and/or strata / survey-strata plan.
- 2.3 An electronic copy of the deposited plan and/or strata / survey-strata plan and deed document is to be provided to the City within four weeks of WAPC endorsement.
- 2.4 All drainage easement(s) for services in gross under the control of the City are to have either an easement prepared under Section 167 of the *Planning and Development Act 2005* or an Easement Deed prepared under Section 195 of the *Land Administration Act 1997*. It is the City's preference for easements to be prepared under the *Land Administration Act 1997*.

All drainage easements which are not easements for services in gross are to have either an easement prepared under Section 167 of the *Planning and Development Act 2005* or to be prepared under Section 136C of the *Transfer of Land Act 1893* with a supporting Easement Deed. It is the City's preference for drainage easements to be prepared under the *Transfer of Land Act 1893*.

**3. REQUIREMENTS**

- (a) As constructed data for infrastructure assets that are under the City's control must be provided upon the practical completion of construction works. This includes subdivisions and developments within the City and for the City's own capital and reconstruction projects.
- (b) Finished works are to comply with the approved engineering drawings and the City's standards and must be endorsed by a certified surveyor.
- (c) The City's 'As-constructed Certification' form is to be completed and submitted to the Asset Management Surveyor.
- (d) All as-constructed data for works not done by the City shall be submitted to the City prior to clearance of the construction works being granted.
- (e) Any amendments required by the City to the submitted data shall be made, resubmitted and approved by the City prior to formal acceptance of the construction works.
- (f) Upon validation a certificate will be issued which is to be lodged with clearance applications for subdivisional works.

GOVERNANCE REFERENCES

Statutory Compliance	Local Government Act, Part 3 Division 3 Section 3.52
Industry Compliance	Institute of Public Works Engineering Australia, Local Government Guidelines for Subdivisional Development
Organisational Compliance	
Process Links	

POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Business Services		Coordinator Asset Management		9397 3000	
Risk Rating	Medium	Review Cycle	Biennial	Next Due:	2022
Version	Decision Reference	Synopsis			
1.	OCM 417/28/08/2012	New policy to provide a statutory reference for internal documents and procedures.			
2.	OCM 415/29/09/2013	Reviewed and amended to include new requirements for easement for services and to include having an easement deed prepared.			
3.	OCM 382/23/09/2014	Reviewed and amended with minor wording additions to include open space, building and public assets.			
4.	OCM 387/25/10/2016	Reviewed with no amendments.			
5.	OCM 303/11/09/2018	Revoked and replaced with administration policy.			
6.	Exec Team Meeting 25/09/2018	Policy renamed to include Easements in title and policy rewritten.			
7.	Exec Team Meeting 13/07/2020	Amended with minor wording changes.			

ⁱ www.a-specstandards.com.au