

CAYMAN ISLANDS



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**THE LAND SURVEYORS LAW
(1996 REVISION)**

THE LAND SURVEY (AMENDMENT) REGULATIONS, 2017

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THE LAND SURVEY (AMENDMENT) REGULATIONS, 2017

The Cabinet, in exercise of the powers conferred by section 28 of the Land Surveyors Law (1996 Revision), makes the following Regulations -

1. These Regulations may be cited as the Land Survey (Amendment) Regulations, 2017. Citation

2. The Land Survey Regulations (1996 Revision), in these Regulations referred to as the “principal Regulations”, are amended in regulation 2 as follows- Amendment of regulation 2 of the Land Survey Regulations (1996 Revision) - definitions

(a) by inserting in the appropriate alphabetical sequence, the following definitions -

“ “bounding surface” means the limiting feature of a volumetric parcel; this may be a plane or any surface that can be mathematically generated and sufficiently defined and shown on a plan such that there is no possibility of ambiguity;

“fixed boundary survey” means -

- (a) an accurate survey by a licensed land surveyor to ensure that any lost boundary corners can be recovered from the survey measurements accurately; and
- (b) includes the boundary points becoming fixed in space when agreement is reached at the time of adjudication or alienation of the land, at which point the location of boundaries cannot change without submitting a new plan prepared by a surveyor authorized under the Land Surveyors Law and authenticated by the Chief Surveyor ;

“footprint” means the vertical projection of the outermost bounds of a volumetric parcel onto a horizontal plane approximately at ground level;

“key plan” means a diagram that illustrates the position of the volumetric parcel within the base parcel fixed boundary survey;

“overall footprint” means the vertical projection of the outermost bounds of a volumetric parcel, regardless of any internal division into parts, onto a horizontal plane approximately at ground level;

“volumetric” when applied to a parcel, means the parcel is fully limited by bounding surfaces.”; and

- (b) by deleting the period at the end of the definition of “Registry Map” and substituting a semi-colon.

Repeal and substitution of Part VIII - Miscellaneous

3. The principal Regulations are amended by repealing Part VIII and substituting the following Part -

“ **PART VIII - Plans for Registration**

Plan title 78. A volumetric plan shall carry the following title -
 (a) fixed boundary survey; and
 (b) Volumetric Survey of Block... Parcel...

Plan information 79. All volumetric plans shall show -
 (a) the total extent of the parcel being dealt with;
 (b) all new and existing parcels on the plan; and
 (c) references to any diagrams that may be necessary to clarify any detail, and which may appear on subsequent sheets.

Additional requirements for volumetric plans 80. (1) In the case of a volumetric plan -
 (a) the key plan shall show the footprint, or footprints, drawn to scale, of any volumetric parcels being created closest to the ground;
 (b) the area of the footprints of all volumetric parcels shall be shown on the plan, together with all the boundaries of the base parcel; and
 (c) further plan views with overall volumetric parcel dimensions which shall also show the relationship of other volumetric parcels at different levels to the base parcel boundary.

- Sections and elevations
81. (1) Section views and elevation views shall be prepared showing the relationship of the floor levels in the plan to the volumetric parcel.
- (2) An isometric view shall be prepared showing the relationship of the volumetric parcels in the plan.
- (3) A volumetric parcel plan shall include such elevations, cross sections, plans, diagrams and other information as shall be sufficient to -
- (a) illustrate the volumetric parcel;
 - (b) define the boundaries of each volumetric parcel in any building or buildings by reference to floors, walls and ceilings (provided, however, that it shall not be necessary to show any bearings or dimensions of the volumetric parcel); and
 - (c) specify the volume of each volumetric parcel in accordance with section 84.
- Combination of volumetric parcels
82. A volumetric plan may combine volumetric parcels provided that they have a common bounding surface.
- Volumetric parcels
83. Each volumetric parcel shall be fully defined by three-dimensional coordinates capable of computing a precise mathematical volume.
- Volume
84. Volumes shall be shown on the volumetric plan and be calculated to the degree of accuracy specified in the following table -
- Tabulated volumes shall be rounded as follows -
- (a) 0 to 999 cu. ft. - rounded to nearest cubic foot
 - (b) 1,000 to 9,999 cu. ft. - rounded to nearest 10 cu. ft.
 - (c) 10,000 to 99,999 cu. ft. - rounded to nearest 100 cu. ft.
 - (d) Over 100,000 cu. ft. - rounded to nearest 1,000 cu. ft.
- Beaconing of volumetric parcels
85. Beaconing of volumetric parcels shall comply with the normal provisions of survey marking where this is possible but, in most cases, it will not be practical to mark volumetric parcels, and every opportunity shall be taken to reference corners to

existing structures, or to reference marks.

Permanent marks to be noted

86. (1) The horizontal and vertical control stations used for the datum as well as their published values shall be shown on the plan in a tabulation.

(2) There shall be a minimum of four horizontal and vertical control stations within close proximity of the volumetric parcels.

Reference to walls and floors

87. (1) When reference is being made to walls and floors on a plan, care should be taken with the wording of any notation so that it cannot be inferred that the feature is intended to define the bounding surface.

(2) A bounding surface shall be defined by measurements shown on the plan and any references to structural elements of a building should be incidental only.

(3) An objection shall not be taken to a statement to the effect that a bounding surface “generally follows” or is “generally limited by” or references from vertices to structural elements, i.e., floors, corners of walls etc.

Ground level on footprint cross-section

88. (1) The ground level shall be shown as a topographical feature on a section view to depict the volumetric parcel in relation to the ground surface.

(2) In the case where the final grades are not constructed, then the proposed grades shall be shown and noted on the section view to clearly display the relationship of the final grade to the volumetric parcels.

Digital model

89. A digital model in a format approved by the Chief Surveyor shall be submitted with each application to register any survey plan.”.

Insertion of Part IX - Miscellaneous

4. The principal Regulations is amended by inserting after Part VIII, the following Part -

“ **PART IX - Miscellaneous**

Public access to maps and plans

90. A person shall, upon payment of such fee as shall, from time to time, be prescribed by Cabinet, have access to every published map and plan in the possession of the Chief Surveyor,

provided that the Chief Officer or his representative may refuse access as he may deem necessary in the public interest.”.

Made in Cabinet the 10th day of January, 2017.

Kim Bullings

Clerk of the Cabinet.