



Circular

Division: Land and Property Information
No: 2008/05
Date: June 2008

LPI fee changes from 1 July 2008

The Department of Lands is officially registered in the Australian Business Register and also registered for GST. Its ABN is 21 804 973 362

In April and May 2008 LPI published information about proposed fee increases in LPI Circulars 2008/02 and 2008/03 and sought feedback from customers. Following the customer consultation period, fee changes have now been finalised. Details are set out in the attached table.

Are fees for all LPI products and services listed in this circular?

No. The attached table only lists fees that are affected by the commencement of the following regulations on 1 July 2008:

- Real Property Amendment (Fees) Regulation 2008
- Conveyancing (General) Amendment (Fees) Regulation 2008
- Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2008
- Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2008
- Surveying Amendment (Fees) Regulation 2008.

These regulations will be published in the NSW Government Gazette on Friday 6 June 2008.

Fees listed in this circular are for products and services involving land titles, the Survey Control Information Management System (SCIMS), property information and the Water Access Licence Register.

What are the main fee changes?

Key fees will be:

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| • Land Title Dealing lodgment | \$92.00 |
| • Deposited Plan/Strata Plan lodgment (up to two lots, excluding common property) | \$1025.00 |
| • Deposited Plan/Strata Plan lodgment (more than two lots) | \$1230.00 |
| • Community Plan lodgment | \$1640.00 |
| • Lots in plans (per lot) | \$123.00 |
| • Document copies (over the counter) | \$12.50 |
| • On-line searches (via Lands website www.lands.nsw.gov.au) | \$10.75 |
| • Time based rates (no GST) | \$50.00 |
| • Time based rates (GST inclusive) | \$55.00 |

Are the changes to the fees the same as those proposed in April/May 2008?

Yes.

Are there any transitional arrangements?

Yes, 2007 fees will continue to be applied to services eg dealings, plans and search requisitions lodged before 1 July 2008 but not finalised until after 1 July 2008.

Where can I get more information?

Inquiries relating to dealings, deeds, the Water Access Licence (WAL) register and land information products and services may be made in person at the Client Service Counter, ground floor, Department of Lands, Queens Square, Sydney, by telephone T: 13000 LANDS or F: 02 9223 9464 or through our website to: http://www.lands.nsw.gov.au/lpi_enquiry.

Inquiries relating to plans should be made at the Plan Lodgment Counter, ground floor, Department of Lands, Queens Square, Sydney T: 13000 LANDS or F: 02 9221 4405 or through our website to http://www.lands.nsw.gov.au/lpi_enquiry.

Inquiries relating to SCIMS should be directed to LPI's Survey Information Services by telephone on 02 8258 7516 Fax 02 8258 7555 or email www.lands.nsw.gov.au/survey_mapping/scims_online/scims_online_feedback.

Inquiries about land valuation searches should be directed by telephone to 1800 110 038.

Des Mooney
Deputy Director General, Department of Lands and
General Manager, Land and Property Information

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
Land Title Registration Services (Dealings and related documents)	
Amendment of a folio of the Register, Crown Grant or Certificate of Title (minimum)	92.00
Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part thereof	92.00
Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording	92.00
Application for replacement certificate of title	184.00
Appurtenant easement created by a deed, Application to record in the Register, and in addition:	92.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	50.00
Cancel recording of writ, Application to	92.00
Cancellation of an abandoned or extinguished easement, Application for, and in addition:	92.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	50.00
Caveat	92.00
Change of name (Real Property Act)	92.00
Change of name or address for service of notice on caveator	92.00
Charge	92.00
Crown Holding - application for recording (s13D and s13K Real Property Act 1900)	92.00
Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing)	92.00
Determination of title boundary (Part 14A Real Property Act)	92.00
Discharge of Mortgage or Charge	92.00
Extinguishment of Restrictive Covenant, Application for, and in addition:	92.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application Such fee as the Registrar General shall decide, having regard to costs of service of notice 	50.00
Foreclosure, and in addition:	92.00
<ul style="list-style-type: none"> Such fee as the Registrar General shall decide, having regard to advertising costs 	
Lease	92.00
Memorandum	92.00
Mortgage	92.00
Notice of Death (s101 Real Property Act 1900)	92.00
Order of Court (including extension of a caveat)	92.00
Order terminating a neighbourhood scheme (s 72 Community Land Development Act 1989), Application for, and in addition:	92.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	50.00
Plan, sketch or diagram accompanying a dealing, application, request or instrument	92.00
Possessory title, Application for (s 45D Real Property Act 1900) and in addition:	92.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	50.00
Postponement of Mortgage	92.00

LPI Product/Service	Fee (\$)
Fees marked * include Goods & Services Tax (GST)	
Preparation of lapsing notice (s 74I or 74J Real Property Act 1900)	92.00
Transfer	92.00
Transfer including Covenant (minimum)	184.00
Transfer including Easement (minimum)	184.00
Transmission Application	92.00
Variation of Mortgage or Lease	92.00
Withdrawal of Caveat	92.00
Writ	92.00
Primary Application under section 14 of the Real Property Act	1230.00
Primary Application under section 31A of the Real Property Act, and in addition,	200.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first hour occupied in the examination of the application 	50.00
Production of a document for the purpose of any application, request, dealing or plan to be subsequently lodged	*39.00
Sealing of an instrument not prepared on an approved form	92.00
Land Title Registration Services (Plans and related documents)	
Amendment of a plan (minimum)	92.00
Building Management Statement	307.50
By-laws accompanying a plan	184.00
Change of address of an Owners Corporation	92.00
Change of by-laws	92.00
Community land development contract	205.00
Community land management statement	307.50
Community land plan, lodgment of, and in addition,	1640.00
<ul style="list-style-type: none"> For each lot 	123.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first eight hours occupied in the examination of the plan 	50.00
Deposited plan or strata plan comprising no more than two lots, lodgment of, and in addition,	1025.00
<ul style="list-style-type: none"> For each lot 	123.00
<ul style="list-style-type: none"> For preparation and supply of a Certificate of Title for common property in a strata scheme 	123.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first four hours occupied in the examination of the plan 	50.00
Deposited plan or strata plan comprising more than two lots, lodgment of, and in addition,	1230.00
<ul style="list-style-type: none"> For each lot 	123.00
<ul style="list-style-type: none"> For preparation and supply of a Certificate of Title for common property in a strata scheme 	123.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first six hours occupied in the examination of the plan 	50.00
Notice of conversion of a strata scheme	92.00
Order terminating a strata scheme, Application for, and in addition:	92.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in the examination of the application 	50.00
Order of Strata Titles Board	92.00
Pre-allocated Plan Number (PPN)	No charge
Plan of consolidation - for each title consolidated	17.00
Pre-Examination of a community land plan and, in addition:	*1804.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after first eight hours occupied in the examination of the plan 	*55.00

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
Pre-Examination of a deposited plan or strata plan comprising more than two lots and, in addition: <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after first six hours occupied in the examination of the plan 	*1353.00 *55.00
Pre-Examination of a deposited plan or strata plan comprising no more than two lots excluding common property and, in addition: <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after first four hours occupied in the examination of the plan 	*1127.50 *55.00
Recording a plan prepared solely for the purpose of placing survey information on public record	92.00
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	92.00
Section 88B Instrument (Conveyancing Act 1919) - for each easement etc created or released	92.00
Strata development contract	205.00
Strata management statement	307.50
Substitute plan or any sheet thereof or additional sheet	92.00
Land Title Registration Services (General Register of Deeds)	
Deed - recording or registering any instrument in the General Register of Deeds	88.00
Power of attorney	88.00
Preparation of registration copy of an instrument (minimum)	12.50
Security Interests in Goods Act 2005 – agricultural goods mortgage or other security instrument - registration	88.00
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	88.00
Property Information Products and Services	
Archive retrieval	*24.00
Certified copy (minimum)	92.00
Colour copy of plan or other document, A4 or A3 size (full copy) obtained over the counter	12.50
Colour copy of plan or other document, A2 size (per page) obtained over the counter	12.50
Colour copy of plan or other document, AO or A1 size (per page) obtained over the counter	25.00
Copies of Documents (via Lands website www.lands.nsw.gov.au – includes title searches, and images of dealings and plans)	*10.75
Copies of Documents (over the Counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages thereof) (minimum)	12.50
Copy of an Official Search	92.00
Deposited deeds, inspection of	*24.00
Deposited deeds, permanent lodgment or return of up to four deeds, and in addition: <ul style="list-style-type: none"> For each additional deed 	*24.00 *4.00
Initial search of the Register (including a copy of relevant folio and transmission fee) and in addition: <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first quarter hour occupied in the search For any additional document 	*55.00 *55.00 12.50

LPI Product/Service	Fee (\$)
Fees marked * include Goods & Services Tax (GST)	
Lease folios extract report <ul style="list-style-type: none"> via Lands website www.lands.nsw.gov.au over the counter delivery 	*29.80 37.50
Official Search, Requisition for, and in addition: <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first hour occupied in the search 	200.00 50.00
Owner name search (over the Counter delivery)	12.50
Property Information Inquiry Service (PIIS) Inquiry - service fee	*36.30
Search, or continuation of a search of the General Register of Deeds, Requisition for, and in addition: <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first half hour occupied in the search 	*110.00 *55.00
SIGA searches (over the counter delivery)	12.50
Subpoena, lodgment of, and in addition: <ul style="list-style-type: none"> For each certified document requested 	92.00 12.50
Supply of a copy of a specified document by post or facsimile, including transmission fee	*24.00
Writs, Orders or Legal Proceedings, search against each name	12.50
Survey Services	
SCIMS Survey Mark Data (per mark) accessed online via Lands website or Survey Services Portal (SSP)	4.00
SCIMS Survey Mark Data (per mark) requested over the counter (including delivery/ transmission fee)	12.50
Locality Sketch Plan or Trig Card accessed online via Lands website or SSP	No charge
Locality Sketch Plan or Trig Card requested via SCIMS Online and delivered by email, fax or over the counter (including delivery/ transmission fee)	12.50
SCIMS Basic Radial Search delivered over the counter (including delivery/ transmission fee)	31.00
SCIMS Search Fee (per 15 minutes requested over the counter) (includes Basic Radial Search)	*55.00
Digital Control Survey Plan – A4 size	12.50
Digital Control Survey Plan - Larger than A4 size	108.00
Valuation Services	
Land Value search for NSW landowners (via www.lands.nsw.gov.au)	No charge
Land Value search – other (via www.lands.nsw.gov.au)	10.75
Land Value Search (over the counter delivery)	12.50
Water Access Licences (WAL) registration and search fees	
WAL dealing lodgment (note exception below)	88.00
Application for replacement WAL Certificate	180.00
WAL searches (over the counter)	12.50
WAL searches (via Lands website www.lands.nsw.gov.au)	10.75
WAL owner name search (over the counter)	12.50
Miscellaneous	
Dishonoured cheque fee	*44.00