

Circular

Division: Land and Property Information Division
No: 2005/03
Date: June 2005 (Reissued with one amendment July 2005)

Schedule of Land Title Lodgment, Examination and Related Fees, including Water Access Licence Register Fees – July 2005

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

This circular confirms that the fees set out in LPI Circular 2005/01 "Proposed Land Title Lodgment, Examination and Related Fees, including Water Access Licence Register Fees" will be implemented without modification following gazettal of the:

- Real Property Amendment (Fees) Regulation 2005
- Conveyancing (General) Amendment (Fees) Regulation 2005
- Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2005
- Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2005.

Please note that these fees will be effective from Friday 1 July 2005.

The attached table lists fees for most land title related transactions, but it is not comprehensive. Full fee schedules were published in the NSW Government Gazette on 17 June 2005. The Regulations can also be accessed online at www.legislation.nsw.gov.au.

Main features of the fee increases

Fees are generally increasing in line with movements in the Consumer Price Index. Key land title fees will be:

- Dealing lodgment \$77.25
- Plan lodgment \$823.00
- Lots in plans \$82.30
- Document copies \$10.30 (over the counter)
- On-line title searches \$8.25 (via <http://lpi-online.lpi.nsw.gov.au>)

Customers are reminded that additional fees of \$51.50 per quarter hour apply to the examination of the following:

- Primary Application (after the first three hours)
- Deposited plan, strata plan, community land plan (after the first four hours)
- Application to record in the Register an appurtenant easement created by a deed

- Application for possessory title
- Application for cancellation of an abandoned or extinguished easement
- Application for extinguishment of a restrictive covenant
- Application for an order terminating a neighbourhood or strata scheme

Additional fees of \$51.50 per quarter hour also apply to Official searches after the first hour of searching.

Water access licence (WAL) registration and search fees from 1 July 2005 include:

- WAL dealing lodgment (note exception below) \$73.25
- Application for replacement WAL Certificate \$150.50 (amended July 2005)
- WAL searches (Over the counter delivery) \$10.30
- WAL searches (via <http://lpi-online.lpi.nsw.gov.au>) \$8.25
- WAL owner name search (Over the counter delivery) \$2.10

Transitional arrangements

2004 fees will continue to be applied to services eg dealings, plans and search requisitions lodged before 1 July 2005 but not finalised until after 1 July 2005.

New 2005-06 production tickets and copy tickets will be available for purchase from the LPI cashiers desk on the Ground Floor at LPI's Queens Square Sydney office from Friday 1 July 2005. Unused production and copy tickets may be exchanged for new tickets at the cashiers' desk from 1 July, or may be presented as payment for services throughout July 2005.

Where can I get more information?

Inquiries relating to dealings 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: 02 9228 6713 or F: 02 9223 9464 or through our website to <http://www.lands.nsw.gov.au/LPIenquiry.htm>.

Inquiries relating to plans should be made at the Plan Support Counter, level 2, Department of Lands, Queens Square, Sydney T: 02 9228 6798 or F: 02 9221 4405 or through our website to <http://www.lands.nsw.gov.au/LPIenquiry.htm>.

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

Fees marked * include Goods & Services Tax (GST)

LPI Product/Service	Fee (\$)
Registration Services (Dealings and related documents)	
Amendment of a folio of the Register, Crown Grant or Certificate of Title (minimum)	77.25
Application, dealing or request for which no fee is otherwise provided	77.25
Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part thereof	77.25
Applications, Dealings, Requests and Caveats – lodgment	
Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording	77.25
Appurtenant easement created by a deed, Application to record in the Register, and in addition: <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	77.25 51.50
Cancel recording of writ, Application to	77.25
Cancellation of an abandoned or extinguished easement, Application for, and in addition: <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	77.25 51.50
Caveat	77.25
Change of name (Real Property Act)	77.25
Change of name or address for service of notice on caveator	77.25
Charge	77.25
Crown Holding - application for recording (s13D and s13K Real Property Act 1900)	77.25
Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing)	77.25
Determination of title boundary (Part 14A Real Property Act)	77.25
Discharge of Mortgage or Charge	77.25
Extinguishment of Restrictive Covenant, Application for, and in addition: <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 	77.25 51.50
Foreclosure, and in addition: <ul style="list-style-type: none"> such fee as the Registrar General shall decide, having regard to advertising costs 	77.25
Lease	77.25
Memorandum	77.25
Mortgage	77.25
Notice of Death (s101 Real Property Act 1900)	77.25
Order of Court (including extension of a caveat)	77.25
Order terminating a neighbourhood scheme (s 72 Community Land Development Act 1989), Application for, and in addition: <ul style="list-style-type: none"> for each quarter hour or part of a quarter hour occupied in examining the application 	77.25 51.50
Plan, sketch or diagram accompanying a dealing, application, request or instrument	77.25
Possessory title, Application for (s45D Real Property Act 1900) and in addition: <ul style="list-style-type: none"> for each quarter hour or part of a quarter hour occupied in examining the application 	77.25 51.50

LPI Product/Service	Fee (\$)
Postponement of Mortgage	77.25
Preparation of lapsing notice (s74I or 74J Real Property Act 1900)	77.25
Replacement of lost, mislaid or destroyed certificate of title	154.50
Transfer	77.25
Transfer including Covenant (minimum)	154.50
Transfer including Easement (minimum)	154.50
Transmission Application	77.25
Variation of Mortgage or Lease	77.25
Withdrawal of Caveat	77.25
Writ	77.25
Primary Application under section 14 of the Real Property Act, and in addition,	618.00
<ul style="list-style-type: none"> for each quarter hour or part of a quarter hour after the first three hours occupied in the examination of the application 	51.50
Primary Application under section 31A of the Real Property Act, and in addition,	206.00
<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 	51.50
Production of a document for the purpose of any application, request, dealing or plan to be subsequently lodged	*36.00
Sealing of an instrument not prepared on an approved form	77.25
Registration Services (Plans and related documents)	
Amendment of a plan (minimum)	77.25
Building Management Statement	154.50
By-laws accompanying a plan	154.50
Change of address of an Owners Corporation	77.25
Change of by-laws	77.25
Community land development contract	154.50
Community land management statement	154.50
Deposited plan, strata plan or community land plan, lodgment of, and in addition,	823.00
<ul style="list-style-type: none"> for each lot 	82.30
<ul style="list-style-type: none"> for preparation and supply of a Certificate of Title for common property in a strata scheme 	82.30
<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 	51.50
Notice of conversion of a strata scheme	77.25
Order terminating a strata scheme, Application for, and in addition:	77.25
<ul style="list-style-type: none"> for each quarter hour or part of a quarter hour occupied in the examination of the application 	51.50
Order of Strata Titles Board	77.25
Plan of consolidation - for each title consolidated	15.45
Pre-Examination of a plan prior to lodgment, and, in addition:	*905.30
<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 	*56.65
Production of a document for the purpose of any application, request, dealing or plan to be subsequently lodged	*36.00
Recording a plan prepared solely for the purpose of placing survey information on public record	77.25
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	77.25
Section 88B Instrument (Conveyancing Act 1919) - for each easement etc created or released	77.25

LPI Product/Service	Fee (\$)
Strata development contract	154.50
Strata management statement	154.50
Substitute plan or any sheet thereof or additional sheet	77.25
Registration Services (General Register of Deeds)	
Bill of sale - lodgment for filing, recording, registration or entry	73.25
Crop or wool lien, or stock mortgage or any other instrument relating thereto - registration	73.25
Deed - recording or registering any instrument not otherwise provided for in the General Register of Deeds	73.25
Power of attorney	73.25
Preparation of registration copy of an instrument (minimum)	10.30
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	73.25
Land Information Products and Services	
Archive retrieval	*22.65
Certified copy (minimum)	77.25
Copies of Documents (Lands Online delivery – includes title searches and images of dealings and plans) Note: Street address, prior title, and lots created searches are available free of charge	*8.25
Copies of Documents (Over the Counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages thereof) (minimum) Note: Street address, prior title, and lots created searches are available free of charge	10.30
Copy of an Official Search	77.25
Copy of any plan stored in the Plan Room at LPI Queens Square Sydney	20.60
Deposited deeds, inspection of	*22.65
Deposited deeds, permanent lodgment or return of up to four deeds, and in addition: • for each additional deed	*22.65 *3.40
Initial search of the Register (including a copy of relevant folio and transmission fee) and in addition: • for each quarter hour or part of a quarter hour after the first quarter hour occupied in the search • for any additional document	*56.65 *56.65 10.30
Official Search, Requisition for, and in addition: • for each quarter hour or part of a quarter hour after the first hour occupied in the search	206.00 51.50
Owner name search (Over the Counter delivery)	2.10
Property Information Inquiry Service (PIIS) Inquiry - service fee	*30.80
Search, or continuation of a search of the General Register of Deeds, Requisition for, and in addition: • for each quarter hour or part of a quarter hour after the first half hour occupied in the search	*56.65 *56.65
Subpoena, lodgment of, and in addition: • for each certified document requested	77.25 10.30
Supply of a copy of a specified document by post or facsimile, including transmission fee	*22.65
Writs, Orders or Legal Proceedings, search against each name	10.30