

The Purchaser's Index

Note: further information updating this Circular will be issued shortly

Updates to the Purchaser's Index microfiche will cease from 11 May 2001. Daily printed updates will continue to issue until 1 June 2001 and a final consolidated microfiche for 2001 up to 11 May 2001 will be issued.

As from 4 June 2001 the index will be replaced with a computer generated "Owner Inquiry" search. This inquiry will be available to public clients as an over-the-counter service initially, and later as an online service through the LPI API-broker network and the LPI web page. The over-the-counter search will attract a half copy fee. Green copy tickets indicating a half fee can be purchased from the cashier.

An over-the-counter search will automatically be provided as a combined Current Owner and Purchaser's Index search. When provided, the online search may be ordered as a Current Owner search or as a combined Current Owner and Purchaser's Index search. Both searches may be ordered either using exact name order or any order. For over-the-counter inquiries, an order form will be available in Document Copy Service to attach to the copy ticket.

The Owner Inquiry search will be for Torrens Title searches from 1 January 1971 onwards.

Outlined below is information regarding the:

- Background of the Purchasers' Index
- Reasons for Migrating the Purchasers' Index to Integrated Titling System (ITS)
- Implementation Schedule
- Help for Owner Inquiry Searching

Background

The Purchasers' Index is used to identify individuals or corporations that have acquired an interest as registered proprietor or lessee in Torrens Title land. It is also used as a means of determining the folio identifier for undertaking a title search of the property owned by that individual or corporation.

The Office has maintained a Purchasers' Index since 1863, originally as a paper-based record, and since 1971 in a computerised form. The computerised Purchasers' Index, comprising all transactions since 1971, presently operates on the Syntegra mainframe computer. The Purchasers' Index is maintained by the BK70 suite of COBOL programs fed by daily update information from ITS. The Index is produced in microfiche form with customers accessing it on a self-help basis at Land and Property Information (LPI) Queens Square, or subscribing for copies to access at their own

premises. Entries in the Index under names of purchasers are not deleted upon disposition of the land by the purchaser. Thus, the Index provides a historical list of interests in Torrens Title land acquired by that individual or corporation.

Reasons for Migrating the Purchasers' Index to ITS

The provision of this service in the current form is no longer cost effective for LPI. Although the service in its current form is well used, the technology is outmoded and in need of upgrading, it is becoming increasingly expensive to maintain, and is unable to meet the community's expectations, particularly as regards the provision of services in an electronic online form. It is therefore essential that the current operation be replaced with modern technologies.

The ITS-based inquiry will be an "owner inquiry" which will combine the features of the existing Current Owner Name Inquiry with Purchasers' Index details. Public clients in all cases will be provided with a combined current owner/purchaser result. The existing Purchasers' Index does not distinguish between land in which an individual or corporation is the current owner as opposed to land in which they have had an interest but have since disposed of that interest. The new inquiry will clarify this type of occurrence for automated folios.

Implementation Schedule

All of the Purchasers' Index data will be loaded into ITS before the new inquiry facility is made available through ITS on 4 June 2001. There is approximately 15 million records to be transferred into ITS

Prior to the introduction of the new service clients making Purchasers' Index inquiries will need to access:

- the microfiche prior to March 2001
- Daily supplements from April to 11 May 2001 (prior to consolidated microfiche being available).
- ITS daily supplement from 14 May 2001.

Since the new ITS Owner Inquiry will be more comprehensive in the detail it provides compared to the Purchasers' Index microfiche, as well as more accessible and up-to-date, LPI management have decided that the ITS Owner Inquiry will not be available as a free service to the public. Owner Inquiry searches will be available from the Document Copying Service and a search fee (equivalent to a half-price search) will apply. The existing microfiche will be retained at LPI Queens Square for free public access but this information will only contain entries up to and including 11 May 2001. For current and more comprehensive details, the fee-based inquiry will need to be utilised

Help for Owner Inquiry Searching

The over-the-counter Owner Inquiry will always display the current owner for automated titles, and will also include:

- Current and previous owners of manual titles (ITS is unable to determine whether the name requested is a current or previous owner)
- Previous owners of automated titles

- Lessee names for current and expired leases

The Current Owner Names (Auto Titles) will be displayed firstly, followed by the Purchaser/Lessee Names.

General Search Information

MAC and Mc

If the name you wish to search starts with Mc or MAC we will search on either variation ie if your request for search is John McDonald we could return John McDonald and John MacDonald.

Note: If you are not sure whether there is a space between Mc and Donald include the space and we will search with and without the space (only applicable in Surname field).

Apostrophes

If the name you wish to search contains an apostrophe e.g. O'Brien, then if your request includes the apostrophe we will search for the name with and without the apostrophe.

AND and &

If the name you wish to search includes AND or & we will search on either variation.

THE

If you are not sure whether the name you are searching includes 'THE' at the start of the name then if your request includes 'THE' we will search for names with and without the 'THE'.

Hyphenated Names

If the name you wish to search includes a hyphenated surname then your request should show this as the surname.

Numeric Names

If the name you wish to search includes numerics e.g. The 123 Company, then your request should show the name with those numerics.

Punctuation in names

If the name you wish to search includes punctuation or other characters ie dot, comma, quotes or brackets, we will search for names with and without those characters. If any of those characters is followed by a space we will search with and without the space. If in any doubt put in the punctuation and then we will search for the names with and without those characters.

Name containing spaces

If the name you wish to search includes a space or spaces in the surname e.g. Van Der Meer, then include the spaces on your request and we will search for the name with and without the spaces (only applicable in Surname field).

Types of Searches

Surname/Given Name Search

If the given name/s are not known then the Surname can be entered and the Given Names may be blank. We will search for any given name/s for the surname requested.

Example – Name entered - Wood Cathy

Exact Order The names returned will match the surname entered exactly. We also search for hyphenated surnames and characters within brackets.

The given name/s returned will be in the exact order as entered but may include additional names.

Results could be Cathy Wood
Cathy Lorraine Wood-Burden
Cathy Elizabeth Wood (Deceased)

Any Given Name The any given name search is limited to the entry of 2 given names only. This allows us to search the names in reverse order.

The names returned will match the surname entered exactly. We also search for hyphenated surnames and characters within brackets.

The given name/s returned will be in any order within the name but may also include additional names.

Results could be Cathy Wood
Cathy Lorraine Wood-Burden
Cathy Elizabeth Wood (Deceased)
Helen Cathy Wood
Bridgit Ellen Cathy Wood-Burner

Name Search

Example – Name entered - Wood Cathy

Exact Order For private names the first name entered must be the surname. There are no limits on the number of words entered for exact order. The names returned will match the name entered exactly but may include additional names. We also search for hyphenated surnames and characters within brackets.

Results could be Cathy Wood
Cathy Lorraine Wood-Burden
Cathy Elizabeth Wood (Deceased)

Example – Name entered - The A.B.C Company

Results could be The A.B.C. Pty Ltd
 ABC Building Co Pty Ltd
 ABC Pty Limited
 The A B C Company Shop Pty Ltd

Any Order

There must be a minimum of 2 names and a maximum of 3 names entered. For private names one of those names must be the surname. For company names one of those names must be the first name (excluding THE). The words Pty Ltd etc are not to be included in the names entered. The names Company, Corporation, or their abbreviations, are removed (as is everything that follows them) and replaced by a wildcard. This enables us to find the variations of those names e.g. Corp, Co, Co. etc. The names returned will include the names entered but in any order but may include additional names. We also search for hyphenated surnames and characters within brackets.

Example – Name entered - Wood Cathy

Results could be Cathy Wood
 Cathy Lorraine Wood-Burden
 Cathy Elizabeth Wood (Deceased)
 Helen Cathy Wood
 Bridgit Ellen Cathy Wood-Burner

Example – Name entered - The A.B.C Company

Results could be The A.B.C. Pty Ltd
 ABC Building Co Pty Ltd
 ABC Pty Limited
 The A B C Company Shop Pty Ltd
 A.B.C. Shop Corporation

Further information relating to the Purchaser's Index may be obtained by contacting the Deputy Manager, Information Services, on 9228 6718.

Des Mooney
General Manager

Land and Property Information New South Wales
1 Prince Albert Road, Queens Square
Sydney NSW 2000 Australia
telephone 61 2 9228 6666 ♦ facsimile 61 2 9233 4357