



Circular

www.lpi.nsw.gov.au

No: 2011/03
Date: June 2011

LPI fee changes from 1 July 2011

Land and Property Information, a division of the Department of Finance and Services is officially registered in the Australian Business Register and also registered for GST. Its ABN is 84 104 377 806.

In May 2011 Land and Property Information (LPI) published information about proposed fee increases in LPI Circular 2011/01 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?

The attached table only lists fees that depend on the commencement of the following regulations on 1 July 2011:

- *Real Property Amendment (Fees) Regulation 2011*
- *Conveyancing (General) Amendment (Fees) Regulation 2011*
- *Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2011*
- *Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2011.*

These regulations will be published on the 'Notifications' page of the NSW Legislation website www.legislation.nsw.gov.au before 1 July 2011.

Fees listed in this circular are for products and services involving land titles, property information, land valuations and the Water Access Licence Register.

Are the changes to the fees the same as those proposed in May 2011?

Yes.

Are there any transitional arrangements?

2010 fees will be applied to matters such as land title dealings and plans lodged before 1 July 2011 but not finalised until after 1 July 2011.

New product: Multiple purpose production ticket

This new product has been developed in response to customer demand and offers a more efficient option for production of documents in certain cases. The multiple purpose production ticket will enable a certificate of title or other document to be produced once for a period of up to three months, during which time it will be retained by LPI for registration of up to eight separate transactions as listed by customers on the ticket. For example, it will be suitable for use where it is expected that a number of leases of new commercial premises to different parties will be lodged for registration on the same certificate of title at different times over a three month period. Multiple purpose production tickets will be available for purchase from 1 July 2011. A fee of \$84.00 will apply to each ticket.

The multiple purpose production ticket does not replace the existing single purpose production ticket, which remains available at a fee of \$42.00 from 1 July 2011.

New Australian Business number (ABN) for LPI

The LPI division of the Department of Finance and Services is now officially entered in the Australian Business Register under ABN 84 104 377 806. It is registered for GST from 1 July 2011.

Torrens Assurance Levy

Legislation to repeal the Torrens Assurance levy will come into force from 1 July 2011. However, levies will remain payable in relation to some transfers lodged on or after 1 July 2011. See LPI Circular 2011/02 *Real Property Amendment (Torrens Assurance Levy Repeal) Act 2011 No.7* for more information.

An amount of \$4.00 from the lodgment fee for all dealings will be applied to the Torrens Assurance Fund.

Where can I get more information?

Inquiries relating to dealings, plans, deeds, land information products and services and the Water Access Licence (WAL) register may be made in person at the Client Service Counter, ground floor, Land and Property Information, Queens Square, Sydney, by telephone to 1300 052 637, fax to 02 9221 4405 or by email to GeneralEnquiry@lpma.nsw.gov.au.

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

Des Mooney
General Manager, Land and Property Information

Information contained in this document was correct at time of publication, but may have been superseded

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)	99.50
Annulment of Bankruptcy	99.50
Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part	99.50
Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording	99.50
Application for replacement Certificate of Title	199.00
Application to Record a New Registered Proprietor	99.50
Appurtenant easement created by a deed, Application to record in the Register, and in addition:	99.50
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	51.00
Authentication of forms	99.50
Bankruptcy Application	99.50
Cancel recording of writ, Application	99.50
Cancellation of an abandoned or extinguished easement, Application for, and in addition:	99.50
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	51.00
Caveat	99.50
Change of name (Real Property Act)	99.50
Change of name or address for service of notice on caveator	99.50
Charge	99.50
Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing)	99.50
Determination of title boundary (Part 14A Real Property Act)	99.50
Discharge of Mortgage or Charge	99.50
Extinguishment of Restrictive Covenant, Application for, and in addition:	99.50
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application fee set by the Registrar General for costs of service of notice 	51.00
Foreclosure, and in addition:	99.50
<ul style="list-style-type: none"> fee set by the Registrar General for advertising costs 	
Lease	99.50
Memorandum	99.50
Miscellaneous Application in relation to Crown Land (forfeiture, purchase of a term Crown Lease etc)	99.50
Mortgage	99.50
Notice of Death (s101 Real Property Act 1900)	99.50
Order of Court (including extension of a caveat)	99.50
Order terminating a neighbourhood scheme (s 72 Community Land Development Act 1989), Application for, and in addition:	99.50
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	51.00

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
Plan, sketch or diagram accompanying a dealing, application, request or instrument	99.50
Possessory title, Application for (s 45D Real Property Act 1900) and in addition:	99.50
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	51.00
Postponement of Mortgage	99.50
Preparation of lapsing notice (s 74I or 74J Real Property Act 1900)	99.50
Request to record a Reserve Trust as Registered Proprietor	99.50
Surrender of a Crown Lease to the State of NSW	99.50
Transfer (pursuant to section 46 Real Property Act 1900)	199.00
Transfer by way of discharge of mortgage	99.50
Transfer including Covenant (minimum)	298.50
Transfer including Easement (minimum)	298.50
Transfer of an estate in land that changes tenancy without altering shares	99.50
Transfer unilaterally severing a joint tenancy	99.50
Transmission Application	99.50
Variation of Mortgage or Lease	99.50
Withdrawal of Caveat	99.50
Writ	99.50
Primary Application under section 14 of the Real Property Act	1289.00
Primary Application under section 31A of the Real Property Act, and in addition,	205.00
<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 	51.00
Production of a document for a single purpose	*42.00
Production of a document once for period of up to three months for multiple purposes (no more than eight)	*84.00
Land Title Registration Services - Plans and related documents	
Amendment of a plan (minimum)	99.50
Building Management Statement	328.00
By-laws accompanying a plan	199.00
Change of address of an Owners Corporation	99.50
Change of by-laws	99.50
Community land development contract	215.00
Community land management statement	328.00
Community land plan, lodgment of, and in addition,	1720.00
<ul style="list-style-type: none"> For each lot 	128.50
<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 	51.00
Deposited plan or strata plan comprising no more than two lots, lodgment of, and in addition,	1073.00
<ul style="list-style-type: none"> For each lot 	128.50
<ul style="list-style-type: none"> For preparation and supply of a Certificate of Title for common property in a strata scheme 	128.50

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
• For each quarter hour or part of a quarter hour after the first four hours occupied in the examination of the plan	51.00
Deposited plan or strata plan comprising more than two lots, lodgment of, and in addition,	1289.00
• For each lot	128.50
• For preparation and supply of a Certificate of Title for common property in a strata scheme	128.50
• For each quarter hour or part of a quarter hour after the first six hours occupied in the examination of the plan	51.00
Notice of conversion of a strata scheme	99.50
Order terminating a strata scheme, Application for, and in addition:	99.50
• For each quarter hour or part of a quarter hour occupied in the examination of the application	51.00
Order of Consumer, Trader and Tenancy Tribunal (CTTT)	99.50
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:	*1892.00
• For each quarter hour or part of a quarter hour after first eight hours occupied in the examination of the plan	*56.10
Pre-Examination of a deposited plan or strata plan comprising more than two lots and, in addition:	*1417.90
• For each quarter hour or part of a quarter hour after first six hours occupied in the examination of the plan	*56.10
Pre-Examination of a deposited plan or strata plan comprising no more than two lots excluding common property and, in addition:	*1180.30
• For each quarter hour or part of a quarter hour after first four hours occupied in the examination of the plan	*56.10
Recording a plan prepared solely for the purpose of placing survey information on public record	99.50
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	99.50
Section 88B Instrument (Conveyancing Act 1919) - for each easement etc created or released	99.50
Strata development contract	215.00
Strata management statement	328.00
Substitute plan or any sheet thereof or additional sheet	99.50
Land Title Registration Services - General Register of Deeds	
Deed - recording or registering any instrument in the General Register of Deeds	95.50
Power of attorney	95.50
Preparation of registration copy of an instrument (minimum)	13.30
Security Interests in Goods Act 2005 – registration of agricultural goods mortgage or other security instrument	95.50
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	95.50

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
Property Information Products and Services	
Archive retrieval	*30.00
Certified copy (minimum)	99.50
Colour copy of plan or other standard document, A4 or A3 size (full copy) obtained over the counter	13.30
Colour copy of crown plan or other standard document, A2 size (per page) obtained over the counter	13.30
Colour copy of plan or other document, AO or A1 size (per page) obtained over the counter	26.60
Copies of Documents (via LPI's Online shop http://shop.lands.nsw.gov.au - includes title searches, and images of dealings and plans)	*11.60
Copies of Documents (over the counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages thereof) (minimum)	13.30
Copy of an Official Search	99.50
Deposited deeds, inspection of	*24.00
Deposited deeds, permanent lodgment or return of up to four deeds, and in addition:	*24.00
• For each additional deed	*4.00
Initial search of the Register (including a copy of relevant folio and transmission fee) and in addition:	*56.10
• For each quarter hour or part of a quarter hour after the first quarter hour occupied in the search	*56.10
• For any additional document	13.30
Lease folios extract report	
• via LPI's Online shop http://shop.lands.nsw.gov.au	*32.24
• over the counter delivery	39.90
Official Search, Requisition for, and in addition:	204.00
• For each quarter hour or part of a quarter hour after the first hour occupied in the search	51.00
Owner name search (over the counter delivery)	13.30
Property Information Inquiry Service (PIIS) Inquiry - service fee	*39.00
Search, or continuation of a search of the General Register of Deeds, Requisition for, and in addition:	*112.20
• For each quarter hour or part of a quarter hour after the first half hour occupied in the search	*56.10
SIGA searches (over the counter delivery)	13.30
Subpoena, lodgment of, and in addition:	99.50
• For each certified document requested	13.30
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	13.30

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
Valuation Services	
Land Value search for NSW landowners (via LPI's Online shop http://shop.lands.nsw.gov.au)	No charge
Land Value search – other (via LPI's Online shop http://shop.lands.nsw.gov.au)	*11.60
Land Value Search (over the counter delivery)	13.30
Water Access Licences (WAL) registration and search fees	
WAL dealing lodgment (excluding Application for replacement WAL Certificate)	95.50
Application for replacement WAL Certificate	195.00
WAL searches (over the counter)	13.30
WAL searches (via LPI's Online shop http://shop.lands.nsw.gov.au)	*11.60
WAL owner name search (over the counter)	13.30
Miscellaneous	
Dishonoured cheque fee	*44.00

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