

Circular

Division: Land and Property Information
No: 2005/06
Date: July 2005

Creation of sub folios of the Torrens Register

Land and Property Information Division (LPI) has begun automating life estate and share titles currently recorded in the manual Torrens Register. This process will see sub folios of the Register created in the Integrated Titling System (ITS) for every existing share title. Approximately 10,000 titles of this type, together with nearly 26,000 time share titles will be converted over the next six to twelve months. This activity is being undertaken as part of the two year conversion project outlined in LPI Circular 2004/013 'Conversion of remaining manual Torrens titles and Old System parcels of land to the Integrated Titling System'.

Sub folios will be identified by a Lot/DP number followed by an alphabetical character. For example, where share titles currently exist for Lot 100 in DP 20002 in Volume 14000 Folio 27 (for a one third share) and Volume 15256 Folios 8 and 9 (for the other third shares), they will be converted as 100/20002A, 100/20002B and 100/20002C. For time share titles, where thousands of shares may exist, multiple alphabetic characters will follow the Lot/DP number to create unique folio identifiers.

ITS sub folio searches are accessible through the same channels as other ITS searches via, for example, LPI's network of licensed information brokers and the Departmental website www.lands.nsw.gov.au. A search by Lot/DP on any parcel affected by sub folios will return the response 'Sub folios exist'. To identify new title references users should conduct a 'Sub Folio Inquiry' search. The 'Sub Folio Inquiry' is a free ITS search also available through regular channels. It provides the following details:

- alphabetic suffix assigned to each share in the Lot/DP
- link to manual title reference
- status of title (current or cancelled)
- share or estate
- owner name (limited to one owner name).

Samples of Sub Folio Inquiry output and sub folio title searches are attached.

Further Information

Any inquiries should be directed to Dee Smith, Manager, Manual Title Conversion by email on delia.smith@lands.nsw.gov.au or by telephone on 2 9228 6830.

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



Department of Lands

Land and Property Information - Sub Folio Inquiry

Schedule of Sub Folios associated with title reference: 6/112233

<u>Title</u>	<u>Link</u>	<u>Status</u>	<u>Share</u>	<u>First Owner Name</u>
6/112233A	1234-231	CURRENT	1/4	JOHN SMITH
6/112233B	1234-232	CURRENT	1/4	JANE SMITH
6/112233C	1234-233	CURRENT	1/4	BOB BROWN
6/112233D	1234-234	CURRENT	1/4	MARY BROWN

Total Current Sub Folios: 4

Your Reference: clientReference

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 6/112233A

SEARCH DATE	TIME	EDITION NO	DATE
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20/7/2005	3:26 PM	-	-

VOL 1234 FOL 231 IS THE CURRENT CERTIFICATE OF TITLE

SUB FOLIO

LAND

1/4 SHARE IN LOT 6 IN DEPOSITED PLAN 112233
AT REDFERN
LOCAL GOVERNMENT AREA: SYDNEY
PARISH OF ST PETER COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP112233

FIRST SCHEDULE

JOHN SMITH

SECOND SCHEDULE (1 NOTIFICATION)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

2002042400059698

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* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1/102345A

SEARCH DATE	TIME	EDITION NO	DATE
20/7/2005	3:04 PM	1	20/7/2005

SUB FOLIO

LAND

LIFE ESTATE IN LOT 1 IN DEPOSITED PLAN 102345
AT SYDNEY
LOCAL GOVERNMENT AREA: SYDNEY
PARISH OF BANABY COUNTY OF ARGYLE
TITLE DIAGRAM: DP102345

FIRST SCHEDULE

JOHN CITIZEN
MARY CITIZEN
AS JOINT TENANTS

SECOND SCHEDULE (1 NOTIFICATION)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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