

Circular

No. 2015/06

June 2015

Land and Property Information fee changes from 1 July 2015

In May 2015 Land and Property Information (LPI) published information about proposed fee increases in LPI Circular 2015/04 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 2015:

- *Real Property Amendment (Fees) Regulation 2015*
- *Conveyancing (General) Amendment (Fees) Regulation 2015*
- *Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2015*
- *Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2015.*

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

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 2015?

Yes.

Are there any transitional arrangements?

2014 fees will be applied to matters such as land title dealings and plans lodged before 1 July 2015 but not finalised until after 1 July 2015.

When are additional fees payable?

The regulations allow for additional fees to be charged at the rate of \$55.00 for each quarter hour or part thereof. These fees apply to some instruments and dealings that require investigation by LPI legal officers. They also apply to plans when the allocated examination time has been exhausted and further investigation by LPI plan examiners, staff surveyors or legal officers is required.

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 or by email to GeneralEnquiry@lpi.nsw.gov.au. Inquiries about land valuation searches should be directed by telephone to 1800 110 038.



LPI Product/Service	Fee (\$)
Land Title Registration Services - Dealings and related documents	
Amendment of a folio of the Register, Crown Grant or Certificate of Title (minimum)	109.50
Annulment of Bankruptcy	109.50
Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part	109.50
Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording	109.50
Application for replacement Certificate of Title	219.00
Application to Record a New Registered Proprietor	109.50
Appurtenant easement created by a deed, Application to record in the Register, and in addition:	109.50
• For each quarter hour or part of a quarter hour occupied in examining the application	55.00
Authentication of forms	109.50
Bankruptcy Application	109.50
Cancel recording of writ, Application	109.50
Cancellation of an abandoned or extinguished easement, Application for, and in addition:	109.50
• For each quarter hour or part of a quarter hour occupied in examining the application	55.00
Caveat	109.50
Change of name (Real Property Act)	109.50
Change of name or address for service of notice on caveator	109.50
Charge	109.50
Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing)	109.50
Determination of title boundary (Part 14A Real Property Act)	109.50
Discharge of Mortgage or Charge	109.50
Extinguishment of Restrictive Covenant, Application for, and in addition:	109.50
• For each quarter hour or part of a quarter hour occupied in examining the application	55.00
• fee set by the Registrar General for costs of service of notice	
Foreclosure, and in addition:	109.50
• fee set by the Registrar General for advertising costs	
Lease	109.50



LPI Product/Service

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LPI Product/Service	Fee (\$)
Land Title Registration Services - Dealings and related documents	
Memorandum	109.50
Miscellaneous Application in relation to Crown Land (forfeiture, purchase of a term Crown Lease etc)	109.50
Mortgage	109.50
Notice of Death (section 101 Real Property Act)	109.50
Order of Court (including extension of a caveat)	109.50
Plan, sketch or diagram accompanying a dealing, application, request or instrument	109.50
Possessory title, Application for (section 45D Real Property Act) and in addition:	109.50
• For each quarter hour or part of a quarter hour occupied in examining the application	55.00
Postponement of Mortgage	109.50
Preparation of lapsing notice (section 74I or 74J Real Property Act)	109.50
Primary Application under section 14 of the Real Property Act	1,421.00
Primary Application under section 31A of the Real Property Act, and in addition:	225.00
• For each quarter hour or part of a quarter hour after the first hour occupied in the examination of the application	55.00
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
Request to record a Reserve Trust as Registered Proprietor	109.50
Surrender of a Crown Lease to the State of NSW	109.50
Transfer (pursuant to section 46 Real Property Act)	219.00
Transfer by way of discharge of mortgage	109.50
Transfer including Covenant (minimum)	328.50
Transfer including Easement (minimum)	328.50
Transfer of an estate in land that changes tenancy without altering shares	109.50
Transfer unilaterally severing a joint tenancy	109.50
Transmission Application	109.50
Variation of Mortgage or Lease	109.50
Withdrawal of Caveat	109.50
Writ	109.50



LPI Product/Service

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Land Title Registration Services - General Register of Deeds

Deed - recording or registering any instrument in the General Register of Deeds	105.50
Power of attorney	105.50
Preparation of registration copy of an instrument (minimum)	14.00
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	105.50

Land Title Registration Services - Plans and related documents

Amendment of a plan (minimum)	109.50
Building Management Statement	361.00
By-laws accompanying a plan	219.00
Change of address of an Owners Corporation	109.50
Change of by-laws	109.50
Community land development contract	236.00
Community land management statement	361.00
Community land plan, lodgment of, and in addition,	1,898.00
• For each lot	141.00
• For each quarter hour or part of a quarter hour after the first eight hours occupied in the examination of the plan	55.00
Deposited plan or strata plan comprising no more than two lots, lodgment of, and in addition,	1,183.00
• For each lot	141.00
• For preparation and supply of a Certificate of Title for common property in a strata scheme	141.00
• For each quarter hour or part of a quarter hour after the first four hours occupied in the examination of the plan	55.00
Deposited plan or strata plan comprising more than two lots, lodgment of, and in addition,	1,421.00
• For each lot	141.00
• For preparation and supply of a Certificate of Title for common property in a strata scheme	141.00
• For each quarter hour or part of a quarter hour after the first six hours occupied in the examination of the plan	55.00
Notice of conversion of a strata scheme	109.50
Order terminating a strata scheme, Application for, and in addition:	109.50
• For each quarter hour or part of a quarter hour occupied in the examination of the application	55.00



LPI Product/Service	Fee (\$)
Land Title Registration Services - Plans and related documents	
Order of NSW Civil and Administrative Tribunal (NCAT)	109.50
Order terminating a neighbourhood scheme (section 72 <i>Community Land Development Act 1989</i>), Application for, and in addition:	109.50
• For each quarter hour or part of a quarter hour occupied in examining the application	55.00
Pre-allocated Plan Number (PPN)	No charge
Plan of consolidation - for each title consolidated	18.60
Pre-Examination of a community land plan and, in addition:	*2,087.80
• For each quarter hour or part of a quarter hour after first eight hours occupied in the examination of the plan	*60.50
Pre-Examination of a deposited plan or strata plan comprising more than two lots and, in addition:	*1,563.10
• For each quarter hour or part of a quarter hour after first six hours occupied in the examination of the plan	*60.50
Pre-Examination of a deposited plan or strata plan comprising no more than two lots excluding common property and, in addition:	*1,301.30
• For each quarter hour or part of a quarter hour after first four hours occupied in the examination of the plan	*60.50
Recording a plan prepared solely for the purpose of placing survey information on public record	109.50
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	109.50
Section 88B Instrument (<i>Conveyancing Act 1919</i>) - for each easement etc created or released	109.50
Strata development contract	236.00
Strata management statement	361.00
Substitute plan or any sheet thereof or additional sheet	109.50
Property Information Products and Services	
Archive retrieval	*33.00
Causes, Writs and Orders, search against each name	14.00
Certified copy (minimum)	109.50
Colour copy of plan or other standard document, A4 or A3 size (full copy) obtained over the counter	14.00



LPI Product/Service	Fee (\$)
Property Information Products and Services	
Colour copy of crown plan or other standard document, A2 size (per page) obtained over the counter	14.00
Colour copy of plan or other document, AO or A1 size (per page) obtained over the counter	28.00
Copies of Documents (via LPI's Online shop http://shop.lpi.nsw.gov.au - includes title searches, and images of dealings, excludes images of deposited plans and strata plans)	**12.70
Copies of deposited plans and strata plans - via LPI Online Shop at http://shop.lpi.nsw.gov.au	***13.55
Copies of Documents (over the counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages thereof) (minimum)	14.00
Copy of an Official Search	109.50
Deposited deeds, inspection of	*26.40
Deposited deeds, permanent lodgment or return of up to four deeds, and in addition:	*26.40
• For each additional deed	*4.40
Initial search of the Register (including a copy of relevant folio and transmission fee) and in addition:	55.00
• For each quarter hour or part of a quarter hour after the first quarter hour occupied in the search	55.00
• For any additional document	14.00
Lease folio data extract report	
• via LPI's Online shop http://shop.lpi.nsw.gov.au	**35.29
• over the counter delivery	42.00
Lease folio caveats, writs and other dealings report	
• via LPI's Online shop http://shop.lpi.nsw.gov.au	**20.23
• over the counter delivery	28.00
Official Search, Requisition for, and in addition:	220.00
• For each quarter hour or part of a quarter hour after the first hour occupied in the search	55.00
Owner name search (over the counter delivery) (up to 700 results)	14.00
Search, or continuation of a search of the General Register of Deeds, Requisition for, and in addition:	110.00
• For each quarter hour or part of a quarter hour after the first half hour occupied in the search	55.00
SIGA searches (over the counter delivery)	14.00
Subpoena, lodgment of (minimum)	109.50



LPI Product/Service

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Valuation Services

Land Value search for NSW landowners (via LPI's Online shop http://shop.lpi.nsw.gov.au)	No charge
Land Value search – other (via LPI's Online shop http://shop.lpi.nsw.gov.au)	**12.70
Land Value Search (over the counter delivery)	14.00
Certificate of Land Value	16.80

Water Access Licences (WAL) registration and search fees

WAL dealing lodgment (excluding Application for replacement WAL Certificate)	105.50
Application for replacement WAL Certificate	215.00
WAL searches (over the counter)	14.00
WAL searches (via LPI's Online shop http://shop.lpi.nsw.gov.au)	**12.70
WAL owner name search (over the counter delivery) (up to 700 results)	14.00

Miscellaneous

Dishonoured cheque fee	*44.00
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*Inclusive of Goods & Services Tax (GST)

**GST included in delivery fee

***Inclusive of surveyor's copyright fee and GST included in delivery fee