

Circular

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LPI verification of Office of State Revenue (OSR) transaction data

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.

From Monday 12 December 2011 OSR will be collecting client identification information for all parties subject to assessment for transfer duty under the *Duties Act 1997*. Part of the new OSR system involves validation of property transaction information by LPI. This process will also commence on Monday 12 December 2011.

LPI will use a web service link with OSR to check that the OSR assessment/transaction number recorded on dealings lodged at LPI for registration is a valid and current number. The assessment/transaction number appears on the stamp affixed by OSR or by approved agents through the Electronic Duties Returns system. Examples are reproduced below.

NEW SOUTH WALES DUTY
16-03-2009
SECTION 18(2)
DUTY

0005338624-001

\$ *****10.00

Office of State Revenue	
NSW Treasury	
Client No: 28622	23
Duty: \$10.00	Trans No: 6145181
Ass details:	

OSR assessment/transaction number

LPI will also check some information supplied on dealings and notices of sale against data supplied to OSR at the time of duties assessment. LPI will check for consistency in:

- the names of incoming registered proprietors (disregarding any middle names supplied to OSR but omitted on dealings)
- the number of incoming registered proprietors
- references to title
- the number of parcels of land being acquired and
- the date of contract of sale where applicable.

These checks will be applied to all Real Property Act dealings that:

- require duties assessment prior to lodgment and
- where the effect of the dealing is to change the names of the registered proprietors on title following registration.

If there are inconsistencies in data or handwritten transaction details are illegible, dealings will be requisitioned or not accepted for lodgment. In such circumstances, lodging parties may need to refer documents to OSR to have alterations noted on the face of the dealing

if discrepancies cannot be otherwise resolved. LPI will not issue requisitions where inconsistencies are due to minor typographical errors in spelling of names or references to title as recorded by OSR.

The new system is being introduced to facilitate:

- OSR readiness for the National Electronic Conveyancing System
- identity assurance
- better upfront compliance with property taxes and grants administered by OSR.

Further information

Further information about OSR's Duties Client Identification procedures is available on the OSR website at http://www.osr.nsw.gov.au/taxes/transfer_land/.

Further information about dealings that require stamping and marking before lodgment for registration is available in a fact sheet on the OSR website at: www.osr.nsw.gov.au/lib/doc/factsheets/ofs_dut02.pdf.

General inquiries about LPI procedures may be made by telephone to 1300 052 637 or by email to GeneralEnquiry@lpi.nsw.gov.au.

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