

Circular

No. 2016/09

June 2016

Land and Property Information fee changes from 1 July 2016

In May 2016 Land and Property Information (LPI) published information about proposed changes to fees in LPI Circular 2016/05. 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 2016:

- *Real Property Amendment (Fees) Regulation 2016*
- *Conveyancing (General) Amendment (Fees) Regulation 2016*
- *Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2016*
- *Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2016*.

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, and the Water Access Licence Register.

Are the changes to the fees the same as those proposed in May 2016?

No.

Pre-examination fees for plans will be lower than initially proposed.

Are there any transitional arrangements?

2015/16 fees will be applied to land title dealings and plans lodged before 1 July 2016 but not finalised until after 1 July 2016.

Are any additional fees payable?

Additional time based fees for investigation of instruments, dealings and plans **no longer apply**.

Additional fees do apply to some transactions, for example a transfer including multiple easements. Where additional fees may apply, the table shows the fee as 'minimum'.

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.



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)	136.30
Annulment of Bankruptcy	136.30
Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part	136.30
Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording	136.30
Application for replacement Certificate of Title	136.30
Application to Record a New Registered Proprietor	136.30
Appurtenant easement created by a deed, Application to record in the Register	136.30
Authentication of forms	136.30
Bankruptcy Application	136.30
Cancel recording of writ, Application	136.30
Cancellation of an abandoned or extinguished easement	136.30
Caveat	136.30
Change of address of an Owners Corporation	136.30
Change of by-laws	136.30
Change of name (Real Property Act)	136.30
Change of name or address for service of notice on caveator	136.30
Charge	136.30
Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing)	136.30
Determination of title boundary (Part 14A Real Property Act)	136.30
Discharge of Mortgage or Charge	136.30
Extinguishment of Restrictive Covenant, and in addition: <ul style="list-style-type: none">• fee set by the Registrar General for costs of service of notice	136.30
Foreclosure, and in addition: <ul style="list-style-type: none">• fee set by the Registrar General for advertising costs	136.30
Lease	136.30
Memorandum	136.30
Miscellaneous Application in relation to Crown Land (forfeiture, purchase of a term Crown Lease etc)	136.30



LPI Product/Service	Fee (\$)
Land Title Registration Services - Dealings and related documents	
Mortgage	136.30
Notice of conversion of a strata scheme	136.30
Notice of Death (section 101 Real Property Act)	136.30
Order of Court (including extension of a caveat)	136.30
Order of NSW Civil and Administrative Tribunal (NCAT)	136.30
Order terminating a neighbourhood scheme (section 72 <i>Community Land Development Act 1989</i>)	136.30
Order terminating a strata scheme	136.30
Plan, sketch or diagram accompanying a dealing, application, request or instrument	136.30
Possessory title, Application for (section 45D Real Property Act)	136.30
Postponement of Mortgage	136.30
Preparation of lapsing notice (section 74I or 74J Real Property Act)	136.30
Primary Application under section 14 of the Real Property Act	2,050.00
Primary Application under section 31A of the Real Property Act	370.00
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	136.30
Requisition, per letter (fee does not take effect until 1 January 2017)	50.00
Surrender of a Crown Lease to the State of NSW	136.30
Transfer (pursuant to section 46 Real Property Act)	136.30
Transfer by way of discharge of mortgage	136.30
Transfer including Covenant (minimum)	272.60
Transfer including Easement (minimum)	272.60
Transfer of an estate in land that changes tenancy without altering shares	136.30
Transfer unilaterally severing a joint tenancy	136.30
Transmission Application	136.30
Variation of Mortgage or Lease	136.30
Withdrawal of Caveat	136.30



LPI Product/Service	Fee (\$)
Land Title Registration Services - Dealings and related documents	
Writ	136.30
Land Title Registration Services - General Register of Deeds	
Deed - recording or registering any instrument in the General Register of Deeds	136.30
Power of attorney	136.30
Preparation of registration copy of an instrument (minimum)	14.00
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	136.30
Land Title Registration Services - Plans and related documents	
Amendment of a plan (minimum)	136.30
Building Management Statement	370.00
By-laws accompanying a plan	370.00
Community land development contract	370.00
Community land management statement	370.00
Community land plan, lodgment for examination, and in addition	615.00
• For each lot after the first lot	615.00
Deposited plan or strata plan, lodgment for examination, and in addition	287.00
• For each lot after the first lot	287.00
• For preparation and supply of a Certificate of Title for common property in a strata scheme	287.00
Plan of consolidation - for each title consolidated	136.30
Pre-allocated Plan Number (PPN)	No charge
Pre-Examination of a community land plan and, in addition:	*676.50
• For each lot in the plan after the first lot	*676.50
Pre-Examination of a deposited plan or strata plan and, in addition:	*315.70
• For each lot in the plan after the first lot	*315.70
Recording a plan prepared solely for the purpose of placing survey information on public record	136.30
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	136.30



LPI Product/Service	Fee (\$)
Land Title Registration Services - Plans and related documents	
Requisition, per letter (fee does not take effect until 1 January 2017)	100.00
Section 88B Instrument (<i>Conveyancing Act 1919</i>) - for each easement etc created or released	136.30
Strata development contract	370.00
Strata management statement	370.00
Substitute plan or any sheet thereof or additional sheet	136.30
Property Information Products and Services	
Archive retrieval	*37.20
Causes, Writs and Orders, search against each name	14.00
Certified copy (minimum)	136.30
Copies of Documents (over the counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages) (minimum)	14.00
Copy of an Official Search	136.30
Deposited deeds, inspection of	*37.20
Deposited deeds, permanent lodgment or return of up to four deeds, and in addition: <ul style="list-style-type: none">• For each additional deed	*37.20 *9.35
Initial search of the Register (including a copy of relevant folio and delivery fee) and in addition: <ul style="list-style-type: none">• For any additional document	370.00 14.00
Lease folio data extract report	33.80
Lease folio caveats, writs and other dealings report	33.80
Official Search, Requisition	370.00
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	370.00
Subpoena, lodgment of (minimum)	136.30



LPI Product/Service

**Fee
(\$)**

Water Access Licences (WAL) registration and search fees

WAL dealing lodgment (excluding Application for replacement WAL Certificate)	136.30
Application for replacement WAL Certificate	136.30
WAL searches (over the counter)	14.00
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)

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