

Circular

No: 2012/04
Date: June 2012

LPI fee changes from 1 July 2012

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 April 2012 Land and Property Information (LPI) published information about proposed fee increases in LPI Circular 2012/02 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 2012:

- *Real Property Amendment (Fees) Regulation 2012*
- *Conveyancing (General) Amendment (Fees) Regulation 2012*
- *Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2012*
- *Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2012.*

These regulations will be published on the 'Notifications' page of the NSW Legislation website www.legislation.nsw.gov.au before 1 July 2012.

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 April 2012?

No. The lodgment fees for Old System documents and Water Access Licence (WAL) dealings were incorrectly listed at \$97.90. These fees should both have been listed at \$98.00.

Due to a ruling by the Australian Taxation Office, GST will no longer apply to fees for the production of documents. This means that the fee for production of a document for a single purpose will now be \$39.10. The fee for production of a document for up to eight purposes will be \$78.20.

Are there any transitional arrangements?

2011 fees will be applied to matters such as land title dealings and plans lodged before 1 July 2012 but not finalised until after 1 July 2012.

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

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)	102.00
Annulment of Bankruptcy	102.00
Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part	102.00
Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording	102.00
Application for replacement Certificate of Title	204.00
Application to Record a New Registered Proprietor	102.00
Appurtenant easement created by a deed, Application to record in the Register, and in addition:	102.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	52.00
Authentication of forms	102.00
Bankruptcy Application	102.00
Cancel recording of writ, Application	102.00
Cancellation of an abandoned or extinguished easement, Application for, and in addition:	102.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	52.00
Caveat	102.00
Change of name (Real Property Act)	102.00
Change of name or address for service of notice on caveator	102.00
Charge	102.00
Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing)	102.00
Determination of title boundary (Part 14A Real Property Act)	102.00
Discharge of Mortgage or Charge	102.00
Extinguishment of Restrictive Covenant, Application for, and in addition:	102.00
<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 	52.00
Foreclosure, and in addition:	102.00
<ul style="list-style-type: none"> fee set by the Registrar General for advertising costs 	
Lease	102.00
Memorandum	102.00
Miscellaneous Application in relation to Crown Land (forfeiture, purchase of a term Crown Lease etc)	102.00
Mortgage	102.00
Notice of Death (s101 Real Property Act 1900)	102.00
Order of Court (including extension of a caveat)	102.00
Plan, sketch or diagram accompanying a dealing, application, request or instrument	102.00
Possessory title, Application for (s 45D Real Property Act 1900) and in addition:	102.00
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application 	52.00
Postponement of Mortgage	102.00

LPI Product/Service	Fee (\$)
Fees marked * include Goods & Services Tax (GST)	
Preparation of lapsing notice (s 74I or 74J Real Property Act 1900)	102.00
Primary Application under section 14 of the Real Property Act	1321.00
Primary Application under section 31A of the Real Property Act, and in addition,	210.00
<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 	52.00
Production of a document for a single purpose	39.10
Production of a document once for period of up to three months for multiple purposes (no more than eight)	78.20
Request to record a Reserve Trust as Registered Proprietor	102.00
Surrender of a Crown Lease to the State of NSW	102.00
Transfer (pursuant to section 46 Real Property Act 1900)	204.00
Transfer by way of discharge of mortgage	102.00
Transfer including Covenant (minimum)	306.00
Transfer including Easement (minimum)	306.00
Transfer of an estate in land that changes tenancy without altering shares	102.00
Transfer unilaterally severing a joint tenancy	102.00
Transmission Application	102.00
Variation of Mortgage or Lease	102.00
Withdrawal of Caveat	102.00
Writ	102.00
Land Title Registration Services - General Register of Deeds	
Deed - recording or registering any instrument in the General Register of Deeds	98.00
Power of attorney	98.00
Preparation of registration copy of an instrument (minimum)	13.60
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	98.00
Land Title Registration Services - Plans and related documents	
Amendment of a plan (minimum)	102.00
Building Management Statement	336.00
By-laws accompanying a plan	204.00
Change of address of an Owners Corporation	102.00
Change of by-laws	102.00
Community land development contract	220.00
Community land management statement	336.00
Community land plan, lodgment of, and in addition,	1763.00
<ul style="list-style-type: none"> For each lot 	131.70
<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 	52.00
Deposited plan or strata plan comprising no more than two lots, lodgment of, and in addition,	1100.00
<ul style="list-style-type: none"> For each lot 	131.70
<ul style="list-style-type: none"> For preparation and supply of a Certificate of Title for common property in a strata scheme 	131.70
<ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first four hours occupied in the examination of the plan 	52.00

LPI Product/Service	Fee (\$)
Fees marked * include Goods & Services Tax (GST)	
Deposited plan or strata plan comprising more than two lots, lodgment of, and in addition,	1321.00
• For each lot	131.70
• For preparation and supply of a Certificate of Title for common property in a strata scheme	131.70
• For each quarter hour or part of a quarter hour after the first six hours occupied in the examination of the plan	52.00
Notice of conversion of a strata scheme	102.00
Order terminating a strata scheme, Application for, and in addition:	102.00
• For each quarter hour or part of a quarter hour occupied in the examination of the application	52.00
Order of Consumer, Trader and Tenancy Tribunal (CTTT)	102.00
Order terminating a neighbourhood scheme (s 72 Community Land Development Act 1989), Application for, and in addition:	102.00
• For each quarter hour or part of a quarter hour occupied in examining the application	52.00
Pre-allocated Plan Number (PPN)	No charge
Plan of consolidation - for each title consolidated	17.40
Pre-Examination of a community land plan and, in addition:	*1939.30
• For each quarter hour or part of a quarter hour after first eight hours occupied in the examination of the plan	*57.20
Pre-Examination of a deposited plan or strata plan comprising more than two lots and, in addition:	*1453.10
• For each quarter hour or part of a quarter hour after first six hours occupied in the examination of the plan	*57.20
Pre-Examination of a deposited plan or strata plan comprising no more than two lots excluding common property and, in addition:	*1210.00
• For each quarter hour or part of a quarter hour after first four hours occupied in the examination of the plan	*57.20
Recording a plan prepared solely for the purpose of placing survey information on public record	102.00
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	102.00
Section 88B Instrument (Conveyancing Act 1919) - for each easement etc created or released	102.00
Strata development contract	220.00
Strata management statement	336.00
Substitute plan or any sheet thereof or additional sheet	102.00
Property Information Products and Services	
Archive retrieval	*30.00
Causes, Writs and Orders, search against each name	13.60
Certified copy (minimum)	102.00
Colour copy of plan or other standard document, A4 or A3 size (full copy) obtained over the counter	13.60
Colour copy of crown plan or other standard document, A2 size (per page) obtained over the counter	13.60
Colour copy of plan or other document, AO or A1 size (per page) obtained over the counter	27.20
Copies of Documents (via LPI's Online shop http://shop.lands.nsw.gov.au - includes title searches, and images of dealings and plans)	*11.90

LPI Product/Service	Fee (\$)
Fees marked * include Goods & Services Tax (GST)	
Copies of Documents (over the counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages thereof) (minimum)	13.60
Copy of an Official Search	102.00
Deposited deeds, inspection of	*24.60
Deposited deeds, permanent lodgment or return of up to four deeds, and in addition:	*24.60
• For each additional deed	*4.10
Initial search of the Register (including a copy of relevant folio and transmission fee) and in addition:	*57.20
• For each quarter hour or part of a quarter hour after the first quarter hour occupied in the search	*57.20
• For any additional document	13.60
Lease folios extract report	
• via LPI's Online shop http://shop.lands.nsw.gov.au	*32.60
• over the counter delivery	40.80
Official Search, Requisition for, and in addition:	208.00
• For each quarter hour or part of a quarter hour after the first hour occupied in the search	52.00
Owner name search (over the counter delivery) (up to 700 results)	13.60
Property Information Inquiry Service (PIIS) Inquiry - service fee	*40.00
Search, or continuation of a search of the General Register of Deeds, Requisition for, and in addition:	*114.40
• For each quarter hour or part of a quarter hour after the first half hour occupied in the search	*57.20
SIGA searches (over the counter delivery)	13.60
Subpoena, lodgment of, and in addition:	102.00
• For each certified document requested	13.60
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)	*11.90
Land Value Search (over the counter delivery)	13.60
Water Access Licences (WAL) registration and search fees	
WAL dealing lodgment (excluding Application for replacement WAL Certificate)	98.00
Application for replacement WAL Certificate	200.00
WAL searches (over the counter)	13.60
WAL searches (via LPI's Online shop http://shop.lands.nsw.gov.au)	*11.90
WAL owner name search (over the counter delivery) (up to 700 results)	13.60
Miscellaneous	
Dishonoured cheque fee	*44.00