



Circular

Division: Land and Property Information Division

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Proposed fees for land title related product and services from 1 July 2007

The Department of Lands is officially registered in the Australian Business Register and also registered for GST. Its ABN is 21 804 973 362

Land Property Information Division (LPI) plans to restructure pricing for land title related products and services from 1 July 2007. As a Government Business Enterprise, LPI has a responsibility to ensure its revenue covers its operating costs and overheads. As cost structures change, LPI periodically undertakes an across the board review of its prices to ensure they are fair, reasonable and comply with government pricing policies. The last major price adjustments were made in 2004. The 2007 fee restructure supports LPI's investment strategies for developing and enhancing our products and services to meet customer requirements.

What fees will change?

Most fees will increase. The following table lists current and proposed fees for an indicative range of land title related products and services.

Service	Current fee	Fee from 1 July 2007
Plan Registration		
Plan lodgment (Deposited Plans and Strata Plans)	\$860.00	\$1200.00
Plan lodgment (Community Plans)	\$860.00	\$1600.00
Plan lodgment - Additional examination (per quarter hour)	\$50.00	\$50.00
Title issue (per lot)	\$86.00	\$120.00
88B Instrument (per right created or released)	\$79.00	\$90.00
Resumption Application – s.31A	\$200.00	\$200.00
Primary Application – s.14	\$635.00	\$1200.00
Management Statement	\$158.00	\$300.00
Development Contract	\$158.00	\$200.00

Service	Current fee	Fee from 1 July 2007
Pre-examination (Deposited Plans and Strata Plans)	\$946.00*	\$1320.00*
Pre-examination (Community Plans)	\$946.00*	\$1760.00*
Property Information		
Document Copies – Over the counter	\$10.50	\$12.50
Document Copies – via Lands website	\$8.50**	\$10.50**
Owner/Lessee Name search – Over the counter	\$10.50	\$12.50
PIIS Inquiry (LPI service fee)	\$33.00*	\$35.20*
Official Search	\$200.00	\$200.00
Public Search	\$55.00*	\$55.00*
Document Registration		
Dealing lodgment (including Assurance Fund levy)	\$79.00	\$90.00
Old System lodgment (including Powers of Attorney)	\$75.00	\$86.00
Water Access Licence (WAL) dealing lodgment	\$75.00	\$86.00
Production Ticket	\$37.00*	\$38.00*
Application for replacement Certificate of Title	\$158.00	\$180.00

* Inclusive of GST

** GST included in delivery fee

Why are fees being increased and what benefits can customers expect?

Plan registration

The new fees applying to plan lodgment are intended to more closely align lodgment fees with the costs associated with the examination, registration and title creation processes for increasingly complex subdivision activity.

Until now, plan lodgment fees have included provision for up to four hours of examination, after which additional time based fees applied. Our customers have indicated that they would prefer a system that gives greater certainty as to the fee ultimately payable. In response to this feedback, the new fee structure will see the lodgment fee incorporate the first six hours of examination for Deposited Plans and Strata Plans, and the first eight hours of examination for Community Plans. The same provisions will apply in relation to plans lodged for pre-examination. It is anticipated that examination of a majority of plans will be completed within these timeframes, largely eliminating the need for additional fees.

Document registration

Document registration fees are changing in recognition of the increased costs associated with service enhancements. For example, additional procedures and measures are continually being introduced to protect the interests of land owners from the potential impact of fraud involving identity theft. Applying these new procedures has made the traditional document examination process more complex, requiring a greater range of skills and more time to finalise registration of dealings.

Credit card payments

In response to customer requests in relation to credit card payments, the limit will be increased to \$10,000.00 from 1 July 2007. Customers should note however that Diners Club and American Express credit cards will not be accepted.

Investment for the future

Our investment plans include five major areas of development:

- Data Conversion and Cleansing Program (DCCP)
- National Electronic Conveyancing System (NECS)
- EPlan services
- Spatial Data Infrastructure (SDI) development and
- Government Property Holdings and Information Systems (GPHIS).

These programs build on the successes of the last six years, which have seen LPI significantly improve and expand access to services. In 2000, 66% of title searches were supplied electronically; now 96% of these inquiries are regularly satisfied on line. The availability of online land title information has also increased substantially in the last few years, largely as a result of the DCCP. In the next year or so, one initiative under this program will be the scanning and conversion of the Old Form Torrens register and the capacity to supply digital copies of these folios of the register in colour.

NECS is an initiative of national significance in which LPI is taking a leading role. Being developed in collaboration with industry, a fully implemented NECS will provide an efficient, secure and convenient way of completing property based transactions and lodging land title dealings on line.

EPlan will provide a more efficient electronic environment for lodging plan data. It is expected that EPlan will substantially enhance the quality of plan data available to customers, reduce requisitions, improve plan processing and turnaround times and create efficiencies in updating fundamental information for the SDI.

Existing services provided through the Central Register of Restrictions are expected to be enhanced by initiatives in the GPHIS program. This program aims to improve the disclosure to the community of a broad range of government interests that influence the rights, obligations or restrictions affecting land owners in New South Wales.

Over the next seven years, a third of LPI's specialist plan and dealing examiners are likely to retire. To maintain service standards we will need to replace them with suitably qualified and experienced staff. To this end LPI has embarked on a recruitment program aimed at ensuring ongoing capability in the provision of land titling services. The third annual intake of trainees commenced in February 2007 and future intakes are planned.

When will the new fees take effect?

The new fees will apply from 1 July 2007. Regulations relating to the new fees will be gazetted in June 2007.

Fees from 1 July 2006 will continue to apply until 1 July 2007, and lodgments made before 1 July 2007 but not completed until after that date will be charged at 1 July 2006 rates.

Why are the new fees being announced now?

It is our policy to advise customers of planned fee increases well in advance of the implementation date as we want to give everyone time to prepare for their introduction.

Where can I get more information?

LPI will issue another circular itemising the new fees in detail as soon as the regulations have been gazetted.

In the meantime, if you have any comments please direct them to feedback@lands.nsw.gov.au or write to the General Manager, Land and Property Information Division, Department of Lands GPO Box 15 SYDNEY NSW 2001 by Friday 25 May 2007.

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