

Circular

Division: Land and Property Information
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Proposed Land Title Lodgment, Examination and Related Fees

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 introduce a new schedule of fees for land title related products and services from July 1 2004. The changes form part of a comprehensive pricing restructure developed for the whole range of LPI products and services covering land titling, valuation, spatial data, surveying and mapping. The principles underlying this pricing structure include:

- Providing products and services that meet current customer needs
- Providing a variety of service delivery options to customers
- More closely aligning fees with costs
- More effectively managing risks: soaring property prices in NSW over the last five years have made the State guarantee of title much more expensive to maintain.

What fees will change?

A table listing the main elements of the new fee schedule is attached. Most fees will increase.

Key fee increases include:

- Dealing lodgment \$75.00
- Plan lodgment \$800.00
- Primary Application \$600.00
- Document copies \$10.00 (over the counter)
- On-line title searches \$8.00 (via LPI website)

Other features to note are:

Fees for additional hours

Additional fees already apply when the time required to examine and investigate documents or carry out searches exceeds the time provided for in lodgment fees. The application of this type of fee will be extended to include Primary Applications. Additional fees will in all cases be calculated at \$50.00 per quarter-hour instead of by the hour.

Application for a replacement Certificate of Title

This application fee will rise to \$150.00 to cover the costs of additional identity verification procedures being introduced by LPI to combat fraud.

Additional Interests

Some dealing forms provide for the registration of more than one transaction via a single instrument eg Transfer Including Covenant, Transfer Including Easement. It is also possible to attach annexures to other dealings that result in more than one transaction being registered on a single folio of the Register. Under the new fee schedule, the dealing fee of \$75.00 will be applied to **each** new transaction recorded on a folio of the Register following registration of a single dealing. For example, a Transfer Including (one) Covenant will attract a fee of \$150.00.

Note that this fee does not apply to dealings that record the same transaction over multiple folios of the Register. For dealings of this type, existing fee arrangements will continue to apply ie a single dealing fee will cover registration of the dealing on up to 20 folios of the Register.

Section 88b Instruments

Currently fees are charged only for the first two easements, restrictions, covenants or profits a prendre contained within a section 88b Instrument. Under the new fee schedule, a fee will apply to **each** easement, restriction, covenant or profit a prendre to be created or released under the Instrument, irrespective of the number of lots benefited or burdened.

Document Copies – Over the Counter

The fee for all document copies, including title searches, delivered over the counter at LPI's Queens Square Sydney office will increase to \$10.00 per copy. As most document copies can be obtained via the internet at a lower cost, customers are encouraged to order copies via LPI's website or through its information broker network.

Searches

Owner Name searches will be available through LPI's information broker network and over the counter at its Queens Square Sydney office. Customers wishing to conduct Owner Name searches will be required to verify their own identity before search results will be supplied. The Owner Name search facility will be withdrawn from LPI's website as a result of increased public concern about threats to security and privacy arising from its availability via the internet.

From July 1 2004, Street Address and Lots Created searches will be available free of charge on public terminals at LPI's Queens Square Sydney office and via its website.

New Over the Counter Registration Service and Re-Examination Fees

LPI is redeveloping invoicing, payment and lodgment arrangements for dealing lodgments, with a number of service enhancements scheduled for implementation during 2004-05. Service enhancements will include:

- A new 'Drop and Run' dealing lodgment service available to all customers, replacing the current bulk lodgment service; and
- An Over-the-Counter priority lodgment service, also available to all customers.

Fees will be introduced for dealing re-examination and priority lodgments upon implementation of these new services.

When will the new fees take effect?

The new fees will apply from July 1 2004. Regulations relating to the new fees will be gazetted in June 2004.

Why are the new fees being announced now?

This year's changes are more extensive than those of previous years. We want to give you more time to prepare for their introduction.

LPI is implementing transitional arrangements to minimise disruption for customers. Where customers hold pre-paid tickets for over the counter services, special arrangements for refund of tickets held, and reissue of tickets at revised rates, will be in place.

For services with some lead time, where customers lodge prior to 1 July 2004 and LPI services are completed from that date, existing 2003-04 fees will apply.

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 questions or comments, you can contact:

Chris White, Business Development Manager (Commercial) on T: 02 8258 7453 or E: Christopher.White@lands.nsw.gov.au.

Or

Ron Sale, Manager Customer Services, Titling and Registration Services on T: 02 9228 6996 or E: Ron.Sale@lands.nsw.gov.au.

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LPI Land Title Related Products and Services Proposed Fee Changes

Product/Service	Fee from 1 July 2004	Plus GST
Document Registration		
Dealing lodgment (including Assurance Fund levy)	\$75.00	Not Applicable
Old System lodgment	\$71.00	Not Applicable
Application for a replacement Certificate of Title	\$150.00	Not Applicable
Dealings resulting in more than one recording on a folio of the Register eg Transfer including Covenant, Transfer Including Easement	\$150.00 (minimum)	Not Applicable
Production Ticket	\$31.80	\$3.20
Plan Registration		
Plan Lodgment	\$800.00	Not Applicable
Plan Lodgment - Additional examination after 4 hours (per quarter hour)	\$50.00	Not Applicable
Additional sheets (for each sheet in excess of four)	\$75.00	Not applicable
Pre-Examination of Plans	\$800.00	\$80.00
Pre-Examination - Additional examination after 4 hours (per quarter hour)	\$50.00	\$5.00
Title Issue (per lot)	\$80.00	Not Applicable
88B Instruments (per right created or released)	\$75.00	Not Applicable
Building Management Statement	\$150.00	
Development Contract	\$150.00	
Primary Applications	\$600.00	Not Applicable
Primary Applications - Additional investigation after 3 hours (per quarter hour)	\$50.00	Not Applicable
Other Services		
Document copies - Over the Counter	\$10.00	Not Applicable
On-line title searches – via LPI website	\$8.00	Not Applicable
Owner Name search – Over the Counter	\$2.00	Not applicable
Owner Name search – via LPI website	Service Withdrawn	Not Applicable
Street Address search	No charge	Not Applicable
Lots Created search	No charge	Not Applicable
Public search	\$50.00	\$5.00
Public search – Additional search time after the first quarter hour	\$50.00	\$5.00
Application for an Official Search	\$200.00	Not Applicable
Official Search - Additional search time after 1 hour (per quarter hour)	\$50.00	Not Applicable
PIIS inquiry – LPI Service fee	\$27.00	\$2.70
Services to be introduced in 2004- 05		
Over the Counter Priority Registration Service (per dealing)	\$31.80	\$3.20
Re-examination (per dealing requisitioned)	\$35.00	Not Applicable