



Circular

Division: Land and Property Information
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Development of a new online lease folios product

LPI is planning to introduce a new product that will return information about all current lease folios (ie for shops, apartments, etc) in a commercial lease complex. The new product is likely to be called 'Lease Folio Data Extract Report'.

On entry of a Head Lease Title folio identifier, Lease Folio number, or Lease Complex name, information will be returned for every current lease folio in the complex showing:

- Lease Folio number
- Lease number (if there is no current lease on Title, the output will indicate this)
- Description of premises
- Name(s) of lessee(s)
- Date of Registration
- Details of expiry of the lease
- Details of options to renew.

Information will also be supplied regarding any current sub leases, variations of lease, or change of lessee's name. The report can be listed in either lease folio order or premises order, according to the customer's preference.

The inquiry will be made available through all existing delivery channels ie over the counter, through the Lands website, and via Information Brokers. As well as providing a valuable search tool for Lease Folio data, it is expected that the availability of the product will reduce the volume of title searching that LPI's customers need to undertake in relation to Lease Folios.

What will be the cost of the new product?

It is anticipated that the fee charged for the new product will be equivalent to four standard inquiry charges: at current fee rates, the cost will be \$42.00 over the counter, or \$34.00 via the Lands website, inclusive of GST. As a consequence of the introduction of the new product, the cost of a single Lease Folio search will remain unchanged at the standard inquiry fee, currently \$10.50 over the counter and \$8.50 via the Lands website.

What will the new product look like?

Sample Lease Folio Data Extract Report output is attached. It should be noted that this does not necessarily represent the final format, but is indicative of the proposed output.

Why is this new product being developed?

The new product is being developed to respond to the needs of specialist sections of the conveyancing industry that have a particular interest in lease titles. The conversion of Commercial Lease Titles, which commenced in September 2006 as part of a project to convert all manual Torrens Titles to the Integrated Titling System (ITS) has had some unintended consequences for these customers. Following meetings with representatives of the Retail Tenancy Unit, the Real Estate Institute of NSW, the Australia Property Institute, and other interested parties, at which the parties provided information on their business requirements, LPI agreed to develop a new product to meet those requirements.

Further Information

Comments and inquiries about this proposal are welcome. They should be directed to Delia Smith, Manager Manual Title Conversion, by telephone 02 9228 6830 or email to delia.smith@lands.nsw.gov.au.

Des Mooney
Deputy Director General, Department of Lands and
General Manager, Land and Property Information

LAND and PROPERTY INFORMATION LEASE FOLIO DATA EXTRACT REPORT

Provides a list of lease folios and related data, including current notifications affecting lessee names and variations of leases only.

Note: This report has been developed to satisfy specific industry information requirements. A full title search and individual lease folio(s) searches should be conducted in support of conveyancing or financing transactions.

Complex: THIRROUL VILLAGE PLAZA
200-222 MOUNTAIN WAY
THIRROUL 2290

Head Title(s): [103/706867](#)

Folio	Premises	Dealing	Reg'd	Lessee	Expires	Details
1/LF57	BASEMENT 2 - BASEMENT L ENTRY LEVEL AND BASEMENT MID LEVEL	L 5263643	28-Sep-98	SAFETY PARKING MANAGEMENT PTY LTD	31-Dec-05	
2/LF57	CAR PARKING LEVEL B2	L 5263643	28-Sep-98	SAFETY PARKING MANAGEMENT PTY LTD	31-Dec-05	
3/LF57	CAR PARKING LEVEL B3	L 5263643	28-Sep-98	SAFETY PARKING MANAGEMENT PTY LTD	31-Dec-05	
4/LF57	CAR PARKING LEVEL B4	L 5263643	28-Sep-98	SAFETY PARKING MANAGEMENT PTY LTD	31-Dec-05	
5/LF57	CAR PARKING LEVEL B5	L 5263643	28-Sep-98	SAFETY PARKING MANAGEMENT PTY LTD	31-Dec-05	
7/LF57	SHOP R6	NO LEASES AFFECT				
8/LF57	SHOP R8	NO LEASES AFFECT				
9/LF57	SHOP R7	L 7125508	19-Apr-05	TRAVEL CENTRE LIMITED	30-Jun-05	OPTION OF RENEWAL: 5 YEARS

10/LF57	LEVEL 16	L	7220928	16-Nov-00	SILVER MANAGEMENT LIMITED	31-Oct-06	
11/LF57	LEVEL 6 TENANCY 3	NO LEASES AFFECT					
12/LF57	LEVEL 7	L	AC167791	13-Mar-06	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	31-Dec-09	OPTION OF RENEWAL: 5 YEARS WITH FURTHER OPTION OF 5 YEARS
13/LF57	LEVEL 8	L	9791308	16-Jul-03	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	30-Jun-07	
		VL	AC167788	13-Mar-06			VARIATION OF LEASE 9791308 EXPIRY NOW 31/12/2009
14/LF57	LEVEL 9	L	9138408	21-Nov-02	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	24-Sep-04	OPTION OF RENEWAL: 3 YEARS, 9 MONTHS AND 6 DAYS
		VL	AB59222	1-Nov-04			VARIATION OF LEASE 9138408 EXPIRY NOW 24/9/2006
		VL	AC167789	13-Mar-06			VARIATION OF LEASE 9138408 EXPIRY NOW 31/12/2009
15/LF57	LEVEL 10	L	9384769	19-Feb-03	NORTHPOINT AUSTRALIA PTY INSURERS LIMITED	30-Sep-05	OPTION OF RENEWAL: 3 YEARS, 4 MONTHS
16/LF57	LEVEL 11	L	9791308	16-Jul-03	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	30-Jun-07	
		VL	AC167788	13-Mar-06			VARIATION OF LEASE 9791308 EXPIRY NOW 31/12/2009
18/LF57	LEVEL 13	L	9791309	16-Jul-03	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	31-Dec-06	OPTION OF RENEWAL: SEE LEASE
		VL	AC167790	13-Mar-06			VARIATION OF LEASE 9791309 EXPIRY NOW 31/12/2009
19/LF57	SHOP R3	NO LEASES AFFECT					

20/LF57	SHOP R4		NO LEASES AFFECT				
21/LF57	LEVEL 2	L	9791307	16-Jul-03	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	30-Jun-08	
			VL AC167787	13-Mar-06			VARIATION OF LEASE 9791307 EXPIRY NOW 31/12/2009
22/LF57	LEVEL 18 SUITE 1801	L	AB633436	20-Jul-05	THE MONOPLY ORGANIZATION PTY LTD	31-Aug-09	OPTION OF RENEWAL: 5 YEARS
		TL	AC123456	17-Feb-06	THE CUBIHOUSE PTY LIMITED		TRANSFER OF LEASE AB633436
23/LF57	LEVEL 18 SUITE 1802	L	AB633437	20-Jul-05	JOHN PARKER & PARTNERS PTY LIMITED	31-Aug-09	OPTION OF RENEWAL: 5 YEARS
24/LF57	LEVEL 19		NO LEASES AFFECT				
25/LF57	LEVEL 20	L	AA671085	27-May-04	BUSINESS EXCLUSIVE SUITES PTY LIMITED	31-Dec-09	(SEE Y624984, I601039, 2584311, 2602404, 2720283)
26/LF57	LEVEL 21	L	AA671085	27-May-04	BUSINESS EXCLUSIVE SUITES PTY LIMITED	31-Dec-09	(SEE Y624984, I601039, 2584311, 2602404, 2720283)
27/LF57	LEVEL 17	L	AC320763	20-Jun-06	NORTHPOINT AUSTRALIA PTY LIMITED	30-Sep-10	OPTION OF RENEWAL: SEE LEASE
28/LF57	LEVEL 5	L	AA908723	27-Aug-04	INTERNATIONAL BANK LIMITED	30-Apr-07	
29/LF57	SHOP F2	L	AB59225	1-Nov-04	GEOFFREY MAN LEE SUK	3-Sep-09	
		SL	AC123557	17-Feb-06	GEORGE CHAN TAN	1-Sep-09	LEASE OF LEASE AB59255
30/LF57	SHOP F8		NO LEASES AFFECT				
32/LF57	SHOP F6	L	9138407	21-Nov-02	WILLIAM PHOTIOUS & MARY PHOTIOUS	31-Jan-07	OPTION TO PURCHASE
33/LF57	SHOP F7	L	9138407	21-Nov-02	WILLIAM PHOTIOUS & MARY PHOTIOUS	31-Jan-07	OPTION TO PURCHASE
34/LF57	SHOP F4		NO LEASES AFFECT				
35/LF57	SHOP F3		NO LEASES AFFECT				
36/LF57	LEVEL 1 TAVERN	L	7712430	28-Sep-01	MAJOR HOTEL CORPORATION PTY	31-Dec-04	OPTION OF RENEWAL:

				LIMITED		5 YEARS		
37/LF57	STORE B1	L	7712430	28-Sep-01	MAJOR HOTEL CORPORATION PTY LIMITED	31-Dec-04	OPTION OF RENEWAL: 5 YEARS	
38/LF57	SHOP F1	L	8504921	15-Apr-02	NANI SAKAWRAT	31-Jan-07		
39/LF57	SHOP R9	NO LEASES AFFECT						
40/LF57	LEVEL 14	L	9791309	16-Jul-03	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	31-Dec-06		
		VL	AC167790	13-Mar-06			VARIATION OF LEASE 9791309 EXPIRY NOW 31/12/2009	
41/LF57	LEVEL 3	L	9791307	16-Jul-03	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	30-Jun-08		
		VL	AC167787	13-Mar-06			VARIATION OF LEASE 9791307 EXPIRY NOW 31/12/2009	
42/LF57	LEVEL 4	L	9384769	19-Feb-03	NORTHPOINT AUSTRALIA PTY LIMITED	30-Sep-05	OPTION OF RENEWAL: 3 YEARS & 4 MONTHS	
43/LF57	SHOP R2	L	9791306	16-Jul-03	AMERICAN INCORPORATED MOTOR INSURERS LIMITED	30-Jun-08		
		VL	AB59223	1-Nov-04			VARIATION OF LEASE 9791306	
		VL	AC167786	13-Mar-06			VARIATION OF LEASE 9791306 EXPIRY NOW 31/12/2009	
44/LF57	LEVEL 6 TENANCY	NO LEASES AFFECT						
45/LF57	LEVEL 6 SUITE 601	NO LEASES AFFECT						
46/LF57	SHOP F5	L	7493475	26-Mar-01	NOVEL RENOVATIONS PTY LTD	19-Feb-06		
47/LF57	SHOP R1	L	9438211	11-Mar-03	T & J CINCINATTI PTY LIMITED	30-Nov-06		
48/LF57	SHOP	NO LEASES AFFECT						
49/LF57	LEVEL 15	L	7953780	20-Sep-01	EXECUTIVE SUITES PTY LIMITED	31-Aug-06		
		VL	9138406	21-Nov-02			VARIATION OF LEASE 7953780	
		VL	AA671086	27-May-05			VARIATION OF LEASE	

7953780

50/LF57 LEVEL 6 SUITE 602

NO LEASES AFFECT

51/LF57 LEVEL 6 SUITE 6.03

L 7220927 16-Nov-00 KRIS MEAGHER & ASSOCIATES PTY
LIMITED

31-Oct-05

52/LF57 LEVEL 6 SUITE 6.04

L 7220927 16-Nov-00 KRIS MEAGHER & ASSOCIATES PTY
LIMITED

31-Oct-05

***** END OF REPORT*****