

Circular

No. 2016/05

May 2016

Land and Property Information fee changes from 1 July 2016

Land and Property Information (LPI) will introduce a simplified fee structure for land title related products and services from 1 July 2016. All fees will align to a limited range of 'price points'. Variable additional time-based fees will be eliminated.

These changes address complexities and a lack of transparency in LPI fees that have evolved over time. Some fees will increase and others will be reduced. The effect of the changes will be revenue neutral overall.

The new fee structure will not lead to any changes to current lodgment practices or forms.

A snapshot of fees that will apply from 1 July 2016 is set out in the table below. Another LPI Circular listing fees in more detail will be published after amendments to regulations have been finalised and approved.

Product/Service	Fee from 1 July 2016	What's changing?
Document Registration		
All dealings (including \$4.00 Assurance Fund Levy)	\$136.30	Higher lodgment fee for transfers eliminated
Old System lodgments (including Powers of Attorney)		Higher fee for applications for replacement certificates of title eliminated
Water Access Licence (WAL) dealings		Additional time based fees for examination of some dealing types eliminated
Application for replacement Certificate of Title		
Application for replacement WAL Certificate of Title		
Transfer including covenant (minimum)	\$272.60	Fee reduced
Transfer including easement (minimum)		
Production Ticket (single dealing)	\$42.00	2.5% CPI increase on 2015 fee
Production Ticket (multiple dealings)	\$84.00	2.5% CPI increase on 2015 fee
Plan Registration		
Deposited Plan lodgment	\$287.00 plus \$287.00 for each lot after the first lot in the plan	Two tier lodgment fee scale eliminated Additional time based fees for plan examination eliminated

Product/Service	Fee from 1 July 2016	What's changing?
Plan Registration		
Strata Plan lodgment	\$287.00 for each lot plus \$287.00 for the common property	Two tier lodgment fee scale eliminated Additional time based fees for plan examination eliminated
Community Plan lodgment	\$615.00 for each lot in the plan	Additional time based fees for plan examination eliminated
Section 88B Instrument (per right created or released) Survey information only plans	\$136.30	Fees ranging between \$105.50 and \$219.00 all standardised at \$136.30
Management Statement Development Contract	\$370.00	Fees ranging between \$236.00 and \$361.00 standardised at \$370.00
Pre-examination of a Deposited Plan or Strata Plan (including GST)	\$473.50 for each lot in the plan	Two tier lodgment fee scale eliminated Additional time based fees for plan examination eliminated
Pre-examination of a Community Plan (including GST)	\$1014.70 for each lot in the plan	Two tier lodgment fee scale eliminated Additional time based fees for plan examination eliminated
Primary application fee	\$2050.00	Fee increase
Title Searches		
Document Copies - Over the counter	\$14.00	No change
Owner/Lessee Name Search (up to 700 names) - Over the counter	\$14.00	No change
Official Search	\$370.00	Additional time based fees eliminated
Certified copy	\$136.30	Fee increase

Introduction of plan and dealing requisition fees from 1 January 2017

The amended fee regulations will provide for requisition fees for plans and dealings from 1 July 2016. However LPI will delay applying these fees until 1 January 2017 to give lodging parties time to prepare for them.

For dealings, a fee of \$50.00 will apply to each requisition letter that LPI issues. For plans, the fee will be \$100.00 for each requisition letter. The number of items for correction listed in each requisition letter will not affect the fee.

LPI will waive requisition fees in cases where lodging parties can demonstrate that requisitions are not justified.

The aim of the new fee is to encourage lodging parties to ensure that plans and dealings comply with LPI requirements at lodgment. Double handling associated with incomplete or incorrect dealings and plans is costly to both industry and LPI. Requisition fees are in place in other jurisdictions and have been shown to result in lower error rates.

Fees for lodgments prior to 1 July 2016

The new fee structure will apply from 1 July 2016. LPI expects that regulations relating to the new fees will be published in June 2016 on the NSW legislation website www.legislation.nsw.gov.au.

Current fees will continue to apply until 30 June 2016. Lodgments made before 1 July 2016 but not completed until after that date will be charged at current 2015-16 rates.

Inquiries

If you have any questions about the fee changes please email GeneralEnquiry@lpi.nsw.gov.au.

LPI will issue another circular itemising the new fees in detail as soon as the amendments to the following regulations have been published:

- *Real Property Regulation 2014*
- *Conveyancing (General) Regulation 2013*
- *Strata Schemes (Freehold Development) Regulation 2012*
- *Strata Schemes (Leasehold Development) Regulation 2012*