



# Circular

Division: Land and Property Information  
No: 2007/08  
Date: June 2007

## **LPI fee changes 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

In May 2007 LPI published information about proposed fee increases in LPI Circulars 2007/05 and 2007/07 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 there changes to the fees proposed in May 2007?**

Yes. In response to customer feedback LPI has made two major changes to the original proposal:

- Deposited plans and strata plans comprising no more than two lots will attract a lodgment fee of \$1000.00, instead of \$1200.00 as initially proposed. Up to four hours of examination will be included in the lodgment fee.
- Primary Applications will attract a flat fee of \$1200.00. No additional fees for examination will apply.

### **Are fees for all LPI products and services listed in this circular?**

No. The attached table only lists fees that are affected by the commencement of the following regulations on 1 July 2007:

- Real Property Amendment (Fees) Regulation 2007
- Conveyancing (General) Amendment (Fees) Regulation 2007
- Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2007
- Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2007.

These regulations will be published in the NSW Government Gazette on Friday 29 June 2007.

Fees listed in this circular are for products and services involving land titles, the Survey Control Information Management System (SCIMS), property information and the Water Access Licence Register. The prices of other LPI products and services are not changing.

## What are the main fee changes?

Key fees will be:

- |  |           |
|--|-----------|
| • Land Title Dealing lodgment  | \$90.00   |
| • Deposited Plan/Strata Plan lodgment (up to two lots, excluding common property)                      | \$1000.00 |
| • Deposited Plan/Strata Plan lodgment (more than two lots)   | \$1200.00 |
| • Community Plan lodgment  | \$1600.00 |
| • Lots in plans (per lot)  | \$120.00  |
| • Document copies (over the counter)   | \$12.50   |
| • On-line searches (via Lands website <a href="http://www.lands.nsw.gov.au">www.lands.nsw.gov.au</a> ) | \$10.50   |
| • Time based rates (no GST)  | \$50.00   |
| • Time based rates (GST inclusive)   | \$55.00   |

## Are there any other changes planned for 1 July 2007 that I should know about?

Yes, there are two main changes:

- The limit for credit card transactions will be increased to \$10,000.00 from 1 July 2007. Transactions can be made using Mastercard and Visa credit cards, but Diners Club and American Express cards will not be accepted.
- Following industry consultation, title searches supplied over the counter by LPI will be printed on plain white paper instead of pre-printed yellow forms. Searches will continue to carry a certification that the search has been provided by the Registrar General.

## Are there any transitional arrangements?

Yes, 2006 fees will continue to be applied to services eg dealings, plans and search requisitions lodged before 1 July 2007 but not finalised until after 1 July 2007.

## Where can I get more information?

Inquiries relating to dealings, deeds, the Water Access Licence (WAL) register and land information products and services may be made in person at the Client Service Counter, ground floor, Department of Lands, Queens Square, Sydney, by telephone T: 02 9228 6713 or F: 02 9223 9464 or through our website to: [http://www.lands.nsw.gov.au/lpi\\_enquiry](http://www.lands.nsw.gov.au/lpi_enquiry).

Inquiries relating to plans should be made at the Plan Support Counter, ground floor, Department of Lands, Queens Square, Sydney T: 02 9228 6798 or F: 02 9221 4405 or through our website to [http://www.lands.nsw.gov.au/lpi\\_enquiry](http://www.lands.nsw.gov.au/lpi_enquiry).

Inquiries relating to SCIMS should be directed to LPI's Survey Information Services by telephone on 02 8258 7516 Fax 02 8258 7555 or email [www.lands.nsw.gov.au/survey\\_mapping/scims\\_online/scims\\_online\\_feedback](http://www.lands.nsw.gov.au/survey_mapping/scims_online/scims_online_feedback).

Inquiries about land valuation searches should be directed by telephone to 1800 110 038.

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<b>LPI Product/Service</b> Fees marked * include Goods & Services Tax (GST)	<b>Fee</b> <b>(\$)</b>
<b>Land Title Registration Services (Dealings and related documents)</b>	
Amendment of a folio of the Register, Crown Grant or Certificate of Title (minimum)	90.00
Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part thereof	90.00
Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording	90.00
Application for replacement certificate of title	180.00
Appurtenant easement created by a deed, Application to record in the Register, and in addition:	90.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour occupied in examining the application</li> </ul>	50.00
Cancel recording of writ, Application to	90.00
Cancellation of an abandoned or extinguished easement, Application for, and in addition:	90.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour occupied in examining the application</li> </ul>	50.00
Caveat	90.00
Change of name (Real Property Act)	90.00
Change of name or address for service of notice on caveator	90.00
Charge	90.00
Crown Holding - application for recording (s13D and s13K Real Property Act 1900)	90.00
Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing)	90.00
Determination of title boundary (Part 14A Real Property Act)	90.00
Discharge of Mortgage or Charge	90.00
Extinguishment of Restrictive Covenant, Application for, and in addition:	90.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour occupied in examining the application</li> <li>Such fee as the Registrar General shall decide, having regard to costs of service of notice</li> </ul>	50.00
Foreclosure, and in addition:	90.00
<ul style="list-style-type: none"> <li>Such fee as the Registrar General shall decide, having regard to advertising costs</li> </ul>	
Lease	90.00
Memorandum	90.00
Mortgage	90.00
Notice of Death (s101 Real Property Act 1900)	90.00
Order of Court (including extension of a caveat)	90.00
Order terminating a neighbourhood scheme (s 72 Community Land Development Act 1989), Application for, and in addition:	90.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour occupied in examining the application</li> </ul>	50.00
Plan, sketch or diagram accompanying a dealing, application, request or instrument	90.00
Possessory title, Application for (s 45D Real Property Act 1900) and in addition:	90.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour occupied in examining the application</li> </ul>	50.00
Postponement of Mortgage	90.00

<b>LPI Product/Service</b> Fees marked * include Goods & Services Tax (GST)	<b>Fee (\$)</b>
Preparation of lapsing notice (s 74I or 74J Real Property Act 1900)	90.00
Transfer	90.00
Transfer including Covenant (minimum)	180.00
Transfer including Easement (minimum)	180.00
Transmission Application	90.00
Variation of Mortgage or Lease	90.00
Withdrawal of Caveat	90.00
Writ	90.00
Primary Application under section 14 of the Real Property Act (Note no additional fees apply from 1 July 2007)	1200.00
Primary Application under section 31A of the Real Property Act, and in addition,	200.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after the first hour occupied in the examination of the application</li> </ul>	50.00
Production of a document for the purpose of any application, request, dealing or plan to be subsequently lodged	*38.00
Sealing of an instrument not prepared on an approved form	90.00
<b>Land Title Registration Services (Plans and related documents)</b>	
Amendment of a plan (minimum)	90.00
Building Management Statement	300.00
By-laws accompanying a plan	180.00
Change of address of an Owners Corporation	90.00
Change of by-laws	90.00
Community land development contract	200.00
Community land management statement	300.00
Community land plan, lodgment of, and in addition,	1600.00
<ul style="list-style-type: none"> <li>For each lot</li> </ul>	120.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after the first eight hours occupied in the examination of the plan</li> </ul>	50.00
Deposited plan or strata plan comprising no more than two lots, lodgment of, and in addition,	1000.00
<ul style="list-style-type: none"> <li>For each lot</li> </ul>	120.00
<ul style="list-style-type: none"> <li>For preparation and supply of a Certificate of Title for common property in a strata scheme</li> </ul>	120.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after the first four hours occupied in the examination of the plan</li> </ul>	50.00
Deposited plan or strata plan comprising more than two lots, lodgment of, and in addition,	1200.00
<ul style="list-style-type: none"> <li>For each lot</li> </ul>	120.00
<ul style="list-style-type: none"> <li>For preparation and supply of a Certificate of Title for common property in a strata scheme</li> </ul>	120.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after the first six hours occupied in the examination of the plan</li> </ul>	50.00
Notice of conversion of a strata scheme	90.00
Order terminating a strata scheme, Application for, and in addition:	90.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour occupied in the examination of the application</li> </ul>	50.00
Order of Strata Titles Board	90.00
Pre-allocated Plan Number (PPN)	No charge
Plan of consolidation - for each title consolidated	16.50
Pre-Examination of a community land plan and, in addition:	*1760.00
<ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after first eight</li> </ul>	

<b>LPI Product/Service</b> Fees marked * include Goods & Services Tax (GST)	<b>Fee (\$)</b>
hours occupied in the examination of the plan	*55.00
Pre-Examination of a deposited plan or strata plan comprising more than two lots and, in addition: <ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after first six hours occupied in the examination of the plan</li> </ul>	*1320.00 *55.00
Pre-Examination of a deposited plan or strata plan comprising no more than two lots excluding common property and, in addition: <ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after first four hours occupied in the examination of the plan</li> </ul>	*1100.00 *55.00
Recording a plan prepared solely for the purpose of placing survey information on public record	90.00
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	90.00
Section 88B Instrument (Conveyancing Act 1919) - for each easement etc created or released	90.00
Strata development contract	200.00
Strata management statement	300.00
Substitute plan or any sheet thereof or additional sheet	90.00
<b>Land Title Registration Services (General Register of Deeds)</b>	
Deed - recording or registering any instrument in the General Register of Deeds	86.00
Power of attorney	86.00
Preparation of registration copy of an instrument (minimum)	12.50
Security Interests in Goods Act 2005 – agricultural goods mortgage or other security instrument - registration	86.00
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	86.00
<b>Property Information Products and Services</b>	
Archive retrieval	*23.50
Certified copy (minimum)	90.00
Copies of Documents (via Lands website <a href="http://www.lands.nsw.gov.au">www.lands.nsw.gov.au</a> – includes title searches, and images of dealings and plans)	*10.50
Copies of Documents (over the Counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages thereof) (minimum)	12.50
Copy of an Official Search	90.00
Copy of any plan stored in the Plan Room at LPI Queens Square Sydney	25.00
Deposited deeds, inspection of	*23.50
Deposited deeds, permanent lodgment or return of up to four deeds, and in addition: <ul style="list-style-type: none"> <li>For each additional deed</li> </ul>	*23.50 *4.00
Initial search of the Register (including a copy of relevant folio and transmission fee) and in addition: <ul style="list-style-type: none"> <li>For each quarter hour or part of a quarter hour after the first quarter hour occupied in the search</li> <li>For any additional document</li> </ul>	*55.00 *55.00 12.50
Lease folios extract report <ul style="list-style-type: none"> <li>via Lands website <a href="http://www.lands.nsw.gov.au">www.lands.nsw.gov.au</a></li> <li>over the counter delivery</li> </ul>	*29.10 37.50

<b>LPI Product/Service</b>	<b>Fee (\$)</b>
<b>Fees marked * include Goods &amp; Services Tax (GST)</b>	
Official Search, Requisition for, and in addition:	200.00
• For each quarter hour or part of a quarter hour after the first hour occupied in the search	50.00
Owner name search (over the Counter delivery)	12.50
Property Information Inquiry Service (PIIS) Inquiry - service fee	*35.20
Search, or continuation of a search of the General Register of Deeds, Requisition for, and in addition:	*55.00
• For each quarter hour or part of a quarter hour after the first half hour occupied in the search	*55.00
SIGA searches (over the counter delivery)	12.50
Subpoena, lodgment of, and in addition:	90.00
• For each certified document requested	12.50
Supply of a copy of a specified document by post or facsimile, including transmission fee	*23.50
Writs, Orders or Legal Proceedings, search against each name	12.50
<b>Survey Services</b>	
Survey Mark (per mark) accessed online via Lands website or Survey Services Portal (SSP)	4.00
Survey Mark (per mark) requested over the counter (including delivery/ transmission fee)	12.50
Locality Sketch Plan or Trig Card accessed online via Lands website or SSP	No charge
Locality Sketch Plan or Trig Card requested via SCIMS Online and delivered by email (including delivery/ transmission fee)	12.50
Locality Sketch Plan or Trig Card delivered via fax (including delivery/ transmission fee)	12.50
Locality Sketch Plan or Trig Card requested over the counter (including delivery/ transmission fee)	12.50
SCIMS Basic Radial Search delivered over the counter (including delivery/ transmission fee)	30.00
SCIMS Search Fee (per 15 minutes requested over the counter) (includes Basic Radial Search)	*55.00
Digital Control Survey Plan (Standard Product) (Maximum A3)	12.50
Digital Control Survey Plan (Enhanced Product) (Larger than A3)	105.00
<b>Valuation Services</b>	
Land Value search for NSW landowners (via <a href="http://www.lands.nsw.gov.au">www.lands.nsw.gov.au</a> )	No charge
Land Value search –other (via <a href="http://www.lands.nsw.gov.au">www.lands.nsw.gov.au</a> )	10.50
Land Value Search (over the counter delivery)	12.50
<b>Water Access Licences (WAL) registration and search fees</b>	
WAL dealing lodgment (note exception below)	86.00
Application for replacement WAL Certificate	176.00
WAL searches (over the counter)	12.50
WAL searches (via Lands website <a href="http://www.lands.nsw.gov.au">www.lands.nsw.gov.au</a> )	10.50
WAL owner name search (over the counter)	12.50
<b>Miscellaneous</b>	
Dishonoured cheque fee	*44.00