



Circular

Division: Land and Property Information
No: 2010/05
Date: June 2010

LPI fee changes from 1 July 2010

The Land and Property Management Authority is officially registered in the Australian Business Register and also registered for GST. Its ABN is 33 537 762 019.

In April 2010 Land and Property Information (LPI) published information about proposed fee increases in LPI Circulars 2010/03 and 2010/4 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 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 2010:

- *Real Property Amendment (Fees) Regulation 2010*
- *Conveyancing (General) Amendment (Fees) Regulation 2010*
- *Strata Schemes (Freehold Development) Amendment (Fees) Regulation 2010*
- *Strata Schemes (Leasehold Development) Amendment (Fees) Regulation 2010*
- *Surveying Amendment (Fees and Deposits) Regulation 2010.*

These regulations will be published on the 'Notifications' page of the NSW Legislation website www.legislation.nsw.gov.au before 1 July 2010.

Fees listed in this circular are for products and services involving land titles, the Survey Control Information Management System (SCIMS), property information, land valuations and the Water Access Licence Register.

Are the changes to the fees the same as those proposed in April 2010?

Yes.

Are there any transitional arrangements?

Yes, 2009 fees will continue to be applied to services eg dealings, plans and search requisitions lodged before 1 July 2010 but not finalised until after 1 July 2010.

Introduction of ad valorem fees

Further amendments to the fee schedule of the *Real Property Regulation 2008* were introduced in Parliament on 8 June 2010 as part of the 2010-11 State budget process. These amendments cater for the introduction of ad valorem fees as announced by the Minister for Lands in May 2010. They are set out in the *State Revenue Legislation Amendment Bill 2010* published on the NSW Parliament website <http://www.parliament.nsw.gov.au>.

Under the amendments, some transfers of ownership under section 46 of the *Real Property Act 1900* will attract an additional Torrens assurance levy, based on ad valorem - a sliding scale according to purchase price. This will be in addition to the existing \$4.00 levy currently included in the lodgment fee for all dealings lodged for registration.

The additional levy will apply where the purchase price is above \$500,000.

For transfers where the purchase price is above \$500,000 but less than \$1,000,000, the levy will be calculated as \$4.00 plus 0.2% of the amount by which the purchase price exceeds \$500,000.

For properties purchased for \$1,000,000 or more, the levy will be \$1004.00 plus 0.25% of the amount by which the purchase price exceeds \$1,000,000. All levies will be rounded down to the nearest dollar.

Levies will be payable to LPI upon lodgment of transfers for registration. LPI will generally use information supplied on the notice of sale of transfer of land (NOS) accompanying the transfer to determine whether or not an ad valorem component is payable.

An ad valorem component will **not** apply in any case where the transfer lodged for registration relates to a contract of sale or other agreement entered into before 1 July 2010, or the date of commencement of the amendments to the Act, whichever date is later.

Will the table of fees change with the introduction of the ad valorem levy?

No. The attached table of fees will remain applicable for all products and services from 1 July 2010, except transfers under section 46 of the Act where the purchase price is above \$500,000. In these cases there will be an additional ad valorem levy.

The basic \$4.00 levy will continue to be invoiced as part of the lodgment fee for all dealings, including transfers under section 46 of the Act.

Where can I get more information?

LPI will publish a detailed fact sheet on the new arrangements for the Torrens assurance levy before it comes into effect. LPI also plans to provide an online calculator to assist customers in calculating any ad valorem amounts payable.

Inquiries relating to plans, 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, Land and Property Management Authority, Queens Square, Sydney, by telephone T: 1300 052 637 or F: 02 9221 4405 or through our website to: http://www.lpma.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: http://www.lpma.nsw.gov.au/survey_and_maps/scims_online/feedback.

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

Des Mooney
General Manager, Land and Property Information

| LPI Product/Service Fees marked * include Goods & Services Tax (GST) | Fee (\$) |
|--|---------------------------|
| Land Title Registration Services (Dealings and related documents) | |
| Amendment of a folio of the Register, Crown Grant or Certificate of Title (minimum) | 97.00 |
| Annulment of Bankruptcy | 97.00 |
| Application, dealing, request or caveat referring to more than 20 folios of the Register, for each group of 20 folios or part thereof | 97.00 |
| Application, request or dealing that results in more than one recording on a folio of the Register, for each additional recording | 97.00 |
| Application for replacement certificate of title | 194.00 |
| Application to Record a New Registered Proprietor | 97.00 |
| Appurtenant easement created by a deed, Application to record in the Register, and in addition: | 97.00 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application | 50.00 |
| Authentication of forms | 97.00 |
| Bankruptcy Application | 97.00 |
| Cancel recording of writ, Application to | 97.00 |
| Cancellation of an abandoned or extinguished easement, Application for, and in addition: | 97.00 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application | 50.00 |
| Caveat | 97.00 |
| Change of name (Real Property Act) | 97.00 |
| Change of name or address for service of notice on caveator | 97.00 |
| Charge | 97.00 |
| Determination of lease (no fee payable for determination by expiry concurrently with registration of any other dealing) | 97.00 |
| Determination of title boundary (Part 14A Real Property Act) | 97.00 |
| Discharge of Mortgage or Charge | 97.00 |
| Extinguishment of Restrictive Covenant, Application for, and in addition: | 97.00 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application Such fee as the Registrar General shall decide, having regard to costs of service of notice | 50.00 |
| Foreclosure, and in addition: | 97.00 |
| <ul style="list-style-type: none"> Such fee as the Registrar General shall decide, having regard to advertising costs | |
| Lease | 97.00 |
| Memorandum | 97.00 |
| Miscellaneous Application in relation to Crown Land (forfeiture, purchase of a term Crown Lease etc) | 97.00 |
| Mortgage | 97.00 |
| Notice of Death (s101 Real Property Act 1900) | 97.00 |
| Order of Court (including extension of a caveat) | 97.00 |
| Order terminating a neighbourhood scheme (s 72 Community Land Development Act 1989), Application for, and in addition: | 97.00 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application | 50.00 |
| Plan, sketch or diagram accompanying a dealing, application, request or instrument | 97.00 |
| Possessory title, Application for (s 45D Real Property Act 1900) and in | |

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|---|-----------------|
| addition: | 97.00 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour occupied in examining the application | 50.00 |
| Postponement of Mortgage | 97.00 |
| Preparation of lapsing notice (s 74I or 74J Real Property Act 1900) | 97.00 |
| Request to record a Reserve Trust as Registered Proprietor | 97.00 |
| Surrender of a Crown Lease to the State of NSW | 97.00 |
| Transfer (pursuant to section 46 Real Property Act 1900) | 194.00 |
| Transfer by way of discharge of mortgage | 97.00 |
| Transfer including Covenant (minimum) | 291.00 |
| Transfer including Easement (minimum) | 291.00 |
| Transfer of an estate in land that changes tenancy without altering shares | 97.00 |
| Transfer unilaterally severing a joint tenancy | 97.00 |
| Transmission Application | 97.00 |
| Variation of Mortgage or Lease | 97.00 |
| Withdrawal of Caveat | 97.00 |
| Writ | 97.00 |
| Primary Application under section 14 of the Real Property Act | 1255.00 |
| Primary Application under section 31A of the Real Property Act, and in addition, | 200.00 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first hour occupied in the examination of the application | 50.00 |
| Production of a document for the purpose of any application, request, dealing or plan to be subsequently lodged | *41.00 |
| Land Title Registration Services (Plans and related documents) | |
| Amendment of a plan (minimum) | 97.00 |
| Building Management Statement | 320.00 |
| By-laws accompanying a plan | 194.00 |
| Change of address of an Owners Corporation | 97.00 |
| Change of by-laws | 97.00 |
| Community land development contract | 210.00 |
| Community land management statement | 320.00 |
| Community land plan, lodgment of, and in addition, | 1675.00 |
| <ul style="list-style-type: none"> For each lot | 125.50 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first eight hours occupied in the examination of the plan | 50.00 |
| Deposited plan or strata plan comprising no more than two lots, lodgment of, and in addition, | 1045.00 |
| <ul style="list-style-type: none"> For each lot | 125.50 |
| <ul style="list-style-type: none"> For preparation and supply of a Certificate of Title for common property in a strata scheme | 125.50 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first four hours occupied in the examination of the plan | 50.00 |
| Deposited plan or strata plan comprising more than two lots, lodgment of, and in addition, | 1255.00 |
| <ul style="list-style-type: none"> For each lot | 125.50 |
| <ul style="list-style-type: none"> For preparation and supply of a Certificate of Title for common property in a strata scheme | 125.50 |
| <ul style="list-style-type: none"> For each quarter hour or part of a quarter hour after the first six hours occupied in the examination of the plan | 50.00 |

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|---|--------------------|
| Notice of conversion of a strata scheme | 97.00 |
| Order terminating a strata scheme, Application for, and in addition: • For each quarter hour or part of a quarter hour occupied in the examination of the application | 97.00 50.00 |
| Order of Consumer, Trader and Tenancy Tribunal (CTTT) | 97.00 |
| Pre-allocated Plan Number (PPN) | No charge |
| Plan of consolidation - for each title consolidated | 17.00 |
| Pre-Examination of a community land plan and, in addition: • For each quarter hour or part of a quarter hour after first eight hours occupied in the examination of the plan | *1842.50 *55.00 |
| Pre-Examination of a deposited plan or strata plan comprising more than two lots and, in addition: • For each quarter hour or part of a quarter hour after first six hours occupied in the examination of the plan | *1380.50 *55.00 |
| Pre-Examination of a deposited plan or strata plan comprising no more than two lots excluding common property and, in addition: • For each quarter hour or part of a quarter hour after first four hours occupied in the examination of the plan | *1149.50 *55.00 |
| Recording a plan prepared solely for the purpose of placing survey information on public record | 97.00 |
| Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition | 97.00 |
| Section 88B Instrument (Conveyancing Act 1919) - for each easement etc created or released | 97.00 |
| Strata development contract | 210.00 |
| Strata management statement | 320.00 |
| Substitute plan or any sheet thereof or additional sheet | 97.00 |
| Land Title Registration Services (General Register of Deeds) | |
| Deed - recording or registering any instrument in the General Register of Deeds | 93.00 |
| Power of attorney | 93.00 |
| Preparation of registration copy of an instrument (minimum) | 13.00 |
| Security Interests in Goods Act 2005 – agricultural goods mortgage or other security instrument - registration | 93.00 |
| Writ, Order or Legal Proceeding - registration or renewal or vacation of registration | 93.00 |
| Property Information Products and Services | |
| Archive retrieval | *24.00 |
| Certified copy (minimum) | 97.00 |
| Colour copy of plan or other document, A4 or A3 size (full copy) obtained over the counter | 13.00 |
| Colour copy of plan or other document, A2 size (per page) obtained over the counter | 13.00 |
| Colour copy of plan or other document, AO or A1 size (per page) obtained over the counter | 26.00 |
| Copies of Documents (via LPMA website www.lpma.nsw.gov.au - includes title searches, and images of dealings and plans) | *11.30 |
| Copies of Documents (over the Counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages thereof) (minimum) | 13.00 |

| LPI Product/Service Fees marked * include Goods & Services Tax (GST) | Fee (\$) |
|---|---------------------------|
| Copy of an Official Search | 97.00 |
| Deposited deeds, inspection of | *24.00 |
| Deposited deeds, permanent lodgment or return of up to four deeds, and in addition: • For each additional deed | *24.00 *4.00 |
| Initial search of the Register (including a copy of relevant folio and transmission fee) and in addition: • For each quarter hour or part of a quarter hour after the first quarter hour occupied in the search • For any additional document | *55.00 *55.00 13.00 |
| Lease folios extract report • via LPMA website www.lpma.nsw.gov.au • over the counter delivery | *31.40 39.00 |
| Official Search, Requisition for, and in addition: • For each quarter hour or part of a quarter hour after the first hour occupied in the search | 200.00 50.00 |
| Owner name search (over the Counter delivery) | 13.00 |
| Property Information Inquiry Service (PIIS) Inquiry - service fee | *38.10 |
| Search, or continuation of a search of the General Register of Deeds, Requisition for, and in addition: • For each quarter hour or part of a quarter hour after the first half hour occupied in the search | *110.00 *55.00 |
| SIGA searches (over the counter delivery) | 13.00 |
| Subpoena, lodgment of, and in addition: • For each certified document requested | 97.00 13.00 |
| Supply of a copy of a specified document by post or facsimile, including transmission fee | *24.00 |
| Writs, Orders or Legal Proceedings, search against each name | 13.00 |
| Survey Services | |
| SCIMS Survey Mark Data (per mark) accessed online via LPMA website or Survey Services Portal (SSP) | 4.00 |
| SCIMS Survey Mark Data (per mark) requested over the counter (including delivery/ transmission fee) | 13.00 |
| Locality Sketch Plan or Trig Card accessed online via LPMA website or SSP | No charge |
| Locality Sketch Plan or Trig Card requested via SCIMS Online and delivered by email, fax or over the counter (including delivery/ transmission fee) | 13.00 |
| SCIMS Basic Radial Search delivered over the counter (including delivery/ transmission fee) | 33.00 |
| SCIMS Search Fee (per 15 minutes requested over the counter) (includes Basic Radial Search) | *55.00 |
| Digital Control Survey Plan – A4 size | 13.00 |
| Digital Control Survey Plan – Larger than A4 size | 112.00 |
| Valuation Services | |
| Land Value search for NSW landowners (via www.lpma.nsw.gov.au) | No charge |
| Land Value search – other (via www.lpma.nsw.gov.au) | *11.30 |
| Land Value Search (over the counter delivery) | 13.00 |

| LPI Product/Service | Fee (\$) |
|---|-----------------|
| Fees marked * include Goods & Services Tax (GST) | |
| Water Access Licences (WAL) registration and search fees | |
| WAL dealing lodgment (excluding Application for replacement WAL Certificate) | 93.00 |
| Application for replacement WAL Certificate | 190.00 |
| WAL searches (over the counter) | 13.00 |
| WAL searches (via LPMA website www.lpma.nsw.gov.au) | *11.30 |
| WAL owner name search (over the counter) | 13.00 |
| Miscellaneous | |
| Dishonoured cheque fee | *44.00 |