

Circular

Division: Land and Property Information
No: 2007/12
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Creation of Sub Folios of the Torrens Register for Auto Consol Share Titles

The Department of Lands is officially registered in the Australian Business Register and also registered for GST. Its ABN is 21 804 973 362

As part of the LPI Conversion Program, work will soon commence to automate manual share titles for titles which contain more than one parcel. Approximately 6000 titles of this type are currently held in the manual Torrens Register.

They will be converted to the Integrated Titling System (ITS) as Auto Consol sub folios. 'Auto Consol' is an abbreviation of 'automated consolidated', the term adopted many years ago to describe automated titles converted from manual titles comprising more than one parcel of land. Under this system, the existing manual volume/folio number was carried forward eg Volume 9876 Folio 23 became Auto Consol AC9876-23.

What numbering system will be used to identify Auto Consol sub folios?

There are two different scenarios:

1. Where manual share titles containing more than one parcel currently exist, they will be converted to ITS and given a new Auto Consol number in ITS, commencing from AC20000-1, in the form AC20000-1A, AC20000-1B, etc, with each new sub folio linked to its former volume/folio number. This mirrors the current practice where separate folios exist in ITS and a request is received to consolidate them into one Auto Consol, which is given a new Auto Consol number.
2. Where there is currently an ITS Auto Consol, say AC9000-27, and a request is subsequently received to create auto consol sub folios for shares, then these will be created as AC9000-27A, AC9000-27B, etc.

How can I search for Auto Consol sub folios?

ITS sub folio searches are accessible through the same channels as other ITS searches via, for example, LPI's network of licensed information brokers and the Departmental website www.lands.nsw.gov.au.

A search on Auto Consol number of any Auto Consol for which sub folios exist will return the response "Sub Folios Exist". Similarly, a search on a lot/plan where that

lot/plan is part of an auto consol for which sub folios exist, will return the response "Sub Folios Exist". To identify new title references, users should conduct a "Sub Folio Inquiry". The sub folio inquiry is a free ITS search also available through all regular channels. It provides the following details:

- Alphabetic suffix assigned to each share in the auto consol
- Link to former manual title reference
- Status of title (current or cancelled)
- Share
- Owner name (limited to one owner name).

Samples of Auto Consol sub folio title searches and the sub folio inquiry output are attached.

Further Information

Any inquiries should be directed to Dee Smith, Manager, Manual Title Conversion, by email on delia.smith@lands.nsw.gov.au or by telephone on 9228 6830.

Des Mooney
Deputy Director General, Department of Lands and
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Department of Lands

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AC20000-225A

SEARCH DATE	TIME	EDITION NO	DATE
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8/11/2007	11:54 AM	1	7/11/2007

SUB FOLIO

LAND

1/2 SHARE IN LAND DESCRIBED IN SCHEDULE OF PARCELS
AT GLEBE
LOCAL GOVERNMENT AREA LEICHHARDT
PARISH OF PETERSHAM COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

HEATH CORPORATION

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 1-2 IN DP63825
LOT 1 IN DP66015
LOT 1 IN DP73917

TITLE DIAGRAM

DP63825
DP66015
DP73917.

*** END OF SEARCH ***

516675

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* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Department of Lands

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AC20000-225B

SEARCH DATE	TIME	EDITION NO	DATE
8/11/2007	12:59 PM	1	7/11/2007

SUB FOLIO

LAND

1/2 SHARE IN LAND DESCRIBED IN SCHEDULE OF PARCELS
 AT GLEBE
 LOCAL GOVERNMENT AREA LEICHHARDT
 PARISH OF PETERSHAM COUNTY OF CUMBERLAND
 TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

PETER CITIZEN
 JANE CITIZEN
 AS JOINT TENANTS

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
- 2 AB123456 MORTGAGE TO VERY EASY FINANCE COMPANY

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

TITLE DIAGRAM

LOTS 1-2 IN DP63825
 LOT 1 IN DP66015
 LOT 1 IN DP73917

DP63825
 DP66015
 DP73917.

*** END OF SEARCH ***



Land and Property Information – Sub Folio Inquiry

Schedule of Sub Folios associated with title reference: **20000-225**

<u>Title</u>	<u>Link</u>	<u>Status</u>	<u>Share</u>	<u>First Owner Name</u>
AC20000-225A	8646-92	CURRENT	1/2	HEATH CORPORATION
AC20000-225B	8646-93	CURRENT	1/2	PETER CITIZEN

Total Current Sub Folios: 2

Your Reference: clientReference

SAMPLE ONLY