



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	

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
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

LPI Product/Service Fees marked * include Goods & Services Tax (GST)	Fee (\$)
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

Information contained in this document was correct at time of publication, but may have been superseded