

Customer Information Bulletin

BULLETIN No. 198
24 MAY 2010

PROPOSED NEW SCALE OF FEES AS OF 1 JULY 2010

In 2010-11, Landgate will be undertaking very significant work to transform the business processes that deliver the Land Title Registration System. Also, Landgate will incur additional expenses for implementing the preliminary business process and systems changes required to begin the transition towards the Council of Australian Government's (COAG) new National Electronic Conveyancing System.

iLand and National Electronic Conveyancing System (NECS)

iLand is Landgate's program to transform its core business processes. Part of that program is the Digital Lodgement Project. This project will be changing the paper based conveyancing system via incremental steps towards a digital system. These changes will be a stepping stone towards NECS. The Digital Lodgement project will provide the benefit of reducing the registration time for documents and more efficient document preparation mechanisms for our customers.

NECS will replace paper based document preparation and the existing lodgement arrangements for the most common land transactions. It will also provide an Electronic Financial Settlement mechanism. This will allow Landgate to reduce its manual processing of paper documentation; enabling a streamlined and automated titling business process. It will also provide you with more efficient settlement services that you can utilise as well as faster registration times for documents.

COAG currently targets NECS preparation and rollout to be completed by December 2012. Ongoing enhancements of business processes will continue through to 2014.

Improvements and Benefits for Delivery in 2010-11

Landgate will implement the scanning of documentation at lodgement. This will provide an immediate data copy of the paper documentation; together with a basic acceptability check for verifying pre-scanned information. The scanning of documents at lodgement will facilitate the automation of Landgate's internal registration and examination processes.

Also, Landgate will implement enhanced payment arrangements, establishing a single integrated financial process for all fee payments. The enhanced arrangements will enable some clients to manage their own transactions via an on-line web service for fee payment and receipting. Enhanced arrangements will replace the existing self assessment method for calculating fees with a 24 hour automatic direct debit account facility. This facility will save Landgate's high volume clients the inconvenience of writing cheques or tendering cash for the payment of fees.

The improvements will reduce the number of requisitions raised by Landgate for the payment of incorrectly calculated document lodgement fees; and thereby increase efficiency in the land transaction and registration process from both the customer and Landgate's perspective.

Recovery of Costs

As indicated, Landgate will experience escalating costs in providing and maintaining its existing (interim) titling capability; together the additional expense relating to the NECS readiness. As a predominately self funded statutory authority, Landgate is unable to absorb these additional expenses. Accordingly, Landgate will need to increase its fees for the delivery of regulated services.

Searching and plan lodgement fees will increase to recover the cost of maintaining the level of existing services. Whereas, the fees for document registration will increase to recover the cost of providing the interim arrangements; together with the additional costs relating to NECS preparedness.

Proposed New Scale of Fees

Subject to the Governor's approval in Executive Council, Landgate advises that a new scale of fees will apply for its regulated services from 1 July 2010. The new scale of fees relates to the provision of services for document registration, plan lodgement and searching at all Landgate offices.

The proposed fee amendments will increase the base document registration fee from \$110.00 to \$135.00; and the deposited plan and strata/survey strata plan general lodgement fee from \$204.00 to \$213.00. The fee to obtain a copy of a Record of Certificate of Title and/or document increases from \$18.00 to \$19.00.

Other fee amendments include the following:

- The production fee for duplicate titles is increased to \$67.50 for the first Certificate of Title. The fee for producing subsequent duplicate Certificates of Title, for the same document, remains at \$6.00 for each additional duplicate Certificate of Title.
- The fee for the withdrawal of a document from registration increases to \$67.50.
- The check search fee increases to \$9.50.
- The facsimile delivery fee increases from \$2.50 to \$5.00 and now includes email searching services.
- Additionally, the strata plan general fee of \$213.00 referred to above is payable upon the lodgement of a strata plan of conversion and sketch plan for merger of strata schemes. There is an additional fee of \$58.00 payable for each lot.
- The fee for lodging a replacement plan increases to \$213.00.

In summary the new standard fee charges include:

Transfer of land under \$85,000	\$135.00
Mortgage	\$135.00
Withdrawal of caveat – per caveat	\$135.00
Application to remove a caveat – Section 138B 21 day notice	\$250.00
Document withdrawal from registration	\$ 67.50
Production of the first duplicate Certificate of Title	\$ 67.50
Production of additional duplicate Certificates of Title for the same document	\$ 6.00
Search of a Record of Certificate of Title	\$ 19.00
Search of a Document	\$ 19.00
Email or facsimile search of a Certificate of Title	\$ 24.00
Email or facsimile search of a digital Certificate of Title historical list	\$ 14.50
Email or facsimile check search of a Certificate of Title	\$ 14.50

Attached is a proposed schedule of the fees payable on the most commonly lodged documents.



**BRUCE ROBERTS
REGISTRAR OF TITLES
24 MAY 2010**



**Proposed Registration and Search Fees Payable from 1 July 2010
Subject to Governor's approval in Executive Council**

SEARCHES	Personal/ Online	Facsimile / Email*
Certificate of Title	\$19.00	\$24.00
Power of Attorney	\$19.00	\$24.00
Search of Power of Attorney file for the number of a power of attorney document (online)	\$1.00	
Check Search	\$9.50	\$14.50
Document (including Power of Attorney)	\$19.00	\$24.00
Deposited Plan, Diagram, Strata	\$19.00	\$24.00
Memorial (Deeds Office)	\$19.00	\$24.00
Dealing Search (per document copied)	\$19.00	\$24.00
History List (digital titles)	\$9.50	\$14.50
Certified Copy of Certificate of Title or Document	\$60.00	
Postage of Certified Copy (less than 50 grams in Australia - normal mail)	\$9.00	
		*N/A for My Landgate

DOCUMENTS			
Application	\$135.00	Lease	\$135.00
Application Lost C/T (for each new edition of a duplicate title being issued)	\$135.00	Extension (per Mortgage/Lease)	\$135.00
Discharge (per Mortgage)	\$135.00	Transfer of Mortgage	\$135.00
Caveat	\$135.00	(Additional Mortgages)	\$13.00
Withdrawal (per Caveat)	\$135.00	Notification (if not exempt)	\$135.00
14 Days Notice (per Caveat)	\$115.00	Memorial (if not exempt)	\$135.00
21 Days Notice (Application)	\$250.00	Easement	\$135.00
Power of Attorney	\$135.00	PSSO	\$135.00
Revocation	\$135.00	Restrictive Covenant	\$135.00
Mortgage	\$135.00	Deed of Trust	\$135.00
Production Fee	\$67.50	Surrender	\$135.00
(Extra Production)	\$6.00	Priority Processing (where applicable)	\$37.00
Application for Deposited Plan plus an extra \$6 per lot other than a vesting lot	\$135.00 \$6.00	For each document – an additional fee per title or lease in excess of 10 titles or leases shown in each document	\$6.00
Application for Strata/Survey Strata plus an extra \$6 for each lot other than a vesting lot	\$135.00 \$6.00		
STOPPED DOCUMENTS			
Requisition Fee	\$79.00	Timely Requisition Fee	\$52.00
Withdrawal from Registration	\$67.50	Rejection Fee = 75% of the lodging fee paid rounded down to the nearest multiple of \$1	

TRANSFERS

Registration fees for Transfer documents are based on the consideration or value assessed by the Office of State Revenue

CONSIDERATION			
Up	To	\$ 85,000	\$135
\$ 85,001	To	\$ 120,000	\$145
\$ 120,001	To	\$ 200,000	\$165
\$ 200,001	To	\$ 300,000	\$185
\$ 300,001	To	\$ 400,000	\$205
\$ 400,001	To	\$ 500,000	\$225
\$ 500,001	To	\$ 600,000	\$245
\$ 600,001	To	\$ 700,000	\$265
\$ 700,001	To	\$ 800,000	\$285
\$ 800,001	To	\$ 900,000	\$305
\$ 900,001	To	\$ 1,000,000	\$325
\$ 1,000,001	To	\$ 1,100,000	\$345
\$ 1,100,001	To	\$ 1,200,000	\$365
\$ 1,200,001	To	\$ 1,300,000	\$385
\$ 1,300,001	To	\$ 1,400,000	\$405
\$ 1,400,001	To	\$ 1,500,000	\$425
\$ 1,500,001	To	\$ 1,600,000	\$445
\$ 1,600,001	To	\$ 1,700,000	\$465
\$ 1,700,001	To	\$ 1,800,000	\$485
\$ 1,800,001	To	\$ 1,900,000	\$505
\$ 1,900,001	To	\$ 2,000,000	\$525

Over \$2,000,000-\$525 plus \$20 for every \$100,000 or part thereof.

SURVEY LODGEMENT FEES			
General Fee Deposited Plan & Strata/Survey-Strata Plan (includes strata plan of conversion & sketch plan for merger of strata schemes)	\$213.00	For each Lot	\$58.00
Requisition on Deposited Plan or Strata/Survey-Strata Plan	\$96.00		
Replacement Plan	\$213.00		

DISCLAIMER:

Proposed Registration and Search Fees Payable from 1 July 2010

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