



Sales Evidence and Pending Sales Data

Data Dictionary

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Disclaimer

Landgate believes the information contained herein to be correct at the time of publication and does not accept responsibility for any consequences arising from use of the information herein.

1 Amendment Register

Version	Version Date	Status	Author	Description
1.0	June 2020	Final	Todd Harris	
1.1	August 2020	Final	Todd Harris	
1.2	Oct 2021	Final	Todd Harris	Community Titles Act 2018 Addition of Community Title Scheme indicator <ul style="list-style-type: none"> • Commercial • Residential
1.3	July 2022	Draft	Todd Harris	<ul style="list-style-type: none"> • Key Information • Data Source • Accuracy • Appropriate Use • Interpreting and using the Data • Addition of "Source" column to DD • Removal of coded attribute values to lookup tables on Data WA.
2.0	Aug 2022	Final	Todd Harris	Finalised amendments
2.1	Oct 2023	Final	Karen Fletcher	Sale Types - No indicator in .dat file, Data Components - * indicators for Freehold/Community Scheme, Sale Amount – Dutiable amount comment Item 8.6.4 – Valuer Adjudicated comment
2.2	December 2023	Final	Ruth Griffith	Key Information - Consideration & Sale Date descriptions 4.1 Sale Types - Sale of Shares & Transfer of Lease 8.3.2 Multi-lot sales amendment and example inclusion. Attribute table - description updates Sale 1 Description Sale 2 Description Sale 3 Description Date 1 Description Date 2 Description Date 3 Description Multi 2 Description Applic3 Description

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1 Document Purpose

This document describes the Sales Data offered by Landgate and is a guide and reference for analysts and decision makers to make an assessment on the suitability of the data for their business use.

This document does not describe Landgate's Sales Reports (ie: xlsx, PDF reports) or the various methods of accessing the data.

2 What is Sales Data?

Sales Data contains information about historical and recent sales of freehold and leasehold properties within Western Australia, and comes in 2 parts with both residential and commercial (commercial, industrial, farming) properties:

1. Historical Sales Data (often referred to as Sales Evidence) - comprising sales records dating back to 1988 and lists the last 3 sales for a property (where applicable).
2. Incremental Sales Data – provision of weekly, fortnightly, or monthly updates.

The data is captured from 3 (three) individual sources detailed in [Section 6.1 \(Data Source\)](#) of this document and provides information relating to each sale (property transfer).

3 Pending Sales Data

Upon request and additional to the Historical and Incremental Sales data, are Pending Sales. Pending Sales data is provided within separate files to that of the Commercial and Residential Sales data outputs.

Records contained within the Pending Sales Data are not considered “sales” and must not be portrayed as such. Rather, they should only be used as an indicator that a sale is imminent (sale pending).

It should be noted that Pending Sales data contains only those pending sales that are within 7 days of settlement.

Pending Sales data is sourced from the Property Reporting Online portal, is received in the same structure as Historical and Incremental Sales data and excludes buyer/seller details.

4 Key information

The following information provides for a high-level “fit for purpose” assessment of the data and other relevant information for users of the data.

At a high level, Sales Data contains the following:

- Transfer document number assigned by Landgate at document lodgement that uniquely identifies a transaction effecting a transfer of ownership.
- Land parcel identifier/s the subject of the transfer/sale.
- Property street address for the land sold (where applicable)
- Pending sale records (if requested with the data) does not include buyer/seller details and are not considered a “sale”.
- Consideration (dollar amount recorded on the transfer document or the dutiable amount assessed by RevenueWA, whichever is the greater) and at the date upon which the property was considered “sold”.
- Sale Date, in most instances this is the signing date for the offer and acceptance, where the offer and acceptance has not been provided this may be the RevenueWA stamping date or the document lodgement date within the Land Titling Register.
- Zoning and zoned land use applied to the land at the time of sale

- Actual land use classification for the property at the time of sale (vacant, commercial, rural, industrial, residential)
- Actual property classification at the time of sale (eg: vacant, house, unit, townhouse, showroom, factory etc)
- Property attributes (or improvements) such as number of bedrooms, bathrooms, garages, and other chattels etc the time of sale.
- Scheduled incremental updates available if required (eg: weekly, fortnightly, monthly etc)
- Buyer/seller details, including Certificate of Title details (only when the data is purchased with “Tenure”).
- Cadastral polygon identification numbers (PINs) enabling linkages to cadastral polygon data where available (lodged, current and retired cadastral polygon data).

4.1 Sale Types

There are 5 types of “sales” within the data:

1. Single lot sales.
2. Multi-lot sales where multiple properties have been sold within the one sale transaction/transfer.
3. Sale of Shares determined by a Transfer where only a portion or (share) of the property has sold.
4. Non-sales records are those where ownership has changed hands for \$0 eg: where a property may have been transferred by bequeathment.
5. Transfer of Lease where the transfer of lease document indicates a monetary consideration has been paid. This information is included and referred to as a “sale”.

Please note that there is no indicator in the .dat file to identify what sale types these transactions may be.

4.2 With or without Tenure

Sales data is available with or without Tenure data and is priced accordingly. The term “Tenure” in this context refers to buyer and seller details and includes the Register number/s (CT numbers) related to sale and will only include the first 2 proprietors as listed on the CT. For full current and historical ownership information, relevant title searching is required.

For more information contact BusinssSolutions@landgate.wa.gov.au.

5 Accessing the data

There are 2 methods of access to the data, these are dependent upon the licensing arrangements for approved use of the data.

1. Online ordering via Landgate’s [Land Enquiry Service](#) with data parameters set by the user – generally used for personal and internal business use and is charged on a per record basis.
2. Scheduled data delivery by agreement where standard online licensing terms do not allow for the intended data use case. See [value-added-resellers](#) for more information.

For more information contact BusinssSolutions@landgate.wa.gov.au.

6 Metadata

6.1 Data Source

There are 3 individual data sources that are drawn upon to derive Landgate Sales data:

1. *Transfer of Land Act 1893* transfer documents lodged at Landgate that effect change in ownership. Information captured from these documents are stored in both historical datastores (sales evidence) and those current datastores that underpin the New Land Registry (NLR).
2. Valuations Database (Valsys): contains information gathered pursuant to the *Valuation of Land Act 1978*.
3. PRO (Property Reporting Online - formerly known as Electronic Advice of Sale – EAS): for pending sales information only

6.2 Data Format

For customers requiring a machine-readable data output, sales data is available in a generic fixed length ASCII data file format (.dat) with field width/length defined by the number of characters reserved for each field (refer to Data Dictionaries at Sections 7.1 & 7.2).

Screenshot of .dat file for residential property sales data demonstrating fixed width formatting:

Line	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230
4	AVERIL	ST	ABBEY	1P007121	38	524522	38P7121	Busselton38.69-1174	BUSSELTON	1270/724	RRES	RHOUSE												
5	AVERIL	ST	ABBEY	1P007643	56	524493	56P7643	Busselton38.69-911	BUSSELTON	1267/920	RRES	WACANT												
6	AVERIL	ST	ABBEY	1P007643	56	524493	56P7643	Busselton38.69-911	BUSSELTON	1267/920	RRES	RHOUSE												
7	AVERIL	ST	ABBEY	1P007643	56	524495	56P7643	Busselton38.69-911	BUSSELTON	1267/920	RRES	RHOUSE												
8	AVERIL	ST	ABBEY	1P007643	55	524495	55P7643	Busselton38.69-911	BUSSELTON	1367/43	RR15	RHOUSE												
9	AVERIL	ST	ABBEY	1P007643	55	524495	55P7643	Busselton38.69-911	BUSSELTON	1367/43	RRES	RHOUSE												
10	AVERIL	ST	ABBEY	1P007643	40	524528	40P7643	Busselton38.69-911	BUSSELTON	24/44A	RRES	RHOUSE												
11	AVERIL	ST	ABBEY	1P007643	40	524530	40P7643	Busselton38.69-911	BUSSELTON	24/44A	RRES	RHOUSE												
12	AVERIL	ST	ABBEY	1P007643	41	524530	41P7643	Busselton38.69-911	BUSSELTON	1362/28	RR15	RHOUSE												
13	AVERIL	ST	ABBEY	1P007643	41	524530	41P7643	Busselton38.69-911	BUSSELTON	1362/28	RRES	RHOUSE												
14	AVERIL	ST	ABBEY	1P007643	41	524530	41P7643	Busselton38.69-911	BUSSELTON	1362/28	RRES	RHOUSE												
15	AVERIL	ST	ABBEY	1P007643	53	524499	53P7643	Busselton38.69-911	BUSSELTON	1384/721	RRES	RHOUSE												
16	AVERIL	ST	ABBEY	1P007643	42	524530	42P7643	Busselton38.69-911	BUSSELTON	1299/449	RRES	RHOUSE												
17	AVERIL	ST	ABBEY	1P007643	43	524534	43P7643	Busselton38.69-911	BUSSELTON	1955/364	RRES	RHOUSE												
18	AVERIL	ST	ABBEY	1P007643	51	524503	51P7643	Busselton38.69-911	BUSSELTON	10/184A	RR15	RHOUSE												
19	AVERIL	ST	ABBEY	1P007643	51	524503	51P7643	Busselton38.69-911	BUSSELTON	10/184A	RRES	RHOUSE												
20	AVERIL	ST	ABBEY	1P007643	51	524503	51P7643	Busselton38.69-911	BUSSELTON	10/184A	RRES	RHOUSE												
21	AVERIL	ST	ABBEY	1P007643	51	524503	51P7643	Busselton38.69-911	BUSSELTON	10/184A	RRES	RHOUSE												
22	AVERIL	ST	ABBEY	1P007643	51	524503	51P7643	Busselton38.69-911	BUSSELTON	10/184A	RRES	RHOUSE												

It should be noted that the data schema differs between Commercial and Residential sales data outputs (refer 5.1 and 5.2 here-in) due to the different variables for the two property use categories needed for valuation purposes.

6.2.1 Historical Sales data

Due to the number of historical sales records (both commercial and residential), .dat files have been limited to 500,000 records per file. As of May 2022, this results in 5 files containing residential sales data and 1 file containing commercial sales data. It is available for whole of State or for the Metro-Mandurah region only.

As of July 2022, there are 6 files comprising historical sales information when both commercial and residential sales data is requested:

1. *Whole of State Extract - Commercial.dat*
2. *Whole of State Extract - Residential Part 1.dat*
3. *Whole of State Extract - Residential Part 2.dat*
4. *Whole of State Extract - Residential Part 3.dat*
5. *Whole of State Extract - Residential Part 4.dat*
6. *Whole of State Extract - Residential Part 5.dat*

Where Buyer/Seller (Tenure) details are requested, the filename will indicate accordingly, for example: *“Whole of State Tenure Extract - Residential Part 1.dat”*

6.2.2 Incremental Sales data

Incremental sales data are delivered at user defined intervals, (eg: weekly, monthly etc) as per the above format, following provision of the historical sales dataset (if requested).

Example of Incremental Sales data outputs:

Subscription Tenure Sales for WHOLE OF STATE (Weekly, 1694 Records) - Residential.dat

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200
1	16	DANSON	AV	ABBEY	1P888800	9	524567	9P8800	Busselton38.69.830	BUSSELTON	502/133A	RR									
2	13	FLINDERS	CR	ABBEY	1P859245	168	11887726	168P59245	Busselton39.68.630	BUSSELTON	2713/385	RR									
3	58	GREY	ST	ALBANY	1D895847	2	594847	2D5847	ALBAN 21.08.1	2046	ALBANY	1893/261	RR								
4	283	ALEXANDER	DR	ALEXANDER HEIGHTS	1P812811	5158	33697	5158P12811	27.75	725	WANNEROO	1536/105	RR								
5	283	ALEXANDER	DR	ALEXANDER HEIGHTS	1P812816	5488	47149	5488P12816	27.77	851	WANNEROO	1538/248	RR								
6	23	AVILA	WAY	ALEXANDER HEIGHTS	1P815563	60	47387	60P15563	26.75	681	WANNEROO	1735/200	RR								
7	3	FENCHURCH	ST	ALEXANDER HEIGHTS	1P812816	5522	47146	5522P12816	27.77	682	WANNEROO	1538/273	RR								
8	15	GEROSA	PL	ALEXANDER HEIGHTS	1P817028	12	47742	12P17028	26.75	700	WANNEROO	1846/882	RR								
9	16	CORMACK	RD	ALFRED COVE	15825683	1	0	1525683	21.30	474	MELVILLE	1985/63	RR								
10	53	HOLMAN	ST	ALFRED COVE	15815883	11	0	11515883	20.31	129	MELVILLE	1776/63	11 RR								
11	19	COASTING	RD	ALKIMOS	1P420831	1703	12589279	1703P420831	Swan02.46	375	WANNEROO	4886/527	RR								
12	8	COUNTER	WAY	ALKIMOS	1P871192	808	11957974	808P71192	SWAN 1.5	210	WANNEROO	2789/553	RR								
13	8	EMERS	ST	ALKIMOS	1P422519	2072	12563173	2072P422519	SWAN 1.5	375	WANNEROO	4814/933	RR								
14	8	GIMBAL	WAY	ALKIMOS	1P415991	1494	12369831	1494P415991	Swan02.46	296	WANNEROO	2971/422	RR								
15	133	HANKSBILL	DR	ALKIMOS	1P486817	1107	12260272	1107P486817	SWAN 1.5	506	WANNEROO	2916/394	RR								

6.3 Currency

Sales and Pending sales data is recorded daily from various processes, systems and document lodgement and is stored and retained within Landgate's various authoritative data stores.

6.4 Coverage

The whole of State (including Christmas and Cocos/Keeling Islands/Territories) with records dating back to 1988.

6.5 Accuracy

Information contained within the Sales Data outputs are sourced from multiple data sources as described in [Section 6.1](#) above. Whilst these data sources are considered authoritative, they service different purposes and legislative requirements which means information within each is often captured at different times within the property transaction and land development processes. Therefore, there will be instances where information pertaining to a property sale within the Valuations Database does not directly align with that of a sale as recorded within the land registry (NLR) from document lodgement or the historical Sales Evidence data source. As such, Landgate have developed a set of business rules to deal with these exceptions as best we can to provide the most complete picture of property sales and related property attribute information available at the time of sale, for the State of Western Australia.

7 Appropriate use

Use of Landgate data is for personal or internal business use only unless otherwise approved in writing by Landgate.

When purchasing the data online, users must accept and abide by the terms and conditions as set out within the "License Agreement" presented during the purchasing process.

If the data is required for alternative purposes (eg: commercial value-added product or service), Landgate approval is required in the form of a License Agreement, please contact Businssolutions@landgate.wa.gov.au.

Information contained within the Sales Data outputs (including pending sales), is for information purposes only and **should not be relied upon for legal purposes**.

For all legal requirements, original documents should be referred to.

7.1 Use of Pending Sales data.

A **Pending Sales record is not considered a "sale" and must not be portrayed as such**. Rather, Pending Sales records should only be used as an indicator that a sale is imminent (sale pending).

It should be noted that Pending Sales data, contains only those that are within 7 days of settlement. This business rule has been applied to lessen the likelihood of providing pending sales that may not progress to settlement.

8 Interpreting and using the data

The following aims to assist users in understanding the various aspects of Landgate's Sales Data and to assist further in fit-for-purpose assessment of the data.

8.1 Data Components

The first 17 fields of the data contain information enabling identification of the property and information regarding use and classification of the property that is the subject of the sale record.

With the exception of the [STATUS] fields, the next 19 fields contain information relating to the last 3 sales of the property that is the subject of the sale record.

The next set of fields (24 for residential and 18 for commercial data) provide property attribute details (improvements) that are contained within Valsys at the time of last sale.

The remaining 2 fields [LEASEHOLD_STRATA] and [COMMUNITY_TITLE] are additional fields recently added to the Sales Data that may have an impact on the valuation of a property.

Leasehold transactions will be identified by a # alongside the sale price within the pdf report and the xlsx file.

Community Scheme transactions will be identified by a ## alongside the sale price within the pdf report and the xlsx file.

8.2 Sale Amount [SALE*]

The sale amount recorded in the [SALE*] field will be either the consideration shown in the transfer of land documents registered at Landgate or the dutiable amount assessed by RevenueWA, whichever is the greater. The sale amount for Valuer Adjudicated Sales is left blank (see 8.6.4).

It is important to understand that for sales (transfers) that comprise multiple lots and/or titles, the sale amount is an aggregate of all lots sold within the transfer. The following examples help demonstrate this.

8.3 Sale records

The following seeks to describe the various sale types and records within the data and how they may be interpreted. To obtain all relevant information for multi-lot sales, refer to original documents.

For demonstration purposes, the examples below show the sales data imported from the DAT files into PowerBI and grouped by APP1 (transfer document number).

8.3.1 Single lot sales vs multi-lot sales

Differentiation of these 2 sale types is important when analysing the data. Key to this is the [MULTI] field/s. For records where [MULTI]=1, this indicates that there are more than 1 property within the sale. Examples of the 2 sale types are below

Example 1: Single Lot sale – 1 transfer document, 1 lot. Note [MULTI1] = 0

APP1 / PARCEL ID	LAND_ID	CERT_TITLE	SALE1	DATE1	MULTI1
▣ G622054					
1D074038 0	0D74038	1917/646	2850000	1997-10-24	0

Example 2: Multi-lot sale – multiple lots sold within a single transfer. Note [MULTI1] = 1

APP1 / PARCEL ID	LAND_ID	CERT_TITLE	SALE1	DATE1	MULTI1
[-] I391369					
1D009474 0X	0D9474/2	1109/857	787575	2003-02-19	1
1D031785 27	27D31785	1661/276	787575	2003-02-19	1
1D037597 35	35D37597	1377/298	787575	2003-02-19	1
1D037597 36	36D37597	1377/299	787575	2003-02-19	1

It is important to understand that for multi-lot sales, the sale price recorded against each record will be that which is recorded within the Consideration section of the transfer document (ie: the total sale amount for the transaction and is not an apportionment of a value for each lot).

8.3.2 Multi-lot sales

There are instances within a multi-lot sale where some or all lots comprising the sale, reside on a single Certificate of Title. For sales where this is the case, a record for each lot will be apparent with the title number being identical.

Example 3: Sale of a multi-lot title. Note the CERT_TITLE number is the same for all lots.

APP1 / PARCEL ID	LAND_ID	CERT_TITLE	SALE1	DATE1	PIN
[-] D846592					
1P016311 76	76P16311	1810/269	129000	1988-07-12	137380
1P016311 77	77P16311	1810/269	129000	1988-07-12	137374
1P016311 78	78P16311	1810/269	129000	1988-07-12	137382
1P016311 88	88P16311	1810/269	129000	1988-07-12	137373

Note: Where sales data excludes "tenure" details (ie: excludes [CERT_TITLE], [BUYER/SELLER]), then multi-lot title sales will not be discernible from multi-lot sales.

*These transactions will be identified by a ** alongside the sale price within the pdf report and the xlsx file.*

Where the multi-lot indicator = '0' then a single lot (land ID) is the subject of the sale.

Where the multi-lot indicator = '1' the sale is comprised of multiple lots (land IDs) and may also comprise multiple CTs.

Example 4: Sale information for multi-lot with multi-lot indicator

LANDID	APPLIC1	SALE1	DATE1	MULTI1	STATUS1	APPLIC2	SALE2	DATE2	MULTI2	STATUS2	APPLIC3	SALE3	DATE3	MULTI3	STATUS3
54D83677	O779068	315000	19/04/2021	0	0	L463877	78000	17/09/2010	0	1	F267635	52000	31/03/1993	1	1
54D83677	L463877	78000	17/09/2010	0	1	F267635	52000	31/03/1993	1	1					
54D83677	F267635	52000	31/03/1993	1	1										

8.3.3 Part lots

Historical processes have resulted in "part-lots" being apparent for some sale records within the data. This can occur where part of a lot remains following subdivision, or what's termed a "paper subdivision" occurred where only part of a lot may have been transferred to a new title without subdivisional survey.

Part lots are denoted by being suffixed with an 'X' within the [PARCEL_ID] and '/' for [LAND_ID] where '#' represents a numeric variable that is assigned to part-lots within Valsys.

eg:

[PARCEL_ID] = 1P000624 14X. Note for [PARCEL_ID], 'X' remains consistent across all lot parts, therefore in this example the [PARCEL_ID] may be duplicated across multiple titles with

different ownership.

[LAND_ID] = 14P624/1: where '1' is persistently related to the title for the lot part. In the example 4 below, two part-lot sales are shown. Note the [LAND_ID] suffixes and titles differ but the [PARCEL_ID]s are identical.

Example 4: 2 individual sales representing 2 parts of the same lot with separate titles.

APP1 / PARCEL ID	LAND_ID	CERT_TITLE	SALE1	DATE1	PIN
I282874					
1P000624 14X	14P624/1	1355/102	317500	2002-09-04	136986
G622450					
1P000624 14X	14P624/2	1588/155	170000	1997-10-24	136996

Example 5: Sale of a multi-lot title that includes a part-lot

APP1 / PARCEL ID	LAND_ID	CERT_TITLE	SALE1	DATE1	MULTI1	PIN
M693488						
1P007495 0	0P7495	1549/867	575000	2014-05-14	1	245991
1P007495 1X	1P7495/1	1549/867	575000	2014-05-14	1	17121C
1P005649 44	44P5649	1549/867	575000	2014-05-14	1	249627
1P007495 52	52P7495	1549/867	575000	2014-05-14	1	1142673E

8.4 Identifying unique records

The fields of [LAND_ID], [DATE1] and [APP1] combined uniquely identify each record within the data. As stated at Section 8.2 above it's important to keep in mind, that for multi-lot sales (where [MULTI1] = 1), the sale amount is an aggregate of all lots sold within the transfer [APP1].

Note: Duplicate records should not exist within the data.

8.5 Known exceptions and anomalies

There are anomalies or exceptions within the data where:

- for some sales records, relatable Valsys information could not be sourced.
- when purchased with Tenure, there are some sales records where no buyer details are apparent for the title listed. This often occurs where land has been subdivided to new titles created where buyer details do not apply to the former title/s. Sourcing of original documents may be required in these instances.
- common to many rural properties and apparent for some suburban lots, there are records that do not have a valid street address. This may occur where a valid street address was not assigned to the property at the time of sale.
- PIN numbers may not be apparent for some sales records where a valuation entity (VEN) does not have a relatable PIN (as sourced from the SCDB). Generally, this will occur in 2 scenarios:
 - where the valuation sourced record is a strata unit/lot where a PIN will only relate to the parent land/lot.
 - when the valuation sourced record relates to a "lodged" land/lot (ie: land the subject of a proposed subdivision), and not the land/lot as per the transfer document.

Both scenarios above are a result of 2 data sources being captured and maintained for 2 different purposes.

8.6 Other information

8.6.1 Owner / buyer details (Tenure)

When purchasing Sales Data with Tenure, where a title has more than 2 listed registered proprietors, only the first 2 proprietors listed on the title are provided ie: Buyer1, Buyer2.

8.6.2 Non-sales records

Non-sales records are those where ownership has changed hands for \$0 eg: where a property may have been transferred by bequeathment.

8.6.3 Off the plan sales

Where property is bought “off the plan”, property attributes listed against the sale are those of the property or parent land at the time of sale, ie: not that of the purchased “future” unit.

8.6.4 Valuer adjudicated sales

Data captured in the [SALE*] fields are sourced from the “Consideration” section of transfer documents registered at Landgate and therefore may not reflect the Dutiable Amount where a “valuer adjudicated” stamp duty assessment may have been applied.

*These transactions will be identified by a *** alongside the sale price within the pdf report and the xlsx file.*

8.6.5 [NO_OF_UNITS]

[NO_OF_UNITS] is the number of “sub-valuation entities” (sub-properties or units), referred to as “sub-VEs”, within a “parent” valuation entity (or parent property) that may have had an impact on the valuation of a property (eg: number commercial units within a shopping centre). The values contained within this column, are captured at a point in time for valuation purposes and are not maintained. Users of the data should carefully consider whether the information contained within this column is fit-for-purpose.

8.6.6 Goods and Services Tax (GST)

At no stage during the transfer of land, or valuation of land processes, does Landgate capture or identify if and where GST is payable, has been paid or withheld.

8.6.7 Property Attributes (improvements)

Property attributes or improvements recorded against a property are the known attributes at the time of sale. This information is recorded following advice from multiple sources:

- Advice from Local Government
- Department of Planning Lands and Heritage
- Department of Fire and Emergency Services
- Water Corporation
- General Public
- Site inspections where required (more particularly for industrial and large commercial sites), at the time of valuation.

8.7 PARCEL_ID vs LAND_ID

Both PARCEL_ID and LAND_ID fields are legacy formats derived from the land parcel identifier for the land/lot that is the subject of sale which is ultimately sourced from the survey documents lodged at Landgate.

There are 2 types of land parcel identifiers within the data and each are shown differently when comparing [PARCEL_ID] vs [LAND_ID].

- Crown Lot
- Freehold lot.

8.7.1 Freehold lot identifiers (freehold subdivision)

The following examples (8.7.1.1 & 8.7.1.2) describe the same freehold lots/land parcel identifiers for both [PARCEL_ID] and [LAND_ID].

8.7.1.1 Freehold lot [PARCEL_ID]

Example	PARCEL_ID	Identifier type 1	Survey type (Plan, Diagram, Strata)	Survey number	Survey / plan section	Lot number	Part lot indicator	Description
1	1P004359 F 13X	1	P	004359	F	13	X	Freehold plan lot identifier with plan section and part lot
2	1P001586 15X	1	P	001586		15	X	Freehold plan lot identifier with part lot
3	1D007311 3	1	D	007311		3		Freehold diagram lot identifier diagram
4	1S004351 1	1	S	004351		1		Strata lot identifier

8.7.1.2 Freehold lot [LAND_ID]

Example	LAND_ID	Lot number	Survey type (Plan, Diagram, Strata)	Survey number	Valsys Part lot number	Survey/plan section	Description
	13P4359/2#F	13	P	4359	/2	#F	Freehold plan lot identifier with part lot and plan section Note '#' denotes a plan section for plan numbers < 100,000
	15P1586/1	15	P	1586	/1		Freehold plan lot identifier with part lot
	3D7311	3	D	7311			Freehold diagram lot identifier
	1S4351	1	S	4351			Strata lot

Note: LAND_ID does not have an "identifier type"

8.7.2 Crown allotment/lot identifiers (Crown subdivision)

The following examples (8.7.2.1 & 8.7.2.2) describe the same freehold lots/land parcel identifiers for both PARCEL_ID and LAND_ID where the land is the subject of a Crown subdivision (Crown allotments)

8.7.2.1 Crown allotment PARCEL_ID

PARCEL_ID	Identifier type 2 (1 numeric)	Crown District abbreviated code (5 varchar)*	Crown Allotment type (1 varchar)	Section 1 varchar)	Lot/location number (5 numeric)	Part lot indicator (1 varchar)	Description
2ALBANT00067X	2	ALBAN	T = town lot		00067	X	Albany Town Lot 67 (part)
2AVONL10184	2	AVON	L = Location		10184		Avon Location 10184
2ALBANS00196	2	ALBAN	S = Suburban Lot		196		Albany Suburban Lot 196

2AUGUSSY/00001	2	AUGUS	S = Suburban Lot	Y	1	Augusta Suburban Lot S1
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For Crown Allotment District abbreviation codes, please refer to the look-up table here: [District Codes](#)

8.7.2.2 Crown allotment LAND_ID

LAND_ID	Crown Allotment type (1 varchar)	Crown District code (3 numeric)*	Section	Lot/location number (5 numeric)	Valsys Part lot number	description
T4/67/2	T = Town Lot	4 = Albany		67	/2	Albany Town Lot 67 (part)
L17/10184	L = Location	17 = Avon		10184		Avon Location 10184
S4/196	S = Suburban Lot	4 = Albany		196		Albany Suburban Lot 196
S15/Y/1	S = Suburban Lot	15 =	Y	1		Augusta Suburban Lot S1

For Crown District numeric codes, please refer to the look-up table here: [District Codes](#)

9 Data Dictionary

9.1 Commercial Property Dictionary of Terms

This table describes each data field, its name, its type, width and includes a description of that field and if it has any associated attribute values.

For decoding of attribute values please refer to the lookup tables here: [sales data lookup.xlsx](#)

Ref	Field Name	Field Type	Column start position Field Length	Description	Data Store	Associated Attribute Values Y/N
1	ST_NO	VARCHAR	0(9)	The street number from the address land id.	Valsys	
2	ST_NAME	VARCHAR	9(35)	The street name from the address land id.	Valsys	
3	ST_SUFX	VARCHAR	44(6)	Is a 6-character code/abbreviation for the street type	Valsys	Y
4	SUBURB	VARCHAR	50(25)	The suburb name from the address land id.	Valsys	
5	PARCEL_ID	VARCHAR	75(24)	The cadastral land parcel identifier for the land/lot that is the subject of sale.	Valsys	Y
6	PIN	NUMERIC	99(10)	Unique polygon identification number applied to all land parcels in the state. It provides the link between current cadastral polygon data (lodged and integrated) to a sale record.	Valsys	
7	LAND_ID	VARCHAR	109(20)	Is a unique Valsys generated numeric identifier for a land record.	Valsys	Y
8	VGO_MAP	VARCHAR	129(15)	The map id from the primary map reference for the address land id.	Valsys	
9	LAND_AREA	NUMERIC	144(12)	The land area of the land ids in the sale, in sqm (m ²).	Valsys	
10	LA_DESC	VARCHAR	156(25)	The local authority in which the address land id falls.	Valsys	
11	CERT_TITLE	VARCHAR	181(13)	The certificate of title for the land parcel.	NLR / Sales Evidence	
12	UNIT_NO	VARCHAR	194(9)	The unit number, if any, of the address land id.	Valsys	

Ref	Field Name	Field Type	Column start position Field Length	Description	Data Store	Associated Attribute Values Y/N
13	LAND_USE	VARCHAR	203(1)	The land use code from the zoning of the property that is the subject of the sale.	Valsys	Y
14	ZONING	VARCHAR	204(6)	The local authority zoning at the time of sale for the property that is the subject of the sale.	Valsys	Y
15	PROP_NO	VARCHAR	210(14)	Field no longer populated - set to zero	Valsys	
16	PROP_USE	VARCHAR	224(1)	Assigned for valuation purposes and is the known property use at the time of sale eg: residential, commercial, industrial.	Valsys	Y
17	PROP_CLASSES	VARCHAR	225(12)	Assigned for valuation purposes and is the known property classification at the time of sale eg: house, villa, factory, office	Valsys	Y
18	BUYER1	VARCHAR	237(25)	The name of the purchaser.	NLR / Sales Evidence	
19	BUYER2	VARCHAR	262(25)	The name of the second purchaser, if any.	NLR / Sales Evidence	
20	SELLER1	VARCHAR	287(25)	The name of the vendor.	NLR / Sales Evidence	
21	SELLER2	VARCHAR	312(25)	The name of the second vendor, if any.	NLR / Sales Evidence	
22	SALE1	NUMERIC	337(16)	The sale amount for the last sale (latest) on a property will be either the consideration shown in the transfer of land documents registered at Landgate or the dutiable amount assessed by RevenueWA, whichever is the greater. The sale amount for Valuer Adjudicated Sales is left blank (see 8.6.4).	NLR / Sales Evidence	
23	DATE1	VARCHAR	353(8)	The date of the last sale (latest)	NLR / Sales Evidence	

Ref	Field Name	Field Type	Column start position Field Length	Description	Data Store	Associated Attribute Values Y/N
24	MULTI1	VARCHAR	361(1)	Set to (T=1, F=0, or NULL=BLANK) if the sale includes more than one lot/land/title.	NLR / Sales Evidence	
25	APPLIC1	VARCHAR	362(9)	The sale transfer document number for the last sale.	NLR / Sales Evidence	
26	STATUS1	VARCHAR	371(1)	Is a vacant sale indicator of SALE1 0=Non-Vacant Sale 1=Vacant Sale	Valsys	
27	SALE2	NUMERIC	372(16)	The sale amount for the second to last sale on a property will be either the consideration shown in the transfer of land documents registered at Landgate or the dutiable amount assessed by RevenueWA, whichever is the greater. The sale amount for Valuer Adjudicated Sales is left blank (see 8.6.4).	NLR / Sales Evidence	
28	DATE2	NUMERIC	388(8)	The date of the second to last sale on a property	NLR / Sales Evidence	
29	MULTI2	VARCHAR	396(1)	Set to (T=1, F=0, or NULL=BLANK) if the sale includes more than one lot/land/title.	NLR / Sales Evidence	
30	APPLIC2	VARCHAR	397(9)	The sale transfer document number for the second to last sale.	NLR / Sales Evidence	
31	STATUS2	VARCHAR	406(1)	Is a vacant sale indicator of SALE2 0=Non-Vacant Sale 1=Vacant Sale	Valsys	
32	SALE3	NUMERIC	407(16)	The sale amount for the third to last sale on a property will be either the consideration shown in the transfer of land documents registered at Landgate or the dutiable amount assessed by RevenueWA, whichever is the greater. The sale amount for Valuer Adjudicated Sales is left blank (see 8.6.4).	NLR / Sales Evidence	

Ref	Field Name	Field Type	Column start position Field Length	Description	Data Store	Associated Attribute Values Y/N
33	DATE3	NUMERIC	423(8)	The date of the third to last sale on a property	NLR / Sales Evidence	
34	MULTI3	VARCHAR	431(1)	Set to (T=1, F=0, or NULL=BLANK) if the sale includes more than one lot/land/title.	NLR / Sales Evidence	
35	APPLIC3	VARCHAR	432(9)	The sale transfer document number for the third to last sale.	NLR / Sales Evidence	
36	STATUS3	VARCHAR	441(1)	Is a vacant sale indicator of SALE3 0=Non-Vacant Sale 1=Vacant Sale	Valsys	
37	WALL1	VARCHAR	442(6)	First wall type description for the improvements.	Valsys	Y
38	WALL2	VARCHAR	448(6)	Second wall type description for the improvements.	Valsys	Y
39	ROOF1	VARCHAR	454(6)	Roof type.	Valsys	
40	ROOF2	VARCHAR	460(6)	Second roof type, if any	Valsys	
41	CAROPEN	NUMERIC	466(5)	Number of open car bays.	Valsys	
42	CARTAN	NUMERIC	471(5)	Number of tandem car bays.	Valsys	
43	CARUCOV	NUMERIC	476(5)	Number of undercover car bays.	Valsys	
44	AREA_OFF	NUMERIC	481(9)	Office area in m ² .	Valsys	
45	YR_BUILT	NUMERIC	490(4)	Year built or of latest significant renovation	Valsys	
46	P_HT	NUMERIC	494(4)	Plate height variable in metres.	Valsys	
47	AREA_SHOP	NUMERIC	498(9)	Shop area in m ² .	Valsys	
48	AREA_SHOW	NUMERIC	507(9)	Showroom area in m ² .	Valsys	
49	AREA_WHSE	NUMERIC	516(9)	Warehouse area in m ² .	Valsys	
50	AREA_FCTY	NUMERIC	525(9)	Factory area in m ² .	Valsys	
51	AREA_WORKSHO	NUMERIC	534(9)	Workshop area in m ² .	Valsys	
52	AREA_OTHER	NUMERIC	543(9)	Other area in m ² .	Valsys	

Ref	Field Name	Field Type	Column start position Field Length	Description	Data Store	Associated Attribute Values Y/N
53	TOTAL_AREA	NUMERIC	552(9)	Land area in m ² .	Valsys	
54	NO_OF_UNITS	NUMERIC	561(5)	Referencing section 8.6.5 herein, this value is recorded at the time of valuation and is the number of sub-valuation entities (ie: sub-properties/units) within the related parent valuation entity (parent property). Note, this value is not maintained and should not be relied upon.	Valsys	
55	LEASEHOLD_STRATA	VARCHAR	566(1)	Yes/No indicator that specifies the type of condition under which the titles in the strata scheme are held Possible values are: Y = LEASEHOLD N = FREEHOLD	NLR / Sales Evidence	
56	COMMUNITY_TITLE	VARCHAR	567(1)	Yes/No indicator that indicates if the property exists within a community title/development scheme Values: Y/N	NLR / Sales Evidence	

9.2 Residential Property Dictionary of Terms

This table describes each data field, its name, its type, width and includes a description of that field and if it has any associated attribute values.

For decoding of attribute values please refer to the lookup tables here: [sales data lookup.xlsx](#)

Ref	Field Name	Field Type	Column start position (Field Length)	Description	Source	Associated Attribute Values Y/N
1	ST_NO	VARCHAR	0(9)	The street number from the address land id.	Valsys	
2	ST_NAME	VARCHAR	9(35)	The street name from the address land id.	Valsys	
3	ST_SUFEX	VARCHAR	44(6)	Is a 6-character code / abbreviation for the street type	Valsys	Y
4	SUBURB	VARCHAR	50(25)	The suburb name from the address land id.	Valsys	
5	PARCEL_ID	VARCHAR	75(24)	The cadastral land parcel identifier for the land id	NLR / Sales Evidence	
6	PIN	NUMERIC	99(10)	Unique polygon identification number applied to all land parcels in the state. It provides the link between current cadastral polygon data (lodged and integrated) to a sale record.	Valsys	
7	LAND_ID	VARCHAR	109(20)	Is a unique, system generated numeric identifier for a land record.	Valsys	
8	VGO_MAP	VARCHAR	129(15)	The map id from the primary map reference for the address land id.	Valsys	
9	LAND_AREA	NUMERIC	144(12)	The land area of the land ids in the sale, in m ² .	Valsys	
10	LA_DESC	VARCHAR	156(25)	The local authority in which the address land id falls.	Valsys	
11	CERT_TITLE	VARCHAR	181(13)	The certificate of title for the land parcel.	NLR / Sales Evidence	
12	UNIT_NO	VARCHAR	194(9)	The unit number, if any, of the address land id.	Valsys	
13	LAND_USE	VARCHAR	203(1)	The land use code from the zoning of the property that is the subject of the sale.	Valsys	Y

Ref	Field Name	Field Type	Column start position (Field Length)	Description	Source	Associated Attribute Values Y/N
14	ZONING	VARCHAR	204(6)	The local authority zoning at the time of sale for the property that is the subject of the sale.	Valsys	Y
15	PROP_NO	VARCHAR	210(14)	Field no longer populated set to zero	Valsys	
16	PROP_USE	VARCHAR	224(1)	Assigned for valuation purposes and is the known property use at the time of sale eg: residential, commercial, industrial.	Valsys	Y
17	PROP_CLASS	VARCHAR	225(12)	Assigned for valuation purposes and is the known property classification at the time of sale eg: house, villa, factory, office	Valsys	Y
18	BUYER1	VARCHAR	237(25)	The name of the purchaser.	NLR / Sales Evidence	
19	BUYER2	VARCHAR	262(25)	The name of the second purchaser, if any.	NLR / Sales Evidence	
20	SELLER1	VARCHAR	287(25)	The name of the vendor.	NLR / Sales Evidence	
21	SELLER2	VARCHAR	312(25)	The name of the second vendor, if any.	NLR / Sales Evidence	
22	SALE1	NUMERIC	337(16)	The sale amount for the last sale (latest) on a property will be either the consideration shown in the transfer of land documents registered at Landgate or the dutiable amount assessed by RevenueWA, whichever is the greater. The sale amount for Valuer Adjudicated Sales is left blank (see 8.6.4).	NLR / Sales Evidence	
23	DATE1	VARCHAR	353(8)	The date of the last sale (latest)	NLR / Sales Evidence	
24	MULTI1	VARCHAR	361(1)	Set to (T=1, F=0, or NULL=BLANK) if the sale includes more than one lot.	NLR / Sales Evidence	

Ref	Field Name	Field Type	Column start position (Field Length)	Description	Source	Associated Attribute Values Y/N
25	APPLIC1	VARCHAR	362(9)	The sale transfer document number for the last sale.	NLR / Sales Evidence	
26	STATUS1	VARCHAR	371(1)	Is a vacant sale indicator of SALE1 0=Non-Vacant Sale 1=Vacant Sale	Valsys	
27	SALE2	NUMERIC	372(16)	The sale amount for the second to last sale on a property will be either the consideration shown in the transfer of land documents registered at Landgate or the dutiable amount assessed by RevenueWA, whichever is the greater. The sale amount for Valuer Adjudicated Sales is left blank (see 8.6.4).	NLR / Sales Evidence	
28	DATE2	NUMERIC	388(8)	The date of the second to last sale on a property	NLR / Sales Evidence	
29	MULTI2	VARCHAR	396(1)	Set to (T=1, F=0, or NULL=BLANK) if the second sale included more than one lot	NLR / Sales Evidence	
30	APPLIC2	VARCHAR	397(9)	The sale transfer document number for the second to last sale.	NLR / Sales Evidence	
31	STATUS2	VARCHAR	406(1)	Is a vacant sale indicator of SALE2 0=Non-Vacant Sale 1=Vacant Sale	Valsys	
32	SALE3	NUMERIC	407(16)	The sale amount for the third to last sale on a property will be either the consideration shown in the transfer of land documents registered at Landgate or the dutiable amount assessed by RevenueWA, whichever is the greater. The sale amount for Valuer Adjudicated Sales is left blank (see 8.6.4).	NLR / Sales Evidence	
33	DATE3	VARCHAR	423(8)	The date of the third to last sale on a property.	NLR / Sales Evidence	

Ref	Field Name	Field Type	Column start position (Field Length)	Description	Source	Associated Attribute Values Y/N
34	MULTI3	VARCHAR	431(1)	Set to (T=1, F=0, or NULL=BLANK) if the third sale includes more than one lot	NLR / Sales Evidence	
35	APPLIC3	VARCHAR	432(9)	The sale transfer document number for the third to last sale	NLR / Sales Evidence	
36	STATUS3	VARCHAR	441(1)	Is a vacant sale indicator of SALE3 0=Non-Vacant Sale 1=Vacant Sale	Valsys	
37	WALL	VARCHAR	442(6)	First wall type description for the improvements.	Valsys	Y
38	ROOF	VARCHAR	448(6)	The description of the roof type (i.e. TILE, METAL...).	Valsys	
39	AREA_HSE	NUMERIC	454(9)	The area of the house. House Area - Generally represents the (Living Area). This would exclude areas such as the Garage or Carport Under Main Roof (UMR), Balcony, Storeroom if the only access is from outside the house, Alfresco Dining Under Main Roof unless it has substantial walls, etc	Valsys	
40	YEAR_BUILT	NUMERIC	463(4)	The year the residence was built.	Valsys	
41	BEDS	NUMERIC	467(3)	Number of bedrooms.	Valsys	
42	ENSUITE	NUMERIC	470(2)	Number of ensuite bathrooms.	Valsys	
43	BATHS	NUMERIC	472(2)	Number of bathrooms.	Valsys	
44	DINING	NUMERIC	474(2)	Number of dining rooms.	Valsys	
45	CARPR	NUMERIC	476(2)	Number of attached carports to the residence.	Valsys	
46	CARPRT_DET	NUMERIC	478(2)	Number of detached carports from the residence.	Valsys	
47	CARPRT_UMR	NUMERIC	480(2)	Number of carports under the main roof.	Valsys	
48	KITCHEN	NUMERIC	482(2)	Number of kitchens.	Valsys	
49	FAMILY	NUMERIC	484(2)	Number of family rooms.	Valsys	
50	GAMES	NUMERIC	486(2)	Number of games rooms.	Valsys	

Ref	Field Name	Field Type	Column start position (Field Length)	Description	Source	Associated Attribute Values Y/N
51	MEALS	NUMERIC	488(2)	Number of meals rooms.	Valsys	
52	LOUNGE	NUMERIC	490(2)	Number of lounge rooms.	Valsys	
53	STUDY	NUMERIC	492(2)	Number of study rooms.	Valsys	
54	TENCRT	NUMERIC	494(2)	Number of tennis courts.	Valsys	
55	NO_OF_UNIT	NUMERIC	496(5)	Referencing section 8.6.5 here-in, this value is recorded at the time of valuation and is the number of sub-valuation entities (ie: sub-properties/units) within a the related parent valuation entity (parent property). Note, this value is not maintained and should not be relied upon.	Valsys	
56	GARAGE_ATT	NUMERIC	501(2)	Number of attached garages to the residence.	Valsys	
57	GARAGE_DET	NUMERIC	503(2)	Number of detached garages from the residence.	Valsys	
58	GARAGE_UMR	NUMERIC	505(2)	Number of garages under the main roof.	Valsys	
59	POOL	VARCHAR	507(6)	The description of the pool type.	Valsys	
60	LEASEHOLD_STRATA	VARCHAR	513(1)	Yes/No indicator that specifies the type of condition under which the titles in the strata scheme are held Possible values are: Y = LEASEHOLD N = FREEHOLD	NLR / Sales Evidence	
61	COMMUNITY_TITLE	VARCHAR	514(1)	Yes/No indicator that indicates if the property exists within a community title/development scheme Values: Y/N	NLR / Sales Evidence	