
From: Lily Tell <[REDACTED]>
Sent: Wednesday, 4 July 2018 4:53 PM
To: Joanne Bush
Cc: David McKenzie ([REDACTED]); Patrick Fong; Michael Baker
Subject: Upper House Committee - privatisation of LUV
Attachments: 2. PROOF-LandUseVic-20180620-LIV.pdf; 2017-06_LPI_fee_changes_from_1_July_2017.pdf

Dear Joanne

Attached are my suggested amendments to the transcript. They are handwritten. If you provide me with a Word version, I will arrange for them to be typed. They are drafting rather than content amendments. I have not commented on David McKenzie's transcript as I presume he will do so directly.

I also **attach** a circular from the NSW titles office in relation to GST in response to the Committee's queries. I confirm that you have received a copy of the LIV's letter to the Premier.

Please contact me if you would like any further clarification.

Kind regards
Lily Tell | Principal



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Circular

No. 2017/ 06

June 2017

Land and Property Information fee changes from 1 July 2017

Land and Property Information (LPI) fees for products and services involving land titles, plans, property information and the Water Access Licence Register will change for the 2017/18 financial year.

LPI's regulated fees are based on the following regulations which commence on 1 July 2017. These regulations are published on the NSW Legislation website: www.legislation.nsw.gov.au.

- *Real Property Amendment (LPI Authorised Transaction) Regulation 2017*
- *Conveyancing (General) Amendment (LPI Authorised Transaction) Regulation 2017*
- *Strata Schemes Development Amendment (LPI Authorised Transaction) Regulation 2017*

Changes to the way GST is applied to LPI fees

Pursuant to the concession of LPI to Australian Registry Investments, announced by the NSW Government on 12 April 2017, GST will now be charged on LPI products and services. The application of GST will begin at the commencement of the concession and the change of LPI's operator to Australian Registry Investments, which is anticipated to occur on 1 July 2017.

Products and services where GST is currently charged

The relevant 2017/18 fee will be increased by the consumer price index (CPI) in comparison to the 2016/17 fee.

Products and services where GST is not currently charged

The relevant 2017/18 fee excluding GST will be discounted so that when GST is applied to the total fee (inclusive of GST), the product or service fee will increase by CPI in comparison to the 2016/17 fee.

GST implications

For LPI customers not registered for GST, all fees will increase by CPI. For LPI customers that are registered for GST, some fees will have decreased by the amount of GST less the CPI indexation factor.

Are fees for all LPI products and services listed in this circular?

The attached table lists all regulated and other fees charged by LPI on both a GST exclusive and inclusive basis.

Are there any transitional arrangements?

2016/17 fees will be applied to land title dealings and plans lodged before 1 July 2017 but not finalised until after 1 July 2017.

How will fees be determined in future years?

Going forward, LPI fees will be indexed by reference to CPI pursuant to the formula outlined in the 2017 regulation.

Where can I get more information?

Inquiries relating to dealings, plans, deeds, land information products and services and the Water Access Licence (WAL) register may be made in person at the Client Service Counter, ground floor, Land and Property Information, Sydney, by telephone to 1300 052 637 or by email to

GeneralEnquiry@lpi.nsw.gov.au.



LPI Product/Service	Fee (\$) Excl GST	Fee (\$) Incl GST
Land Title Registration Services - Dealings and related documents		
Amendment of a folio of the Register, Crown Grant or Certificate of Title (minimum)	*126.55	138.80
Annulment of Bankruptcy	*126.55	138.80
Application, dealing, request or caveat referring to more than 20 folios of the Register	126.18	138.80
Application, request or dealing that results in more than one recording, for each additional recording	126.18	138.80
Application for replacement Certificate of Title	*126.55	138.80
Application to Record a New Registered Proprietor	*126.55	138.80
Application to record a subsisting interest	*126.55	138.80
Authentication of forms	126.18	138.80
Bankruptcy Application	*126.55	138.80
Cancellation of a Writ	126.18	138.80
Cancellation of an abandoned or extinguished easement	*126.55	138.80
Caveat	*126.55	138.80
Change of address of an Owners Corporation	*126.55	138.80
Change of by-laws	*126.55	138.80
Change of name (Real Property Act)	*126.55	138.80
Change of name or address for service of notice on caveator	*126.55	138.80
Charge	*126.55	138.80
Dealing requisition	46.27	50.90
Determination of lease	*126.55	138.80
Determination of title boundary (Part 14A Real Property Act)	*126.55	138.80
Discharge of Mortgage or Charge	*126.55	138.80
Extinguishment of Restrictive Covenant, and in addition: • fee set by the Registrar General for advertising costs	*126.55	138.80
Foreclosure, and in addition: • fee set by the Registrar General for advertising costs	*126.55	138.80
Lease	*126.55	138.80
Memorandum	126.18	138.80
Miscellaneous Application in relation to Crown Land (forfeiture, purchase of a term Crown Lease etc)	*126.55	138.80



LPI Product/Service	Fee (\$) Excl GST	Fee (\$) Incl GST
Land Title Registration Services - Dealings and related documents		
Mortgage	*126.55	138.80
Notice of conversion of a strata scheme	*126.55	138.80
Notice of Death (section 101 Real Property Act)	*126.55	138.80
Order of Court (including extension of a caveat)	*126.55	138.80
Order of NSW Civil and Administrative Tribunal (NCAT)	*126.55	138.80
Order terminating a neighbourhood scheme (section 72 <i>Community Land Development Act 1989</i>)	*126.55	138.80
Order terminating a strata scheme	*126.55	138.80
Plan, sketch or diagram accompanying a dealing, application, request or instrument	126.18	138.80
Possessory title, Application for (section 45D Real Property Act)	*126.55	138.80
Postponement of Mortgage	*126.55	138.80
Preparation of lapsing notice (section 74I or 74J Real Property Act)	*126.55	138.80
Primary Application under section 14 of the Real Property Act	*1,897.82	2,087.20
Primary Application under section 31A of the Real Property Act	*342.46	376.30
Production of a document for a single purpose	38.82	42.70
Production of a document once for period of up to three months for multiple purposes (no more than eight)	77.73	85.50
Request to record a Reserve Trust as Registered Proprietor	*126.55	138.80
Surrender of a Crown Lease to the State of NSW	*126.55	138.80
Transfer (pursuant to section 46 Real Property Act)	*126.55	138.80
Transfer by way of discharge of mortgage	*126.55	138.80
Transfer including Covenant (minimum)	*252.73	277.60
Transfer including Easement (minimum)	*252.73	277.60
Transfer of an estate in land that changes tenancy without altering shares	*126.55	138.80
Transfer unilaterally severing a joint tenancy	*126.55	138.80
Transmission Application	*126.55	138.80
Variation of Mortgage or Lease	*126.55	138.80
Withdrawal of Caveat	*126.55	138.80
Writ	126.18	138.80



LPI Product/Service	Fee (\$) Excl GST	Fee (\$) Incl GST
Land Title Registration Services - General Register of Deeds		
Deed - recording or registering any instrument in the General Register of Deeds	126.18	138.80
Power of attorney	126.18	138.80
Preparation of registration copy of an instrument (minimum)	12.91	14.20
Writ, Order or Legal Proceeding - registration or renewal or vacation of registration	126.18	138.80
Land Title Registration Services - Plans and related documents		
Amendment of a plan (minimum)	126.18	138.80
Building Management Statement	342.45	376.70
By-laws accompanying a plan	342.45	376.70
Community land development contract	342.45	376.70
Community land management statement	342.45	376.70
Community land plan, lodgment for examination, and in addition	569.36	626.30
• For each lot after the first lot	569.36	626.30
Deposited plan or strata plan, lodgment for examination, and in addition	265.64	292.20
• For each lot after the first lot	265.64	292.20
• For preparation and supply of a Certificate of Title for common property in a strata scheme	265.64	292.20
Plan of consolidation - for each title consolidated	126.18	138.80
Plan requisition	92.55	101.80
Pre-allocated Plan Number (PPN)	No charge	No charge
Pre-Examination of a community land plan and, in addition:	626.27	688.90
• For each lot in the plan after the first lot	626.27	688.90
Pre-Examination of a deposited plan or strata plan and, in addition:	292.27	321.50
• For each lot in the plan after the first lot	292.27	321.50
Recording a plan prepared solely for the purpose of placing survey information on public record	126.18	138.80
Re-examination of a plan if survey information has been added to an original compiled plan as a result of requisition	126.18	138.80
Section 88B Instrument (Conveyancing Act 1919) – for each easement etc created or released	126.18	138.80
Strata development contract	342.45	376.70
Strata management statement	342.45	376.70



LPI Product/Service	Fee (\$) Excl GST	Fee (\$) Incl GST
Land Title Registration Services - Plans and related documents		
Substitute plan or any sheet thereof or additional sheet	126.18	138.80
Property Information Products and Services		
Causes, Writs and Orders, search against each name (over the counter delivery)	12.91	14.20
Certified copy (minimum)	126.18	138.80
Copies of Documents (over the counter delivery - includes title searches, images of dealings and plans and other documents, first twenty pages) (minimum)	12.91	14.20
Copy of an Official Search	126.18	138.80
Dealing images (over the counter delivery)	12.91	14.20
Deposited documents, inspection of	34.36	37.80
Deposited documents, permanent lodgment or return of up to four documents, and in addition:	34.36	37.80
• For each additional document	8.64	9.50
Initial search of the Register (including a copy of relevant folio and delivery fee) and in addition:	342.45	376.70
• For any additional document	12.91	14.20
Lease folio data extract report	31.27	34.40
Lease folio caveats, writs and other dealings report	31.27	34.40
Owner/lessee inquiry (over the counter delivery)	12.91	14.20
Request for Official Search	342.45	376.70
Request for search, or continuation of a search of the General Register of Deeds	342.45	376.70
Subpoena, lodgment of (minimum)	126.18	138.80
Title searches (over the counter delivery)	12.91	14.20
Plan images (DP/SP images) (over the counter delivery)	12.91	14.20
Plan image associated documents e.g. 88Bs (over the counter delivery)	12.91	14.20



LPI Product/Service	Fee (\$) Excl GST	Fee (\$) Incl GST
Water Access Licences (WAL) registration and search fees		
WAL dealing lodgment (excluding Application for replacement WAL Certificate)	126.18	138.80
Application for replacement WAL Certificate	126.18	138.80
WAL searches (over the counter)	12.91	14.20
WAL owner name search (over the counter delivery)	12.91	14.20
Miscellaneous		
Dishonoured cheque fee	**44.00	44.00
Operator hourly rate where above regulated fees are not appropriate (per hour)	231.36	254.50

*Includes \$4.07 levy paid to Torrens Assurance Fund

** No GST applicable