

Land Victoria

Customer Information Bulletin

Land Victoria Fees

Changes to Lodgement Fees from 1 July 2008

In accordance with the Monetary Units Act 2004, Land Victoria fees expressed in number of fee units will increase from 1 July 2008.

The increases are applicable to fees contained in the:

- *Transfer of Land (Fees) Regulations 2004*
- *Subdivision (Registrar's Fees) Regulations 2004*
- *Instruments (Fees) Regulations 2004*
- *Property Law (Fees) Regulations 2004*
- *Water (Resource Management) Regulations 2007*

The new fees are determined by multiplying the number of fee units contained in the Regulations by the value of the fee unit being **\$11.35** (which is the amount announced by the Treasurer in *Special Government Gazette 66, 14 March 2008*), and rounded to the nearest 10 cents.

Other lodgement fees expressed as dollar amounts, such as the Safe Custody Fee and the Correspondence Fee, will not change.

Lodgement fees expressed in number of fee units in other Regulations will also increase on 1 July 2008, along with search fees expressed in number of fee units.

The following tables detail the new lodgement fees for Land Victoria transactions.

Queries concerning the new lodging fees should be directed to 8636 2010.

Queries relating to search fees should be directed to 8636 2456.

Edition 111 May 2008

Customer Information Bulletin on email

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ISSN 1441 - 1504
PP 349181/01650

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Authorised by the Victorian
Government, Melbourne

Printed by Stream Solutions

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Department of Sustainability and
Environment 2008

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Transfer of Land Act Lodgement Fees Common Fees

Section of Act	Paper Transaction \$ Fees	Electronic Transaction \$ Fees
45 Transfer on sale (If there is more than one consideration, the highest one applies. The total fee is determined by rounding up if necessary to the next whole dollar)	The sum of 115.90 plus 2.46 for every whole 1000 of the monetary consideration. Maximum fee is 1346.00	The sum of 95.80 plus 2.46 for every whole 1000 of the monetary consideration. Maximum fee is 1326.00
45 Transfer on sale if the consideration is not a dollar amount	115.90	95.80
45 Transfer on sale (other than a transfer on sale of one or more mortgages to or by an authorised deposit-taking institution under the <i>Banking Act 1959</i> of the Commonwealth) (If there is more than one consideration, the highest one applies. The total fee is determined by rounding up if necessary to the next whole dollar)	The sum of 115.90 plus 2.46 for every whole 1000 of the monetary consideration. Maximum fee is 1346.00	The sum of 95.80 plus 2.46 for every whole 1000 of the monetary consideration. Maximum fee is 1326.00
45 Transfer on sale of one or more mortgages, to or by an authorised deposit-taking institution under the <i>Banking Act 1959</i> of the Commonwealth.	65.90	45.90
45 Transfer other than a transfer on sale excluding the creation or surrender of an easement	115.90	95.80
49 Transmission application by personal representative	82.60	62.50
50 Survivorship application by joint proprietor	82.60	62.50
74 Mortgage or Charge	95.10	75.10
75A Variation of Mortgage or Charge	65.90	45.90
75B(3) Variation of priority of Mortgage or Charge	115.90	95.80
84(1) Application for recording of discharge of mortgage or charge wholly or partially	95.10	75.10
84(3) Application for recording of satisfaction of annuity	115.90	95.80
84(4) Application for recording of discharge of mortgage or charge, wholly or partially	95.10	75.10
89 Caveat forbidding dealings with land or withdrawal of such a caveat wholly or in part	65.90	45.90
89A Application for service of a notice - for each caveat affected	149.10	129.00

Other Fees

Section of Act	Paper Transactions \$ Fees	
14	Application to bring land under the operation of the Act based on deeds	99.90
15	Application to bring land under the operation of the Act based on survey	99.90
23	Application to bring land under the operation of the Act by the creation of a provisional folio	99.90
26D	Application for giving of notice for the deletion of a warning under Part V of the Fifth Schedule to the Act	133.10
26F	Notice claiming an interest in an identified folio	49.90
26N	Application for the giving of notice for the deletion of a recording from an identified folio	133.10
26P	Application to remove warning relating to title dimensions from a provisional folio	443.80
26R	Caveat against creation of folio or removal of warning or withdrawal of such caveat	49.90
31	Application to produce new certificate of title to replace a certificate of title lost, destroyed or obliterated	199.80
	plus for each additional certificate of title	22.20
	plus Assurance Fund Contribution – see 'Your guide to replacing a lost or destroyed Certificate of Title' for details	
32	Application to produce new folio of the Register	99.90
	plus for each additional folio of the Register	22.20
35(4)	Application to issue a certificate in place of duplicate instrument lost or destroyed	99.90
	plus for each additional instrument	22.20
37	Deposit of documents declaratory of trusts	49.90
38	Application for order to deal with folios of the Register recorded 'no survivorship'	199.80
45	Creation or surrender of easement in which the consideration is monetary (If there is more than one consideration, the highest one applies. The total fee is determined by rounding up if necessary to the next whole dollar)	499.30 plus 2.46 for every whole 1000 of the monetary consideration. Maximum fee is 1346.00
45	Creation or surrender of easement in which the consideration is non monetary	499.30
47	Application for vesting order in case of completed purchase	199.80
51	Transmission application by Trustee of bankrupt	66.60
52(2)	Recording of a judgment, decree, order or process of execution of the Supreme Court or County Court	133.10
52(6)	Application for recording of satisfaction of any such judgment, decree, order or process of execution	99.90
52(7)	Application for recording of a judgment, decree, order or process of execution of the High Court of Australia	133.10
54	Application by acquiring authority for issue of certificate of title in respect of lands vested in that authority	99.90

Other Fees

Section of Act	Paper Transactions \$ Fees	
57	Notification of intention to acquire land compulsorily or of withdrawal of the notice of the acquisition	49.90
58	Application by trustee for making a recording of vesting order	199.80
59	Application for recording of a disposition	199.80
60	Application for a vesting order by person claiming title by possession supported by a survey required by the Registrar	887.60
60	Application for vesting order by person claiming title by adverse possession for which a survey is not required by the Registrar	665.70
61	Caveat forbidding granting of application for vesting order under section 60 or withdrawal of such a caveat.	49.90
66	Lease	99.90
68	Application for recording of disclaimer of lease by trustee in bankruptcy	49.90
69	Application for recording of surrender of lease	49.90
70	Application for recording recovery of possession by legal proceedings or re-entry by lessor or abandonment by lessee	266.30
71	Sub-lease	49.90
72(2)	Application for recording of an easement	499.30
73(1)	Application for deletion of an easement from the Register	499.30
73(1B)	Application for declaration that easement has been abandoned or extinguished	499.30
73(4)	Caveat forbidding the deletion of an easement from the Register or withdrawal of such a caveat	49.90
79	Application for order for foreclosure	499.30
84(2)	Application by mortgagor for recording of discharge of mortgage on proof of payment	199.80
85(1)	Application for recording of discharge of land from mortgage on production of receipt of Treasurer	49.90
88(1)	Application to record, amend or delete a recording of a restrictive covenant	133.10
88(1B)	Application for written declaration that restrictive covenant is released, varied or modified	133.10
88(2)	Application for recording of notification of easement	499.30
88(2)	Application for recording of notification other than of an easement	99.90
91A	Lodgement of memorandum of common provisions	49.90
93	Application for stay of registration, including order	133.10
98A(2)	Application for inclusion of certificate of shares or other like interests in stratum estate	49.90
98C(1)	Lodgement of service agreement for registration in respect of stratum estate	49.90
98C(2)	Application for registering of cancellation or variation of service agreement in respect of stratum estate	49.90
98CA	Application for cancellation and registration of a plan if the applicant is a service company, or if the applicant is not a service company but a service company operates, or if no service company operates	99.90
	plus for each lot in excess of two comprised in the plan of subdivision	55.50

Other Fees

Section of Act	Paper Transactions \$ Fees	
99	Application to amend a folio of the Register whether a new certificate of title is issued or not	443.80
100	Caveat forbidding granting of an application under Section 99 or withdrawal of such a caveat	49.90
103(2)	Application to amend a folio of the Register as to description of land supported by a survey required by the Registrar	443.80
103(2)	Application to amend a folio of the Register as to description of land for which a survey is not required by the Registrar	221.90
103(2)	Application to amend a plan of subdivision - for each plan so amended	99.90
103(2)	Application to amend a folio of the Register otherwise than as to description of land	99.90
104(5)	Application to dispense with the submission of a certificate of title	49.90
106(c)	Application for recording on folio of the Register that the folio is no longer affected by an encumbrance other than easement	49.90
106(c)	Application for recording on folio of the Register that the folio is no longer affected by an easement	499.30
113(5)	Application to amend or alter address in the Register	49.90
113(6)	Application by a caveator to amend or alter address for service	49.90
113(6A)	Application by person who lodged a notice under Section 26F of the Act to amend or alter address for service	49.90
121(2)(c)	Licence to print and sell an approved form	99.90
121(4)	Licence to print and sell an approved form prepared by a person with the object of selling it for use by other persons	99.90
121(7)	Approval of a form for use by a person and authority to print sealed copies for use by that person	49.90
121(10)	Registration or granting of an instrument or application containing departures otherwise than in matters of substance from an approved form	49.90

Miscellaneous Fees and Amounts

Section of Act	Paper Transactions \$ Fees	
120(2)	In addition to any specific fee or to the miscellaneous fee, a fee shall apply if more than 5 folios of the Register are affected. However, if the specific fee provides for the payment of additional amounts related to the number of folios affected, the fee under this item shall not apply. This fee does not apply to lodgements under Sections 35(4), 37, 61, 73(4), 89A, 91A, 100, 104(5), 113(6), 113(6A), 116(1), 121(2)(c), 121(4), 121(7), and 121(10), nor to an application to amend a Plan of Subdivision under Section 103(2)	
	For each additional folio affected	10.00
120(2)	Correspondence lodgement	5.00
120(2)	Any other instrument or application for which a fee is not specified ('Miscellaneous Fee')	99.90
120(2)	Safe custody of each document left with the Registrar for use by a third party in the lodgement of a subsequent dealing	10.00
	Note : Fee is payable by the third party when the subsequent dealing is lodged	
120(2)	For creating a folio of the Register arising out of amendment under Section 207E of the <i>Local Government Act 1989</i>	99.90

Subdivision Act Lodgement Fees

Section of Act		\$ Fees
22	Plan of Subdivision For registering a plan of subdivision plus for each lot in excess of two plus for each owners corporation in excess of one plus for every plan supported by a survey	566.50 123.60 111.00 278.10
22	Staged Plan of Subdivision For staged plans of subdivision (a) For registering a master plan of subdivision plus for each lot in excess of two plus for each owners corporation in excess of one plus for every plan supported by a survey (b) For a plan for the second or subsequent stage plus for each lot in excess of two plus for each owners corporation in excess of one plus for every plan supported by a survey	566.50 123.60 111.00 278.10 566.50 123.60 111.00 278.10
22	Plan of Consolidation For registering a plan of consolidation other than under Section 32(j) plus for every plan supported by a survey	566.50 278.10
22 (1B)	Service of Notice for Consent Application for service of a notice – for each mortgage, charge, lease, sublease, annuity or caveat	49.90
23	Easements – Creation, Removal, Variation Plan to create, vary or remove an easement or condition in the nature of an easement in a Crown grant other than under Section 32(i) plus for each lot in excess of two over which the easement or condition is created, varied or removed	566.50 123.60
23	Restrictions – Creation, Removal, Variation Plan to create, vary or remove a restriction other than under Section 32(i) plus for each lot in excess of two over which the restriction is to be created, varied or removed	99.90 123.60
24A	Removal of Reservation Plan to remove or vest and remove a reservation under Section 24A of the Act plus for each reserve in excess of two affected plus for every plan supported by a survey	566.50 123.60 278.10
24A	Vesting Plan to vest land referred to in column 2 of the Table in section 24A of the Act plus for each reserve in excess of two vested	199.80 55.50
26	Boundary Plans On every application for approval of a boundary plan	310.60
27E(1)	Owners Corporation Rules For any rules for an owners corporation, including recording rules which accompany a plan creating an owners corporation or merging owners corporations	49.90
27H(2)	Owners Corporation Application to alter the purposes of the owners corporation	99.90
27H(3)	Owners Corporation Application to alter the functions or obligations of owners corporations A separate application is required For each owners corporation	99.90
142 of OC Act	Owners Corporation Rules To make or amend rules under Section 142 of the <i>Owners Corporation Act 2006</i>	49.90
32(c)	Owners Corporation Plan to alter the boundaries of any land affected by the owners corporation plus for each lot in excess of two plus for each owners corporation in excess of one plus for every plan supported by a survey	566.50 123.60 111.00 278.10

Subdivision Act Lodgement Fees

Section of Act		\$ Fees
32(d)	Owners Corporation Plan to increase or reduce the number of lots affected by the owners corporation	99.90
32(e)	Common Property Plan to create new lots or new common property plus for each lot in excess of two plus for each owners corporation in excess of one plus for every plan supported by a survey	566.50 123.60 111.00 278.10
32(f)	Owners Corporation Plan to create an owners corporation plus for each owners corporation in excess of one created in the plan	111.00 111.00
32(g)	Owners Corporation Plan dissolving an owners corporation plus for each owners corporation in excess of one comprised in the plan	49.90 49.90
32(h)	Owners Corporation Plan to merge with another owners corporation	49.90
32(i)	Easements – Creation, Removal, Variation Plan to create, vary or remove an easement or condition plus for each lot in excess of two over which the easement or condition is to be created, varied or removed	566.50 123.60
32(i)	Restrictions – Creation, Removal, Variation Plan to create, vary or remove a restriction plus for each lot in excess of two over which the restriction is to be created, varied or removed	99.90 123.60
32(j)	Plan of Consolidation Plan of consolidation plus for every plan supported by a survey	566.50 278.10
32(k)	Entitlement / Liability Plan to create, alter or extinguish a lot entitlement or lot liability	99.90
32(l)	Scheme of Development Plan to amend or cancel a scheme of development under the <i>Cluster Titles Act 1974</i>	99.90
	Multiple Applications Plan containing more than one alteration as referred to in sections 32(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l) of the Act instead of the fees that would otherwise be payable for each alteration separately plus for each lot in excess of two comprised in the plan plus for each owners corporation in excess of one created by the plan plus for every plan supported by a survey	566.50 123.60 111.00 278.10
32AI, 32A & 35	For a plan referred to in Sections 32AI, 32A and 35 of the Act the appropriate fee under Section 22 applies	
32B	Owners Corporation Plan to create an owners corporation plus for each owners corporation in excess of one created by the plan	111.00 111.00
33(1)	Entitlement / Liability Application to alter a lot entitlement or lot liability other than under Section 32(k)	99.90
34(2)	Owners Corporation Address Application to change the address for service of notices on the owners corporation	49.90
34G(4)	VCAT Order – Owners Corporation Notice of application to VCAT for an order that the owners corporation be wound up	49.90
34H(1)	VCAT Order – Plan Application to amend or cancel a registered plan in accordance with an order of VCAT	499.30

Subdivision Act Lodgement Fees

Section of Act	\$ Fees
44(4A) Accessory Lot - Removal Amendment of a plan to no longer show an accessory lot as an accessory lot on a plan of strata subdivision or a plan of cluster subdivision – for each lot amended	49.90
44(5) Notice of Restriction - Removal Application to amend a plan to remove a restriction on a plan of strata subdivision or a plan of cluster subdivision – for each lot amended	49.90
44(5A) Scheme of Development Application to cancel or alter a scheme of development accompanying a plan of cluster subdivision	99.90
MISCELLANEOUS FEES Where no Fee is Prescribed Any other instrument, application or document for which a fee is not specified in these Regulations or under the Transfer of Land Act 1958	99.90
Made Available Fee Safe custody of each document left with the Registrar for use by a third party in the lodgement of a subsequent dealing Note : Fee is payable by the third party when the subsequent dealing is lodged	10.00
OTHER FEES Supply of Plan Number Plan number to be used on plans submitted to Councils and Referral Authorities	10.00
Vesting Date For recording the vesting date of a compulsory acquisition	99.90
Correspondence Fee On every application, instrument or document sent by post or left for lodgement at the Office of Titles under cover and accepted by the Registrar for lodgement – additional fee of	5.00

Water Register Lodgement Fees

Action legend: * you must start by applying to your water authority for approval
you must lodge directly with the Water Registrar

Transaction	Action	\$ Fees
Mortgage of Water Share	#	49.50
Discharge of Mortgage of Water Share	#	49.50
Variation of Recorded Mortgage of Water Share	#	49.50
Transfer of Recorded Mortgage of Water Share	#	49.50
Variation in Priority of Recorded Mortgages of Water Share	#	49.50
Application by Surviving Owner of a Water Share	#	98.90
Application by Legal Personal Representative in respect of Water Share (LPR)	#	98.90
Transmission Application by Trustee in Bankruptcy of Water Share	#	98.90
Limited Term Transfer	*	98.90
Surrender of Limited Term Transfer	#	49.50
Transfer of Water Share	*	98.90
Transfer of Water Share by Mortgagee	*	98.90
Memorandum of Common Provisions for Water Share Mortgage	#	98.90

Water Register Search Fees

Transaction	\$ Fees
By applicant accessing an online facility established by the Registrar	11.30
By Registrar on behalf of applicant (a hard copy of the results provided to the applicant):	
Water share record search	21.70
Instrument search	11.30

Ready Reckoner for Paper Transactions

Consideration											
starting \$	ending \$	0	1000	2000	3000	4000	5000	6000	7000	8000	9000
0	9999	*	119.00	121.00	124.00	126.00	129.00	131.00	134.00	136.00	139.00
10000	19999	141.00	143.00	146.00	148.00	151.00	153.00	156.00	158.00	161.00	163.00
20000	29999	166.00	168.00	171.00	173.00	175.00	178.00	180.00	183.00	185.00	188.00
30000	39999	190.00	193.00	195.00	198.00	200.00	202.00	205.00	207.00	210.00	212.00
40000	49999	215.00	217.00	220.00	222.00	225.00	227.00	230.00	232.00	234.00	237.00
50000	59999	239.00	242.00	244.00	247.00	249.00	252.00	254.00	257.00	259.00	262.00
60000	69999	264.00	266.00	269.00	271.00	274.00	276.00	279.00	281.00	284.00	286.00
70000	79999	289.00	291.00	294.00	296.00	298.00	301.00	303.00	306.00	308.00	311.00
80000	89999	313.00	316.00	318.00	321.00	323.00	325.00	328.00	330.00	333.00	335.00
90000	99999	338.00	340.00	343.00	345.00	348.00	350.00	353.00	355.00	357.00	360.00
100000	109999	362.00	365.00	367.00	370.00	372.00	375.00	377.00	380.00	382.00	385.00
110000	119999	387.00	389.00	392.00	394.00	397.00	399.00	402.00	404.00	407.00	409.00
120000	129999	412.00	414.00	417.00	419.00	421.00	424.00	426.00	429.00	431.00	434.00
130000	139999	436.00	439.00	441.00	444.00	446.00	448.00	451.00	453.00	456.00	458.00
140000	149999	461.00	463.00	466.00	468.00	471.00	473.00	476.00	478.00	480.00	483.00
150000	159999	485.00	488.00	490.00	493.00	495.00	498.00	500.00	503.00	505.00	508.00
160000	169999	510.00	512.00	515.00	517.00	520.00	522.00	525.00	527.00	530.00	532.00
170000	179999	535.00	537.00	540.00	542.00	544.00	547.00	549.00	552.00	554.00	557.00
180000	189999	559.00	562.00	564.00	567.00	569.00	571.00	574.00	576.00	579.00	581.00
190000	199999	584.00	586.00	589.00	591.00	594.00	596.00	599.00	601.00	603.00	606.00
200000	209999	608.00	611.00	613.00	616.00	618.00	621.00	623.00	626.00	628.00	631.00
210000	219999	633.00	635.00	638.00	640.00	643.00	645.00	648.00	650.00	653.00	655.00
220000	229999	658.00	660.00	663.00	665.00	667.00	670.00	672.00	675.00	677.00	680.00
230000	239999	682.00	685.00	687.00	690.00	692.00	694.00	697.00	699.00	702.00	704.00
240000	249999	707.00	709.00	712.00	714.00	717.00	719.00	722.00	724.00	726.00	729.00
250000	259999	731.00	734.00	736.00	739.00	741.00	744.00	746.00	749.00	751.00	754.00
260000	269999	756.00	758.00	761.00	763.00	766.00	768.00	771.00	773.00	776.00	778.00
270000	279999	781.00	783.00	786.00	788.00	790.00	793.00	795.00	798.00	800.00	803.00
280000	289999	805.00	808.00	810.00	813.00	815.00	817.00	820.00	822.00	825.00	827.00
290000	299999	830.00	832.00	835.00	837.00	840.00	842.00	845.00	847.00	849.00	852.00
300000	309999	854.00	857.00	859.00	862.00	864.00	867.00	869.00	872.00	874.00	877.00
310000	319999	879.00	881.00	884.00	886.00	889.00	891.00	894.00	896.00	899.00	901.00
320000	329999	904.00	906.00	909.00	911.00	913.00	916.00	918.00	921.00	923.00	926.00
330000	339999	928.00	931.00	933.00	936.00	938.00	940.00	943.00	945.00	948.00	950.00
340000	349999	953.00	955.00	958.00	960.00	963.00	965.00	968.00	970.00	972.00	975.00
350000	359999	977.00	980.00	982.00	985.00	987.00	990.00	992.00	995.00	997.00	1000.00
360000	369999	1002.00	1004.00	1007.00	1009.00	1012.00	1014.00	1017.00	1019.00	1022.00	1024.00
370000	379999	1027.00	1029.00	1032.00	1034.00	1036.00	1039.00	1041.00	1044.00	1046.00	1049.00
380000	389999	1051.00	1054.00	1056.00	1059.00	1061.00	1063.00	1066.00	1068.00	1071.00	1073.00
390000	399999	1076.00	1078.00	1081.00	1083.00	1086.00	1088.00	1091.00	1093.00	1095.00	1098.00
400000	409999	1100.00	1103.00	1105.00	1108.00	1110.00	1113.00	1115.00	1118.00	1120.00	1123.00
410000	419999	1125.00	1127.00	1130.00	1132.00	1135.00	1137.00	1140.00	1142.00	1145.00	1147.00
420000	429999	1150.00	1152.00	1155.00	1157.00	1159.00	1162.00	1164.00	1167.00	1169.00	1172.00
430000	439999	1174.00	1177.00	1179.00	1182.00	1184.00	1186.00	1189.00	1191.00	1194.00	1196.00
440000	449999	1199.00	1201.00	1204.00	1206.00	1209.00	1211.00	1214.00	1216.00	1218.00	1221.00
450000	459999	1223.00	1226.00	1228.00	1231.00	1233.00	1236.00	1238.00	1241.00	1243.00	1246.00
460000	469999	1248.00	1250.00	1253.00	1255.00	1258.00	1260.00	1263.00	1265.00	1268.00	1270.00
470000	479999	1273.00	1275.00	1278.00	1280.00	1282.00	1285.00	1287.00	1290.00	1292.00	1295.00
480000	489999	1297.00	1300.00	1302.00	1305.00	1307.00	1309.00	1312.00	1314.00	1317.00	1319.00
490000	499999	1322.00	1324.00	1327.00	1329.00	1332.00	1334.00	1337.00	1339.00	1341.00	1344.00
500000		1346.00	1346.00	1346.00	1346.00	1346.00	1346.00	1346.00	1346.00	1346.00	1346.00

Note * the fee for a Non-Monetary Transfer (Dealing type 45NM) is \$115.90

Note * the fee for any consideration less than \$1000 is \$115.90

