Lodging fees from 1 July 2016

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From 1 July 2016, fees for lodging transactions at Land Victoria will change. Some search fees will also change.

The value of a fee unit, as announced by the Treasurer on 14 April 2016, is $13.94.

These fees are the result of the Subdivision (Registrar’s Fees) Regulations 2016 and Transfer of Land (Fees) Regulations 2016, which come into effect on 1 July 2016.

Comprehensive fees guides will soon be published.

A summary of the most common fees follows:

Transfer of Land Act 1958

Paper transactions

Fees for paper transactions from 1 July 2016 will be:

Discharge of mortgage $112.60
Transfer of land $92.70 plus $2.34 per $1000 of consideration (up to a consideration of $1.5m)
Mortgage $112.60
Caveat $46.30
Transfer (non-monetary) $92.70
Withdrawal of caveat $46.30
Transmission application $46.30
Survivorship application $46.30

Electronic transactions

Fees for electronic transactions from 1 July 2016 will be:

Discharge of mortgage $104.30
Transfer of land $84.20 plus $2.34 per $1000 of consideration (up to a consideration of $1.5m)
Mortgage $104.30
Caveat $37.80
Transfer (non-monetary) $84.20
Withdrawal of caveat $37.80

Subdivision Act 1988

*From 1 July 2016*

Plan of subdivision $583.80 plus $180.50 per parcel (a parcel is each lot, road, reserve and common

 property created by the plan).

Search products

Fees for search products and services will be:

 Government internet service In person
Title text $6.84 $17.00
Title text and diagram $13.34 $34.00
Final search $3.74 $14.10
Instrument search $4.82 $15.20
Plan search $6.50 $17.00
Historical search $11.67 $32.20

Fees no longer charged

The following fees will be abolished, effective 1 July 2016:

• the fee for each additional title, where there are more than five in a transaction

• the fee payable when a Certificate of Title has been nominated by another party

• the fee payable for lodging by correspondence.

Guides and fees calculators

The subdivision and consolidation plan fees calculator will be updated for 2016 and available soon on the [Fees](http://www.delwp.vic.gov.au/property-and-land-titles/forms%2C-guides-and-fees/fees) page at [www.delwp.vic.gov.au/property-forms](http://www.delwp.vic.gov.au/property-forms)>Fees.

A new Transfer of Land Act fees calculator will also soon be available on the same web page. It will replace the ready reckoner found in the *Guide to Transfer of Land Act lodgement fees*.

Customers will be notified when the updated fees guides and calculators are available online.

Survey documents required when lodging a plan of subdivision or consolidation

Land Victoria’s non-survey guidelines will not apply to plans signed from 1 July 2016.

From 1 July 2016 all plans signed by a licensed surveyor must be supported by an abstract of field records, unless an exemption applies.

Plans that satisfy the exemptions must still be lodged with an extensive surveyor's report.

For more information, go to the [Plans of subdivision and consolidation](http://www.dtpli.vic.gov.au/property-and-land-titles/land-titles/plans-of-subdivision-and-consolidation) page at [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Land titles>Plans of subdivision and consolidation>Useful links and information. See *Survey documents required when lodging a plan of subdivision or consolidation for plans signed from 1 July 2016* (under Useful links and information).

New PEXA tool aids lodging caveats online

Legal and conveyancing firms can now practise lodging caveats online with a new tool developed for PEXA (Property Exchange Australia).

The training simulator allows you to safely learn how to use PEXA before lodging caveats online.

The simulator is at [www.pexa.com.au/caveats](http://www.pexa.com.au/caveats).

When lodging a caveat electronically in PEXA, refer to the *Guide to grounds of claims for caveat* available on the [Transfer of Land Act](http://www.delwp.vic.gov.au/property-and-land-titles/forms%2C-guides-and-fees/transfer-of-land-act#caveat) page at [www.delwp.vic.gov.au/property-forms](http://www.delwp.vic.gov.au/property-forms)>Transfer of Land Act>Caveat.

Contact us

For [location and contact details](http://www.dtpli.vic.gov.au/property-and-land-titles/contact-us), go to [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact Land Victoria.

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