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| Land Use VictoriaCustomer Information Bulletin 165, May 2017 |

**New lodgement and search fees from 1 July 2017**

From 1 July 2017, fees for lodging transactions at Land Use Victoria will change. Search fees will also change.

The value of a fee unit, as announced by the Treasurer on 30 March 2017, is $14.22.

Comprehensive fee listings and fee calculators will be published soon.

A summary of the most common fees follows:

## Transfer of Land Act 1958

### Paper transactions

Fees for paper transactions from 1 July 2017 will be:

Discharge of mortgage $114.90
Transfer of land $94.60 plus $2.34 per $1000 of consideration (up to a consideration of $1.5m)
Mortgage $114.90
Caveat $47.20
Transfer (non-monetary) $94.60
Withdrawal of caveat $47.20
Transmission application $47.20
Survivorship application $47.20

### Electronic transactions

Fees for electronic transactions from 1 July 2017 will be:

Discharge of mortgage $106.40
Transfer of land $85.90 plus $2.34 per $1000 of consideration (up to a consideration of $1.5m)
Mortgage $106.40
Caveat $38.50
Transfer (non-monetary) $85.90
Withdrawal of caveat $38.50

Priority notice $29.90

Withdrawal of priority notice $29.90

## Subdivision Act 1988

*From 1 July 2017*

Plan of subdivision $595.50 plus $184.10 per parcel (a parcel is each lot, road, reserve or common property created by the plan)

### Search products

Fees for search products and services will be:

 Government internet service In person
Title text $6.97 $17.20
Title text and diagram $13.60 $34.40
Final search $3.81 $14.20
Instrument search $4.91 $15.30
Plan search $6.63 $17.20
Historical search $11.90 $32.70

**New forms**

Land Use Victoria (LUV) will soon be publishing new versions of forms containing certifications and options for signing.

Each form will have three signing options:

* Non-represented person – the party to the transaction will sign in the presence of Australia Post; there are no certifications.
* Self-representing person (conveyancer, lawyer or financial institution acting on their own behalf) – the person signs with two certifications.
* Conveyancer or lawyer representing a client – the representative signs with four certifications.

The relevant option is selected from the online form. The following provides an example of each signing option together with the certifications.

### Non-represented person

Executed on behalf of SAMUEL SMITH

Signer Name SAMUEL SMITH

Signature Samuel Smith

Execution Date 11/06/2017

Full Name of Witness WENDY JONES

Witness Signature Wendy Jones

### Self-representing person

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of JOHN RICHARDSON

Signer Name JOHN RICHARDSON

Signer Organisation JOHN RICHARDSON LAWYERS

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature John Richardson

Execution Date 14/06/2017

### Conveyancer or lawyer representing a client

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of SAMUEL SMITH

Signer Name MICHAEL JONES

Signer Organisation JOHN R TURNBULL LAWYERS

Signer Role LAW PRACTICE

Signature Michael Jones

Execution Date 09/06/2017

All forms will be published online at [www.propertyandlandtitles.vic.gov.au](http://www.propertyandlandtitles.vic.gov.au).

The new forms can be completed online and printed. They can also be partially completed, saved locally and finalised later. The certifications are automatically displayed based on the signing option selected. Note: In the case of a mortgage when the mortgagee is represented an additional certification is displayed.

LUV is also working with the major forms package providers who intend to provide the new forms to their customers.

The new forms will replace all existing Land Use Victoria land transaction forms. Early adoption of the new forms is encouraged, in advance of them becoming mandatory for all transactions from 1 January 2018. For more details on the transition period for existing forms, please see *Customer Information Bulletin 163 March 2017*.

# New website for Land Use Victoria

The new [Property and land titles](https://www.propertyandlandtitles.vic.gov.au/) website (www.propertyandlandtitles.vic.gov.au) was launched on 8 May, with easier to use functionality.

The new site was created following consultation across Victoria to gain an understanding of what you – our customers – wanted from the DELWP website.

Specific features you will find in the new website are:

* easy to navigate [forms, guides and fees](https://www.propertyandlandtitles.vic.gov.au/forms-guides-and-fees/overview) pages
* a drop-down menu on the top right-hand of each page that takes you to all the most popular locations
* a search box.

Any Land Use Victoria pages from the previous website you have bookmarked in your web browser should continue to work. However, if you have any enquiries please contact Land Registry Services on 8636 2010.

# Creating restrictive covenants in transfers and restrictions in plans

On 2 December 2016, Land Use Victoria issued a consultation paper on proposed changes to creating restrictive covenants in transfers and restrictions in plans.

Eleven submissions were received in response to the consultation paper and Land Use Victoria continues to work through them to refine the proposal. Until this is completed there will be no change to the processes for creating restrictive covenants in transfers and restrictions in plans.

An update will be provided in future bulletins.

# Contact us

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

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