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Land Use Victoria

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| Land Registry Services Business Activity Report  2021-2022 Financial Year |

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| Acknowledgment  We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria's land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.  We are committed to genuinely partner, and meaningfully engage, with Victoria's Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond. |
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Contents

[Contents 1](#_Toc110323987)

[Land Registry Services 3](#_Toc110323988)

[Business activity report 2021-2022 financial year 3](#_Toc110323989)

[Lodgments 3](#_Toc110323990)

[Number of dealings lodged 3](#_Toc110323991)

[Yearly lodgments (1945-2022) 4](#_Toc110323992)

[Monthly lodgments 4](#_Toc110323993)

[Average daily lodgments (with trend line) 5](#_Toc110323994)

[Financial year lodgments from 2012-2013 to 2021-2022 (by month) 5](#_Toc110323995)

[Search 6](#_Toc110323996)

[Title searches 6](#_Toc110323997)

[Financial year title searches (by month) 7](#_Toc110323998)

[Planning certificates 7](#_Toc110323999)

[Instrument searches 8](#_Toc110324000)

[Property certificates 8](#_Toc110324001)

[Land Index searches 9](#_Toc110324002)

[Lodgment and Support Services 1 (LSS1) 10](#_Toc110324003)

[Landata statistics with trend lines 10](#_Toc110324004)

[Water Register 11](#_Toc110324005)

[Water share transactions 12](#_Toc110324006)

[Lodgment by specific dealing types 13](#_Toc110324007)

[Discharges of mortgage 13](#_Toc110324008)

[Transfers of land 13](#_Toc110324009)

[Mortgages 14](#_Toc110324010)

[Differences in lodging levels and percentages of discharges, transfers and mortgages 14](#_Toc110324011)

[Plans of subdivisions 16](#_Toc110324012)

[Number of plans of subdivision lodged 17](#_Toc110324013)

[Number of new parcels created from plans of subdivision 18](#_Toc110324014)

[General law conversion 18](#_Toc110324015)

[Top 40 dealing types, by number lodged 19](#_Toc110324016)

[Other measures of Land Registry Services activity 20](#_Toc110324017)

[Registrations 20](#_Toc110324018)

[Number of dealings registered 20](#_Toc110324019)

[Percentage of dealings registered within 5 days 20](#_Toc110324020)

[Number of plans registered 20](#_Toc110324021)

[Number of dealings refused 20](#_Toc110324022)

[Number of dealings waiting to be processed 20](#_Toc110324023)

[Electronic transactions processing 21](#_Toc110324024)

[Electronic Conveyancing 21](#_Toc110324025)

[Percentage of transactions lodged electronically 22](#_Toc110324026)

Land Registry Services

## Business activity report 2021-2022 financial year

This report provides statistics for land registration and property information services conducted at the Land Registry Services area of Land Use Victoria.

As well as figures for the 2021-2022 financial year, statistics are also provided for previous years.

# Lodgments

## Number of dealings lodged

The number of dealings lodged for the financial year was 1,022,585. This is a 14.02 per cent increase on the 2020–2021 financial year. This is the highest lodgment level in the Registry’s history and represents over 100,000 dealings more than any previous year.

Recent financial years’ lodgments have been:

|  |  |
| --- | --- |
| Year | Total |
| 2021-2022 | 1,022,585 |
| 2020-2021 | 896,843 |
| 2019-2020 | 853,227 |
| 2018-2019 | 885,058 |
| 2017-2018 | 917,385 |
| 2016-2017 | 876,482 |
| 2015-2016 | 857,497 |
| 2014-2015 | 792,335 |
| 2013–2014 | 747,598 |
| 2012–2013 | 669,214 |
| 2011–2012 | 677,708 |
| 2010–2011 | 720,649 |
| 2009–2010 | 743,389 |
| 2008–2009 | 675,640 |
| 2007–2008 | 777,542 |
| 2006–2007 | 727,464 |
| 2005–2006 | 748,647 |
| 2004–2005 | 780,329 |
| 2003–2004 | 797,231 |
| 2002–2003 | 798,686 |
| 2001–2002 | 792,336 |
| 2000–2001 | 670,865 |

## Yearly lodgments (1945-2022)

This graph represents the yearly lodgments for each year since 1945.

A trend line has also been incorporated to give an indication of the growth in lodgments over time.

Since 1945, the trend line shows a 4.0 per cent increase per annum.

## Monthly lodgments

This graph shows the number of lodgments received for each month of the financial year.

In the 2021–2022 financial year, the average number of lodgments was 85,215 per month.

## Average daily lodgments (with trend line)

This graph shows the daily average lodgments for each week of the 2021–2022 financial year.

The average daily lodgment throughout the financial year was 3,931 per day.

The average daily lodgment is monitored on a daily basis (along with moving averages).

## Financial year lodgments from 2012-2013 to 2021-2022 (by month)

This graph compares monthly lodgments since the 2012-2013 financial year.

# Search

There are a number of search categories listed below, together with historical data to show trends.

## Title searches

The number of title searches supplied in the financial year was 2,977,311. This is a 6.41% per cent increase on the 2020-2021 financial year. This is the highest number of title searches supplied in a year in the Registry’s history.

|  |  |
| --- | --- |
| Year | Quantity |
| 2021-2022 | 2,977,311 |
| 2020-2021 | 2,797,895 |
| 2019-2020 | 2,540,297 |
| 2018-2019 | 2,483,433 |
| 2017-2018 | 2,866,297 |
| 2016-2017 | 2,463,249 |
| 2015-2016 | 2,232,051 |
| 2014-2015 | 2,242,562 |
| 2013–2014 | 2,205,947 |
| 2012–2013 | 2,169,973 |
| 2011–2012 | 2,192,819 |
| 2010–2011 | 2,218,043 |
| 2009–2010 | 2,200,297 |
| 2008–2009 | 2,023,852 |
| 2007–2008 | 2,169,427 |
| 2006–2007 | 2,050,786 |
| 2005–2006 | 1,906,169 |
| 2004–2005 | 1,731,553 |

## Financial year title searches (by month)

## Planning certificates

Planning certificates increased by 8.82 per cent in the 2021–2022 financial year.

|  |  |
| --- | --- |
| Year | Quantity |
| 2021-2022 | 98,092 |
| 2020-2021 | 90,139 |
| 2019-2020 | 75,695 |
| 2018-2019 | 67,658 |
| 2017-2018 | 71,771 |
| 2016-2017 | 63,161 |
| 2015-2016 | 57,078 |
| 2014-2015 | 55,461 |
| 2013–2014 | 50,090 |
| 2012–2013 | 42,018 |
| 2011–2012 | 38,196 |
| 2010–2011 | 37,131 |
| 2009–2010 | 37,695 |
| 2008–2009 | 32,893 |
| 2007–2008 | 40,716 |
| 2006–2007 | 33,259 |
| 2005–2006 | 37,301 |

## Instrument searches

1. Instrument searches decreased by 9.77 per cent in the 2021-2022 financial year.

| Year | Quantity |
| --- | --- |
| 2021-2022 | 545,272 |
| 2020-2021 | 604,336 |
| 2019-2020 | 466,912 |
| 2018-2019 | 582,125 |
| 2017-2018 | 677,407 |
| 2016-2017 | 673,628 |
| 2015-2016 | 667,018 |
| 2014-2015 | 667,648 |
| 2013–2014 | 682,478 |
| 2012–2013 | 683,604 |
| 2011–2012 | 668,858 |
| 2010–2011 | 721,380 |
| 2009–2010 | 757,195 |
| 2008–2009 | 618,854 |
| 2007–2008 | 613,296 |
| 2006–2007 | 587,682 |

## Property certificates

Property certificates increased by 13.07 per cent in the 2021–2022 financial year.

| Year | Total searches |
| --- | --- |
| 2021-2022 | 938,347 |
| 2020-2021 | 815,614 |
| 2019-2020 | 663,119 |
| 2018-2019 | 622,465 |
| 2017-2018 | 630,885 |
| 2016-2017 | 619,212 |
| 2015-2016 | 541,176 |
| 2014-2015 | 521,891 |
| 2013–2014 | 367,172 |
| 2012–2013 | 271,449 |
| 2011–2012 | 213,692 |
| 2010–2011 | 243,917 |
| 2009–2010 | 188,155 |
| 2008–2009 | 126,380 |
| 2007–2008 | 134,288 |
| 2006–2007 | 109,355 |

## Land Index searches

1. Land Index searches increased by 12.40 per cent in the 2021–2022 financial year.

| Year | Total searches |
| --- | --- |
| 2021-2022 | 1,618,908 |
| 2020-2021 | 1,440,211 |
| 2019-2020 | 1,352,415 |
| 2018-2019 | 1,319,785 |
| 2017-2018 | 1,374,961 |
| 2016-2017 | 1,345,345 |
| 2015-2016 | 1,153,439 |
| 2014-2015 | 1,070,323 |
| 2013–2014 | 998,803 |
| 2012–2013 | 1,056,131 |
| 2011–2012 | 1,053,140 |
| 2010–2011 | 1,103,887 |
| 2009–2010 | 1,137,876 |
| 2008–2009 | 1,278,727 |
| 2007–2008 | 1,488,230 |
| 2006–2007 | 1,466,544 |

## Lodgment and Support Services 1 (LSS1)

This statistic refers to services provided to Electronic Lodgment Networks (ELN) on the creation of a workspace, consisting of pre-population of title data, title activity checks and lodgment verification. As LSS1 is required on the creation of a workspace in an ELN, this statistic is a measure of the number of such workspaces created.

|  |  |
| --- | --- |
| Year | Total LSS1 |
| 2021-2022 | 570,488 |
| 2020-2021 | 528,675 |
| 2019-2020 | 476,167 |

# Landata statistics with trend lines

# Water Register

Water share records searches increased by 15.69 per cent in the 2021–2022 financial year.

| Year | Quantity |
| --- | --- |
| 2021-2022 | 8,195 |
| 2020-2021 | 7,083 |
| 2019-2020 | 7,491 |
| 2018-2019 | 11,876 |
| 2017-2018 | 9,648 |
| 2016-2017 | 6,162 |
| 2015-2016 | 7,013 |
| 2014-2015 | 7,670 |
| 2013–2014 | 7,529 |
| 2012–2013 | 8,800 |
| 2011–2012 | 9,871 |
| 2010–2011 | 9,990 |
| 2009–2010 | 10,983 |
| 2008–2009 | 13,391 |
| 2007–2008 | 5,259 |

## Water share transactions

There are a number of water share transactions recorded each year. The total numbers in each category are shown below.

#### Transfers

Transfer within authority (including limited term transfers) 2767

Transfer between authority (including limited term transfers) 337

#### Total Transfers 3104

#### Party amendments

Address amendment 3620

Name and address amendment 44

Party merge 0

#### Total party amendments 3,664

#### Mortgages

Mortgage create 333

Mortgage discharge 795

Mortgage variation 0

Mortgage amendment 20

Mortgage priority 1

Create MCP 2

#### Total Mortgages 1151

#### Survivorships

Recording of LPR 155

Recording of survivorship 106

Recording of trustee in Bankruptcy 2

#### Total survivorships 263

#### Registrar notification on water share

Create notification 0

Remove notification 13

#### Total notifications 13

# Lodgment by specific dealing types

## Discharges of mortgage

1. For the 2021–2022 financial year, discharges of mortgage were 32.65 per cent of all dealings lodged.

## Transfers of land

1. For the 2021–2022 financial year, transfers (45 and 45NM) were 25.24 per cent of all dealings lodged

## Mortgages

1. For the 2021–2022 financial year, mortgages (includes 74 and 74D) were 32.44 per cent of all dealings lodged.

## Differences in lodging levels and percentages of discharges, transfers and mortgages

Over time, the number and relative percentages in the lodgment levels of the three most common transactions vary.

These variations are shown below.

The average for each of the dealing types for this financial year is as follows:

|  |  |
| --- | --- |
| Dealing type | Percentage |
| Transfers | 25.24 |
| Discharges | 32.65 |
| Mortgages | 32.44 |

The three main dealing types as a percentage of all dealings lodged since 2000/01 is shown below.

|  |  |  |  |
| --- | --- | --- | --- |
| Year | Transfers (%) | Discharges (%) | Mortgages (%) |
| 2021-22 | 25.24 | 32.65 | 32.44 |
| 2020-21 | 25.75 | 33.35 | 33.25 |
| 2019-20 | 23.72 | 31.98 | 30.80 |
| 2018-19 | 23.03 | 29.22 | 27.72 |
| 2017-18 | 25.90 | 30.57 | 28.66 |
| 2016-17 | 28.05 | 30.60 | 28.69 |
| 2015-16 | 23.90 | 29.90 | 29.20 |
| 2014-15 | 25.44 | 29.15 | 28.25 |
| 2013-14 | 25.76 | 28.54 | 27.74 |
| 2012-13 | 25.04 | 28.15 | 27.80 |
| 2011-12 | 25.24 | 28.28 | 28.05 |
| 2010-11 | 26.22 | 27.20 | 27.68 |
| 2009-10 | 26.87 | 27.16 | 28.62 |
| 2008-09 | 25.95 | 27.21 | 28.42 |
| 2007-08 | 26.27 | 27.59 | 29.19 |
| 2006-07 | 25.87 | 28.13 | 29.85 |
| 2005-06 | 25.49 | 28.36 | 30.51 |
| 2004-05 | 25.05 | 29.53 | 26.75 |
| 2003-04 | 27.15 | 30.63 | 27.79 |
| 2002-03 | 27.93 | 30.33 | 27.29 |
| 2001-02 | 28.42 | 29.41 | 26.30 |
| 2000-01 | 28.81 | 29.74 | 26.14 |

Plans of subdivisions

There were 7,536 plans of subdivision lodged in the 2021-2022 financial year, representing 0.8 per cent of all dealings lodged. These plans of subdivision are captured in the Victorian Online Titles System (VOTS) as ‘PS’ transaction types.

Another plan type of transaction is captured as a ‘PS35’. In the 2021-2022 Financial year there were 140 of this transaction lodged. These are for compulsory acquisitions of property to assist with, for example, the building of major roads.

A further plan type of transaction is a ‘SA32PS’. This plan type transaction occurs typically in the redevelopment of a plan with an owners corporation. In the 2021-2022 financial year there were 176 of this transaction lodged, a decrease from 2020-2021 financial year, when 207 of this transaction were lodged.

## Number of plans of subdivision lodged

1. The number of plans of subdivision lodged for the 2021–2022 financial year was 7,536
2. Recent financial year’s lodgings have been:

|  |  |
| --- | --- |
| Year | Quantity |
| 2021-2022 | 7,536 |
| 2020-2021 | 8,220 |
| 2019-2020 | 8,541 |
| 2018-2019 | 8,249 |
| 2017-2018 | 8,340 |
| 2016-2017 | 8,376 |
| 2015-2016 | 8,970 |
| 2014-2015 | 8,252 |
| 2013–2014 | 8,001 |
| 2012–2013 | 7,896 |
| 2011–2012 | 8,088 |
| 2010–2011 | 7,699 |
| 2009–2010 | 7,988 |
| 2008–2009 | 7,719 |
| 2007–2008 | 8,048 |
| 2006–2007 | 8,304 |
| 2005–2006 | 8,547 |
| 2004–2005 | 8,349 |
| 2003–2004 | 8,052 |
| 2002–2003 | 7,962 |
| 2001–2002 | 8,477 |
| 2000–2001 | 8,126 |

## 

## Number of new parcels created from plans of subdivision

1. The number of parcels created from plans of subdivision for the 2021–2022 financial year was 60,803. This compares to previous financial years as follows:

|  |  |
| --- | --- |
| Year | Quantity |
| 2021-2022 | 60,803 |
| 2020-2021 | 74,352 |
| 2019-2020 | 82,898 |
| 2018-2019 | 77,602 |
| 2017-2018 | 77,014 |
| 2016-2017 | 79,034 |
| 2015-2016 | 75,351 |
| 2014-2015 | 61,669 |

## General law conversion

1. The number of parcels created from General law conversions for the 2021–2022 financial year was 378. This compares to previous financial years as follows:

| Year | Quantity |
| --- | --- |
| 2021-2022 | 378 |
| 2020-2021 | 482 |
| 2019-2020 | 1,468 |
| 2018-2019 | 1,575 |
| 2017-2018 | 1,922 |
| 2016-2017 | 3,228 |
| 2015-2016 | 2,868 |
| 2014-2015 | 2,018 |
| 2013–2014 | 3,774 |
| 2012–2013 | 1,997 |
| 2011–2012 | 1,303 |
| 2010–2011 | 2,559 |
| 2009–2010 | 1,559 |
| 2008–2009 | 1,023 |
| 2007–2008 | 1,238 |
| 2006–2007 | 1,309 |
| 2005–2006 | 1,490 |
| 2004–2005 | 1,750 |
| 2003–2004 | 1,996 |
| 2002–2003 | 2,357 |

## Top 40 dealing types, by number lodged

Shown below are the top 40 dealing types lodged in Land Registry Services for the financial year.

| Dealing type | Description | Lodged |
| --- | --- | --- |
| 84M | Discharge of mortgage | 333,916 |
| 74 | Mortgage | 321,319 |
| 45 | Transfer | 216,767 |
| 89 | Caveat | 35,123 |
| 45NM | Transfer without monetary consideration | 22,642 |
| 89W | Withdrawal of Caveat | 18,969 |
| 49 | Transmission Application | 14,418 |
| 50 | Survivorship Application | 10,751 |
| 74D | Mortgage with name change | 10,368 |
| PS | Plan of Subdivision | 7,141 |
| OCAI | Owners Corporation additional information | 3,294 |
| 31 | Application to replace lost Certificate of Title | 3,017 |
| 173 | Planning Agreement | 2,879 |
| PN | Priority Notice | 1,477 |
| MCP | Memorandum of Common Provisions | 1,069 |
| LTD | Discharge of land tax charge | 1,005 |
| 89A | Removal of caveat | 931 |
| 27A | Change of proprietor name | 929 |
| PC | Plan of consolidation | 668 |
| LTC | Land tax charge | 615 |
| 54 | Acquisition by authority | 609 |
| 45N | Transfer with new title | 536 |
| 45E | Creation of easement | 508 |
| 52-2 | Warrant | 446 |
| 113A | Amend address on folio | 440 |
| 47MSA | Removal of encumbrance | 420 |
| 77 | Transfer by Mortgagee | 412 |
| 106C | Removal of encumbrance | 346 |
| 32-1 | Application for a new folio of the Register | 283 |
| 106AR | Registrar’s caveat | 281 |
| 183W | Removal of Planning Agreement | 262 |
| OCR | Owners Corporation rules | 239 |
| RVC | Statutory charge | 206 |
| 23RE | Plan for removal of easement | 199 |
| 45M | Transfer of Mortgage | 192 |
| SACA | Change of address of owners corporation | 180 |
| 14 | Non-survey conversion | 180 |
| XEN | Expiry of encumbrance | 179 |
| SA32PS | Plan of Subdivision. X32 | 176 |
| 66 | Lease | 167 |

# Other measures of Land Registry Services activity

## Registrations

### Number of dealings registered

The number of transactions registered in the 2021–2022 financial year was 1,018,201

### Percentage of dealings registered within 5 days

The average percentages achieved were greater than 99 per cent for the whole of the financial year.

### Number of plans registered

The number of plans registered for the financial year was 7,391. The average percentage of plans registered within 15 days was 92.74 per cent for the whole of the financial year.

### Number of dealings refused

The number of dealings refused for this financial year was 7,069. This represents 0.69 per cent of total dealings presented for acceptance at Land Registry Services for the financial year.

In the 2020–2021 financial year the figure was 7,849. This represents 0.87 per cent of total dealings presented for acceptance at Land Registry Services.

### Number of dealings waiting to be processed

The number of dealings waiting to be processed in this financial year has stabilised. The ‘holding level’ at the commencement of the financial year was 3,107. For the majority of this year that figure has been less than 2,900. The majority, if not all of these dealings, will be in a processing state that requires attention from customers, or cannot be processed until a statutory period has elapsed. As at 1 July 2022 the figure was 3,225.

# Electronic transactions processing

## Electronic Conveyancing

1. The number of transactions lodged electronically in the 2021–2022 financial year was 993,196, up from 860,843 in 2020–2021. Transactions lodged electronically in 2021-2022 financial year accounted for 97.14 per cent of all lodgements.

This is made up of the following:

|  |  |
| --- | --- |
| Transaction Type | Quantity |
| Discharge of mortgage | 332,325 |
| Mortgage | 330,729 |
| Transfer of land | 237,121 |
| Caveat | 34,879 |
| Withdrawal of caveat | 18,726 |
| Transmission | 14,125 |
| Survivorship | 10,486 |
| Miscellaneous | 3,471 |
| Application of lost title | 2,850 |
| Agreement | 2,708 |
| Priority notice | 1,477 |
| Discharge of land tax charge | 1,003 |
| Removal of Caveat | 867 |
| Land tax charge | 615 |
| Application for new folio | 556 |
| Warrant | 434 |
| Transfer by mortgagee | 406 |
| Transfer of mortgage | 181 |
| Withdrawal of priority notice | 101 |
| Statutory charge | 89 |
| Discharge of charge | 47 |

## Percentage of transactions lodged electronically

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