



# Data Catalogue

## January 2024





# Leverage the power of Property Data



Land Services SA is the single source of truth and sole custodian for property transaction and statutory valuation data in South Australia. As a trusted partner of the State, we add value to our customers by providing unique insights into South Australia's commercial, rural, industrial and residential real estate sector.

Our datasets are unique, extensive, timely and relate to every property, land transaction and statutory property valuation within the State. There are infinite opportunities to leverage this data for performance reporting, investment proposals, mining projects, cost benefit analysis, research and the preparation of legal documents to name a few.



## Our Data is your Competitive Advantage

We have two major channels through which we capture and update data:

1. As the administrator of the Land Registry, we collect and manage all of SA's documents and plans for registration. Our experienced team examine and register documents and plans (including new parcels and developments), issuing Government Guaranteed Certificates of Titles.
2. We also provide exclusive property valuations to the Valuer-General, collecting and storing the data we collect. Our team of 30+ valuers complete specialised site and capital property valuations on a range of property types, including residential, commercial and industrial, rural and regional.





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# About Us

Land Services SA is an Australian business headquartered in Adelaide with branch offices in Darwin.

In 2017 Land Services SA was appointed as the exclusive Service Provider to the South Australian Government for a range of transactional land services and property valuation services previously delivered through the Lands Titles Office and State Valuation Office.

Today we work with a diverse range of State Governments and industries, as well as providing South Australian property owners with lands titles services.

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[www.yoursaproperty.com.au](http://www.yoursaproperty.com.au)



# Overview

## Making the Data Accessible

The depth and breadth of the data on our servers has thousands of uses cases across industry categories. As no two customers have the same requirements, our expert data access team can help you maximise the potential of this data for your identified outcomes.

In many cases, customers discover new capabilities and possibilities simply by speaking with our team and learning more about the available data.



## Alerts – Your live feed of title activity

Select a range of properties to monitor, then receive an automated alert via API as soon as a specific change has occurred on the title. It's like setting up a monitored alarm to protect assets, understand market changes and look after client properties.

These alerts are an extension of our 'Property Watch' product, learn more [here](#).



## Data Delivery

Land Services SA offers a variety of formats and delivery mechanisms to suite our customer's needs including:

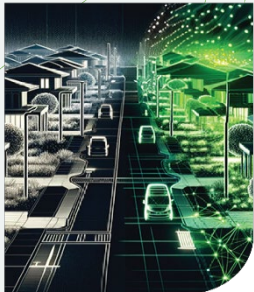
- Any regularity including daily, weekly, monthly or quarterly extract.
- Download from S3 bucket
- Receive secure file transfer link
- API



## Take the data a step further

Some customers build products and services enhanced with the data they receive from us. These 'value added resellers,' or 'VARs,' understand the power our data and have built strong businesses around niche use cases.

Learn more about VAR options [here](#).



## Want to know more?

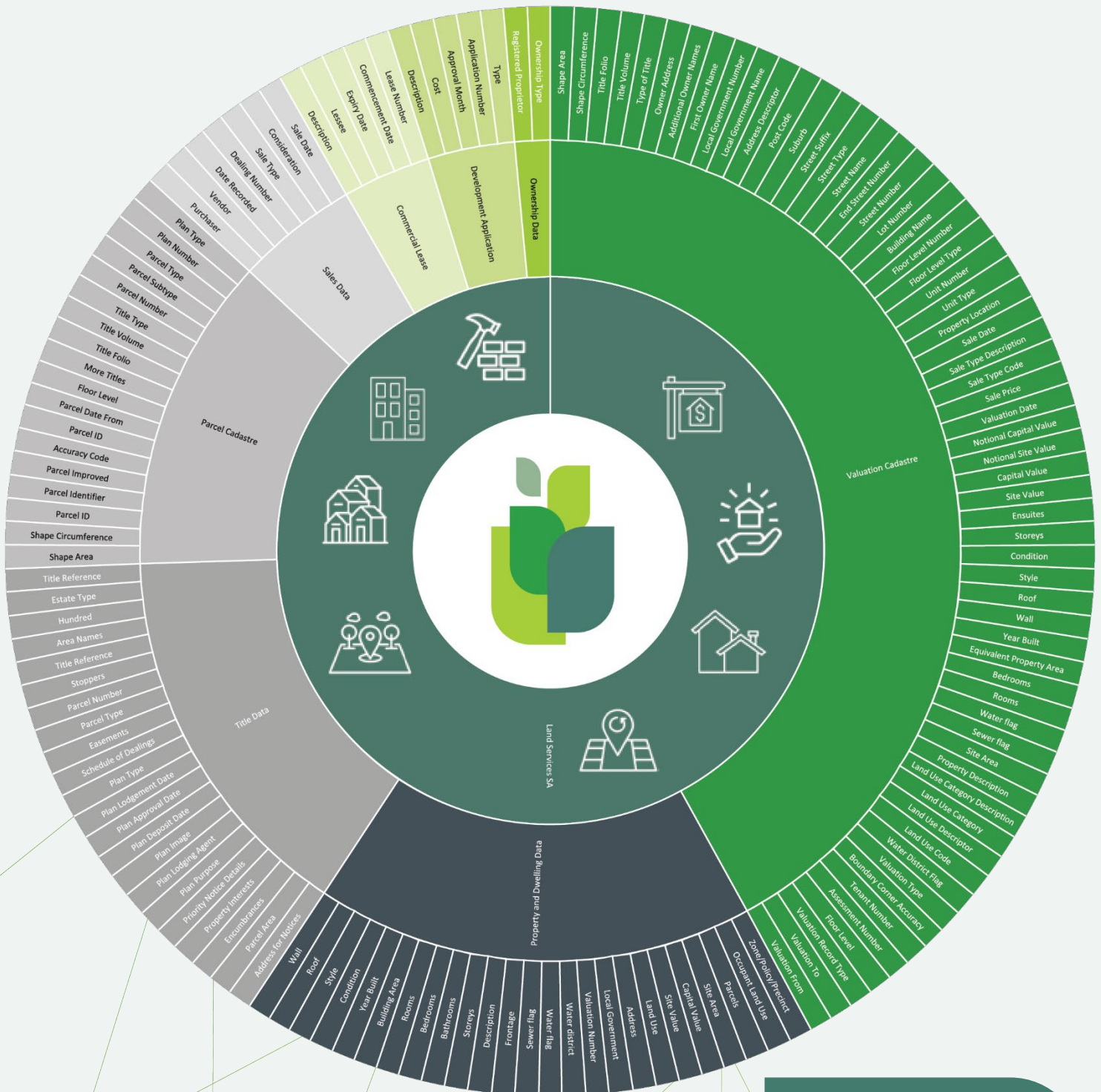
Contact our data access team to see how you can benefit from this data:

[dataaccess@landservices.com.au](mailto:dataaccess@landservices.com.au)



# Visualising the Data

As shown in the image below, our data covers an extensive range of categories. Our expert data access team can help you navigate the different datasets to narrow down what is of relevance to your needs.



**FIGURE 1: A VISUAL REPRESENTATION OF DATA MAINTAINED BY LAND SERVICES SA.**

# Our Data at work

Land Services SA works collaboratively with our clients to address business needs and create customised solutions to empower data-driven decisions, helping them succeed and grow. Here are just a few examples of how our data can help enhance your business:

## BUSINESS NEED

### Geographical data representation

We provide access to the State's Digital Cadastral Database (DCDB), the official graphical representation of property boundaries in South Australia. One off requests, ongoing supplies, and refreshed data are available at your request, we provide the data that best meets your project requirements.

Our dataset includes a comprehensive range of data attributes, listed in this catalogue. We also offer clients the advantage of including additional data attributes.

The Digital Cadastral Database Management (DCDM) provides the map base for systems dealing with land related information. This can be layered with your choice of the title and valuation data, offering a comprehensive picture of any area.

Cadastral data is updated daily. Take your cadastre to the next level by enriching it with property data.



# Data Attributes

## Property transactions and valuations for South Australia

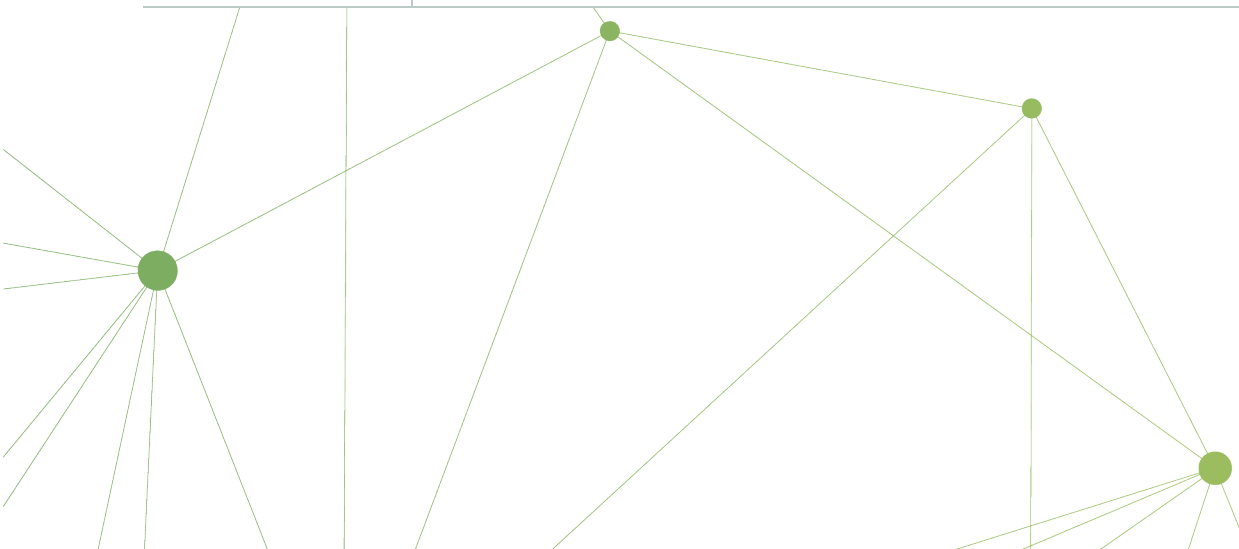
Sales Data sourced from Land Registry related documents.

DATA ATTRIBUTE	DESCRIPTION
<b>Sale Date</b>	Transaction execution date
<b>Consideration</b>	Sale price
<b>Sale Type</b>	Type of the sale i.e. for monetary consideration, portion of land, no consideration
<b>Dealing Number</b>	Transfer dealing documentation connected to the sale i.e. transfer number
<b>Date Recorded</b>	Date which the sale was recorded in the Land Information System
<b>Vendor</b>	Vendor of the property
<b>Purchaser</b>	Purchaser of the property



## Property and Dwelling Data sourced from Valuation Services.

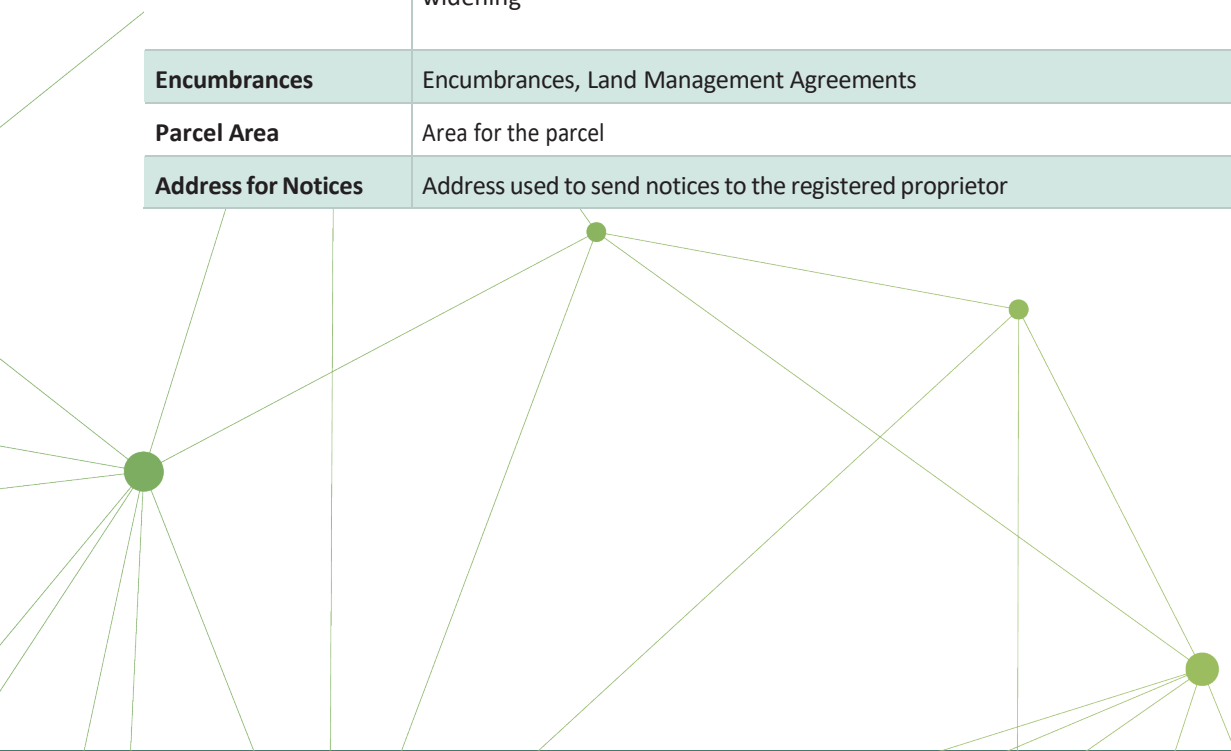
DATA ATTRIBUTE	DESCRIPTION
<b>Wall</b>	Construction of structure walls (predominant material)
<b>Roof</b>	Roof cladding of the main structure
<b>Style</b>	Style of the structure
<b>Condition</b>	Condition of the structure
<b>Year Built</b>	Year built
<b>Building Area</b>	Size of the structure
<b>Rooms</b>	Total number of rooms in the structure
<b>Bedrooms</b>	Number of bedrooms in the structure
<b>Bathrooms</b>	Number of bathrooms in the structure
<b>Storeys</b>	Number of storeys above ground level
<b>Description</b>	Improvement code to describe any improvements on the land
<b>Frontage</b>	Length of the lot adjacent to road in metres
<b>Sewer flag</b>	Flag indicating if sewer is available for street connection to the property
<b>Water flag</b>	Flag indicating if water mains are available for street connection to the property
<b>Water district</b>	Flag indicating the property is inside a water district and has access to mains supply of water
<b>Valuation Number</b>	Unique identifier for the valuation record
<b>Local Government</b>	The local government that the property is located in
<b>Address</b>	Property location
<b>Land Use</b>	Actual purpose for which the land is used
<b>Site Value</b>	Statutory site value of the property
<b>Capital Value</b>	Statutory capital value of the property
<b>Site Area</b>	Total site area of parcels assigned to a valuation record
<b>Parcels</b>	Number of parcels associated with the valuation record
<b>Occupant Land Use</b>	Land use for the occupant valuations
<b>Zone/Policy/Precinct</b>	Planning zone that the property is situated in which guides the development of the property





## Title Data sourced from Land Registry related documents and plans.

DATA ATTRIBUTE	DESCRIPTION
<b>Title Reference</b>	Register, volume and folio number of the title
<b>Estate Type</b>	The estate and interest in land (e.g.; fee simple, life, remainderman, lessee, mortgagee, encumbrancee or crown lessee)
<b>Hundred</b>	Hundred for the plan
<b>Area Names</b>	Area names associated with a plan
<b>Title Reference</b>	Register, volume and folio number of the title
<b>Stoppers</b>	Dealings that would stop the transfer of a property. i.e. Caveats, Liens, Certain Court Orders
<b>Parcel Number</b>	Number of the parcel on the plan
<b>Parcel Type</b>	Type of parcel
<b>Easements</b>	Flag if there are easements for a title
<b>Schedule of Dealings</b>	List of dealings for a title with dealing number and text i.e. Mortgage, Lease, Land Management Agreement
<b>Plan Type</b>	Type of survey plan
<b>Plan Lodgement Date</b>	Date the plan was lodged
<b>Plan Approval Date</b>	Date the plan was approved
<b>Plan Deposit Date</b>	Date the plan was deposited or filled
<b>Plan Image</b>	Scanned image of the original plan
<b>Plan Lodging Agent</b>	Agent who lodged the plan
<b>Plan Purpose</b>	Purpose of the plan
<b>Priority Notice Details</b>	Details of a priority notice
<b>Property Interests</b>	Property interests flagged against a property i.e. site contamination, State Heritage, Road widening
<b>Encumbrances</b>	Encumbrances, Land Management Agreements
<b>Parcel Area</b>	Area for the parcel
<b>Address for Notices</b>	Address used to send notices to the registered proprietor



## Non-division dealings Type Data sourced from Land Registry related documents and plans.

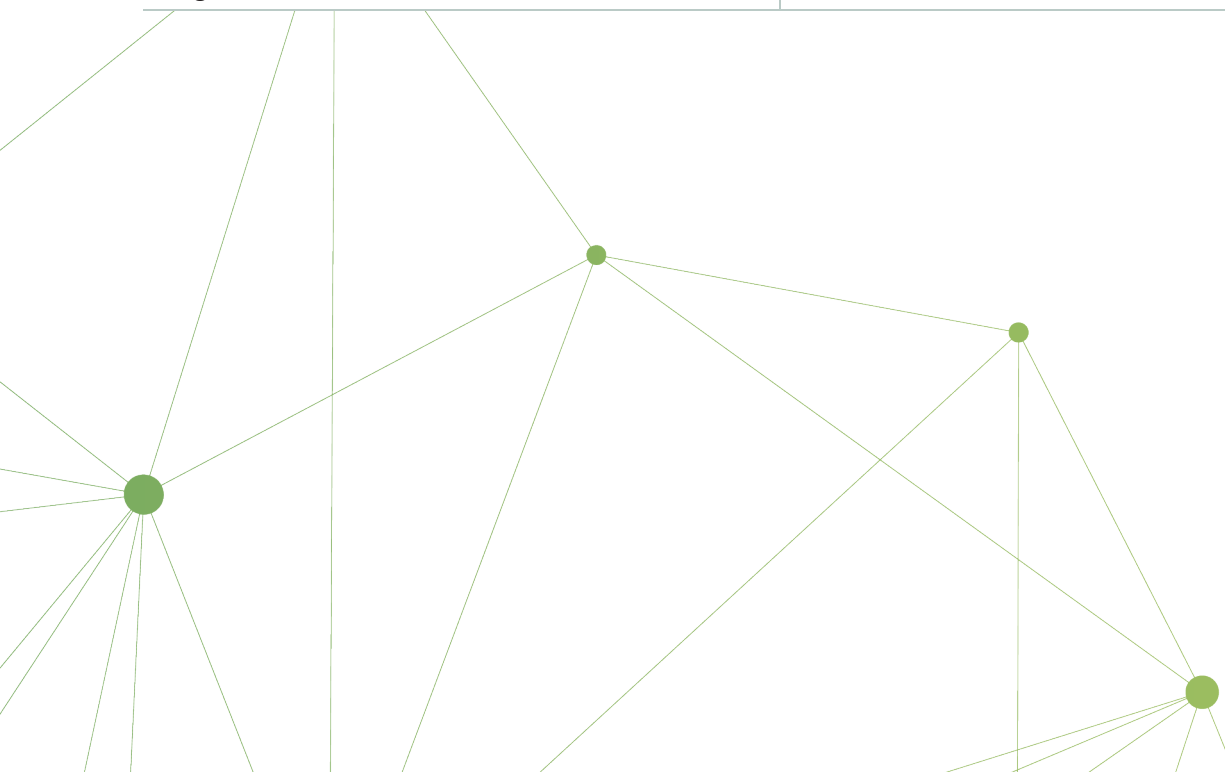
DATA ATTRIBUTE	DATA ATTRIBUTE
Amend/Vary an Agreement or Covenant	Extension of Mortgage
Annexure (Blank Form)	Extension of Underlease
Blank Annexure (Statutory Declaration)	Foreclosure Application
Application	General Application (Excluding Change of Proprietorship)
Application (Subsidiary Interest)	Lease
Application to Register Death	Lien
Application to Register Death (Subsidiary Interest)	Lien (Subsidiary Interest)
Appointment of New Trustees	Miscellaneous Advance/Charge
Appointment of New Trustees (Subsidiary Interest)	Miscellaneous Advance/Charge (Subsidiary Interest)
Bankruptcy	National Mortgage Form
Bankruptcy (Subsidiary Interest)	National Mortgage Form (Justification for change of mortgagor name)
Cancellation of Retirement Village	Mortgage of Encumbrance/ Agreement
Caveat	Mortgage of Lease
Caveat (Subsidiary Interest)	Mortgage of Mortgage
Cessation of Lien	Mortgage of Underlease
Change/Correction of Address	Application to note Retirement Village
Change/Correction of Address (Subsidiary Interest)	Notification
Charging Order	Order of Court (Change in Proprietorship)
Change/Correction of Name	Order of Court (Discharging)
Change of Name (Subsidiary Interest)	Order of Court (Restraining Order etc.)
Client Authorisation	Order of Court (Varying/Extending a registered Order)
Covenant	Order of Court Administering (Appointing Manager)
Death of Lessee determining lease	Order of Court Administering (Appointing Manager) (Subsidiary Interest)
Determination of Crown Lease	Partial Discharge of Encumbrance
Discharge of Advance or Charge and Discharge of Orders of Court	Partial Discharge of Mortgage
Discharge of Covenant	Partial Discharge of Mortgage (Narrative)
Discharge of Encumbrance	Partial Surrender of Lease
Discharge of Mortgage	Partial Withdrawal of Caveat
Discharging/Lapse of Caveat/Lapse of Restraining Order	Partial Withdrawal of Lien
Encumbrance	Partial Withdrawal of Registrar-General's Caveat
Encumbrance (Subsidiary Interest)	Partial Withdrawal of Warrant
Extension of Lease	Power of Attorney

DATA ATTRIBUTE	DESCRIPTION
Power of Attorney (Enduring)	Vesting (Subsidiary Interest)
Power of Sale	Warrant of Sale
Power of Sale (Subsidiary Interest)	Warrant of Sale (Subsidiary Interest)
Re-Entry of Underlease	Withdrawal of Caveat
Re-Entry of Lease	Withdrawal of Registrar-General's Caveat
Application to Note a Heritage Agreement	Withdrawal/ Satisfaction of Lien
Application to Note an Agreement	Withdrawal/ Satisfaction of Warrant
Registrar-General's Caveat	
Registrar-General's Caveat (Subsidiary Interest)	
Removal of Caveat	
Renewal of Crown Lease	
Request for New Titles	
Rescind an Agreement	
Revocation of Power of Attorney	
Standard Terms and Conditions of Encumbrance	
Standard Terms and Conditions of Lease	
Standard Terms and Conditions of Mortgage	
Surrender of Lease	
Surrender of Underlease	
Termination of Heritage Agreement	
Transfer	
Transfer (Dealing with Rights)	
Transfer of Encumbrance	
Transfer of Lease	
Transfer of Mortgage	
Transfer of Underlease	
Transmission Application	
Transmission Application (Subsidiary Interest)	
Underlease (Whole of Lease)	
Underlease (Portion of Lease)	
Variation of Order of Priority	
Vesting	



## Division type dealings data sourced from Land Registry related documents and plans.

DATA ATTRIBUTE	DESCRIPTION
Acquisition	Amalgamation of Allotments
Acquisition (Subsidiary Interest)	Deposit of a Plan of Division
Application to Amend Articles	Deposit of a Plan of Division not lodged under Part 19AB of the RPA
Amendment of a Strata Plan	Deposit of a Plan of Division
Amalgamation of Strata Plans	Amalgamation of Community Plans
Deposit a plan of community division	Grant of Easement
Amendment to Lot Entitlements	Extinguishment/ Variation of Easement
Amendment to Unit Entitlements	Lot Entitlement
Amendment of a Deposited Community Plan	Unit Entitlement
Amendment of a Deposited Community Plan pursuant to development contract	Applications
Amendment of a Deposited Community Plan by adding or removing land	Termination of Development Contract
Amendment of a Deposited Strata Plan by adding or removing land	Vesting/Merger Closed Road
Cancellation of a Strata Plan	Waiver of Conditions/Trusts
Cancellation of a Community Plan	
Lodgement for Filing By-law/Scheme Description/Development Contract	
Lodgement for Filing of Variation/Amendment of By-laws/Scheme Description/Development Contract	
Lodgement of Resolution	



## Development Application sourced from Councils as part Valuation Services.

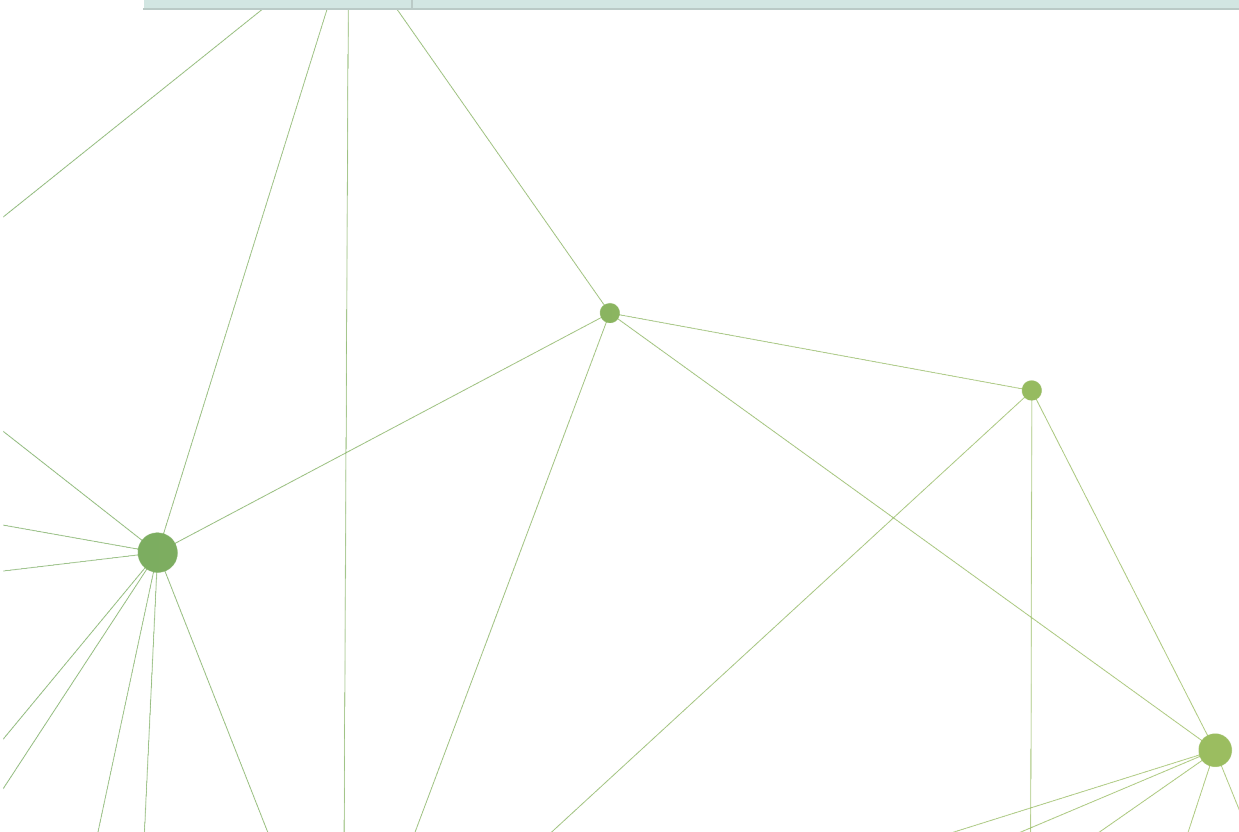
DATA ATTRIBUTE	DESCRIPTION
<b>Type</b>	Type of the development application i.e. Residential New, Residential Addition, Minor Improvement, Commercial & Industrial, Rural or Demolition
<b>Application Number</b>	Number of the development application number (where available)
<b>Approval Month</b>	Month the development application was approved
<b>Cost</b>	Estimated cost of the development
<b>Description</b>	Description of the proposed development

## Commercial Lease data sourced from Land Registry related documents.

DATA ATTRIBUTE	DESCRIPTION
<b>Lease Number</b>	Number of the registered lease
<b>Commencement Date</b>	The date when the rental agreement starts
<b>Expiry Date</b>	The date the rental agreement will end
<b>Lessee</b>	Name of the party leasing the property
<b>Description</b>	Description of the proposed development

## Ownership Data sourced from Lands Titles Office (LTO) related documents.

DATA ATTRIBUTE	DESCRIPTION
<b>Ownership Type</b>	Type of the ownership i.e. Company, Private
<b>Registered Proprietor</b>	Owner of the property



## Parcel and Valuation Cadastre Data for South Australia

Valuation Cadastre spatial data for each valuation record including the data attributes below sourced from valuations.

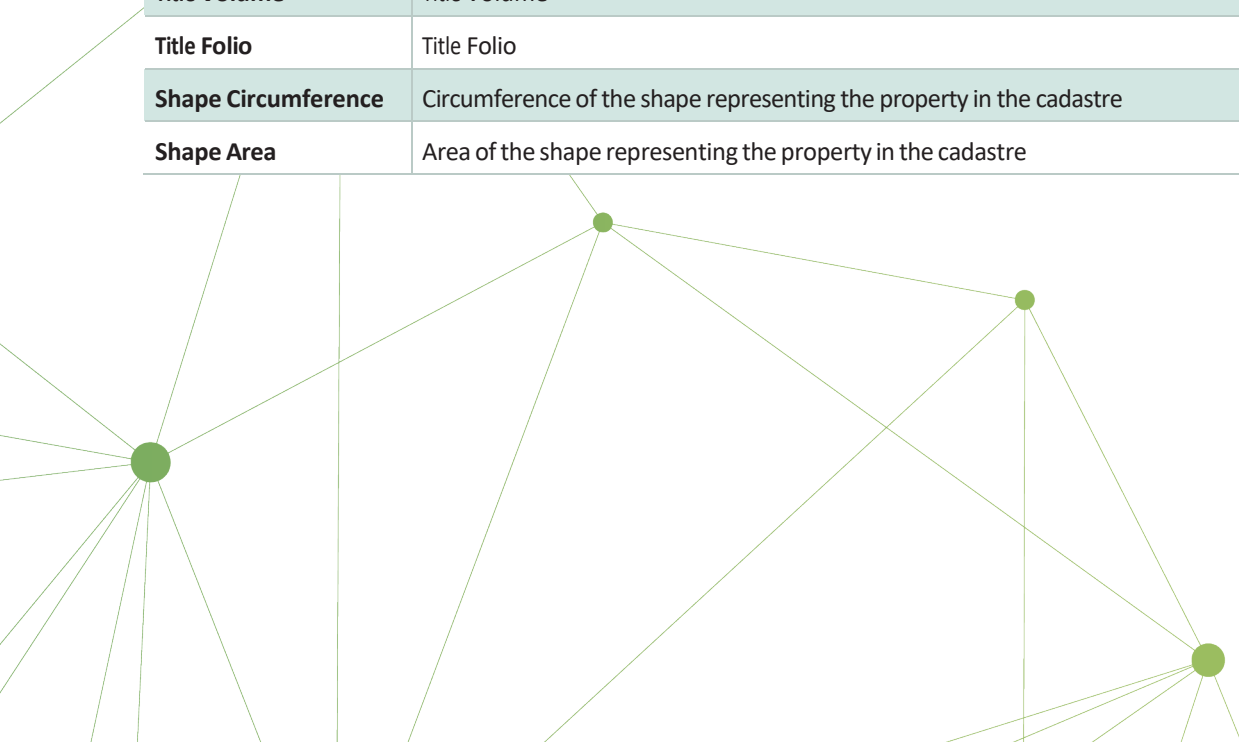
DATA ATTRIBUTE	DESCRIPTION
<b>Valuation From</b>	Year the Valuation Record became active
<b>Valuation To</b>	Year the Valuation Record ceases to be active (in the future, if any)
<b>Valuation Record Type</b>	Type of Valuation Record
<b>Floor Level</b>	Floor level of the parcel extracted from the plan. There is more than one row for each parcel that spreads more than one floor.
<b>Assessment Number</b>	Assessment number also known as Valuation number
<b>Tenant Number</b>	Number of tenants. There can be more than one row if there is more than one occupant.
<b>Boundary Corner Accuracy</b>	<p>The accuracy of each boundary corner is described by an accuracy code. The code ranges from 0 to 7 (improved accuracy is reflected by descending number). On digital output, this accuracy code is attached to other feature types (e.g. polygons). These coordinate values have been derived by computation (Least Squares Adjustment for example) using plan measurements and tertiary network survey marks for control.</p> <p>Note: Spatial upgrades can be instigated as a result of client request</p>





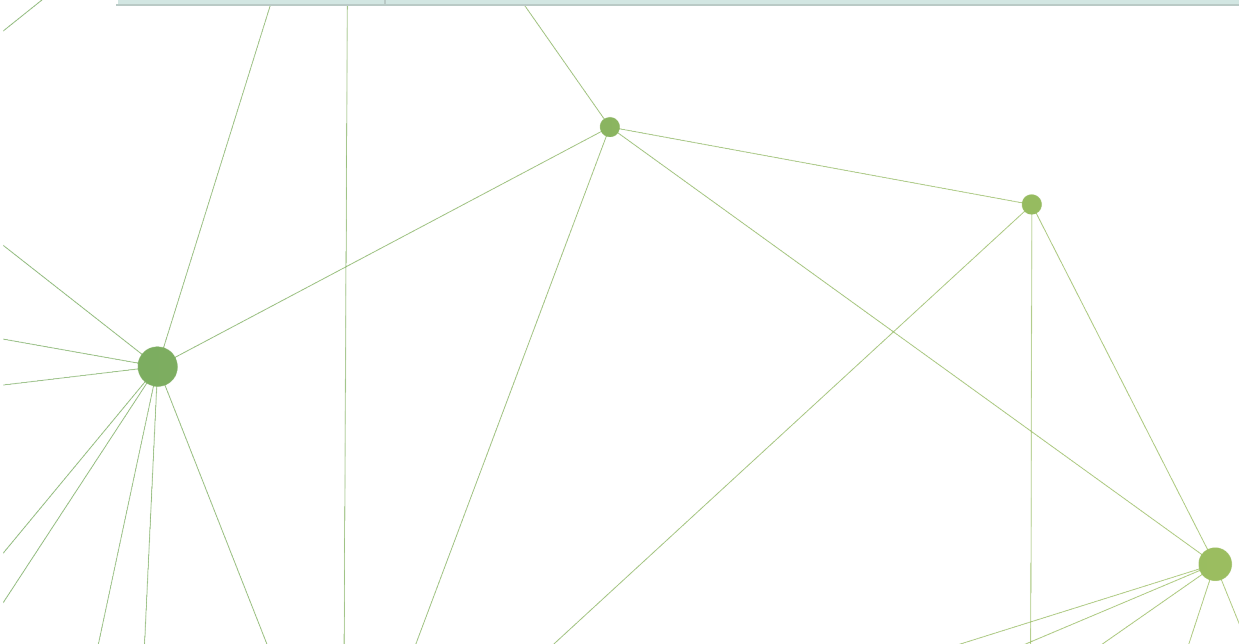
DATA ATTRIBUTE	DESCRIPTION
<b>Valuation Type</b>	Type of the Valuation Record i.e. Site and Capital Value, Site Value, Capital Value, Administrative or Strata Header
<b>Water District Flag</b>	If the property is inside a water district
<b>Land Use Code</b>	Code indicating actual purpose for which the land is used
<b>Land Use Descriptor</b>	Description of actual purpose for which the land is used
<b>Land Use Category</b>	Category code indicating actual purpose for which the land is used
<b>Land Use Category Description</b>	Category description of actual purpose for which the land is used
<b>Property Description</b>	Short abbreviation describing the property
<b>Site Area</b>	Total site area of parcels assigned to a valuation record
<b>Sewer flag</b>	Flag indicating if sewer is available for street connection to the property
<b>Water flag</b>	Flag indicating if water mains are available for street connection to the property
<b>Rooms</b>	Total number of rooms in the structure
<b>Bedrooms</b>	Number of bedrooms in the structure
<b>Equivalent Property Area</b>	Area in square metres for the main property that takes different area with different multipliers into account depending on the useability of each area
<b>Year Built</b>	Year built
<b>Wall</b>	Construction of structure walls (predominant material)
<b>Roof</b>	Roof cladding of the main structure
<b>Style</b>	Style of the structure
<b>Condition</b>	Condition of the structure
<b>Storeys</b>	Number of storeys above ground level
<b>Ensuites</b>	Number of ensuites/bathrooms of the structure
<b>Site Value</b>	Statutory site value of the property
<b>Notional Site Value</b>	Current notional site value
<b>Notional Capital Value</b>	Current notional capital value
<b>Valuation Date</b>	Date of Valuation
<b>Sale Price</b>	Consideration for the last sale
<b>Sale Type Code</b>	Code for the type of sale
<b>Sale Type Description</b>	Description of the type of the sale i.e. for monetary consideration, portion of land, no consideration
<b>Sale Date</b>	Transaction execution date
<b>Property Location</b>	Address of the property as a combined string
<b>Unit Type</b>	Type of Unit

DATA ATTRIBUTE	DESCRIPTION
<b>Unit Number</b>	Unit Number
<b>Floor Level Type</b>	Abbreviation of the floor level type
<b>Floor Level Number</b>	Floor Level Number
<b>Building Name</b>	Name of Building
<b>Lot Number</b>	Lot Number
<b>Street Number</b>	Street Number
<b>End Street Number</b>	End street number if the property spans more than one number
<b>Street Name</b>	Street Name
<b>Street Type</b>	Street Type
<b>Street Suffix</b>	Suffix for the street
<b>Suburb</b>	Suburb
<b>Post Code</b>	Post Code
<b>Address Descriptor</b>	Address as it appears on the plan
<b>Local Government Name</b>	The name of the local government that the property is located in
<b>Local Government Number</b>	The number of the local government that the property is located in
<b>First Owner Name</b>	Name of first owner
<b>Additional Owner Names</b>	Flag to indicate additional owners
<b>Owner Address</b>	Address of first owner
<b>Type of Title</b>	Type of Title
<b>Title Volume</b>	Title Volume
<b>Title Folio</b>	Title Folio
<b>Shape Circumference</b>	Circumference of the shape representing the property in the cadastre
<b>Shape Area</b>	Area of the shape representing the property in the cadastre



Parcel Cadastre Spatial data for each parcel including the data attributes below sourced from Land Registry related documents.

DATA ATTRIBUTE	DESCRIPTION
<b>Plan Type</b>	Type of survey plan
<b>Plan Number</b>	Plan number
<b>Parcel Type</b>	Type of parcel i.e. Allotment, Section, Piece, Block, etc.
<b>Parcel Subtype</b>	Subtype of the parcel
<b>Parcel Number</b>	Parcel number
<b>Title Type</b>	Type of title
<b>Title Volume</b>	Title volume
<b>Title Folio</b>	Title folio
<b>More Titles</b>	Only the first title for the parcel is listed, although the existence of additional parcels is flagged
<b>Floor Level</b>	Floor level of the parcel extracted from the plan. Where a parcel spreads over more than one floor, there will be more than one record
<b>Parcel Date From</b>	Creation date of the parcel i.e. deposition of the corresponding plan
<b>Parcel ID</b>	ID of the parcel in a format with space between the plan and the parcel
<b>Accuracy Code</b>	<p>The accuracy of each boundary corner is described by an accuracy code. The code ranges from 0 to 7 (improved accuracy is reflected by descending number). On digital output, this accuracy code is attached to other feature types (e.g. polygons). These coordinate values have been derived by computation (Least Squares Adjustment for example) using plan measurements and tertiary network survey marks for control.</p> <p>Note: spatial upgrades can be instigated as a result of client request.</p>
<b>Parcel Improved</b>	This field indicates parcels that have been spatially improved
<b>Parcel Identifier</b>	Parcel identifier
<b>Parcel ID</b>	Parcel ID field including the additional character for the Parcel Type
<b>Shape Circumference</b>	Circumference of the shape representing the property in the cadastre
<b>Shape Area</b>	Area of the shape representing the property in the cadastre





# Other Products



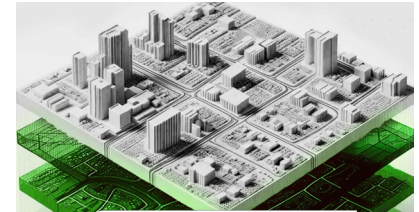
**LAND SERVICES** | **PROPERTY WATCH**

The surveillance system for property assets, providing instant alerts on activity against chosen titles.



**LAND SERVICES** | **PROPERTY EDGE**

The property research platform built to increase access to property data while building efficiency and effectiveness.



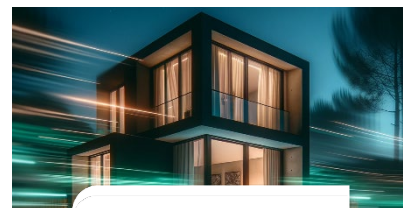
**LAND SERVICES** | **CADASTRAL DATA**

Daily updated cadastral data available for every property in SA with the ability to add multiple layers of property data.



**LAND SERVICES** | **PREMIUM CONSULTING**

Helping medium to large developments save time and money by reducing requisitions and increasing accuracy.



**LAND SERVICES** | **FAST TRACK**

Enabling the processing of time sensitive property transactions to within 3 days of lodgment.



**LAND SERVICES** | **Certificate of Ownership**

The Certificate of Ownership contains official details directly taken from the South Australian Property Title Registry.



We work collaboratively with you to design a bespoke solution that solves your business needs. We can provide tabular or geographic data in a variety of formats to facilitate analysis and useability.

No two solutions are ever the same so contact us today to find out what we can do to help you.

**Talk to us**

Leader to understand what you can accomplish  
with Land Services SA:

[dataaccess@landservices.com.au](mailto:dataaccess@landservices.com.au) 