

Land Services SA
**Fees &
 Charges**
 2025-2026

**Real Property (Fees) Notice 2025
 (GST Exempt)**

1	For the registration or entry of each instrument (irrespective of the number of folios to be endorsed)—other than any registration or entry specifically provided for	\$198.00 *
2	For the registration of an instrument registering a mortgage and changing name of mortgagor(s)	\$381.00 *
3	For registering a transfer—	
	(a) where the consideration, or the capital value of the land, (whichever is the greater)—	
	(i) does not exceed \$5,000	\$198.00 *
	(ii) does not exceed \$20,000	\$221.00 *
	(iii) does not exceed \$40,000	\$243.00 *
	(iv) exceeds \$40,000	\$342.00 *
	plus \$102.00 for every \$10,000 (or part of \$10,000) above \$50,000	
	(b) where the Commissioner of State Taxation has adjudged the transfer to be exempt from stamp duty or where no <i>ad valorem</i> stamp duty is payable (other than in respect of land that is qualifying land under Section 105A of the <i>Stamp Duties Act 1923</i>)	\$198.00 *
	(c) that has been assessed pursuant to Section 71CA, 71CB, 71CBA or 71CC of the <i>Stamp Duties Act 1923</i>	\$198.00 *
4	On lodgment of a caveat under Sections 39, 80F or 223D of the Act	\$198.00 *
5	On lodgment of a priority notice under Section 154A of the Act	\$26.25
6	On lodgment of an application to extend the duration of a priority notice under Section 154G of the Act	\$13.10
7	On lodgment of notice of withdrawal of a priority notice under Section 154E of the Act	no fee
8	For a search of the details of a priority notice	no fee
9	For the deposit, or noting the revocation, of a duplicate or attested copy of a power of attorney	\$198.00 *
10	For the registration of an application to note a change of address	no fee
11	For entry of a foreclosure order (exclusive of the cost of advertising in the Gazette)	\$333.00 *
12	For a certified copy of—	
	(a) a certificate of title under Section 51A of the Act	\$40.00
	(b) a statement under Section 51D of the Act	\$40.00
13	Unless otherwise specified, for the issue of a new certificate of title	\$108.00
14	For the issue of a certificate of title—	
	(a) (limited or ordinary) on the land first being brought under the Act	no fee

(b)	to a corporation or district council for a road, street or reserve	no fee
(c)	to effect correction or amendment of title or for the convenience of the Lands Titles Registration Office in effecting registration or redesignation	no fee
15	For an application for the division of land—	
(a)	where deposit of the plan of division will not vest an estate or interest in land (except a street, road, thoroughfare, reserve or other similar open space that vests in a council or other authority or reverts to the Crown or an easement that will vest in an authority or entity in accordance with Section 223LG of the Act) in any person	\$198.00 *
(b)	in all other cases	\$496.00 *

Note—

Fees for the examination of the plan of division, deposit or acceptance for filing of the plan and for the issue of new certificates of title are payable under this Schedule in addition to this amount.

16	For an application for the amalgamation of allotments	\$198.00 *
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Note—

Fees for the examination of the plan of amalgamation, deposit or acceptance for filing of the plan and for the issue of new certificates of title are payable under this Schedule in addition to this amount.

17	For the deposit or acceptance for filing by the Registrar-General of any plan	\$183.00
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18 Unless otherwise specified, for the examination—

(a)	of a plan of survey certified correct by a licensed surveyor and lodged with or submitted to the Registrar-General (for freehold or Crown land)— plus a further \$598.00 , payable by the surveyor, if the plan is relodged or resubmitted following rejection by the Registrar-General (however, the Registrar-General may waive or reduce the further fee if the Registrar-General considers that appropriate in a particular case having regard to the work involved in examining the relodged or resubmitted plan)	\$1,191.00
(b)	of an uncertified data plan lodged with or submitted to the Registrar-General (for freehold or Crown land)	\$598.00
(c)	of a plan lodged with or submitted to the Registrar-General for the purposes of a lease of part of an allotment	\$240.00

19 For the examination—

(a)	of a plan of survey certified correct by a licensed surveyor and lodged with the Registrar-General for information purposes only	no fee
(b)	of an uncertified data plan lodged with the Registrar-General for information purposes only	no fee
(c)	of a plan of survey certified by a licensed surveyor and lodged with the Registrar-General by the Surveyor-General	no fee
(d)	of plans submitted under the <i>Roads (Opening and Closing) Act 1991</i>	no fee

20	Unless otherwise specified, for the deposit or acceptance for filing of any plan (for freehold or Crown land)	\$183.00
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21	For the deposit or acceptance for filing of a plan prepared by the Registrar-General or under the Registrar-General's authorisation	no fee
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22	For the withdrawal of any instrument, application or plan submitted for registration, deposit or acceptance for filing	\$79.00
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23	For the withdrawal of any plan of survey certified correct by a licensed surveyor and lodged with or submitted to the Registrar-General for examination	\$162.00
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24	For an application under Section 146 of the Act (exclusive of the cost of registration of the instrument of discharge)	\$263.00
25	For searching the Register Book—	
	(a) comprising a search statement from the Registrar-General’s unregistered document system, a copy of the certificate of title a check search and a historical search of the certificate of title	\$35.50
	(b) comprising a search of the electronic records of the certificate of title, the Registrar-General’s unregistered document system a check search and a historical search of the certificate of title, including access to the relevant plan image and all registered instruments and dealings recorded on that certificate of title	\$44.00
26	For a copy—	
	(a) of a registered instrument	\$13.10
	(b) of a plan deposited or accepted for filing by the Registrar-General	\$14.10 **
	(c) of a cancelled certificate of title	no fee
	(d) of any instrument, entry, document or record not otherwise specifically provided for	\$13.10
27	For requesting any of the following under the South Australian Integrated Land Information System (<i>SAILIS</i>):	
	(a) a check search of a specified certificate of title	no fee
	(b) the details of a specified document	no fee
	(c) the location of a specified document or plan	no fee
	(d) the details of a specified plan	no fee
	(e) a list of the numbers assigned to plans lodged in respect of a specified section of land in a Hundred	no fee
	(f) the details of the delivery of a specified item	no fee
	(g) the details of the delivery of documents relating to—	
	(i) a specified agent code	no fee
	(ii) a specified delivery slip	no fee
	(h) the details of a specified agent code	no fee
	(i) in respect of a specified document—a search of—	
	(i) the series in which the document was lodged; and	no fee
	(ii) any other series into which the document may, subsequently, have been moved, prior to registration of the document	no fee
	(j) a search of the location of, and the numbers assigned to, documents lodged in a specified series	no fee
	(k) a record of all documents lodged or registered under a specified name	no fee
	(l) a historical search of a specified certificate of title	\$2.85
28	For advertising in the Gazette—	
	(a) an application for a foreclosure	no fee
	(b) an application under Part 4 of the Act	no fee
	(c) an application under Part 7A of the Act	no fee
29	For reporting to a local government authority—	
	(a) a change of ownership of land (for each change of ownership reported)	\$2.75

(b)	a converted certificate of title (for each converted certificate of title reported)	\$2.75
(c)	on the subdivision of land—details of—	\$2.75
	(i) cancelled certificates of title; and	
	(ii) newly created parcels of land and new certificates of title issued in respect of those parcels; and	
	(iii) the valuation assessment for each new certificate of title issued, (for each valuation assessment reported)	
30	For reporting to the South Australian Water Corporation—	
	(a) a change of ownership of land (for each change of ownership reported)	\$2.75
	(b) on the subdivision of land—details of—	\$2.75
	(i) cancelled certificates of title; and	
	(ii) newly created parcels and new certificates of title issued in respect of those parcels, (for each new certificate of title reported)	
31	For providing miscellaneous reports of changes of ownership of land to government agencies (other than the South Australian Water Corporation)	no fee
32	For providing reports of Heritage Agreements to the administrative unit of the Public Service that is, under a Minister, responsible for the administration of the <i>Heritage Places Act 1993</i>	no fee
33	For reporting to SA Power Networks a change of ownership of land (plus an additional fee of \$5.95 for each change of ownership reported)	\$42.50
34	For a copy of any of the following documents under the <i>Bills of Sale Act 1886</i> :	
	(a) a document filed under Section 11A of the <i>Bills of Sale Act 1886</i>	\$13.10
	(b) a registered bill of sale or a discharge, extension or renewal of a bill of sale	\$13.10
	(c) any other document	\$13.10
35	For a copy of a plan under the <i>Strata Titles Act 1988</i> (including provision of the unit entitlement sheet)	\$14.10 **
36	For a copy of a plan under the <i>Community Titles Act 1996</i> (including provision of the lot entitlement sheet)	\$14.10 **
37	For providing a lodgement support service suite in respect of electronic lodgement (known as LSS 1) consisting of—	\$18.10
	(a) supply of title data for completion of electronic document forms	
	(b) unlimited title activity checks	
	(c) unlimited lodgement verifications for lodgements which reference title	
38	For providing a lodgement support service suite in respect of electronic lodgement (known as LSS 2) consisting of—	\$14.10
	(a) supply of title data for completion of electronic document forms	
	(b) unlimited lodgement verifications, for lodgements which reference title	
39	For providing a lodgement support service suite in respect of electronic lodgement (known as LSS 3) consisting of the resupply of title data for electronic documents forms if original data for the title has already been supplied	no fee

Registration of Deeds (Fees) Notice 2025 (GST Exempt)

1	For registering—	
	(a) an instrument of conveyance, a legal or equitable mortgage or any other instrument	\$183.00
	(b) an instrument of conveyance, mortgage or other instrument that has been dated 30 years or more prior to production for registration	No fee
2	For depositing a deed, agreement, writing, assurance, map or plan	\$27.25
3	For enrolling an instrument	\$27.25
4	For a copy of an instrument that has been registered, deposited or enrolled	\$13.10

Roads (Opening and Closing) (Fees) Notice 2025 (GST Exemption)

1	On deposit with the Surveyor-General of preliminary plan and statement under Section 9 of Act	\$319.00
2	For notification of a proposed road process by the Surveyor-General under Section 10 of Act (payable, on deposit of the preliminary plan and statement, by the council commencing the road process)	\$894.00
3	On deposit with the Surveyor-General of a survey plan under Section 20 of Act—	
	(a) examination fee—	
	(i) where the plan is an uncertified data plan	\$598.00
	(ii) where the plan is a survey plan certified by a licensed surveyor	\$1,191.00
	plus a further \$598.00, payable by the surveyor, if the plan is resubmitted following rejection by the Surveyor-General. (However, the Surveyor-General may waive or reduce the further fee if the Surveyor-General considers that appropriate in a particular case having regard to the work involved in examining the resubmitted plan.)	\$598.00
	(b) administration fee (payable in addition to examination fee)	\$294.00
4	On deposit of any other document with the Surveyor-General under Section 20 for which a fee is not otherwise provided in this Schedule (in addition to the fees payable in relation to the deposit of a survey plan)	\$221.00 per document
5	For notification of an order or a notice by the Surveyor-General under Section 34 or Section 37 of Act (payable prior to notification)	\$221.00
6	For the withdrawal of a document (other than a survey plan) submitted to the Surveyor-General	\$79.00
7	On application for a road width declaration by the Surveyor-General under Section 38	\$84.50

Worker's Liens (Fees) Notice 2025 (GST exempt)

1	For lodging a notice of lien (Section 10(3))	\$198.00 *
2	For entering a memorandum of cessation of lien (Section 16)	\$198.00 *
3	If a notice of lien or an application to enter a memorandum of cessation of lien is withdrawn before the appropriate memorandum is entered, the fee payable is reduced to	\$79.00

Note—

A fee is payable for entering a memorandum of withdrawal of lien under the *Real Property Act 1886*.

**Community Titles (Fees) Notice 2025
(GST exempt)**

1	Examination of plan to be lodged with application under Act before application is lodged (Section 144 of Act)—	
	(a) for application for division of land by plan of community division (Section 14 of Act)—	
	(i) if there are 5 lots or less	\$598.00
	(ii) if there are more than 5 lots	\$1,191.00
	(b) for any other application	\$598.00
2	Application for division of land by plan of community division (Section 14 of Act)—	
	(a) for examination of application	\$496.00 *
	(b) for examination of plan of community division not subject to prior approval under Section 144 of Act—	
	(i) if there are 5 lots or less	\$598.00
	(ii) if there are more than 5 lots	\$1,191.00
	(c) for deposit of plan of community division	\$183.00
	(d) for each lot requiring issue of certificate of title	\$108.00
	(e) for filing of scheme description	\$198.00 *
	(f) for filing of by-laws	\$198.00 *
	(g) for filing of development contract	\$198.00 *
3	Application to amend schedule of lot entitlements (Section 21 of Act)	\$198.00 *
4	Filing of copy of certified scheme description as amended (Section 31 of Act)	\$198.00 *
5	Filing of certified copy of by-laws as varied (Section 39 of Act)	\$198.00 *
6	Maximum fee for purchase from corporation of copy of by-laws (Section 44 of Act)	\$60.50
7	Fee for purchase from Registrar-General of copy of by-laws filed with plan of community division (Section 44 of Act)	\$13.10
8	Filing of certified copy of development contract as varied or agreement to terminate development contract (Section 50 of Act)	\$198.00 *
9	Maximum fee for purchase from corporation of copy of development contract (Section 51 of Act)	\$60.50
10	Fee for purchase from Registrar-General of copy of development contract filed with plan of community division (Section 51 of Act)	\$13.10
11	Application for amendment of deposited community plan (Section 52 of Act)—	
	(a) for examination of application	\$376.00*
	(b) for examination of plan to be substituted or sheets of plan to be substituted or added if plan not subject to prior approval under Section 144 of Act	\$598.00
	(c) for each lot requiring issue of certificate of title	\$108.00
	(d) for filing of amended scheme description	\$198.00
12	Application for division of development lot in pursuance of development contract and consequential amendment of community plan (Section 58 of Act)—	
	(a) for examination of application	\$376.00 *
	(b) for examination of plan to be substituted or sheets of plan to be substituted or added if plan not subject to prior approval under Section 144 of Act	\$598.00
	(c) for each lot requiring issue of certificate of title	\$108.00

13 Application for amalgamation of deposited community plans (Section 60 of Act)—	
(a) for examination of application	\$376.00 *
(b) for examination of plan of community division not subject to prior approval under Section 144	\$598.00
(c) for deposit of plan of community division	\$183.00
(d) for each lot requiring issue of certificate of title	\$108.00
(e) for filing of scheme description	\$198.00 *
(f) for filing of by-laws	\$198.00 *
14 Application for cancellation of deposited community plan (Sections 64 and 65 of Act)—	
(a) for examination of application	\$376.00 *
(b) if application is for cancellation of primary plan—	
(i) for examination of plan that delineates outer boundaries of primary parcel	\$598.00
(ii) for filing of plan	\$183.00
(c) for each certificate of title to be issued	\$108.00
15 Application to note Court order for cancellation of community plan (Sections 64 and 67 of Act)—	
(a) for noting the order	\$376.00 *
(b) if application is for cancellation of primary plan—	
(i) for examination of plan that delineates outer boundaries of primary parcel	\$598.00
(ii) for filing of plan	\$183.00
(c) for each certificate of title to be issued	\$108.00
16 Filing of notice of appointment, removal or replacement of administrator (Section 100 of Act)	\$198.00 *
17 Filing of resolution to elect to use Act (Schedule Clause 2)	\$198.00 *
18 Submission of outer boundary plan—	
(a) for examination of plan	\$1,191.00
(b) for filing of plan	\$183.00
19 Fee for re-examination of plan when amended after approval for deposit is given	\$183.00
20 Lodgement of any other document required by Act	\$198.00 *

Survey Act 1992 (Levy Increase)

Under the provisions of Section 58 of the Survey Act 1992 the Institution of Surveyors, Australia, South Australia Division Inc. may, with approval from the Minister for Infrastructure, impose a levy on each plan certified correct and lodged in the Lands Titles Registration Office.

The Minister, at the request of the Institute of Surveyors, approved an increase to the Survey Levy from **\$145.85** to **\$182.00** effective from 1 July 2025.

Administrative and Miscellaneous Product (GST Applicable)

Producing documents to the Stamp Duties Office, per document and up stamping of documents at the Lands Titles Office	\$ 62.50 (incl GST)
Publications / Manuals	No Fee

Online subscription	No Fee
Plan Presentation Guidelines	No Fee
Cadastral Survey Guidelines	No Fee

Notes:

- * Fee includes a \$15.00 transaction fee
- ** Fee includes copyright royalty

For fees related to the Property Interest Report and other online enquiries please refer to the SAILIS Price List located at <https://www.landservices.com.au/fees>