Product Brochure

Land Services SA deliver highly valued, trusted services to the community and offer a range of property transaction and valuation services, property information product, custom data sets and reliable market insights.

landservices.com.au

LAND SERVICES SA

Land Services SA deliver a range of land information products through the South Australian Integrated Land Information System (SAILIS).

These land information products provide up to date information about land and property in South Australia and can be used for various purposes such as:

✓ Preparing certain property transactions such as transferring ownership of a property or changing the name on a Certificate of Title

✓ Searching the ownership, sales or valuation details for a property

✓ Searching historical property information

✓ Obtaining copies for Certificates of Title

✓ Tracking the progress of a lodged dealing or plan of subdivision

✓ Creating a title watch subscription

How to access SAILIS

Go to: http://www.sailis.lssa.com.au/

SAILIS is available to Account Customers and Guest Users. Account Customers have access to a large suite of products, while Guests Users' have restricted access for some products.

Apply for a SAILIS Account:

If you wish to apply to become a SAILIS Account Customer, please complete an Account Application Form

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SAILIS PRODUCTS

Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Building Details Click here to view a sample	Provides information for the dwelling on the property such as year built, building style and roof construction.	• To confirm the year built, building style, condition, wall and roof construct	• Anyone researching a property	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference (Volume/Folio) • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Property Search
Title Details Click here to view a sample	Provides current information about the title including registered proprietors, parcel details, last sales details, constraints and the valuation number(s).	• Confirm current ownership and share portions • Obtain address for notices • Obtain last sale date, sale price and sale type	• Conveyancing Practitioners • Anyone researching a property • Home buyers and investors • Property Owners • Real estate agents, valuers, surveyors, financial institutions and developers	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference (Volume/Folio) • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Seach > Property Search **OR** - Land Search > Title Details Search

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Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Dealing Image Click here to view a sample	Provides an image of a registered dealing	• View a copy of a registered dealing to obtain further details i.e. encumbrance and easement information, caveat claims • Obtain copies of By- laws, Development Contracts and Scheme descriptions for Community Lots	• Anyone researching a property	You will need to have a dealing number to begin a search in SAILIS If you do not have the dealing number, you can do a Historical Search to obtain the number. SAILIS Navigation: Image Search > Dealing Image Search

Form 1 Template
 	
Click here to view a sample
 	
Form 1 Template (Related Title)
 	
Form 1 Template (Refresh)
 	
Form 1 Template (Refresh Related Title)
	Form 1 template provides pre-populated information about agency interests in a property, delivered in the Form 1 template. This product also includes the Register Search, Check Search, Historical Search and Title and Valuation Details for the property, as well as other notices and forms necessary for vendors and purchasers.
	
	The Form 1 template (related title) provides for the inclusion of additional related titles in an order.
	
	The Form1 template refresh and Form 1 template (related title) refresh provide a refresh within 90 calendar days of the original purchase.
		• Required to finalise Form 1 contract for a potential purchaser.
		• Refresh products ordered within 90 days of the original order provide updates
			• Conveyancing practitioners
			• Real Estate Agents
				You will need to have one of the search criteria below to begin a search in SAILIS:
				   • Title Reference
				   • Address
				   • Plan/parcel
				   • Valuation No.
				
				SAILIS Navigation:
				General Search > Form 1
				
				Note: Related Titles ONLY available when purchased in conjunction with original Form1 (not purchasable separately)

Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Valuation Details Click here to view a sample	Provides capital and site value, ownership, land use and land description. Note: valuation numbers with a status of 'Proposed Current' do not display Site and Capital Values.	• Obtain current and previous site and capital value • Research property type and improvements	• Industry professionals • Home buyers and investors	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Property Search
Plan Image Click here to view a sample	Provides an image of a plan including measurements, angles and bearings, where available.	• To confirm parcel area, boundaries and easement data	• Surveyors Anyone researching a plan or parcel of land.	You will need to have a plan number to begin a search in SAILIS SAILIS Navigation: Image Search > Plan Image Search **OR** - Land Search > Property Search

Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Property Interest Report Click here to view a sample **Property Interest Report (Refresh)** **Property Interest Report (Related Title)** **Property Interest Report (Refresh Related Title)**	Property Interest Report provides information about agency interests in a property for inclusion with the Form 1 Contact. This product also includes the Register Search, Check Search, Historical Search and Title and Valuation Details for the property, as well as other notices and forms necessary for vendors and purchasers. Property Interest Report (Related Titles) allows for the inclusion of additional titles in a Property Interest Report order. The Property Interest Report Refresh and Property Interest Report (related title) refresh provide a refresh within 90 calendar days of the original purchase.	• Required to finalise a Form 1 contract for a potential purchaser. • Refresh products ordered within 90 days of the original order provide updates	• Conveyancing practitioners • Real Estate Agents	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: General Search > Property Interest Report *Note: Related Titles ONLY available when purchased in conjunction with original PIR (not purchasable separately)*

Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Register Search Click here to view a sample	Provides an authorised copy of a Certificate of Title or Crown Lease confirming ownership, land description and constraints. Titles may NOT include a parcel diagram, in these instances a Plan Image may be purchased separately. This product is often required by Councils for lodgement of building approvals. Option to include a Historical Search at no additional cost.	• Checking current ownership and share portions • Checking constraints such as easements and encumbrances • Home buyer and investor research • Research by agents • Required for development and planning applications • Completing lodgement forms for registration • Legal matters	• Conveyancing Practitioners • Anyone researching a property • Home buyers and investors • Property Owners • Real estate agents, valuers, surveyors, financial institutions and developers	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Register Search **OR** - Land Search > Property Search
Register Search Plus Click here to view a sample	Provides an authorised copy of a Certificate of Title or Crown Lease, confirming ownership, land description and constraints. This product also provides where available, the plan image and dealing images associated with the Title ***note:*** *only dealings noted under 'Schedule of Dealings' on the CT - this does not include by-laws or scheme descriptions.* *Option to include a Historical Search at no additional cost.*	• Bundled product • Checking current ownership • Home buyer and investor research • Research by agents • Required for development and planning applications • Completing lodgement forms for registration • Legal matters • Confirming parcel boundaries and area • Obtaining copies of dealings for further information i.e. easements and encumbrances affecting the property	• Conveyancing Practitioners • Anyone researching a property • Home buyers and investors • Property Owners • Real estate agents, valuers, surveyors, financial institutions and developers	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Register Search Plus

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Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
SA Water Certificate of Charges Click here to view a sample ***Note:*** *This is an SA Water product sold through SAILIS*	Provides current information about the water and sewer supply, balances outstanding, easements and encumbrances on the property.	• Obtain balances outstanding prior to property settlement	• Conveyancing Practitioners preparing documentation and settlement statement	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. <u>SAILIS Navigation:</u> General Search > SA Water
SA Water Special Meter Reading Click here to view a sample ***Note:*** *This is an SA Water product sold through SAILIS*	Provides current information about the water use and current pricing.	• Obtain water use and balances prior to property settlement	• Conveyancing Practitioners preparing documentation and settlement statements	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. <u>SAILIS Navigation:</u> General Search > SA Water
Title Image Click here to view a sample	Provides a scanned image of a non-computerised Certificate of Title or Crown Lease, with a volume reference less than 5000.	• Historical record used to research a property and trace back previous owners, land transactions and rights of way • Family history searching	• Anyone researching a property	You will need a Certificate of title Reference that has a Volume reference less than 5000. i.e. CT 4215/677. <u>SAILIS Navigation:</u> Image Search > Title Image Search

Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Title and Valuation Package Click here to view a sample	Provides current information about the title including registered proprietor, parcel details, last sales details, constraints, valuation details and building details. ***Note***: valuation numbers with a status of 'Proposed Current' do not display Site and Capital Values - these will ONLY become available when in force on 1st of July.	• Property appraisals • Summary of title and valuation data for a property	• Conveyancing Practitioners • Real estate agents • Home buyers and investors	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Property Search

SAILIS SEARCHES

Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Benefitting Name Search Click here to view a sample *(Product is not available online for Guest Users – please contact Customer Services)*	Provides a list of dealings associated with a benefitting name from 1985 to present.	• Check if a Power of Attorney has been lodged by searching the party names • Identify dealings including but not limited to mortgages, encumbrances agreements and leases associated with an individual name, company or association • To identify property previously owned by an individual, company or association	• Conveyancing Practitioners • Anyone researching property ownership • Anyone seeking to confirm if a Power of Attorney has been deposited with Land Services SA	You will need to have the name to begin this search in SAILIS. The search can be further refined by selecting a dealing type or Year. SAILIS Navigation: (Account customers ONLY) Dealing Search > Benefitting Name Search
Check Search Click here to view a sample	Displays any registered, unregistered or completed dealings and any Priority Notices lodged, extended or withdrawn within the last 90 days.	• Check if dealings, plans and Priority Notices have been lodged against a title • Conduct a Check Search prior to property settlement	• Conveyancing practitioners • Anyone researching a property	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: • Land Search > Check Search

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Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Child Search / Parent Search Click here to view a sample	Provides the parent or child title references.	• Researching a property where multiple titles have been issued including subdivisions. The search links current and previous titles • Provides new title references and plan/parcel details for cancelled (parent) titles	• Anyone researching a property	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Child-Parent Title Search
Dealing Details Click here to view a sample	Provides information about the dealing including lodgement date and lodgement party.	• Obtain details on a dealing that may not be registered • Search party names for deposited power of attorney dealings	• Anyone researching a property	You will need to have a dealing number to begin a search in SAILIS SAILIS Navigation: Dealing Search > Dealing Details Search
Dealing Location Search Click here to view a sample	Provides information relating to the location and progress of a dealing lodged for registration in Land Services SA.	• Track the status and progress of a Dealing lodged for registration	• Conveyancing Practitioners • Members of the public	You will need to have a dealing number to begin the search SAILIS Navigation: Dealing Search > Location Request Search

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Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Historical Name Index Click here to view a sample	Provides name indices for Real Property Act land ownership records from 1858 to 1975	• Historical record used to research historical land ownerships and properties	• Anyone researching family history	You will need to search by: • First letter of the surname • First letter of the company name • Year • Type (e.g. private or company) SAILIS Navigation: Image Search > Historical Name Index Search
Historical Search Click here to view a sample	Provides a list of dealings that have been lodged over a Certificate of Title or Crown Lease, with a Volume Reference greater than 5,000.	• Searching historical land transactions lodged against a Certificate of Title. • Check the title issued date	• Anyone researching a property	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Historical Search **OR** - Land Search > Property Search
Item Delivery Click here to view a sample	Provides information about delivery instructions for Titles, Dealings and Associated Dealings	• Check the last delivery details for a dealing	• Conveyancing practitioners	You will need to have a dealing number to begin a search in SAILIS SAILIS Navigation: Dealing Search > Item Delivery Search

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Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Plan Details Click here to view a sample	Provides information about the plan including lodgement party, approved date and deposit date.	• Check to see the progress and status of a plan. i.e. Approved and Deposited	• Anyone researching a plan	You will need to have a dealing number to begin a search in SAILIS SAILIS Navigation: Land Search > Plan Details Search
Priority Notice Details Search Click here to view a sample	Provides the details of the Priority Notice, including dealings subject to the Priority Notice, incoming party names and lodging agent.	• View the details of the priority notice before lodging documents for registration	• Conveyancing Practitioners • Anyone researching a property	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Priority Notice Search
Renumbered / Cancelled Click here to view a sample	Shows any valuation records that have been cancelled or have any proposed valuation numbers.	• To research current and previous valuation numbers, particularly for properties that have been subdivided	• Anyone researching valuation numbers.	You will need to have one of the search criteria below to begin a search in SAILIS: • Title Reference • Address • Plan/parcel • Valuation No. SAILIS Navigation: Land Search > Property Search

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Product Name	Description	WHAT the product is used for	WHO would order	HOW to order
Series Details Click here to view a sample	Provides a list of dealings that are linked in a series.	• Check dealings (types and numbers) lodged in a series and their status in the registration process	• Conveyancing Practitioner	You will need to have a dealing number to search in SAILIS. If you do not have the dealing number, you can order a Check Search or Historical Search to obtain the dealing number. SAILIS Navigation: Dealing Search > Series Details Search
Survey Mark Details Click here to view a sample	Provides information about the survey mark including horizontal and vertical coordinates.	• Used to confirm the status of the survey mark	• Surveyors	You will need the Survey Mark number to begin a search SAILIS Navigation: General > Survey Mark Search
Survey Plan Details Click here to view a sample	Provides information about the survey mark including associated plans.	• Used to re-establish boundaries	• Surveyors	You will need the Survey Mark number to begin a search SAILIS Navigation: Land Search > Plan Details Search
Title for Owner Name Click here to view a sample *(Product is not available online for Guest Users – must be conducted in person by attending our office and providing photo id)*	Provides a list of Certificates of Title that are linked to an owner name.	• Obtain a list of all properties currently owned by an individual, company or association	• Industry professionals • Public	You will need the name of the owner you are searching. You may also search by A.C.N. SAILIS Navigation: (Account customers ONLY) Land Search > Title for Owner Name Search

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