Data Catalogue

LAND
SERVICES
SA

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.

Contents

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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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.
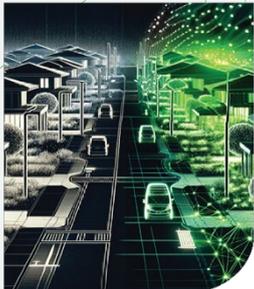
Want to know more?

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

08 8423 5094
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.
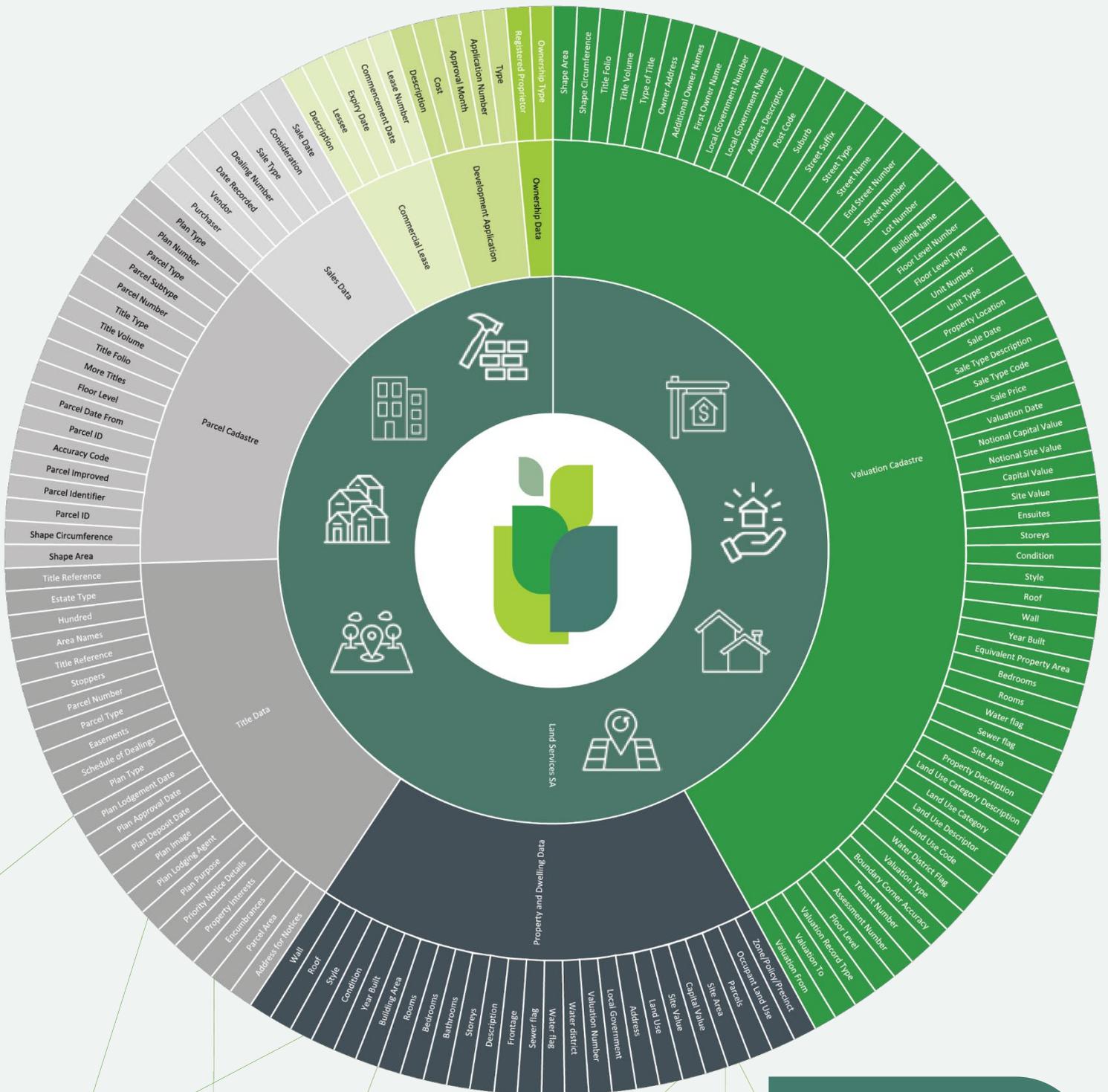
Our Data at work

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.
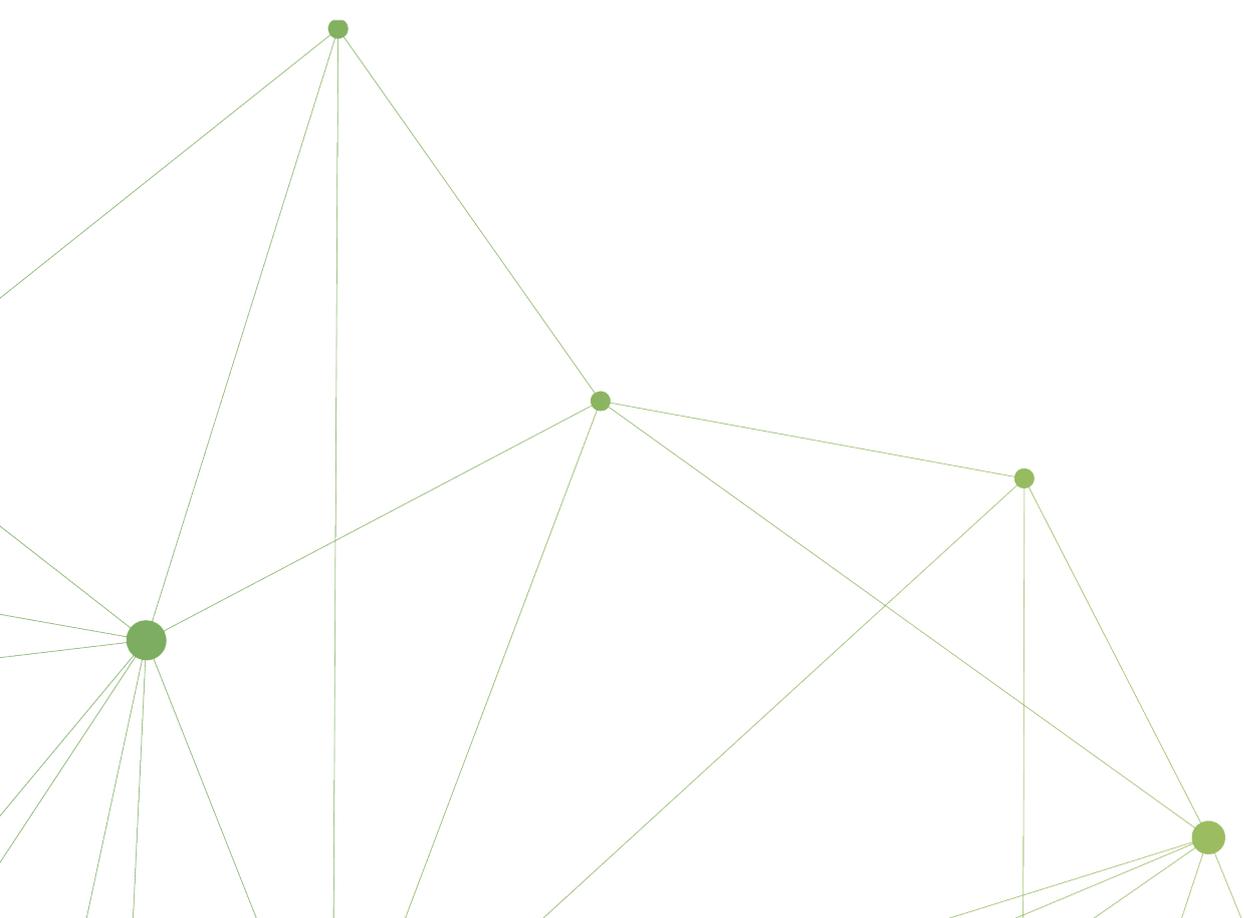
Data Attributes

## Property transactions and valuations for South Australia

Sales Data sourced from Land Registry related documents.

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

Property and Dwelling Data sourced from Valuation Services.

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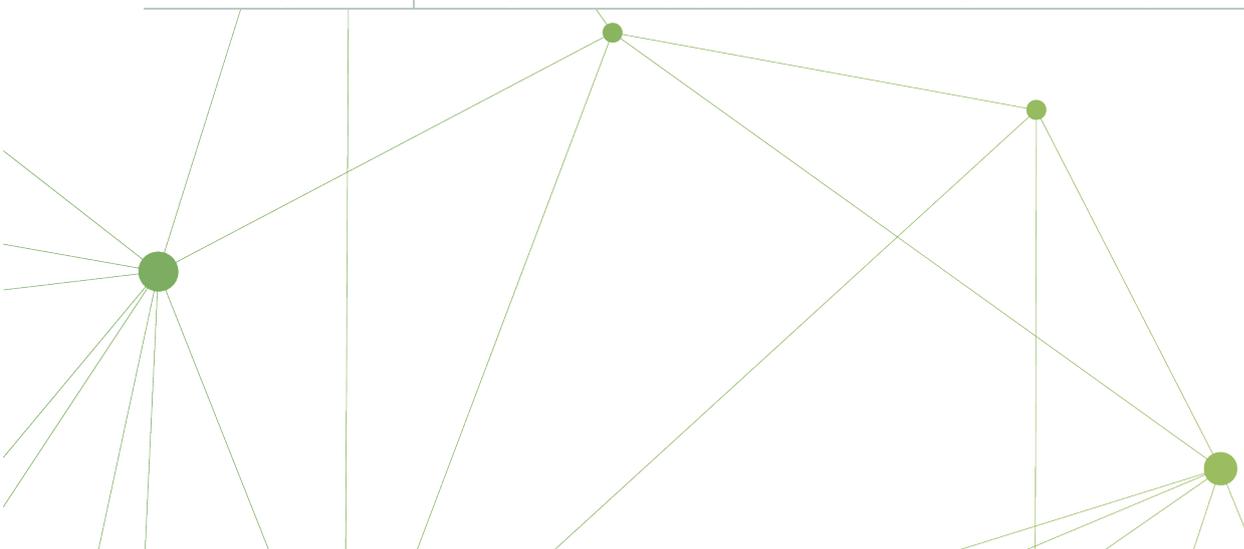
Title Data sourced from Land Registry related documents and plans.

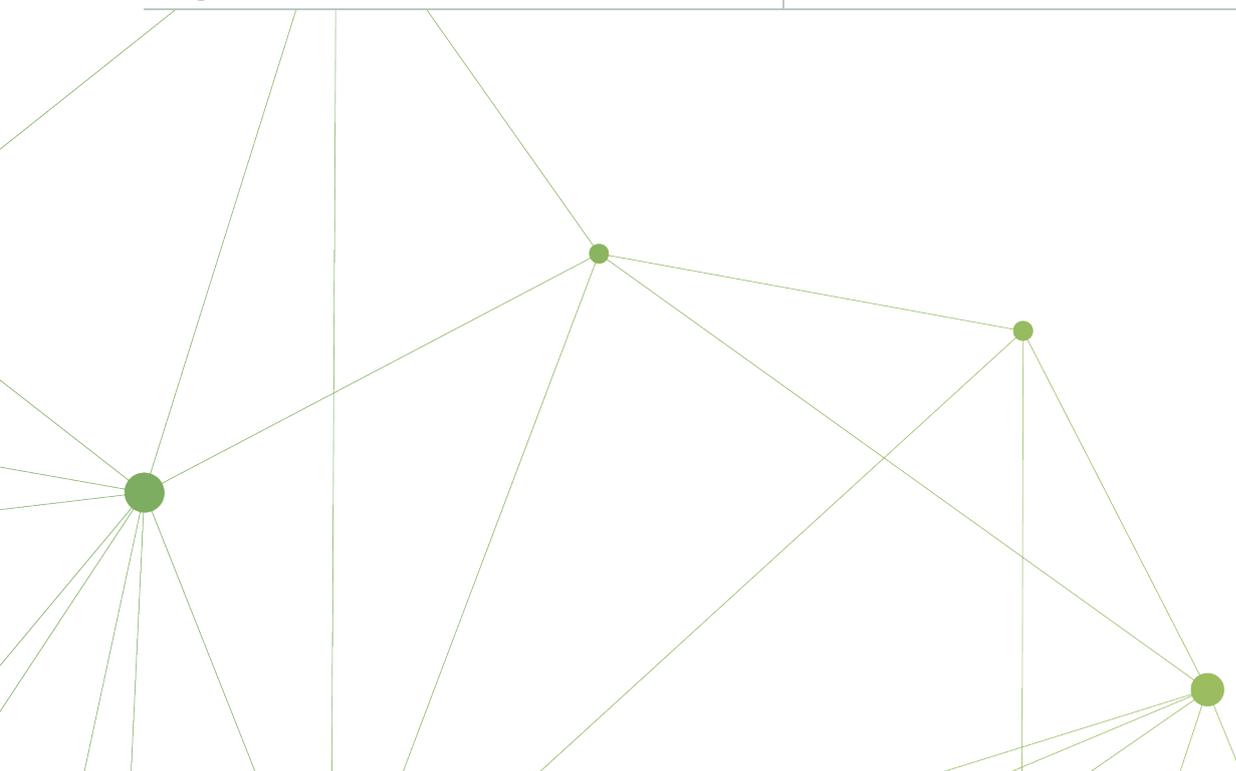| DATA ATTRIBUTE	DESCRIPTION
Title Reference	Register, volume and folio number of the title
Estate Type	The estate and interest in land (e.g.; fee simple, life, remainderman, lessee, mortgagee, encumbrancee or crown lessee)
Hundred	Hundred for the plan
Area Names	Area names associated with a plan
Title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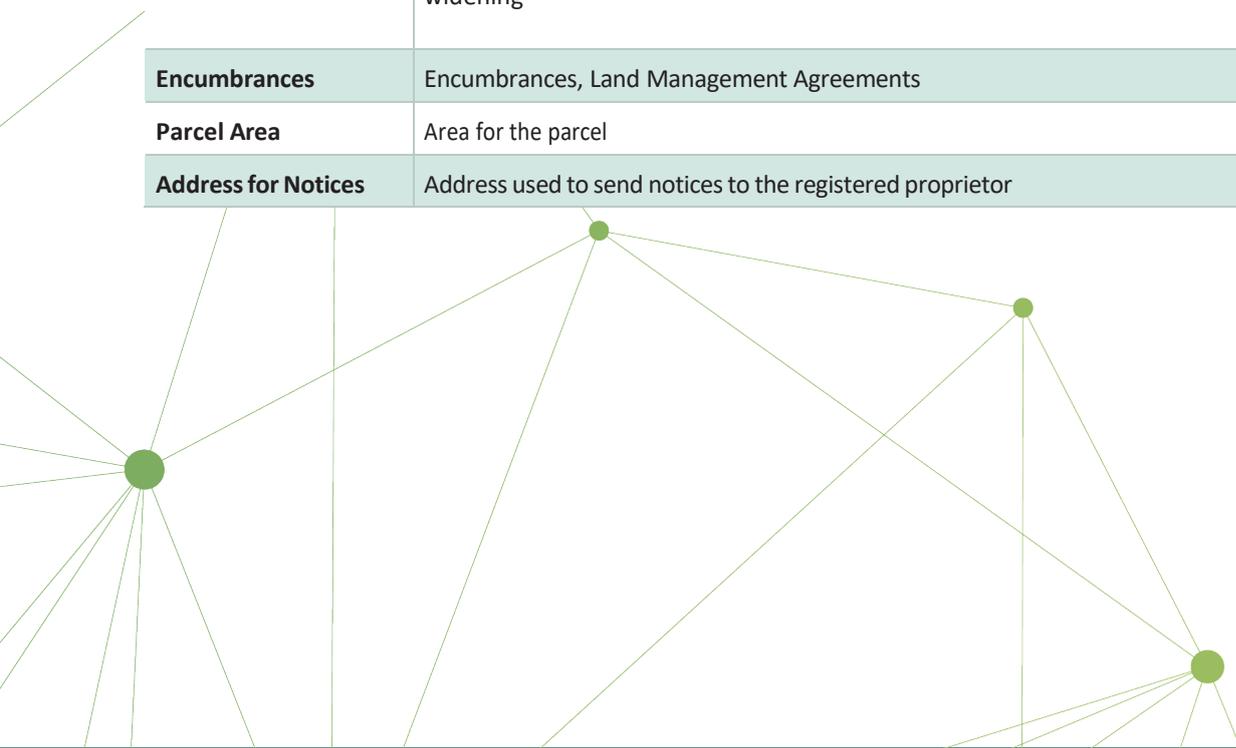
Non-division dealings Type Data sourced from Land Registry related documents and plans.

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

Commercial Lease data sourced from Land Registry related documents.

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

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

DATA ATTRIBUTE	DESCRIPTION
Ownership Type	Type of the ownership i.e. Company, Private
Registered Proprietor	Owner of the property
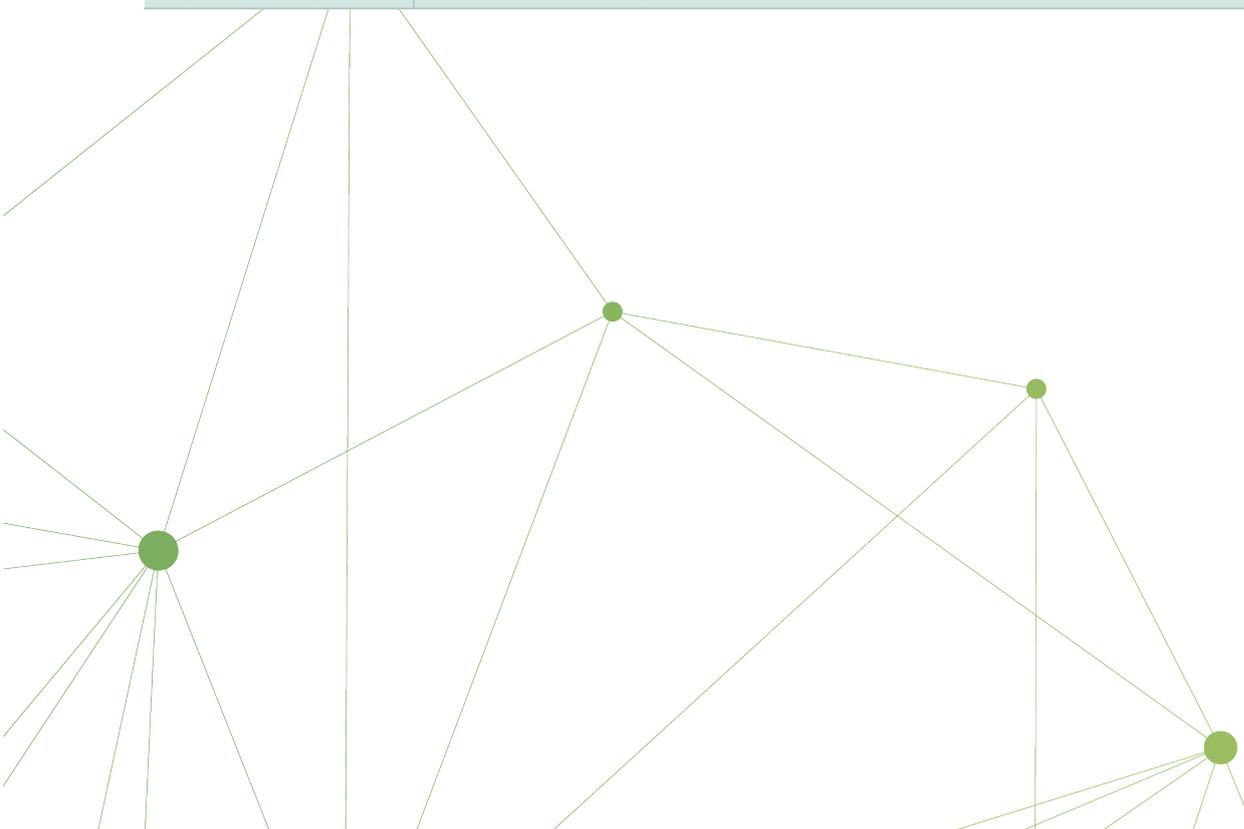
# Parcel and Valuation Cadastre Data for South Australia

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

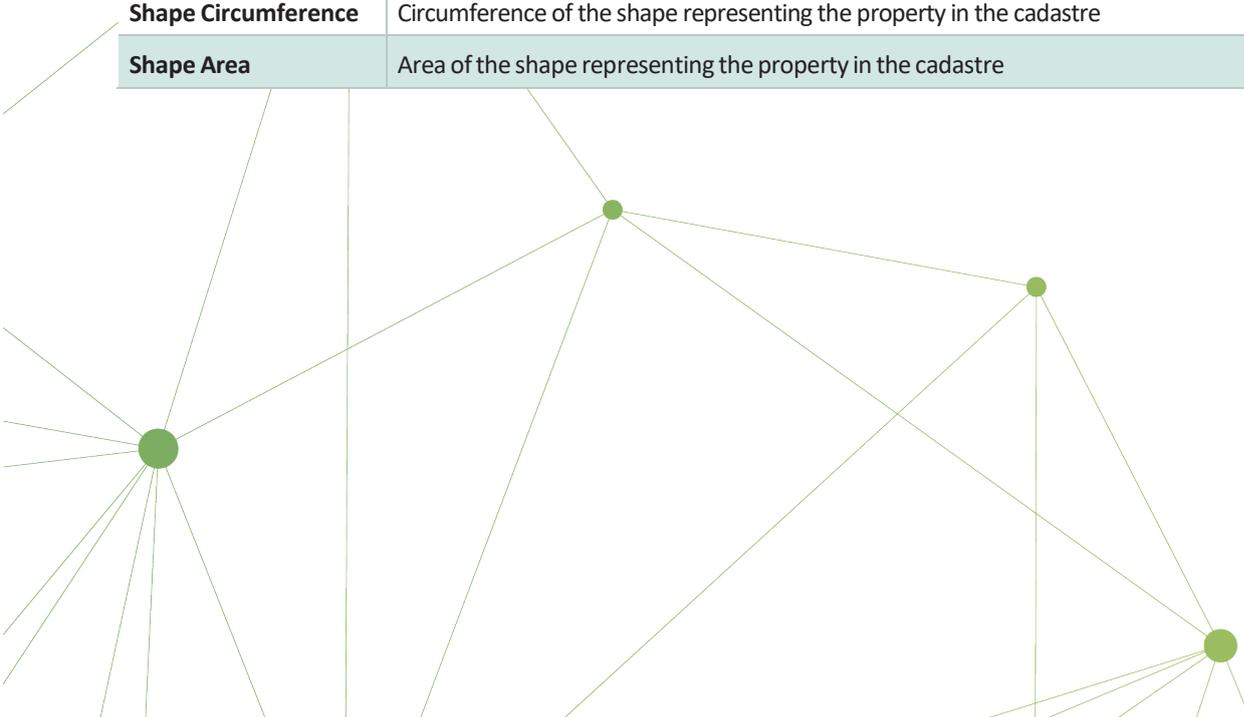| DATA ATTRIBUTE	DESCRIPTION
Valuation From	Year the Valuation Record became active
Valuation To	Year the Valuation Record ceases to be active (in the future, if any)
Valuation Record Type	Type of Valuation Record
Floor Level	Floor level of the parcel extracted from the plan. There is more than one row for each parcel that spreads more than one floor.
Assessment Number	Assessment number also known as Valuation number
Tenant Number	Number of tenants. There can be more than one row if there is more than one occupant.
Boundary Corner Accuracy	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. Note: Spatial upgrades can be instigated as a result of client request

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

DATA ATTRIBUTE	DESCRIPTION
Unit Number	Unit Number
Floor Level Type	Abbreviation of the floor level type
Floor Level Number	Floor Level Number
Building Name	Name of Building
Lot Number	Lot Number
Street Number	Street Number
End Street Number	End street number if the property spans more than one number
Street Name	Street Name
Street Type	Street Type
Street Suffix	Suffix for the street
Suburb	Suburb
Post Code	Post Code
Address Descriptor	Address as it appears on the plan
Local Government Name	The name of the local government that the property is located in
Local Government Number	The number of the local government that the property is located in
First Owner Name	Name of first owner
Additional Owner Names	Flag to indicate additional owners
Owner Address	Address of first owner
Type of Title	Type of Title
Title Volume	Title Volume
Title Folio	Title Folio
Shape Circumference	Circumference of the shape representing the property in the cadastre
Shape Area	Area of the shape representing the property in the cadastre
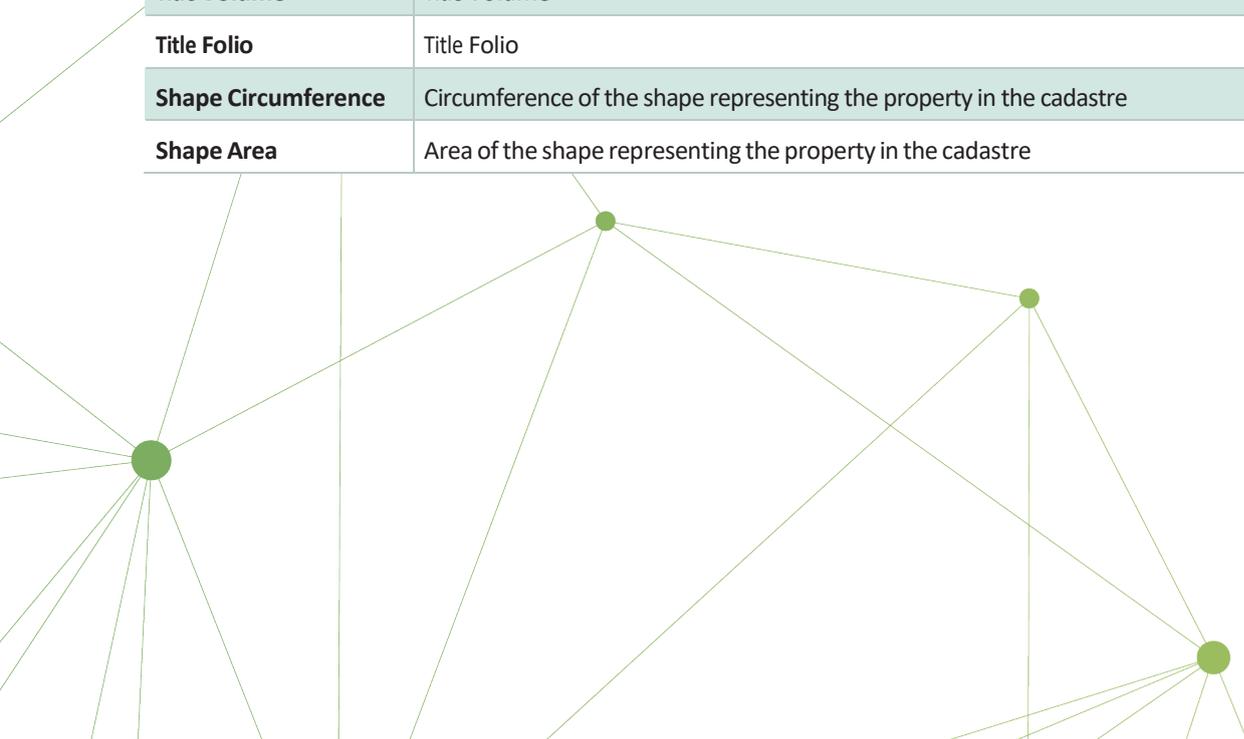
Parcel Cadastre Spatial data for each parcel including the data attributes below sourced from Land Registry related documents.

DATA ATTRIBUTE	DESCRIPTION
Plan Type	Type of survey plan
Plan Number	Plan number
Parcel Type	Type of parcel i.e. Allotment, Section, Piece, Block, etc.
Parcel Subtype	Subtype of the parcel
Parcel Number	Parcel number
Title Type	Type of title
Title Volume	Title volume
Title Folio	Title folio
More Titles	Only the first title for the parcel is listed, although the existence of additional parcels is flagged
Floor Level	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
Parcel Date From	Creation date of the parcel i.e. deposition of the corresponding plan
Parcel ID	ID of the parcel in a format with space between the plan and the parcel
Accuracy Code	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. Note: spatial upgrades can be instigated as a result of client request.
Parcel Improved	This field indicates parcels that have been spatially improved
Parcel Identifier	Parcel identifier
Parcel ID	Parcel ID field including the additional character for the Parcel Type
Shape Circumference	Circumference of the shape representing the property in the cadastre
Shape Area	Area of the shape representing the property in the cadastre

Other Products

PROPERTY WATCH

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

PROPERTY EDGE

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

CADASTRAL DATA

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

PREMIUM CONSULTING

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

FAST TRACK

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

Certificate of Ownership

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

LAND SERVICES SA

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

Our Team can help you to discover what you can accomplish with Land Services SA:

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