



Land Titles, Sales & Property Based Services NSW

For further information and assistance please contact
ABR Customer Service

1300 366 402

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www.abr.com.au

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Land Titles & Property Based Searches

ABR offers direct access to Land Titles Databases for Queensland, New South Wales and Victoria.

- Queensland Natural Resources Mines & Water
- NSW Department of Lands
- Victorian Landata

Where Property or Title information is required in states that do not offer direct access, ABR can perform the necessary searches through the 'on-line ordering' facility.

QVAS is a reference tool providing sales data, statistics, vendor and purchaser details.

SmartMaps is an innovative Queensland based mapping system that displays current information on property boundaries, valuations and sales data.

- Surveying – checking boundaries and permanent survey marks.
- Property Development – check property values, sales & notes.
- Conveyancing – provide additional due diligence checks for your customers as added value.
- Property & Land Investment – check sales dates by neighbourhood in easy to read colour charts.

Accessing ABR

Subscriber Access
New Subscribers
ABR Profile
ABR Services
ABR Corporate
Fees and Charges
Visitors
One Off Search
Contact

Welcome to Australian Business Research (ABR)
ABR is a division of Veda Advantage Information Services and Solutions Limited. ABR provides a wide range of information services to assist in business, and in particular credit decision making.

How Smart are your maps? Introducing SmartMaps
SmartMaps is an innovative Queensland based mapping system that displays current information on property boundaries, valuations and sales data.
If you are in one of the... [more >>](#)

Need more legible plans? Check out National Property Locator!
If you are constantly frustrated by the quality of plan information and would like to access information in any State or Territory within Australia, then check out the National Property Locator... [more >>](#)

Financials Give Peace of Mind
When assessing a new large account you want to be confident you are managing the risk in addition to setting a responsible credit limit to maximise the revenue opportunity for your company. The... [more >>](#)

Want to Improve your Conveyancing Process?
Australian Business Research (ABR) is proud to present QPACK, our new online Queensland Conveyancing Solution which is helping to simplify and reduce the costs associated with what has been... [more >>](#)

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Log in:
Click either '**Subscriber Access**' or '**Login**' to access the credit reporting facility.

Authentication Required

Enter username and password for "Client_Login" at <http://www.abr.com.au>

User Name:

Password:

Use Password Manager to remember this password.

OK Cancel

Log in:
Enter your '**User Name**' & '**Password**' to continue.

Excellence in Information

home | login | register | abr profile | services | corporate | fees | visitors | oneoff search | contact | my account | site map

Subscriber Access

As a subscriber to ABR OnLine you have available a range of services and several databases which can be accessed from this site. **Please note:** ABR's Internet Customer Service is available from 7.30am to 5.30pm (e.s.t), Monday to Friday.

IMPORTANT: A new pricelist is available for ABR services

[Click here for Products & Services Pricing Schedule effective 1st July 2007](#)

1. [ASIC and Business Names Database](#)
2. [ABR Credit Information Services](#)
3. [International Reports System](#)
4. [New Zealand Companies Database](#)
5. [eCAPS \(ABR's Risk Scoring System\)](#)
6. [Veda Advantage \(Formerly Baycorp Advantage\)](#)
7. [Land Titles, Sales and Property based services](#)
8. [ABR Risk Alerts](#) **NEW**
9. [Phone Book](#)
10. [Adult Population Index \(API\) Database](#)
11. [Bankruptcy](#)
12. [ABN DataMatch - ACN to ABN Conversion Service](#)
13. [REVS - Register of Encumbered Vehicles](#)
14. [VCheck - Vehicle Searches](#)
15. [ABR Gazette](#)
16. [Information Base Online](#)
17. [Infobank](#)
18. [Bureau System](#)
19. [Your Searches](#)
20. [New Zealand Company Information](#)
21. [User Self Service](#) **NEW**
22. [User Guide](#)

Select Land Titles, Sales & Property Based Services option on the menu.

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Land Titles Databases

Direct access to land Titles Databases is available in Queensland, New South Wales and Victoria.

Where Property or Title information is required in states that do not offer direct access ABR can perform the necessary searches through the 'on-line ordering' facility as indicated below:

Queensland

1. [Land Titles](#)
2. [CISP Reports](#)
3. [Land Tax Search](#)
4. [Contaminated Land Search](#)
5. [Queensland Valuations and Sales Database \(QVAS\)](#)
6. [Smartmaps](#) **NEW**

New South Wales

1. [Land Titles](#)

Victoria

1. [Land Titles](#)

On-line ordering

1. [Australian Capital Territory](#)
2. [Tasmania](#)
3. [South Australia](#)
4. [Western Australia](#)
5. [Northern Territory](#)
6. [New Zealand](#)
7. [National Property Locator](#) **NEW**

Orders for QLD, NSW & Victoria through live access.

QVAS & SmartMaps services.

Orders for other states & New Zealand are requested here and completed by ABR Customer Service.

NSW Searches

NSW – Title Search

The screenshot shows the 'New South Wales Land Titles' website. At the top left is the ABR logo. To its right is the title 'New South Wales Land Titles' and a navigation menu with 'home | main menu | search menu'. Below this is the Department of Lands logo and the NSW coat of arms. The main content area is divided into four sections: 'Database Searches', 'Name And Address Searches', 'Inquiry Searches', and 'Image Searches'. A pink arrow points from a text box at the bottom to the 'Title' link in the 'Database Searches' list.

Database Searches

- [Title](#)
- [Bulk Title](#)
- [Historical](#)
- [Land Value Search](#)
- [Lease Premises Index Search](#)
- [Lease Folio Data Extract Report](#)
- [Lots Created](#)
- [Lodge Property Equity Search](#)

Name And Address Searches

- [Owner/ Lessee Inquiry](#)
- [Previous Title](#)
- [Address Search](#)

Inquiry Searches

- [CT Inquiry \(Formerly Delivery Search\)](#)
- [Sub Folio Inquiry](#)
- [CAC Inquiry](#)
- [Document Inquiry](#)
- [Plan Inquiry](#)

Image Searches

- [Submit Image Request](#)

Your Inbox

- [Inbox](#)

Select '**Title Search**'
from the menu

To search for a NSW Title, enter the **'Item Reference'** in the space provided.



The screenshot shows the 'New South Wales Land Titles' search page. At the top left is the 'abr' logo (Australian Business Research). The page title is 'New South Wales Land Titles' with navigation links for 'home', 'main menu', and 'search menu'. The main heading is 'NSW Land Title Search' with the instruction 'Please Enter Search Details'. There is a large empty text input field for 'Item References'. To the right of this field, it says 'To find a Title Reference please do a [Owner/ Lessee Inquiry](#) [Previous Title Search](#)'. Below the input field, it states: 'Multiple searches can be performed at the same time by entering each title reference on a separate line. Multiple searches will automatically be sent to your [INBOX](#). [Click Here](#) for more details about how to use MultiRequest searches.' There is a 'Residue Search' section with a dropdown menu currently set to 'No'. Below that are two optional text input fields: 'Reference/Matter No(Optional) Field 1:' and 'Reference/Matter No(Optional) Field 2:'. At the bottom left of the search area is a 'Search' button.

Item Reference Field Help

Examples Of Valid Item References

Example:
Valid Item Reference formatting to be entered for a search.

If you require	Enter This Value
Lot 5 in Deposited Plan 10	5/10
Lot 2 in Strata Plan 25	2/SP25
Common Property Strata Plan 25	CP/SP25
Lot 2 Sec 5 Deposited Plan 15	2/5/15
Volume 12345 Folio 10	12345-10



New South Wales Land Titles

[home](#) | [main menu](#) | [search menu](#)

This search will cost **\$11.66** (including GST) if successful.

Login Name: troberts | Limit: \$4,000,000.00 | Balance: \$-22,369.84

[Approve Charge and Complete Search](#)

If the document you have requested is of a large size your browser may display a time out notice. If this occurs your document will be available in your new inbox for retrieval.

A confirmation charging screen will display.
Click '**Approve**' to complete the search

Results: NSW Title

```

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----

FOLIO: 1863/1000001
-----

          SEARCH DATE      TIME          EDITION NO    DATE
          -----          -
          9/4/2008          1:43 PM          1             24/3/1999

LAND
----
LOT 1863 IN DEPOSITED PLAN 1000001
AT QUEEN'S SQUARE
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST JAMES COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1000001

FIRST SCHEDULE
-----
THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (2 NOTIFICATIONS)
-----
1 DP1000001 THIS IS THE FIRST TITLE ISSUED IN THE INTEGRATED
TITLING SYSTEM AND REPRESENTS THE LAND UPON WHICH THE
LAND TITLES OFFICE IN SYDNEY N.S.W. AUSTRALIA IS ERRECTED
* 2 7436472 CAVEAT BY ALLAN MURRAY JAPALJARRI

NOTATIONS
-----
AD684215 NOTE: RESERVATION OF CROWN LAND RESERVE NO. 1014349 GAZ.
21/12/2007 FOL. 9992
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

2027874 PRINTED ON 9/4/2008
    
```

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NSW – Image Request

Dealing & Plan

You can search for one or multiple Images in NSW.

NSW Image Request
Please Enter Search Details

For Image request please do not enter the document type prefix in the document number field (e.g. DP11667).
Items marked with a "*" are mandatory

Document Type*	Document Number*	Reference/Matter Field 1*	Reference/Matter Field 2
Dealing		<input type="checkbox"/> ALL	<input type="checkbox"/> ALL
Dealing			

Search

Document Type*

- Dealing
- Deposited Plan
- Strata Plan
- ADIS Book and No
- Cancelled Title
- Crown Plan
- Primary Application
- SCIMS Permanent Mark
- SCIMS State Survey
- SCIMS Trig Station
- SCIMS Misc Mark
- Unknown Type

Select the '**Document Type**' using the drop menu

Enter the '**Document Number**'

The '**Reference/Matter**' fields can be populated through all searches by selecting the '**All**' box. This means you only need to enter the details once.



New South Wales Land Titles

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Available Online

	Type	Sub Type	Document Number	Pages	Format	Last Scanned	Size (KB)	Comments	Reference/Matter Field 1	Reference/Matter Field 2
<input checked="" type="checkbox"/>	Strata Plan	SP Plan	57008	5	A3	01/05/1998	164		tr	tr
<input checked="" type="checkbox"/>	Strata Plan	SP 88B	57008	3	A4	01/05/1998	82		tr	tr

Available for Manual Retrieval

Documents requested below need to be scanned by LTO. If selected additional delivery details need to be entered on the next screen.

	Type	Document Number	Format	Comments	Reference/Matter Field 1	Reference/Matter Field 2
<input type="checkbox"/>	Dealing	408972	A4	Image not available for electronic delivery	tr	tr
<input type="checkbox"/>	Dealing	128762	A4	Image not available for electronic delivery	tr	tr

Invalid reference details will not be maintained from this point forward.

A confirmation on the searched details will appear. It provides information on what is available '**Online**'. If correct, select image(s) and click on '**Get Image**'. The results will be sent to your '**Inbox**'.

Some documents may not be available immediately online and require a manual retrieval. If this is the case you will see the above screen. You can select the required documents and proceed to have them scanned by LTO. This process will take up to 3 business days.

Delivery Details

Items marked with a "*" are mandatory.

Use your own LTO Box

Box Number

Use ABR LTO Box

Box Number *

Given Name(s) *

Surname *

Phone Number *

Delivery Method *

Email Address *

Fax Number

Street Number

Street Name

Suburb

Postcode

If you request a document that is not imaged, provide your details for the Land Titles Office to send the documents when complete.

A confirmation charging screen will display. Click **'Approve'** to complete the search.



New South Wales Land Titles

home | main menu | search menu

When completed, your documents will be available in your new inbox for retrieval.

Search Details	Reference/Matter Field 1	Reference/Matter Field 2
Document Type: Strata Plan Document Number: 57008	tr	tr
Document Type: Strata Plan Document Number: 57008	tr	tr

Manual Search requests take approximately 5 business days to process. Manual requests are not available from the Inbox. For assistance please contact Customer Service on 1300 366 402.



New South Wales

home | main menu | search menu

Your results will appear in your **'Inbox'** within a few minutes.

Your request has been submitted. Please check the [INBOX](#) for the results.

Requests can take a few minutes to process. If you cannot view your request after 10 minutes please contact ABR Customer Service on 1300 366 402 for assistance.



New South Wales

home | main menu | search menu

To view the document, click on the hyperlink.

Click on the number in the table to view those documents

Menu	Description	Viewed	Unviewed	Total
nswlt	NSW Land Title Search	1	0	1
nswlt	NSW Order Document	1	0	1



New South Wales

home | main menu | search menu

The available documents will be displayed. To view, click on the hyperlink.

Click to download image in [PDF](#) format.

Number	Type	Sub Type	Filename	Size	Timestamp
1000001:E	DP	P	R167700.tiff	80 kB	2008-04-09 14:01:02

NSW – Owner Name search

NSW Owner / Lessee Inquiry

LPI NSW Disclaimer : "This information is provided as a searching aid only. The Registrar General does not guarantee that the information provided discloses details of all land/premises owned/leased by the party searched against."

The information returned relates to owners/lessees registered from 1971 onwards except in relation to current lease information which is returned from 1998 onwards. Manual indexes are available for records registered prior to 1971. Note: * indicates Lessee name.

Please Enter Search Details

Surname:

Given Name:

- OR -

Name:

Search Options

Search Order: Exact
 Any

Include Previous Purchases/ Lessee Names: Yes
 No

Reference/Matter No(Optional) Field 1:

Reference/Matter No(Optional) Field 2:

To complete an Owner Name Search enter the known details.

Search Order:

Exact – will only return results matching the exact name entered.
Any – will provide results for any combination of the name entered.

Include Previous:

If 'Yes' is selected the results will include the history of all owners.

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Results: Owner Name Search

LP NSW Disclaimer : This information is provided as a searching aid only. The Registrar General does not guarantee that the information provided discloses details of all land/premises owned/

The information returned relates to owners/lessees registered from 1971 on information which is returned from 1998 onwards. Manual indexes are available * indicates Lessee name.

Current Owner Names	Locality	Title	Dealing
Names will display here	CHERRYBROOK		
	DUBBO		
	HUNTER'S HILL	11/SP4432	T T283756
	HUNTER'S HILL	25/SP4432	T T283756
	PARRAMATTA	36/SP78518	T AD60474
	SUTHERLAND SHIRE	495/14716	T U894552
	NORTH SYDNEY	8/SP43632	T AD642782
	BATEAU BAY	3/817029	T E515079
		WAL3214	
		WAL3215	
	WAL3216		
	EUROBODALLA	1/SP65645	T AC946676
	GEURIE	1/853387	
Previous Purchases/Lessee Names	Locality	Title	Dealing
Names will display here	BATEAU BAY	8564-81	L Z245804
	WARRINGAH	9651-8	T P825292
	BLACKTOWN	8202-68	T N223530
	NORTH RICHMOND	11937-62	T P944621
	PROSPECT	13104-151	T Q961729

Results will be returned for the search criteria. Select the required result by clicking the relevant box. Click 'Search' at the bottom of the screen to continue.

The item selected will transfer through to the 'Title Search' screen. To continue, click 'Search'.

NSW – Address Search

Enter the Address details. To continue, click 'Search'.

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Address	Reference
28 VIRGINIA AVENUE, BAULKHAM HILLS	7/243116

Land Title Search

Search

A confirmation will appear. To continue select the item and click, **'Search'**.

NSW Land Title Search
Please Enter Search Details

Item References:

To find a Title Reference please do a [Owner/ Lessee Inquiry](#) [Previous Title Search](#)

Multiple searches can be performed at the same time by entering each title reference on a separate line. Multiple searches will automatically be sent to your [INBOX](#). [Click Here](#) for more details about how to use MultiRequest searches.

Residue Search

Reference/Matter No(Optional) Field 1:

Reference/Matter No(Optional) Field 2:

Search

The selected property details will transfer through to the Title search screen. To continue, click **'Search'**.

NSW – Land Value Search

The screenshot shows the 'New South Wales Land Titles' search interface. It features the ABR logo and navigation links for 'home', 'main menu', and 'search menu'. The main heading is 'NSW Land Value Search'. There are two search options: 'Land Value Search by Property Number' and 'Land Value Search by Title Reference'. Each option includes a 'Property Number' or 'Title Reference' input field, a 'Valuation Year' dropdown menu (set to 'Latest'), and two optional 'Reference/Matter No' input fields. A 'Search' button is present for each method. A pink callout box highlights that 'Property Number or Title reference can be entered in relevant fields. To continue, click 'Search'.'

This screenshot shows a confirmation charging screen. It features the ABR logo and navigation links. A pink callout box states: 'A confirmation charging screen will display. Click 'Approve' to complete the search'. Below the callout, a blue box displays the search cost: 'This search will cost \$13.34 (including GST) if successful.' Below this, a white box shows user details: 'Login Name: troberts', 'Limit: \$4,000,000.00', and 'Balance: \$-21,242.94'. A 'Approve Charge and Complete Search' button is visible. A note at the bottom states: 'If the document you have requested is of a large size your browser may display a time out notice. If this occurs your document will be available in your inbox for retrieval.'

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Results: NSW Land Value Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - LAND VALUE SEARCH

PROPERTY NO: 1836985 LGA: TWEED

ADDRESS OF PROPERTY: 440 WOYUNG RD,
WOYUNG NSW 2483

DESCRIPTION OF LAND: 1/779817

PROPERTY AREA: 79.18 HECTARES

PROPERTY DIMENSIONS: NOT AVAILABLE

VALUING YEAR: 01/07/2007 DATE VALUATION WAS MADE: 10/10/2007

ZONING USED FOR VALUATION: PROTECTION

LAND VALUE AUTHORITY: 14A(1) - ANNUAL REVALUATION

GROSS LAND VALUE: \$3,710,000

DIVISION 3 AND 4 ALLOWANCES: NOT APPLICABLE

NET LAND VALUE: \$3,710,000

LAND VALUE BASIS: 6A(1) - THE LAND VALUE IS THE FREEHOLD VALUE OF
THE LAND EXCLUDING ANY STRUCTURAL IMPROVEMENTS

OTHER ALLOWANCES/CONCESSIONS: NOT APPLICABLE

THE LAND VALUE SHOWN ABOVE IS NOT THE CURRENT LAND VALUE FOR LOCAL GOVERNMENT RATING. THE CURRENT VALUING YEAR FOR COUNCIL RATING IN THE LOCAL GOVERNMENT AREA OF TWEED IS 2005.

PRODUCED: 6 MAY 2008 10:00:32 PROPERTY STATUS AT THIS DATE: CURRENT

THIS LAND VALUE SEARCH DOES NOT CONVEY A RIGHT OF OBJECTION TO THE LAND VALUE.

THE VALUES SHOWN ARE CURRENT AT TODAY'S DATE. THE VALUER GENERAL CONDUCTS ONGOING REVIEWS OF LAND VALUES AND THEREFORE THE VALUES SHOWN MAY CHANGE.

*** END OF SEARCH ***

CLIENT REFERENCE: 2150539

NSW Sub Folio Enquiry

Provides a schedule of Sub Folios associated with a title reference.

For example:

- Details of life estates
- Shared titles



Enter the Title Reference and click, Click 'Search' to continue.

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New South Wales Land Titles
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NSW Sub Folio Inquiry

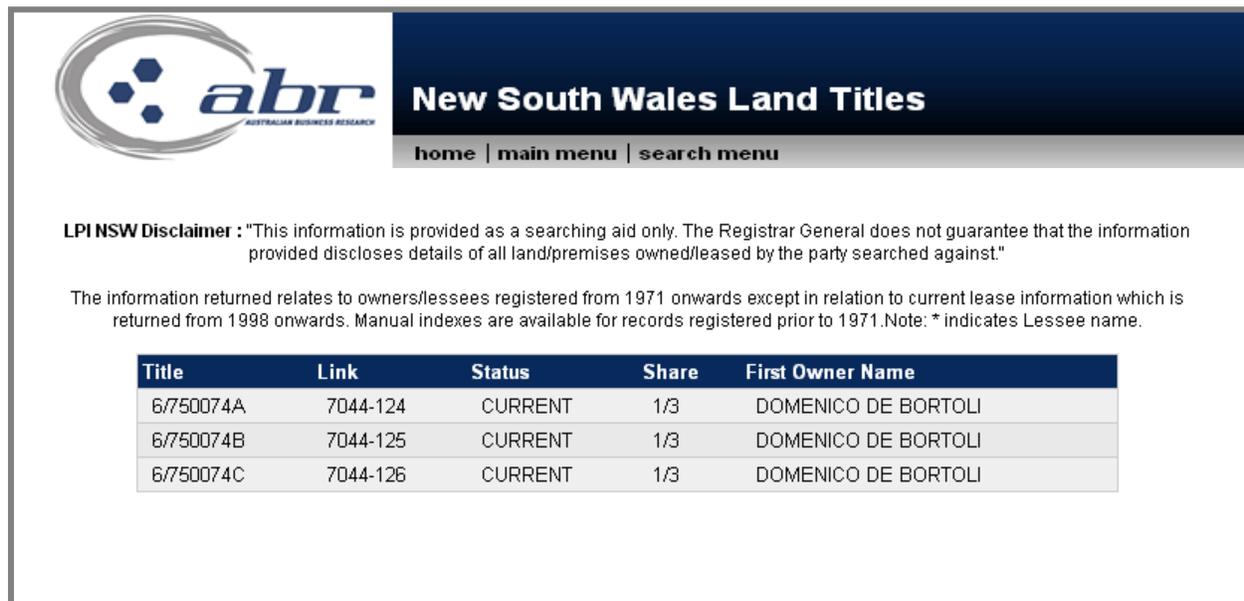
Please Enter Search Details

[Title Reference:](#)

[Reference/Matter Field 1:](#)

[Reference/Matter Field 2:](#)

Results:



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The information returned relates to owners/lessees registered from 1971 onwards except in relation to current lease information which is returned from 1998 onwards. Manual indexes are available for records registered prior to 1971. Note: * indicates Lessee name.

Title	Link	Status	Share	First Owner Name
6/750074A	7044-124	CURRENT	1/3	DOMENICO DE BORTOLI
6/750074B	7044-125	CURRENT	1/3	DOMENICO DE BORTOLI
6/750074C	7044-126	CURRENT	1/3	DOMENICO DE BORTOLI

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The information returned relates to owners/lessees registered from 1971 onwards except in relation to current lease information which is returned from 1998 onwards. Manual indexes are available for records registered prior to 1971. Note: * indicates Lessee name.

The Land & Property NSW search has returned the following in regard to your request:
Invalid Base Title

If there are no Sub Folios for the details searched, this message will appear.

CAC Inquiry

Authenticates the title to be genuine.

Enter the required data and click, 'Search' to continue.

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New South Wales Land Titles
[home](#) | [main menu](#) | [search menu](#)

NSW CT Certificate Authentication (CAC) Inquiry
 Please Enter Search Details

Title Reference:
Edition No:
Issue Date: Date: Month: Year:
First Registered Owner's Name:
CAC:

Reference/Matter Field 1:
Reference/Matter Field 2:

Information required to perform a CAC Inquiry

You will need to enter information in all the fields above and exactly as they appear on the Certificate of Title.

Warning to Customers: The Certificate Authentication Code (CAC) has been developed to improve the security of certificates of title. The CAC should be treated as confidential and should not be disclosed to any unauthorised person.

If you are contacted by anyone purporting to be Land and Property Information staff requesting your CAC, BE SUSPICIOUS. While LPI provides a service for validation of your CAC, LPI will not proactively seek or require that the CAC Inquiry service be used.

If you receive a suspicious telephone call or email in this regard do not respond. If you are uncertain or have provided any details regarding your CAC number, contact our Customer Services Manager on telephone 02 9228 6996.

Land and Property Information will never contact you and ask for your CAC number.

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Results:

Document Enquiry

Document Inquiry provides details on documents lodged through the integrated titling system (ITS). In particular, it provides details relating to;

- Dealings
- Deposited Plans
- Strata Plans
- Primary Applications
- Conversion Actions
- Part IVa Applications

Enter the required data and click, **'Search'** to continue.

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Results:

abr
AUSTRALIAN BUSINESS RESEARCH

New South Wales Land Titles

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - DOCUMENT INQUIRY

Document Number: SP57008

Document Type: STRATA PLAN

Document Status: ACTION COMPLETE

Document Status Date: 30/4/1998

Lodged By: 271Q EBSWORTH & EBSWORTH

Date Lodged: 22/4/1998

Affected Titles: CP/SP50403 8/SP50403

*** END OF SEARCH ***

2193716 PRINTED ON 14/5/2008

Australian Business Research received search result from Land and Property Information New South Wales on 14/5/2008 14:06:00

Plan Enquiry

A plan inquiry provides details on Deposited Plans (DP) and Strata Plans (SP) that have been lodged in the Integrated Titling System(ITS).

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AUSTRALIAN BUSINESS RESEARCH

New South Wales Land Titles

[home](#) | [main menu](#) | [search menu](#)

NSW Plan Inquiry

Please Enter Search Details

Plan Number: For plan searches do not enter the plan type prefix
i.e. DP or SP

Plan Type:

Reference/Matter Field No 1:

Reference/Matter Field No 2:

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Results:



New South Wales Land Titles
[home](#) | [main menu](#) | [search menu](#)

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - PLAN INQUIRY

Plan Number: DP176554
 Plan Purpose: UNRESEARCHED
 Title System: SURVEY
 Plan Registration Date: Pre 1961
 Council: *CANTERBURY
 County: CUMBERLAND Parish: ST GEORGE

* indicates council has altered since plan registration
 *** END OF SEARCH ***

128380 PRINTED ON 14/5/2008

Australian Business Research received search result from Land and Property Information New South Wales on 14/5/2008 14:40:38

NSW – Inbox



New South Wales Land Titles
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Click on the number in the table to view those documents

Menu	Description	Viewed	Unviewed	Total
nswlt	NSW Owner / Lessee Inquiry	1	0	1
nswlt	NSW Land Title Search	1	0	1
nswlt	NSW Address Search	1	0	1
nswlt	NSW Order Document	1	0	1

To view document, click on the relevant hyperlink.

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