Land Titles, Sales & Property Based Services NSW

For further information and assistance please contact
ABR Customer Service

1300 366 402 abrdata@abr.com.au 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

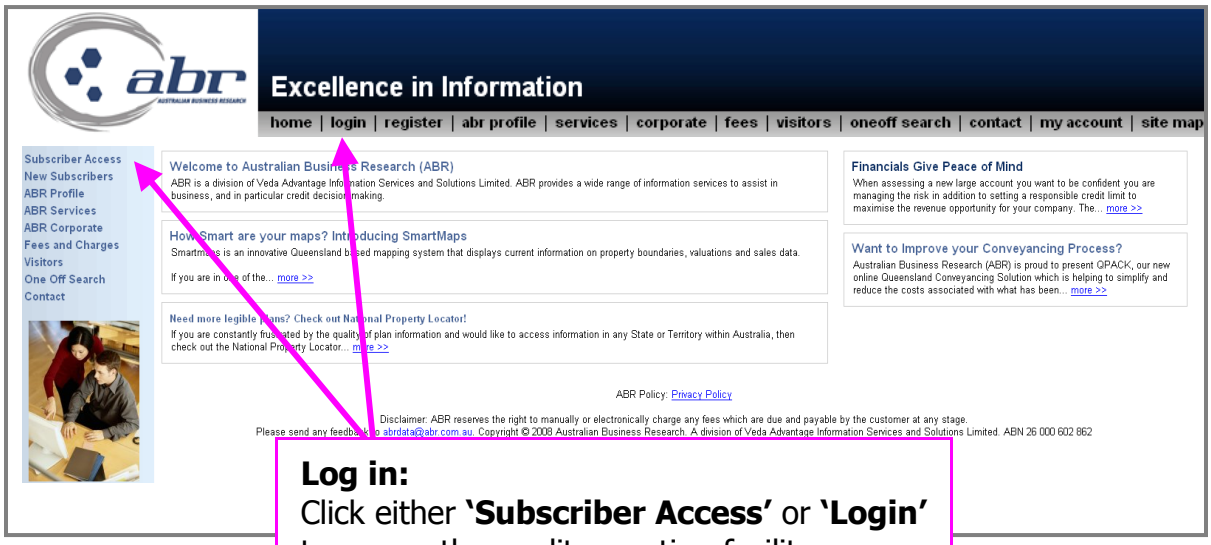
Where Property or Title information is required in states that do not offer direct access, ABR can perform the necessary searches through the 'on-line ordering' facility.

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

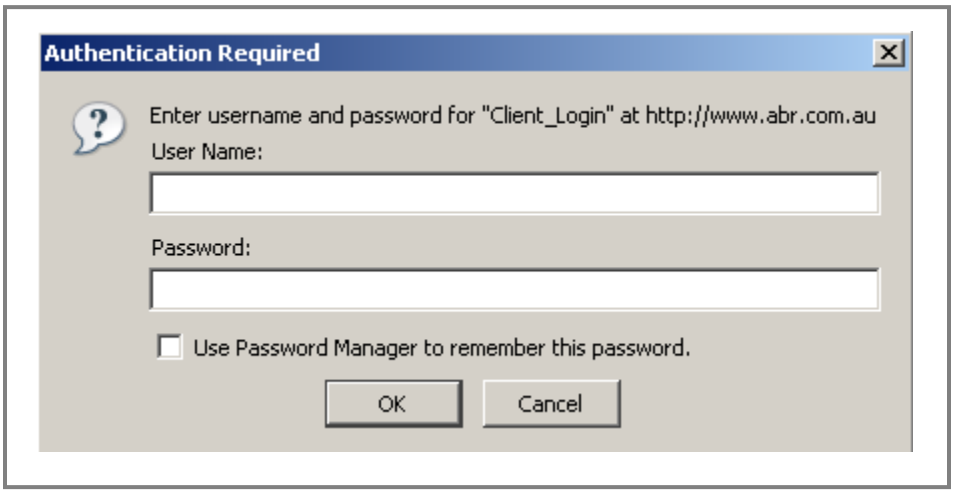
SmartMaps is an innovative Queensland based mapping system that displays current information on property boundaries, valuations and sales data.

- 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

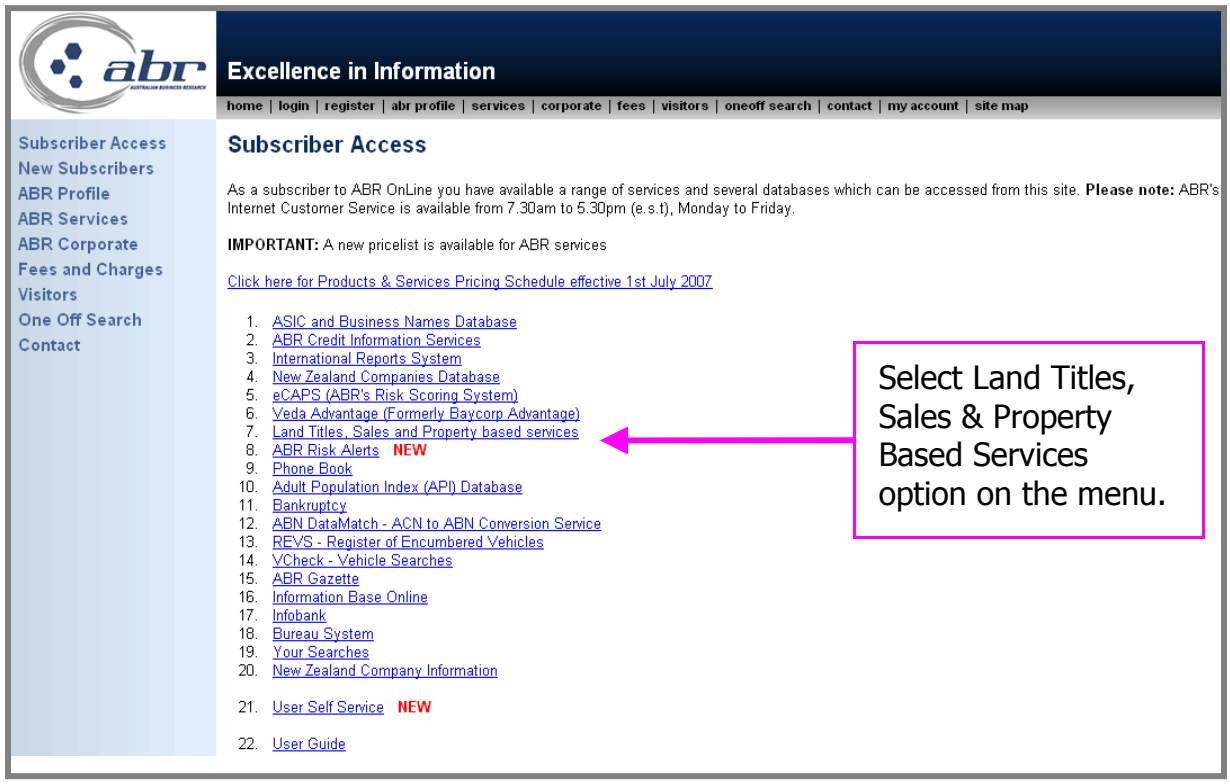


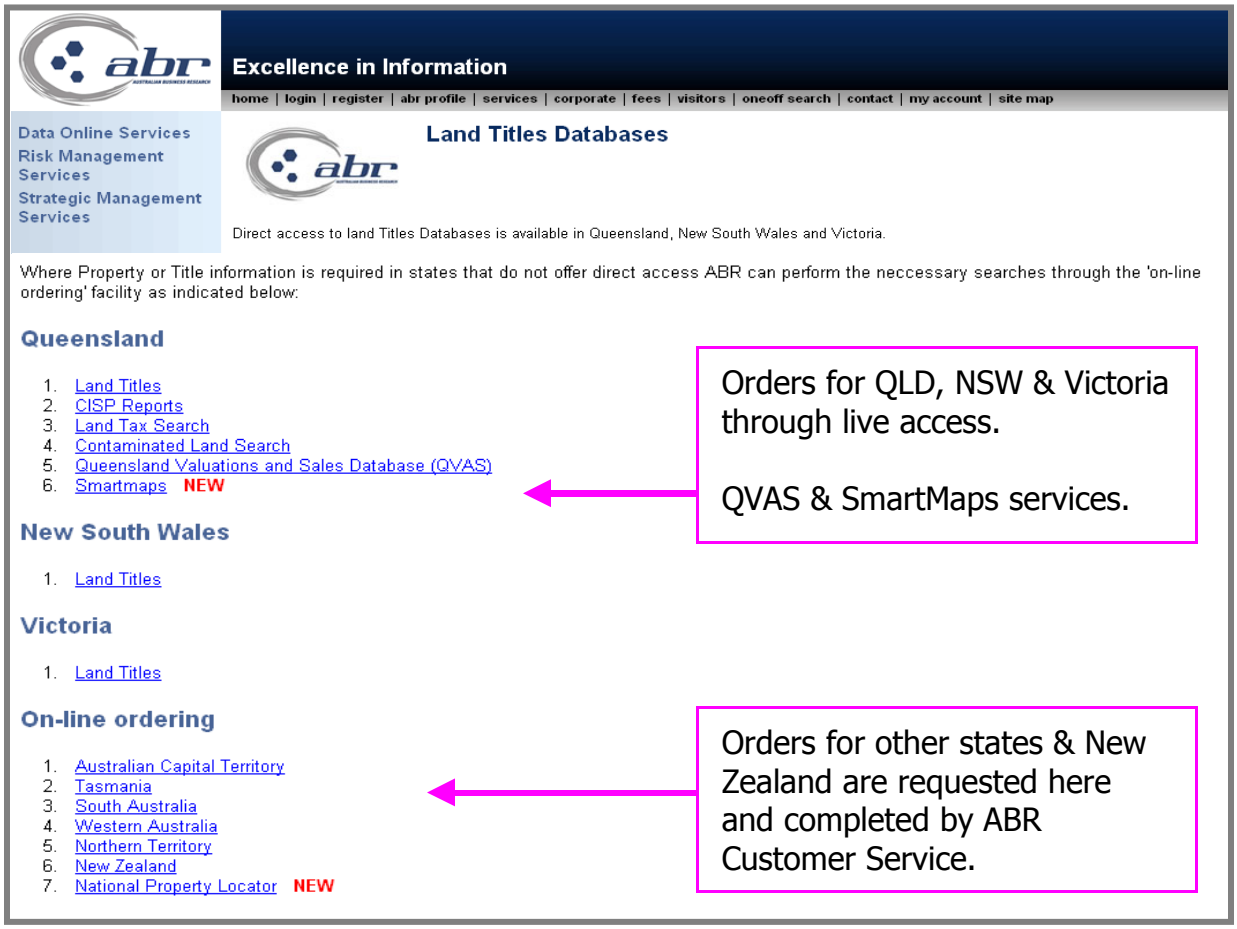
Log in:
Click either **'Subscriber Access'** or **'Login'** to access the credit reporting facility.



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

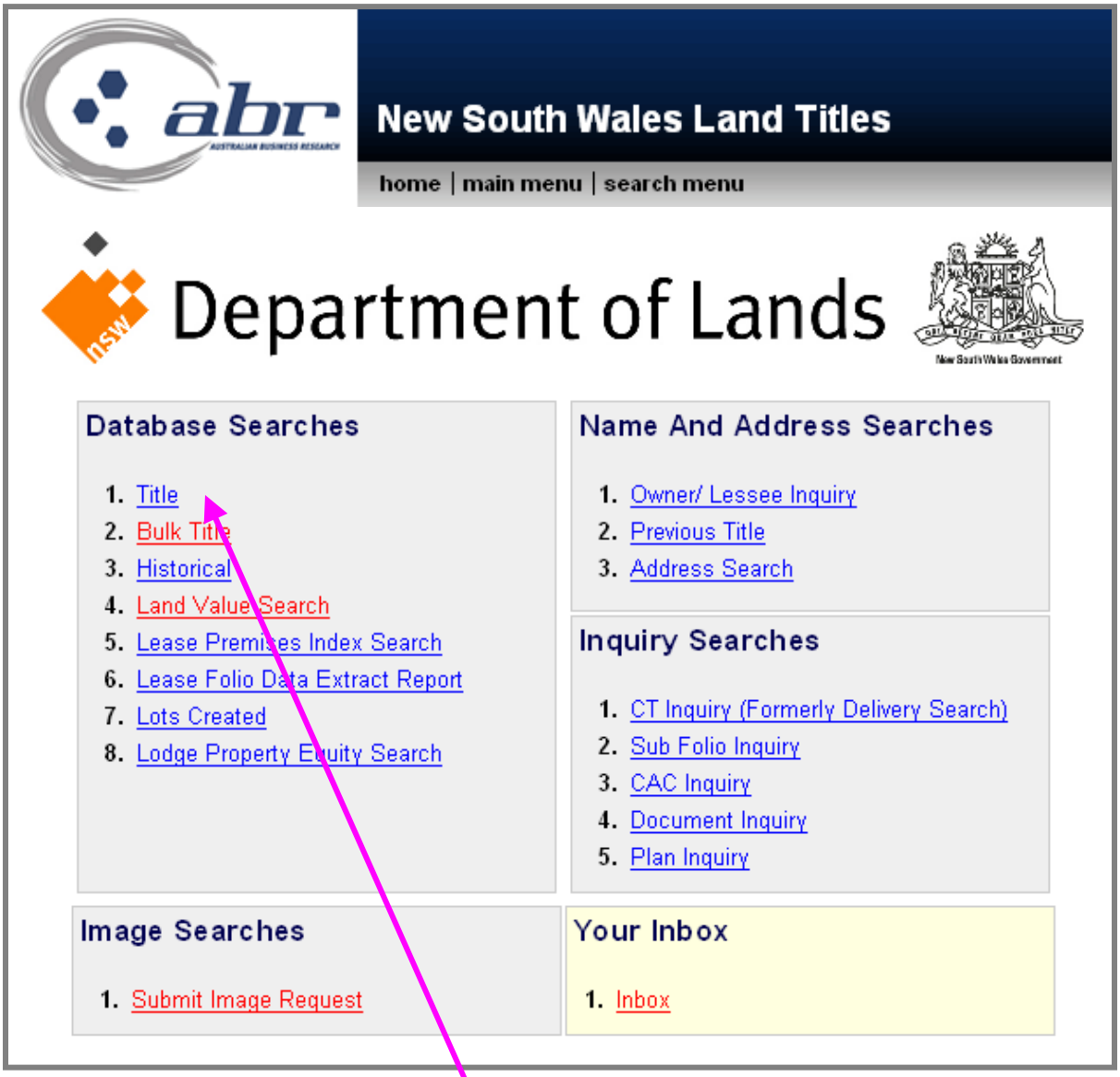
TOC


Excellence in Information
home | login | register | abr profile | services | corporate | fees | visitors | oneoff search | contact | my account | site map
Subscriber Access
New Subscribers
ABR Profile
ABR Services
ABR Corporate
Fees and Charges
Visitors
One Off Search
Contact
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.


Excellence in Information
home | login | register | abr profile | services | corporate | fees | visitors | oneoff search | contact | my account | site map
Data Online Services
Risk Management Services
Strategic Management Services
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 neccessary 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

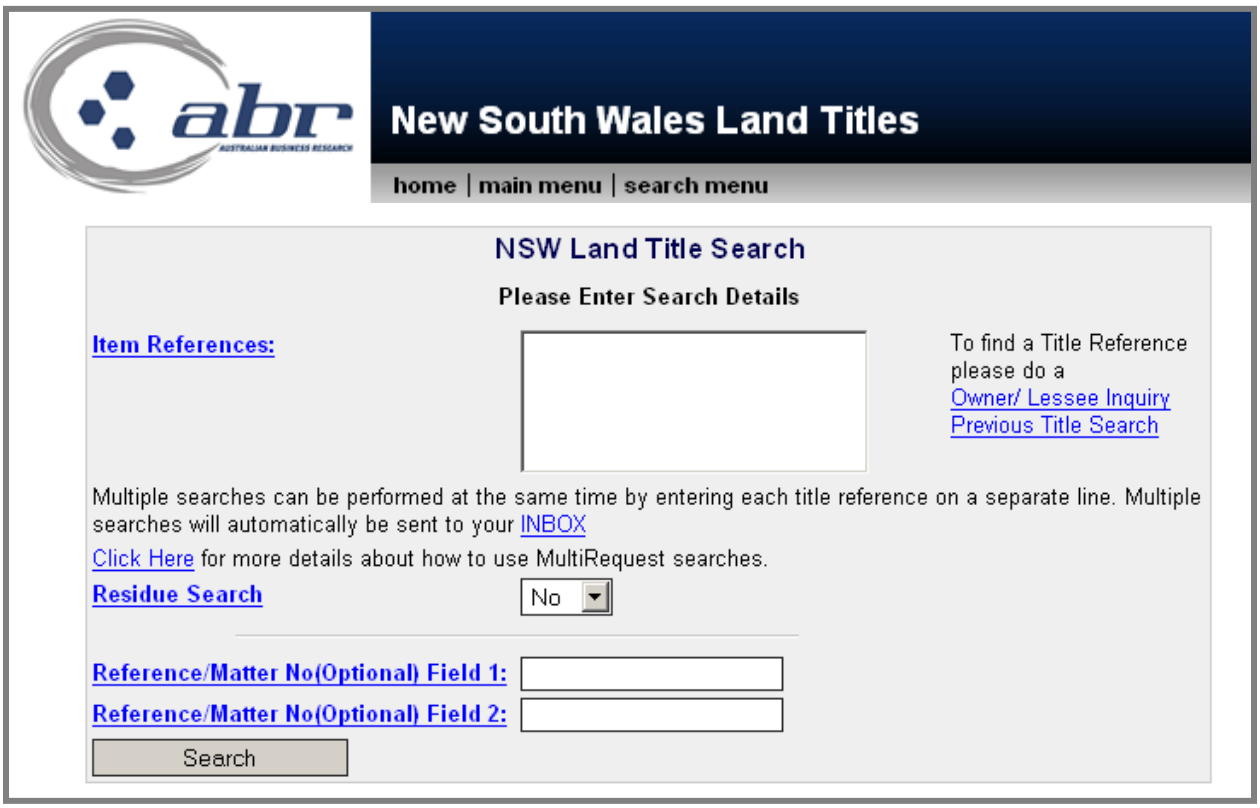
NSW – Title Search



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

TOC

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



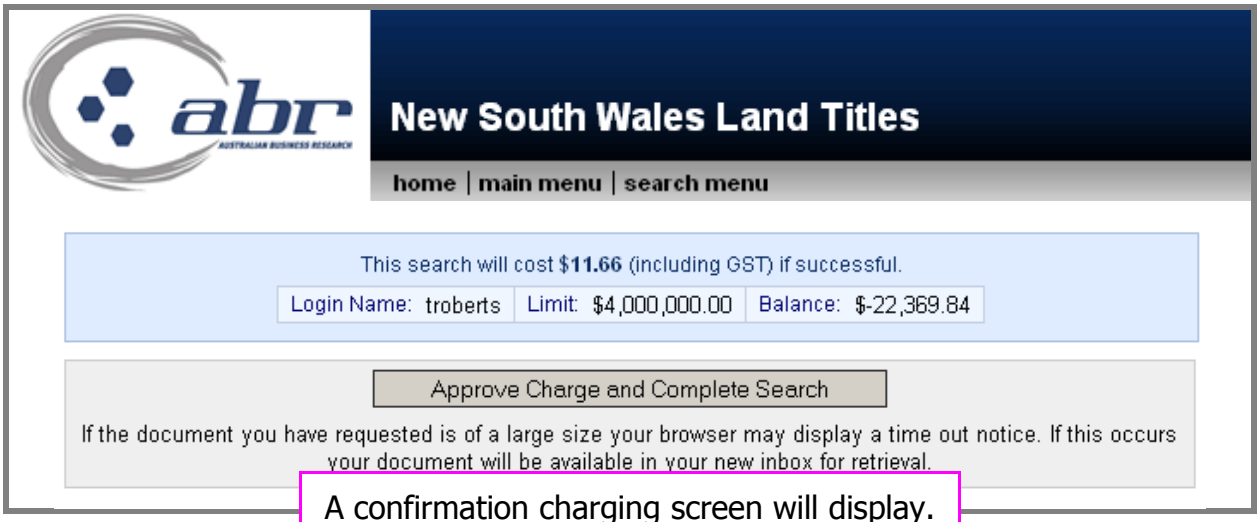
Example:
Valid Item Reference formatting to be entered for a search.

Item Reference Field Help

Examples Of Valid Item References

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

TOC



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 ERECTED
 * 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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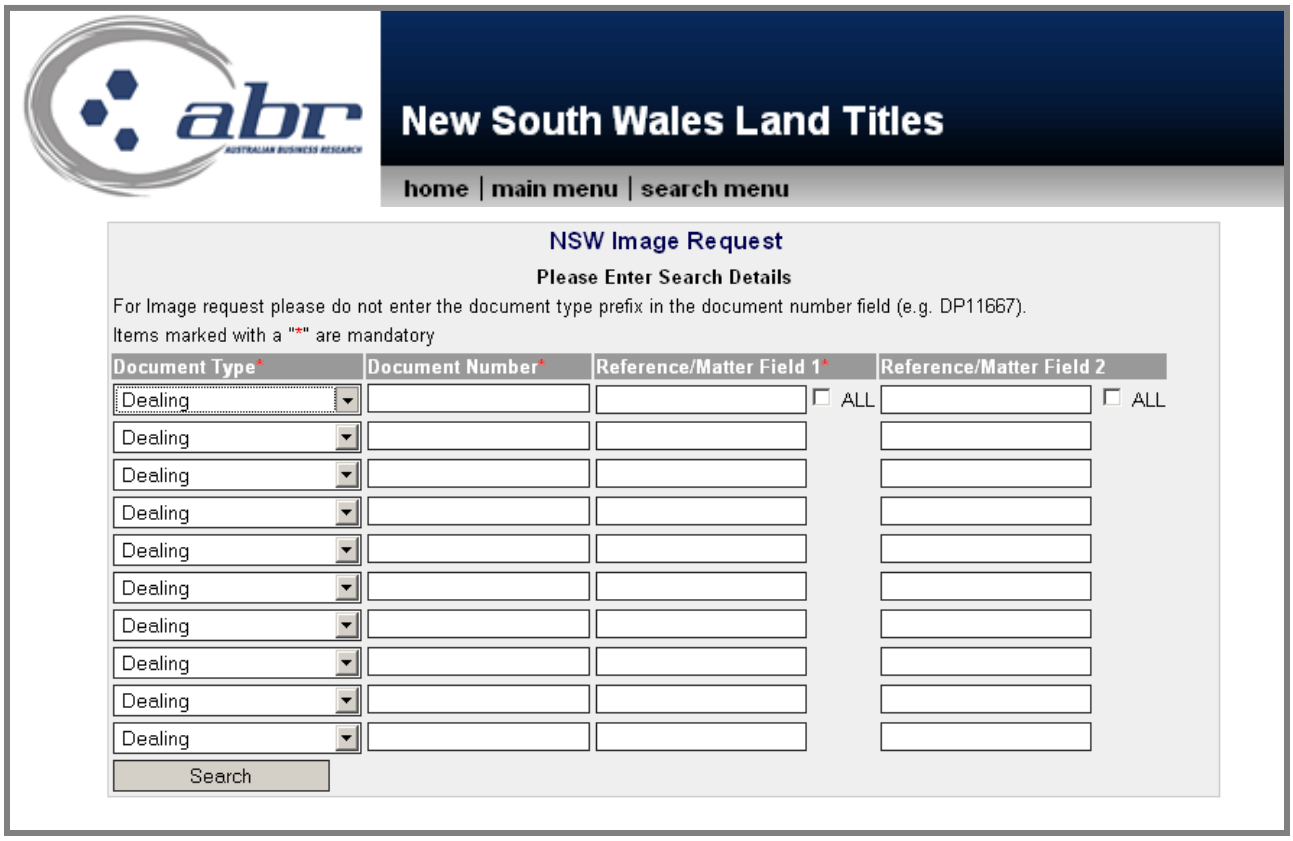
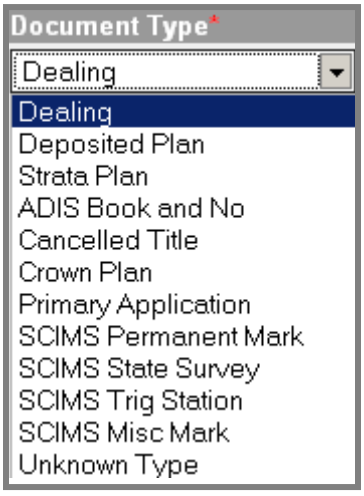
NSW – Image Request

Dealing & Plan

You can search for one or multiple Images in NSW.



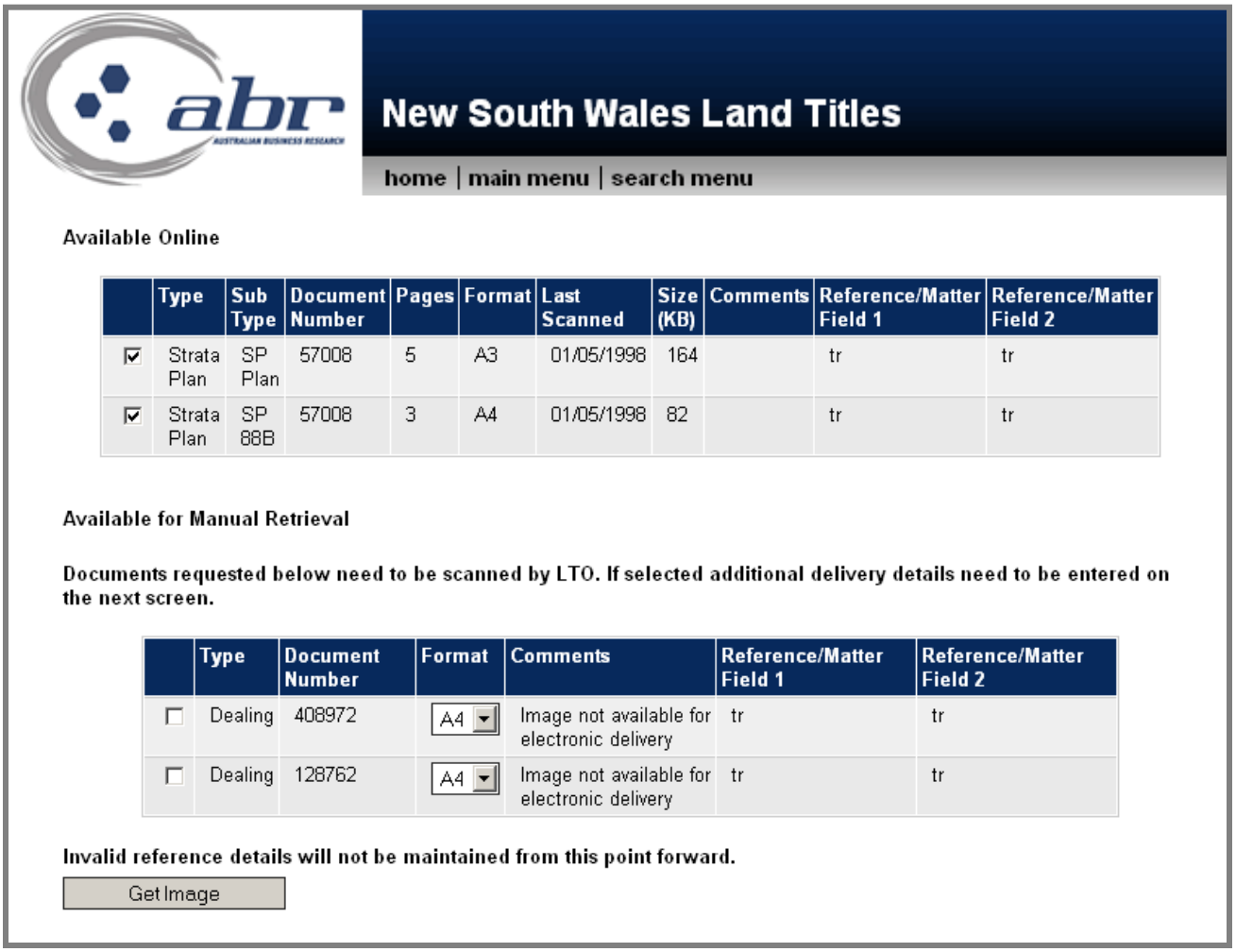


Select the **'Document Type'** using the drop menu

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.

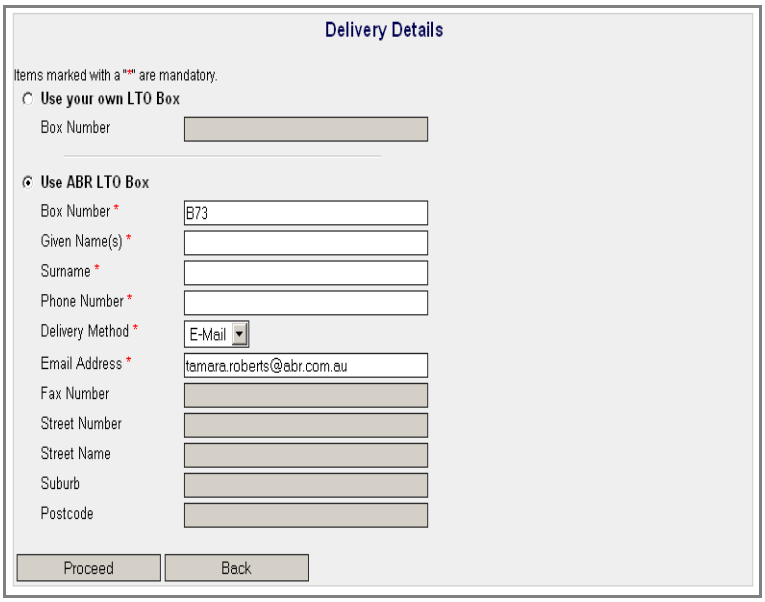
TOC



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.

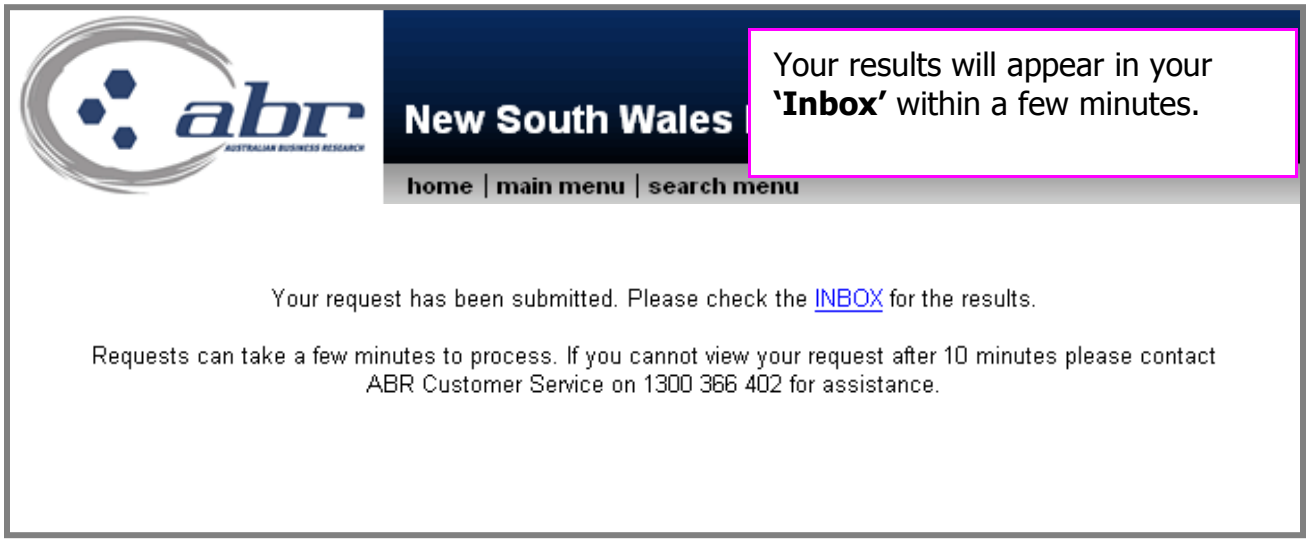
TOC

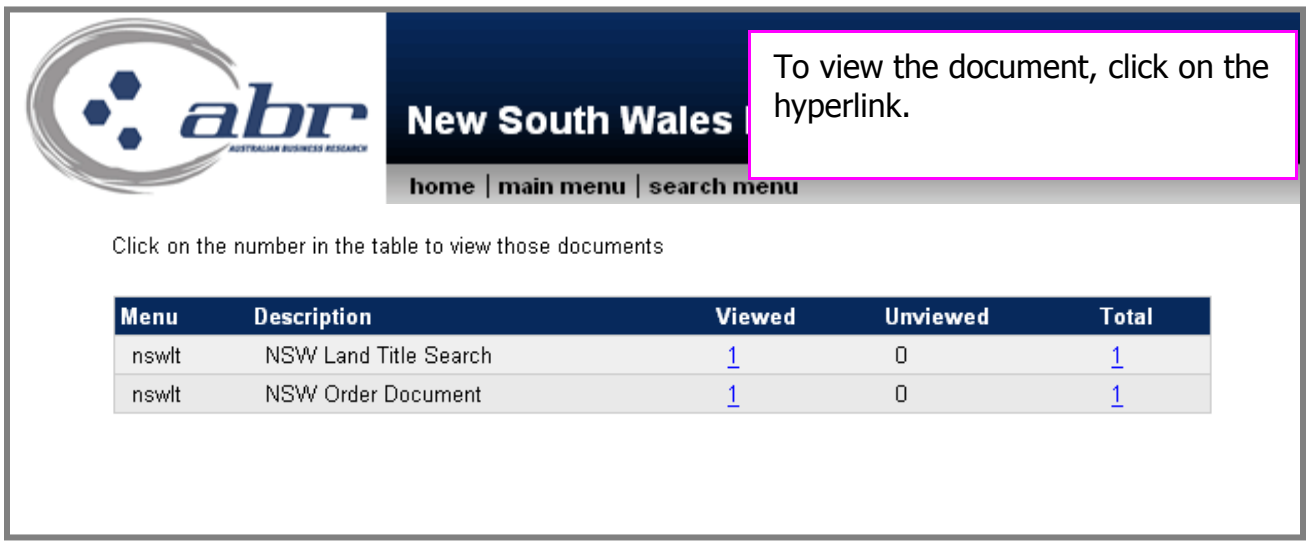


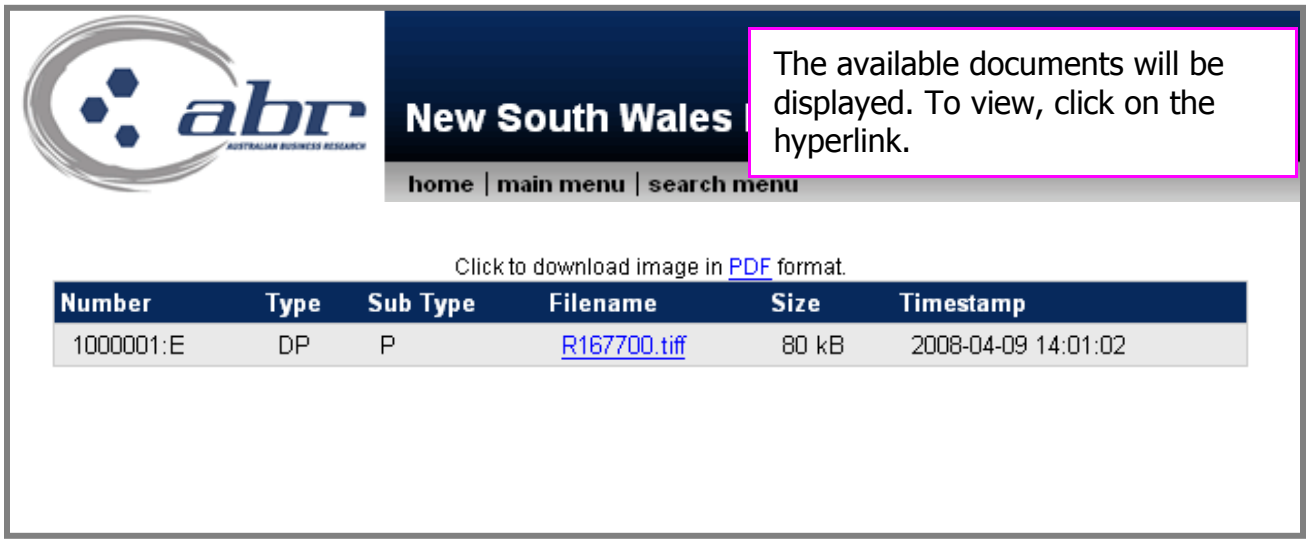
If you request a document that is not imaged, provide your details for the Land Titles Office to send the documents when complete.

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

TOC

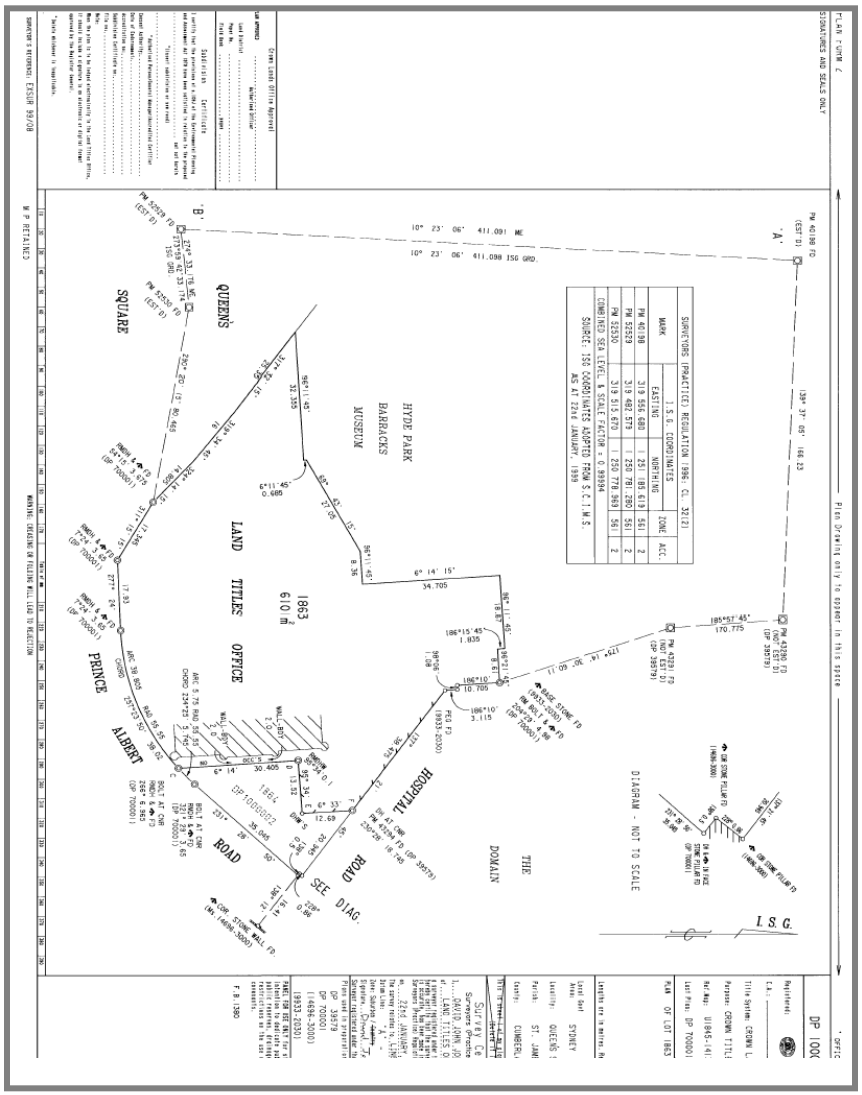

New South Wales
home | main menu | search menu
Your results will appear in your **'Inbox'** within a few minutes.
Your request has been submitted. Please check the INBOX for the results.
Requests can take a few minutes to process. If you cannot view your request after 10 minutes please contact ABR Customer 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

TOC

Results: Image

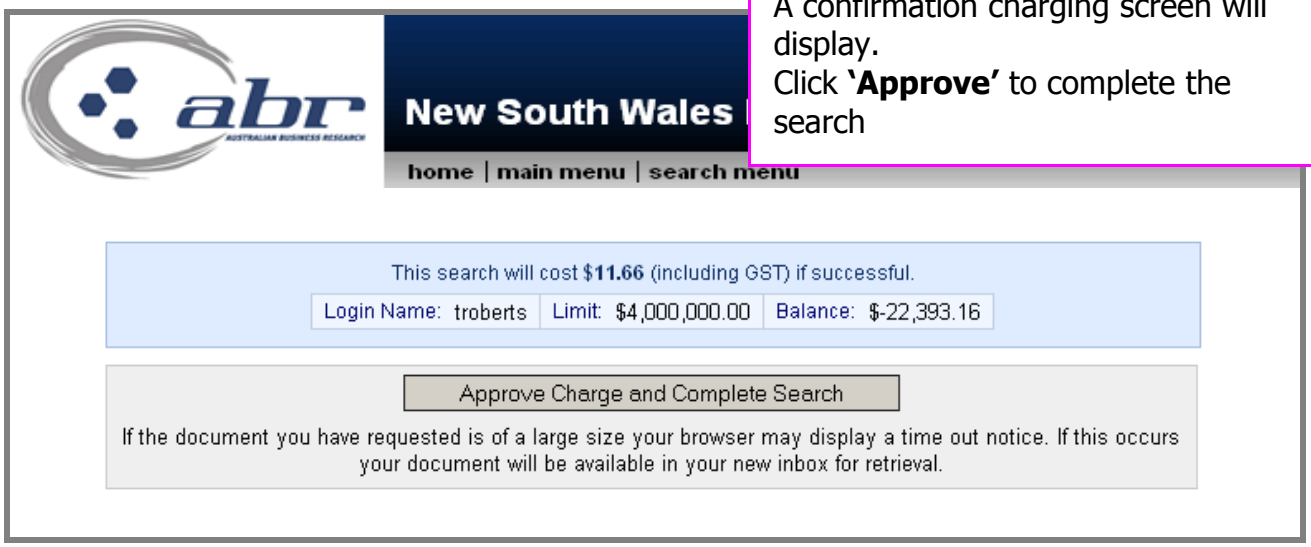


NSW – Owner Name search

To complete an Owner Name Search enter the known details.

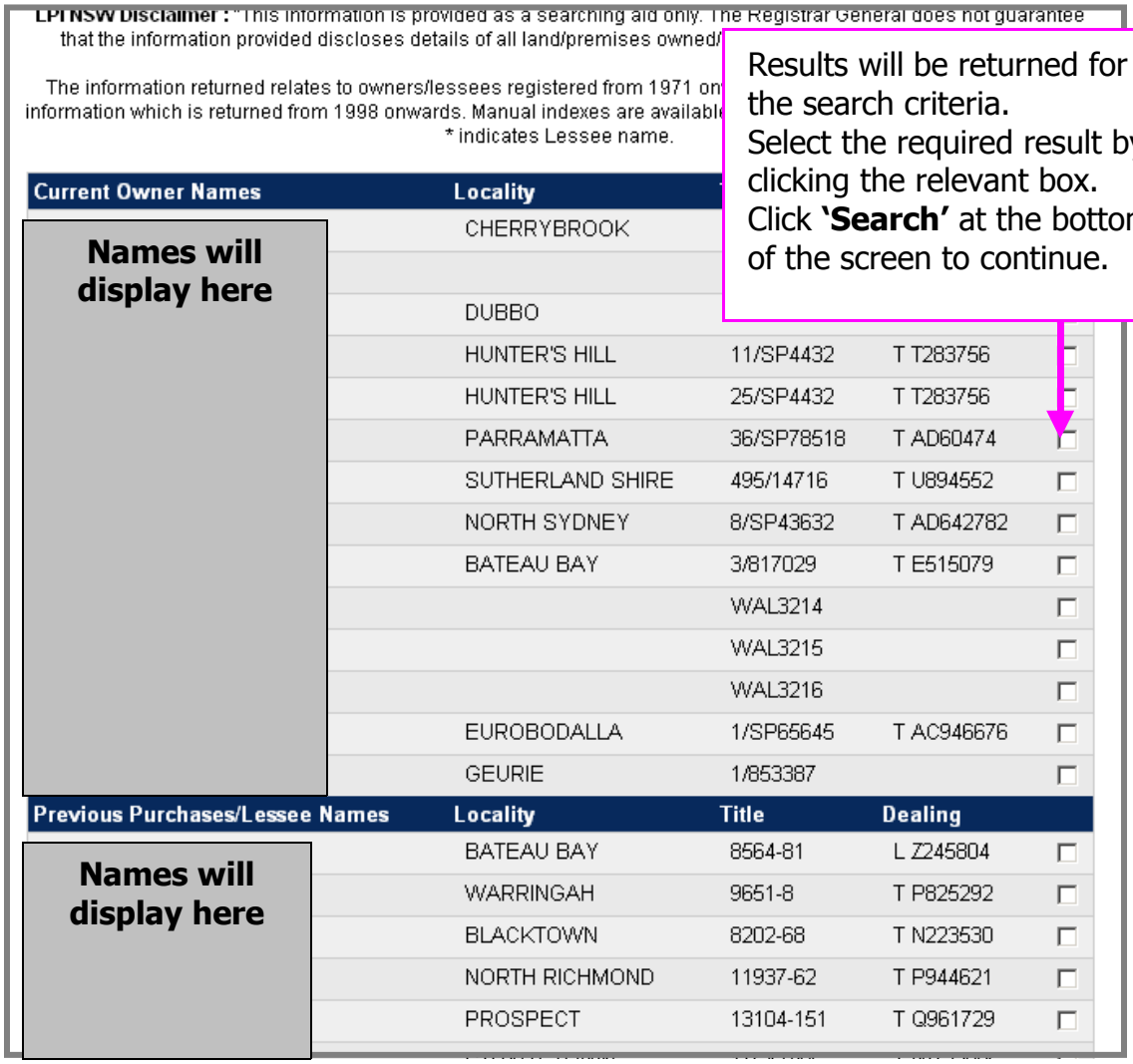
Search Order:
Exact – will only return results matching the exact name entered.
Any – will provide results for any combination of the name entered.
Include Previous:
If 'Yes' is selected the results will include the history of all owners.

TOC



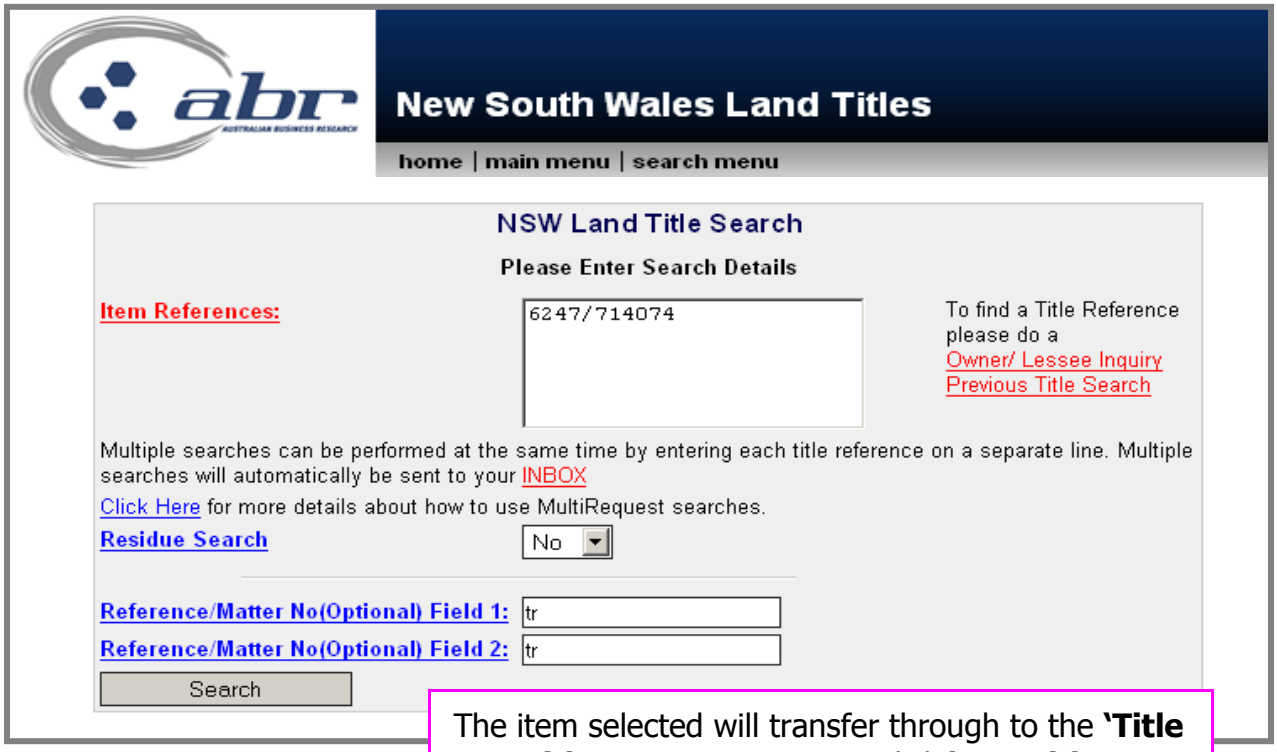
A confirmation charging screen will display.
Click **'Approve'** to complete the search

Results: Owner Name Search



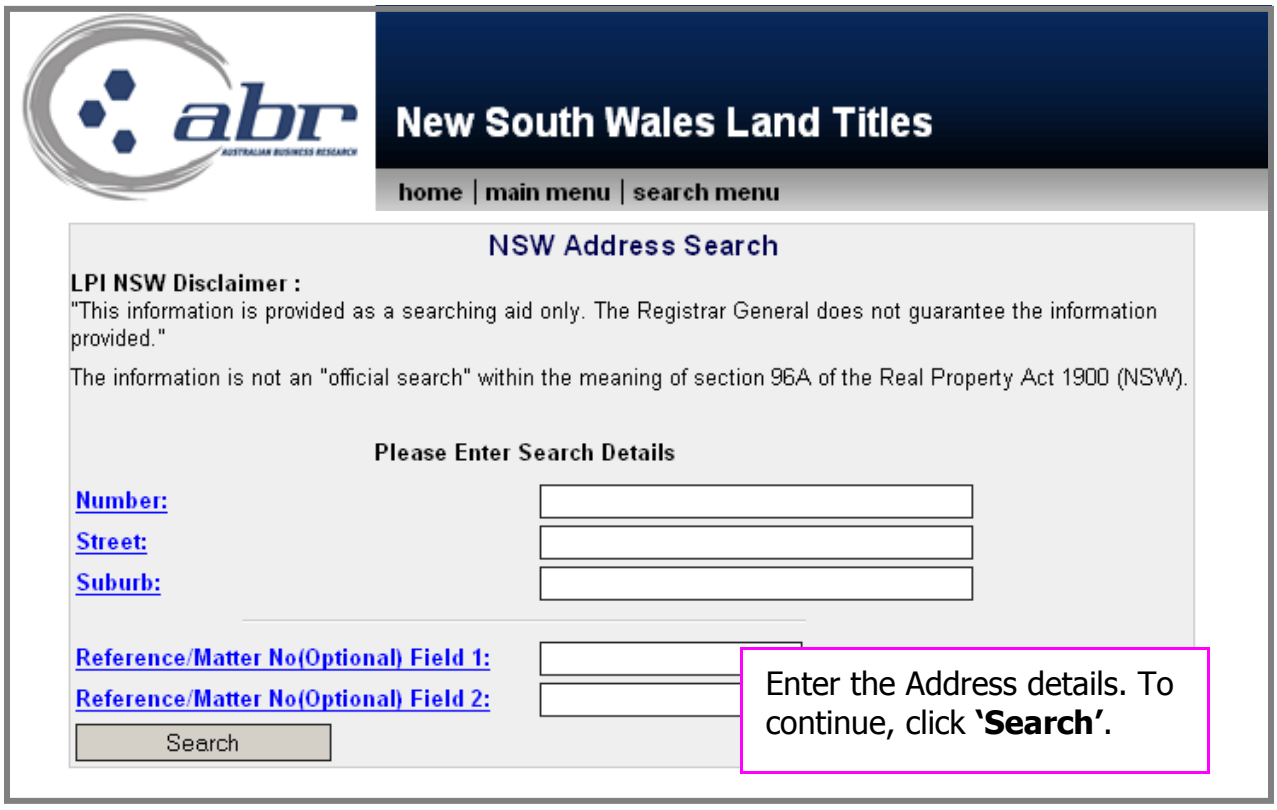
Results will be returned for the search criteria.
Select the required result by clicking the relevant box.
Click **'Search'** at the bottom of the screen to continue.

TOC



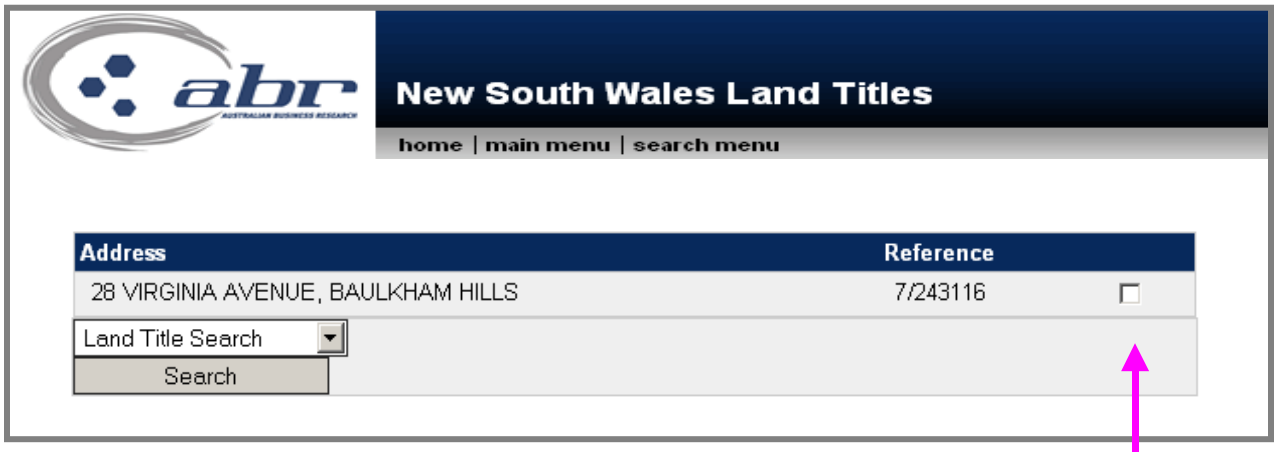
The item selected will transfer through to the **'Title Search'** screen. To continue, click **'Search'**.

NSW – Address Search

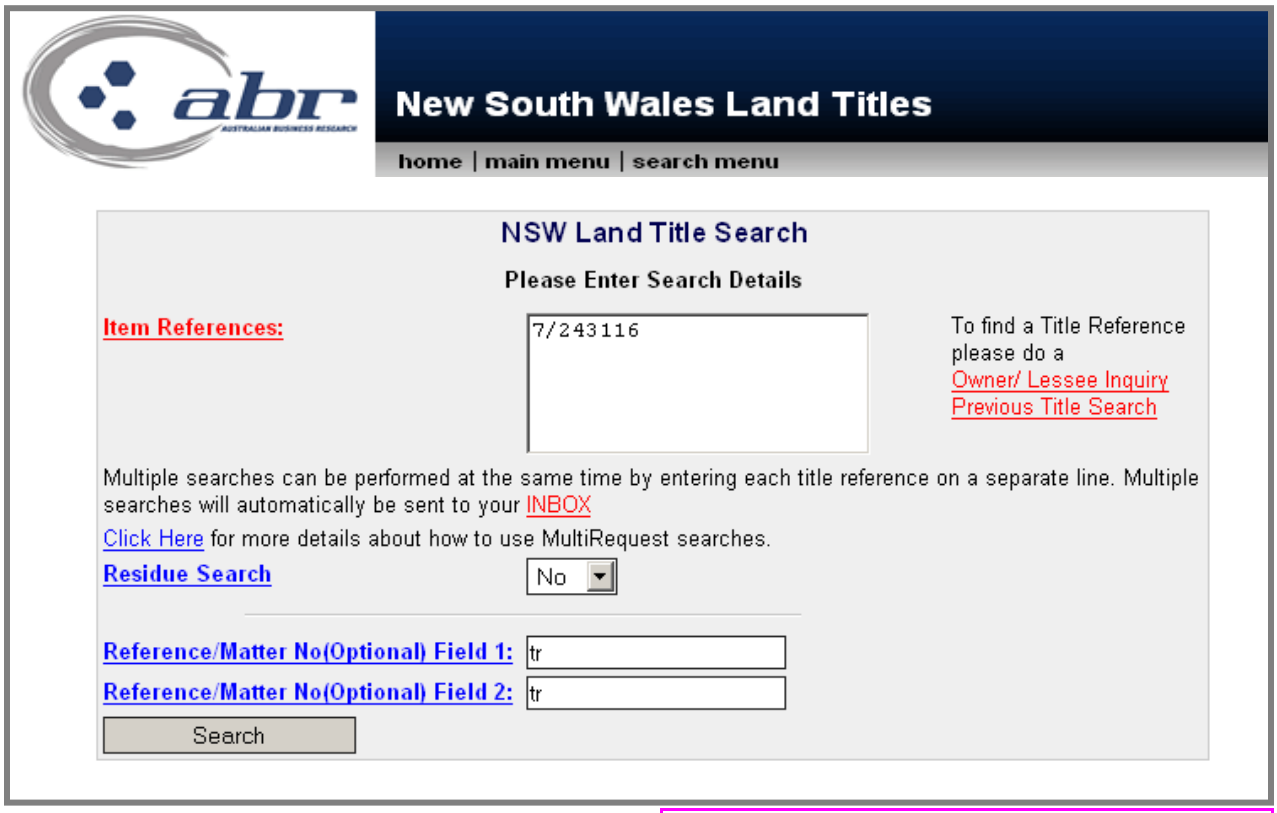


Enter the Address details. To continue, click **'Search'**.

TOC



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



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

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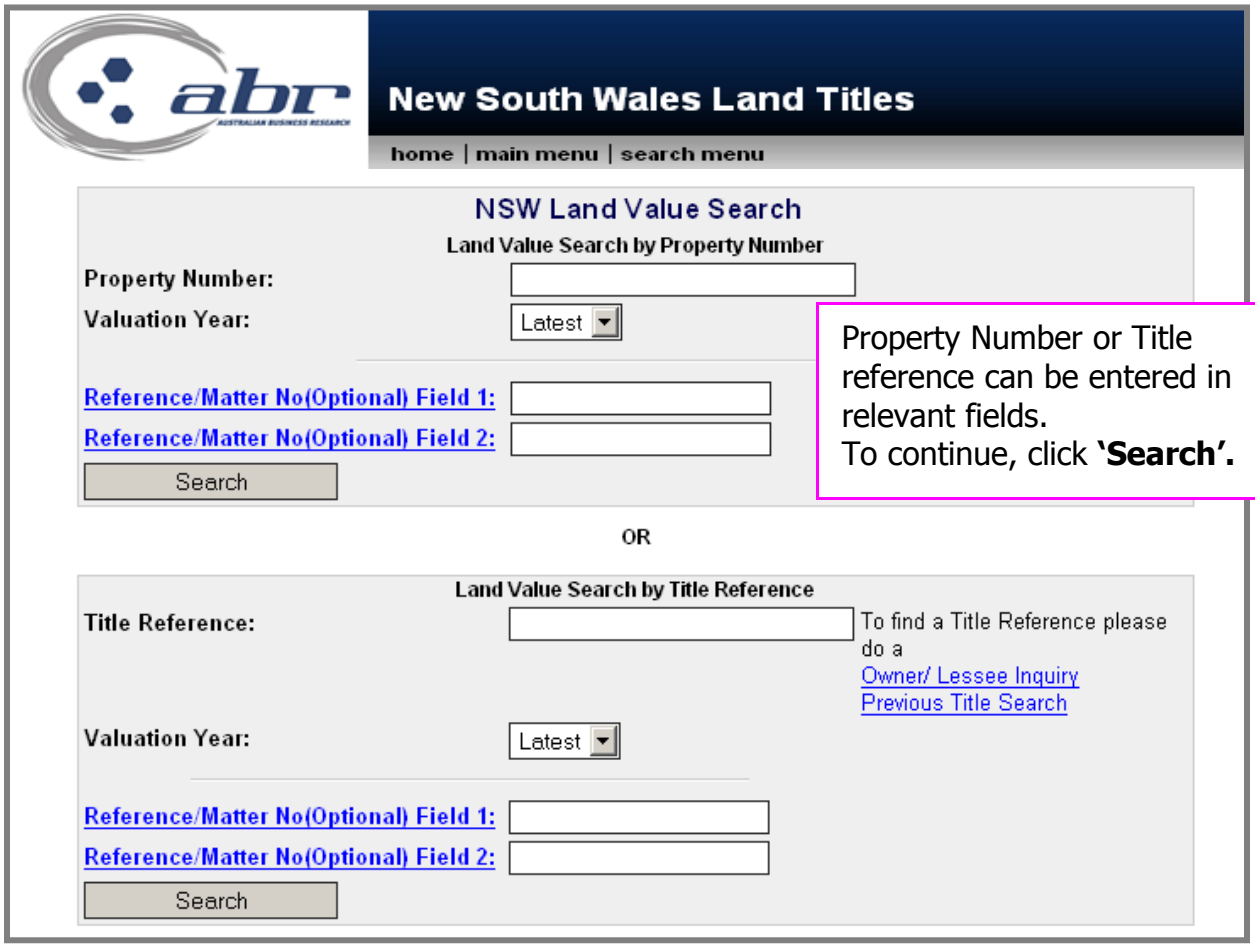
NSW – Land Value Search



Property Number or Title reference can be entered in relevant fields.
To continue, click **'Search'.**

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

TOC

Results: NSW Land Value Search

```
          LAND AND PROPERTY INFORMATION NEW SOUTH WALES - LAND VALUE SEARCH
          ----------------------------------------------------------------


PROPERTY NO:                    1836985       LGA:    TWEED

ADDRESS OF PROPERTY:            440 WOOYUNG RD,
                                WOOYUNG 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
```

TOC

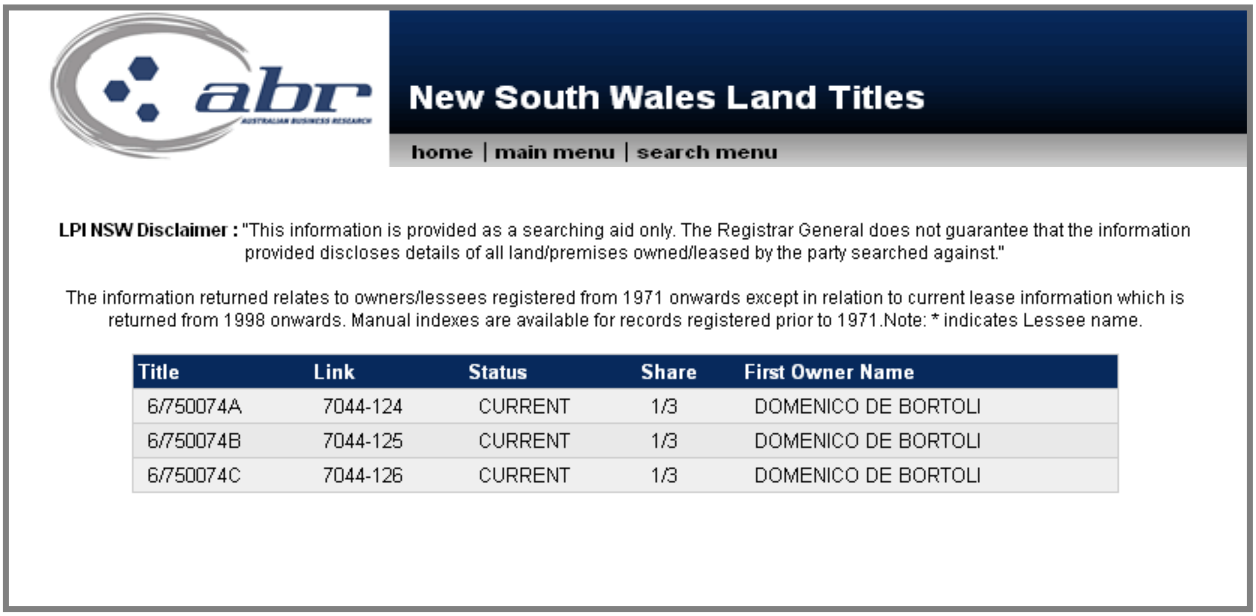
NSW Sub Folio Enquiry

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.

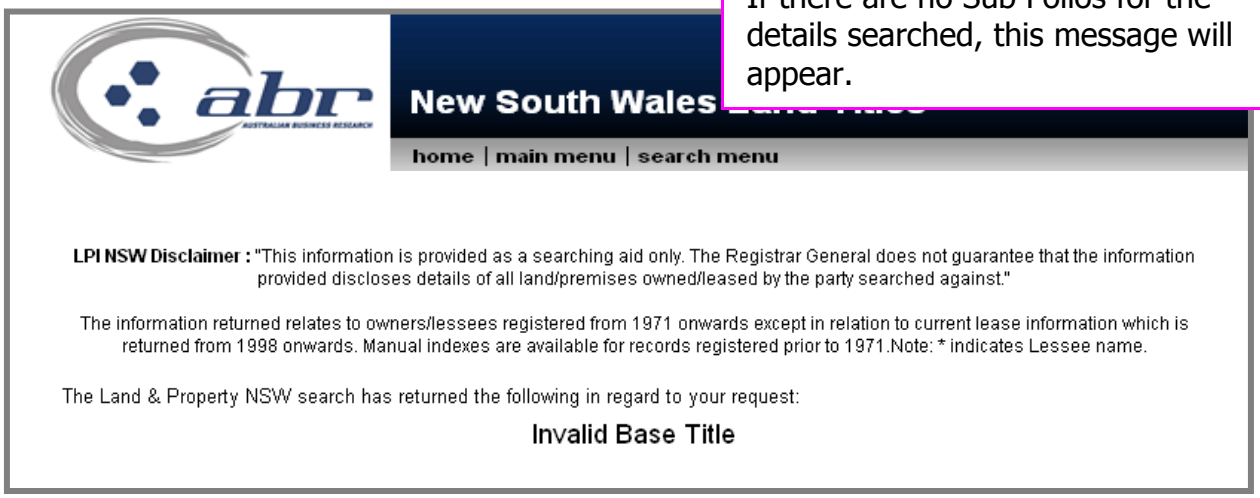
Results:



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

TOC

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



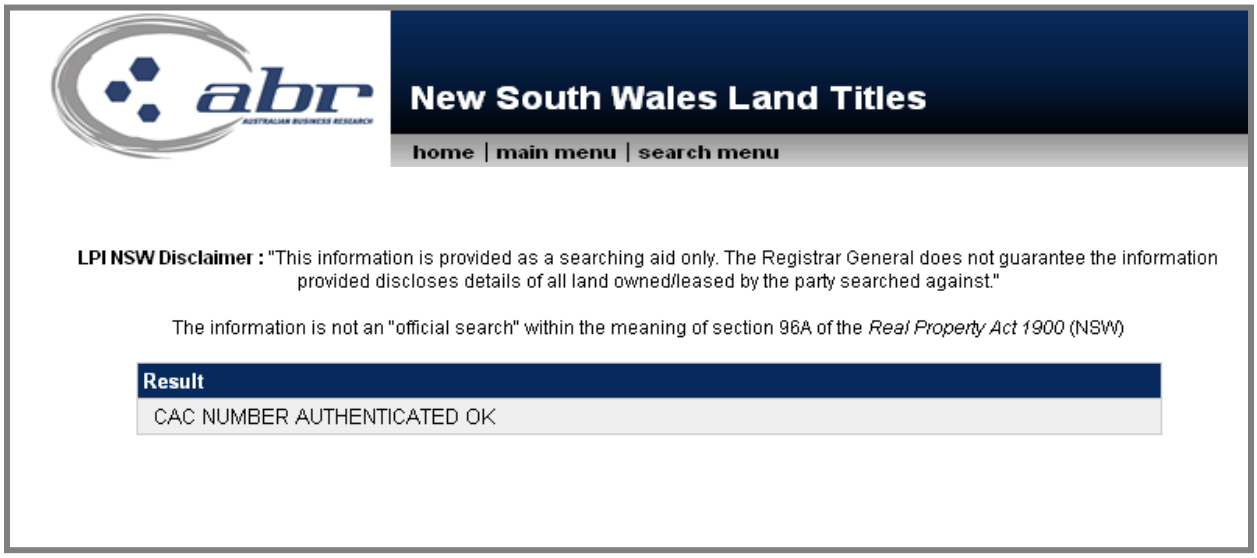
CAC Inquiry

Authenticates the title to be genuine.

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

TOC

Results:

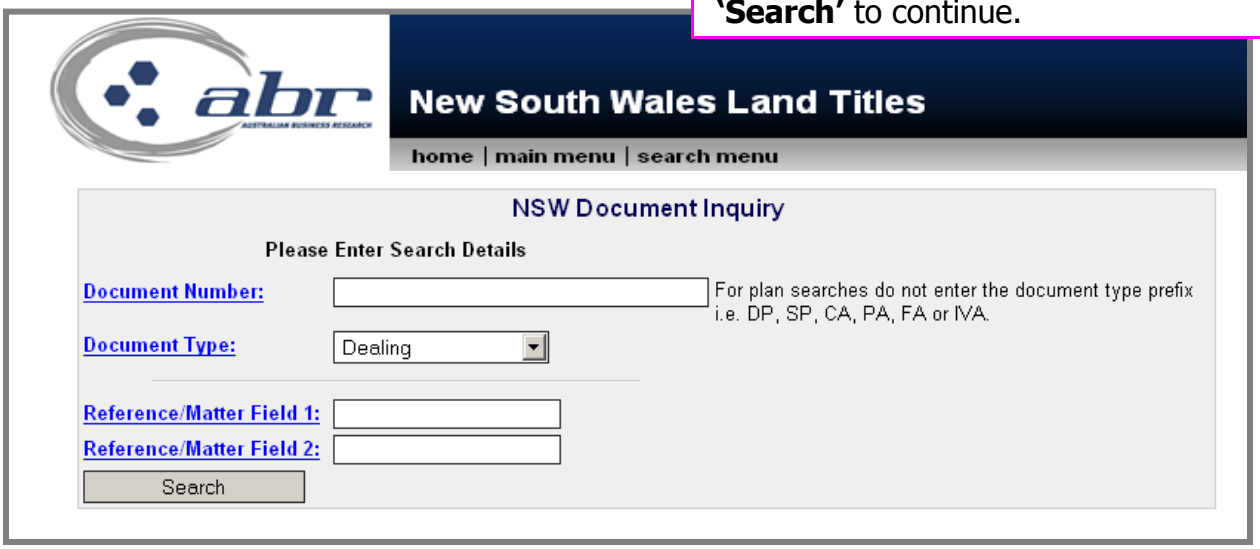


Document Enquiry

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

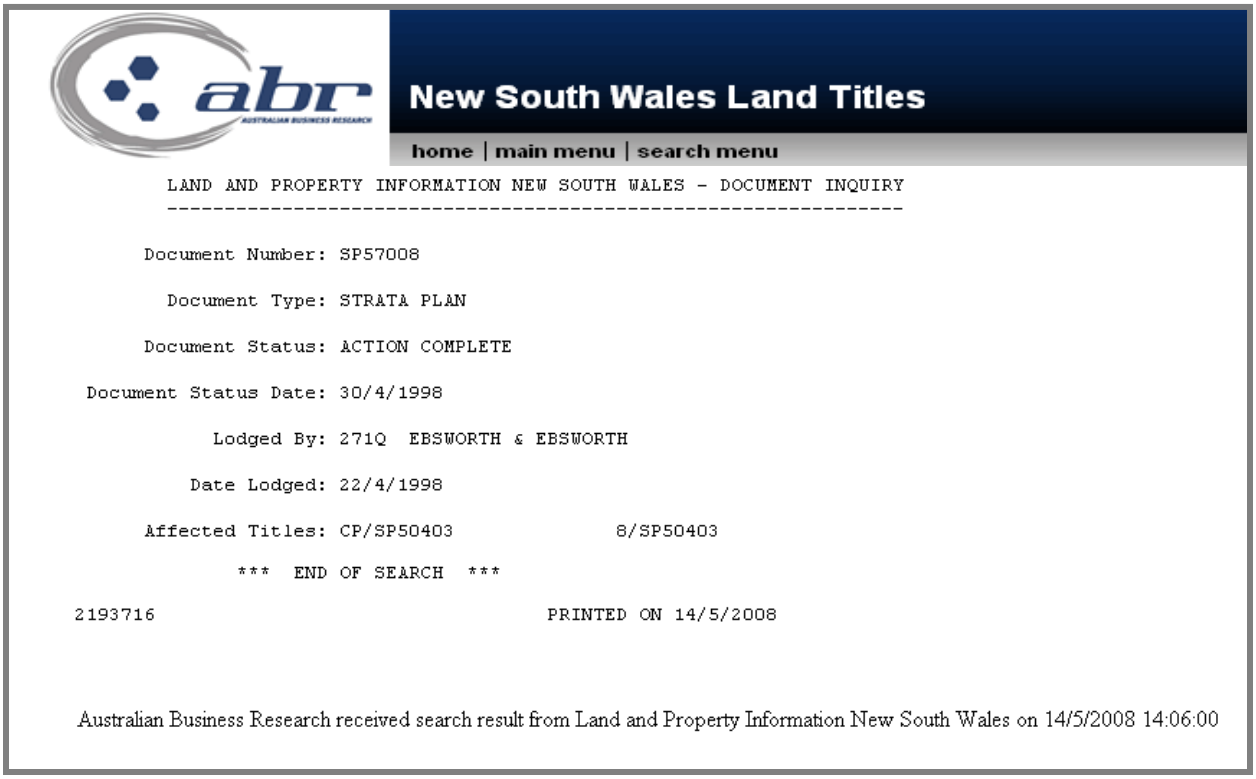
- Dealings
- Deposited Plans
- Strata Plans
- Primary Applications
- Conversion Actions
- Part IVa Applications

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



TOC

Results:



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).

TOC

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

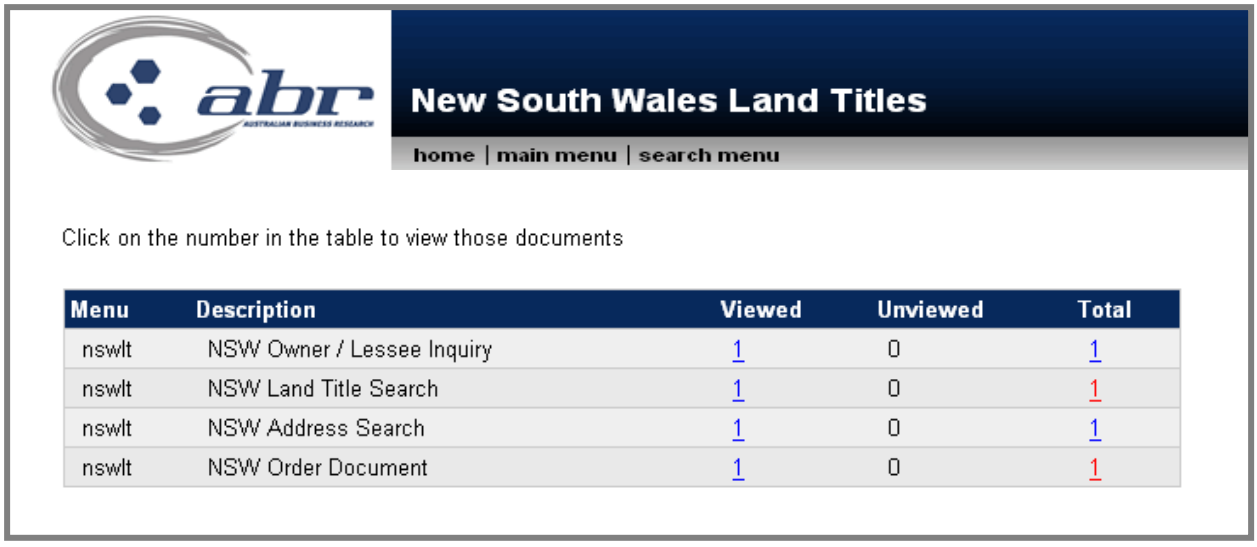
* indicates council has altered since plan registration

*** 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

home | main menu | search menu

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.

TOC