



TITLE SEARCHES, DEPOSITED PLANS AND DEALINGS EXPLAINED

The legal process through which property is bought and sold or otherwise dealt with is known as conveyancing. This involves the preparation of hard copy documents as evidence of a land transaction between parties. Land & Property Information (the LPI) is notified of changes in the legal ownership and transactions affecting parcels of land in NSW by these documents, which are known as dealings. These are lodged and registered with LPI, under the *Real Property Act 1900*.

Land title and other property related information held by the LPI is integral to the conveyancing process. Conveyancers generally need to search LPI records and obtain copies of these records for inclusion in the Contract of Sale to enable land transactions to proceed.

A TITLE SEARCH is based on a Lot/Plan or Volume / Folio and confirms the current owners of a property and shows any registered interests affecting the property such as a mortgage or easement.

You can retrieve history and related information about the Title. For example, Lot 123 in DP 4567 will convert to Title Reference: 123/456. DP stands for Deposited Plan.

A certificate of title or title deed is a legal document confirming possession of land including the description, the registered proprietor(s), or any instruments, dealings or easements associated with the land title.

A DEPOSITED PLAN (DP) defines the legal boundaries of land and often record subdivisions & easements, rights of way or other matters such as a government resumption of land.

DEALINGS are images of a Dealing document registered with the LPI. Dealing documents evidence a transaction affecting the land in a particular Title. Examples include transfer of ownership or discharge of mortgage.

Yours Sincerely
A & T LEGAL

Nicole Armitage

Nicole Armitage
Principal Solicitor

Mail: 16 Wentworth St, Ermington NSW 2115
Tel: 02 9186 2533
Fax: 02 8072 3956
Web: www.aandtlegal.com