



Queensland

Land Title Act 1994

Land Title Regulation 2005

Reprinted as in force on 26 August 2011

Reprint No. 2

This reprint is prepared by
the Office of the Queensland Parliamentary Counsel
Warning—This reprint is not an authorised copy

Information about this reprint

This regulation is reprinted as at 26 August 2011. The reprint shows the law as amended by all amendments that commenced on or before that day (Reprints Act 1992 s 5(c)).

The reprint includes a reference to the law by which each amendment was made—see list of legislation and list of annotations in endnotes. Also see list of legislation for any uncommenced amendments.

Minor editorial changes allowed under the provisions of the Reprints Act 1992 have also been made to use aspects of format and printing style consistent with current drafting practice (s 35).

This page is specific to this reprint. See previous reprints for information about earlier changes made under the Reprints Act 1992. A table of reprints is included in the endnotes.

Also see endnotes for information about—

- **when provisions commenced**
- **editorial changes made in earlier reprints.**

Spelling

The spelling of certain words or phrases may be inconsistent with other reprints because of changes made in various editions of the Macquarie Dictionary (for example, in the dictionary, ‘lodgement’ has replaced ‘lodgment’).

Dates shown on reprints

Reprints dated at last amendment All reprints produced on or after 1 July 2002, authorised (that is, hard copy) and unauthorised (that is, electronic), are dated as at the last date of amendment. Previously reprints were dated as at the date of publication. If an authorised reprint is dated earlier than an unauthorised version published before 1 July 2002, it means the legislation was not further amended and the reprint date is the commencement of the last amendment.

If the date of an authorised reprint is the same as the date shown for an unauthorised version previously published, it merely means that the unauthorised version was published before the authorised version. Also, any revised edition of the previously published unauthorised version will have the same date as that version.

Replacement reprint date If the date of an authorised reprint is the same as the date shown on another authorised reprint it means that one is the replacement of the other.



Queensland

Land Title Regulation 2005

Contents

		Page
1	Short title	3
2	Location of offices of the land registry	3
3	Forms	3
4	Fees	4
5	Transitional	5
6	Repeal of Land Title Regulation 1994	5
Schedule 1	Offices of the Land Registry	6
Schedule 2	Fees	7
 Endnotes		
1	Index to endnotes	10
2	Date to which amendments incorporated	10
3	Key	10
4	Table of reprints	11
5	List of legislation	11
6	List of annotations	13

Land Title Regulation 2005

[as amended by all amendments that commenced on or before 26 August 2011]

1 Short title

This regulation may be cited as the *Land Title Regulation 2005*.

2 Location of offices of the land registry

- (1) A document may be lodged—
 - (a) at the offices of the land registry mentioned in schedule 1, part 1, during business hours; or
 - (b) at the offices of the land registry mentioned in schedule 1, part 2, at the times decided by the chief executive; or
 - (c) at another office of the land registry specified by the chief executive, at the times decided by the chief executive.
- (2) The chief executive must give a notice to the public of the times when an office of the land registry mentioned in subsection (1)(b) or (c) may accept documents.

3 Forms

- (1) This section applies to forms to be lodged in the office of the land registry.
- (2) A form, other than a plan of survey, must—
 - (a) be printed on paper that is—
 - (i) international sheet size A4; and
 - (ii) white bond of a density at least 80gm to a square metre; and
 - (iii) free from discolouration and blemishes; and

[s 4]

- (b) have clear margins no smaller than 10mm on all sides; and
 - (c) have a clear space no smaller than 90mm wide and 35mm deep at the top right-hand corner of the form for a duty imprint; and
 - (d) be completed on 1 side only, either—
 - (i) printed with type size no smaller than 1.8mm (10 point); or
 - (ii) in a way that is permanent and that can be photocopied to produce a copy satisfactory to the registrar; and
 - (e) have all pages of the form and all attachments securely bound together in a way approved by the registrar.
- (3) A plan of survey must be printed on paper that is—
- (a) international sheet size A3; and
 - (b) of a density at least 130gm to a square metre.
- (4) An alteration on a form must be made by—
- (a) striking through the printing or writing intended to be altered so that the original printing or writing is still legible; and
 - (b) having each party to the form and each witness initial the alteration to the form.

4 Fees

- (1) The fees payable under the Act are stated in schedule 2.
- (2) If an instrument is rejected under section 157(1) of the Act—
 - (a) the fee paid for lodging the instrument is forfeited; and
 - (b) the fee payable for re-lodging the instrument is half the fee stated in schedule 2, item 2, for lodging the instrument.

Editor's note—

See section 157(4) of the Act.

- (3) Despite subsection (1), a fee is not payable for the following—
- (a) the lodgement and registration of—
 - (i) an instrument of transfer of land to, or acquisition or lease of land by, the State; or
 - (ii) a covenant or release of a covenant if the covenantee is the State;
 - (b) the deposit or removal of an administrative advice by the State.

5 Transitional

- (1) A form prescribed under an Act mentioned in section 193 of the original Act may be used for a similar purpose under the Act if the form was executed—
- (a) for a plan of survey—before 31 March 1995; or
 - (b) for any other form—before 31 July 1994.
- (2) In this section—

original Act means the Act as in force on 24 April 1994.

6 Repeal of Land Title Regulation 1994

The Land Title Regulation 1994 is repealed.

Schedule 1 Offices of the Land Registry

section 2

Part 1

Brisbane
Bundaberg
Caboolture
Cairns
Gold Coast
Ipswich
Mackay
Maryborough
Nambour
Rockhampton
Roma
Toowoomba
Townsville

Part 2

Beenleigh
Gympie
Kingaroy

Schedule 2 Fees

section 4

	\$
1 Creating an indefeasible title or, on request, a separate indefeasible title (other than a deed of grant)—for each indefeasible title created (Act, s 42 or 57)	57.15
2 Lodging—	
(a) an instrument that changes ownership of a lot or an interest in a lot—	
(i) for 1 lot	132.50
(ii) for each additional lot	27.90
(b) a plan of survey or an explanatory format plan—	
(i) for the plan	275.50
(ii) additional fee for each lot or interest surveyed or defined	21.00
(c) for establishing a community titles scheme—a request to record the first community management statement for the scheme	132.50
(d) for an established community titles scheme—a request to record a new community management statement for the scheme	71.30
(e) an application—	
(i) to reserve a name as the identifying name to be shown in the community management statement for a proposed community titles scheme (<i>a name reservation</i>)	71.30
(ii) to extend a name reservation	71.30
(iii) to withdraw a name reservation	nil
(f) a request to record a change of the address for service of a body corporate recorded on an indefeasible title for common property	27.90
(g) a cancellation, discharge or satisfaction of a writ of execution	27.90

Schedule 2

	\$
(h) an instrument received through the post, by courier or by document exchange service—additional fee for each instrument	27.90
(i) an application for a certificate of title—	
(i) if the certificate is collected	nil
(ii) if the certificate is posted by registered mail	6.10
(j) a standard terms document (Act, s 169)	nil
(k) a request to remove from an indefeasible title a lease or easement that has expired or a profit a prendre that has expired or otherwise ended	nil
(l) a request to note the lapsing of a caveat (Act, s 126)	nil
(m) any other instrument	132.50
3 Additional fee for lodging a transfer of fee simple or transfer of a lease under the <i>South Bank Corporation Act 1989</i> if the consideration is more than \$180000—for each \$10000 or part of \$10000 more than \$180000	27.90
4 Examining sketch plans that are part of an instrument	35.45
5 Depositing or withdrawing a settlement notice	27.90
6 Depositing or removing an administrative advice	13.50
7 Preparing and serving a notice of a caveat	28.45
8 Computer printout of—	
(a) an indefeasible title generated—	
(i) within an office of the land registry	13.95
(ii) by external access	11.20
(b) the historical details of a title generated—	
(i) within an office of the land registry	21.15
(ii) by external access	18.35
9 Image of—	
(a) a certificate of title or plan of survey generated—	
(i) within an office of the land registry	13.95
(ii) by external access	11.20
(b) any other instrument or document, including a community management statement	28.45

	\$
10 Search of a statement of registered dealing, community titles scheme or administrative advice against an indefeasible title.	2.70
11 Investigative search of the register by an employee of the department (not including providing a copy of a document)—	
(a) if no additional computer programming time is required—for each hour or part of an hour	57.15
(b) if additional computer programming time is required—for each hour or part of an hour	141.10
12 Certifying a copy of a document mentioned in section 35(1)(b) of the Act.	28.45
13 Requisitioning a document lodged for registration (Act, s 156)	35.45

Endnotes

1 Index to endnotes

	Page
2 Date to which amendments incorporated	10
3 Key	10
4 Table of reprints	11
5 List of legislation	11
6 List of annotations	13

2 Date to which amendments incorporated

This is the reprint date mentioned in the Reprints Act 1992, section 5(c). Accordingly, this reprint includes all amendments that commenced operation on or before 26 August 2011. Future amendments of the Land Title Regulation 2005 may be made in accordance with this reprint under the Reprints Act 1992, section 49.

3 Key

Key to abbreviations in list of legislation and annotations

Key	Explanation	Key	Explanation
AIA	= Acts Interpretation Act 1954	(prev)	= previously
amd	= amended	proc	= proclamation
amdt	= amendment	prov	= provision
ch	= chapter	pt	= part
def	= definition	pubd	= published
div	= division	R[X]	= Reprint No. [X]
exp	= expires/expired	RA	= Reprints Act 1992
gaz	= gazette	reloc	= relocated
hdg	= heading	renum	= renumbered
ins	= inserted	rep	= repealed
lap	= lapsed	(retro)	= retrospectively
notfd	= notified	rv	= revised edition
num	= numbered	s	= section
o in c	= order in council	sch	= schedule
om	= omitted	sdiv	= subdivision
orig	= original	SIA	= Statutory Instruments Act 1992
p	= page	SIR	= Statutory Instruments Regulation 2002
para	= paragraph	SL	= subordinate legislation
prec	= preceding	sub	= substituted
pres	= present	unnum	= unnumbered
prev	= previous		

4 Table of reprints

Reprints are issued for both future and past effective dates. For the most up-to-date table of reprints, see the reprint with the latest effective date.

If a reprint number includes a letter of the alphabet, the reprint was released in unauthorised, electronic form only.

Reprint No.	Amendments included	Effective	Notes
0A	none	27 May 2005	
1	2005 SL No. 103	1 July 2005	
1A	2006 SL No. 110	1 July 2006	
1B	2007 SL No. 98	1 July 2007	
1C	2008 SL No. 149 (amd 2008 SL No. 204)	1 July 2008	
1D	2009 SL No. 137	1 August 2009	
1E	2010 SL No. 162	1 August 2010	
1F	2010 SL No. 137	30 October 2010	
1G	2011 SL No. 131	1 July 2011	
1H	2011 SL No. 135	1 August 2011	
1I	2011 SL No. 162	26 August 2011	R1I withdrawn, see R2
2	—	26 August 2011	

5 List of legislation

Regulatory impact statements

For subordinate legislation that has a regulatory impact statement, specific reference to the statement is included in this list.

Explanatory notes

All subordinate legislation made on or after 1 January 2011 has an explanatory note. For subordinate legislation made before 1 January 2011 that has an explanatory note, specific reference to the note is included in this list.

Land Title Regulation 2005 SL No. 98

made by the Governor in Council on 26 May 2005

notfd gaz 27 May 2005 pp 308–11

commenced on date of notification

exp 1 September 2015 (see SIA s 54)

Note—The expiry date may have changed since this reprint was published. See the latest reprint of the SIR for any change.

amending legislation—

Natural Resources and Mines Legislation Amendment Regulation (No. 1) 2005 SL

No. 103 pts 1, 10

notfd gaz 3 June 2005 pp 415–19

ss 1–2 commenced on date of notification

remaining provisions commenced 1 July 2005 (see s 2)

Natural Resources Legislation Amendment Regulation (No. 1) 2006 SL No. 110 pts 1, 11

notfd gaz 2 June 2006 pp 572–6
ss 1–2 commenced on date of notification
remaining provisions commenced 1 July 2006 (see s 2)

Natural Resources and Water Legislation Amendment Regulation (No. 1) 2007 SL No. 98 pts 1, 7

notfd gaz 1 June 2007 pp 582–4
ss 1–2 commenced on date of notification
remaining provisions commenced 1 July 2007 (see s 2)

Natural Resources and Water Legislation Amendment Regulation (No. 1) 2008 SL No. 149 pts 1, 7 (this regulation is amended, see amending legislation below)

notfd gaz 6 June 2008 pp 800–2
ss 1–2 commenced on date of notification
remaining provisions commenced 1 July 2008 (see s 2)

amending legislation—

Natural Resources and Water Legislation Amendment Regulation (No. 2) 2008 SL No. 204 ss 1–2, 4 (amends 2008 SL No. 149 above)

notfd gaz 27 June 2008 pp 1268–78
commenced on date of notification

Natural Resources and Water Legislation Amendment Regulation (No. 1) 2009 SL No. 137 pts 1, 7

notfd gaz 3 July 2009 pp 934–6
ss 1–2 commenced on date of notification
remaining provisions commenced 1 August 2009 (see s 2)

Land Legislation Amendment Regulation (No. 1) 2010 SL No. 137 ss 1, 2(2), pt 3

notfd gaz 25 June 2010 pp 823–30
ss 1–2 commenced on date of notification
pt 3 commenced 30 October 2010 (see s 2(2) and 2010 SL No. 293)
remaining provisions commenced on date of notification

Environment and Resource Management Legislation Amendment Regulation (No. 2) 2010 SL No. 162 pts 1, 10

notfd gaz 2 July 2010 pp 1033–7
ss 1–2 commenced on date of notification
remaining provisions commenced 1 August 2010 (see s 2)

Land and Other Legislation Amendment Regulation (No. 1) 2011 SL No. 131 pts 1, 3

notfd gaz 1 July 2011 pp 589–96
ss 1–2 commenced on date of notification
remaining provisions commenced 1 July 2011 (see s 2)

Environment and Resource Management Legislation Amendment Regulation (No. 1) 2011 SL No. 135 pts 1, 10

notfd gaz 8 July 2011 pp 632–5

ss 1–2 commenced on date of notification
remaining provisions commenced 1 August 2011 (see s 2)

Environment and Resource Management Legislation Amendment Regulation (No. 2)
2011 SL No. 162 pts 1–2
notfd gaz 26 August 2011 pp 995–7
commenced on date of notification

6 List of annotations

Location of offices of the land registry

s 2 amd 2010 SL No. 137 s 12

Fees

s 4 amd 2008 SL No. 149 s 14; 2011 SL No. 131 s 15

SCHEDULE 2—FEES

sub 2005 SL No.103 s 20; 2006 SL No. 110 s 22; 2007 SL No. 98 s 14; 2008
SL No. 149 s 15 (amd 2008 SL No. 204 s 4); 2009 SL No. 137 s 17; 2010
SL No. 162 s 22; 2011 SL No. 135 s 22
amd 2011 SL No. 162 s 4

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