

Product Brochure

Land Services SA deliver highly valued, trusted services to the community and offer a range of property transaction and valuation services, property information product, custom data sets and reliable market insights.

landservices.com.au





Land Services SA deliver a range of land information products through the South Australian Integrated Land Information System (SAILIS).

These land information products provide up to date information about land and property in South Australia and can be used for various purposes such as:

- ✓ Preparing certain property transactions such as transferring ownership of a property or changing the name on a Certificate of Title
- ✓ Searching the ownership, sales or valuation details for a property
- ✓ Searching historical property information
- ✓ Obtaining copies for Certificates of Title
- ✓ Tracking the progress of a lodged dealing or plan of subdivision
- ✓ Monitor Property Activity with real-time alerts.

How to access SAILIS

Go to: <http://www.sailis.lssa.com.au/>

SAILIS is available to Account Customers and Guest Users. Account Customers have access to a large suite of products, while Guests Users' have restricted access for some products.

Apply for a SAILIS Account:

If you wish to apply to become a SAILIS Account Customer, please complete an [Account Application Form](#)



PropFolio Monitor

Use PropFolio to monitor property activity and receive real-time alerts to give you the edge you need!

PropFolio Monitor is a subscription-based service within our SAILIS Platform allowing you to monitor in "real time" any activity against a selected certificate of title. When an activity is detected, you will automatically receive an email or an optional SMS alert.

Any title can be monitored and includes the following alerts:

- ✓ Lodgement of a Dealing and when a dealing has been registered and complete
- ✓ Annual Site and Capital Value effective 1 July
- ✓ When a Title is Rezoned or Cancelled
- ✓ Lodgement of a Priority Notice
- ✓ Purchase of a Property Interest Report or Form 1 product
- ✓ Purchase of the Property Research Report or Title and Valuation Details product
- ✓ Submission of an LGA Development Application received by Land Services SA
- ✓ Lodgement of Plan where new allotments will be created.

This service provides an opportunity to keep in touch with your customers or to keep tabs on any property you are interested in. Additionally, it offers peace of mind against fraud and keeps you informed during a property dispute. **PropFolio Monitor** is the ideal alert service to monitor any property activity.

This service is available to Land Services SA Account Customers, and can be used by Industry Professionals for:

- ✓ **File and Matter Management** Save time while still performing due diligence via real-time notifications advising of any title activity that requires further investigation, including when a dealing is registered and completed.
- ✓ **Client Retention and Management** Manage a **PropFolio Monitor** subscription on behalf of your clients and notify them of any activity triggers, such as 'new Site and Capital Values', giving you a meaningful annual connection point and keeping you connected.
- ✓ **Development Opportunities** Use **PropFolio Monitor** when waiting on a zoning change, managing a transaction that would benefit from notification of the lodgement of Plan, or leveraging early sale indicator notifications.
- ✓ **Value Added Opportunities** The Notice of Completion product can be purchased with the **PropFolio Monitor** subscription service once a dealing has been registered and complete and a notification has been sent. This product can be provided to your customer to confirm the matter has been completed or kept on the customer file.



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landservices.com.au/PropFolio

Need to Streamline Projects in 2021?

Our Premium Consulting Service may be the answer.

The Land Services SA Premium Consulting Service provides an initial examination and assessment of plans and associated dealings prior to lodgement, to save you time by minimising requisitions.

A Client Liaison Officer from our specialist team will work with lodging parties one-on-one to pre-examine plans and dealings, allowing parties to address any errors or issues, ensuring quick, first-time acceptance once they are lodged.

Customers receive a personalised service that delivers advice and consultation with one point of contact throughout the process which results in a faster turnaround for plan processing, registration of dealings, and title creation.

The Premium Consulting Service is used for Pre-examination of plans and associated dealings to minimise rework and requisitions after lodgement, resulting in:

- + Smoother plan processing
- + Swift registration of dealings
- + Prompt title creation

What are our customers saying about the Premium Consulting Service?

"I have worked closely with the team at Land Services SA over the 30 years I've been with Alexander Symonds. Their engagement with the industry, customers and their deep understanding of our needs means better solutions that solve problems for business.

Their Premium Consulting Service has delivered efficiency to our business, with a faster way to process plans, register dealings and create titles, ensuring we are able to provide the best possible service for our customers."

Glenn Hordacre, Managing Director, Alexander Symonds Surveyors

To find out how our Premium Consulting Service can benefit your clients and projects, contact premiumservice@landservices.com.au or visit www.landservices.com.au/pcs

SAILIS PRODUCTS

| Product Name | Description | <u>WHAT</u> the product is used for | <u>WHO</u> would order | <u>HOW</u> to order |
|--|---|---|--|--|
| Building Details Click here to view a sample | Provides information for the dwelling on the property such as year built, building style and roof construction. | <ul style="list-style-type: none"> To confirm the year built, building style, condition, wall and roof construct | <ul style="list-style-type: none"> Anyone researching a property | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| Title Details Click here to view a sample | Provides current information about the title including registered proprietors, parcel details, last sales details, constraints and the valuation number(s). | <ul style="list-style-type: none"> Confirm current ownership and share portions Obtain address for notices Obtain last sale date, sale price and sale type | <ul style="list-style-type: none"> Conveyancing Practitioners Anyone researching a property Home buyers and investors Property Owners Real estate agents, valuers, surveyors, financial institutions and developers | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| Dealing Image Click here to view a sample | Provides an image of a registered dealing. | <ul style="list-style-type: none"> View a copy of a registered dealing to obtain further details i.e. encumbrance and easement information, caveat claims Obtain copies of By- laws, Development Contracts and Scheme descriptions for Community Lots | <ul style="list-style-type: none"> Anyone researching a property | You will need to have a dealing number to begin a search in SAILIS If you do not have the dealing number, you can do a Historical Search to obtain the number. |



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|--|--|--|---|---|
| <p>Form 1 Template</p> <p>Click here to view a sample</p> <p>Form 1 Template (Related Title)</p> <p>Form 1 Template (Refresh)</p> <p>Form 1 Template (Refresh Related Title)</p> | <p>Form 1 template provides pre-populated information about agency interests in a property, delivered in the Form 1 template. This product also includes the Register Search, Check Search, Historical Search and Title and Valuation Details for the property, as well as other notices and forms necessary for vendors and purchasers.</p> <p>The Form 1 template (related title) provides for the inclusion of additional related titles in an order.</p> <p>The Form1 template refresh and Form 1 template (related title) refresh provide a refresh within 90 calendar days of the original purchase.</p> | <ul style="list-style-type: none"> Required to finalise Form 1 contract for a potential purchaser. Refresh products ordered within 90 days of the original order provide updates | <ul style="list-style-type: none"> Conveyancing practitioners Real Estate Agents | <p>You will need to have one of the search criteria below to begin a search in SAILIS:</p> <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| <p>Valuation Details</p> <p>Click here to view a sample</p> | <p>Provides capital and site value, ownership, land use and land description.</p> <p>Note: valuation numbers with a status of 'Proposed Current' do not display Site and Capital Values.</p> | <ul style="list-style-type: none"> Obtain current and previous site and capital value Research property type and improvements | <ul style="list-style-type: none"> Industry professionals Home buyers and investors | <p>You will need to have one of the search criteria below to begin a search in SAILIS:</p> <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |



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| Register Search Click here to view a sample | Provides an authorised copy of a Certificate of Title or Crown Lease confirming ownership, land description and constraints. Titles may not include a parcel diagram, in these instances a Plan Image may be purchased separately. This product is often required by Councils for lodgement of building approvals. Option to include a Historical Search at no additional cost. | <ul style="list-style-type: none"> • Checking current ownership and share portions • Checking constraints such as easements and encumbrances • Home buyer and investor research • Research by agents • Required for development and planning applications • Completing lodgement forms for registration • Legal matters | <ul style="list-style-type: none"> • Conveyancing Practitioners • Anyone researching a property • Home buyers and investors • Property Owners • Real estate agents, valuers, surveyors, financial institutions and developers | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> • Title Reference • Address • Plan/parcel • Valuation No. |
| Register Search Plus Click here to view a sample | Provides an authorised copy of a Certificate of Title or Crown Lease, confirming ownership, land description and constraints. This product also provides where available, the plan and dealing images associated with the Title. Option to include a Historical Search at no additional cost. | <ul style="list-style-type: none"> • Bundled product • Checking current ownership • Home buyer and investor research • Research by agents • Required for development and planning applications • Completing lodgement forms for registration • Legal matters • Confirming parcel boundaries and area • Obtaining copies of dealings for further information i.e. easements and encumbrances affecting the property | <ul style="list-style-type: none"> • Conveyancing Practitioners • Anyone researching a property • Home buyers and investors • Property Owners • Real estate agents, valuers, surveyors, financial institutions and developers | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> • Title Reference • Address • Plan/parcel • Valuation No. |



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| SA Water Certificate of Charges Click here to view a sample | Provides current information about the water and sewer supply, balances outstanding, easements and encumbrances on the property. | <ul style="list-style-type: none"> Obtain balances outstanding prior to property settlement | <ul style="list-style-type: none"> Conveyancing Practitioners preparing documentation and settlement statement | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| SA Water Special Meter Reading Click here to view a sample | Provides current information about the water use and current pricing. | <ul style="list-style-type: none"> Obtain water use and balances prior to property settlement | <ul style="list-style-type: none"> Conveyancing Practitioners preparing documentation and settlement statements | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| Title Image Click here to view a sample | Provides a scanned image of a non-computerised Certificate of Title or Crown Lease, with a volume reference less than 5000. | <ul style="list-style-type: none"> Historical record used to research a property and trace back previous owners, land transactions and rights of way Family history searching | <ul style="list-style-type: none"> Anyone researching a property | You will need a Certificate of title Reference that has a Volume reference less than 5000. i.e. CT 4215/677. |
| Title and Valuation Package Click here to view a sample | Provides current information about the title including registered proprietor, parcel details, last sales details, constraints, valuation details and building details. Note: valuation numbers with a status of 'Proposed Current' do not display Site and Capital Values. | <ul style="list-style-type: none"> Property appraisals Summary of title and valuation data for a property | <ul style="list-style-type: none"> Conveyancing Practitioners Real estate agents Home buyers and investors | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |



SAILIS SEARCHES

| Product Name | Description | <u>WHAT</u> the product is used for | <u>WHO</u> would order | <u>HOW</u> to order |
|--|---|--|--|--|
| Benefitting Name Search Click here to view a sample <i>(Product is not available online for Guest Users – please contact Customer Services)</i> | Provides a list of dealings associated with a benefitting name from 1985 to present. | <ul style="list-style-type: none"> • Check if a Power of Attorney has been lodged by searching the party names • Identify dealings including but not limited to mortgages, encumbrances agreements and leases associated with an individual name, company or association • To identify property previously owned by an individual, company or association | <ul style="list-style-type: none"> • Conveyancing Practitioners • Anyone researching property ownership • Anyone seeking to confirm if a Power of Attorney has been deposited with Land Services SA | You will need to have the name to begin this search in SAILIS. The search can be further refined by selecting a dealing type or Year. |
| Check Search Click here to view a sample | Displays any registered, unregistered or completed dealings and any Priority Notices lodged, extended or withdrawn within the last 90 days. | <ul style="list-style-type: none"> • Check if dealings, plans and Priority Notices have been lodged against a title • Conduct a Check Search prior to property settlement | <ul style="list-style-type: none"> • Conveyancing practitioners • Anyone researching a property | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> • Title Reference • Address • Plan/parcel • Valuation No. |
| Child Search / Parent Search Click here to view a sample | Provides the parent or child title references. | <ul style="list-style-type: none"> • Researching a property where multiple titles have been issued including subdivisions. The search links current and previous titles • Provides new title references and plan/parcel details for cancelled (parent) titles | <ul style="list-style-type: none"> • Anyone researching a property | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> • Title Reference • Address • Plan/parcel • Valuation No. |



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|---|---|---|---|--|
| Dealing Details Click here to view a sample | Provides information about the dealing including lodgement date, lodgement party, consideration and benefitting party. | <ul style="list-style-type: none"> Obtain details on a dealing that may not be registered Search party names for deposited power of attorney dealings | <ul style="list-style-type: none"> Anyone researching a property | You will need to have a dealing number to begin a search in SAILIS |
| Dealing Location Search Click here to view a sample | Provides information relating to the location and progress of a dealing lodged for registration in Land Services SA. | <ul style="list-style-type: none"> Track the status and progress of a Dealing lodged for registration | <ul style="list-style-type: none"> Conveyancing Practitioners Members of the public | You will need to have a dealing number to begin the search |
| Historical Name Index Click here to view a sample | Provides name indices for Real Property Act land ownership records from 1858 to 1975 | <ul style="list-style-type: none"> Historical record used to research historical land ownerships and properties | <ul style="list-style-type: none"> Anyone researching family history | You will need to search by: <ul style="list-style-type: none"> First letter of the surname First letter of the company name Year Type (e.g. private or company) |
| Historical Search Click here to view a sample | Provides a list of dealings that have been lodged over a Certificate of Title or Crown Lease, with a Volume Reference greater than 5,000. | <ul style="list-style-type: none"> Searching historical land transactions lodged against a Certificate of Title. Check the title issued date | <ul style="list-style-type: none"> Anyone researching a property | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| Item Delivery Click here to view a sample | Provides information about delivery instructions for Titles, Dealings and Associated Dealings | <ul style="list-style-type: none"> Check the last delivery details for a dealing | <ul style="list-style-type: none"> Conveyancing practitioners | You will need to have a dealing number to begin a search in SAILIS |



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| Plan Details Click here to view a sample | Provides information about the plan including lodgement party, approved date and deposit date. | <ul style="list-style-type: none"> Check to see the progress and status of a plan. i.e. Approved and Deposited | <ul style="list-style-type: none"> Anyone researching a plan | You will need to have a dealing number to begin a search in SAILIS |
| Priority Notice Details Search Click here to view a sample | Provides the details of the Priority Notice, including dealings subject to the Priority Notice, incoming party names and lodging agent. | <ul style="list-style-type: none"> View the details of the priority notice before lodging documents for registration | <ul style="list-style-type: none"> Conveyancing Practitioners Anyone researching a property | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| Renumbered / Cancelled Click here to view a sample | Shows any valuation records that have been cancelled or have any proposed valuation numbers. | <ul style="list-style-type: none"> To research current and previous valuation numbers, particularly for properties that have been subdivided | <ul style="list-style-type: none"> Anyone researching valuation numbers. | You will need to have one of the search criteria below to begin a search in SAILIS: <ul style="list-style-type: none"> Title Reference Address Plan/parcel Valuation No. |
| Series Details Click here to view a sample | Provides a list of dealings that are linked in a series. | <ul style="list-style-type: none"> Check dealings (types and numbers) lodged in a series and their status in the registration process | <ul style="list-style-type: none"> Conveyancing Practitioner | You will need to have a dealing number to search in SAILIS. If you do not have the dealing number, you can order a Check Search or Historical Search to obtain the dealing number. |



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|---|---|--|--|--|
| Survey Mark Details Click here to view a sample | Provides information about the survey mark including horizontal and vertical coordinates. | <ul style="list-style-type: none"> Used to confirm the status of the survey mark | <ul style="list-style-type: none"> Surveyors | You will need the Survey Mark number to begin a search |
| Survey Plan Details Click here to view a sample | Provides information about the survey mark including associated plans. | <ul style="list-style-type: none"> Used to re-establish boundaries | <ul style="list-style-type: none"> Surveyors | You will need the Survey Mark number to begin a search |
| Title for Owner Name Click here to view a sample <i>(Product is not available online for Guest Users – please contact Customer Services)</i> | Provides a list of Certificates of Title that are linked to an owner name. | <ul style="list-style-type: none"> Obtain a list of all properties currently owned by an individual, company or association | <ul style="list-style-type: none"> Industry professionals Public | You will need the name of the owner you are searching. You may also search by A.C.N. |

