

HLRV Fundamentals:

Session 4: HLRV Case Study

1. Tips and tricks

One of the most common challenges in researching land on HLRV is the obstacle of having a volume number above 8497, the cut off point for being digitised and available on HLRV. Below are some useful solutions.

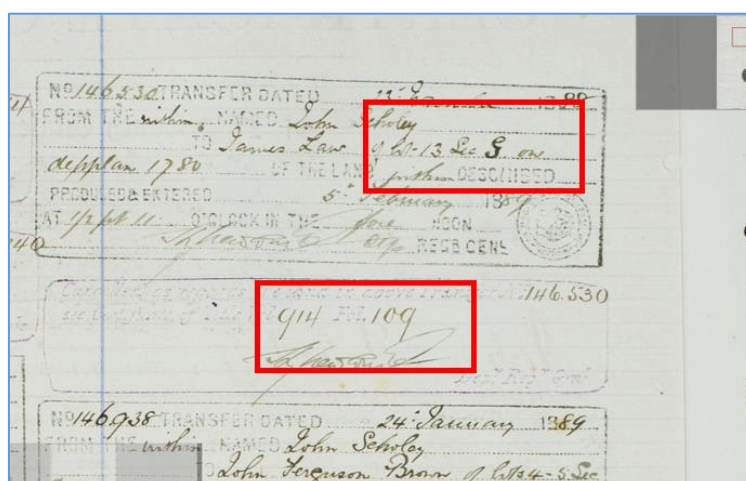
Note: The below solutions are applicable only in certain situations, dependant on both the history of the land in question and the detail recorded in the original documents. If all else fails, you may need to purchase land records through the NSW Land Registry Services list of information brokers:

[https://www.nswlrs.com.au/Titles-Dealings/Title-Information-\(1\)/Information-Brokers](https://www.nswlrs.com.au/Titles-Dealings/Title-Information-(1)/Information-Brokers)

1.1 Find the vol-fof using nearby titles

Neighbouring parcels of land may have very different vol-fof numbers. If the land has been subdivided in any way, a new Certificate of Title will be drawn. For title certificates drawn in the mid-20th century and beyond, a new certificate will also be created once the second page of the certificate has been filled with dealings. This can result in a house built in the 19th century, with boundaries unchanged from its original subdivision, having a volume number above 8497. If this occurs, try the following:

- 1: Using the NSW Land registry Services online portal, perform prior title searches for adjoining and nearby parcels of land until a volume number below 8497 is found.
2. Find the title in HLRV. Using the prior title information in the top left-hand corner of the first page, follow the chain of titles backwards.
3. Looking at the maps included on the title certificate, keep going backwards until a common title certificate is found (a certificate that includes the Lot and section number you are interested in).
4. Search the dealings of the title certificate for reference to a sale of the lot and section you are researching. In many cases this will include the vol-fof number you are looking for.



1.2 Using parish maps

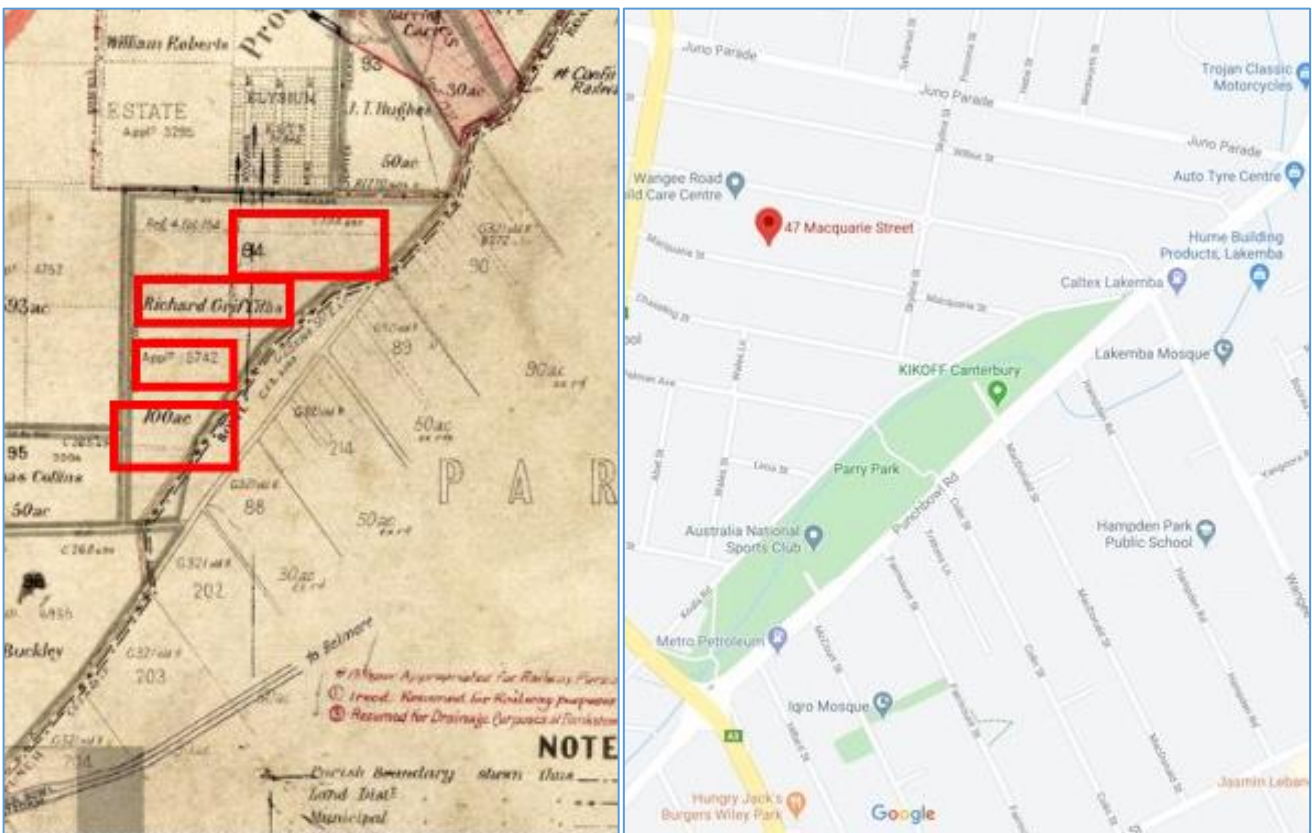
The parish map can often provide title information to enable you to work forwards from the original grant or purchase through to later subdivisions. For more detailed information on using parish maps, consult the webinar available through NSW State Archives & Records:

<https://www.records.nsw.gov.au/archives/webinars/mini-webinar-how-to-read-parish-map>

1. Find the parish map on HLRV. If you are unsure of the name of the parish in question, do a place name search on the website of the NSW Geographical Names Board:

<https://www.gnb.nsw.gov.au/>

2. Find the land you are interested in. In some cases, this will require a comparison between the parish map and a contemporary map. Look for landmarks such as railway lines, natural features such as creeks and rivers, and if available, street names.




3. Look at the map face to find information such as portion number, name of grantee/purchaser, and primary application number.

4. Consult the map's schedule- this will in some cases provide a vol-foi number. In other cases, it may list a date which will help you narrow down the surname search on the Old System Grant index to the correct date range

The image shows a historical parish map with a schedule table overlaid on it. The table is titled 'PARISH NUMBERS USED' and contains the following data:

Portion	Vol. No.	Page	Portion	Vol. No.	Page	Portion	Vol. No.	Page	Portion	Vol. No.	Page
1	26	100	51	100	101	76	100	102	101	100	103
2	27	100	52	100	102	77	100	103	102	100	104
3	28	100	53	100	103	78	100	104	103	100	105
4	29	100	54	100	104	79	100	105	104	100	106
5	30	100	55	100	105	80	100	106	105	100	107
6	31	100	56	100	106	81	100	107	106	100	108

5. If the schedule does not provide the required information, other map series on HLRV, such as the LTO Charting Maps, may provide more current information. These maps may also list street names not included on the original parish maps.



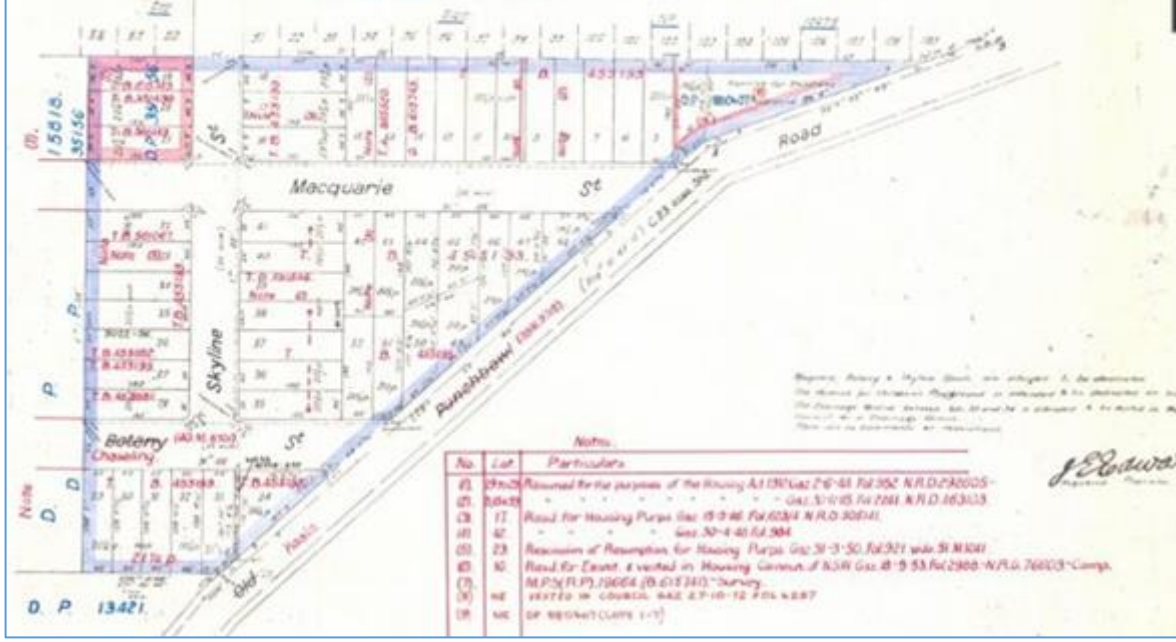
REFERENCE TO PORTIONS						
Areas in hectares unless otherwise shown						
Small number: 2000 unless otherwise shown						
Por.	Plan	Loc.	Vol.	Fol.	Area	Purchaser etc.
1	D 301 O.R.	E3	1-1	1010	24.28 ^{acres}	John Alford
2	301 O.R.	D3			Pt. 46.56 ^{acres}	James Morris
3	301 O.R.	D2			12.14	See face of map
4	301 O.R.	D3			10.43	See face of map
5	301 O.R.	D4			Pt. 202.3 ^{acres}	William Roberts
6	L 300 O.R.	C2			Pt. 200.3	J.P. Lloyd
7	300 O.R.	B2			24.28	Daniel Cooper
8	300 O.R.	B2			16.19	Daniel Cooper
11	C 162 ^{acre}	C1			60.70	Thomas Collins
15	L 300 O.R.	A1			24.28	Charles Reynolds
21	D 300 O.R.	A1			16.19	James Marshall
25	300 O.R.	B1			20.23	Daniel Cooper
46	L 300 O.R.	B2	2000	127	20.23	Daniel Cooper
47	300 O.R.	B2	1799	248	Pt. 20.23	Matthew Heron
48	300 O.R.	A2			Pt. 20.23	Richard Wagan
49	300 O.R.	A1			24.28	Frederick Meredith
50	300 O.R.	A1			Pt. 24.28	Frederick Meredith Jr.
51	D 300 O.R.	B1	2000	126	Pt. 242.8	George Morris
52	300 O.R.	B1	2000	126	40.47	William Swae
53	L 300 O.R.	A1			Pt. 16.19	William Reynolds
58	D 300 O.R.	A1			Pt. 40.47	Edward Farnell
59	C 253 ^{acre}	D2			240.0	William Roberts
60	206 ^{acre}	D2			20.23	J.T. Hughes
94	194 ^{acre}	D2	8-5	1035	40.47	Richard Griffiths
95	205 ^{acre}	C1			20.23	Thomas Collins
96	266 ^{acre}	C1	6-7	1041	40.47	John Buckley
99	78 ^{acre}	C1			20.23 ^{acres}	Thomas Collins
287	C 957	Dag A	10045	145	69.60 ^{acres}	Bankstown Entertainment Centre Pty. Ltd.
287	C 957	Dag A				
303	D P 820522	C2			24.8m ²	See note 104 105
312	DP 824287	D1			245.3m ²	N.T. Vo & T.M.L. Phung

1.3 Deposited plans

When available, on HLRV deposited plans can provide valuable information, and may include details such as the following:

- Torrens Title references (vol-fols)
- NSW government gazette notices
- Primary application numbers
- Estate names
- New DP numbers

P.A. 5742 Pt. Por. 94 Richard Griffiths. 8-5-1835. No. all mines of Gold & Silver.
Vol. 3130 Fol. 203



Note

No	Cap	Particulars
01	29/100	Returned to the purposes of the Mining Act 1831/41 Fol 302 N.R.D. 292005
02	30/100	Gas 31/1/45 Fol 221 N.R.D. 16313
03	17	Road for Housing Purps Gas 18/3/46 Fol 6024 N.R.O. 30241
04	02	Gas 30/4/40 Fol 304
05	23	Resumption of Assumption for Housing Purps Gas 31/3/50 Fol 201 sub 31 N.R.D.
06	01	Road for Canal & vented in Housing Purps of B.S.R. Gas 18/3/53 Fol 2800 N.R.G. 76000 Comp.
07	04	M.P. (L.P.) 10004 (B. 012 241) - Survey
08	04	SETTLER IN COUNCIL 142 2/10/12 FOL 4287
09	04	OF REGISTRY CLIPS 1-7

J. Edwards
Surveyor

Appⁿ 5742 Pt^s 100ac. (Por: 94Pt) G^t to Richard Griffiths 8th May 1835

- ① Vo. 3846 Fo. 159 N.R. D 292605 (ex. mines etc.)
- ② Vo. 3895 Fo. 223 do
- ③ Vo. 4145 Fo. 237 do
- ④ Vo. 5019 Fo. 38 do
- ⑤ Vo. 5548 Fo. 45 N.R. D 376504 (ex. mines etc.)
- ⑥ Vo. 5550 Fo. 168 N.R. D 292605 (ex. mines etc.)

CURRENT C^o L.

Lot	Area	Vol.	Fol.	Particulars
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11				
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2. Resources

The Torrens Purchaser's Index can be used when you know the name of the purchaser, and an approximate date, but do not know the exact location and/or title reference of the land.

2.1 The State Library of NSW catalogue

<https://collection.sl.nsw.gov.au/>

The State Library of NSW catalogue includes many items that may be relevant to your research, including the following:

- Subdivision posters (for best results search for "Suburb/Place name" AND subdivisions)
https://guides.sl.nsw.gov.au/maps/subdivision_plans
- Photographs/pictorial material
<https://guides.sl.nsw.gov.au/picturescollections>
- Maps
<https://guides.sl.nsw.gov.au/maps>
- Manuscript items
<https://guides.sl.nsw.gov.au/manuscripts>

Note: Access to original materials requires a gold Special Collections card. Requests for Special Collections should be submitted with at least five business days' notice through our Access to Special Collections request form:

<https://www.sl.nsw.gov.au/research-and-collections/ask-librarian/access-special-collections-request>

2.2 Public libraries

The HLRV, NSW Land Registry Services website, and most other online information, relates to the sale and transfer of land. For the best information on the history of your house, consult the Local Studies team at your local public library. Local Studies collections typically include some or all of the following:

- Rate books and valuation lists
- Building registers
- Maps and plans
- Photographs
- News clippings
- Heritage/conservation reports
- Miscellaneous archival material

2.3 NSW Geographical Names Board

www.gnb.nsw.gov.au

Use the NSW Geographical Names Board to find out parish and county information for the land you are researching. The Geographical Names Board can also assist in expired place names which can often be found on county, parish and town maps. Consult the Historical List of Place Names for NSW for details:

https://www.gnb.nsw.gov.au/publications/place_names_book

2.4 Trove

<https://trove.nla.gov.au/>

Trove is a versatile and comprehensive resource for historical research. In terms of land and house history, the digitised newspapers and government gazettes are the most useful sources. Using the information collected from HLRV land records, try the following searches:

- Names of individual purchasers/vendors/grantees
- Street addresses
- Estate/subdivision names
- Deposited Plan/Primary Application/Torrens Title certificate numbers (often found in Government Gazette notices and proclamations)

2.5 Six Maps

<https://maps.six.nsw.gov.au/>

Six Maps is the mapping portal provided by NSW Spatial Services. Included are a range of maps, and the ability to search by specific address to find lot and deposited plan information. For house history, Six Maps can be used as a tool to compare current maps with a 1943 aerial map (Note: this feature is largely restricted to the greater Sydney area).

2.6 Dictionary of Sydney

<https://home.dictionaryofsydney.org/>

Provides detailed and reputable information about the history of various Sydney landmarks, addresses and areas.

2.7 Australian Dictionary of Biography

<http://adb.anu.edu.au/>

Provides biographical information relating to prominent Australians. Many early settlers and NSW landholders are included.