

NEW CONVEYANCING REQUIREMENTS

The introduction of electronic conveyancing in South Australia has brought with it changes that you will need to comply with.

These changes apply to documents that are lodged with the Lands Titles Office (LTO), either electronically or in paper form, and are intended to:

- streamline existing processes
- strengthen the integrity of the conveyancing practise
- keep up with e-commerce and other developments in the online space.

This information is intended to help you understand the changes and how they affect you. As always, we recommend you seek advice from your practitioner in order to determine the best lodgement channel for you.

Verifying your identity

Your practitioner is required to take reasonable steps to verify your identity. Anyone involved in a transaction must be formally identified. You will need to make sure that you have all the information and documentation on hand to complete your transaction. Your practitioner will be able to advise you on what is required.

Verifying your authority

As well as verifying your identity, your practitioner will need to verify your authority to enter into the transaction. Again, it is important that you come prepared with all the information and documentation needed for the transaction. You can discuss these requirements with your practitioner.

Client Authorisation

Once your identity and authority to transact have been verified, your practitioner will ask you to sign a Client Authorisation. The Client Authorisation allows your practitioner to legally act on your behalf in the conveyancing transaction. When your practitioner is authorised, they will be able to sign specific documents to complete the transaction.

Lodging a Priority Notice

To ensure the greatest level of protection for your conveyancing transaction, talk to your practitioner about lodging a Priority Notice on your behalf. A Priority Notice reserves priority for your transaction, and notifies other parties searching the Title that a transaction is pending.

Removing duplicate Certificates of Title

The LTO will no longer issue the duplicate Certificate of Title. In its place, practitioners will be provided with a Confirmation of Registration certificate. This will be delivered via email when your transaction is completed.

The original Land Title will still be stored electronically with the LTO and copies (often required for various building approvals etc.) can be purchased online through www.SAILIS.sa.gov.au.

Title Watch

Title Watch is a free online subscription service that allows property owners to monitor activity against selected Certificates of Title, for a renewable period of twelve months. When any such activity is detected, the system automatically triggers an email notification and an SMS alert. Subscriptions are managed online through www.SAILIS.sa.gov.au.

Further Information

If you need further information on Electronic Conveyancing, or any of the changes outlined above, please visit www.sa.gov.au/landservices. Alternatively, you can contact the LTO on 8226 3983, or 1800 648 176 for country callers.

