



# The guardian role in a commercialised cadastre

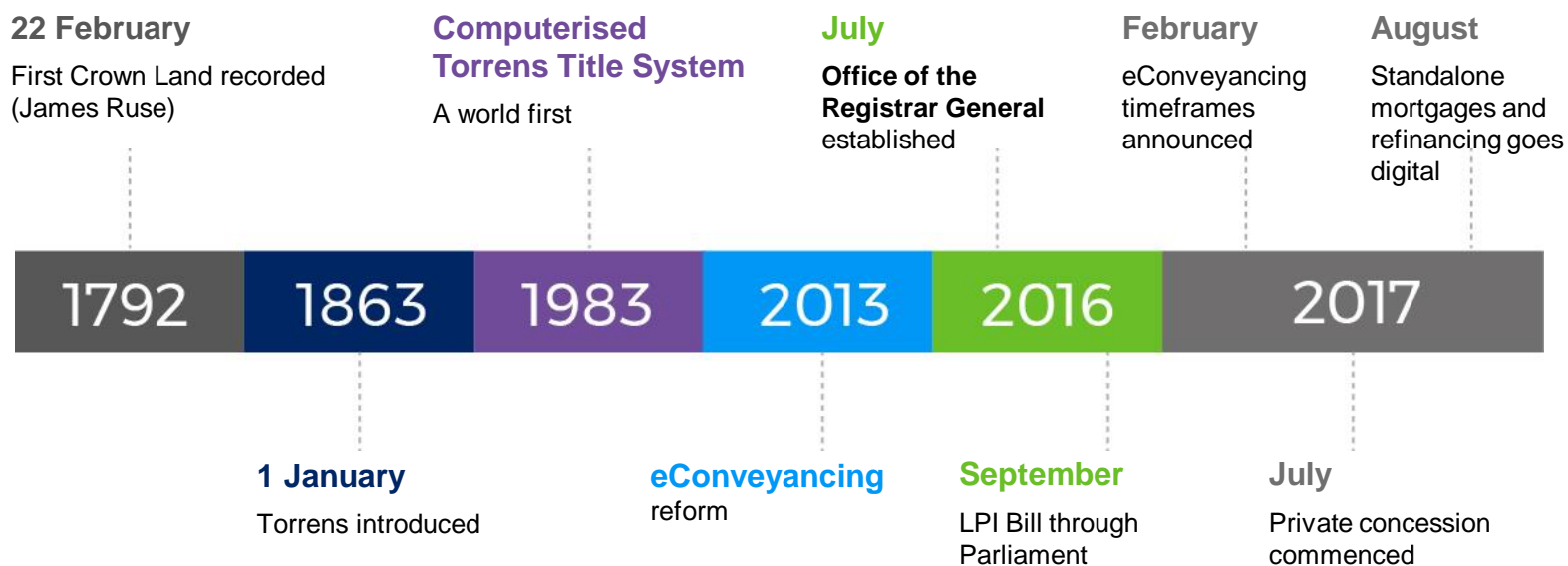
## Surveying 2018 - National Surveying Conference

Jeremy Cox  
Registrar General

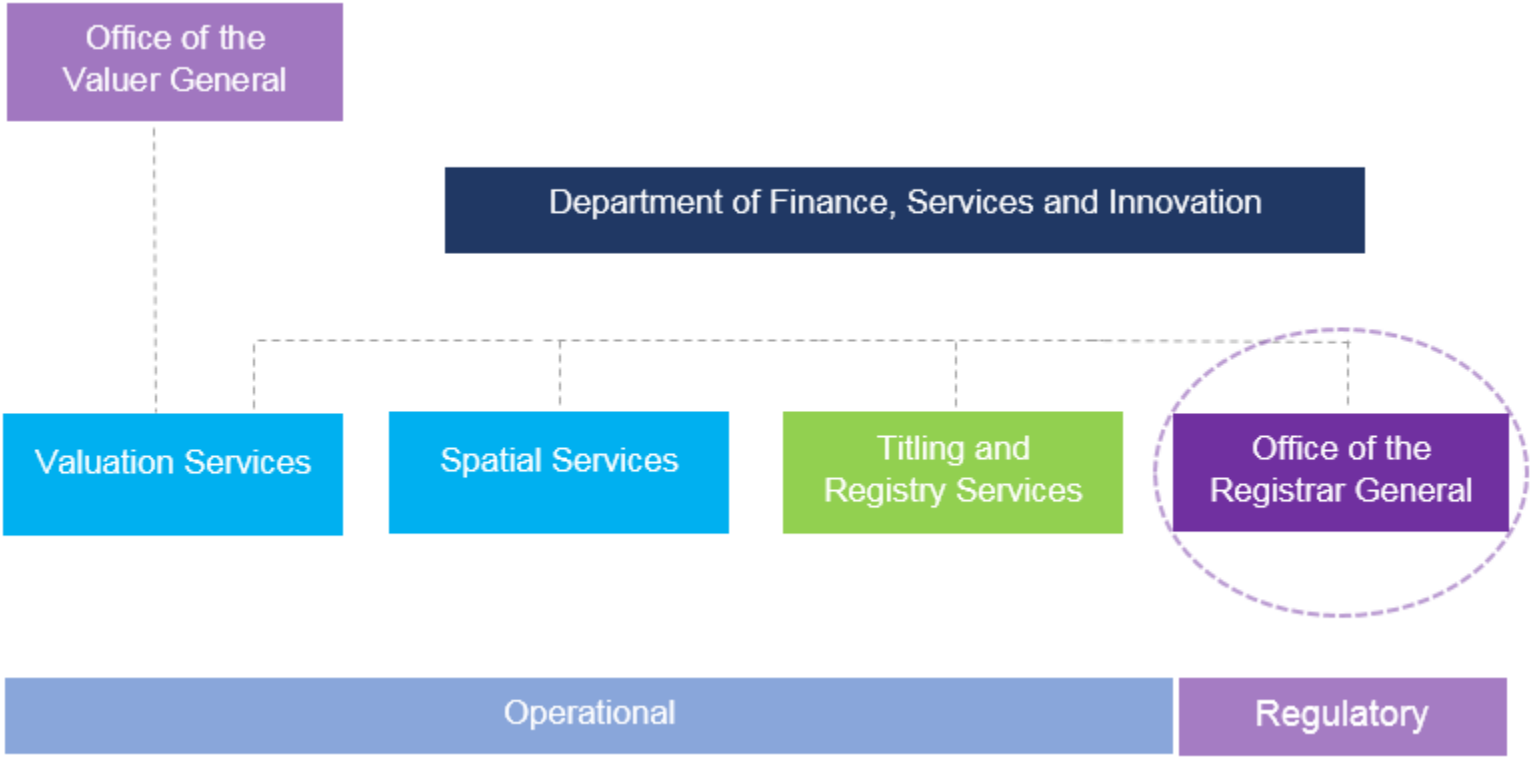
22 March 2018



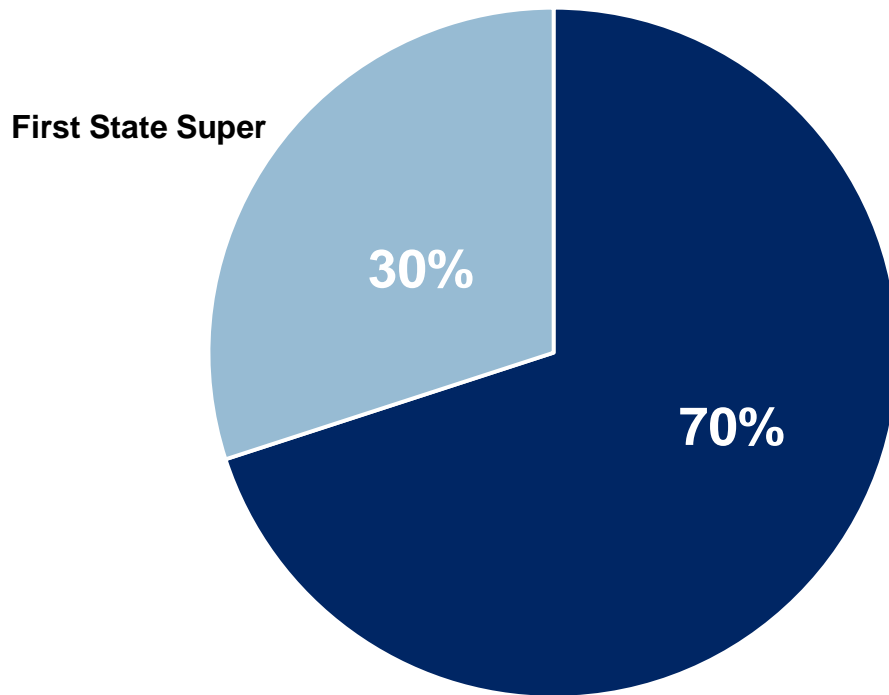
# The new regulator operator model is the next step in a constantly improving land title system



The NSW Government introduced the regulator operator model to drive an efficient, digital and customer focused land title system



# NSW Treasury selected Australian Registry Investments (ARI) to operate NSW's land title system for 35 years



Paid \$2.6 billion to operate LPI—and receive its revenue—under a 35 year concession\*.

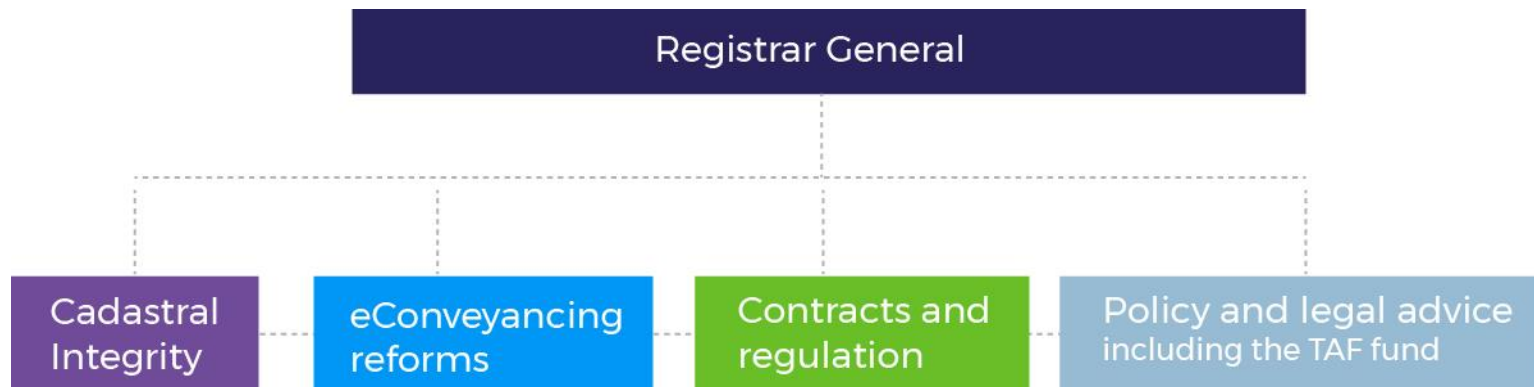
**ARI does not own the registry or the data that goes with it.**

**These remain the property of the NSW Government.**

Funds managed by  
**Hastings Fund Management**

\*A 'concession' is when a private business pays the government to operate a public asset for a specific period of time.

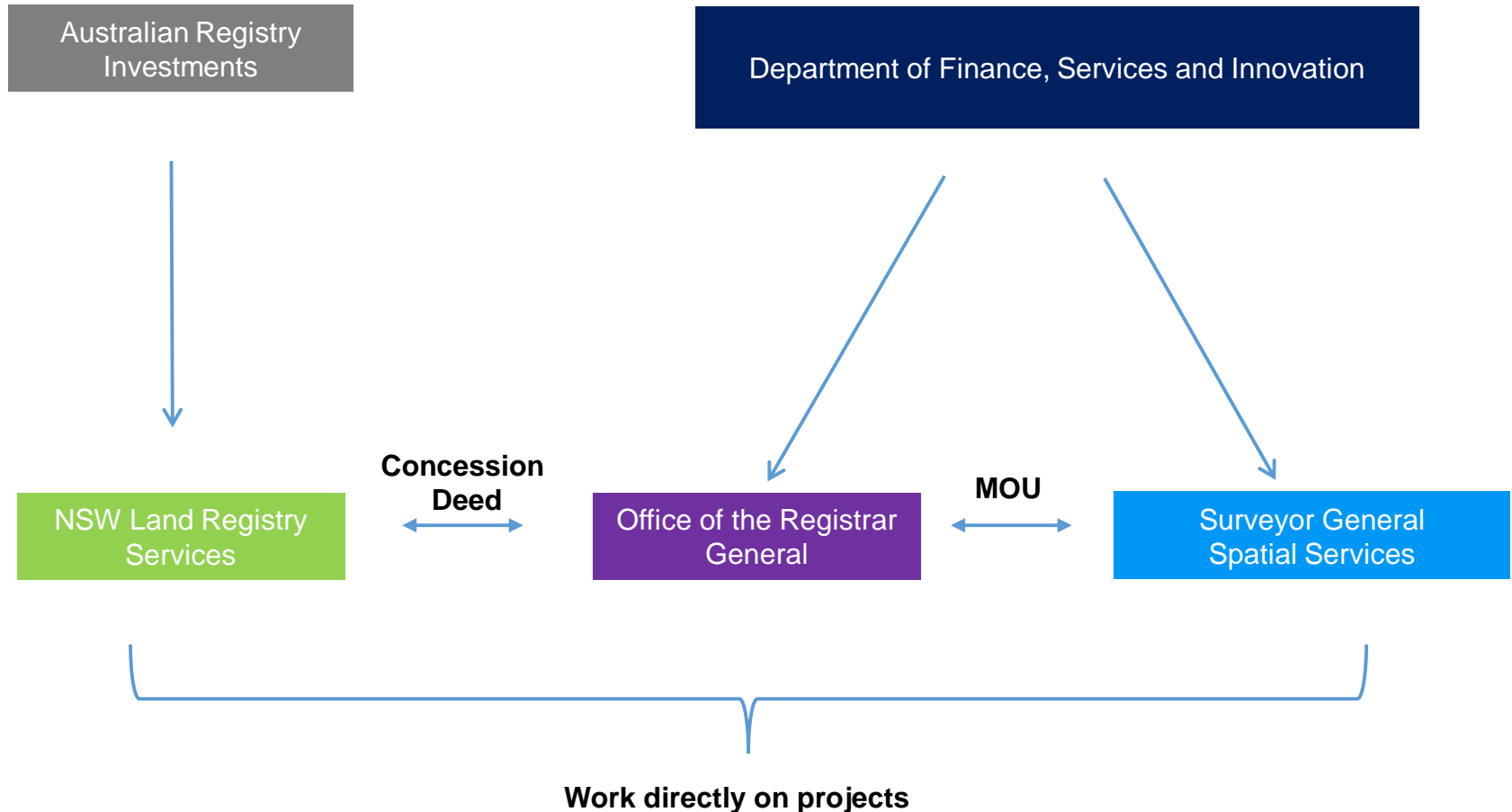
The Office of the Registrar General is a regulator, advisor and litigator, working to ensure the integrity of NSW's land title system



The Office of the Registrar General has a concession with the private operator, and back-to-back agreements with core agencies

### Private sector

### Public sector



# The Office of the Registrar General's regulatory focus will be on making sure the operator delivers ongoing improvements to customers

## Regulator objectives

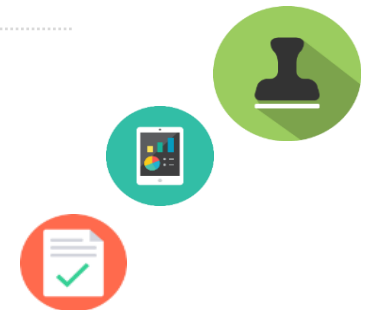
- ✓ Maintain integrity, security performance and availability of registers, core services and systems
- ✓ Ensure registers are accurate and up to date
- ✓ Maintain confidence with customers and NSW public
- ✓ Promote improvements, innovation and increased efficiency using greater expertise and investment in technology
- ✓ Minimise errors and frauds
- ✓ Protect current competition in down stream services



And we have new powers that don't exist in other Australian states, and in most overseas jurisdictions

## Regulatory controls and powers

- ✓ Reserve powers
- ✓ Administrative review
- ✓ Civil penalty tied to KPIs
- ✓ Step in
- ✓ Termination
- ✓ Handback
- ✓ Prices at CPI
- ✓ Privacy
- ✓ Fraud and errors
- ✓ Security





# We act on behalf of the community in setting boundaries within which the operator runs its commercial operations

## Our first nine months

✓	Services
✓	Compliance
✓	Regulator visibility
✓	Listening to stakeholders
✓	Transparency of new arrangements
✓	Protect current competition in down stream services

A primary driver for the Government seeking a private operator was to bring new investment, innovation and technology

“People expect to manage their lives around technology. They want greater access, fewer errors, more transparency. The Government wants this reform to make NSW’s land title system meet a rapidly changing world. To make things better for the consumer, business and the people of NSW”.

# The operator has started the process of upgrading the technology that supports the registry

## Objective 1: modernise core systems

1. Upgrade of the registry's core systems



2. Investment in new, innovative 'non-core' services



A more secure, efficient, customer focused system

- ✓ Fewer errors and fraud
- ✓ Registry available 24/7
- ✓ Records more easily accessible to customers online
- ✓ New innovative services



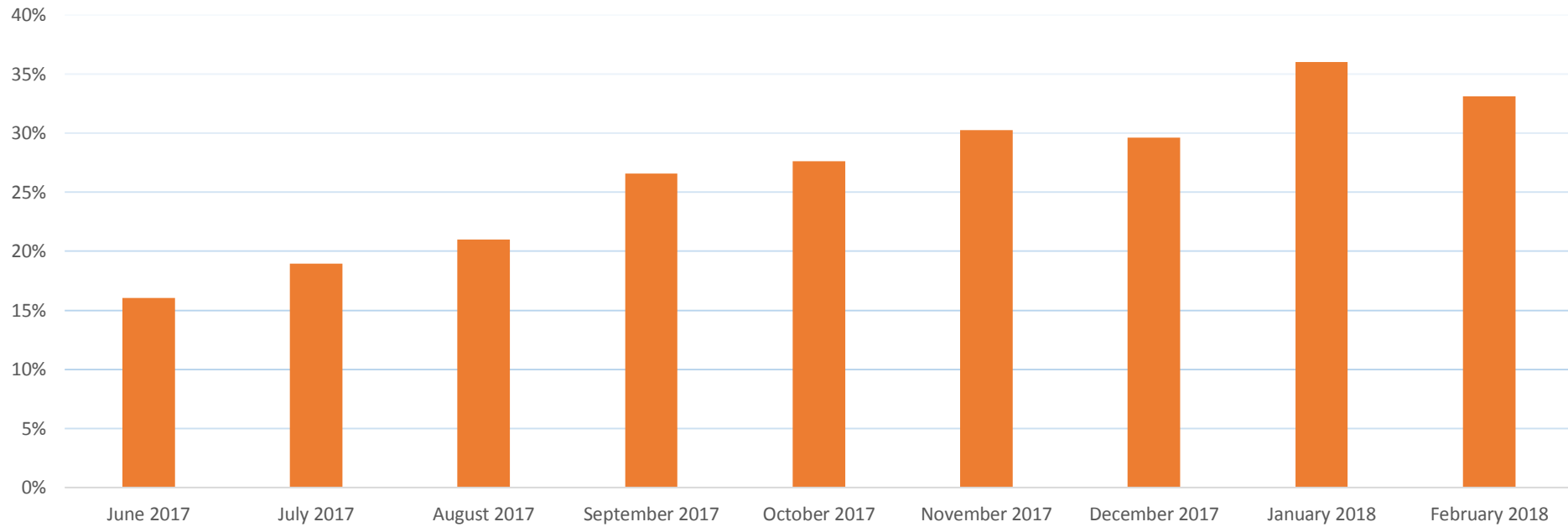
The countdown to replacing paper with digital lodgments has well and truly begun

**Objective 2:** move to paperless conveyancing by July 2019

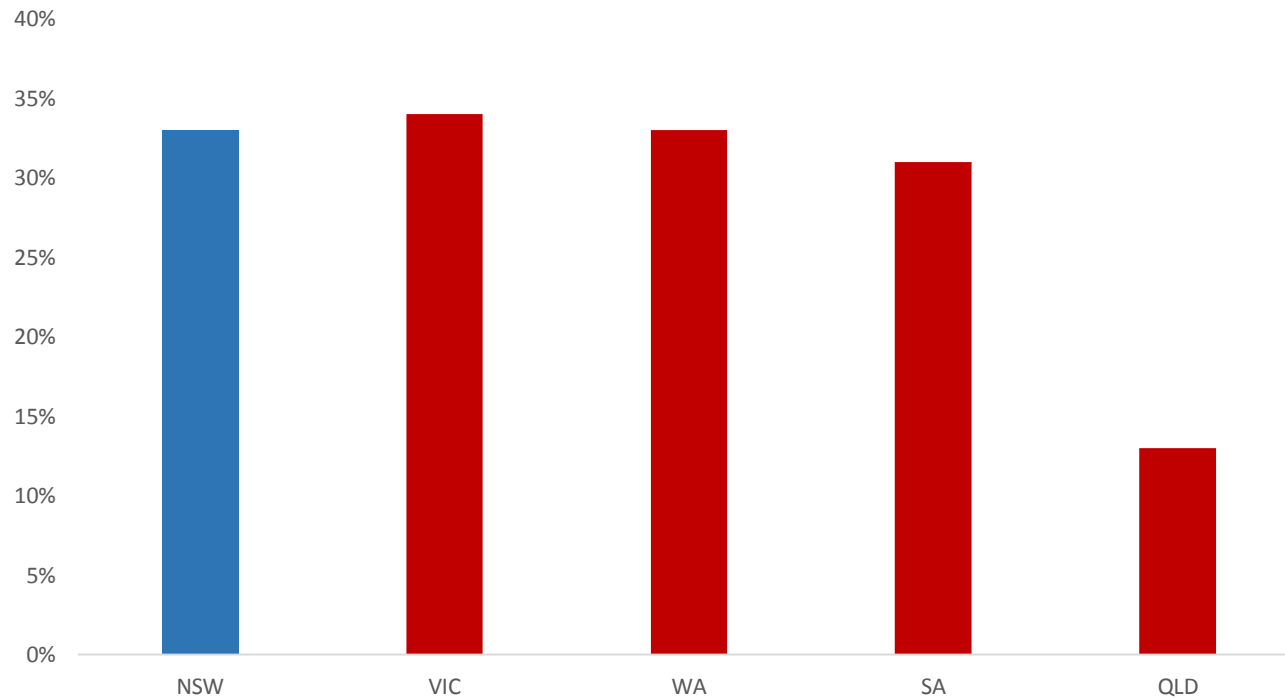


[Countdown clock](#)

# Industry is starting to embrace eConveyancing

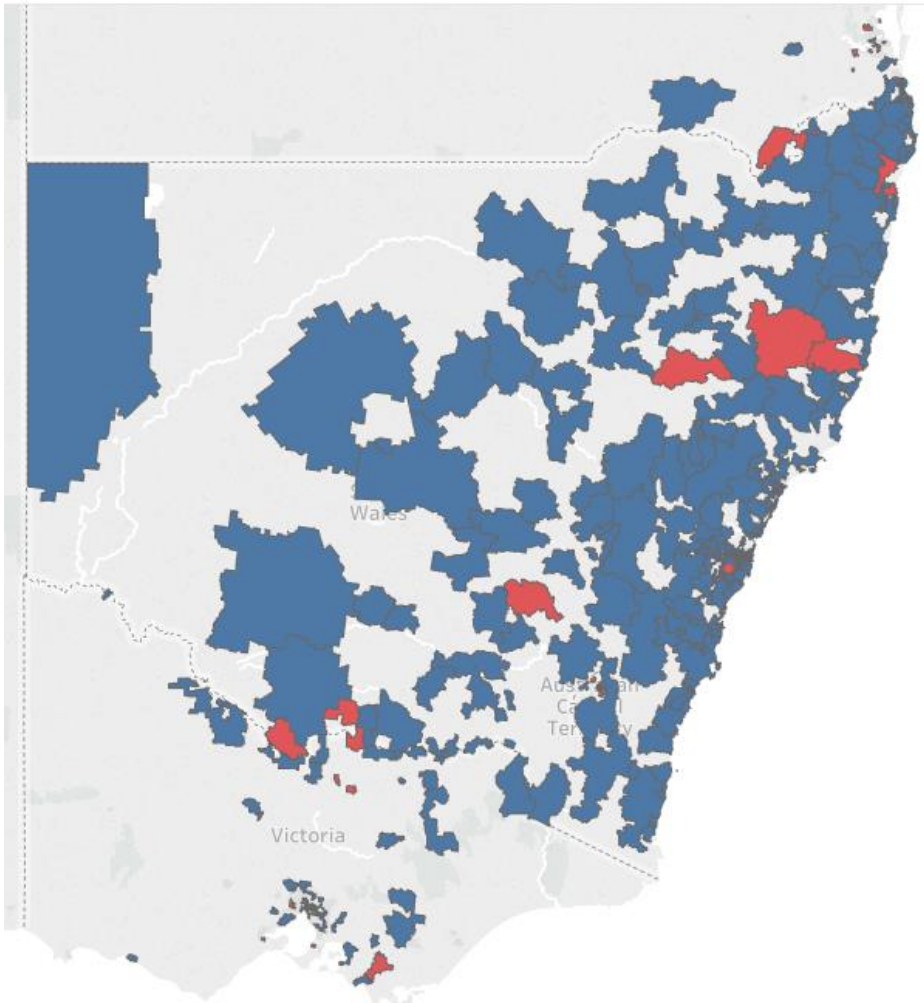


# More than one third of all lodgments in NSW, Victoria, Western Australia and South Australia are electronic



February 2018

## Take-up is spreading across the state



**Red** areas show registered lawyers, conveyancers and financial institutions that have not yet transacted.

**Blue** areas show transacting lawyers, conveyancers and financial institutions.

# We will support the take-up of digital survey plans to make registering plans in NSW a faster, more accurate process

## Objective 3: support industry transition to digital survey plans

### Benefits of digital plans

- ✓ Streamlined plan registration process
- ✓ Improve integrity of the cadastre
- ✓ Early identification of requisition issues through self Q
- ✓ Land XML based plan examination provides:
  - Significantly increased turnaround times
  - Significantly lower risk of post registration amendment
- ✓ Commercial/economic benefit for developers through reduced processing time
- ✓ Access to digital data for future survey
- ✓ Capture once ... use by many
- ✓ Improved quality of plan data





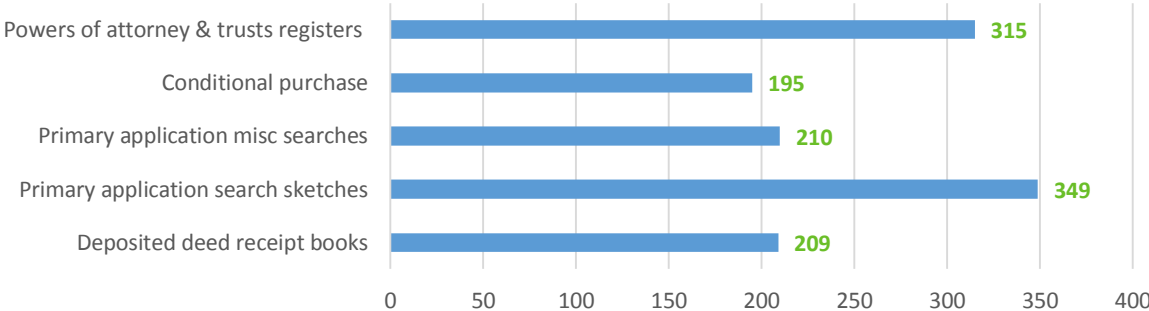
# Digitalising old land title registry documents dating back several centuries will make it easier to search the registry

## Objective 4: digitalise all records in the land title system

### Target

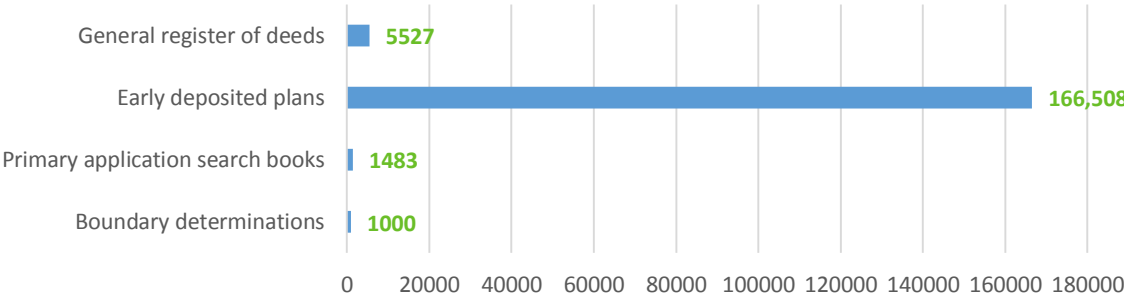
Apr-18  
 Jun-18  
 Aug-18  
 Dec-18  
 Dec-18

Deed receipts, primary application sketches and searches, conditional purchase and powers of attorney

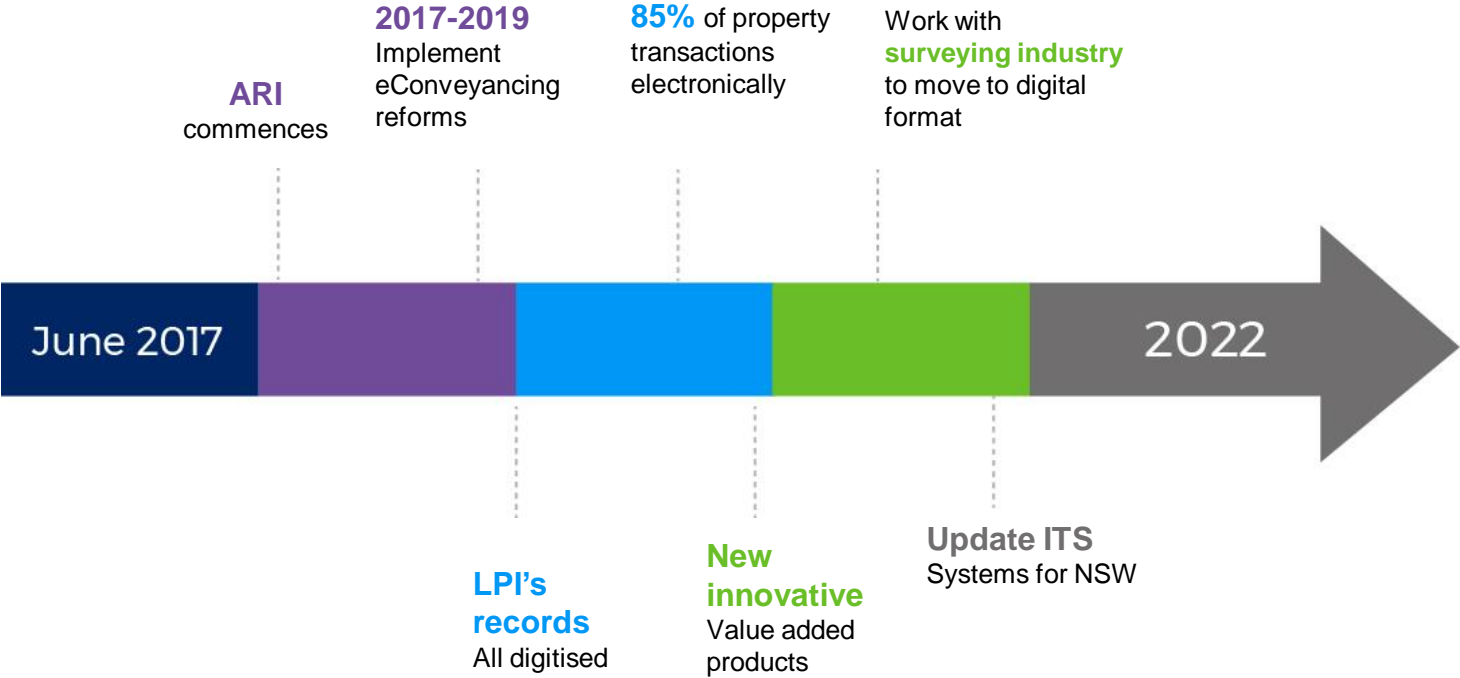


Primary applications, deposited plans and general register of deeds

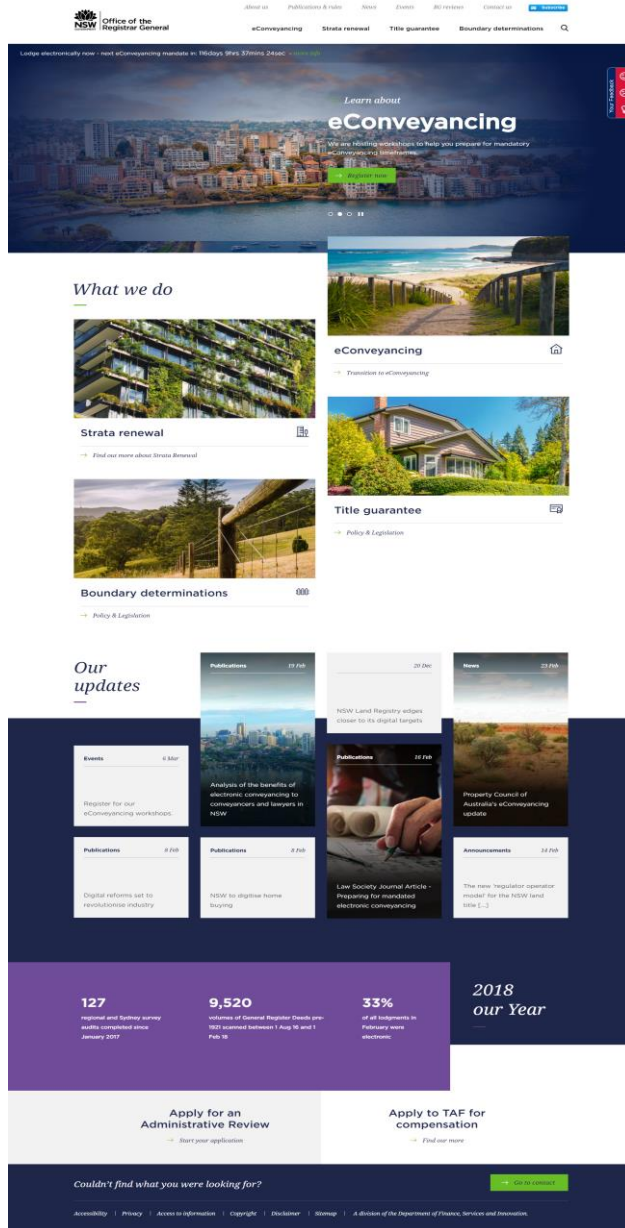
Mar-19  
 Dec-18  
 Dec-18  
 April-18



# In summary, we are supporting the Government's objective to digitise land transactions to benefit the people of NSW



# Thank you and questions



✓ Visit the ORG website

[www.registrargeneral.nsw.gov.au](http://www.registrargeneral.nsw.gov.au)



✓ Email ORG

[ORG.Admin@finance.nsw.gov.au](mailto:ORG.Admin@finance.nsw.gov.au)



✓ Subscribe to ORG emails

