



Finance,
Services &
Innovation

A digital land titles system

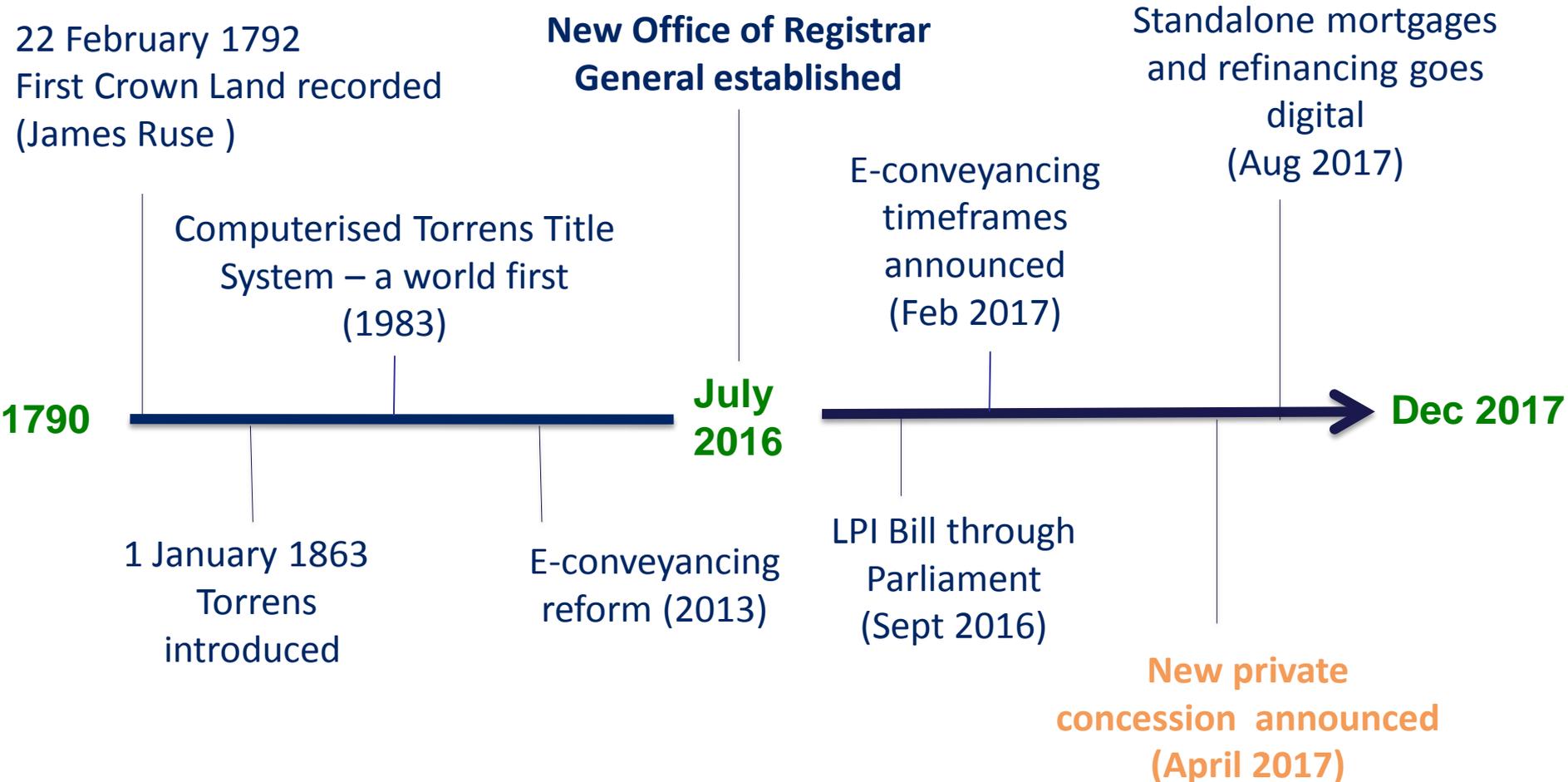
AB+F Randstad Leaders Lecture Series 2017

Office of the Registrar General
Jeremy Cox, NSW Registrar General

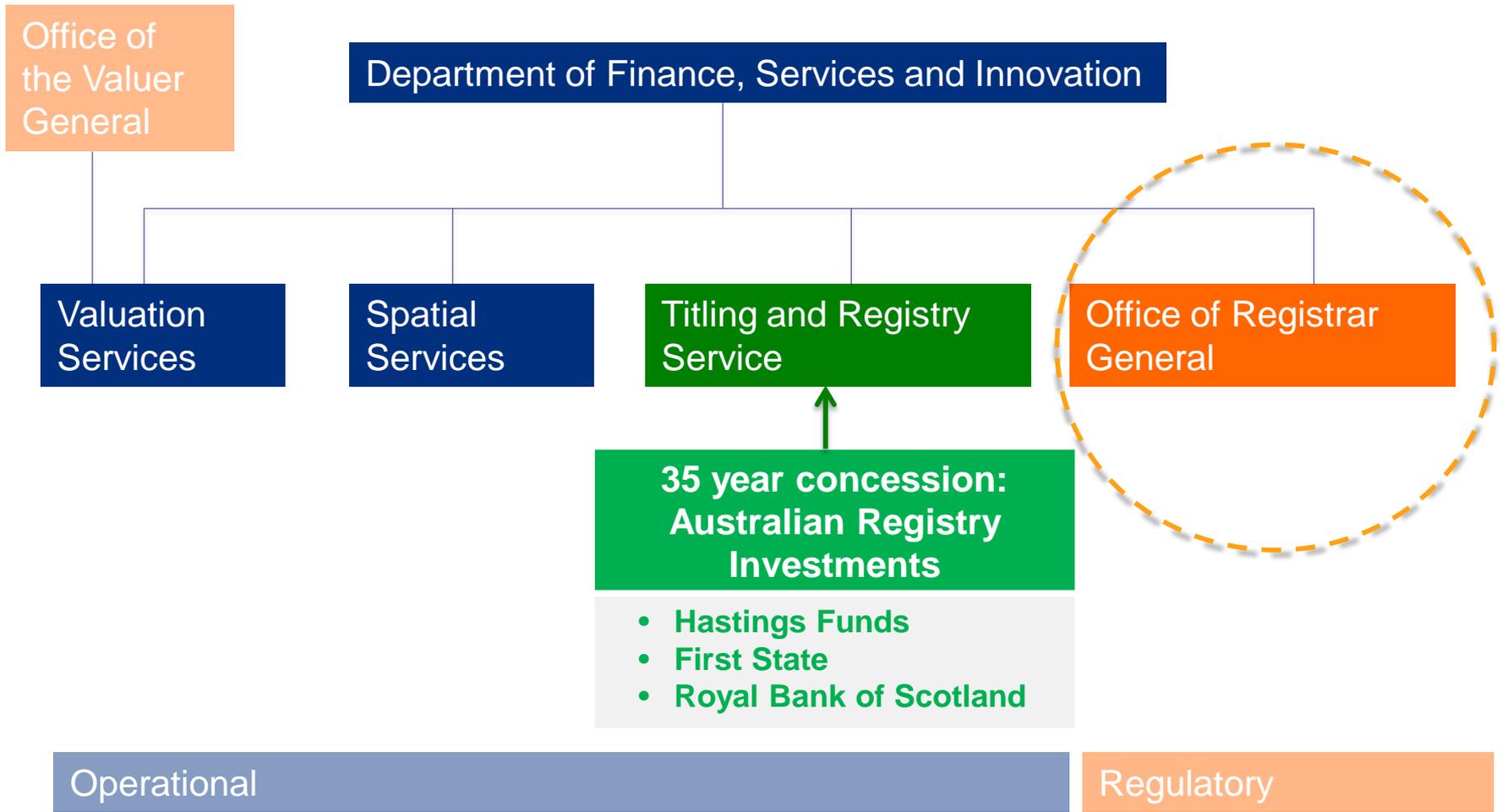
1 June 2017

www.finance.nsw.gov.au

The system has been changing constantly



NSW has introduced a new regulator operator model to drive an efficient, digital and customer focused land title system



The NSW regulator has new powers under the legislation that don't exist in other Australian states, and most overseas

Registrar General	Minister
<ul style="list-style-type: none">• Reserve powers• Administrative Review• Civil penalty tied to KPIs	<ul style="list-style-type: none">• Step in• Termination• Handback

Some other controls in response to issues raised by stakeholders

- | | |
|--|---|
| <ul style="list-style-type: none">• Prices• Privacy• Fraud and errors• Security | <ul style="list-style-type: none">• CPI cap• Commonwealth and state legislation• TAF remains. No change in risk profile.• ISO standards (270002), audits and testing |
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From the outside looking in—for everyone using LPI—nothing changes. But behind the scenes, we will be making sure the operator commits to moving the system digital

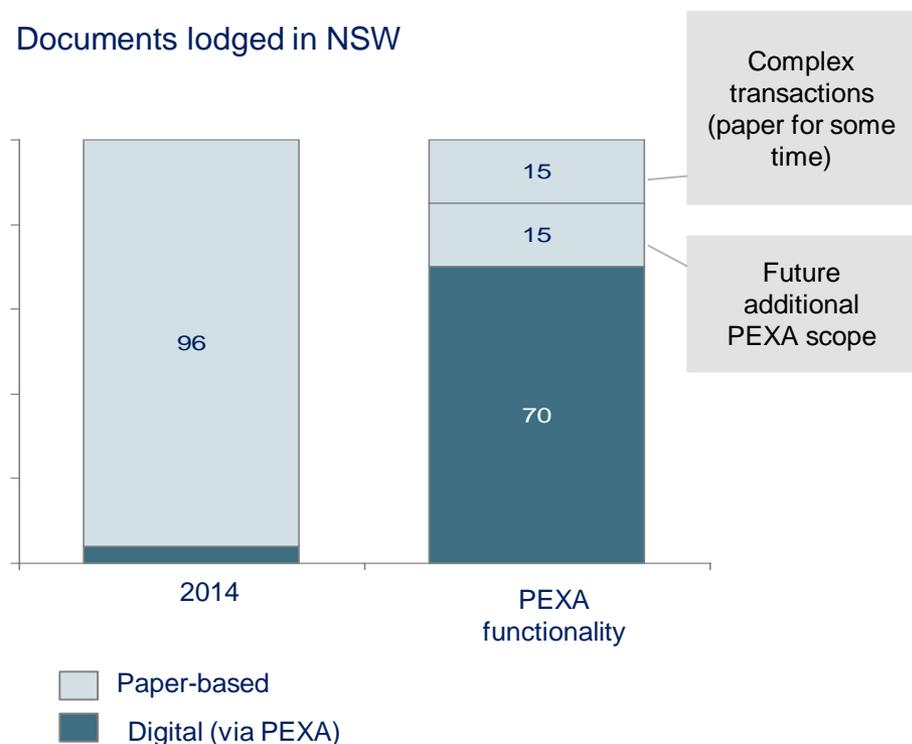
Digitalisation of core services	New, innovation ‘non-core’ services
<ul style="list-style-type: none">• Econveyancing• Forth coming upgrade of LPI’s core systems• Digitalisation of cadastral plans• Digitalisation of records	<p>RG powers:</p> <ul style="list-style-type: none">• Has to approve• Review proposed pricing• Require consultation• Negotiate non-core becoming a core

A more secure, efficient, customer focused system. Fewer errors, less fraud, registry available 24/7, records more easily accessible to customers online and new innovative services.

Industry has been working closely with government on the roll-out of eConveyancing in NSW

In 2014 PEXA could digitalise around 70% transactions, however fewer than 5% of transactions were being completed online

Documents lodged in NSW



“...By July 2019, all standard property transactions in NSW will be conducted electronically, and all Certificates of Title will be phased out in favour of e-Titles.” **Victor Dominello, Minister for Finance, Services and Property**

Conveyancing reform committee: Law Society of NSW; Australian Institute of Conveyancers (NSW); Australian Bankers Association; Mortgage and Finance Association of Australia; Customer Owner Banking Association; Australian Finance Conference; Property Exchange Australia Ltd

“The ABA welcomes the NSW Government’s release of a timetable to transition to a paperless electronic based conveyancing system”. **Steve Munchenberg, Australian Bankers Chief Executive**

We are aiming for 85 per cent of all conveyancing lodgments in NSW to be digital by mid-2019

1 August 2017

ADIs (mandatory)

- All refinancing transactions
- All standalone mortgages

1 July 2018

Solicitors & conveyancers (mandatory)

- Standalone Caveats
- Standalone Transfers
- All mortgages, refinance and discharges (including non-ADIs)

eCT program (non-ADIs):

Start cancelling paper CTs and issuing eCTs to non-ADIs

July 2019

Everyone (mandatory)

All mainstream conveyancing to be lodged electronically

eCT Program: Paper CTs to be removed completely



1 August 2017

eCT program (ADIs): ADIs will receive an eCT on registration of a paper transaction (where they remain first Mortgagee)

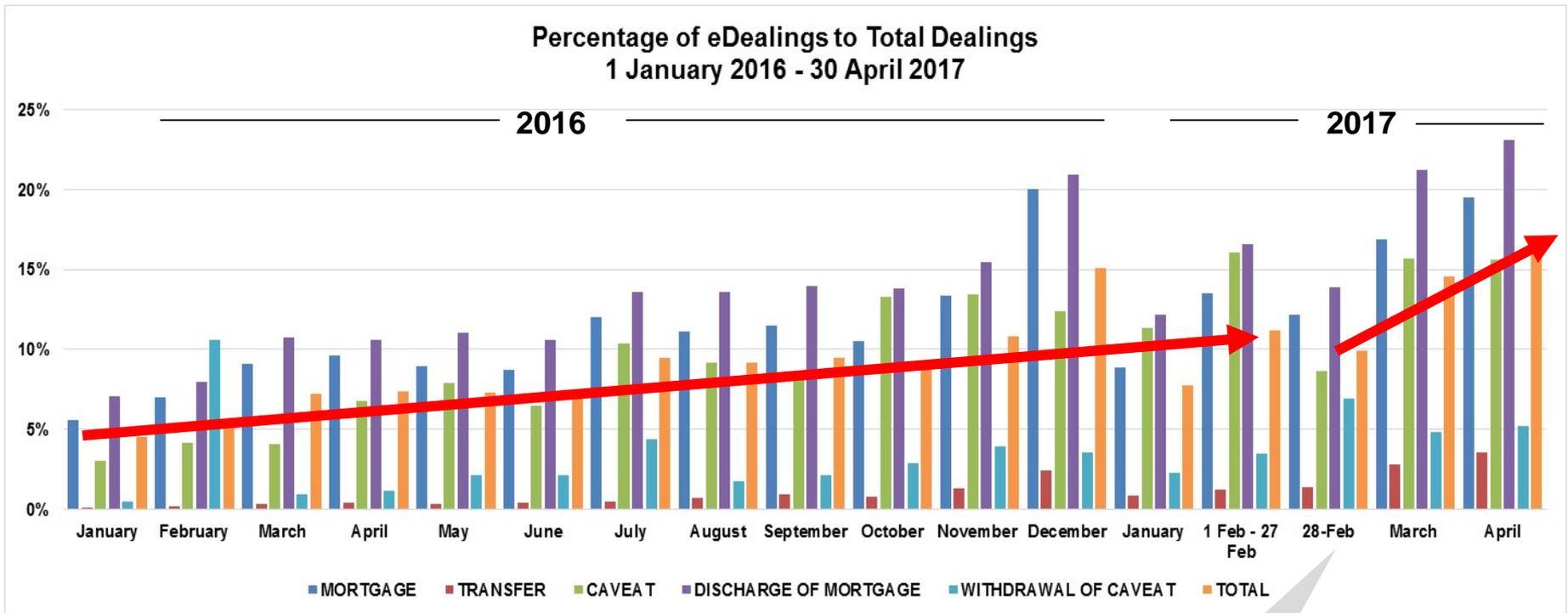
October 2018

eCT program (ADIs): All paper CTs held by ADIs will have been cancelled (ADIs will be issued with eCTs)

Mid-2019: Residual Document strategy

The next 10% of dealings (e.g. Change of Name, Notice of death)

Since the NSW timeframes were announced there is has been a shift upwards in the portion of e-dealings



Timeframes
announced

The regulatory oversight of national eConveyancing will need to evolve to oversee a robust competitive environment

Office of Registrar General's objectives

1. **Maintain integrity, security performance and availability of Registers, core services and systems**
2. **Ensure regulatory oversight is modern, independent, transparent and accountable**
3. **Support industry move to a new digital era**
4. **Reduce errors and fraud**

We will continue to focus on making land dealing digital in NSW

