



Office of the Registrar General update

Dear colleagues

The NSW Government's new off-the-plan laws commenced on 1 December 2019. The key changes bring greater transparency and certainty for purchasers who buy residential property off-the-plan.

NSW Land Registry Services (NSW LRS) is helping landholders affected by the recent bush fires by providing title searches and plan images of their property free of charge. If you require assistance, please contact [NSW LRS](#).

Please find information on the recent eConveyancing reports, community scheme laws, phase out of paper certificates of title and more in our newsletter below.

Our office will be closed between 23 December 2019 to 3 January 2020. Thank you for your support in 2019. On behalf of the Office of the Registrar General (ORG), I wish you all a safe and peaceful holiday season.

Kind Regards
Jeremy Cox
NSW Registrar General



New off-the-plan laws are now in force

New requirements for residential off-the-plan contracts are now in force under changes to the *Conveyancing Act 1919* and *Conveyancing (Sale of Land) Regulation 2017* which commenced on 1 December 2019. Read more about how the key changes provide purchasers who buy residential property off-the-plan greater transparency and certainty on our website.

[More information](#)



Have your say on Community scheme laws

NSW Government is seeking public feedback on drafting of the *Community Land Management Bill 2019* and the *Community Land Development Bill 2019*. The new laws will rewrite the current legislation and make community land development more flexible and modernise governance arrangements for all residents and occupants. Consultation closes on 28 February 2020.

[More information](#)



Phasing out paper Certificates of title

ORG has announced a plan to cancel all remaining paper certificates of title by April 2021. Details of the plan are set out in a Position Paper that is now available on the ORG website.

[Position paper](#)



Making residual documents electronic

There are currently over 100 documents that are not yet available electronically, known as residual documents. These documents will be released electronically in five batches between April 2020 and October 2020.

[More information](#)



Land tax waiver extended

The waiver allowing dealings to be lodged in paper where land tax is to be paid from settlement proceeds has been extended to 31 March 2020. The extension will provide time for communications to be issued to users to clarify the effect of the existing land tax payment functionality.

[Waiver CR 7/2019](#)



Digital survey plan examination to increase

The Office of the Registrar General together with NSW Spatial Services and NSW LRS, have commenced a project to increase the use of digital survey plans for plan examination. For more information, please visit our digital survey plans page.

[Digital survey plans page](#)



Support for landholders affected by NSW bushfires

NSW LRS is helping landholders affected by the recent NSW bush fires by providing title searches and plan images of their property free of charge. Please contact NSW LRS on 02 8776 3575 for more information.

[More information](#)



Smart Section 88B Instrument simplifies plan preparation

NSW LRS has introduced a new smart digital Section 88B Instrument, enabling lodging parties to prepare the document more easily and with less chance of administrative errors. The instrument complements the existing manual instrument, giving lodging party's choice in how they prepare the document for lodgment.

[More information](#)



IPART final report

Independent Pricing and Regulatory Tribunal's (IPART) final report on the eConveyancing market was published in November 2019. IPART supports interoperability and recommends that regulators require the two existing ELNOs to build direct connections. IPART also found that PEXA's current prices are reasonable as maximum prices for all ELNOs.

[IPART eConveyancing page](#)



ACCC report on eConveyancing market reform

Australian Competition and Consumer Commission (ACCC) published a review of the eConveyancing market. ACCC notes the benefits of competition, and calls for a clear regulatory framework for effective competition. Please read the full report via the link below.

[ACCC eConveyancing page](#)



eConveyancing statistics

In November 2019, 96 per cent of mainstream dealings in NSW were lodged electronically. Please visit our statistics page for detailed information on all lodgments.

[Statistics page](#)



NSW LRS trading dates

NSW LRS will be open on normal business days throughout the Christmas and New Year period between 8.30 am and 4.30 pm. NSW LRS will be closed on public holidays: 25 December 2019, 26 December 2019 and 1 January 2020.

[More information](#)



Contact us

Please do not hesitate to contact us should you have any feedback on NSW LRS and/or Electronic Network Lodgment Operators (ELNOs) that you have not been able to resolve directly with them.

[Contact us](#)