

Circular	2018/01
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## Conveyancing Rules Version 4 to commence on 1 May 2018

Version 4 of the Conveyancing Rules will replace Version 3 on 1 May 2018. Fulfilling the Government's mandated timeframe to transition to eConveyancing in NSW by 1 July 2019, Version 4 of the Conveyancing Rules brings a number of changes that make it mandatory for certain transactions to be lodged electronically. A summary of the new rules is provided below:

### Mandatory electronic lodgment of standalone transfers

**New Rule 8.4** of the Conveyancing Rules makes it mandatory for standalone transfers (i.e. transfers where no other dealing is involved – such as a cash purchase with no outgoing mortgagee) to be lodged electronically from 1 July 2018.

### Mandatory electronic lodgment of standalone caveats

**New Rule 8.5** of the Conveyancing Rules makes it mandatory for standalone caveats to be lodged electronically from 1 July 2018.

### Mandatory lodgment of mortgages and discharges of mortgage

**Amended Rule 8.3** of the Conveyancing Rules makes it mandatory for all standalone mortgages and discharges of mortgages, or combinations thereof (e.g. refinance transactions) to be lodged electronically from 1 July 2018. This requirement applies to all ADI and non-ADI lenders, including “mums and dads” private lenders.

### Removal of the 4000 character limit exclusion to lodge in paper

Version 3 of the Rules provides an exception to mandatory electronic lodgment of a mortgage which had attached to it terms and conditions that exceeded 4000 characters. With the introduction of the document hub (**Doc Hub**) in November 2017 this 4000 character limit no longer applies and as a result Version 4 removes this exception.

### Extension of transition period of National Mortgage Form

Version 3 of the Rules provided that mortgages signed from 1 January 2018 must use the National Mortgage Form (NMF). This date was extended by the Registrar General to 2 March 2018 (see Waiver CR 3/2017). Version 4 of the Rules now reflects the new date.

## **Additional primary photographic identity**

**The consultation draft of the Model Participation Rules (Version 5) has added an ImmiCard as a primary photographic document in the Verification of Identity Standards. Version 4 of the Rules also makes reference to the new document.**

### **More Information**

Enquires may be made via email to the:

Office of the Registrar General at [org-econveyancing@finance.nsw.gov.au](mailto:org-econveyancing@finance.nsw.gov.au)