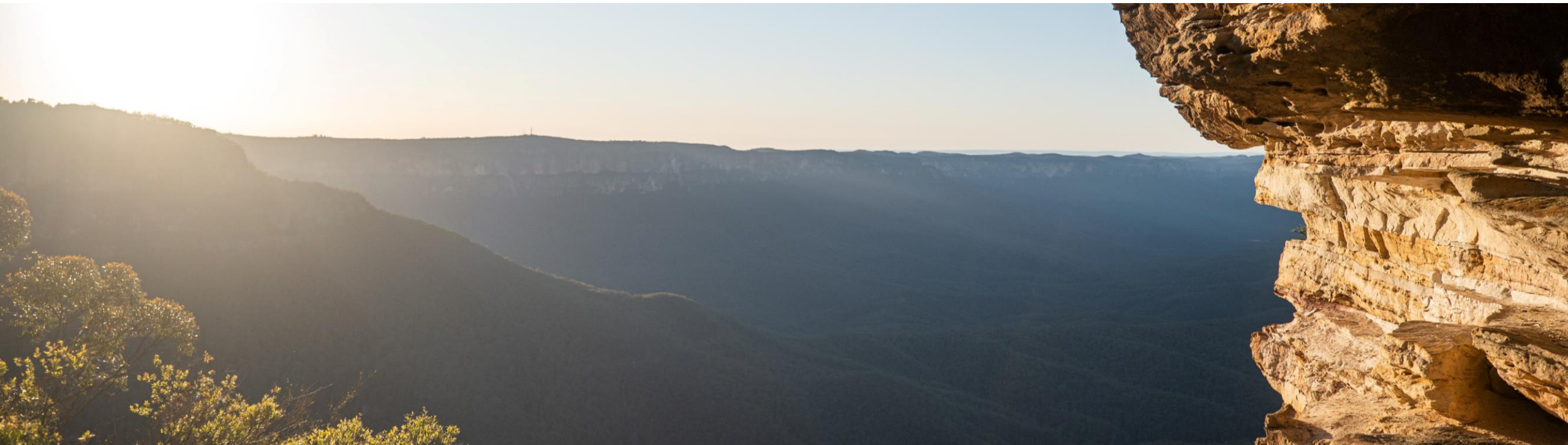


NSW ORG UPDATE

National Legal Knowledge Management Forum
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ORG's 3 top tips for subscriber compliance examinations

1. **Keep your subscriber details in PEXA up to date,** including your email address for land registry correspondence
2. **Use the latest version of the Client Authorisation Form (Version 6*)**
3. **Ensure the Client Authorisation Form is completed and signed by the client and the representative.** Take care with the Transaction Details (e.g., authority type, conveyancing transactions).



*the latest version as at 6 September 2023 is Version 6, which became effective on 21 April 2021.

Remind subscribers about their obligation to submit to an audit



In NSW, the operator of the land registry, NSW Land Registry Services (NSWLRS), is responsible for carrying out audits on behalf of the Office of the Registrar General (ORG).

NSWLRS refers non-complaint outcomes to the ORG for further action, including asking a subscriber to show cause as to why their access to an electronic lodgement network shouldn't be suspended or terminated.

The main reason ORG have suspended subscribers over the past year is because they haven't responded to the initial audit request from NSWLRS.

Therefore, when you are selected for an audit, it is important to respond in a timely manner.

If you have any issues with the audit request it is important to contact NSWLRS as soon as possible to discuss other arrangements, extensions or questions you may have.

Link to the info sheet: <https://www.registrargeneral.nsw.gov.au/news/subscriber-compliance-information-sheet>

New dutiable documents

As a result of amendments to the *Duties Act 1997*, several transactions now require assessment by Revenue.

The following 5 documents have been identified as requiring duty to be assessed:

- Transfer creating forestry right (Form 01TH);
- Transfer creating a profit a prendre (Form 01TH);
- Transfer granting easement (Form 01TG);
- Transfer granting easement in gross (Form 01TO); and
- Variation of easement (Form 20EV) .

Updates to the electronic forms is scheduled for release on 28 October 2023. ORG and LRS will release communication to the public before the release date.



