

# Conveyancing Transformed

September 2017

Transitioning to 100% digital lodgement



Land Use Victoria



Environment,  
Land, Water  
and Planning



# Registrar's Requirements for paper conveyancing

- Registrar's Requirements published, see [www.delwp.vic.gov.au/publications](http://www.delwp.vic.gov.au/publications)
  - 30 September 2015 Version 1
  - 23 March 2017 Version 2
  - 27 April 2017 Version 3
- 9 November 2015 – verification of identity requirements for paper conveyancing
- 1 March 2016 – discharges of mortgage to be lodged by mortgagee or its representative
- 1 August 2016 – discharges of mortgage and National Credit Code mortgages to be lodged electronically where the mortgagee is an Authorised Deposit-taking Institution (ADI)



# Registrar's Requirements and other initiatives

- 22 October 2016 – bulk conversion of paper certificates of title to electronic certificates of title (four major banks)
- 9 December 2016 – priority notices implemented in PEXA
- March 2017 - Registrar's Requirements Version 2 published
- National mortgage form implemented
  - 26 May 2017 – in paper for Victoria
  - 10 June 2017 – in PEXA for Victoria
  - 22 July 2017 – in PEXA for other jurisdictions



# Registrar's Requirements and other initiatives

- 26 May 2017 – client authorisation for paper conveyancing
- 26 May 2017 – certifications for paper conveyancing
- 26 May 2017 to 31 December 2017 – transition period for implementation of national mortgage form, client authorisations and certifications
- 22 July 2017 – second round of bulk conversion of paper certificates of title to electronic certificates of title, for 4 more financial institutions, including Bendigo & Adelaide Bank Ltd



# Proposed timeline for 100% digital lodgement

## **Applies to conveyancers and lawyers acting for a party or themselves, ADIs and PEXA Subscribers**

- 1 August 2017 – commercial mortgages, refinance transactions (including commercial mortgages) to be lodged electronically where mortgagee is an ADI
- TBA - survivorship applications, transmission applications and change of name functionality available in PEXA
- 1 December 2017 – caveats and withdrawals of caveat to be lodged electronically

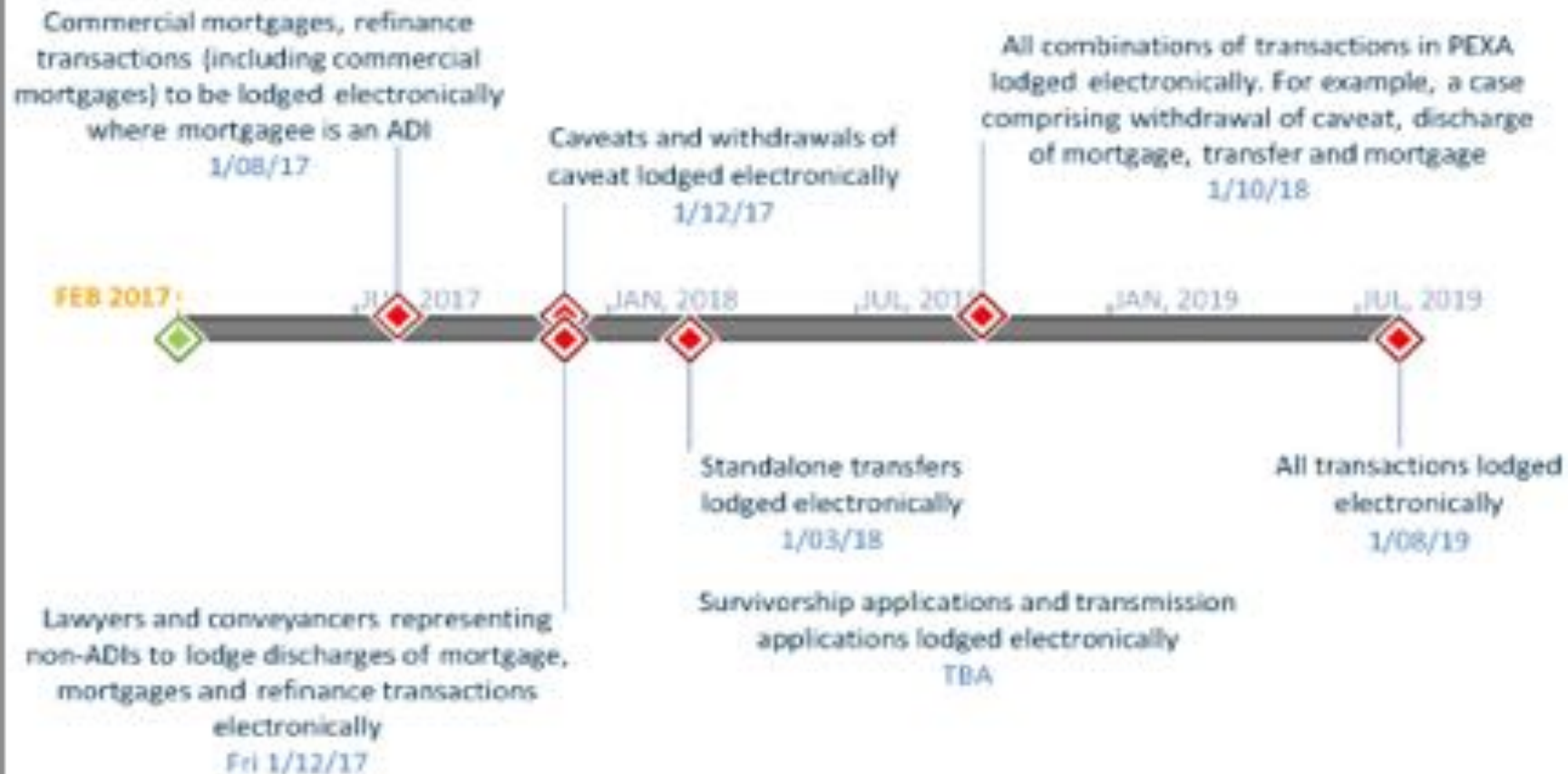


## Proposed timeline for 100% digital lodgement

- 1 December 2017 – lawyers and conveyancers representing non-ADIs to lodge discharges of mortgage, mortgages and refinance transactions electronically
- 1 March 2018 – standalone transfers to be lodged electronically
- TBA – survivorship applications and transmission applications to be lodged electronically
- 1 October 2018 – all combinations of transactions in PEXA to be lodged electronically. For example, a case comprising a withdrawal of caveat, discharge of mortgage, transfer and mortgage
- 1 August 2019 – all transactions to be lodged electronically

# Proposed timeline for 100% digital lodgement

Applies to conveyancers and lawyers acting for a party or themselves, ADIs and PEXA Subscribers



# National timeline for 100% digital lodgement

	WA	VIC	NSW	SA
Standalone discharges of mortgage	Aug-16	Aug-16	Mar-17	Mar-17
Standalone mortgages (consumer)	Aug-16	Aug-16	Mar-17	Mar-17
Standalone mortgages (commercial)	Aug-17	Aug-17	Aug-17	Aug-17
Refinances	Aug-17	Aug-17	Aug-17	Aug-17
Caveats and withdrawals (stand alone)	Aug-17	Dec-17	Jul-18	-
Non-ADI discharges, mortgages and refinance by representatives	-	Dec-17	Jul-18	-
Transfers (stand alone)	Oct-17	Mar-18	Jul-18	-
Survivorship/Transmission (stand alone)	-	tba	-	-
All combinations of transactions in PEXA	-	Oct-18	-	-
All transactions	Dec-17	Aug-19	Jul-19	-