

Certificates of Title and Priority Notices

February 2017



Land Use Victoria



Environment,
Land, Water
and Planning



Bulk conversion of paper certificates of title

- 1.6 million paper certificates of title were converted to electronic certificates of title on 22 October 2016
- involved the four major banks and their brand names
- applied where bank was shown as first mortgagee
- from 22 October 2016, where the incoming mortgagee is a major bank they will receive an electronic certificate of title following registration



electronic certificates of title

- only subscribers to an Electronic Lodgement Network (ELN) together with some government bodies and statutory authorities are able to hold electronic certificates of title. They are known as the eCT Control
- electronic certificate of title must be nominated by the eCT Control
 - for electronic conveyancing to the lodgement case
 - for paper conveyancing to the paper instrument



electronic certificates of title

- register search statement shows eCT Control (controlling party)
- final search will show controlling party and nomination details
- new registration confirmation statement is provided electronically to the controlling party and lodging party
- incoming controlling party chooses format of certificate
- Land Registry Services validates that the person nominating the eCT is the eCT control

Register Search Statement

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 11755 FOLIO 994

Security no : 1240568146120
Produced 04/10/2016 01:42 pm

LAND DESCRIPTION

Lot 103 on Plan of Subdivision 746493M.
PARENT TITLE Volume 11607 Folio 661
Created by instrument PS746493M 29/03/2016.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
EDMUND BASIL of 570 BOURNE STREET MELBOURNE VIC 3000
AM230769W 04/04/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM230770M 04/04/2016
MECU LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS746493M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AM230768Y (E) AMEND gCI to gCI	Completed	04/10/2016
AM230771L (E) NOMINATION TO PAPER INST.	Completed	04/10/2016

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

AM230771L NOMINATION TO PAPER INST. 04/10/2016
~~gCI~~ Nominated to Discharge of Mortgage TO MECU LTD

~~gCI~~ Control 17753B MECU LTD
Effective from 04/10/2016

DOCUMENT END

Final Search: 11755/994

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FINAL SEARCH STATEMENT
Security No : 124056814611R
Produced 04/10/2016 01:40 PM

Land Victoria

Volume 11755 Folio 994

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM230768Y (E)	AMEND eGI to eGI	Completed	04/10/2016
AM230771L (E)	NOMINATION TO PAPER INST.	Completed	04/10/2016

ADMINISTRATIVE NOTICES

AM230771L NOMINATION TO PAPER INST. 04/10/2016
eGI Nominated to Discharge of Mortgage to MECU LTD

eGI Control 177538 MECU LTD
Effective from 04/10/2016

STATEMENT END

Security code: 124056814611R



Paper settlement processes

- from 22 October 2016, most paper settlements will have an electronic certificate of title
- you can settle when the certificate of title is electronic
 - check whether the certificate of title is paper or electronic and who is the controlling party from a Register Search Statement
 - look at the final search and ensure that a Nomination has been lodged;
 - collect the transaction documents and lodge as per normal (with no paper certificate of title)
- guide available at www.delwp.vic.gov.au/property-forms then select Certificate of Title management and electronic conveyancing
 - “Attending paper settlement when certificate of title is electronic”

- administrative notices are used to request the Registrar to deal with a CT in a particular way. The administrative notice provides a set of instructions about the use, control and output of the CT
- there are nine Administrative Notices
- four administrative notices are electronic and can only be accessed via PEXA
 - Convert pCT and Nominate eCT to Lodgement Case
 - Nominate eCT to Lodgement Case
 - Nominate eCT to Paper Instrument
 - Withdraw eCT Nomination

- five administrative notices are paper based
 - Convert an eCT to a pCT
 - Convert a pCT to and eCT
 - Transfer control of an eCT
 - Nominate a pCT to a paper instrument or electronic lodgement case
 - Withdraw a nomination of a pCT
- guide available at www.delwp.vic.gov.au/property-forms then select Certificate of Title management and electronic conveyancing
 - “Certificates of title and administrative notices”



Department of Environment, Land, Water & Planning

Electronic Instrument Report

Page 1 of 1

Produced: 07/10/2016 09:46:12 AM

Sealing Number: A61820712

Status: Completed

Date and Time Lodged: 26/09/2016 07:01:50 AM

Responsible Subdivider: COMMONWEALTH BANK OF AUSTRALIA

Customer Code: 119408

942420000

APPLICATION TO CONVERT AND REISSUE PAPER CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subdivider authorises the conversion of the following paper Certificates of Title to electronic Certificates of Title and their submission to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:

Volume 10713 Folio 981

Lodgement Case ID: 912331

Following the registration of the instruments in the Lodgement Case, all but retain the VET Control to the converting Subdivider

Subdivider's Certification(s)

1. The Subdivider has:

(a) retrieved and

(b) either securely destroyed or made invalid

the duplicate certificate(s) of title for the Volume of the Register listed in this Registry Instrument or Document.

Signed by:

Maria Arambio

(for COMMONWEALTH BANK OF AUSTRALIA)

Customer Code: 119408

Dated: 26 September 2016

File Name:

ETL

This is a representation of the digitally signed Electronic Instrument or Document verified by Land Victoria.

Statement End.





Electronic Instrument Report

Page 1 of 2

Received: 27/10/2016 09:42:00 AM

Dealing Number: 64128700

Status: Registered

Date and Time Lodged: 24/09/2016 07:03:12 AM

Responsibility Jurisdiction: COMMONWEALTH BANK OF AUSTRALIA

Customer Code: 158426

Reference:

DISCHARGE OF MORTGAGE OR CHARGE

The mortgage(s) or charge(s) discharged the land described from the money or security secured by the mortgage(s) or charge(s) specified.

Land and Mortgage or Charge(s)

Volume 10714 Folio 845

Party shown on Register is COMMONWEALTH BANK OF AUSTRALIA

Party dealing is COMMONWEALTH BANK OF AUSTRALIA ACN: 121519124

Mortgage or Charge Number:

AC102187

Subscriber Certifications:

1. The Subscriber has retained the evidence supporting this Registry Instrument or Document.
2. The Subscriber has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Standard Requirement.

Signed By:

Wazir Anwar

(for COMMONWEALTH BANK OF AUSTRALIA)

on behalf of COMMONWEALTH BANK OF AUSTRALIA

Date: 28 September 2016

File Name:

612

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Victoria.

Statement End.



Electronic CTs – common questions

- how can I find out if a certificate of title is electronic?
- how can I find out if an electronic certificate of title has been nominated?
- can I attend a paper settlement when the certificate of title is electronic?
- can I get a paper CT following registration if the CT was electronic?
- what does an administrative notice look like?
- what does an electronic dealing look like?
- are there any guides on certificates of title and administrative notices?

- priority notices were implemented in December 2016
- a priority notice is a notification of intended dealings with land
- a priority notice acts as an alert to interested parties of pending transactions
- a priority notice will temporarily prevent the registration of any other instruments

- a priority notice does not prevent the recording of any instrument that does not (currently) require the production of a certificate of title. For example:
 - caveats
 - planning agreements
 - warrants
 - land tax charges
 - etc
- a priority notice protects the interests of parties to one or more intended dealings

A priority notice:

- extends to all instrument types
- must be accurate and complete, and the details in the priority notice must match the intended instruments
 - instrument type, dealing number
 - instrument type, party receiving name
 - instrument type, dealing number and party receiving name
- must set out instruments in order of lodgement
- does not provide for consent to subsequent instruments

Lodging a priority notice:

- a priority notice can only be lodged electronically
- it is lodged on behalf of a registered proprietor or an incoming party
- it will be effective for 60 calendar days from the date of lodgement
- the intended instruments can be lodged in paper or electronically
- guide available at www.delwp.vic.gov.au/property-forms
 - “Guide to priority notices and withdrawal of priority notices”