



REGISTRAR-GENERAL'S OFFICE

A DIVISION OF THE DEPARTMENT OF LANDS

COLONEL LIGHT CENTRE
25 Pirie Street,
ADELAIDE.

Postal Address:
G.P.O. Box 1354,
ADELAIDE, 5001

63

NOTICE TO LODGING PARTIES

TORRENS AUTOMATED TITLE SYSTEM (TATS)

AND CHANGES TO OFFICE PRACTICE

The Real Property Act Amendment Act, 1990 (No.9 of 1990) came into effect on 21st May 1990. The legislation provides for the Registrar-General to "register the title or record the information by an electronic, electromagnetic, optical or photographic process", in other words it provides for computerised titles.

The new legislation has also been designed to introduce efficiencies into the registration of dealings, the issue of titles and searching procedures. These efficiencies are achievable, but not without some changes to the way in which plans and documents are processed in the Office.

There will be few outward signs to clients that computerisation is occurring because of the staged manner in which TATS is to be implemented. However, some of the changes to Office practice indicated above, particularly in examination and registration, will occur in the short term, with others being brought in incrementally.

This notice outlines the important features of TATS and explains the outputs from the automated system and covers the changes to Office practice.

TATS

The important concept to keep in mind when dealing with a computerised title is that the original of the title exists in digital form only (there is no hard copy original certificate of title).

The first stage of TATS provides for the creation of computerised title records for new deposited Strata Plans from which certificates of title will be issued.

The existing practice of identifying titles by a Volume/Folio number will continue; the first computerised title commencing with the reference Volume 5000 Folio 1.

The automated title system will bring a different meaning to some accepted terminology and introduce some new terms and phrases. These are:

A Certificate of Title is the registered proprietor's evidence of title to land issued on security paper. A copy of a Certificate of Title is shown as Appendix A.

A New Edition of a Certificate of Title will be issued upon registration of a series of documents over the Certificate of Title. The New Edition will retain the existing Volume/Folio reference.

The Diagram Reference is the link between the text of the title and the relevant plan (or segment thereof) which comprises the accompanying title diagram. A title diagram will accompany all automated certificates of title except Strata Titles.

Schedule of Endorsements includes current encumbrances or other interests (such as conditions, trusts and reservations) affecting the title.

Notations is the heading under which will be recorded unregistered documents and Registrar-General's notes.

Searches and Enquiries

TATS will provide the following range of enquiries:

Computer Register Search - a State guaranteed search of the electronic records which comprises the original certificate of title (except for the proviso contained therein).

The Computer Register Search contains the same essential information as the present Register Search of the manual certificate of title, but in a different format.

The information held on the Computer Register Search comprises;

- . Proprietorship including the nature of the estate, address and tenancy details. The occupation of a registered proprietor will not be shown. Where proprietors hold as joint tenants this will be shown (contrast with the manual Register); where parties hold as tenants in common the precise shares will be shown e.g. "1 UNDIVIDED 2ND PART". The system has been programmed to produce these details automatically.
- . Description of land including parcel identifier, locality, Hundred, easement details and reference to the title diagram.
- . Current encumbrances or other interests affecting the title.
- . Reference to any unregistered documents and Registrar-General's notes.

The existing search voucher is to be used for obtaining a Computer Register Search at the Lands Titles Office.

The existing Register Search facility is to be used when ordering a Computer Register Search.

Historical Search - a chronological history of dealings recorded in a TATS title. The information available from this search includes the date of production, document number, type and status. An Historical Search is produced in a similar manner to a Computer Register Search through a different enquiry facility, free of charge.

New Title Search - a list of the new certificate(s) of title issued as a result of the cancellation of a parent title (e.g. following deposit of a plan). This enquiry is available through the Department of Lands remote user network. There is no charge.

Parent Title Search - a list of former certificate(s) of title from which a new title has issued. Available through the Department of Lands remote user network, free of charge.

The Computer Register Search and the existing Check Search will be provided in the Lands Titles Office on distinctive stationery.

Samples of these outputs are shown as Appendices B,C,D,E and F.

CHANGES TO OFFICE PRACTICE

The following changes to Office practice will operate from 12th June, 1990.

1. Occupation of registered proprietors

The occupation of registered proprietors will not be shown in endorsements on the manual Register.

It will still be necessary to set forth the current address and occupation in documents lodged for registration.

It will not be necessary to identify registered proprietors with their former occupation.

A Transfer to two transferees of the same address will be endorsed as:-

"to Thomas Brown and Mary Brown both ofaddress.. of the within land".

Conveyancers are requested to draft their documents so as to facilitate this practice.

Where a registered proprietor is remaining on the title the address of that party in the document must either agree with the address on the title or be identified as "formerly of etc".

The current address of a registered proprietor is required by the Office for the issue of new certificates of title and for service of notices and proceedings as required by statute. In the automated system this address will be the address shown in the new edition of the title.

2. Discharges of Mortgage (and other encumbrances)

Discharges of Mortgage (whether in full satisfaction or where all the land is released from the Mortgage) will not be endorsed on the original and duplicate copies of the Mortgage. The same practice will apply to a Discharge of Encumbrance, Surrender of Lease, Withdrawal of Caveat etc.

Registrations such as a Transfer of Mortgage, Transfer of Lease, Extension of Lease and Partial Discharge of Mortgage will continue to be endorsed on the original and duplicate instrument.

Where the whole of the land in a certificate of title is being released and there is other land remaining in the Mortgage, the practice of endorsing the discharge on the original and duplicate copies of the Mortgage will continue for the present. Further discussion with clients will take place before any change in this practice is implemented.

3. Microfilming of documents

Mortgages and other encumbrances that have been fully discharged (as in 2 above) will not need to be re-microfilmed. Only the discharge document (or withdrawal, surrender etc) will be microfilmed.

All other registered instruments will be microfilmed in the usual manner.

Presentations explaining TATS and the changes to Office practice are presently being conducted by staff of the Office. Seminars in conjunction with the Law Society of South Australia and the Land Brokers Society have been arranged and further presentations will be made at Regional and Metropolitan Offices of the Department of Lands.

A display showing the outputs from the automated system has been mounted on the Ground Floor, Colonel Light Centre.



J. G. MAHER
REGISTRAR-GENERAL

25.5.1990

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



South Australia

VOLUME 5101 FOLIO 187

Edition 2

APPENDIX A

Date Of Issue 04/04/1990

Authority SA 8404001

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, leases or other interests set forth in the schedule of endorsements.

J. Maher
REGISTRAR GENERAL
REGISTERAR-GENERAL
SOUTH AUSTRALIA

SAMPLE ONLY

REGISTERED PROPRIETORS IN FEE SIMPLE

GREGORY WILLIAM BONNETT AND SHARYN LEE BONNETT BOTH OF 17 BLUE HILLS DRIVE UNLEY SA 5061 AS JOINT TENANTS

DESCRIPTION OF LAND (STRATA UNIT)

UNIT 1 STRATA PLAN 50026
IN THE AREA NAMED WEST BEACH
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED B ON SP 50026 TO THE MINISTER OF WATER RESOURCES (TG 6789123)

DIAGRAM REF S50026 01

SCHEDULE OF ENDORSEMENTS

SUBJECT TO THE RESERVATIONS PROVISIONS AND CONDITIONS STILL SUBSISTING AND CAPABLE OF TAKING EFFECT CONTAINED IN LAND GRANT VOL.1234 FOLIO 56

8404122 ENCUMBRANCE TO GRAHAM VINCENZO

8404123 MORTGAGE TO LOW INTEREST LOANS PTY. LTD.

SAMPLE ONLY

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE IN THE REGISTER BOOK.



Computer Register Search

APPENDIX B

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act, 1886, and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5101 FOLIO 187 *

REGION : L.T.O. THIRD FLOOR
AGENT : LTRO
SEARCH DATE : 04/04/1990
SEARCH TIME : 10:24:45

AUTHORITY : SA 8404001
DATE OF ISSUE : 04/04/1990
EDITION : 2

REGISTERED PROPRIETORS IN FEE SIMPLE

GREGORY WILLIAM BONNETT AND SHARYN LEE BONNETT BOTH OF 17 BLUE HILLS DRIVE
UNLEY SA 5061 AS JOINT TENANTS

DESCRIPTION OF LAND (STRATA UNIT)

UNIT 1 STRATA PLAN 50026
IN THE AREA NAMED WEST BEACH
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED B ON SP 50026 TO THE MINISTER
OF WATER RESOURCES (TG 6789123)

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8404122 ENCUMBRANCE TO GRAHAM VINCENZO

8404123 MORTGAGE TO LOW INTEREST LOANS PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

DM 8405110 UNREGISTERED

REGISTRAR-GENERAL'S NOTES

UNAPPROVED FILED PLAN NO. UNIQUE IDENTIFIER FX17654

SAMPLE ONLY

Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act, 1886, as to the conclusiveness of the Certificate overleaf do not extend thereto.

LAND TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

HISTORICAL SEARCH OF CERTIFICATE OF TITLE

* VOLUME 5101 FOLIO 187 *

* STATUS - CURRENT *

REGION : L.T.O. THIRD FLOOR
 AGENT : DRAF
 SEARCH DATE : 04/04/1990
 SEARCH TIME : 10:24:04

AUTHORITY : SA 8404001
 DATE OF ISSUE : 04/04/1990
 LATEST DUPLICATE : EDITION 2
 PREVIOUS TITLE : CT 5101/155

SAMPLE ONLY

PRODUCED	COMPLETED	DOCUMENT	STATUS	DETAILS
-----	-----	-----	-----	-----
3/03/90	19/03/90	8400114	REGD	MORTGAGE ALBERTO VINCENZO
16/03/90	04/04/90	8404120	REGD	DISCHARGE OF MORTGAGE M 8400114
16/03/90	04/04/90	8404121	REGD	TRANSFER GREGORY WILLIAM BONNETT SHARYN LEE BONNETT
26/03/90	04/04/90	8404122	REGD	ENCUMBRANCE GRAHAM VINCENZO
26/03/90	04/04/90	8404123	REGD	MORTGAGE LOW INTEREST LOANS PTY. LTD.
04/04/90		8405110	UNREGD	DISCHARGE OF MORTGAGE M 8404123

SAMPLE ONLY

S.A. Dept. Of Lands

Date 04/04/1990 Time 12:28

Registrar-Generals Automated Title System

>NWT< New Title Search

Enter Title Ref >CT>5101>155 <

Title Reference CT 5101/155
Date Cancelled 04/04/1990

Status CANCELLED

Titles Issued	Title Status	Land Description Plan	Parcel	Proprietor At Time Of Issue
CT 5101/187	CURRENT	S 50026	U 1	GRAHAM VINCENZO
CT 5101/188	CURRENT	S 50026	U 2	GRAHAM VINCENZO
CT 5101/189	CURRENT	S 50026	U 3	GRAHAM VINCENZO
CT 5101/190	CURRENT	S 50026	U 4	GRAHAM VINCENZO
CT 5101/191	CURRENT	S 50026	U CP	STRATA CORPORATION NO 50026 INC.

SAMPLE ONLY

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SAMPLE ONLY

S.A. Dept. Of Lands

Date 04/04/1990 Time 12:26

Registrar-Generals Automated Title System

>PAT< Parent Title Search

Enter Title Ref >CT>5101>187 <

Title Reference CT 5101/187
Date Registered 04/04/1990

Status CURRENT
Authority SA 8404001

---- Parent Titles ----

---- Parent Titles ----

CT 5101/155

SAMPLE ONLY

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SAMPLE ONLY