

# Notice

## To Lodging Parties

17 April 2014

No 174

### Verification of Identity

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As advised in [Notice to Lodging Parties No. 173](#), the Registrar-General's Verification of Identity Policy is mandatory for documents executed on or after **28 April 2014**.

I have received a request from key industry representative bodies to exempt the application of the policy for documents executed interstate. This has been requested to allow time for an agency agreement to be put in place with an agent that has an interstate presence to assist with these transactions. I have agreed to this request and a compliance date for these transactions will be announced once details of progress on the availability of an interstate agent are forthcoming.

The following certifications will become applicable from the 28 April 2014:

When mandatory compliance with the policy is not applicable to a transacting party as they executed the document interstate the following statement will be accepted:

- [Insert transferor, etc, as applicable] executed document interstate.

When mandatory compliance with the policy is not applicable to a transacting party as they executed the document prior to the mandatory compliance date the following statement will be accepted:

- [Insert transferor, etc, as applicable] executed document prior to 28 April 2014.

The above statements is a transitional arrangement to cover circumstances where a party executed the document prior to 28 April 2014 but another transacting party may have executed the document after the mandatory compliance date.

The following statement should be used when mandatory compliance with the policy is required:

- I, [full name of Representative] have taken reasonable steps to verify the identity of [insert [all] transferor(s), transferee(s), mortgagor(s), etc, as applicable].

**OR**

- [Full name of mortgagee] has taken reasonable steps to verify the identity of [insert [the] mortgagor or [all] mortgagors, as applicable].

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This statement must be made by the legal practitioner, conveyancer or mortgagee even when an agent is used. The responsibility under the policy rests with the legal practitioner, conveyancer or mortgagee and using an agent forms part of the reasonable steps that they may undertake.

As with other certifications, all the above statements are required to include name, signature and capacity.

I remind clients again that the VOI policy is the first of four major reforms to be introduced over the next 15 months as South Australia moves closer towards participation in National Electronic Conveyancing (NEC).

In order to give industry and stakeholders time to adapt to these reforms, a staggered approach needs to be taken to their introduction. Therefore the mandatory compliance date of **28 April 2014** will not be changed as deferring the compliance date would potentially impact the timing of the other reforms and consequently South Australia's ability to participate in NEC at the scheduled release.



Brenton Pike  
REGISTRAR-GENERAL  
**Land Services Group**

