

NOTICE TO LODGING PARTIES

LAND SERVICES GROUP

Colonel Light Centre
25 Pirie Street ADELAIDE 5000

RETURN OF CANCELLED CERTIFICATES OF TITLE No.101

The Torrens Automated Title System (TATS) was implemented in May 1990 when the first computerised certificate of title was issued in South Australia.

When manual certificates of title are produced to the Office for the registration of a dealing, the titles are converted to computerised form where possible. Following registration of a dealing a computerised title is delivered to clients in place of the manual title. Computerised certificates of title are also issued following the deposit of plans of division and strata plans.

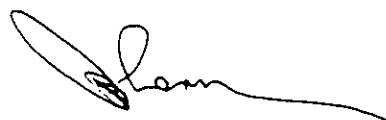
Feedback from clients has indicated that there is still a lack of understanding of the computerisation process, especially by the general public. In particular, their concern is brought about by the retention by this Office of the manual certificate of title and its replacement with a title in a computerised form. Consequently there has been an increase in requests for the return of the cancelled manual title.

In order to satisfy these requests Sections 100 and 220 (10) of the Real Property Act 1886 have been amended by the Real Property (Miscellaneous) Amendment Act 1994 to allow the Registrar-General to deliver cancelled duplicate certificates of title to appropriate persons. It is pointed out that this power is of a discretionary nature only.

The Amendment Act came into effect on 8th September 1994. It is the responsibility of conveyancers and other professional clients of this Office to advise their clients of the amendment and to make any request for the return of cancelled duplicate titles, formally in writing, at the time of lodgement of a dealing. The request will need to be accompanied by an administrative fee of \$10.00. Failure to make such a request at lodgement will cause the title to be destroyed in accordance with Office policy.

Attached is a notice which explains the principles of the Torrens Automated Title System which should be attached to a computerised title when you deliver it to your client. It is imperative that this information is conveyed to your client when dealing with their land.

Please copy the notice as often as is required, and of course this in no way prohibits you conveying the concept in any other way you deem necessary.



ALAN J SHARMAN
REGISTRAR-GENERAL
12 September, 1994

FOR YOUR INFORMATION

To The Recipient,

Enclosed with this letter is your new certificate of title.

Since its inception in 1858 the Torrens Title system of land registration has seen many changes, both legislative and technological. The introduction of the computerised certificate of title, however, has been the most significant. Once again the people of South Australia are able to pay tribute to the founder of their world-renowned title system, Sir Robert Richard Torrens. He and his colleagues promoted the doctrine of title by registration and a manual paper register operated until 1990 when the computerised title register was introduced.

The objective of the computerised title is to computerise the text of all certificates of title and to provide a title diagram to complement the text.

The benefits of the computerised title are:

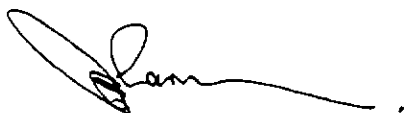
- . title discloses current information only, eliminating the need for interpreting the information in the register;
- . title details are always available, since the information is held in digital form;
- . a speedier registration process allows for a quicker return of your title;
- . title information is available from all regional offices of the Department of Environment and Natural Resources;
- . rationalisation of accommodation and staffing levels in accordance with Government policy.

Registration of any further dealings on your current certificate of title will automatically generate a NEW EDITION of that title, that is the volume and folio will remain the same but the edition number (shown in the top right hand corner of the title) will change.

If you choose to divide your land the certificate of title will be cancelled and new computerised certificates of title issued.

Your computerised certificate of title performs the same function as the manual duplicate certificate of title, and is a very valuable document. It should be kept in a secure place.

If you have any enquiries in relation to the above, please contact your conveyancer.



ALAN J SHARMAN
REGISTRAR-GENERAL