

Notice

To Lodging Parties

19 March 2024 No. 264

Client Authorisation Form Version 7

The Client Authorisation Version 7 has been published on the Australian Registrars National Electronic Conveyancing Council (ARNECC) website [Forms - ARNECC](#) and will come into effect on 28 March 2024.

A Client Authorisation is required when a legal practitioner or registered conveyancer acts for a client in most conveyancing transactions. However, the use of a Client Authorisation for Caveats and Priority Notices is optional.

A Client Authorisation is **not** required for the following instruments relating to applications:

- for title by possession to land;
- for land division and applications for amalgamation of titles; and
- under the Community Titles Act 1996 and Strata Titles Act 1988.

A Client Authorisation authorises a legal practitioner or registered conveyancer to execute a specific instrument, a batch of instruments, or instruments for a specified period of time on behalf of their client.

The Client Authorisation needs to be signed by the client and the legal practitioner or registered conveyancer (or their agent). The legal practitioner or registered conveyancer (or their agent) signs the form to certify that they have taken reasonable steps to verify the identity of their client and their client's authority to enter into the transaction specified in the Client Authorisation. A Client Authorisation must be in the prescribed form and properly completed to have effect.

The completed Client Authorisation must be retained as supporting evidence of authority for the transaction, for 7 years from the date the last relevant instrument is lodged in the Lands Titles Office.

A party to a Client Authorisation may terminate the authorisation by advising the other party in writing that it is no longer valid. Where a person dies after executing a Client Authorisation, the Client Authorisation is still valid (for South Australian property) for the instruments authorised by the Client Authorisation and the instruments may still be registered or recorded.

It is an offence under Part 20A of the Real Property Act 1886 for a legal practitioner or registered conveyancer to execute an instrument other than in accordance with a properly completed Client Authorisation. Penalties including suspension, fines and imprisonment may apply.



Jenny Cottnam
REGISTRAR-GENERAL