



## Industry Education Webinar: Role and Responsibilities of the Certifier

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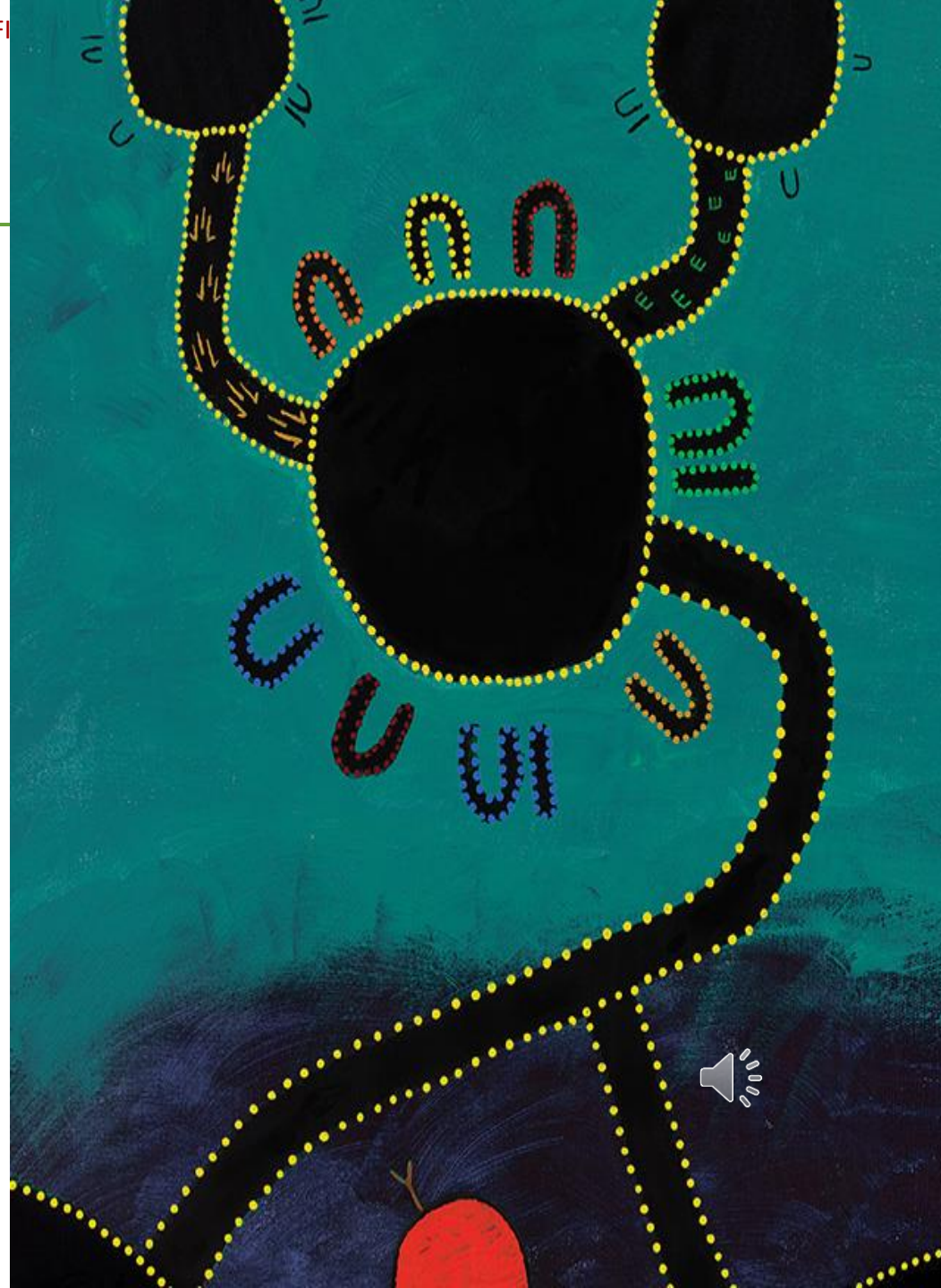
## Acknowledgement of Country

Office of the Registrar-General and Land Services SA acknowledge First Nations peoples as the Traditional owners of South Australian land and waters and we extend our respect to Elders past, present and emerging.

We value and recognise the ongoing cultural and heritage beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

As organisations that work across national and international boundaries, we also wish to pay our respects to First Nations peoples throughout Australia and across the world.

*Detail of artwork by Kurna artist Karri Smith (Tamaru Kartinyeri)*



## CONTENTS

- The four certification statements
- Personal knowledge
- The responsibilities of the Certifier
- Repercussions and Penalties



# Certification in accordance with s273 of the *Real Property Act 1886*

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- The **Certifier** has taken reasonable steps to verify the identity of the applicable party or his, her or its administrator or attorney.
- The **Certifier** holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- The **Certifier** has retained the evidence to support this Registry Instrument or Document.
- The **Certifier** has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.





# “It’s not my file, I just certified it”





## Section 273 (1a) of the Real Property Act 1886

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Certification under subsection (1) may only be provided by a natural person who has **personal knowledge** as to the matters to which he or she is **certifying**.

For every document that you are certifying you should consider whether you have personal knowledge of:

- Verification of Identity
- Client Authorisation
- Retention of Evidence
- That the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.





## Real Property Act 1886 - Legislated Penalties

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- Section 232 - Certifying incorrect documents
- Section 232A - Offences relating to verification of identity
- Section 232B - Offences relating to verification of authority
- Section 233 - Other Offences





## Repercussions

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- Registrar-General disciplinary action
- Impact Professional Indemnity Insurance
- Suspension of registration
- Suspension from professional body
- Reputation







# Industry Education Hub



Land Services SA partner with the SA Government and relevant Industry Bodies to deliver a range of Educational Materials to support property industry professionals. This webpage is dedicated to the publication of Industry Education Materials to assist conveyancing and survey professionals.

Industry Education Series	+
eConveyancing	+
Digital Plan Lodgement	+
SAILIS Video Tutorials	+
Land Services SA Fact Sheets	+



**Hot Tip:**  
Keep updated on  
LSSA's webinars and  
video's

# Questions

