

Notice

To Lodging Parties

27 October 2025 No. 273

Fee Collection Error – Certain Transfers of Multiple Interests (Document Prefix TM, TL, TE, TU)

It has come to my attention that a small number of lodging parties have been affected by an over collection of regulated lodgement fees by the State for certain Transfers of an Interest including a number of Transfers of an Interest in a Mortgage, Lease, Encumbrance and Underlease where there are multiple Interests being transferred between the same parties.

The State is working to address the electronic lodgement system issue that has caused the fee collection error. The issue has been caused by a limitation in a document definition sought by the State in 2017 and the subsequent system release in May 2019. At this stage I am unable to confirm any resolution timeframe.

The affected dealings include those Transfers of a Mortgage, Lease, Underlease or Encumbrance for more than one Mortgage, Lease, Underlease or Encumbrance between one transferor and one transferee that were lodged electronically in the same dealing series from 11 May 2019. These dealings will continue to be affected by the system issue until it is resolved.

Example of a typical affected transaction

Scenario: Lender X transferring a mortgage book (i.e. a loan portfolio of multiple mortgages) to Lender Z

Document: Transfer of Mortgage

Dealing particulars: Transfer of mortgagor's interest in more than one mortgage to the same party

Scenario: Developer X transferring interests in multiple encumbrances to Developer Z

Document: Transfer of Encumbrance

Dealing particulars: Transfer of an encumbrancer's interest in more than one encumbrance to the same party



Effective immediately I am issuing an interim exemption to the electronic lodgement mandate of the following documents **where there are multiple Interests being transferred between the same parties:**

- Transfer of Mortgage (TM)
- Transfer of Encumbrance (TE)
- Transfer of Lease (TL)
- Transfer of Underlease (TU)

Until further notice, these documents will be accepted for paper lodgement by Land Services SA without the need to seek a Registrar-General's exemption. This interim exemption does not apply to those Transfers where only one underlying Interest is being transferred.

For 'inflight documents' that are part of any current active electronic workspace, and for those lodging parties who wish to continue to lodge the affected dealings electronically you will be able to do so. However, until I have rectified the system issues any electronic lodgement of a Transfer of a Mortgage, Lease, Underlease or Encumbrance, where such Transfers relate to more than one Mortgage, Lease, Underlease or Encumbrance between one Transferor and one Transferee, will be overpaying lodgement fees when electronically lodging the documents. The State will process refunds to those lodging parties once those funds have been reconciled by my office.

To be clear, I am allowing the continued lodgement of the affected dealings electronically while I work to amend the system issues that have caused the fee collection error. This is to provide flexibility to lodging parties and those with an interest in the dealings, and to assist those parties in avoiding unnecessary disruption to their business activities. If you choose to continue to lodge electronically, you should be aware that while the State will aim to process any refund as quickly as possible, it is likely to take at least 30 business days to process the refund.

For those who do not wish to overpay while the system issues are being resolved, I advise you to lodge the affected dealings in paper.

This outcome is not the result of using an eConveyancing platform – it is a State-mandated issue that digital conveyancing platforms have implemented under instruction.

While I am working to contact the small number of the affected lodging parties, if you believe you or your client has been overcharged, or if you have any questions, please contact my office:

DHUD.RegistrarGeneral@sa.gov.au
08 8235 5500



Gemma Wallace
Registrar-General of South Australia

