

Notice

To Lodging Parties

8 December 2023 No. 261

Further Mandating of eConveyancing in South Australia

Background

On 3 August 2020, the electronic lodgement (eConveyancing) of in-scope dealings became mandatory in South Australia. Three years on from this industry milestone, we now look to expand the scope of mandated dealings in South Australia.

Consultation

In August of 2023 I released an industry survey, seeking feedback on:

- The current state of eConveyancing and the support that is currently being provided,
- If your expectations of eConveyancing are being met,
- The possible mandating of more documents for eConveyancing; and
- Suggestions for future improvements

The results of this survey showed an overwhelming support for further mandating of electronic dealings in South Australia and demand for Division Dealings to be electronically enabled. Please note the results of the survey will be the subject of a separate notice.

To complement the survey, I also attended several firms and government agencies to consult with those parties who lodge the largest volume of paper dealings. These discussions were a great opportunity to hear from industry members and consider their feedback. As with the survey, there was clear support for further mandating and the expansion of electronically enabled dealings.



Additional Dealings for eConveyancing Mandate

As a result of the survey and targeted consultation sessions, the dealings outlined in the attached Appendix 1, will be mandated for electronic lodgement via an active Electronic Lodgement Network Operator (ELNO).

This mandate will take effect from Monday 8 April 2024, after which all in-scope electronic lodgements will be required to be lodged via an approved ELNO in South Australia.

Some exemptions will apply where it is still necessary to lodge paper dealings, including transitional exemptions for inflight transactions. Land Services SA (LSSA) will continue to update and maintain the exemptions list, which is accessible via its [electronic conveyancing webpage](#).

Transitional exemptions for inflight transactions will only be considered where the dealing is dated prior to the mandate taking effect and where it deems it necessary LSSA may refer the dealing for correction for further information to be provided by the lodging agent.

If you require any further information relating to this notice, please contact LSSA on (08) 8423 5000 or customersupport@landservices.com.au.



Jenny Cottnam
REGISTRAR-GENERAL

Appendix 1.

Dealings mandated for eConveyancing from **8 April 2024**:

Prefix	Dealing Heading
AD2	Application to Register Death (Subsidiary Interest)
ADD	Death of Lessee Determining Lease
AG	Agreement
AH	Heritage Agreement
AR	Retirement Village
BA	Bankruptcy
C	Covenant
CN	Change of Name
CN2	Change of Name (Subsidiary Interest)
CO2	Order of Court *(Mandate only applies to CO2's lodged in relation to section 8 of the Enforcement of Judgments Act 1991)
CR	Cancellation of Retirement Village
DA	Discharge Misc Advance/Charge/Order of Court *(Mandate only applies to DA's lodged in relation to section 8 of the Enforcement of Judgments Act 1991)
DC	Discharge of Covenant
DE	Discharge of Encumbrance *(Existing mandate extended to include "by virtue of death of annuitant")
EL	Extension of Lease
EM	Extension of Mortgage
EU	Extension of Underlease
EXE	Memorandum of Extension of Encumbrance
LN	Lien
LN2	Lien (Subsidiary Interest)
MC	Notice of Charge
MC2	Notice of Charge (Subsidiary Interest)
OA	General Application
PE	Partial Discharge of Encumbrance
PLN	Partial Withdrawal of Lien
PM	Partial Discharge of Mortgage
PS	Power of Sale
PW	Partial Withdrawal of Warrant
PX	Partial Withdrawal of Caveat
RA	Rescind an Agreement

Office of the Registrar-General

PO Box 1815 Adelaide

South Australia 5001

<https://dti.sa.gov.au/office-of-the-registrar-general>

Subscribe online to receive news from [Land Services SA](#)

[Unsubscribe from our email list](#)



Government of
South Australia

Prefix	Dealing Heading
RL	Re-Entry of Lease
RU	Re-Entry of Underlease
RX	Removal of Caveat
TA2	Transmission Application (Subsidiary Interest)
TH	Termination of Heritage/Access Agreement
TL	Transfer of Lease
TU	Transfer of Underlease
WL	Withdrawal of Lien
WS	Warrant of Sale
WS2	Warrant of Sale (Subsidiary Interest)
WW	Withdrawal/Satisfaction of Warrant



Appendix 2.

Dealings currently mandated for eConveyancing:

Prefix	Dealing Heading
DM	Discharge of Mortgage
M	Mortgage
AD	Application to Note Death
DE	Discharge of Encumbrance
E	Encumbrance
L	Lease
M:CN	Mortgage, Change of Name
SL	Surrender of Lease
SU	Surrender of Underlease
T	Transfer
TA	Transmission Application
TE	Transfer of Encumbrance/Agreement
TM	Transfer of Mortgage
UL	Underlease
WX	Withdrawal of Caveat
X	Caveat

