

# Notice

To Lodging Parties

24 February 2009

No 156

## **Mortgage Frauds Involving Counterfeit Certificates of Title**

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Notices to Lodging Parties No. 128 and 138 have previously raised the issue of counterfeit Certificates of Title.

This notice is to alert lodging parties to a recent mortgage fraud incident originating in Victoria affecting land in New South Wales. The NSW Land and Property Information Division has identified two forged Certificates of Title affecting the same property. The counterfeits were used in conjunction with forged identity documents to secure mortgages over the land.

Conveyancers, solicitors and financial institution representatives are advised to be extremely vigilant in case this is part of a broader fraud scheme network.

One way this risk can be reduced is to strictly police the verification of a prospective borrower's identity. It is also suggested that a rates notice payment receipt, or other such document linking the party to the land, could be requested as part of the usual proof of identity check.

If you have any doubts as to the authenticity of a Certificate of Title please contact Ian Gant of my office on Ph. 8226 1247.



Brenton Pike  
**A/ Registrar-General**  
**Land Services Group**

