

Notice

To Lodging Parties

25 June 2013

No 169

Verification of Identity Policy

Over the next two years the South Australian conveyancing industry will undergo significant reform with the introduction of electronic conveyancing and the South Australian Integrated Land Information System (SAILIS).

The first reform to facilitate electronic conveyancing is the finalisation of the Registrar-General's Verification of Identity policy. This policy requires reasonable steps to be taken by conveyancers and legal practitioners to verify the identity of their clients and by mortgagees to take reasonable steps to verify the identity of mortgagors.

The policy is being introduced for documents executed on or after 1 July 2013 with a 6 month transitional period to allow industry to make the changes required to their systems and processes. Full compliance will be required for documents executed on or after 1 January 2014.

The inclusion of the statement (required under the policy) into the approved Lands Titles Office panel forms will be completed at a later date in conjunction with other necessary changes. In the interim, the required statement can be included on the face of the document or as a B1 Annexure form. As with our other certifications, the statement should include signature, name and capacity.

The [policy](#) has been published on the sa.gov.au [website](#) together with a [summary](#) detailing all feedback, responses and amendments to the policy. I would like to thank all stakeholders who provided feedback on the consultation draft.

Throughout the reform process, I intend to introduce policies that are universal in their application to both paper and electronic lodgment. This will avoid practitioners having to work across two differing and complex systems and will help alleviate any inefficiencies that may exist due to the dual lodgment platforms.

Further reforms will include:

- **Client Authorisations:** the introduction of a form that will be signed by the client and will give a legal practitioner or conveyancer the ability to complete and sign a conveyancing transaction on the client's behalf. This will facilitate the removal of parties' signatures and witnessing from documents

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- Priority Notices: the introduction of a notice that can be lodged to preserve priority for an upcoming transaction for a limited period. A Priority Notice will notify anyone searching the title of an imminent transaction
- Removal of Duplicate Certificates of Title: the removal of the need to issue and produce Duplicate Certificates of Title

These reforms are linked and together will strengthen the current identity and verification regime. To allow industry the necessary time to adapt and be fully informed and consulted, a staged approach is being taken as to their implementation.

If you have any queries in relation to the Registrar-General's Verification of Identity policy, please contact our Client Advice Officer on **8226 3983**.



Brenton Pike
Registrar-General
Land Services Group