

Customer Information Bulletin

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Automated Electronic Registration of Instruments

Land Services SA, as part of its commitment to investing in, and implementing, innovative solutions, is phasing in automated electronic registration of some instruments that have been lodged through an Electronic Lodgement Network Operator. The first phase is to commence shortly and will be restricted to the electronic registration of standalone Discharge of Mortgages.

For a Discharge of Mortgage to be registered through this automated mechanism it will need to pass carefully defined automated examination rules that have been tested and implemented into SAILIS. There will be no impact on priority of lodgement as, once passed, the Discharge of Mortgage instrument will be queued for registration to occur following the input of all preceding lodged instruments. Where the instrument has not passed all the examination rules it will be sent for manual investigation and examination prior to registration.

Whilst the concept of automated electronic registration is new in South Australia, several other Australian Land Registries have adopted and proven this technology over the last few years.

Land Services SA, in consultation with the Office of the Registrar-General intends that over the next 12 months the scope of the instruments considered for automated electronic registration will be extended to include standalone or in series Mortgages, Encumbrances and Transfers.

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