

Notice

To Lodging Parties

1 February 2016 No 183

Verification of Identity Requirements Version 2

[Version 2 of the Registrar-General's Verification of Identity Requirements](#) (VOI Requirements) come in to force 1 February 2016 and will apply to any dealings executed on or after this date. Any previous version of these Requirements is now superseded.

As outlined in [Notice to Lodging Parties #182](#), the exemption for dealings executed interstate has now been lifted.

Dealings Executed Overseas

The Australian Registrars National Electronic Conveyancing Council (ARNECC) and the Department of Foreign Affairs and Trade (DFAT) have agreed to new arrangements that will be provided by an Australian Embassy, High Commission or Consulate for verifying the identity of persons overseas.

The new arrangements are for both electronic and paper conveyancing transactions, and are set out in an update to ARNECC's [MPR Guidance Note #2 on Verification of Identity](#).

These arrangements are available to both Australians and foreign nationals provided the transaction involves land in Australia. Fees for the service will apply as determined by DFAT.

Several aspects of the new arrangements are particularly important in ensuring their use is efficient for all parties, these are:

- The practitioner or mortgagee making use of the arrangements must communicate and provide direction, in advance, to the person overseas regarding what original identity documents they have available for production at a consular office, and whether those documents are sufficient to have confidence in the person's identity. In this regard, the categories of documents included in the Registrar-General's Verification of Identity Requirements provide guidance on acceptable combinations of documents. Consular offices will not provide advice on what constitutes an acceptable verification of identity.
- The practitioner or mortgagee making use of the arrangements must pre-prepare the certification and supply it in advance to the person overseas. This will then be completed by the consular office staff member who provides the service. A

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form for this purpose is available on the ARNECC website at <http://www.arnecc.gov.au/publications/forms>.

- The practitioner or mortgagee making use of the arrangements must provide the person overseas with written instructions of what they are to take to the consular office and the services they are required to obtain from the consular office. The instructions must be taken to the consular office and provided to the consular office staff. If there is any uncertainty about what is required of the consular office, service may not be possible.
- Consular Offices will not provide the certification and evidence directly to the practitioner or mortgagee as this will be handed to the person being identified. Therefore it is essential that clear instructions be provided to the person overseas regarding the return of the completed documentation to Australia.

B.P.A

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