

# Notice

To Lodging Parties

30 October 2023 No. 260

## PEXA System Release 19 and Changes to Panel Forms

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### PEXA System Release 19

Property Exchange Australia Ltd. (PEXA) System Release 19 has been implemented and new dealings are now available for electronic lodgement.

This release includes the capability for a Transfer of Lease (TL), and Transfer of Underlease (TU), where the entirety of the Lease, or Underlease, is being transferred, to be lodged electronically through PEXA. Transfers of Leases and Transfers of Underleases where a share is being transferred will continue as paper lodgements.

The electronic Transfer of Lease (TL) and Transfer of Underlease (TU) can be lodged in series with other electronically available dealings, the exception being that a Transfer of Lease cannot be lodged contemporaneously with the Lease, and the Transfer of Underlease cannot be lodged contemporaneously with the Underlease.

### Changes to Panel Forms

A review of paper panel forms has been undertaken to align paper panel forms as closely as possible with the electronic rendered images generated through the Electronic Lodgement Network Operators (ELNOs).

#### Division Forms

- Minor changes have been made to the Privacy Collection Statement on all Division paper panel forms.

#### Registration Forms (Non-Division)

- Minor changes have been made to the Privacy Collection Statement on all Registration panel forms.
- Some panel forms have had minor changes in relation to panel heading descriptions, and the order in which the panels appear may have altered.

More significant changes have been made to the following panel forms:

### **Application to Note Change/Correction of Name (CN, CN2)**

- The estate and interest panel has been removed from the Application to Note Change/Correction of Name (CN)
- The order of the “REGISTERED NAME” panel and the “APPLICANT” panel has been reversed.
- Individual references to an Application by a Natural Person and an Application by a Company/Corporate Body have been deleted from the Forms and Guidance Notes Index as the same panel form is used for both.

### **Power of Sale (PS, PS2)**

- Addition of Mortgagor panel to Power of Sale T4 panel form
- Removal of the Section 55a Law of Property Act 1936 certification statement. This statement is now covered by the prescribed certification that the “Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.” It is the Certifier’s responsibility to ensure that the requirements of Section 55A have been complied with.

### **Withdrawal of Caveat (WX) and Withdrawal of Lien (WL)**

- “**WHOLE / PART** (State whether WHOLE or PART of the Land in caveat is being withdrawn)” panel has been removed.

### **New Panel Forms**

An **A3.1** panel form, which includes an “INSTRUMENT” panel, has been introduced for Applications for which there is no existing specific form, and an associated dealing number is to be referenced for the purposes of withdrawing, rescinding, discharging, cancelling, varying, or extending. (Dealings prefixed CR, AX, DA, WW, OD, CO2 varying or extending, RA, VA, and TH)

An **A3.2** panel form, which includes an “AFFECTED PARTY” panel, has been introduced for Applications for which there is no existing specific form, and an Affected Party panel is required. (Dealings prefixed WS, BA, CO2, V and V2)

The **A3** panel form has been retained and is to be used for Applications for which there is no specified form and an “INSTRUMENT”, or “AFFECTED PARTY” panel is not necessary. (Dealings prefixed A, A2, AR, OA, CO, AG, and AH.).

### **Guidance Notes**

All guidance notes have been updated in accordance with the changes to the panel forms and new guidance notes for the A3.1 and A3.2 are now available.

## Transition Period

A four-month transition period will be allowed for work in progress where both the existing and new paper panel form versions will be accepted for lodgement.

All paper panel forms **dated on, or after, 1/03/2024** should be prepared using the latest version of the forms.

The [LSSA Forms and Guidance Notes webpage](#) has been updated.

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



Jenny Cottnam  
REGISTRAR-GENERAL