Document Lodgement Acceptability Guide

Getting it Right - Lodgement Acceptability

landgate.wa.gov.au
This document is a guide to assist in paper document preparation, providing checking hints to ensure documents are completed to a standard that enables documents to be accepted for lodgement with Landgate.

Paper documents presented for lodgement at Landgate undergo a lodgement acceptability check, and those that contain errors or omissions will not be accepted for lodgement until the errors or omissions have been corrected or added to the document.

References to the Land Titles Registration Policy and Procedure Guides and to the “Getting it Right” Reference Guide are included to assist.

Jean Villani
Registrar of Titles
September 2015
Completing Paper Document Forms

» Lodging Party Details

The lodging party details are required to be fully completed indicating

• Name of the lodging party
• Address of the lodging party (can be a PO box)
• Phone number
• Fax number (where applicable)
• Reference number is optional
• Issuing box number

Examples:

![Example of Transfer Form]

Check notes:

• Landgate will not check the preparing party panel as part of the lodgement acceptability check. Any requisitions that are raised will only be sent to the lodging party of the document. However, it is recommended that preparing parties provide their contact details to assist with communications with the lodging party.
Instruct if any documents are to issue to other than the lodging party panel

Documents issuing after the registration of the document will be issued to the lodging party. Should you require documents or evidence to be issued to another party, this panel should be completed to clearly indicate what is to issue to whom and by what method.

For example, if a duplicate title was being produced by a third party, this panel should be completed with instructions to note the duplicate title is being produced together with issuing instructions following the completion of the dealing.

Example:

```
INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

Dup C/T produced by Smallgoods State Bank: Issue dup C/T to Smallgoods State Bank, Box XYZ.
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Check notes:

- Duplicate titles being produced must be noted in this panel.
- If requesting return of evidence/dup titles by post direct to clients, use this panel and include clients name and correct postal address.
- Use this panel to request superseded duplicate titles to be returned if customers require the old style duplicate title for sentimental or historical purposes, a letter requesting the return of the superseded title is not required if this panel is completed.

Items received panel

All evidence and inclusions with the document must be listed in this panel. The evidence provided must be clearly written by the lodging party of the document.

Where evidence has not been clearly written or listed correctly, the document will not be accepted for lodgement.

- All items being produced must be clearly written, if items are not clearly written the document will not be accepted for lodgement.
- Duplicate title Volume and Folio numbers must be included where applicable, it is not sufficient to write “Dup title” only.
- Landgate sighted copies of evidence such as a marriage certificate should be written as “sighted marriage cert”
- Certificate of Duty can be shown as “duty cert”.
- VOI statements can be shown as “VOI” and if more than one can be shown as “VOI x 2”.
Check notes:

- Are the items of evidence clearly written?
- Has the evidence/items been correctly described?
- Has the duplicate title number been shown (rather than just dup title).

» Completing Panels in Documents (Land descriptions)

Ensure land descriptions are completed in accordance with the Record of Certificate of Title. The land descriptions on duplicate titles may not be current and as a result a search of the Record of Certificate of Title is recommended.

Refer to “Getting it Right” page 2 for acceptable land descriptions and for information relating to minor amendments to land descriptions. Page 7 provides information for amendments to documents in general.

Check notes:

- Alterations to a Lot or to a Survey number are only acceptable if only one part of the land description is amended. If the amendment is to a lot or a plan number and more than one number is changed, a new document is required.
- Any alteration to the land description must be acknowledged by the parties to the document.
- Land descriptions cannot be amended or altered by a solicitor or settlement agent.
- Land descriptions in mortgages that are inserted following the signing of the document are required to be acknowledged by the mortgagor/s, a bank attorney cannot insert land descriptions on behalf of the mortgagors.
- Where a land description has been amended and the document is subject to duty, the amendment must be noted by the Office of State Revenue.

» Panels inside documents

In general, all panels should be completed; documents presented without all relevant panels being completed cannot be accepted for lodgement.

Consideration panels in transfers should always show the true consideration, considerations expressed as “Nil, Zero or $0” are not acceptable considerations.

Further information about completing panels is provided in “Getting it Right” on pages 1 to 3 and in examples 1 and 2.

» Originally signed documents

Only originally signed documents can be lodged for registration.

» Use of liquid paper/correction fluid/white out

Documents containing liquid paper/correction fluid/white out are not acceptable for lodgement with Landgate. The liquid paper/correction fluid/white out cannot be used in any part of the document whatsoever.

Any document that contains liquid paper/correction fluid/white out will not be accepted for lodgement until the
liquid paper/correction fluid/white out has been totally removed from the document. Where liquid paper/correction fluid/white out has been removed, it is recommended the document be referred to an Assistant Registrar of Titles to assess suitability for lodgement.

Check notes:
- Remove any liquid paper/correction fluid/white out from document and if removed successfully refer to an Assistant Registrar of Titles, in person, to assess document suitability for lodgement.
- Consider preparing a new document.

» Operative Clauses

Operative clauses are essentially the legal words required in documents.

Ensure operative clauses are included where required. Requisitions are commonly issued for missing operative clauses, with T2 transfer documents being the most common error. An operative clause for a T2 document is shown below.

Examples:

The TRANSFEROR for the consideration herein expressed transfers to the TRANSFEREE the estate and interest herein specified in the land herein described, subject to the Limitations, Interests, Encumbrances and Notifications as shown on the Certificate of Title and/or otherwise affect the land under the Transfer of Land Act 1893. (Instruction 1 & 2)

Check notes:
- Check page 2 on T2 transfer for the operative clause (as this is a frequently requisitioned error).
- Check page 2 on all mortgage documents for the operative clause.

» Addresses in documents

The current or future address of the parties to a document should be shown.

Landgate uses AS 4590 – 2006 Address Standards for recording addresses for statutory and commercial purposes. It is strongly recommended that Conveyancers comply with these basic rules when entering addresses onto WA land registry forms. Refer to Land Titles Registration Policy and Procedure Guide DOC-02 Parties to Documents – name and address requirements.

Landgate will accept any alteration of address authenticated by the person whose address it is or the agent, solicitor or authorised attorney of the banker of that person.

When preparing a transfer, it is acceptable to show the new or proposed address of the transferee (purchaser), this will ensure that any notices sent in the future are being sent to a current address.

Further information is provided in “Getting it Right” page 4 and in this publication in the "amendment to documents" section.

Check notes:
- If an address is amended, has the amendment been completed correctly, refer to amendment to document section for further information.
- Ensure the address for all parties is consistent in all documents being lodged in a series.
Duty Certificates and Office of State Revenue Duty notation

Landgate is required to ensure duty has been assessed and noted on any document required to be duty assessed, prior to lodgement of the document with Landgate. This is set out in the Duties Act 2008.

Duty may be noted physically on a document by a stamped notation applied by OSR or in a duty certificate issued from the Revenue online system.

The information required to be shown on a duty certificate will be checked and is required to include:

- Land description, survey reference and Certificate of Title volume and folio numbers.
- Names of the parties, transferors and transferees.
- Tenancy and/or Shares of transferee’s.

The information shown on the duty certificate must match the information that is shown in the document the subject of duty.

Landgate will not accept documents for lodgement where the information on the duty certificate does not match the information shown in the document.

Refer to Land Titles Registration Policy and Procedure Guide LOD-03 Fees and Transfer Duty for a list of documents that require duty assessment.

Check notes:

- Is the document subject to duty, if so has the document been duty noted or a duty certificate provided?
- Check the names, tenancy and shares of transferee’s match the information shown in the transferee panel of a transfer.
- A duty certificate for a Transfer or Land by Mortgagee Power of Sale (T4) may show the Transferor as the defaulting registered proprietor OR the Bank/Financier exercising power of Sale.

Duplicate or Non-Issue Certificates of Title

Where a document being lodged requires the inclusion of the duplicate Certificate of Title (duplicate), and where the duplicate is issued as a hard copy paper title, the hard copy paper duplicate must be provided with the document or be produced by a third party.

If the status of the Certificate of Title is non-issue and there is a mortgage registered against the land, the written consent of the mortgagee is usually required to be provided with the document.

Where a paper duplicate is produced by a third party, an additional registration fee is required to be paid.
Check notes:

• Is the duplicate or a letter of consent required for the document being lodged?
• If required, is the correct duplicate edition provided?
• Has the duplicate number been entered correctly in the items received panel and not shown simply as “dup title”?
• If non-issue and under mortgage, is there an originally signed letter of consent provided?
• If produced by a third party, is this noted in the “instruct if items are to be issued to other than the lodging party” panel and the additional production fee included? (Refer to example shown below)

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY:

Dup C/T produced by Smallgoods State Bank:
Issued dup C/T to Smallgoods State Bank, Box XZY
Signing Documents and Declarations

» General principles relating to signing of documents

Signing of documents by parties named in the document usually requires the signature/s of the party/s to the document to be independently witnessed.

Generally, the witness will sign under the signature of the person named in the document. The various methods and Landgate’s requirements to the various signing/execution of documents is set out in the Land Titles Registration Policy and Procedure Guide SIG-01 Signing of Documents.

Where the document is being signed under a power of attorney, the attorney would sign and insert the power of attorney execution clause and their signature would be independently witnessed. The signing/execution of documents pursuant to a Enduring/Power of Attorney is set out in the Land Titles Registration Policy and Procedure Guide SIG-08 Signing by an Attorney under (Enduring) Power of Attorney.

In general, a document is considered signed and witnessed correctly if:
- The person named in the document has signed in the correct execution panel provided on the document.
- The signature of the person signing the document is independently witnessed, by a person who is not named in the document.
- The witness is a person over the age of 18 years.
- The witness has signed their usual signature.
- The witness has clearly printed their full name, address and occupation.

» Signatures to parties to the document

A person named in a document (or signing on behalf of the person/s) must sign their usual signature. The signature can be in any format as long as the signature is their usual signature.

In general, the Registrar expects signatures to be written (running writing/calligraphy) and the presence of a printed signature on a document raises the question of whether the document has been signed.

Where the usual signature of a party to the document is printed, the printed signature is acceptable where the person’s signature is witnessed, as the witness is testifying the person named in the document has in fact signed the document.

Where the printed signature is that of the witness there is a possibility of a later denial, both as to the witness and the party to the document. In cases where the signature of a witness is printed the Registrar will request confirmation that the witness did indeed witness the attestation of the document, and that the signature on the document is the normal signature of the witness.

» Letters of explanation/confirmation and consent letters

In principle, the Registrar of Titles expects that a conveyancer will submit the originals of any duly executed and witnessed letters that are required to support the registration of a title dealing.

However, in the case of letters that explain the inconsistency of signatures in a series of documents, the Registrar of Titles will accept at lodgement a copy of a faxed or e-mailed letter where it accompanies the relevant documents. In such a case, the Registrar of Titles reserves the right to requisition the document for more information when it is
examined if it is considered necessary to do so. It is expected that large differences/discrepancies in signatures are quite rare, and that letters of explanation will only be required in a very small proportion of dealings.

Whilst it is true that signatures by the same person vary somewhat from time to time, and that comparing any two signatures made at a different place and time is a generally unreliable measure of potentially fraudulent activity, the Registrar of Titles cannot make a general undertaking to accept all differences and discrepancies between signatures purporting to be made by the same person.

All other letters of explanation or confirmation presented at lodgement are required to be originally signed and witnessed letters.

Consent letters presented at lodgement must also be originally signed and witnessed letters; except where the consent is from a mortgagee, in which case the signing section of the consent letter must include the full name and position of the person signing on behalf of the mortgagee and does not need to be witnessed.

**Witnessing signatures in documents**

Generally, a signature that is required to be witnessed is considered correctly witnessed if the following occurs:

- The witness is an independent person who is not a party to the document.
- The witness has signed the document with their usual signature.
- Is a person of the age of 18 years or greater?
- The full name, address and occupation of the witness are printed clearly in English on the document.
- If the document is witnessed outside of WA but in Australia, the State or Territory must be shown.
- If the document is witnessed outside of Australia, the local address and the Country must be shown. (Refer to Land Titles Registration Policy and Procedure Guide SIG-01 Signing of Documents)

The Registrar expects signatures to be written (running writing/calligraphy) and the presence of a printed signature in a document raises the question of whether the document has been signed. Where a witness has a printed signature, the Registrar will request confirmation that the witness did indeed witness the signing of the document and that the signature on the document is the usual signature of the witness.

Where a witness has a printed signature an originally signed letter of explanation should be provided, the letter should clearly indicate the document being signed by including the land description, document type and the parties to the document, together with an explanation. The signature of the person requiring the letter should also be witnessed in the usual manner.

**Document Examples**

The witness does not appear to have signed the document as the writing is all the same, this document would not be acceptable for lodgement.
The witness has signed and correctly included their full details clearly in English, this document would be acceptable for lodgement.

```
TRANSFEEES'S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEEER TO INSTRUCT ISSUING
DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed Fred Smallgoods

In the Presence of: K Cracker
Kristopher Frank Cracker
31 Mad Circle, Ascott, WA, 6999
Circus Proprietor
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The witness address details must provide the State if signed outside of WA and if signed overseas, the address must include the City or State and the Country. The example shown below would not be acceptable for lodgement without the State of “NSW” being included in the address details.

```
TRANSFEEES'S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEEER TO INSTRUCT ISSUING
DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed Fred Smallgoods

In the Presence of: K Cracker
Kristopher Frank Cracker
31 Mad Circle, Bondi Beach
Circus Proprietor
```

Check notes:

- Has the witness signed the document?
- Have the witness details been included and printed clearly in English, including State, Territory or Country if signed outside WA?
- Is the usual signature of the witness printed, if so an originally signed letter of confirmation is required?
- If a letter of confirmation is required, is the letter an originally signed letter that is witnessed?

» Variations to usual general signing requirements

There are occasions when the parties or witnesses to documents do not adhere to the required practices discussed in this work book.

For example, a transferor may sign the transfer document twice, however the witness has only signed once. This situation is usually acceptable for lodgement with Landgate without further evidence or explanation, however check the “Getting it Right” publication for guidance.
Refer to the “Getting it Right” publication “Attestations section” beginning on page 4 and examples 3 & 4.

Check notes:

• If the document has not been signed in the usual manner refer to “Getting it Right” for information and instructions.

» Extra Signatures in documents

In general, where there are additional signatures in a document for no apparent reason (other than discussed in the “Getting it Right” publication) a letter of explanation from any person who has signed in addition, is required. The explanation should include a statement to the effect that they hold no interest in the land transaction document that has been signed; describe the land, the document type and the parties to the document. The signature of the person should also be witnessed in the usual manner.

Generally, an additional signature in a transferor’s signing panel, a mortgagor’s signing panel or in an applicant’s signing panel are acceptable without explanation. However, refer to the “Getting it Right” publication on page 5 and examples 3 & 4.

Check notes:

• Are there any additional signatures in the document?
• If there are additional signatures in the transferee signing section of a transfer, a letter of explanation is required.
• If a Letter of explanation is required, the letter must be an originally signed letter that has been witnessed.
  Note: emailed or faxed letters of explanation are not acceptable for lodgement.
• Generally additional signatures in the transferors signing section of a transfer, or in a mortgagor’s signing section of a mortgage, in the applicants signing section of an application or in the issue/non-issue panel of a T2 transfer will be acceptable (refer to “Getting it Right”).

» Signing and Witnessing documents subject to Verification of Identity (VOI)

Where a document is being signed outside of Australia and the party to the document is subject to VOI, the signing by the party to the document will need to be witnessed by an Australian Consular Officer.

For documents within Australia this process is completed by Australia Post for self-represented parties. Refer to the Australia Post website to complete your verification of identity.

For information regarding the Verification of Identity Practice refer to the Verification of Identity webpage on the Landgate website.

» Signing and Witnessing Statutory Declarations

Generally, a statutory declaration is considered correct if the following is provided on the declaration form:

• The full name, address and occupation of the declarant/s is shown.
• Each declarant has signed the declaration
• Any attachment referenced in the declaration is provided with the statutory declaration form.
• The place where the declaration is signed has been completed.
• The witness/s have signed once for each declarant signing the declaration.
• The witness is qualified and has printed their full name, address and qualification.
• If there are amendments or inclusions to clauses in the declaration, the amendments or inclusions are initialled by the declarants and the witness(es).

Document Example:

The example indicates how the statutory declaration should be completed, noting the handwritten additions being acknowledged by the declarant and the witness.
Check notes:

- Check the full name, address and occupation of the declarant are shown in the declarant panel.
- Ensure there is a separate qualified witness signature for each declarant. For example, where there are two declarants, the witness must sign twice, once for each declarant.
- Where there are amendments or a hand-written inclusion (in a template style declaration where the declarant fills in blanks) ensure the amendments or inclusions are initialled by the declarant and the witness (refer to example below)
- If the amendment or error is made after the first signing of the declaration and the witness is no longer available, the declaration should be redclared in the presence of a new witness. The new witness and declarant must then acknowledge the amendments/inclusions, or a new declaration should be completed.
- Check the declaration is dated and the place section has been completed.
- If additional pages are required for a statutory declaration it is recommended that additional statutory declarations (form B3) be completed.

公司执行

一个澳大利亚注册的公司需要按照《公司法》第127(1)或第127(2)条签署文件。根据这些条款，与公司执行有关的人员可以依赖《公司法》第129(6)条的假设。

文件可以盖章签署。然而，大多数文件现在签署时不会盖章。

公司执行的文件，无论是盖章签署还是不盖章签署，通常会包括签署人的签名、全名及职务：
- 两名董事；或者
- 一名董事及一名董事/秘书；或者
- 一个产权公司有一个单一的董事也是单一的秘书

“单一的董事及单一的秘书”应该始终作为“单一的董事及单一的秘书”表示。如果一个人被表示为“单一的董事/秘书”，那么如果该人是单一的董事或单一的秘书，或者两者都是，则存在不确定性，所以这种形式的记述不应该被使用。

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一个澳大利亚注册的公司根据《公司法》第127(1)或第127(2)条签署文件。根据这些条款，与公司执行有关的人员可以依赖《公司法》第129(6)条的假设。

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公司执行的文件，无论是盖章签署还是不盖章签署，通常会包括签署人的签名、全名及职务：
- 两名董事；或者
- 一名董事及一名董事/秘书；或者
- 一个产权公司有一个单一的董事也是单一的秘书

“单一的董事和单一的秘书”应该总是显示为“单一的董事和单一的秘书”。如果一个人显示为“单一的董事/秘书”，那么如果该人是单一的董事或单一的秘书，或者两者都是，那么这种形式的记述不应该被使用。
Variations as to who may execute documents may be permitted by the constitution of an individual company. Where this is the case, evidence must be produced to verify the right of the person or persons signing. For example, if a document is signed by an “alternative director”, evidence to prove the alternative director is qualified to sign must be presented with the document at lodgement. If there is no evidence provided, the document will not be accepted for lodgement.

Where a company is executing as transferors and there are witnesses to the signatures of the company seal holders, the additional signatures of the witnesses (and details) are acceptable for registration, provided the execution by the seal holders is in accordance with the Policy and Procedure Guide SIG-03. Refer to example 4 in the “Getting it Right” publication.

Where a company is executing as transferee and there are witnesses to the signatures of the company seal holders, then the witnesses must supply a letter of explanation negating any interest in the transfer. The letter should describe the transfer by land description, the parties to the transfer, must be signed, dated, witnessed and contain a statement confirming the person signing does not have any interest in the transfer document other than as a witness. The signatures of the persons named in the letter should also be independently witnessed.

Company signing/execution of documents is set out in the Land Titles Registration Policy and Procedure Guide/s SIG-03 Signing by a Corporation and SIG-05 Signing by an Incorporated Association and in addition the “Getting it Right” publication provides further information on page 5 and example 4.

**Document Example:**

An alternative director has signed; Landgate requires a copy of the company constitution (or other evidence) to prove the alternative director has the authority to sign.

![Correct execution without a seal by a sole director and sole secretary company](image)

**Correct execution without a seal by a sole director and sole secretary company**

The execution shown below is not acceptable as the designation of the person signing is not clear.
The execution shown below is not acceptable as the designation of the person signing is not clear.

![Transferor's sign here](image)

**Check notes:**

- Has the document been signed with a seal and has the execution clause been inserted as per the manual?
- Does the name on the common seal and the ACN number shown in the seal match the name and ACN details shown in the document?
- Has the sealing/execution clause been inserted and has the ACN number been included?
- If signed by a “sole director and sole secretary” has this been shown as “sole director and sole secretary”.
- Has the full name of the person/s signing been clearly printed under their signature?
- Has the designation of the person/s signing been included in the execution (e.g. Director)?
- If a company signs a document other than set out in section Policy and Procedure Guide SIG-03 Signing by a Corporation (such as by an alternative director), proof that the company has signed in the correct manner must be provided at lodgement. A copy of the company constitution or other evidence which provides for the different signing method will be required.
- Has the designation of the person/s signing been included in the execution (e.g. Director)?
- If a company signs a document other than set out in section Policy and Procedure Guide SIG-03 Signing by a Corporation (such as by an alternative director), proof that the company has signed in the correct manner must be provided at lodgement. A copy of the company constitution or other evidence which provides for the different signing method will be required.

**Verification of Identity (VOI) Statements**

» **VOI Statements**

The standard forms must be used and a VOI Statement on a separate letter head or statutory declaration must be provided.

A two-page VOI statement should be signed on each page and be page numbered. A two-page VOI statement that is not signed on each page is not acceptable for lodgement.

A separate VOI statement is required for each document that is subject to the VOI practice. For example, an application by personal representative and a transfer lodged together require two separate VOI statements, one for each document.

**Check notes:**

- As of 5 June 2018, the Verification of Identity Statement forms T1A, T2A, T4A have been removed from operation.
- A T1A, T2A and T4A may still be accepted if the Transfer has been signed, dated and OSR endorsed prior to or on the 5 June 2018, so long as a VOI statement is provided for the Transferee/s. Acceptance is not required if the Transfer meets these elements.
- A single statement will be accepted if the person is Transferor and Transferee and is identified as such.
Amending Documents Prior to Lodgement

» Amendments by parties named in the document

The parties to a document can generally make amendments or include additional information in documents, provided the amendment or inclusion is acknowledged by all of the parties.

Minor amendments can be made by the party affected by the amendment/addition rather than by all of the parties to the document. For example, in a transfer document, if the limitation “interests notified on strata plan” was handwritten into the limitations panel, it would be acceptable for the transferee(s) to acknowledge the inclusion. The transferor/s would not be required to acknowledge the change to the document as they are not affected by the inclusion.

The “Getting it Right” publication provides further information on page 7 and in examples 1 and 2.

» Amendments by Solicitors and Settlement Agents

Amendments made prior to lodgement to prevent the issue of requisitions, or after lodgement to comply with requisitions, can, in some instances, be made by Solicitors or Settlement Agents on behalf of their clients. Generally, amendments cannot be made by Solicitors or Settlement Agents where there:

• Are alterations to Lot or to Survey numbers and:
• Is substitution of a completely different name of a party, and/or
• Is substitution of a completely different number in the registered number of an encumbrance being discharged or withdrawn (an amendment of no more than 2 numbers or an addition, deletion or transposition of numbers is acceptable provided that the number being changed is not an encumbrance on that Certificate of Title).

» Amendments by Bank Attorneys

Minor amendments that only affect the bank may be made on behalf of a bank attorney, provided the bank attorney making the amendment has a power of attorney registered with Landgate.

Authorised officers of the bank cannot make any amendments to mortgage documents. Any amendment or inclusion should be acknowledged by the attorney by signing the document next to the amendment/inclusion and by including their details by printing their full name, position (if required by the p/a) and the power of attorney number.

A bank attorney may include the Volume and Folio reference number where the mortgage is being lodged against a newly registered lot on survey.

Amendments or inclusions cannot be made by bank attorneys where:

• A lot number and/or survey number is written into a land description panel.
• There is any alteration to a lot or survey number.
• There is a substitution of a completely different name of any person.

Check notes:

• Amendments or inclusions of Memorandum of Common Provisions (Contractual component) in mortgage document must be acknowledged by ALL parties. If the mortgagor has not acknowledged the change or inclusion the document will not be accepted, or a requisition notice will be issued.

Document Examples:

The following example is not acceptable for lodging with Landgate, without the acknowledgement of the parties to the document.
The following example is acceptable for lodgement with Landgate as the mortgagor has acknowledged the inclusion of the deposited plan number. **Note:** The bank attorney may include a new Volume and Folio reference for lots the subject of new subdivisions, the bank attorney stamp must be included.

![Example Description](image)

- Has an amendment to a document been acknowledged by the parties to the document? Any amendment to be initialled by the parties to the document?
- If an amendment has been made by a solicitor or settlement agent, ensure the authority stamp or letter of authority is included. The amendment or addition should also be signed by the solicitor or settlement agent on the document where the amendment/inclusion is shown.
- If there is an amendment to a mortgage document by a bank attorney, has the bank attorney included their full name, position and p/a number on the document and signed the amendment/inclusion, refer to example above?
- Does the amendment/inclusion need to be noted by OSR?
- Amendments/inclusions to land descriptions cannot be authorised by Solicitors, Settlement Agents or Bank Attorneys.

» **Lodging a Series of Related Documents with Multiple Lodging Parties**

Joint lodgement of documents occurred when two or more participating parties jointly presented their separate documents to form part of the one case. Each party to the case made payment for the documents they personally lodged and received their own (separate) receipt.

Recent statistics have shown that less than 2% of all documents lodged over the last financial year formed part of a joint lodgement.

From 1 September 2015, joint lodgement of documents will no longer be available. Documents that form part of a case will need to be lodged by the one lodging party who pays the registration fees for all the documents and is issued with one receipt that covers all the documents. Most documents that form part of a case are already being lodged by the one lodging party (e.g. a bank who is lodging a mortgage to follow a transfer of land document).

In the situations where several lodging parties want their documents over the same title to form part of the one case but wish to lodge and pay for their documents separately, the Registrar of Titles has approved the following procedure that will achieve an outcome similar to joint lodgement:

1. All lodging parties wanting to lodge documents over the same title(s) as part of a single series/case need to liaise together and mark each document, in the bottom right hand corner of the lodging panel, to indicate the order e.g. 1/3, 2/3, 3/3.
2. They are all to line up at the same Document Lodgement queue at a Landgate counter in the order they have agreed upon in Step 1, and as marked on the documents. Follower letters, where relevant, will not be required if this step is followed.
3. Landgate will lodge and receipt each document separately, and the documents will all undergo the usual internal
processing path.

The above-mentioned procedures will not require any changes to the way Customer Service staff lodge documents. However, they will place lodgement receipts in specified issuing boxes on request. The individual lodging parties do not need to inform Customer Service staff of their intention to lodge a series of documents to form a case. The Registration System will identify all of the unregistered documents that have been lodged against the same title at the examination stage.

The document examination process will amalgamate all of the documents numbered as part of a series into one case and process them all together.

If any document in the series/case is requisitioned, the lodging parties of the other documents in the case will also receive a requisition notice.
Lodgement Acceptability Checklist

<table>
<thead>
<tr>
<th>Component</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lodging Party</strong></td>
</tr>
<tr>
<td>☐ Name and address</td>
</tr>
<tr>
<td>☐ Phone number</td>
</tr>
<tr>
<td>☐ Fax number</td>
</tr>
<tr>
<td>☐ Issuing Box number</td>
</tr>
<tr>
<td><strong>Items received panel (Must be completed by customer)</strong></td>
</tr>
<tr>
<td>☐ Lists all accompanying evidence provided with the document (clearly printed)</td>
</tr>
<tr>
<td>☐ Duplicate Certificate of Title OR Non-Issue Consent letter</td>
</tr>
<tr>
<td>☐ Original/Landgate Sighted/Australia Post Certified document (photocopy not acceptable)</td>
</tr>
<tr>
<td><strong>OSR stamping</strong></td>
</tr>
<tr>
<td>☐ Certificate of Stamp Duty provided OR cash register imprint/notation on document</td>
</tr>
<tr>
<td>☐ Land Description, Volume, Folio Parties, Shares &amp; Tenancy (match document)</td>
</tr>
<tr>
<td><strong>Prepared document</strong></td>
</tr>
<tr>
<td>(T1A, T2A &amp; T4A not acceptable if dated on or after 5 June 2018) &amp; (M1, M1A &amp; M1B not acceptable on or later than 1 January 2018)</td>
</tr>
<tr>
<td>☐ All panels within the document completed</td>
</tr>
<tr>
<td>☐ Address for service of notice is stated</td>
</tr>
<tr>
<td>☐ Tenancy and Shares have been stated (where applicable)</td>
</tr>
<tr>
<td>☐ “White out” or “Correction Tape” has not been used</td>
</tr>
<tr>
<td>☐ Operative Clause present</td>
</tr>
<tr>
<td><strong>Consideration Panel</strong></td>
</tr>
<tr>
<td>☐ Consideration panel completed, “NIL” is not acceptable</td>
</tr>
<tr>
<td>☐ Consideration reliant on Deed/Document/FCO to be provided where OSR stamping does not match. Probates and Letters of Administration must be provided.</td>
</tr>
<tr>
<td><strong>Verification of Identity (Originally Signed)</strong></td>
</tr>
<tr>
<td>☐ Verification of Identity Statement enclosed</td>
</tr>
<tr>
<td>☐ Self-Represented Party Statement enclosed</td>
</tr>
</tbody>
</table>

Documents that require VOI – T1, T2, T4, NMF, A1, A2, A2a, A5, A7C, W1 & P1
See bottom of next page for list of 'Parties to be Identified'
## Execution of Documents

Documents can be executed in the following ways:

- Original signatures required
- A Natural Person with an Independent witness (as required)
- Company with execution clause, full name & position/designation
- Under Power of Attorney, with execution clause & witness
- Foreign Company with original signed letter from Solicitor advising signature requirements
- Incorporated Company with execution clause, full name, position/designation & statutory declaration
- Other

## Witness

- All signatures to been independently witnessed, unless Company executing document
- All signatures are original
- Witness details stated, full name, address & occupation
- Witnesses to a Statutory Declaration under the Oaths, Affidavits and Statutory Declarations Act 2005

## Fees

- Registration fees
- Production fee
- Extra fees

### VOI ‘Parties to be Identified’

<table>
<thead>
<tr>
<th>Document Type</th>
<th>Parties to be Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transfer of Land</td>
<td>Transferor &amp; Transferee (Attorney if applicable)</td>
</tr>
<tr>
<td>Mortgage</td>
<td>Mortgagor (Attorney if applicable)</td>
</tr>
<tr>
<td>Application for Replacement Title (AL)</td>
<td>Applicant / Registered Proprietor (Attorney if applicable)</td>
</tr>
<tr>
<td>Application for the Issue of duplicate title (A7)</td>
<td>Applicant / Registered Proprietor (Attorney if applicable)</td>
</tr>
<tr>
<td>Application Personal Representative (Transmission)</td>
<td>Applicant / Executor / Administrator</td>
</tr>
<tr>
<td>Application by Survivorship</td>
<td>Applicant /Surviving (Attorney if applicable)</td>
</tr>
<tr>
<td>Power of Attorney</td>
<td>Donor</td>
</tr>
<tr>
<td>Caveat</td>
<td>Caveator</td>
</tr>
<tr>
<td>Withdrawal of Caveat</td>
<td>Caveator</td>
</tr>
</tbody>
</table>
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