

Bulletin No. 252 | 4 July 2014

## VERIFICATION OF IDENTITY: BE DILIGENT IN FRAUD MITIGATION PRACTICES

The announcement today of arrests in South Africa of persons attempting to fraudulently sell a Western Australian property is a stark reminder to the property industry to be vigilant in ensuring you take the necessary steps to identify your client including where appropriate Landgate's Verification of Identity Practice.

Landgate commends the efforts of the Australian and South African law enforcement agencies, and others involved, in ensuring this attempted fraud was unsuccessful.

It reinforces the need for a heightened awareness of the risk of land title fraud. Real estate agents and conveyancers need to be vigilant when identifying the true owner of those transacting in land, which is fundamental to protecting WA's land titles Register.

The fraudsters have not disappeared and will continue to look for new opportunities.

Diligence in carrying out a high standard of identity verification – and compliance to The Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity\* (VOI) Practice – is a critical step in minimising the risk of land fraud in the State.

Landgate, the Registrar of Titles and the Commissioner of Titles urge the property industry to continue to implement the VOI Practice. It is important to maintain the increased awareness of the risk of fraud.

Landgate continues to work closely with the WA Police Major Fraud Squad and the Department of Commerce to protect WA's land titles Register.

To find out more about the VOI Practice, please visit Landgate's website [here](#).

Self-Represented Parties need to also visit Landgate's website [here](#).

Landgate has updated some of its 'How to Guides' for land title transactions to include VOI Practice requirements, which can be found [here](#).

The Department of Commerce has published a statement [here](#).

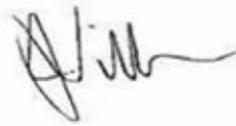
For further assistance and information about the VOI Practice, please contact Landgate's Customer Service team on 08 9273 7341 or email ([customerservice@landgate.wa.gov.au](mailto:customerservice@landgate.wa.gov.au)).

Thank you for your ongoing support to apply the VOI Practice.

Regards



Susan Dukes  
Commissioner of Titles



Jean Villani  
Registrar of Titles

\* The Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity can be found at Chapter 14 of the [Land Titles Registration Practice Manual](#) on the Landgate website ([www.landgate.wa.gov.au](http://www.landgate.wa.gov.au)).