

# CUSTOMER INFORMATION BULLETIN



No. 50 August 27, 1992

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## A. PLEASE NOTE THE OFFICE OF TITLES WILL HAVE A TEMPORARY CLOSURE OF BUSINESS

As Land Titles has increased its range of services available to the public, it has now outgrown its current computer's capacity to service all of our computing needs. The conversion of all Land Titles computer facilities to the Department's large "Mainframe" computer, together with the inclusion of some long-awaited new functions, means that searching procedures will change slightly for those clients who attend our searching area. More noticeable will be the new features, such as on-line property street address information, which will be available to clients who are Remote Searching System Users. The introduction of these new facilities is scheduled to take place over the long weekend of September 26 - 28, 1992. This will be an enormous task, requiring every available minute between the close of business on Friday 25th and resumption of business on Tuesday 29th. In an effort to ensure that the conversion is given as much time as possible to be 100% successful, please be advised that:

**The Office of Titles will close at 12 Noon on Friday, September 25, 1992 and resume normal service at 12 Noon on Tuesday, September 29, 1992.**

This early warning will assist clients in scheduling business activities, especially settlements, around this closure period.

After the resumption of business and the successful conversion there will be procedural changes for searching at the Office of Titles. *(Please ensure that any staff who attend the Titles Office read this Memo)*

### ORDERING SEARCHES *(After 12 noon Tuesday the 29th of September, 1992)*

Check Searches and Search requests for Certificates of Title, Plans, Diagrams, Strata Plans and all Registered Documents (Transfers, Mortgages, Caveats etc) can be written on the same, single priority ticket simply fill out a "Details Known" ticket (yellow) and show the clerk your CAS card when placing your order. If you don't know all the details, for example, if you know the Title number but not the Mortgage number, use a "Details Unknown" ticket and you will be serviced in priority at the "Title Unknown" counter. The clerk will be able to enter any combination of Titles, Documents and Surveys into the computer. All available items will be printed together with a new Invoice which lists the items and charges against your account.

### NEW SERVICES *(After 12 noon Tuesday the 29th of September, 1992)*

The fees charged for depositing Freehold Surveys, ordering Land Enquiry Centre products (digital data extracts, plots etc) and Certified Copies can also be debited to your CAS account. Note that Document Registration fees cannot be charged to a CAS account.

**MONTHLY STATEMENT FORMAT** *(After 12 noon Tuesday the 29th of September, 1992)*

Your monthly statement of account will detail the new jobs which have been debited to your account throughout the month.

Further notices will be issued closer to the implementation date to remind CAS Clients of the planned changes.



### B. A REMINDER - RETURN OF SEARCHES BY FACSIMILE IS FREE

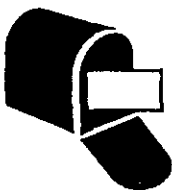
From August 10, 1992, the \$3:50 per item for facsimile return has been abolished. This is a direct result of the Image 2000 computer system's ability to fax searches automatically, without DOLA staff having to photocopy, cut, trim and load the facsimile machines. The increased legibility of these facsimile copies makes the combination to Customer Remote Searching and Autofax Return of Searches an extremely attractive and cost efficient option for clients. Recent statistics indicate that the average time to return searches by Autofax is just 7 minutes from time of entry.

### C. TIME TO BECOME A CRS CLIENT?

If your organisation has not elected to join the Customer Remote Searching Service (CRS), it is opportune to inform of the significantly increased functionality of the new CRS functions available after September 29, 1992.

If your organisation already has a Personal Computer or a Computer Terminal in your office, then for as little as \$500:00 to purchase a "modem" (it connects your Personal Computer to the telephone lines) and a computer program to enable the communication, you would be able to search land ownership details using a person's name, the street address or land description. Check Searches, Sales Evidence, Crown Reserves and Powers of Attorney are also available on-line. Your organisation could request copies of titles, Surveys and Registered Documents, and have the choice of automatic facsimile delivery within 5 to 30 minutes (depending on the activity on the system), or have the copies placed in your delivery box. Furthermore, there are many other "dial-up" services available throughout Australia and the World, by access through a modem that may improve business operations. For example, the Credit Reference Society's Credit Checks and the Australian Security Commission's Company Searches.

In summary, CRS offers the potential to save your organisation time and money. At present, more than 230 organisations across the entire State enjoy the benefits of conducting most of their searching from the comfort of their own office. If you would like further information about CRS, please ring the Land Enquiry Centre on (09) 222 6800.

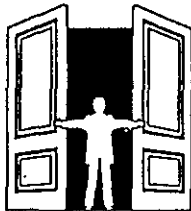


### D. ISSUING BOX NUMBERS AND OTHER LODGEMENT DETAILS

A number of documents are being lodged not showing their respective lodging party's issuing box numbers.

This unnecessarily interrupts the processing time of your documents through the registration system and in some instances has been the source of incorrect document issuing. Clients are asked to please ensure that issuing box numbers are shown in all cases which will enhance the early and accurate issue of your documents.

Also many clients have now become complacent in not completing other required lodgement details on the cover sheet of their documents. It is important that fax and phone numbers are completed to assist examiners if they need to contact the lodging parties to clarify certain registration matters. This action may avoid sending the documents to the Stopped Documents Section which could result in attracting a requisition fee.



## E. DO YOU KNOW WHAT A CROWN LAND RECORD IS?

### DEVELOPMENT OF A SINGLE REGISTRATION SYSTEM FOR ALL LAND IN WESTERN AUSTRALIA

In Western Australia at present three systems exist for recording the ownership of land, the Transfer of Land Act 1893 - 1972 which embodies the Torrens System, the Old Deeds Registration System and the Land Act 1933 which deals with Crown Tenures.

It has been the policy of the government that all land recording is moved towards a Single Registration System for all land in Western Australia.

A new Land Administration Act is being developed to:

- (i) consolidate under a single Act those statutory provisions and clauses administered by DOLA under the; Land Act 1933, Public Works Act 1902, Local Government Act 1960, Parks and Reserves Act 1893.
- (ii) provide for the administration of the Crown Estate and
- (iii) bring lands of the Crown into a Single Registration System by:
  - providing titles to Crown Land;
  - providing registration, security and searching benefits;
  - enabling simple conveyancing procedures to expedite Crown dealings.

### THE CROWN LAND RECORD

An interim programme commenced in 1989 to produce Crown Land Records, that are similar to the existing Certificate of Title for some 60,000 known Crown Land tenures. These records are being filed as part of the overall land register for the State and to date, approximately 15,000 Crown Land Records have been produced. They are available for searching purposes from the Client Services Branch of the Land Titles Division that is located on the Lower Ground Floor of the Law Chambers Building. The searching indices are the Crown Land Record Number, the Crown Allotment, and the Reserve Number.

The production of these records is restricted to some extent by the lack of adequate or suitable information defining parcel boundaries. In these cases, the record carries a limitation warning, that is "subject to survey".

The production of the Crown Land Record is a significant step forward in developing a co-ordinated Land Information System for Western Australia.

### REGISTRATION OF DOCUMENTS

A document driven registration system is being developed to record transactions occurring on Crown Land Parcels. Where a Crown Tenure (e.g. a Reserve) is vested in a Shire with Power to Lease which is subsequently acted on, a potential exists to record the lease interest against the Crown Land Record. Banks and other financial institutions should be particularly interested in the development of the issuing of CLR (Titles) to secure by way of mortgage advances made to lessees. Recently some lessees have lodged caveats to protect their interests. These transactions will be used to create Crown Land Records or be recorded on an existing Crown Land Record.

It is planned to promote this Title to Crown Land to the same or similar secure holding that the guaranteed "Title to Land" under the Transfer of Land Act accommodates. However, the present mainframe infrastructure of the Crown Land Record is to encompass a simple mechanism for the recording of Title to Crown Land and transactions occurring on the Crown Land Parcels.

Please find attached a copy of a Crown Land Record.

## F. SCANNED COPIES OF CERTIFICATES OF TITLE WITH THE STATUS OF MICROFILM - SUBJECT TO DEALING

It has come to our attention that there may be a perception when a copy of the Certificate of Title is delivered from our Image System, and shows our original as being held in Microfilm, an up-to-date version of the Certificate of Title is being issued.

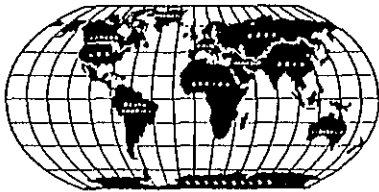
Customers are reminded that these copies received from our Image Copying System containing a statement on the (green) invoice:

e.g. **COPIED FROM THE IMAGE SYSTEM (SUBJECT TO DEALING)**  
 1922/800 \$8.00 \$4.00  
 MFILM 17/08/92

are not the current versions.

A *new search* will need to be conducted to obtain a current version of the Register once our original Certificate of Title has left the Titles in Progress location Microfilm and has lost its other identity of "Subject to Dealing" status. Original Certificates of Titles dealt on together with any new Certificate that has been created and issued, are normally held in microfilm for 2 days.

Please note the "Subject to Dealing" warning statement is currently being re-designed to achieve a distinctive warning notice to our searching clientele. A prototype of the changed format is attached hereto.



## G. FOREIGN OWNERSHIP REGISTER

The need to provide information on interest in real estate held by Foreign owners was given impetus on August 20, 1992, when Cabinet approved the preparation of a Foreign Ownership of Land Registers Act. The implementation of the Foreign Ownership Register will commence on October 1, 1992.

The Foreign Ownership Register System is a computerised register to support the Department of Land Administration in registration and processing of documents required as part of the proposed legislation.

As implementation day draws closer the Land Titles Division will be supplying information to our clients as to the practice and procedure required under the Act, to be adopted. Information may be in the form of brochures or discussion groups.

Clients are requested not to overload this office with enquiries at this stage. Steps are being taken to ensure all interested parties will be informed of new procedures required prior to the implementation date.

G. H. Sach  
 Acting Director  
 Land Titles Division



WESTERN



AUSTRALIA



# Crown Land Record

The undermentioned land shown on the sketch in the First Schedule hereto is land of the Crown subject to the interests, easements, encumbrances and notices shown in the Second Schedule hereto.

3096 VOL. 808 FOL.

Dated 5th March, 1992

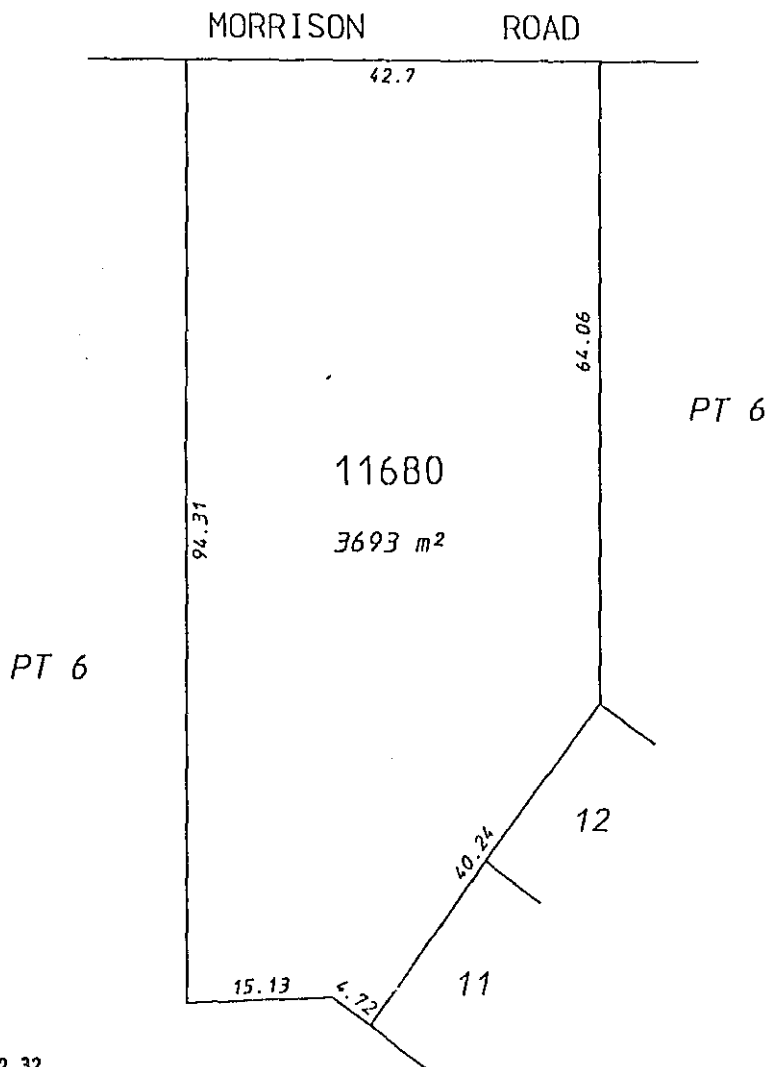


~~EXECUTIVE DIRECTOR~~  
CHIEF EXECUTIVE OFFICER  
LAND REFERRED TO

Swan Location 11680 on Office of Titles Diagram 80203

## FIRST SCHEDULE

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SCALE 1:750

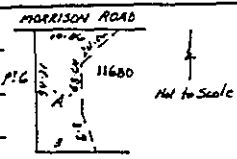

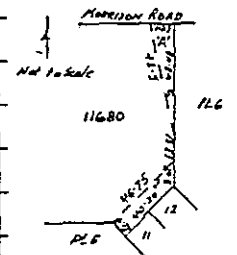


P.P. PERTH 2000 21.32 & 22.32

Shire of Swan

JM

FOR ENCUMBRANCES AND OTHER MATTERS AFFECTING THE LAND SEE SECOND SCHEDULE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS RECORD OR ANY NOTIFICATION HEREON

SECOND SCHEDULE		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
PARTICULARS	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
 <p>The right to enter upon the portion of the within land marked "A" on the map in the margin for the purpose of exercising certain water, sewerage and drainage rights as set out in the said Transfer is granted to The Shire of Swan.</p>	Transfer	E853928	9.4.92	9.46		<i>W</i>
 <p>The right to enter upon the portion of the within land marked "A" on the map in the margin for the purpose of exercising certain water, sewerage and drainage rights as set out in the said Transfer is granted to The Water Authority of Western Australia.</p>	Transfer	E853929	9.4.92	9.46		<i>W</i>
<p>Crown Lease No. 89/1992.</p>	Application	E879858	11.5.92	11.13		<i>e</i>

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF

CT 1861 0034 F

Application E247277  
From Strata Plan 18517

WESTERN



AUSTRALIA



1861

34



# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED  
AND THE STRATA TITLES ACT No. 33 OF 1985 AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 1st December, 1989

*D. Mulcahy*

REGISTRAR OF TITLES



### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Cockburn Sound Location 551 and being Lot 13 on Strata Plan 18517 together with a share in the common property as set out on the said Strata Plan.

As to the said land: limited however to the natural surface and therefrom to a depth of 60.96 metres.

### FIRST SCHEDULE (continued overleaf)

Eastlands Pty. Ltd. of 17th Floor, 140 St. George's Terrace, Perth.

### SECOND SCHEDULE (continued overleaf)

- Interests notified on the Strata Plan and any amendments to Lots or common property notified thereon by virtue of the provisions of the Strata Titles Act No.33 of 1985 as amended.
- MORTGAGE E8585 to Esanda Finance Corporation Ltd. Registered 2.2.89 at 9.00 hrs.  
Discharged E433325 27.8.90
- MORTGAGE E75506 to Esanda Finance Corporation Ltd. Registered 14.4.89 at 10.50 hrs.  
Discharged E433325 27.8.90

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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VOL.

**Subj. to Dealings**

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/1/89-204-L/4664  
AS/2305

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS					
REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
NATURE	NUMBER						
L M S Holdings Pty Ltd of 50 Cliff Street, Marmion.		Transfer	E433326	27.8.90	11.01		
Sandra-Lee-Kennedy of 73 Empire Avenue, City Beach.		Transfer	E749751	20.11.91	15.37		
The correct address of the registered proprietor is now 403 Wellington Street, Perth.		By	E751570	22.11.91	15.46		

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS									
INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
NATURE	NUMBER										
Mortgage	E433327	to Bank of Melbourne Ltd.	27.8.90	11.01			Discharged	E749750	20.11.91		
Mortgage	E749752	to Advance-Bank-Australia-Ltd.	20.11.91	15.37							
Mortgage	E751570	to Tyson Nominees Pty.Ltd.	22.11.91	15.46							
Caveat	E870686	Lodged 1.5.92 at 12.23 hrs.									
Caveat	E937176	Lodged 16.7.92 at 10.16 hrs.									

CERTIFICATE OF TITLE VOL. 1861 FOL. 34

\*\*\* SUBJECT TO DEALING \*\*\*  
 OFFICE OF TITLES COPY OF ORIGINAL 28 MAY 1992 10:59:53 NOT TO SCALE