

BULLETIN NO. 223 | 29 OCTOBER 2012 WESTERN AUSTRALIAN REGISTRAR AND COMMISSIONER OF TITLES JOINT PRACTICE: VERIFICATION OF IDENTITY

AMENDMENTS TO CLAUSE 4.7.4.1 – STATEMENT BY CONVEYANCER/LAWYER/MORTGAGEE

Please be advised of the revised edition of the Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity^[1] (dated 23 October 2012).

The Registrar and Commissioner of Titles have approved amendments to clause 4.7.4.1 – Statement by Conveyancer/Lawyer/Mortgagee. These amendments resulted from industry feedback as part of the industry training workshops and other discussions.

The amendments are **effective immediately** and are to the substance of the Statement that is to be made by the responsible Conveyancer/Lawyer/Mortgagee and lodged with the relevant document at Landgate.

The amendments to clause 4.7.4.1 can be found [here](#).

Note: The full version of the Verification of Identity Practice (dated 23 October 2012) is located in the *Land Titles Registration Practice Manual*. The term 'clause' is replaced with 'paragraph'. To find clause 4.7.1.4 in the manual, it is located at 'paragraph 14.4.7.4.1'.

Amendment to clause 4.7.4.1 – Statement by Conveyancer/Lawyer/Mortgagee

In accordance with the Verification of Identity Practice, a Statement is required to be lodged with the relevant document (as specified at Appendix A).

Previously, conveyancers were required to provide a list of the identification documents relied upon. This requirement has been removed.

The Statement should include three (3) key elements:

- I have taken all reasonable steps to verify the identity of my client / the mortgagor; and
- I reasonably believe that my client / the mortgagor has been identified; and
- I reasonably believe that my client / mortgagor has the authority to deal with the interest in land that is the subject of this particular transaction.

It is still intended to provide an option to endorse the Statement on Transfer of Land and Mortgage documents. The changes to the approved Transfer of Land and Mortgage documents to incorporate the Statement are being progressed incrementally. A Landgate Customer Information Bulletin will be distributed when the forms are approved and available.

The full version of the 'Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity' is located at Chapter 14 in the *Land Titles Registration Practice Manual*, which is available on

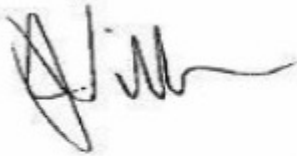
Landgate's [website](#).

The Verification of Identity Practice commenced on 1 July 2012 transitionally with full compliance expected on documents lodged on and after 2 January 2013.

Further support

Please email your queries or questions to voipractice@landgate.wa.gov.au. Alternatively you can telephone a Landgate Customer Service Officer on 08 9273 7341 or 1300 556 224.

Thank you for supporting the implementation of the Verification of Identity Practice.



Jean Villani
Registrar of Titles



Susan Dukes
Commissioner of Titles

[1] The Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity is known as the 'Verification of Identity Practice'.