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| Land Use Victoria Customer Information Bulletin 167, July 2017 |

# 22 July 2017 – Bulk conversion of paper Certificates of Title to electronic Certificates of Title

On 22 July 2017, Land Use Victoria will facilitate a bulk conversion of paper CTs (pCTs), on which any of the following banks are recorded as the first mortgagee, to electronic CTs (eCTs):

* Auswide Bank Ltd;
* Bendigo and Adelaide Bank Limited;
* Rural Bank Limited; and
* Teachers Mutual Bank Limited.

Under section 27BAA of the Transfer of Land Act 1958, the Registrar of Titles will declare by notice in the Victoria Government Gazette that these pCTs will be void and of no effect after 22 July 2017. From then on, the CTs held by these banks will be eCTs and the relevant bank will be recorded as the eCT Control – the party entitled to control the eCT.

Transactions to be lodged on or after 23 July 2017 involving a folio of the Register, where these banks are first mortgagee, will be supported by an eCT. Only an eCT will issue after a transaction is registered if one of these banks is the incoming first mortgagee.

Customers are reminded that Land Use Victoria completed changes to the Register Search Statement (RSS) and Final Search Statement (FSS) in October 2016 to assist customers identify eCTs.

If the CT is an eCT:

* the RSS will provide the name and VOTS (Victorian Online Title System) customer code of the party recorded as the eCT Control, and the details of any current administrative notices (such as a nomination)
* the FSS will provide the name and VOTS customer code of the party recorded as the eCT Control. If any administrative notices (such as a nomination) have been lodged in the preceding 125 days, the details of the notice(s) will be shown.

Samples of an RSS and an FSS reflecting these changes are included later in this bulletin.

As the eCT Control will not receive a pCT following registration of a transaction, Land Use Victoria introduced a Registration Confirmation Statement. This statement contains the details of the registration of the transaction. It is provided by email to the eCT Control and the lodging party, if different from the eCT Control. The email is sent to the email address(es) retained by Land Use Victoria in VOTS.

There may be instances where these banks are registered as first mortgagee but the mortgage has been repaid and a discharge of mortgage and the pCT were given to the mortgagor to lodge at Land Use Victoria.

If the discharge is not lodged before 23 July 2017, the pCT cited in the mortgage will be converted to an eCT as part of the bulk conversion. If this is the case, customers will need to comply with the following.

If the paper discharge of mortgage is to be lodged as a stand-alone transaction and is signed:

* prior to 1 March 2016, Land Use Victoria will continue to accept lodgement of the discharge with the pCT. A nomination is not required.
* on or after 1 March 2016 but prior to 1 August 2016, the discharge must be lodged by or on behalf of the mortgagee. Land Use Victoria will not accept lodgement by anyone else. A nomination is also required.
* on or after 1 August 2016, the discharge will not be accepted for lodgement in paper. The mortgagee must lodge it electronically through an electronic lodgment network (ELN), e.g. PEXA. A nomination is required.

# Contact us

For [location and contact details](http://www.dtpli.vic.gov.au/property-and-land-titles/contact-us), go to [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact Land Victoria.

# Subscribe

To receive the Customer Information Bulletin online, please send an email to lv.cib@delwp.vic.gov.au with SUBSCRIBE in the subject line – include your name and email address in the body of the email.

# Sample statements

**REGISTER SEARCH STATEMENT (Title Search) Transfer of** Page 1 of 1

**Land Act 1958**

VOLUME 11755 FOLIO 994 Security no : 124056814612Q

Produced 17/10/2016 01:42 pm

**LAND DESCRIPTION**

Lot 103 on Plan of Subdivision 746493M.

PARENT TITLE Volume 11607 Folio 661

Created by instrument PS746493M 29/03/2016

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

EDMUND BASIL of 570 BOURKE STREET MELBOURNE VIC 3000

AM213076W 04/04/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AM213077N 04/04/2016

ABC BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS746493M FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER STATUS DATE

AM230768Y (E) CONVERT pCT to eCT Completed 17/10/2016

AM230771L (E) NOMINATION TO PAPER INST. Completed 17/10/2016

------------------------END OF REGISTER SEARCH STATEMENT-------------------

Additional information: (not part of the Register Search Statement)

**ADMINISTRATIVE NOTICES**

AM230771L NOMINATION TO PAPER INST. 17/10/2016

eCT Nominated to Discharge of Mortgage TO ABC BANK LTD

eCT Control 17755B ABC BANK LTD

Effective from 17/10/2016

DOCUMENT END

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**Final Search: 11755/994**

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**FINAL SEARCH STATEMENT Land Victoria**

Security No : 124056814611R Volume 11755 Folio 994

Produced 17/10/2016 01:40 PM

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER STATUS DATE

AM230768Y (E) CONVERT pCT to eCT Completed 17/10/2016

AM230771L (E) NOMINATION TO PAPER INST. Completed 17/10/2016

**ADMINISTRATIVE NOTICES**

AM230771L NOMINATION TO PAPER INST. 17/10/2016

eCT Nominated to Discharge of Mortgage to ABC BANK LTD

eCT Control 17755B ABC BANK LTD

Effective from 17/10/2016

STATEMENT END

**Security code: 124056814611R**

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