# Version 12 of the Registrar’s Requirements for Conveyancing Transactions (Registrar’s Requirements)

On 15 August 2025 the Registrar of Titles determined Version 12 of the Registrar’s Requirements under section 106A of the Transfer of Land Act 1958 (TLA).

Version 12 of the Registrar's Requirements was published on 19 August 2025 on the [Publication](https://www.land.vic.gov.au/land-registration/publications) page and will come into operation on 21 August 2025.

The main changes in Version 12 include:

* the second phase of the ePlan mandate,
* the simplification of the range of instruments that may be lodged by parties who are not represented by a conveyancer or lawyer,
* discharges of mortgages signed before 1 March 2016, but not yet lodged, must be lodged electronically from 1 March 2026, and
* the Registrar’s Requirements has been renamed to reflect that it now applies to all conveyancing transactions, not only to paper conveyancing transactions.

Further information about each change, including background, implementation timelines, and frequently asked questions, is available at:

* [ePlan mandate](https://www.land.vic.gov.au/surveying/digital-cadastre/eplan-mandate)
* [Lodging as an individual from November 2025](https://www.land.vic.gov.au/land-registration/for-individuals/how-to-lodge)

The substantive changes to the Registrar’s Requirements and the date each amendment is to be given effect are summarised in the table below:

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| Amendment | Effective Date |
| Give effect to the second phase of the ePlan mandate where an ePlan will be required for all Plans of Subdivision creating up to 10 parcels.  Plans prepared under section 23, 24A, 32, 32A, 32B, 35, 35(8) or 37 of the Subdivision Act 1988 are exempt.  The mandate applies to plans first submitted to Council for certification on or after 29 August 2025. | 29 August 2025 |
| A non-represented person must not seek to lodge any instrument except for the following:  Discharges of mortgage  Survivorship applications  Transmission application under section 49 of the TLA  Transfers without monetary consideration  Unilateral transfers severing a joint tenancy  Applications for new folios of the register under section 32 of the TLA  Caveats under sections 26R, 61, 73, 89 and 100 of the TLA  Withdrawals of caveat under section 89 of the TLA | 28 November 2025 |
| A discharging mortgagee or their conveyancer or lawyer must create and sign a new, electronic discharge of mortgage for any paper discharge of mortgage signed before 1 March 2016 that has not been Lodged before 1 March 2026. | 1 March 2026 |

Queries about the above may be directed to the [online enquiry form](https://servictoria.com.au/contact/submit-an-enquiry/).

# Contact us

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