



## Electronic lodgment of standalone property dealings mandated from 1 July 2018

On 1 July 2018, the next phase of the NSW Government's transition to wholly electronic conveyancing (eConveyancing) commences.

From 1 July 2018, all standalone caveats and standalone transfers must be lodged electronically. All mortgages, discharges of mortgages, refinances, or any combination of these, must be lodged electronically. This includes lodgments by non-authorised deposit-taking institutions, legal practitioners, conveyancing professionals and the general public.

Where an exception to electronic lodgment is applicable, a 'Conveyancing Rules Exception' form must be submitted to NSW LRS with the relevant dealings. A sample of the form is below.

The Office of the Registrar General (ORG) has issued a [Circular](#), detailing these mandated changes and providing information on exceptions to these requirements. The Circular, [Lodgment of standalone Transfers, Caveats and Mortgage Transactions from 1 July 2018](#), is available on their website.

### More information

The Conveyancing Rules that cover these changes and any conveyancing rule waivers are available from the ORG website: <http://www.registrargeneral.nsw.gov.au/publications-and-rules>.

The Conveyancing Rule Exception form can be downloaded from the NSW LRS website here: [http://www.nswlrs.com.au/\\_data/assets/pdf\\_file/0005/217976/Conveyancing\\_Rules\\_Exceptions.pdf](http://www.nswlrs.com.au/_data/assets/pdf_file/0005/217976/Conveyancing_Rules_Exceptions.pdf).

Enquiries about these changes may be made to the Office of the Registrar General via email at [org-econveyancing@finance.nsw.gov.au](mailto:org-econveyancing@finance.nsw.gov.au).

## CONVEYANCING RULES Exceptions

### New South Wales

Please accept this paper lodgment as it is an exception to the electronic lodgment requirements.

The reason has been indicated below.

### Exclusions

- Folio of the Register is not Electronically Tradeable
- If an ELN is not available and has not been available for one clear Business Day.

### Waivers

- CR 1/2018 – Non ELN-Enabled Jurisdictions ACT.
- CR 1/2018 – Non ELN-Enabled Jurisdictions NT.
- CR 1/2018 – Non ELN-Enabled Jurisdictions TAS.
- CR 2/2018 – Non-Land Securities which cannot be traded electronically.
- CR 3/2018 – Transfers where land tax is required to be paid from settlement proceeds.
- CR 3/2018 – Transfers where funds from one financial settlement are required for another financial settlement (simultaneous settlement).
- CR 3/2018 – Transfers involved in a settlement that includes the transfer of a Water Access License.
- CR 4/2018 – Transfers affecting less than all the registered proprietors.
- CR 4/2018 – Transfers with unrepresented parties.
- CR 5/2018 – Unrepresented Caveators.
- CR 6/2018 – Unrepresented non-ADI mortgagees.

Regards,

[Insert Lodging Party]