

LPI

The Benefits of NSW Land Title



Land and Property
Management Authority



www.lpma.nsw.gov.au



IN AN UNCERTAIN WORLD, THERE ARE FEW THINGS YOU CAN TRULY RELY ON. YOUR NSW LAND TITLE IS ONE OF THEM.

Land and Property Information delivers an efficient, reliable and guaranteed land title system for NSW that provides a secure environment for your land title transactions, such as buying and selling property, taking out a mortgage, discharging a mortgage, inheriting a property or subdividing or developing land.

In return for a relatively inexpensive registration fee, LPI provides you with much more than a land title document – we deliver key services and safeguards specifically designed to protect your land title and deliver peace of mind.

What exactly do I receive for my land title registration fee?

At the most basic level, your fee covers the cost of lodging and registering a land title transaction with LPI, as well as generating your Certificate of Title.

Registration of your transaction ensures that the current details of land ownership are accurately recorded in the NSW land title system.

However, there are many more benefits inherent in your land title registration fee:

State Guarantee:

Once registered with LPI, your land title is guaranteed by the State Government.

In effect, the State Government promises that the registered land owners recorded in the NSW land title system are the true owners of their land.

The State Guarantee is backed by the Torrens Assurance Fund, which provides compensation for any loss suffered as a result of fraud or error in registration.

It provides you with certainty and security of ownership and also ensures all important confidence in both the NSW land title system and the State economy.

Value for Money:

The NSW land title system delivers real value for money. The integrity of the system and the security provided by the State Government's Torrens Assurance Fund effectively circumvents the need for you to self insure and contributes to containing the costs of land transactions in NSW.

Unlike most common insurance products where the payment of an annual premium is required, our land title registration fee represents a single, once only payment that protects your interests in a property for the life of your ownership.

Robust and Reliable Land Title System:

Your land title enjoys the benefits of one of the most robust and reliable land title systems in the world.

Established in 1863, the NSW Torrens Title Register consists of more than 3.5 million land titles and LPI handles approximately 800,000 land transactions each year.

We examine and register transactions that reflect some \$400 million worth of property and financial settlements daily.

The NSW land title system currently protects an estimated \$280 billion in registered mortgages and \$1.2 trillion in real estate.

The system underpins billions of dollars of economic activity in NSW each year, indirectly enhancing the value of your land title.

Rigorous Examination Services:

Before registration, **all** land title documents lodged with LPI are thoroughly examined by our expert staff to ensure their accuracy, validity and compliance with the necessary legislative requirements.

The rigorous examination services provided by LPI serve to protect the integrity of your land title and the entire State land title system.

In the small number of instances where an error is made in the registration process, LPI will quickly and efficiently correct the error at no cost to the owner.

Cutting-Edge Security:

LPI continuously reviews and applies world best practice security measures to our land title registration services to protect the veracity and reliability of the State's land title system.

We recently built new security features into our Certificates of Title to minimise the likelihood of fraud and deliver the safest land title possible. Features include:

- A new and more detailed watermark
- Chemically sensitive paper that thwarts attempts to remove or alter text
- A new Security Trustseal – a high-tech hologram incorporating nanotechnology
- A unique fine line pattern that frustrates replication.

For more information about the NSW land title system visit www.lpma.nsw.gov.au



NEW SECURITY FEATURES – WHAT TO LOOK FOR FROM JUNE 2009

Security Trustseal

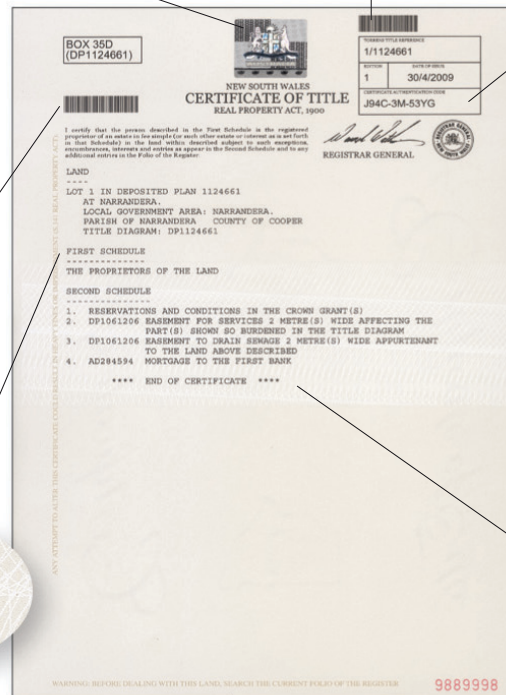
The new security Trustseal has a number of inbuilt features tailored specifically for the Land and Property Management Authority. It shows the NSW Coat of Arms and provides a high level of protection against the risk of counterfeiting. In addition the Trustseal cannot be removed from the security paper without recognisably damaging the paper.

Two new barcodes

Barcodes on the new Certificate of Title will assist in processing efficiencies by reducing the need for manual entry of the certificate authentication code and title reference of the Certificate of Title by Land and Property Information staff.

Fine line pattern

When observed through a magnifying glass, the micro-printed cheque screen background shows a clearly and sharply defined pattern of different sized dots and spaces. This appears in the middle of the certificate, in the area where the first schedule is printed.



Certificate Authentication Code

This randomly generated number acts as a unique document identifier. It can be verified on-line through the Land and Property Information website, <https://lpi-online.lpi.nsw.gov.au/cgi-bin/lpis/menu.pl> and through the Department of LPI's authorised information brokers, <https://lpi-online.lpi.nsw.gov.au/lpsearch/brokers.html>.

Certificate of Title printing

'Certificate of Title' is printed vertically in brown coloured ink on the left and right hand sides.

End of certificate

The words 'END OF CERTIFICATE' are printed in capital letters under the notifications section to indicate the end of the text on the Certificate of Title.

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Watermark

When an authentic Certificate of Title is held up to the light, a watermark is visible under the other printing. The watermark depicts a series of the NSW floral emblem, the waratah, diagonally placed within an outline of the state of NSW. The complete watermark appears multiple times throughout the Certificate of Title.

Paper specifications

The security paper is 120gsm (grams per square metre) in weight and thickness, slightly less than the previous security Certificate of Title. This reduced gsm will assist in the printing process and reduce wastage.

This document has been produced for marketing and communication purposes only. Information is correct at time of printing.

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