

Circular

Division: Land and Property Information Division
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Laminated Certificates of Title

The Department of Lands is officially registered in the Australian Business Register and also registered for GST. Its ABN is 21 804 973 362

Property owners and other parties such as solicitors, conveyancers and lending institutions who hold current certificates of title on behalf of property owners or as security for loans are advised that the certificates should be maintained in the same form as originally issued by LPI.

They should not be laminated or otherwise defaced and ideally should be stored flat rather than folded.

Will LPI continue to accept laminated certificates of title?

From Wednesday 1 July 2009 LPI will no longer accept for lodgment certificates of title that have been laminated. In cases where a current certificate of title has been laminated, LPI will classify it as damaged and will require lodgment of an Application for Replacement Certificate of Title (Form 12PV) and related evidence. No further dealings will be registered on title until the application has been registered and a new edition of the title issued.

Will LPI continue to accept certificates of title that have been folded?

Yes, as long as the information recorded on the certificate of title is legible and any security features incorporated in the format of the certificate remain intact.

If customers have a business requirement to fold certificates of title in their possession, then they should be folded horizontally rather than vertically to minimise any potential damage.

Why is LPI making these changes?

The lamination of titles makes it difficult to conduct security checks in relation to paper texture and thickness to ensure their authenticity. LPI has changed its policy regarding the acceptance of laminated titles as a result of the presentation for lodgment of counterfeit laminated titles earlier this year.

Further Information

Any lodging party wishing to confirm the authenticity of a Certificate of Title should bring it to the ground floor of LPI's Queens Square at 1 Prince Albert Road, Sydney where the document will be inspected by experienced LPI officers.

Further information about applications for a replacement certificate of title is available on the Lands website at www.lands.nsw.gov.au/about_us/publications/fact_sheets.

Telephone inquiries can be directed to LPI on 02 9228 6713. Customers located outside the Sydney metropolitan area should call 13000LANDS (1300 052 637).

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