



Changes to Certificates of Title

College Chronicle
Newsletter

September 3, 2021



Australian College
of Professionals

RTO 91513



Changes to Certificates of Title

From 11 October 2021, New South Wales Land Registry Services will no longer be issuing paper Certificates of Title for those persons purchasing a property.

This sounds like a big change, however it is something the property industry has been moving towards for the last five years, to achieve complete online conveyancing and property settlements.

As of that date it will no longer be possible for an individual who is not a solicitor or conveyancer with a Pexa Account to be able to conduct their own conveyancing. This means that when completing your agency agreement with your vendors, they must provide you with solicitors details and for purchasers signing a contract there will also need to be solicitor or conveyancer's details added to the purchaser box of the Contract for the Sale and Purchase of Land.

This move to digital titles will mean that there are fewer delays to settlements due to misplaced certificates of title or the occasional solicitor or conveyancer delay due to not having a certificate of title with verification codes which requires a trip to the Land Registry Services offices

for an updated certificate. Settlements should no longer be affected by the certificate of title itself.

The final move towards online conveyancing also means that for an agent conducting their due diligence when preparing for a sale, an agent would no longer view a hard copy certificate of title while verifying the identity and ownership status of the vendor.

An agent should be conducting an online title search to establish who the correct and legal owner of property is, and comparing that information with the other verification of identity documentation required by New South Wales Fair Trading.

What this will mean for many of you who own property outright is that the certificates of title that you hold in your documentation safe place, be with your solicitor or bank or your own document safe, these will be effectively out of date as of 11 October 2021.

You should receive communication from your solicitor or bank if they are holding the certificates for "safe keeping" to find out what you want them to do with the certificate, post it to you or destroy it?

[Rosy Sullivan](#)

[Director | College Principal](#)

From the office

And again.....another fortnight filled with zoom webinars with students, teams meetings with the ACOP staff every morning as everyone is working remotely, lonely days for Rosy and John in the office on their own, and evenings and weekends filled with..... (not a lot). For us here at the College, the trainers are still connecting with many of our students through interactive webinars and are so encouraged with they have a group that are keen to interact and make the session meaningful and useful for their workplace. Our team of training consultants are also enjoying the slightly longer telephone calls with students – we all need a bit of a chat at the moment, so we're keen to hear from you.

The ACOP team started a "Lockdown Buddy" system this past fortnight, where each team member has been paired with another team member that they don't usually spend a lot of time with – and are encouraged to make contact on a daily basis during work hours, and talk 'non-work stuff'. This is proving to be a lot of fun with team members finding out information about their work mates that they never actually knew. It's also making sure that we all stay connected on a personal level – cause we quite a social bunch. And we are all missing our regular cakes so much.

We are all buoyed by the talk from Gladys when she stated this week that businesses should start getting their covid-safe plans ready for reopening in October and fully opened for vaccinated people in November. The ACOP team are working towards full vaccination, with some of the younger ones still waiting for their first or second

appointments, and with most of the oldies fully vaccinated. We are so excited about re-opening the doors for some face-to-face training – whatever that may look like with social distancing and all the hygiene requirements in place.

We are taking this opportunity of no face-to-face training occurring, to upgrade our student portal to make the experience for online learning a smoother journey. This will make a difference to how students log in the first time they come back to the student portal, but it's super easy after that. We are all excited about the changes and the new process.

We announced in our last newsletter about the arrival of baby Taj to Rachelle and her partner Chris. The next installment from that quarter, is that Chris has "put a ring on it" and Rachelle and Chris are now very happily engaged. Congratulations to them both and we look forward to many more celebrations to come from this little family.

And now for even more exciting news from the ACOP family this last fortnight is the arrival of little Reuben James GRAVAS – Megan and Matt's little bundle that arrived last Wednesday 25 August 2021 at 10.48pm and weighing in at a very healthy 3.76kg (8 pound 3 ozs for the oldies). Megan and Matt are naturally over-joyed and so much in love. Apparently Reuben already has them both wrapped around his very tiny fingers. Rosy our College Principal, is naturally devastated that she can't get her hands on little Reuben (her newest great nephew) for a cuddle at this time, but I'm sure she'll make up for it once restrictions for visiting people are lifted.

FREE Webinar

1:00pm – 1:30pm

Wednesday 22 September 2021

Protecting your business from fraudulent online attacks (phishing)

We will be sending out a special email to all our readers to enable you to register for this free webinar which is being offered by chillIT, our IT consultants.

It is such an important issue at the moment, and real estate agencies are a target. Take the opportunity to learn more about how to protect yourself and your company.

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