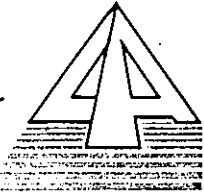


CUSTOMER INFORMATION BULLETIN



Department of
LAND ADMINISTRATION
OFFICE OF TITLES

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A. SOCIAL JUSTICE AWARD FOR DOLA

The Department of Land Administration gained Australian-wide recognition in September when it was presented with the Prime Minister's National Employer of the Year Award in Canberra.

The Employer of the Year Awards recognise the initiative of employers who provide significant work opportunities and support for people with disabilities, some of whom have never worked, or have worked only in sheltered workshops. DOLA was selected as the WA winner in the larger employer category (over 100 employees) and it was subsequently announced during the award presentations that DOLA had won the National award.

The announcement surprised and delighted both myself and DOLA's employee representative, Sandra Yaxley, who was in Canberra with me to collect the WA award.

DOLA was selected from 111 nominations from around Australia and was the only Public Sector representative to win a State award in the large employer category. Several of DOLA's employees with disabilities are currently working in the Land Titles Division and it has been largely through the efforts of Land Titles Director, David Mulcahy, that recent initiatives for the employment of additional disabled people have been established. Individual managers and supervisors have also given strong support to the programme.

In his capacity as Chairperson of DOLA's Equal Employment Opportunity Committee and through his ongoing negotiations with employment organisations, such as PE Personnel and Interwork Inc., David has contributed to the equitable working environment within DOLA.

ALAN SKINNER
EXECUTIVE DIRECTOR

B. REGISTER 2000 LAUNCH

At the close of business on Friday the 11th October 1991 the Hon. Minister for Lands, David Smith officially launched the Department of Land Administration's Register 2000 project. The function was held in the Client Service Section of the Office of Titles.

In his words to the invited guests the Minister expressed his delight that the Government has been able to support the Department's initiative to introduce leading edge technology to service client needs in a more efficient and timely manner. DOLA's establishment of Register 2000 represents significant cost saving implications for the W.A. Government in terms of productivity increases and staff containment while simultaneously insuring the improved delivery of Land Titles services to DOLA's clients. The System is expected to save the State Government \$22 million by the year 2000 and when fully operational, reduce client waiting times for information to a maximum of 30 minutes.

Earlier in the day the Hon Premier Carmen Lawrence reviewed the new computer system and retrieved the first image of the State's first Certificate of Title stored in the system.

The image processing systems for production of Title, Document and Survey searches is now in action.

This component is Phase one of what will eventually be a fully automatic land title system.

C. REGISTER 2000 SEARCHING

The scanning of all the titles, documents and surveys onto the image processing system began on Monday 14th October 1991. It is anticipated that within 12 months all titles and surveys will be scanned. All current documents starting at E722000 and selected past documents (i.e. Caveats..) will be scanned as registration is completed. Other documents will still be available from the current microfilmed records.

For the first two weeks the current method of microfilming titles will still be run in tandem with the scanning process. Initially there may be some delays in print service while staff adjust and become familiar with the new process. All care will be taken to keep any inconvenience to the searching public to a minimum.

Changes to note:

1. The small receipt previously attached to searches is now called an invoice and is issued on green A3 size paper.
2. Searches produced from the scanning system will be printed on both sides of A3 size paper.

3. Freehold survey searches will have the lot number and title number for each lot shown in a new format.
4. Strata Plan searches will have images of 2 pages of the Plan on each side of the A3 sheet.
5. Required searches from records not yet imaged will still be produced in the present familiar format from the microfilm system.

The decision to produce all searches and invoices on the A3 size paper was made to maintain speed of service as surveys often contain fine detail it is necessary to produce these searches on A3 size paper. Although the machine can technically handle different sizes of paper, changing from one size to another interferes with the high speed efficiency sought from the system.

This office is aware of the convenience of the A4 size searches which are invariably stored on customer files. It is also aware that clarity was often sacrificed in the quest for reduction. It is felt that any inconvenience in storing the searches will be more than compensated by the speed and clarity of production.

Customers will continue to order their searches in the same way as at present, be they via dial up access, facsimile, phone orders or over the counter. All of the changes will be taking place behind the counter.

D. CAVEATS

CAVEATS BASED ON JUDGMENTS OF THE SUPREME, DISTRICT AND FAMILY COURTS OPERATING AS CHARGES ON LAND.

Reference is made to Bulletin No 28 on 26 January 1990.

Memorials of a memorandum of judgment for registration under Section 19 of the Imperial Judgments Act 1838 (1 and 11 Vict) Clause 110 have recently been lodged at this office for registration under the Registration of Deeds Act.

Attention is drawn to Section XIX of the Imperial Judgments Act which provides:

"That no judgement of any of the said superior Courts ... shall by virtue of this Act affect any Lands ... as to Purchasers, Mortgagees or Creditors unless and until a memorandum or minute ... shall be left with the Senior Master of the Court ... who shall forthwith enter the same particulars in a book in alphabetical order ..."

It is suggested that this section requires additional action at the Supreme Court of Western Australia, rather than registration under the Registration of Deeds Act.

Practitioners must remember that the effect of any registration under the Deeds Act is not guaranteed, nor is any authority required to act or take notice of any document lodged in the system, merely because of its registration.

Land Titles Office staff are not required to ensure that documents lodged in the Deeds Registration system comply with all statutes or other requirements.

It is strongly recommended that solicitors preparing Caveats based on the Imperial Judgments of Act should carefully read that Act. It is suspected that a number of Caveats are being lodged pursuant to that Act, without the necessary registration under Section XIX being obtained.

E. GETTING IT RIGHT BOOKLET

The Customer Service Section once again has stocks of the Getting it Right Booklet. This handy booklet was first released in 1988 and contains information to help the conveyancing public. Answers to the most common questions and points of dispute at settlement are contained in the booklet. It is still in its original form and contains no new information.

Copies can be obtained on request from the Customer Service Centre.



D.L. Mulcahy
Director
Land Titles