

LANDS — ELECTRONIC CONVEYANCING

2323. Mrs L.M. Harvey to the Minister for Lands:

Regarding Landgate Bulletin No 297 and the shift to mandated electronic lodgements of land transfers, I ask:

- (a) what is the estimated increase in costs per transaction as a result of this decision for consumers and conveyancers;
- (b) what is the cost per conveyancer for training in the new system;
- (c) what is the cost per conveyancer for the implementation of new software to allow for electronic conveyancing;
- (d) is PEXA the provider of the software package required to be used by conveyancers to access the new system;
- (e) why has the government taken the step to mandate electronic lodgements when at their introduction there was a clear intention to retain the paper based system;
- (f) why was there a low uptake of the switch to electronic conveyancing in the sector;
- (g) will the Government be regulating the maximum fee that can be charged per transaction;
- (h) how many conveyancers are trained and ready to implement electronic lodgements; and
- (i) what is the estimated income per annum to PEXA as a result of the mandating of electronic lodgements?

**Ms R. Saffioti replied:**

- (a) Landgate estimates that conveyancers and ultimately consumers will pay less for transactions conducted electronically. This is based on the PEXA fee for transfers costing \$110.55, while the combination of costs for the paper-based system can range from an approximate cost of \$122.65 to upwards of \$400.00.
- (b) PEXA provides free training on its system.
- (c) There is no software cost, the application is free online.
- (d) No special software package is required.
- (e) The Government is not mandating electronic lodgements; the Registrar of Titles is. The full benefits of e-conveyancing can only be realised when there is a whole of industry transition. The paper based system will be retained for circumstances where electronic lodgement is not possible.
- (f) The uptake of electronic conveyancing has been greater than anticipated. 100 per cent of financial institutions and 75 per cent of settlement agents have subscribed and 36 per cent of all eligible transactions are being conducted electronically (as at October 2017).
- (g) The Registrar of Titles is responsible for regulating an Electronic Lodgement Network Operator (ELNO) and has the legislative powers to approve the pricing policy of every ELNO.
- (h) PEXA has advised it has more than 700 subscribers in WA and it provides subscribers with free training.
- (i) Landgate does not have this data. That is a question for PEXA.