

From: [Sam Winter](#)
To: [Public Administration Committee](#)
Subject: Inquiry into private property rights
Date: Tuesday, 30 July 2019 2:41:39 PM
Attachments: [IMAGE.BMP](#)

Good Afternoon

Regarding: (b) recognizes the threat to the probity of the Torrens title system, which guarantees disclosure, and re-establishes the necessity for registration of all encumbrances that affect land including environmentally sensitive areas, bushfire-prone areas and implied easements for Western Power that currently

sit behind the certificate of title;

I am a current licensed and practicing Settlement agent, in the Eastern Metro corridor.

In my view any limitation, interest, encumbrance and notification that restricts the usage or enjoyment of the land ought to be registered on the Certificate of Title.

Environmental sensitive areas, bushfire prone areas and implied easements to the likes of Western power, Synergy, Water corporation, Gas and telecommunications that sit behind and are unregistered on the Certificate of Title, undermine the Torrens title system and the register body Landgate who ought to be the ultimate authority when dealing with land. As a Settlement agent, I find it difficult to obtain information aforementioned, therefore, what chance do you think that the general public have?

The Torrens system is a great system, but are all parties evolved in the system using it to its fullest potential?

I would encourage the inquiry to act on my view.

Sam Winter
Licensee



"Helping people with their property needs"

Phone: 9274 2833 Fax: 9250 1665

www.plusyoursettlements.com.au

Plus Your Settlements will **NEVER SEND YOU BSB AND ACCOUNT** Details to pay us funds via email

The best compliment I can receive is a referral for our services

The information in this document is solely intended for the named recipient(s) only. It may contain privileged and confidential information and if you are not the intended recipient, you must not copy, distribute or take and action in relation to it. If you have received this document in error, please notify Plus your Settlements **immediately** by telephone and return the original by mail.

