



Name Suppression - Some Frequently Asked Questions

1. What is Name Suppression?

The Name Suppression service, initiated by Landgate in conjunction with the Western Australian Electoral Commission, allows eligible people to apply to the Registrar of Titles to have their name suppressed from the Land Titles search index.

The Land Titles Register is an open, publicly searchable register created under the *Transfer of Land Act 1893*. The Land Titles search index enables the public and professionals to easily obtain information on property owned by individuals. This information is often an indication of where people live and its discovery may place some property owners at risk. The Name Suppression service is available only to people proven to be at risk of personal harm should their details be easily discoverable.

A successful Name Suppression application will not remove a name from the Land Titles Register. It will however, remove a name from the name search indices and from datasets/data extracts administered by Landgate. This prevents enquirers from using a suppressed name as a starting point from which to discover an address.

A search using a suppressed name will reveal that a record exists but that the details are not available. It will not completely prevent an applicant's details from being discovered, as these will be available using other search criteria such as an address, or by undertaking a title search.

2. Am I eligible for Name Suppression?

You are eligible if your personal safety, or your family's safety, is deemed at risk and:

- you own a property;
- you hold an interest over property in Western Australia;
- you have lodged a purchaser's caveat over property; or
- you are a donor or donee of a Power of Attorney that is registered with Landgate.

You are also eligible to apply if your name appears on a title, Power of Attorney, or other document alongside that of a person at risk.

You will need to provide evidence of your eligibility in your application (see 11 below).

3. I have lost my silent elector letter from the Western Australian Electoral Commission...

Your silent elector letter is proof of your eligibility for Name Suppression. You can obtain a replacement letter by calling the Commission on 13 23 26. Alternatively you can email info@aec.gov.au and request a replacement letter.

4. I have a silent phone number, can I get my name suppressed?

A silent telephone number alone is not evidence of your eligibility. Name Suppression is granted if your personal safety or your family's safety is at risk, or if you are a silent elector. If you believe your personal safety or your family's safety is at risk, you will need to provide details to Landgate of what the actual risk is to you (and/or to your family); or provide your silent elector letter from the Western Australian Electoral Commission.

5. Can I get my name suppressed based on my occupation?



Your occupation alone is not evidence of your eligibility. Name Suppression is granted if your personal safety or your family's safety is at risk, or if you are a silent elector. If you believe your personal safety or your family's safety is at risk, you will need to provide details to Landgate of what the actual risk is to you (and/or to your family); or provide your silent elector letter from the Western Australian Electoral Commission.

6. Can I suppress my business or company name?

No, only individuals are eligible for Name Suppression.

7. Does Name Suppression mean that my name will be removed from the Land Titles Register?

No. Your name will be removed from the Land Titles search index. This means that your name will not show as a record when the index is used to search the Land Titles Register. This will prevent an enquirer from discovering your address by using your name as the search criteria.

Please be aware that Name Suppression will not completely prevent your details from being discovered. A suppressed name (and address) may still be discovered if another search criteria is used to search the Register such as an address, or by conducting a title search.

8. If my Name Suppression application is successful, can anyone other than Landgate access my suppressed name information?

Yes, other than authorised Landgate officers, suppressed details may be accessed by authorised Government agencies such as the Australian Tax Office, Child Support Agency, Centrelink, Office of State Revenue and Western Australian Police Service; as well as any person proven to have a legitimate use for suppressed details.

Use of suppressed information will be deemed legitimate where required by people who have been appointed as an executor/administrator under a will, or letters of administration, or a court order.

Please be aware that any information provided by Landgate to its professional customers prior to your Name Suppression application taking affect, will still contain your details.

9. How much does it cost to have my name suppressed?

The standard fee for Name Suppression is \$105 per application.

10. How long does a Name Suppression last?

A Name Suppression will remain in place until a formal *Withdrawal of Suppression* has been received by Landgate and the applicant has satisfied a 100 point identification check; or an applicant's interest in a land parcel has been removed from the Land Titles Register. There is no charge for the removal of a Name Suppression.

11. How do I apply for Name Suppression?

You will need a Name Suppression application pack. You can get one:

- Online at www.landgate.wa.gov.au
- By email request to NSO@landgate.wa.gov.au
- By telephone, dial 9273 5900; or
- By visiting one of Landgate offices.



If you are a silent elector registered with the Electoral Commission, you will need to complete and submit all the forms in the application pack. This includes the Statutory Declaration to confirm that you are one and the same person as shown on the Certificate of Title or in the Power of Attorney Register (if applicable); and to confirm that you are the same person as identified in your silent elector letter from the WA Electoral Commission. You will need to sign the Statutory Declaration in the presence of an authorised witness as listed on the application pack.

If you are not a silent elector, you will need to state why you believe you or your family are at risk of harm and provide evidence to substantiate your claim. You will need to complete and submit all the forms in the application pack. This includes the Statutory Declaration to confirm that you are one and the same person as shown on the Certificate of Title or in the Power of Attorney Register (if applicable). You will need to sign the Statutory Declaration in the presence of an authorised witness as listed on the application pack. Your application will be considered by a delegate of the Registrar of Titles.

12. Do I need to include any other information in my Name Suppression application?

Your application will need to list every record relating to you that is recorded on the Land Titles Register and in the book of Power of Attorneys. Landgate does not accept liability for any information revealed on records that were not included in your application. You are strongly advised before you submit your application, that you search the Land Titles Register for the number of records in existence that contain information relating to you. You can do this by visiting one of Landgate's offices. You will need to complete a *Name Search Request* and provide evidence to satisfy a 100 point identification check to conduct the following searches using your name as search criteria:

- *General Enquiry* name search (will reveal property purchasers caveats and leases);
- *Power of Attorney* donor and donee name search;
- *Sales Enquiry* name search.

Please note that fees apply to undertake the abovementioned searches.

13. Can my partner and I apply for Name Suppression together?

Yes you can if the other names registered on your Certificate of Title are that of your partner and/or any dependent children. Joint applications of any other nature will not be accepted and you will need to submit separate applications. Each application will incur a fee of \$105.

If you are eligible for Name Suppression, you are strongly advised to also suppress any other name(s) registered on your Certificate of Title. This is because your address will be discoverable by conducting a search on any (unsuppressed) name that appears on your Title.

14. How do I submit my application?

You will need two envelopes, one smaller than the other (we suggest DL and DLX sizes as a minimum). Provide the following information on the reverse side of the smallest envelope:

- Type of application;
- Certificate of Title volume and folio details and/or address of each subject property;
- Power of Attorney document number (if applicable);
- Type of evidence enclosed i.e. Statutory Declaration, silent elector letter, etc.

Place your application and all related documents inside the envelope, seal it and place it inside the larger envelope. Seal the larger envelope and address it to:

'CONFIDENTIAL'
Landgate
Name Suppression Officer
Locked Bag 6



MIDLAND DC 6936

To ensure confidentiality do not put your name on either envelope. Your name should appear only on the application form and on any supporting documentation.

If you prefer, you may hand-deliver your application to Landgate's Perth, Midland or Bunbury office. Bring in your completed application and supporting documentation and we will provide a secure lodgement envelope.

15. What if I subdivide my land? Do I need to make a new Name Suppression application?

Landgate will apply your Name Suppression without requiring a new application where:

- new titles are created (e.g. for subdivisions) that are derived from a title subject to Name Suppression, or
- you withdraw a purchaser's caveat and subsequently purchase the interest, or
- you make an application to change your name.

Any other instance will require a new application.

16. I have more than one property, do I have to fill out multiple applications?

Not necessarily. A single application covers up to ten properties or types of interests. Every additional property or type of interest, over the ten, will each incur a \$6 fee.

If you acquire an interest in additional properties following approval of your Name Suppression application, then you will need to lodge a further Name Suppression application to suppress your name in any land information new records.

17. Will I ever need to make a new Name Suppression application?

If you have successfully lodged a Name Suppression application, you will need to make additional applications where you:

- acquire a new property or interest in land,
- lodge a new purchasers caveat,
- become a donor or donee of a Power of Attorney registered with Landgate.