

From 7 August 2023, Duplicate Certificates of Title - also known as Title Deeds or Paper Titles - will no longer be used.



What is a Certificate of Title?

- The original Certificate of Title provides the legal record of land ownership in WA.
- It is part of WA's digital titles Register and exists as a computer record.
- It provides a record of the current ownership details, a legal description of the parcel of land and all current registered interests and encumbrances.

What is a Duplicate Title?

- An original Certificate of Title may have a corresponding Duplicate Title.
- It is a snapshot of the original Certificate of Title at the exact date and time the Duplicate Title was issued.
- It may not include all of the information on the original Certificate of Title such as caveats, memorials and some other encumbrances which are not shown on a Duplicate Title.

What does this change from 7 August 2023 mean for you?

- ✓ Duplicate Titles will no longer be issued or able to be used.
- ✓ If you already have a Duplicate Title, it will no longer be a legal document. You can keep the document as a historical artefact and you do not need to return it.
- ✓ The original Certificate of Title is the single source of truth. You can order a Record of Certificate of Title online and this provides the current ownership details as well as all registered interests and encumbrances for that land parcel.

How have Certificates of Title evolved over time?

1875

Certificates of Title and Duplicate Titles introduced in WA

2001

Electronic Certificates of Title introduced as part of a digital conversion project

2015

Electronic conveyancing starts in WA

1996

Duplicate Titles are now optional

2006

Duplicate Titles printed on blue title paper with new security features

2018

Electronic conveyancing now the standard settlement process in WA



FAQs

Please find below some abridged answers to questions you may have about this change. For the full list of FAQs, please visit the [Landgate website](#).

Q. Why are Duplicate Titles being removed from use in WA?

Electronic conveyancing continues to progress in WA and nationally, providing a safer way for property transactions to occur. Having to produce a Duplicate Title for an electronic land transaction does not make sense. There are now safer ways to verify a right to deal on a Certificate of Title to record or register an interest in the land other than providing a Duplicate Title. As Duplicate Titles have been optional for over 25 years, we have been transitioning to this point for a long time including creating safer legal frameworks into the state and national electronic conveyancing networks and registration processes.

Q. How can I prove that I own my property if I can no longer use my Duplicate Title to prove this?

Your electronic Certificate of Title, which is the original Certificate of Title, provides the current ownership details. When transacting on property, you will typically have to have your identity verified and your Right to Deal on the title established, usually by a settlement agent, lawyer, or bank. Examples where you would need to do this include when an owner has passed away, registering a mortgage or when you need to complete a Transfer of Land as a buyer or seller. A Record of Certificate of Title can be ordered online anytime upon payment of a regulated fee. The Record is guaranteed to be accurate as at the date of the search and will be returned via email as a PDF.

Q. What is Landgate doing to secure my land title? How do I know my title won't be subject to cyber-attacks?

Most transactions on the land titles Register require Verification of Identity and establishing a Right to Deal as part of strict security measures and checks made by conveyancing professionals. The security of WA's digital land titles Register is safeguarded by cyber security practices specified by the WA Government's Cyber Security policy. Both the WA Department of Premier and Cabinet's Cyber Security Unit and Landgate have security monitoring to detect and respond to any unusual activity identified. The data back-ups for the registry are completed in line with the Information Security Management Guide (ISO27001), which is the international best practice standard.

Did you know?



The WA Government registers and guarantees every Certificate of Title in Western Australia through its central digital land titles Register.



From August 2023, you won't need to produce a Duplicate Title to register a land transaction as they will no longer be a legal document



Many properties don't have a Duplicate Title. There are already more than 55% of freehold titles which are paperless, with no Duplicate Title issued.



For more FAQs, information and resources, go to landgate.wa.gov.au
You can also watch the animated video on our [YouTube](#) channel.



If you have any questions that aren't answered on our website, contact us at TLA.Amendments@landgate.wa.gov.au