
From: Alex Jones <[REDACTED]>
Sent: Friday, 20 July 2018 11:48 AM
To: David Davis
Cc: EPC
Subject: Inquiry into the Proposed Long Term Lease of the Land Titles and Registry Functions of Land Use Victoria

Dear Mr. Davis

I forward this communication to you from professional colleagues in NSW.

Yours sincerely

Alex Jones

[REDACTED], Vic.

From: Bruce Langley [REDACTED]
Sent: Monday, 16 July 2018 6:01 PM
Subject: \$50 Billion Ripped Off NSW Citizens!

Hi,

This is the latest CTG Facebook post:

\$50 Billion Ripped Off NSW Citizens! - Just to pay Premier Berejiklian's LNP Government Backers.

"You don't know what you've got till it's gone" – The "World's Best" respected and envied NSW Torrens Title land registration system (Including houses, vacant land, Strata Title and Community Title) is now well and truly gone! ALL in just 12 months of privatisation!

The Premier promised and repeatedly assured you costs would be cheaper. The Premier didn't tell you about "add-ons", like lodgement fees, and the loss of integrity in the land register. All well planned in advance of the announcement of the proposed privatisation in early 2016. All the destruction and fraud within the conveyancing system, unveiled in recent weeks, was forecast directly to the Premier, Senior Ministers and other LNP Parliamentarians by ALL titling professionals and the UK Government!

Since disclosures in the media of land registry rip-offs and fraud matters involving PEXA, the Government has said nothing! But the Registrar General of NSW (a State Public Servant) and PEXA, a Big Banks and government owned consortium, have had plenty to say (words to the effect of) "it's the responsibility of the parties involved to cover themselves for any losses through insurance".

Since the Registrar General is the State appointed "Regulator" of NSW LRS (the privatised land registry service) his involvement is puzzling. Should he not have been "Regulating" for the people and questioning the security of PEXA?

Anyway, “the cat’s out of the bag”! The government now advocates the need for insurance, akin to Title Insurance, when dealing with the now “privatised” units of the former State owned land registry office, LPI.

“Wow! - Title Insurance – the magic solution. Who could have seen that coming?” – quote of distinguished VIP

Purchasers, sellers, conveyancers & solicitors, if they haven’t already done so, will now need, to take out insurance to cover financial loss during property settlements. Current owners will need insurance to cover titling and boundary issues. This includes:

- Existing Home Owner, Strata Unit Owner, Community Lot Owner or the Head Lessee in a Commercial Lease, all with or without a Mortgage, to the full value of the property
- Lending Authority (the Mortgagee, being a Bank, Credit Union, etc.)
- Solicitor or Conveyancer associated with a Sale or Purchase, not already covered
- Purchaser or Seller, with or without a Mortgage
- Commercial Lessee, with or without a mortgage, for the lease value of the “shop” or “unit”

Understand that:

- A Lending Authority (Mortgagee) will require the Home owner, Strata Unit owner, Community Lot owners to take out this insurance to protect their interest in the title to the mortgaged property,
- This Lenders Insurance and the solicitors or conveyances insurance is paid for by the Home owner, Strata Unit owner, Community Lot owners
- A Seller of a Home, Strata Unit, Community Lot or Commercial Lease will need to cover their monetary interest and their solicitor or conveyancers insurance - remember, it was the Seller who lost their money in the recent celebrity fraud matter.

Search Title Insurance providers on the web to find your cost.

Additionally, the Seller & Purchaser will also pay their solicitor or conveyancers cost in using PEXA. The CTG estimated this to be abt. \$220 per transaction – see CTG post, dated 7th June 2018.

Remember, the Government “mandated” (a government imposed law) everyone must use PEXA, a monopoly.

CTG forecast private “Title Insurance” as part of the government’s objective in August 2016, soon after the 35 year sale/lease of LPI was announced. Private title insurance reduces the government’s responsibility to continue the former State Guaranteed “indefeasibility” of Title, underpinned by the Torrens Title Assurance fund. This previously cost land owners only \$4 for their “Guarantee of Ownership”

To arrive at \$50 Million, take estimated annual lodgements and multiply by the cost of private title insurance (we used a medium property value of \$1M):

- 350,000 Transfers with mortgages – $(350,000 \times \$2,160) + (350,000 \times \$200) = \$826 \text{ Million}$
- 300,000 Mortgages (2nd and refinances) – $(300,000 \times \$1,360) + (300,000 \times \$200) = \$468 \text{ Million}$
- 50,000 Commercial Leases with or without mortgages – $50,000 \times \$500 = \25 Million

The total annual cost of \$1.32 Billion taken over 35 years (term of Lease) equals \$46.2 Billion

*There are 3.7 million existing properties who will need this insurance at least once in 35 years and the total is \$3.8 Billion. Add this to the \$46.2 Billion and you get **\$50 Billion over the 35 years!***

Add to this \$20 Billion from lost income from the sold/leased LPI and the additional cost of GST, we get a staggering **total of \$70 Billion.**

The Premier got \$2.6 Billion for the 35 Year lease of the World Best practice land registry office, LPI, and you get a **Staggering \$67.4 Billion Total Loss over the 35 years!**

*Unfortunately for NSW citizens, the CTG believe this insurance will rise to equivalent levels payable in the US on a pro-rata basis. Which is about three (3) times the existing Australian rate. When we factoring in population growth, property price increases and the adoption of US system, **this cost could easily reach \$500 Billion (\$1/2 Trillion) by the end of the 35 years lease!***

How will you pay this? You will probably be offered an “add-on” to the mortgage or as part of your House & Contents package stretched out over several years and, anyway, your children, grandchildren, greatgrandchildren and their greatgrandchildren etc. will pay it off over many a millennium since the State can never get the “Old” Torrens Title System back!

Please send your “Thank You!” to the Premier and ALL NSW State LNP Parliamentary Members.

<https://www.smh.com.au/business/companies/like-the-wild-west-home-sale-money-disappears-on-e-transfer-platform-20180709-p4zqfj.html>

In using the CTG Facebook site you may get “pop-up” notice to join. Just “click” on “Not Now” and continue.

See the CTG Facebook post, dated 18th April 2017:

https://www.facebook.com/permalink.php?story_fbid=1307694535950950&id=1179063465480725

See CTG post of 11th May 2017:

https://www.facebook.com/permalink.php?story_fbid=1323235374396866&id=1179063465480725

See CTG post of 11th Feb 2017:

https://www.facebook.com/permalink.php?story_fbid=1247491481971256&id=1179063465480725

Regards,

The Concerned Titles Group (CTG)

Margaret Hole AM; Solicitor, previously Examiner of Title at LPI, Past President of the Law Society of NSW; **Ian McCormack**, Former Senior Title Specialist (Projects); Training Officer & Plan & Title Advisor LPI; **Tony Proust Fellow ISNSW**, WAIT, President and current Board Member, Institution of Surveyors NSW, Registered Surveyor & Certified Practising Planner; **Noel Benham**, Former Manager & Assistant Director Title Creation Division, NSW Land Titles Office; **Bruce Langley**, Former Senior Titling specialist (Projects) & Advisor Old System & Crown Land, LPI