

# NSW Certificates of Title security features Effective 1 June 2009



## What is a Certificate of Title?

A Certificate of Title is a copy of the related folio of the Torrens land title register that is issued by the Registrar General to the registered proprietor, mortgagee or chargee. A current edition of a Certificate of Title will normally detail title information including the name/s of the owner/s, the lot/plan numbers and other registered interests on the title such as mortgages, easements and covenants.

## Why are security features needed?

The availability of inexpensive scanning and printing technology has contributed to an increasing incidence of identity fraud worldwide. Given this, it is good security practice to periodically review and update the format of official documents that may be used to prove a person's identity. The Certificate of Title is one such document.

## New security features - What to look for from June 2009

The format of Certificates of Title is being changed from 1 June 2009 to introduce new and replacement security features that will support identification of an authentic Certificate of Title. These security features include a certificate authentication code, a security Trustseal, a watermark, fine line pattern and the words 'END OF CERTIFICATE' indicating no further notifications on the Certificate of Title. The following page outlines which security features are featured on Certificates of Title issued from 1 June 2009.

## What about Certificates of Title issued before June 2009?

Security features for Certificates of Title were first introduced in 2004. Any Certificate of Title issued between 4 January 2004 and 29 May 2009 includes high quality security features. Details are set out in the 'NSW Certificates of Title security features January 2004 to May 2009' brochure which is accessible online at [www.lands.nsw.gov.au/about\\_us/publications/fact\\_sheets/land\\_and\\_property\\_information](http://www.lands.nsw.gov.au/about_us/publications/fact_sheets/land_and_property_information).

Certificates of Title issued before 4 January 2004 do not include security features. It is recommended that additional measures be taken to verify the identity of person(s) claiming a right to deal with land solely on the basis that they have possession of a Certificate of Title issued prior to this date. Refer to [www.lands.nsw.gov.au/about\\_us/faqs/proof\\_of\\_identity](http://www.lands.nsw.gov.au/about_us/faqs/proof_of_identity) for assistance in this regard.

For registration of most property transactions, the Certificate of Title must be lodged with the documents evidencing the transaction. Following registration, a new edition of the Certificate of Title is issued. This means that over time older format Certificates of Title are replaced with certificates in the new format.

## Discontinued security features

The following security features of Certificates of Title issued between 4 January 2004 and 29 May 2009 will not be incorporated in certificates of title issued from 1 June 2009:

- silver foil seal
- fluorescent halo-type circle around the New South Wales Coat of Arms when viewed under ultraviolet light
- the words 'Department of Lands' printed as a fine-line background across the front page of the Certificate of Title
- the word 'COPY' appearing in vertical columns through the patterned background when an authentic Certificate of Title is photocopied or scanned.

## Storage of Certificates of Title

To maximise the effectiveness of the new security features, Certificates of Title should not be folded. If there is a business requirement to fold them, customers should do so horizontally rather than vertically to minimise any damage to the document.

## Further enquiries

For further enquiries on the new Certificate of Title format contact Land and Property Information, Customer Services on T: 13000 LANDS or (02) 9228 6713, or visit [www.lands.nsw.gov.au](http://www.lands.nsw.gov.au).



# New security features - What to look for from June 2009

## Security Trustseal

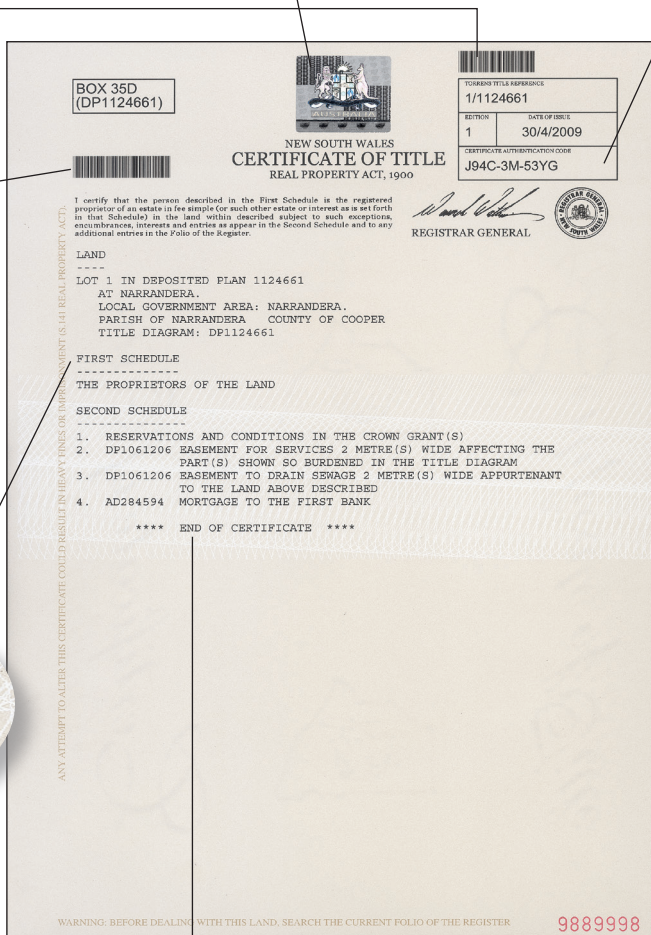
The new security Trustseal has a number of inbuilt features tailored specifically for the Department of Lands. It shows the NSW Coat of Arms and provides a high level of protection against the risk of counterfeiting. In addition the Trustseal cannot be removed from the security paper without recognisably damaging the paper.

## Two new barcodes

Barcodes on the new Certificate of Title will assist in processing efficiencies by reducing the need for manual entry of the certificate authentication code and title reference of the Certificate of Title by Department of Lands' staff.

## Fine line pattern

When observed through a magnifying glass, the micro-printed cheque screen background shows a clearly and sharply defined pattern of different sized dots and spaces. This appears in the middle of the certificate, in the area where the first schedule is printed.



## End of certificate

The words 'END OF CERTIFICATE' are printed in capital letters under the notifications section to indicate the end of the text on the Certificate of Title.

## Certificate Authentication Code

This randomly generated number acts as a unique document identifier. It can be verified on-line through the Department of Lands' website, <https://lpi-online.lpi.nsw.gov.au/cgi-bin/lpis/menu.pl> and through the Department of Lands' authorised information brokers, <https://lpi-online.lpi.nsw.gov.au/lpsearch/brokers.html>.

## Certificate of Title printing

'Certificate of Title' is printed vertically in brown coloured ink on the left and right hand sides.

## Watermark

When an authentic Certificate of Title is held up to the light, a watermark is visible under the other printing. The watermark depicts a series of the NSW floral emblem, the waratah, diagonally placed within an outline of the state of NSW. The complete watermark appears multiple times throughout the Certificate of Title.

## Paper specifications

The security paper is 120gsm (grams per square metre) in weight and thickness, slightly less than the previous security Certificate of Title. This reduced gsm will assist in the printing process and reduce wastage.

