



# **THE INSTITUTION OF SURVEYORS VICTORIA**

Inquiry into the proposed long term  
lease of land titles and registry functions  
of Land Use Victoria

ISV SUBMISSION



# Consultation

- Treasurer
- Department of Treasury and Finance (DTF)
- Land Use Victoria
- Former CEO Land Registry Services NSW
- Registrar General NSW
- Cadastral Integrity Unit (NSW)

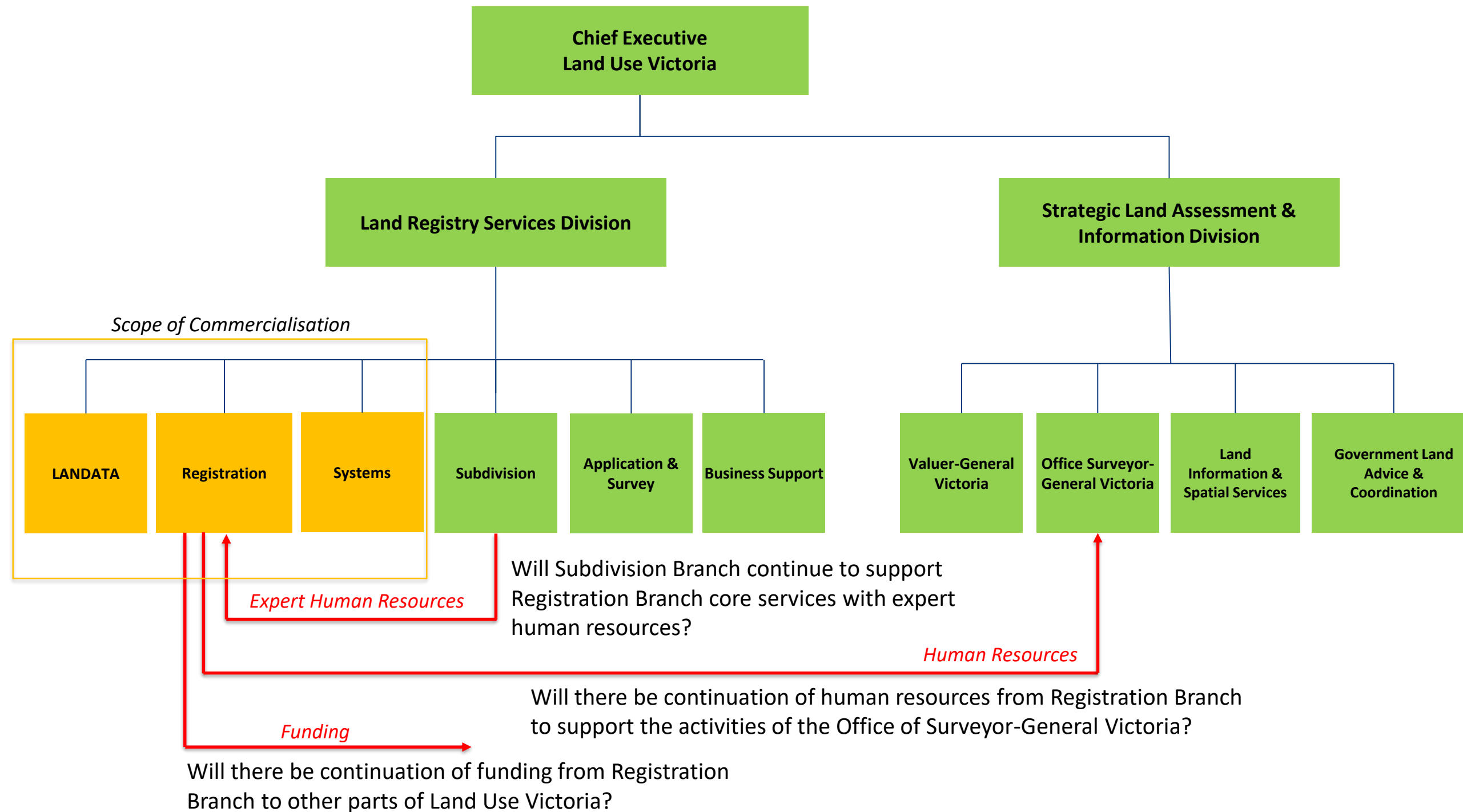
# Unresolved Concerns

- The need to ensure the role of properly qualified, trained and experienced staff in the operation of the cadastral system.
- A commitment to price certainty and an assurance that fees cannot be excessively driven up by a private operator.
- An effective mechanism of recourse for government and the community in the event of system failure following any transition to a private operator of these important public functions.

# Service, Cost & Expertise

- Certain core registration functions are currently being undertaken by Subdivision Branch (i.e. the branch remaining under public control).
  - Will the operator have the necessary expertise?
  - If core services continue to be out-sourced, what impact will this have on the operator's accountability for timely service?
- Cost and Services
  - Where is the line between core and non-core services?
  - Will new and additional cost structures be placed around the non-core services currently enjoyed by the community?

# Service, Cost & Expertise



# Experiences From Other Jurisdictions

## Substantive issues:

- Real return of any deal using net present value methodology computed over the lease period
- Strengthening governance, transparency and accountability
- Ensuring roles of statutory officers are fit-for-purpose
- Law enforcement access to personal information
- Government agency access to information including public (crown) lands records
- Contractual remedies
- Impacts on financial institutions requirements (implementation & over time)

## Little information available for comprehensive review of implementation:

- How broader issues were considered
- Questionable provenance of research premises and argument threads
- Lack of rigour and fact-checking

# Integrity

- Dealings registered on title infers recognising altered interests in real-world land holdings (and their physical boundaries)
- Changing how dealings are registered increases risk of threat to public confidence in the land tenure system and link to the land described in title.
- Even if the failure represents a statistically insignificant percentage of dealings, the scale of what can go wrong at a personal level can reverberate negatively on perceptions of security and confidence in the system.

# Performance Requirements

- The ISV would like mechanisms built into the performance requirements of the commercialised system to provide for a system of accountable and verified reporting to the Parliament annually which incorporates both historical and projected:
  - Costs and cost variances
  - Performance of services
  - Levels of complaints
  - Efficiency of dispute resolution
  - Human resource measures