

Minister for Energy and Renewables
Minister for Parks and Heritage
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Mr Peter George MP
Member for Franklin
via Clerk of the House of Assembly
haprocedure@parliament.tas.gov.au

Dear Mr George

Thank you for your question in Parliament on 18th June 2026 on behalf of your constituent Ms Gemma King regarding access to the Land Titles Office (LTO) and the requirement for most conveyancing transactions to be undertaken through a legal practitioner or licensed conveyancer.

It is important to first address what might be a literal part of your question in that the Government has not restricted public access to the Land Titles Office itself. The LTO public counter in Hobart remains open to members of the public, industry participants and stakeholders on business days between 9.00 am and 5.00 pm. Tasmanians can also access land title information through the Land Information System Tasmania (the LIST), by writing to the LTO or through a Service Tasmania Service Centre, noting that legislated fees apply for title searches. The LIST provides public access to integrated land and property information and related services.

The issue raised in your question relate to the requirement for representation in most property conveyancing transactions. These requirements form part of reforms to Tasmania's conveyancing framework, which were progressively implemented following consultation with industry and in preparation for the introduction of electronic conveyancing.

The reforms introduced requirements for verification of identity, verification of authority to deal with land, client authorisations and retention of supporting evidence. These measures provide increased security and integrity for conveyancing transactions and help protect the Register of Land, which provides conclusive evidence of estates and interests in land in Tasmania.

The paper-based conveyancing process has been reformed to align as closely as possible with the National Electronic Conveyancing framework. National electronic conveyancing has been developed over many years with the participation of all Australian jurisdictions, including Tasmania, and has demonstrated significant benefits in terms of efficiency, consistency and security.

The requirement for representation is contained within the Recorder's Directions for paper-based conveyancing and the Tasmanian Participation Rules for electronic conveyancing. In both cases, except in specific circumstances, parties are required to be represented by a conveyancing professional who is a Subscriber, being either a legal practitioner or licensed conveyancer.

This approach is consistent with arrangements that apply across Australian jurisdictions and ensures that the persons responsible for lodging conveyancing transactions have the necessary expertise and are accountable for complying with the relevant legislative and regulatory requirements. Subscribers are required to undertake and certify compliance with a range of obligations, including identity verification, authority checks, transaction certifications and, where applicable, compliance with Commonwealth anti-money laundering and counter-terrorism financing requirements.

There are important benefits for members of the public in being represented by a conveyancing professional. Legal practitioners and licensed conveyancers have specialist knowledge to identify and address issues that may arise during a transaction, ensure relevant legal obligations are met, and assist clients in understanding and managing legal and financial risks associated with property dealings.

The Tasmanian Government remains committed to maintaining a secure, reliable and nationally-consistent land titles system. Electronic conveyancing in Tasmania was delivered on time and within budget, and the reforms ensure consistency between paper-based and electronic transactions while maintaining the integrity of the Register.

Accordingly, the Government does not intend to reverse the current requirements. The requirement for representation is a key safeguard that supports the security of property transactions, protects landowners and purchasers, and aligns Tasmania's conveyancing system with national standards.

Once again thank you for raising this matter on behalf of your constituent. I trust this information is helpful.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nick Duigan', with a stylized flourish extending to the right.

Hon Nick Duigan MLC
Minister for Parks and Heritage