



21 November 2019

The Review Panel
Federal Financial Relations Review
NSW Treasury
52 Martin Place
SYDNEY NSW 2000

By email (FFRReview@Treasury.nsw.gov.au)

Dear Panel Members,

Submission addressing the NSW Review of Federal Financial Relations Discussion Paper

NSW Land Registry Services (NSW LRS) appreciate the opportunity to make a submission on the issues raised in the *NSW Review of Federal Financial Relations* Discussion Paper.

NSW LRS operates the land titles registry for the State Government and the citizens and businesses of New South Wales. The land titles registry underpins the state's secure, efficient and guaranteed system of land ownership. We create and maintain land titles information and sell land information products and services. The community, business and government rely on this information for a variety of purposes including land management, conveyancing, property development, investment, local planning, state economic and social development, and historical research.

Our operations include the collection and sharing of land data with the relevant rating and taxing authorities, including Revenue NSW, the Valuer General, local councils, and Water NSW, as it relates to land transactions that attract stamp duty, land tax, land valuations, and council rates, or water licenses.

NSW LRS does not make any submission as to the suitability of the state's existing taxation system in meeting the future funding challenges faced by the State and articulated in the Discussion Paper.

Ready and able to support regulatory reform as directed by Government

Should the Government seek to reform state property taxes, NSW LRS see no obstacles to implementing these reforms within our operations. Our existing data collection and data sharing arrangements are governed by regulations and we regularly adapt our processes and practices in consultation with the Office of the Registrar General to give effect to regulatory change.

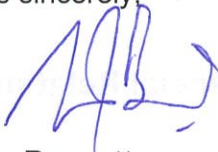
NSW LRS has a track record of successful collaboration with Government to implement regulatory reform. A notable recent example is the implementation of the electronic conveyancing (eConveyancing) mandate which took effect on 1 July 2019 for all mainstream property dealings. Through close collaboration with the Office of the Registrar General,

eConveyancing providers (known as ELNOs), industry groups and professional bodies, together we delivered the necessary changes with limited customer disruption and substantial customer adoption of eConveyancing. Today customers lodge 96% of mainstream property dealings through eConveyancing with the balance subject to regulatory exemption for more complex transactions.¹

In summary, NSW LRS can work with the NSW Government to support the implementation of reforms to the property tax system should they be required.

We would be pleased to further provide support to the Review as it progresses.

Yours sincerely,



Adam Bennett
Chief Executive Officer
NSW Land Registry Services

¹ 65,158 (96%) mainstream dealings lodged electronically as at October 2019, Office of the Registrar General: www.registrargeneral.nsw.gov.au/eConveyancing/eConveyancing-Statistics (accessed 20 November 2019).