

Property Law Reform Alliance Business Plan 2007/2008/2009

Goal: Uniform practices, procedures, and statutory instruments to deliver the cost-effective and efficient processing of property transactions.

1 Outcomes

Efficient Land Titling

Streamlined Conveyancing

Nationally
Consistent Documentation

Nationally Consistent
Treatment of Leasing

Simpler Land Financing Processes

Nationally Consistent
Power of Attorney Processes

Common Professional
Property Standards

Intergovernmental Action Plan
for Property Law Reform

2 Scorecard

Scorecards will be determined by
implementation teams.

4 Implementation Teams

1. Titling
2. Conveyancing
3. Documentation
4. Leasing
5. Finance
6. Powers of Attorney
7. Professional Standards
8. Intergovernmental Action Plan

3 Strategic Pathways

Increase
Alliance
Membership

Improve Project
Management
and Governance

Form Project
Teams

Build
Relationships
and Alliances

Communicate
Value of
PLRA Proposals

Commission
Model Real
Property Act

Develop
Strategy
for Lobbying

Audit
Implementation
of PLRA
Proposals

1 Outcomes

Efficient Land Titling

A harmonised approach to property law across the country, leading to the efficient and cost-effective registration of property titles

Streamlined Conveyancing

Faster, more efficient sale and transfer of property

Nationally Consistent Documentation

Forms and other documents that require the same information and have the same look, regardless of their jurisdiction

Nationally Consistent Treatment of Leasing

Harmonised treatment of commercial and residential leases

Simpler Land Financing Processes

Greater harmony in dealing with mortgages, resulting in simpler processes and practices

Nationally Consistent Power of Attorney Processes

Greater consistency in processes and documentation needed for powers of attorney

Common Professional Property Standards

Greater consistency in the training and accreditation of property professionals

Intergovernmental Action Plan for Property Law Reform

COAG level agreement for continuous reform of development assessment based on PLRA's ongoing research and recommendations.

2 Scorecards

Efficient Land Titling

- Model Real Property Act commissioned by February, 2007
- States provide feedback on Peter Butt information by March, 2007
- Model Real Property Act Table of Contents completed by May, 2007
- Draft Model Real Property Act completed by December, 2007
- Cost-Benefit Analysis commissioned by February, 2008
- Cost-Benefit Analysis completed by May, 2008
- Public consultation on Model completed by July, 2008

Streamlined Conveyancing

- Comparative matrix of national conveyancing procedures developed by April, 2007
- Leading practice identified and a recommended process developed by May, 2007
- Public consultation on proposed process completed by August, 2007
- Final recommended nationally consistent procedure completed and launched by October, 2007

Nationally Consistent Documentation

- Stakeholder questionnaire about documentation used in property law developed by April, 2007
- National list of legal documentation developed by June, 2007
- Comparative matrix of national execution and registration practices for documentation completed by September, 2007
- Comparative matrices comparing each type of documentation developed by November, 2007
- Standard templates for documents drafted by March, 2008
- Options paper for execution and registration written by May, 2008

Nationally Consistent Treatment of Leasing

- Comparative matrix of lease law finalised by March, 2007
- Options paper for lease law and practices drafted by June, 2007

2 Scorecards

Simpler Land Financing Processes

- National list of mortgage documents developed by March, 2007
- Comparative matrix on documentation completed by June, 2007
- Comparative matrix on procedures and registration completed by July, 2007
- Model approaches to land financing laws and procedures developed by October, 2007

Harmonised Power of Attorney Processes

- Stakeholder questionnaire about general powers of attorney developed by April, 2007
- Comparative matrix of national registration practices for powers of attorney developed by June, 2007
- Comparative matrix of national execution practices for powers of attorney developed by August, 2007
- Options paper on powers of attorney written by November, 2007

Common Professional Property Standards

- Future of Working Party decided by March, 2007
- Scorecards for Working Party (if it proceeds) developed by April, 2007

Intergovernmental Action Plan for Property Law Reform

- Website developed and launched by July, 2007

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Strategic Pathways

Increase Alliance Membership

Identify organisations with an interest in property law reform and co-opt them into the Alliance

Improve Project Management & Governance

Clarify PLRA's governance and reporting structures. Improve methods for project specification preparation, selection, appointment and management of external consultants

Form Project Teams

Establish working parties with the appropriate experience and expertise to pursue PLRA's goals

Build Relationships & Alliances

Prepare a detailed plan for identifying and involving key stakeholders in the fulfillment of PLRA's goals.

Communicate Value of PLRA Proposals

Prepare an extensive plan for promoting the value of PLRA's recommendations.

Commission Model Real Property Act

Identify appropriate experts to steer the development of PLRA's Model Real Property Act

Develop Strategy for Lobbying

Identify channels for communicating PLRA's achievements and targeting key decision makers

Audit Implementation of PLRA Proposals

Develop a scorecard for monitoring the implementation of PLRA recommendations

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Implementation Teams

4.1) Efficient Land Titling

Responsibility: PLRA
Leader: Murray McCutcheon

4.2) Streamlined Conveyancing

Responsibility: Conveyancing Working Party
Reports to: PLRA
Leader: Margaret Hole/Ross Watch

4.3) Nationally Consistent Documentation

Responsibility: Documentation Working Party
Reports to: PLRA
Leader: Gary Newton

4.4) Harmonised Treatment of Leasing

Responsibility: Leasing Working Party
Reports to: PLRA
Leader: Paul Waterhouse

4.5) Simpler Land Financing Processes

Responsibility: Finance Working Party
Reports to: PLRA
Leader: Gideon van der Westhuizen

4.6) Harmonised Power of Attorney Processes

Responsibility: Powers of Attorney Working Party
Reports to: PLRA
Leader: Gary Newton

4.7) Common Professional Property Standards

Responsibility: Professional Standards Working Party
Reports to: PLRA
Leader: Richard Calver

4.8) Intergovernmental Action Plan for Property Law Reform

Responsibility: PLRA
Leader: Murray McCutcheon