

Customer Information Bulletin

BULLETIN NO. 191
23 June 2009

THE SUPPRESSION OF NAMES FROM LANDGATE'S SEARCH INDEXES AND DATA EXTRACTS

Background

Name Suppression is a new service that is available to eligible people. Therefore you may from time-to-time come across a suppressed record on Landgate's data and sales extracts, or when using Land Enquiry to conduct a search using name as the search criteria.

Introducing Name Suppression

1. What is Name Suppression?	1
2. Eligibility for Name Suppression	2
3. Impact of Name Suppression on Land Enquiry Customers and Recipients of Data Extracts.....	2
4. Accessing Suppressed Names Information	4
5. New Security Measures for Name Search Requests.....	4
6. How to apply for Name Suppression	5
7. How to Submit your Name Suppression Application.....	5
8. Extent of Name Suppression	6
9. Further Enquiries.....	6

1. What is Name Suppression?

Landgate has initiated a new Name Suppression service which allows eligible persons to apply to the Registrar of Titles to have their details suppressed from the land titles search index. This is contained in the *Transfer of Land Amendment Regulations (No. 2) 2009*. This service has been developed in response to community concerns about personal safety and the ability of people searching the Register to gain information of where a registered proprietor lives.

The Land Titles Register is an open, publicly searchable register created under the *Transfer of Land Act 1893*. The land titles index enables the public and professionals to search the Register and easily obtain information about property owned by individuals. This information is often an indication of where people live and discovery



This bulletin is produced by the Western Australian Land Information Authority
PO Box 2222, Midland WA 6936, Telephone : (08) 9273 7044, Facsimile (08) 9273 7651
Email: lrc@landgate.wa.gov.au Home page: <http://www.landgate.wa.gov.au>

may place some property owners at risk. This initiative is about balancing the need to protect vulnerable people in our community and having a fully open public register.

The Name Suppression service is available only to people who can prove they are at risk of personal harm should their details be easily discoverable. The number of people eligible for Name Suppression is estimated to be less than one per cent of the current Land Titles Register.

A successful Name Suppression application will not change a record in the Land Titles Register. It will however, remove the details associated with a suppressed name from name search indices and from datasets/data extracts administered by Landgate.

Names Suppression prevents enquirers from using a suppressed name as a starting point from which to discover an address. It will not completely prevent a Name Suppression applicant's details from being discovered however, because a suppressed name (and address) may still be discovered by using other search criteria such as an address, undertaking a title search or a lot on plan search.

2. Eligibility for Name Suppression

People who are eligible for Name Suppression are people (and/or their family members) who have been subjected to direct threats of violence. However, if you can prove that you have become a silent elector then this will remove the need to establish to the Registrar of Titles that you have been subject to direct threats of violence. Please refer to Item 6 below on how to make an application.

Applicants are eligible if they:

- own a property;
- hold an interest in property;
- have lodged a purchaser's caveat over property; or
- are a donor or donee of a Power of Attorney lodged with Landgate.

All applicants must provide evidence of their eligibility. For applicants who are silent electors registered with the Western Australian Electoral Commission, production of proof of Silent Elector Status is sufficient that a threat exists.

The nature of an applicant's occupation does not of itself give rise to a right to have that person's name suppressed under the requirements for having their name suppressed.

3. Impact of Name Suppression on Land Enquiry Customers and Recipients of Data Extracts

The Name Suppression service has been designed to help prevent discovery of an eligible individual's details with minimal impact to Landgate customers' business processes. Name Suppression will affect some name searches conducted using functions of *Land Enquiry*, including:

- General Enquiry;
- Sales Enquiry; and
- Power of Attorney.

When a suppressed record is returned, the message displayed will read 'Records found. Details not available'. It will include a question mark icon linking to a PDF document containing further information relating to the suppression message.

For customers of Landgate's data and sales extracts, the message displayed for a suppressed record will read 'Name not available. Call Name Suppression Officer (08) 9273 5900.'

Examples of how suppressed name information will be displayed are shown below:

LAND ENQUIRY

The screenshot displays the 'Owner Name Listing' page in a Microsoft Internet Explorer browser. The page header includes the Landgate logo and the text 'LAND ENQUIRY'. Below the header, there are fields for 'My Reference' and 'Master Request No.' (80021029), and a 'Logged on as: Brendon Cox' indicator. The main content area is titled 'Owner Name Listing [0700L]' and includes links for 'Order Options', 'Enquiry Options', and 'Back'. The results are for 'Pain' and are presented in a table:

Add Item	Certificate of Title	Parcel Identifier	Suburb	Registration Status	Map Viewer
<input type="checkbox"/>	1717-454	Lot 300 On Plan 15342	WAIKIKI		
PAIN, JULIE PATRICIA					
<input type="checkbox"/>	1507-88	Lot 3 On Strata Plan 6136	TUART HILL		
<input type="checkbox"/>	1816-131	Lot 186 On Plan 16504	BALLAJURA		
<input type="checkbox"/>	2068-665	Lot 227 On Plan 21188	WAIKIKI		
PAIN, KATHLEEN JANE					
<input type="checkbox"/>	2169-798	Lot 233 On Diagram 98362	MARGARET RIVER		
	Record found. Details not available. Click '?' for more information.				
PAIN, KENNETH JAMES					
<input type="checkbox"/>	1177-469	Lot 76 On Diagram 19075	INNALOO		
<input type="checkbox"/>	1657-191	Lot 3 On Strata Plan 11864	SCARBOROUGH		
<input type="checkbox"/>	2124-399	Lot 30 On Diagram 94001	WEMBLEY DOWNS		

Below the table, there are 'Previous' and 'Next' navigation buttons. At the bottom of the page, there is a disclaimer: 'This Product is for Information Purposes Only Western Australian Land Information Authority (Landgate)'. There are also 'Add To Order' and 'Add All' buttons.

DATA EXTRACTS

PIN	ADDRESSTYPE	HOUSENO	HOUSESUFFIX	STNAME	STNAMEFX	LOCAL	POSTCODE	SURVEY	AREA	CT	OWNER	SALEDATE	PURCHASEPRICE	DOCNO	REGION
0000143002	H	40	L	HEYTESBURY	RD	SUBIACO	6008	D087836 12	0000000000.00025890	0196700496	WOODWARD, PHILIP JOHN	20030818	0000485000	857881	M
0000143004	H	22		HEYTESBURY	RD	SUBIACO	6008	P000504 139	0000000000.03224060	0137100770	CARRIGG, MICHAEL THOMAS		0000000000	A786507	M
0000143005	H	16		HEYTESBURY	RD	SUBIACO	6008	P000504 145	0000000000.03223100	0140000001	LIM, LIAN CHOO	20030118	0001125000	8386640	M
0000143005	H	16		HEYTESBURY	RD	SUBIACO	6008	P000504 145	0000000000.03223100	0140000001	LIM, MENG KANG	20030118	0001125000	8386640	M
0000143006	H	26		CHESTER	ST	SUBIACO	6008	P027594 277	0000000000.03377530	0134700673	DADOUR, LESLEY JOAN		0000000000	B088621	M
0000143007	H	8		CHESTER	ST	SUBIACO	6008	P027185 294	0000000000.03564600	0168100699	STANNAGE, CHARLES THOMAS	19841114	0000000000	C914802	M
0000143007	H	8		CHESTER	ST	SUBIACO	6008	P027185 294	0000000000.03564600	0168100699	STANNAGE, MARIA	19841114	0000000000	C914802	M
0000143008	H	29		KERSHAW	ST	SUBIACO	6008	P000504 146	0000000000.03574220	0222400340	BANKS, BENJAMIN JAMES	20071210	0001475000	K478278	M
0000143008	H	29		KERSHAW	ST	SUBIACO	6008	P000504 146	0000000000.03574220	0222400340	BANKS, SALLY-ANNE	20071210	0001475000	K478278	M
0000143009	H	95		HAMERSLEY	RD	SUBIACO	6008	D012390 50	0000000000.03561890	0567400453	NAME NOT AVAILABLE. CALL NAME SUPPRESSION OFFICER (08) 9273 5900.	20051101	0001965000	J912348	M
0000143010	H	81		HAMERSLEY	RD	SUBIACO	6008	P000504 119	0000000000.03224590	0222600645	MARTENS, ALEXANDER STEVEN	20040311	0000000000	816116	M
0000143010	H	81		HAMERSLEY	RD	SUBIACO	6008	P000504 119	0000000000.03224590	0222600645	MARTENS, DEBORAH	20040311	0000000000	816116	M
0000143011	H	67		HAMERSLEY	RD	SUBIACO	6008	P000504 125	0000000000.03224520	0090200062	BUTLER, LEONIE JEAN		0000093000	C874651	M
0000143011	H	67		HAMERSLEY	RD	SUBIACO	6008	P000504 125	0000000000.03224520	0090200062	BUTLER, ROBERT JOHN		0000093000	C874651	M
0000143012	H	73		HAMERSLEY	RD	SUBIACO	6008	P000504 122	0000000000.03217960	0208709403	NASUTA PTY LTD	19970117	0000000000	G374450	M
0000143013	H	69		HAMERSLEY	RD	SUBIACO	6008	P000504 123	0000000000.03217950	0210800352	MCCONVILLE, BREHT JOSEPH	20030311	0000550000	H89434	M
0000143014	H	11		KERSHAW	ST	SUBIACO	6008	P000504 156	0000000000.03185590	0179400899	BADGER, CLYDE WILLIAM	20060223	0001380000	J761634	M
0000143014	H	11		KERSHAW	ST	SUBIACO	6008	P000504 156	0000000000.03185590	0179400899	HARRISON, KELI	20060223	0001380000	J761634	M
0000143015	H	9		KERSHAW	ST	SUBIACO	6008	P000504 157	0000000000.03192110	0008400087A	RYAN, JOHN REGINALD	19991011	0000000000	H249456	M

4. Accessing Suppressed Names Information

Authorised Landgate customers who have a legitimate need and are therefore entitled to suppressed name information, will be provided with unrestricted access to all names (including suppressed names). These customers will therefore not receive the suppression message when searching for, or coming across, a suppressed name.

Authorised Landgate customers include approved Federal and State agencies such as the Australian Tax Office, Office of State Revenue, Child Support Agency, Centrelink, Western Australian Police and other agencies that:

- have a right to the information under legislation;
- have a law enforcement function; or
- can demonstrate that suppression of this information will significantly impede the exercise of their statutory functions.

In addition, a person who can demonstrate that they have a legitimate business use for suppressed information may be granted access. They will be required to apply to the Registrar of Titles with sufficient documentary evidence to satisfy the requirement for the information. They will also need to undergo a 100 point identification check.

Examples of customers who have a legitimate need for suppressed information include people who are appointed as executors/administrators under a will, or letters of administration, or a court order.

5. New Security Measures for Name Search Requests

New security measures at all Landgate's offices will require anyone visiting and wishing to perform a name search, to complete a *Name Search Request* and provide evidence to satisfy a 100 point identification check.

6. How to apply for Name Suppression

First you need to be eligible (see 2 above). To apply you will need a Name Suppression [application pack](#). You can get one:

- Online at www.landgate.wa.gov.au
- By email request to NSO@landgate.wa.gov.au
- By telephone request on 9273 5900; or
- At one of Landgate's offices.

If you are a silent elector registered with the Electoral Commission, you will need to complete and submit all the forms in the application pack. This includes the Statutory Declaration to verify your identity in relation to the Certificate of Title or any other document to which you wish the suppression to apply; and to confirm that you are the same person as identified in your silent elector letter from the WA Electoral Commission. You will need to sign the Statutory Declaration in the presence of an authorised witness. A list of authorised witnesses is included with the application pack.

If you are not a silent elector, you will need to state why you believe that you or your family are at risk of harm and provide evidence to substantiate your claim. You will need to complete and submit all the forms in the application pack. This includes the Statutory Declaration to verify your identity in relation to the Certificate of Title or any other document to which you wish the suppression to apply. You will need to sign the Statutory Declaration in the presence of an authorised witness. A list of authorised witnesses is included with the application pack. Your application will be considered by a delegate of the Registrar of Titles.

7. How to Submit your Name Suppression Application

You will need two envelopes, one smaller than the other (we suggest DL and DLX sizes as a minimum). Provide the following information on the reverse side of the smallest envelope:

- Type of application;
- Certificate of Title volume and folio details and/or address of each subject property;
- Power of Attorney document number (if applicable);
- Type of evidence enclosed i.e. Statutory Declaration, silent elector letter, etc.

Place your application and all related documents inside the envelope, seal it and place it inside the larger envelope. Seal the larger envelope and address it to:

'CONFIDENTIAL'
Landgate
Name Suppression Officer
Locked Bag 6
MIDLAND DC 6936

To ensure confidentiality do not put your name on either envelope. Your name should appear only on the application form and on any supporting documentation.

If you prefer, you may hand-deliver your application to Landgate's Perth, Midland or Bunbury office. Bring in your completed application and supporting documentation and we will provide a secure lodgement envelope.

Please visit our website for current application fee information.

8. Extent of Name Suppression

A suppressed name will remain suppressed until a formal *Withdrawal of Suppression* request has been completed by the applicant and processed by Landgate. Applicants of a *Withdrawal of Suppression* will need to provide evidence to satisfy a 100 point identification check. There is no charge for the removal of a Name Suppression.

The acquisition of a new property or interest by a successful applicant will require a further Name Suppression application.

9. Further Enquiries

You can obtain more information on the Name Suppression service [here](#), or for further enquiries about lodging a Name Suppression application, please contact Landgate's Name Suppression Officer on (08) 9273 5900.



BRUCE ROBERTS
MANAGER, REGISTRATION SERVICES BRANCH
REGISTRAR OF TITLES