



WOLLERMAN SHACKLOCK

Lawyers

Why is Verification of Identity and Client Authorisation Forms required with property transactions?

If you engage a solicitor to act on your behalf to transact with property that you own, such as a sale or purchase transaction, you will need to undertake your Verification of Identity (**VOI**) and sign a Client Authorisation Form (**C/A**).

VOI's are undertaken to ensure that the individual is who they claim to be. It is a legal requirement under the ARNECC Rules for a solicitor acting in a property transaction to have taken all reasonable steps to verify the identity of their client. In order for a solicitor to be considered to have taken all reasonable steps in verifying their clients identity, the VOI should be undertaken by Australia Post, the solicitor themselves, or ZIPID. A VOI is valid for 2 years from the date of verification.

C/A's authorise a solicitor to complete a property transaction on behalf of their client and enables them to sign and lodge transfer of land and other Land registry documentation with Land Registry via an online platform called PEXA. The C/A must be signed by all parties that the solicitor is acting for and should note the property address, land title particulars and state the nature of the transaction.

The client's signature on the C/A will be verified against their signature on their identity documents to ensure that they match. The steps a solicitor takes to verify their client's identity is to protect all parties involved in the transaction.

The C/A is important as it authorises a solicitor to sign the Land registry document on behalf of their client.

If you have any questions please contact our office on (03) 9707 1155 or email us at admin1@wslegal.com.au