

Addendum to the Tasmanian (TAS) requirements to the National Mortgage Form Specification (version 1.5 clean)

The National Mortgage Form Specification to be updated with the following:

Page 7 Acceptance and Lodgement Scenarios	Replace the TAS column: <table> <tr> <th></th><th>TAS</th></tr> <tr> <td>Scenario 1</td><td>YES</td></tr> <tr> <td>Scenario 2</td><td>YES</td></tr> <tr> <td>Scenario 1A</td><td>NO</td></tr> <tr> <td>Scenario 3</td><td>NO</td></tr> <tr> <td>Scenario 4</td><td>NO</td></tr> </table> with the following: <table> <tr> <th></th><th>TAS</th></tr> <tr> <td>Scenario 1</td><td>NO</td></tr> <tr> <td>Scenario 2</td><td>YES</td></tr> <tr> <td>Scenario 1A</td><td>YES</td></tr> <tr> <td>Scenario 3</td><td>YES</td></tr> <tr> <td>Scenario 4</td><td>YES</td></tr> </table>		TAS	Scenario 1	YES	Scenario 2	YES	Scenario 1A	NO	Scenario 3	NO	Scenario 4	NO		TAS	Scenario 1	NO	Scenario 2	YES	Scenario 1A	YES	Scenario 3	YES	Scenario 4	YES
	TAS																								
Scenario 1	YES																								
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Scenario 3	YES																								
Scenario 4	YES																								
Page 7 Acceptance and Lodgement Scenarios	Delete: ** Electronic conveyancing is scheduled for implementation in TAS in August 2024.																								
Page 23 Estate and/or Interest being mortgaged (Jurisdictional Restrictions)	Replace: TAS: For Electronic Conveyancing must be: • Fee Simple For Paper Lodgement must be one of: • Fee Simple • Leasehold Estate • Life Estate • Remainder Estate With: TAS: For Electronic Conveyancing must be: • Fee Simple For Paper Lodgement must be one of: • Fee Simple • Leasehold Estate • Life Estate • Estate in Remainder																								
Page 39 Mortgagor (Address – Jurisdictional Restrictions)	Replace: TAS: Mandatory With: TAS: Mandatory must be complete residential or the complete workplace address (Australian Postal Delivery Addresses are not allowed for TAS)																								
Page 47 Mortgagee (Address – Jurisdictional Restrictions)	Replace: TAS: Mandatory With: TAS: Mandatory must be complete residential or the complete workplace address (Australian Postal Delivery Addresses are not allowed for TAS)																								
Page 54	Insert: TAS specific example for individual mortgagee with an Australian Street Address: Mortgagee <table> <tr> <td>Given Name(s)</td><td>MARY JANE</td></tr> <tr> <td>Family Name</td><td>SMITH</td></tr> <tr> <td>Address</td><td></td></tr> <tr> <td> Street No.</td><td>1</td></tr> <tr> <td> Street Name</td><td>MAIN</td></tr> <tr> <td> Street Type</td><td>ROAD</td></tr> <tr> <td> Locality</td><td>HOBART</td></tr> <tr> <td> State</td><td>TAS</td></tr> <tr> <td> Postcode</td><td>7000</td></tr> </table>	Given Name(s)	MARY JANE	Family Name	SMITH	Address		Street No.	1	Street Name	MAIN	Street Type	ROAD	Locality	HOBART	State	TAS	Postcode	7000						
Given Name(s)	MARY JANE																								
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Postcode	7000																								

Page 61 Execution Requirements (table)	Replace: <table><tr><th></th><th>Full Paper Scenario 1</th><th>Paper Lodge Scenarios 1A & 3</th><th>Paper Acceptance Scenarios 1A & 2</th><th>Electronic Lodge Scenarios 2 & 4</th><th>Electronic Acceptance Scenarios 3 & 4</th></tr><tr><td>TAS</td><td>Mortgagor</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr></table> With: <table><tr><th></th><th>Full Paper Scenario 1</th><th>Paper Lodge Scenarios 1A & 3</th><th>Paper Acceptance Scenarios 1A & 2</th><th>Electronic Lodge Scenarios 2 & 4</th><th>Electronic Acceptance Scenarios 3 & 4</th></tr><tr><td>TAS</td><td>N/A</td><td>Mortgagee</td><td>Mortgagor</td><td>Mortgagee (using digital signature)</td><td>Mortgagor</td></tr></table>		Full Paper Scenario 1	Paper Lodge Scenarios 1A & 3	Paper Acceptance Scenarios 1A & 2	Electronic Lodge Scenarios 2 & 4	Electronic Acceptance Scenarios 3 & 4	TAS	Mortgagor	N/A	N/A	N/A	N/A		Full Paper Scenario 1	Paper Lodge Scenarios 1A & 3	Paper Acceptance Scenarios 1A & 2	Electronic Lodge Scenarios 2 & 4	Electronic Acceptance Scenarios 3 & 4	TAS	N/A	Mortgagee	Mortgagor	Mortgagee (using digital signature)	Mortgagor
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TAS	N/A	Mortgagee	Mortgagor	Mortgagee (using digital signature)	Mortgagor																				
Page 61 Execution Requirements (Notes to table)	Delete: Electronic Conveyancing is scheduled for implementation in TAS in October 2017.																								
Page 66-67 Mortgagor Witness Certifications	Replace: Applies to: Jurisdictions NSW, QLD, SA and TAS. With: Applies to: Jurisdictions NSW, QLD and SA. Remove: In TAS, this field is only used where the mortgagor execution is under a power of attorney. In all other circumstances, this field is not used. Where the mortgagor execution is under a power of attorney, the value of this field is: The attorney declares that no notice of revocation of the said Power of Attorney has been received.																								
Page 80 - 81 Execution TAS Examples	Replace: Execution TAS Example TAS specific example for individual mortgagor, signed by the mortgagor: TAS specific example of corporate mortgagor signed without seal: TAS specific example for corporate mortgagor executed under power of attorney: with: TAS specific example for individual mortgagee: Mortgagee Execution (Represented): <table><tr><td>Executed on behalf of</td><td>ANNE INDIVIDUAL</td></tr><tr><td>Signer Name</td><td>ALAWYER</td></tr><tr><td>Signer Organisation</td><td>A LAW FIRM PTY LTD</td></tr><tr><td>Signer Role</td><td>Legal Practitioner</td></tr><tr><td>Signature</td><td>.....</td></tr><tr><td>Execution Date</td><td>.....</td></tr></table> TAS specific example for ADI mortgagee: Mortgagee Execution (Self Represented): <table><tr><td>Executed on behalf of</td><td>A BANK PTY LTD</td></tr><tr><td>Signer Name</td><td>EM PLOYEEE</td></tr><tr><td>Signer Organisation</td><td>A BANK PTY LTD</td></tr><tr><td>Signer Role</td><td>Officer or Employee authorised by the ADI</td></tr><tr><td>Signature</td><td>.....</td></tr><tr><td>Execution Date</td><td>.....</td></tr></table>	Executed on behalf of	ANNE INDIVIDUAL	Signer Name	ALAWYER	Signer Organisation	A LAW FIRM PTY LTD	Signer Role	Legal Practitioner	Signature		Execution Date		Executed on behalf of	A BANK PTY LTD	Signer Name	EM PLOYEEE	Signer Organisation	A BANK PTY LTD	Signer Role	Officer or Employee authorised by the ADI	Signature		Execution Date	
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Signature																									
Execution Date																									

Page 82 Mortgagee Execution (Applies to)	Replace: Not present in TAS, VIC for Full Paper mortgages,... With: Not present in VIC for Full Paper mortgages,...
Page 84 Mortgagee Certifications Applies to:	Add: Mandatory in TAS
Page 85 Mortgagee Certifications (Rules:)	Replace: For TAS, in the “Full Paper” channel, where only the mortgagor executes the mortgage, no certifications are required. With: For TAS, the following certifications are required where the mortgagee is signing/certifying on their own behalf: 4, 5, 6 For TAS, the following certifications are required where the mortgagee is represented: 2, 3, 4, 5, 6
Page 101 Mortgagee Execution Examples	Add: TAS specific example for individual mortgagee signed by Legal Practitioner: Mortgagee Execution: Executed on behalf of ANNE INDIVIDUAL Signer Name AL AWYER Signer Organisation A LAW FIRM PTY LTD Signer Role Legal Practitioner Signature Execution Date
Page 109 Mortgagor Witnessing Requirements for full paper (Scenario 1)	Replace: Table to show N/A for all cells in table for TAS
Page 118 Witnessing Requirements in Tasmania	Remove all Replace with Signing and Witnessing Requirements in Tasmania There is no information sheet for TAS in Scenario 2, it will be up to the mortgagee to determine what witnessing requirements are necessary (if any).