

**Addendum to the Tasmanian (TAS) requirements to the National Mortgage Form Specification (version 1.5 clean)  
May 2026**

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

<p>Page 70 - 71 Mortgagor Signature Details Rules</p>	<p>Delete: If signed under power of attorney, the second line states “under power of attorney “ and the number of the power of attorney, except in TAS. In TAS, the number of the power of attorney and/or the date can be specified – there are 3 TAS specific example below to illustrate the options. Add: If signed under power of attorney, the second line states “under power of attorney “ and the number of the power of attorney. Delete:</p> <p style="padding-left: 40px;">Individual mortgagor signed under power of attorney (TAS), with power of attorney number: Executed on behalf of JOHN CITIZEN under power of attorney PA1234567</p> <p style="padding-left: 40px;">Individual mortgagor signed under power of attorney (TAS), with date: Executed on behalf of JOHN CITIZEN under power of attorney dated 12/11/2010</p> <p style="padding-left: 40px;">Individual mortgagor signed under power of attorney (TAS), with power of attorney number and date: Executed on behalf of JOHN CITIZEN under power of attorney PA1234567 dated 12/11/2010</p>
<p>Page 81</p>	<p>Delete: TAS specific example for individual mortgagee: _____</p> <p><b>Mortgagee Execution (Represented):</b></p> <p style="padding-left: 40px;">Executed on behalf of ANNE INDIVIDUAL Signer Name ALAWYER Signer Organisation A LAW FIRM PTY LTD Signer Role Legal Practitioner Signature ..... Execution Date .....</p> <p>TAS specific example for ADI mortgagee: _____</p> <p><b>Mortgagee Execution (Self Represented):</b></p> <p style="padding-left: 40px;">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 .....</p>
<p>Page 82 Mortgagee Execution Applies to:</p>	<p>Delete: Not present in VIC for Full Paper mortgages, but required for Paper Lodge in VIC (scenario 1A and 3). Add: Not present in VIC for Full Paper mortgages but required for Paper Lodge in VIC and TAS (scenario 1A and 3). Add: See pages 118 &amp; 119 for the Signing Requirements of a mortgagee in Tasmania</p>
<p>Page 92 Mortgagee Signature Details</p>	<p>Delete: (unless the jurisdiction is TAS, in which case “dated” and the date of the power of attorney are used instead.) Delete: Individual mortgagee signed under power of attorney (TAS): Executed on behalf of JOHN CITIZEN Under power of attorney dated 12/11/2010</p> <p>Delete: Corporate mortgagee signed under power of attorney (TAS): Executed on behalf of AAA LIMITED Under power of attorney dated 12/11/2010</p>

Add:

### SIGNING REQUIREMENTS in TASMANIA

In Tasmania, for lodgement in paper, an NMF is only to be signed by a Signer on behalf of the Mortgagee - Scenarios 1A & 3 (Mortgagor is not required to sign.). The requirements relating to signing are contained in the Directions issued by the Recorder of Titles (Recorder's Directions) available at [Recorder's Directions | Department of Natural Resources and Environment Tasmania](#)

<b>Field Label</b>	<b>Field</b>
<i>Executed on behalf of</i>	<Name of Mortgagee> (every mortgagee must have an associated Signer.)
<i>Signer Organisation</i>	<Subscriber Name>  (If the Subscriber is a self-represented party the Subscriber Name will be identical to the Mortgagee's name.)  (Where the NMF has been prepared and printed from the ARNECC website. TAS will accept the field label of Signer Organisation)
<i>Signer Name</i>	<Full name of the individual who will be signing>
<i>Signer Role:</i>	The following Signer Roles are acceptable: <ul style="list-style-type: none"> <li>- Australian Legal Practitioner; or</li> <li>- Licensed Conveyancer, or</li> <li>- principal, Officer or employee of an ADI, or</li> <li>- attorney of an ADI duly appointed pursuant to the <i>Powers of Attorney Act, 2000</i> or</li> <li>- Person required by statute, or</li> <li>- Officer or Employee of the Crown with appropriate authority.</li> </ul> (Refer to the current version of the Recorder's Directions for the full definition of Signer in order to determine the acceptable Signer Role)
<i>Signature</i>	<Signature of the individual Signer>
<i>Execution Date</i>	<Date of signing>

Where the webform does not provide for the acceptable Signer Roles for Tasmania, modifications must be made to ensure compliance, for example:

Select 'Mortgagee Employee', which populates the Signer Role;

Overtyping the text in the Signer Role with the correct Signer Role as per the acceptable Signer Roles for Tasmania (in this example 'principal Officer or employee of an ADI

Who will be signing

Number of signatories required

Signer 1  
Signer Name

Signer Organisation

Signer Role

Who will be signing

Number of signatories required

Signer 1  
Signer Name

Signer Organisation

Signer Role

This results in the Signer Role on the rendered NMF being shown as:

Executed on behalf of  
Signer Name PRINCIPAL, OFFICER OR  
Signer Role EMPLOYEE OF AN ADI

Signature \_\_\_\_\_

Execution Date \_\_\_\_\_

**Attorney for an ADI example**

The Recorder's Directions allow for an NMF to be signed only by an attorney of a Subscriber provided that such Subscriber is an ADI.

The relevant Signer role if this definition of Signer is met is:

- attorney of an ADI duly appointed pursuant to the *Powers of Attorney Act 2000*

The ARNECC webform does not provide for this Signer Role. In the Who is Signing field, select the Leave Blank option. The execution information must be added (digitally, typed or handwritten) and should include the following text relating to Signer Role

(Note: <Registered Power of Attorney No.> is replaced with the Registered Power of Attorney No.):

Attorney for an ADI duly appointed pursuant to the *Powers of Attorney Act 2000*

Attorney for an Authorised Deposit-Taking Institution (as defined in the *Banking Act 1959* (Cth)) duly appointed pursuant to the *Powers of Attorney Act 2000* who declares that no notice of revocation of the relevant power in the Power of Attorney <Registered Power of Attorney No.> relied upon has been received.

Executed on behalf of:	<Name of Mortgagee>
Subscriber Name:	<Subscriber Name> (for an Attorney to sign this must be the name of the ADI Subscriber)
Signer Name:	<Full name of the individual signing> (Full name of the Attorney who is signing)
Signer Role:	attorney for an ADI duly appointed pursuant to the <i>Powers of Attorney Act 2000</i> Attorney for an Authorised Deposit-Taking Institution (as defined in the <i>Banking Act 1959</i> (Cth)) duly appointed pursuant to the <i>Powers of Attorney Act 2000</i> who declares that no notice of revocation of the relevant power in the Power of Attorney <Registered Power of Attorney No.> relied upon has been received.
Signature:	<Signature of Attorney>
Execution Date:	<Date of signing>