



**Land & Property
Information**

A division of the Department of **Finance & Services**

National E-Conveyancing Implementation Support Program

NSW eREGISTRY INSTRUMENT & eNOS SCHEMAS

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1 Overview

1.1 Background

NSW Land & Property Information (LPI), along with all other Australian State and Territory land and revenue administrations, has committed to the development of a National E-Conveyancing System, which will significantly impact property transactions in Australia.

In particular, the availability of the National E-Conveyancing System will impact on the processing of lodgments in NSW. Given this, NSW LPI ultimately needs a secure, scalable and robust environment for the management of electronic Registry Instruments and associated templates in preparation for the introduction of E-Conveyancing in NSW.

As part of the National E-Conveyancing Implementation Support Program of work, NSW LPI wishes to develop:

1. a data standard and schema for e[Registry Instruments](#) defined for the initial implementation of the National E-Conveyancing System, such as Discharge Of Mortgage, Transfer and Mortgage, and [Information Reports](#), such as the Notice Of Sale (NOS)
2. services that deliver electronic [Registry Information](#) in XML format
3. services for the compliance assurance of eRegistry Instruments and e[Lodgment Cases](#) received at the [Land Registry](#), supported by well-defined and documented business rules.

Current arrangements for creation and capture of eRegistry Instruments, Torrens Title data delivery and compliance assurance of eRegistry Instruments and eLodgment Cases are described briefly in section 2.1.

The envisaged functionality of NSW LPI's systems within the National E-Conveyancing environment is described in more detail in section 2.2.

In this document, the term "ELNO" is used to refer to an Electronic Lodgment Network Operator that provides facilities for electronic lodgment of cases [via the National E-Conveyancing System](#). Note that there may be multiple ELNOs in the future E-Conveyancing environment.

1.2 Purpose of this document

The purpose of this document is to model and describe the requirements for some of the software components by which NSW LPI's systems will interact with the National E-Conveyancing System in a manner that enables NSW LPI to design and implement those software components.

1.3 Assumptions

This document makes the following assumptions:

1. NSW LPI's systems will operate within the National E-Conveyancing environment broadly as described in section 2.2.
2. When an eRegistry Instrument is rendered on screen or paper from XML, all fixed text (i.e. text that is the same for all instances of an eRegistry Instrument of that type using the same version of the appropriate template) is generated from that template and therefore does not need to be included in the XML data. This includes (but is not limited to):
 - a. the form code (such as "01T" for a Transfer)

- b. the words "New South Wales Real Property Act 1900"
- c. the Privacy Note
- d. field legends, e.g. (for a Transfer) "(A) Torrens Title", "(B) Lodged by", "(C) Transferor", "(D) Consideration" etc.

1.4 Scope

The following document types are within the scope of this document:

1. electronic forms for the following eRegistry Instruments:
 - a. Discharge Of Mortgage (affecting an Estate)
 - b. Transfer (of an Estate)
 - i. Transfer With Monetary Consideration
 - ii. Transfer Without Monetary Consideration
 - iii. Transfer Altering Tenancy
 - iv. Transfer Under Power Of Sale
 - c. Mortgage (of an Estate):
 - i. Single Electronic Counterpart Mortgage
 - ii. Double Electronic Counterpart Mortgage
 - d. Settlement Caveat (affecting an Estate)
 - e. Withdrawal Of Caveat (affecting an Estate)
 - f. Change Of Name (with respect to an Estate)
2. Information Reports:
 - a. eNOS¹ Information Report.

The following are outside the scope of this document:

1. paper versions of the eRegistry Instruments and Information Report listed above
2. certain variants of the above eRegistry Instruments, including:
 - a. Transfer of a Mortgage or Lease
 - b. Caveat with respect to a Mortgage or Lease
 - c. Change Of Name with respect to a Mortgage or Lease
 - d. Mortgage of a Mortgage or Lease
 - e. eRegistry Instruments with Additional Terms or Conditions
 - f. eRegistry Instruments referring to Land Titles for which the Land Extent is "Part of the Land"
 - g. eRegistry Instruments where any Party Receiving is a Minor
 - h. eRegistry Instruments transferring or mortgaging a fraction (rather than all) of the Estate held by the Registered Proprietors
 - i. eRegistry Instruments transferring or mortgaging a Life Estate without the corresponding Estate in Remainder or *vice versa*
3. other eRegistry Instruments and Information Reports (including eConsent Information Reports)

1.5 Associated documents

This document is part of the documentation portfolio being delivered to the "Specification of NSW Instrument Schema and Electronic Case Verification" project, which consists of the following documents:

1. NSW eRegistry Instrument & eNOS Schemas (this document)

¹ "eNOS" is an abbreviation for "electronic Notice of Sale".

2. NSW eLodgment Case Data Content Definition
3. NSW Title Activity Check & Lodgment Fee Calculation Schemas
4. Additional Schemas²
5. NSW eLodgment Case Verification Requirements
6. Lodgment Verification Process Model and Business Rule Mapping
7. Rule Template Summary
8. NSW Registry Information Schema for Compliance Assurance.

1.6 How this document is organised

This document includes the following sections:

1. Introduction:
 - a. Section 2 describes the current environment and the envisaged software components by which NSW LPI's systems will interact with the National E-Conveyancing System in more detail.
 - b. Section 3 describes how each schema is presented in this document and associated documents.
2. Stage 1: Instrument Schema:
 - a. Section 4 describes a schema for the NSW eRegistry Instrument types in scope (see section 1.4) in the form of a conceptual data model for an XML schema, along with relevant standards.
 - b. Section 5 similarly describes a schema for the NSW Information Report types in scope (see section 1.4).

Appendix A: provides a glossary of technical terms used in this document.

This document contains a number of terms rendered in blue underlined Title Case: an on-screen reader can depress the **Ctrl** key and click on any such term to navigate to that term in the NECS Vocabulary wiki at <http://necsvocab.pbworks.com/> (provided that user has access rights to the wiki).

1.7 Information sources

This document was developed using a variety of information sources, including:

1. RPA Manual and Interactive Forms:
 - a. Discharge of Mortgage Form 05DM
 - b. Transfer Form 01T
 - c. Mortgage Form 05M
 - d. Caveat Form 08X
 - e. Withdrawal of Caveat Form 08WX
 - f. Change of Name Form 10CN
 - g. Notice of Sale or Transfer of Land
2. NECS Message Use Case Specification published in December 2010 in Volume 5 Data Standard Requirements of the NECS Requirements Definition available at <http://www.necs.gov.au/NECS-Requirements-Definition/default.aspx>
3. a diagram entitled "Overview of Information contained in NSW Registry Instrument Counterparts"

² This document includes Land Title Reference Verification, Registry Information Supply Request, Lodgment Verification, and Lodgment Request schemas.

4. information received orally and in writing from various NSW LPI personnel
5. NECS in NSW Consultation Paper 4: Land Registry Transaction Services for Conveyancing.

2 Current and future environments

2.1 Current environment

2.1.1 Creation and capture of Registry Instruments

Registry Instruments are currently able to be created in one of three ways:

1. **RPA (Real Property Act) manual forms:** each Registry Instrument type exists as a .pdf document which can be printed. Information can then be typed or handwritten in the spaces provided on the printed document. Once complete, each Registry Instrument is submitted to the Land Registry for lodgment, examination and registration.
2. **RPA interactive forms:** an on-screen form exists for each Registry Instrument type, which can be filled in on-screen, with some data entry assistance provided by the on-screen form. Once complete, each Registry Instrument is printed then submitted to the Land Registry for lodgment, examination and registration. No data is collected from the on-screen form.
3. **Licensed forms:** the majority of RPA forms submitted for lodgment to NSW LPI are created in industry systems. Automated preparation of instruments by industry practitioners or financial institutions using their in-house systems requires those firms or their software providers to create their own versions of authorised electronic templates for this purpose and licence these templates with NSW LPI.

2.1.2 Registry Information delivery

Land Title information is currently delivered by way of Title Searches either as paper documents or as text files, through the NSW LPI authorised Information Broker network or Online Shop.

2.1.3 Registry Instrument / Lodgment Case compliance assurance

Registrar-General's Directions and instructions for preparing compliant Registry Instruments are published on the NSW LPI website for download and use by industry practitioners.

Due diligence and compliance assurance checks prior to lodgment are expected to be done manually by the industry practitioner, the transacting party or an agent associated with the transaction.

Compliance assurance of the Registry Instruments in a Lodgment Case by the Land Registry is currently achieved by a combination of visual examination by Examining Officers and error checking by the system as Registry Instrument data is entered into the Integrated Titling System (ITS).

2.2 National E-Conveyancing Environment

It is the intention of NSW LPI to interact with the National E-Conveyancing System, from which eLodgment Cases will be passed to NSW LPI as electronic messages to be processed by ITS.

NSW LPI understands that an eLodgment Case delivered to the Land Registry from a National E-Conveyancing System Workspace is to include:

1. An eLodgment Information Report including:
 - a. the ELNO Workspace ID
 - b. an ELNO eLodgment Case ID
 - c. the Jurisdiction and Land Registry Name

- d. Responsible Subscriber Details
- e. lodgment details for each eRegistry Instrument, including:
 - i. the ELNO eRegistry Instrument ID
 - ii. the Registry Instrument Type
 - iii. the Lodgment Order
 - iv. the IDs of any associated eNOS Information Report in the case
- f. the IDs of any eConsent Information Report in the case
- g. the Land Title References specified in the eRegistry Instruments in the case, with CoRD Authorisation and CoRD Issue Details for the referenced Land Titles
- h. details of the Lodgment Fees collected by the National E-Conveyancing System for the case³;
2. the eRegistry Instruments and any associated Information Reports (e.g. eNOS Information Report, eConsent Information Report) in the case;
3. details of Signing and Certification of the case by a Certifier for the Responsible Subscriber.

A key feature of E-Conveyancing will be assurance that data is consistent within a Workspace prior to the eLodgment Case therein being presented to the Land Registry for lodgment and registration.

The Lodgment Verification service will test each submitted eLodgment Case against applicable Land Registry compliance rules and advise of non-compliance in terms of those rules. It will be the responsibility of the recipients of that advice to access the relevant supporting information and make the necessary corrections to instruments and reports to ensure the accuracy, integrity and compliance of those instruments and reports for lodgment and registration.

The NSW LPI services to be provided to the National E-Conveyancing environment for compliance assurance are:

1. publication of business rules for compliance assurance (to facilitate implementation by conveyancing industry participants and the National E-Conveyancing System of the business rules⁴ in their systems)
2. a Lodgment Verification service providing:
 - a. calculation or confirmation of Lodgment Fees payable for eRegistry Instruments in the eLodgment Case
 - b. a Lodgment Verification Compliance Response⁵
 - c. an Examination Compliance⁶ Report for all documents in the eLodgment Case, in the form of a listing of non-compliance with Land Registry business rules.

³ These are to be compared by NSW LPI with the fees payable for the case.

⁴ This will be confined to those business rules that are suitable for publication. There may be some business rules (such as those governing verification of a Land Title Reference or Certificate Authentication Code) that can only be implemented as a service at the Land Registry.

⁵ This is required by the National E-Conveyancing System at a set period prior to settlement.

⁶ The Registration Compliance Report will only be able to check those aspects of documents in an eLodgment Case suitable for automated compliance assurance and may therefore not cover all Land Registry compliance requirements for registration. Completeness of cover will depend on the content of the Register and characteristics of the eLodgment Case.

3 How each schema is presented

Each schema (which may represent either an entire message, such as a Lodgment Fee Calculation Request or part of a message, such as an eRegistry Instrument) is presented as:

1. a conceptual data model, in the following formats:
 - a. a high-level view showing only the top 3 levels of the hierarchic data structure as a block diagram
 - b. a detailed hierarchic data model, with descriptive information about each data item.
2. the XML schema itself (in separate documents):
 - a. as the actual content of the .xsd file
 - b. diagrammatically.

3.1 Presentation conventions

3.1.1 High level views and detailed hierarchic data models

3.1.2 High level views

These views depict the schema in question in the form of a high level block diagram, limited to 3 levels for clarity. The conventions used in this type of diagram are:

1. enclosure of an item or set of items in a double border denotes that that item or set of items may be repeated
2. arrangement of items side by side denotes a choice between those items
3. the symbol "⊕" denotes a composite data item with internal structure not shown on the diagram
4. a grey background indicates a data item that is defined in a separate schema
5. (in the case of the eRegistry Instrument schema) the Registry Instrument Type(s) for which the data item is applicable
 - a. T: Transfer With Monetary Consideration
 - b. TZ: Transfer Without Monetary Consideration
 - c. JT: Transfer Altering Tenancy
 - d. TP: Transfer Under Power of Sale
 - e. DM: Discharge Of Mortgage
 - f. M-1: Single Electronic Counterpart Mortgage
 - g. M-2: Double Electronic Counterpart Mortgage
 - h. CN: Change Of Name
 - i. SX: Settlement Caveat
 - j. WX: Withdrawal Of Caveat.

3.1.3 Detailed hierarchic data models

These models list, for each data item:

1. an appropriate name:
 - a. if an appropriate term exists in the NECS Vocabulary, this is used and rendered in blue underlined text: note that where there is a term currently in the NECS Vocabulary that is (in the authors' opinion) inappropriate, an alternative term may be used with a note to that effect

- b. if no appropriate term exists in the NECS Vocabulary, a new name has been used and rendered in standard text:
note that "ID" and "Identifier" are taken to be equivalent
- 2. whether the data item is:
 - a. simple, i.e. has **no** subordinate data items, or
 - b. complex, i.e. **has** subordinate data items
- 3. whether the data item is:
 - a. mandatory, shown by the value 1 in the Minimum Instances column, or
 - b. optional, shown by the value 0 in the Minimum Instances column
- 4. whether the data item is:
 - a. singular, shown by the value 1 in the Maximum Instances column, or
 - b. multiple, shown by the value N in the Maximum Instances column
- 5. the complex data item which contains the data item (if any): note that the hierarchic arrangement of data items represents this containment structure rather than any taxonomic (categorisation) relationship
- 6. the data type (e.g. identifier, category, text) (see section 3.2 for a complete list of data types and their characteristics)
- 7. the valid values of a simple data item where appropriate
- 8. allowed structures of a complex data item where appropriate
- 9. whether the data item is:
 - a. entered by the **user** of the data entry system, either an industry practitioner case management system or the National E-Conveyancing System (e.g. the name of each Party Receiving), or
 - b. **system**-generated by the data capture facility (e.g. an eRegistry Instrument ID from an automatic ID generator, a Subscriber Full Name from a registry of Subscribers)
 - c. generated by the data capture facility **UI** (user interface) in response to user selection of an option (e.g. Workspace Party IDs entered into an instrument by the system in response to user selection of a workspace party name from a list)
- 10. any alternative names or legends used for the data item (e.g. Parties Receiving are referred to as Transferees in a Transfer Instrument)
- 11. a description of the data item if appropriate and/or any notes about the usage of the data item.

3.2 Data types

Each data item is assigned a **data type**, which indicates the type of content that the data item can hold, and to some extent the meaning of that content.

3.2.1 Simple data types

The following simple data types are used in these data models:

Numbers:

- 1. **amount:** the data item can hold any monetary amount (assumed for this environment to be in Australian dollars)
- 2. **count:** the data item can hold any positive integer or (in some cases) zero, being the number of instances of something of interest in a particular situation

3. **decimal**: the data item can hold any number including a decimal point and up to 2 decimal places
4. **ordinal**: the data item can hold any positive integer, indicating the sequence of some item with respect to other items of the same type

Dates & times:

5. **date**: the data item can hold any valid date
6. **timestamp**: the data item can hold any valid date and time

Identifiers:

7. **identifier**: the data item can hold any value from a set of unique identifiers

Others:

8. **category**: the data item can hold any value representing a category from a classification system, e.g. "Natural Person", "Organisation" are categories of "Party Type"
9. **text**: the data item can hold any string of characters from the available character set
10. **yes/no**: the data item can hold either a value representing "yes" ("true") or a value representing "no" ("false"): note that this data type is only appropriate where:
 - a. the question answered by the data item can only ever be answered by "yes" or "no", **and**
 - b. there is no possibility of misinterpretation of either "yes" or "no".

3.2.2 Standard complex data types

The following standard complex data types are used in these data models:

Addresses:

11. **address**: the data item can hold any [Physical Address](#) or [Electronic Address](#)
 - a. **physical address**: the data item can hold any [Physical Address](#)
 - i. **Australian physical address**: the data item can hold any [Street Address](#), [Postal Service Delivery Address](#) or [DX Address](#) that is in Australia
 - a. **street address**: the data item can hold any [Street Address](#) that is in Australia
 - b. **DX address**: the data item can hold any [DX Address](#) that is in Australia
 - ii. **overseas physical address**: the data item can hold any address represented as one or more address lines plus a country other than Australia
 - b. **electronic address**: the data item can hold any telephone number or e-mail address
 - i. **telephone number**: the data item can hold any valid telephone number
12. **locality name**: the data item can hold any locality name as defined in AS4590

Identification:

13. **system request ID**: the data item consists of both:
 - a. a System ID (an **identifier**) which identifies which system a request comes from, and
 - b. a Message ID (an **identifier**) which is the identifier assigned to that request by the system that sent the request message

14. **request origin:** in request messages sent to NSW LPI from an ELNO, the data item consists of:
 - a. an [Electronic Lodgment Network Operator ID](#) (an **identifier**) which identifies the Electronic Lodgment Network Operator from whom a request is received
 - b. a [Subscriber ID](#) (an **identifier**) which identifies the Subscriber making the request
 - c. an ELNO [Workspace ID](#) (an **identifier**) which identifies the Workspace for which the request is made, and
 - d. an ELNO [eLodgment Case ID](#) (an **identifier**) which identifies the eLodgment Case within that Workspace
15. **party full name:** the data item consists of exactly one of:
 - a. an [Organisation Name](#)
 - b. **person full name:** a mandatory [Set Of Given Names](#), an optional [Family Name](#) and an optional [Person Full Name Suffix](#)
16. **party ID:** the data item consists of both:
 - a. a Party ID Type (a **category** which can hold one of "ACN" or "ARBN") and
 - b. an Identification Number (an **identifier** which holds the actual ACN or ARBN)
17. **digital signature record:** the data item consists of the following mandatory items:
 - a. a [Digital Signature](#) (an **identifier**)
 - b. a Digital Signature [Timestamp](#) (a **timestamp**) which indicates when the digital signature was applied to the electronic document
 - c. a [Digital Signature Certificate ID](#) (an **identifier**)
 - d. a [Digital Signing Compliance Report](#) (a **category**)
 - e. a Digital Signing Compliance Report [Timestamp](#) (a **timestamp**) which indicates when the digital signature was verified
18. **land title reference:** the data item takes one of the following forms depending on the type of title:
 - a. Lot Number + Deposited Plan Number for standard titles or Community Titles
 - b. Lot Number + Section Number + Deposited Plan Number (for older plans that are divided into sections)
 - c. Lot Number (or "CP") + "SP" + Strata Plan Number (for strata titles)
 - d. "LF" + Lease Folio Number + Lease Number (for lease folio titles)
 - e. "AUTO CONSOL" + Volume Number + Folio Number (for auto consol titles)
 - f. Land Title Reference + letter, e.g. A, B, C (for subfolio titles)

Note:

 1. There may be other forms of Land Title Reference in addition to those listed above.
 2. A land title reference may be handled as:
 - a. a simple text data item (in which case an oblique ("/") – or, in the case of an auto consol title, a hyphen ("-") – is used between each pair of components except "SP" and a Strata Plan Number)
 - b. a complex (composite) item.
 3. Lot Numbers and Section Numbers are normally numeric (e.g. 1, 2, 3) but may be alphanumeric (e.g. 1A, 1B, A, B, C).
19. **registry plan reference:** the data item takes various forms depending on the type of title, common examples being:
 - a. "DP" + Deposited Plan Number for standard titles or Community Titles
 - b. "SP" + Strata Plan Number (for strata titles)

20. **book and number**: the data item can hold any pair of identifiers, referred to respectively as Book And Number, usually held in a simple text data item as "BK" + Book + "No" + Number
21. **document id**: the data item consists of the following mandatory items:
 - a. a Document ID Type (a **category** which can hold one of "Dealing Number", "ELNO eRegistry Instrument ID" or "Book And Number")
 - b. a Document Number (an **identifier** which holds the actual Dealing Number, ELNO eRegistry Instrument ID or Book And Number)

Numbers:

22. **duration**: the data item can hold the specification of any time period of 1 or more days' duration, consisting of:
 - a. a Duration Unit Count (a **count**): the number of duration units spanning the time period
 - b. a Duration Unit (a **category**: years, months, weeks, days)
23. **fraction**: the data item can hold any fraction with a value no greater than 1, consisting of:
 - a. a Numerator (a **count**)
 - b. a Denominator (a **count**)

3.2.3 Non-standard complex data types

24. where a data item is described as **complex**, the data item consists of one or more other data items listed following the complex data item, e.g. an eRegistry Instrument Identification consists of an ELNO Workspace ID, an ELNO eLodgment Case ID and an ELNO eRegistry Instrument ID

3.3 Data representation in XML schemas

Note that the representation of a data value in an XML message may be different from any or all of the following:

1. the representation of that data value in a database (irrelevant to the purposes of this document)
2. the allowable representations of that data value on a data entry on-screen form
3. the possible representations of that data value on a printed or on-screen document.

3.3.1 Dates

The XML **date** datatype actually holds dates in ccyy-mm-dd format, e.g. 2010-12-25.

A data entry on-screen form should provide either:

1. a single field for entry of a date that allows either '/' or '-' as a separator and interprets the 1 or 2 digits before the first separator as the day number, the 1 or 2 digits between the separators as the month number and the digits after the second separator as the year number (with 2000 added if only 2 digits are supplied), with a legend indicating this, or
2. separate day number, month number and year number fields marked as such.

A date can be rendered on a printed or on-screen document in any format required, e.g. "25/12/2020", "the 25th day of December, 2010".

3.3.2 Counts and ordinals

These should use the XML **positiveInteger** datatype, since neither conceptual datatype allows for negative values.

A data entry on-screen form should allow only digits in a count or ordinal field.

A count or ordinal should be rendered on a printed or on-screen document using only digits.

3.3.3 Monetary amounts

These should use the XML **positiveInteger** datatype to store the number of cents, since:

1. negative values should not be allowed
2. fractions of a dollar may be required.

A data entry on-screen form should allow:

1. optional inclusion of a leading '\$' sign
2. entry of a whole number (with no decimal point) to be treated as a whole number of dollars
3. entry of a fractional number (with a decimal point and 2 digits thereafter) to be treated as a dollars and cents amount.

A monetary amount should be rendered on a printed or on-screen document with a leading '\$' sign.

3.3.4 Identifiers

These should use the XML **string** datatype to allow for alphanumeric identifiers.

3.3.5 Telephone numbers

These should use the XML **string** datatype to store the phone number without spaces in one of the following forms:

1. as an 8-digit number (in which case country code 61, area code 02 are assumed)
2. as a 10-digit number (in which case country code 61 is assumed)
3. as a number preceded by a '+' sign (in which case the digits immediately after the '+' sign are interpreted as the country code).

A data entry on-screen form should allow inclusion of spaces.

A telephone number should be rendered on a printed or on-screen document with spaces inserted as follows:

1. between the 4th and 5th digits of an 8-digit number, e.g. 9123 4567
2. between the 4th and 5th digits and the 7th and 8th digits of a 10-digit number starting with '04', e.g. 0412 345 678
3. between the 2nd and 3rd digits and the 6th and 7th digits of a 10-digit number not starting with '04', e.g. 02 3456 7890
4. with no inserted spaces in the case of a number preceded by a '+' sign, since:
 - a. different country codes have different numbers of digits
 - b. area codes in different countries have different numbers of digits
 - c. spacing in local numbers varies from country to country.

3.3.6 Australian physical addresses

Treatment of Australian physical addresses other than DX Addresses should be based on AS4590-2006, which prescribes the use of either:

1. a set of unstructured address lines, or
2. a completely disaggregated format in which each component of the address is held as a separate data item.

The author recommends the following deviations from, and options provided by, the standard:

1. exclusion of the following data items:
 - a. Address Purpose Code
 - b. Physical Address Type Code
 - c. Address Official Standing Code
 - d. Client Address Currency Details (and subordinate data items)
 - e. Complex Road Number (and subordinate data items)
 - f. Complex Road (and subordinate data items)
 - g. Overseas Address Line
 - h. Location Descriptor
 - i. Delivery Point Identifier
 - j. Geocode (and subordinate data items)
2. aggregation of alphabetic prefixes and suffixes with unit numbers, street numbers etc., e.g. "12A New St" would be held in 3 data items rather than 4

DX Addresses should be recorded using the following data items:

1. DX Number
2. Location Name.

3.3.7 Relevant standards

The following data objects are defined in the standard indicated:

1. [Postal Delivery Service Address](#): defined in AS4590-2006
2. [Street Address](#): defined in AS4590-2006
3. Overseas Address: defined in AS4590-2006
4. [Telephone Number](#): defined in AS4590-2006
5. Country: defined in ISO 3166-1.

4 eRegistry Instrument schema

This schema is designed to support eRegistry Instruments supplied to NSW LPI from an ELNO (Electronic Lodgment Network Operator) via the ELN (Electronic Lodgment Network).

4.1 Transmission of eRegistry Instrument information

There are 2 options available for the transmission of eRegistry Instrument information:

1. transmission of entire eRegistry Instruments from which Counterparts can be extracted
2. transmission of Counterparts, from which entire eRegistry Instruments can be obtained by merging.

The model below is of an entire eRegistry Instrument.

Note that no test indicator is required in the eRegistry Instrument schema since each message type within which an eRegistry Instrument or Counterpart may be transmitted has its own test indicator.

4.2 Conceptual data model

The following complex data item does not need to be included in the schema for eRegistry Instruments submitted to NSW LPI as it can be inferred from other eRegistry Instrument data and/or reference data as indicated. However the data item is added to eRegistry Instrument data returned by NSW LPI after Lodgment/Registration, and is therefore included in the eRegistry Instrument schema as "output-only" data.

1. Responsible Subscriber Details
(from eLodgment Information Report in same eLodgment Case).

The following data items also do not need to be included in the schema for eRegistry Instruments submitted to NSW LPI as they are added to eRegistry Instrument data by NSW LPI after Lodgment/Registration. They are therefore also included in the eRegistry Instrument schema as "output-only" data:

1. [Lodgment Date](#)
2. [Dealing Number](#)
3. [Registration Date](#).

4.2.1 High level view

Key:

- T: Transfer With Monetary Consideration
- TZ: Transfer Without Monetary Consideration
- JT: Transfer Altering Tenancy
- TP: Transfer Under Power Of Sale
- DM: Discharge Of Mortgage
- M-1: Single Electronic Counterpart Mortgage
- M-2: Double Electronic Counterpart Mortgage
- CN: Change Of Name
- SX: Settlement Caveat
- WX: Withdrawal Of Caveat

- K: identifier data item, used to match counterparts (“key”)
- 1: only 1 counterpart in this Registry Instrument type
- C: common data item, must be identical in matched counterparts
- B: data item that separately appears in each counterpart (does not have to be identical in matched counterparts) (“both”)
- O: data item that appears only in Relinquishing Counterpart (“outgoing”)
- I: data item that appears only in Receiving Counterpart (“incoming”)
- N: not included in eRegistry Instrument (or any counterpart thereof) input to NSW LPI, but included in eRegistry Instruments output from NSW LPI

	T	TZ	JT	TP	DM	M-1	M-2	CN	SX	WX
eRegistry Instrument										
1 eRegistry Instrument Identification	K	K	1	K	1	1	K	1	1	1
1.1 ELNO Workspace ID										
1.2 ELNO eLodgment Case ID										
1.3 ELNO eRegistry Instrument ID										
2 Torrens Title Register	C	C	1	C	1	1	C	1	1	1
2.1 Jurisdiction										
2.2 Land Registry Name										
3 Approved eRegistry Instrument Details	C	C	1	C	1	1	C	1	1	1
3.1 Registry Instrument Type										
3.2 Registry Instrument Form Number										
3.3 Template Version Number										
4 Duty Assessment	I	I		I		1	I		1	
4.1 Duty Assessment Number										
5 Land Title	C	C	1	C	C	1	C	1	1	1
5.1 Land Title Reference										
5.2 Land Extent										
6 Responsible Subscriber	N	N	N	N	N	N	N	N	N	N
6.1 ELNO Responsible Subscriber ID										
6.2 Land Registry Customer Code										
6.3 Full Name										
6.4 Physical Address										
6.5 Telephone Number										
6.6 Land Registry Delivery Address										
6.7 Transacting Party Represented										
6.8 Client Reference										

	T	TZ	JT	TP	DM	M-1	M-2	CN	SX	WX
7 Party Relinquishing	C	C		C	1		C			1
7.1 ELNO Workspace Party ID										
7.2 Party Type										
7.3 Full Name										
7.4 Organisation Type										
7.5 Party ID										
8 Registered Proprietor Of Estate			1	C		1		1	1	
8.1 ELNO Workspace Party ID										
8.2 Party Type										
8.3 Full Name										
8.4 Organisation Type										
8.5 Party ID										
9 Tenancy Relinquished			1							
9.1 Tenancy Type										
10 Tenancy Received			1							
10.1 Tenancy Type										
11 Details For Service Of Caveat Notice To Registered Proprietor									1	
11.1 Physical Address										
11.2 DX Address										
12 Operative Words	C	C	1	C	1	1	C	1	1	1
12.1 Set Of Operative Words										
13 Subject Estate	C	C		C						
13.1 Estate Type										
14 Subject Interest In Land				C	1					
14.1 Type Of Interest In Land										
14.2 Document ID										
15 Subject Constraint										1
15.1 Constraint Type										
15.2 Document ID										
16 Consideration										
16.1 Consideration Amount Specified	C			C						
16.2 Consideration Amount	C			C						
16.3 Non-Monetary Consideration Type Specified		C								
16.4 Non-Monetary Consideration Type		C								
17 Encumbrance	C	C		C		1	C			
17.1 Encumbrance Type										
17.2 Document ID										
18 Memorandum						1	C			
18.1 Memorandum ID										

	T	TZ	JT	TP	DM	M-1	M-2	CN	SX	WX
19 Interest Or Constraint Received	C	C		C		1	C		1	
19.1 Partial Estate Received										
19.1.1 Partial Estate Type										
19.1.2 Life Estate Duration										
19.1.3 Other Life Name										
19.2 Tenancy Type										
19.3 Share Received										
19.3.1 Share Fraction										
19.3.2 Party Receiving ⊕										
20 New Full Name								1		
20.1 Full Name										
21 Caveator Residential Address									1	
21.1 Street Address										
22 Details For Service Of Notices On Caveator									1	
22.1 Full Name										
22.2 Street Address										
22.3 DX Address										
23 Action Prohibited									1	
23.1 Action Prohibited Category										
24 Details Of Claim Of Caveat									1	
24.1 Claimant Capacity										
24.2 Claim Document										
24.2.1 Claim Document Type										
24.2.2 Claim Document Date										
24.2.3 Document ID										
25 Details Of Change Of Name								1		
25.1 Jurisdiction Of Marriage										
25.2 Non-Australian Jurisdiction										
25.3 Country										
25.4 Spouse Full Name										
25.5 Supporting Evidence										
25.5.1 Evidence Type										
25.5.2 Evidence ID										
25.6 Associated Event										
25.6.1 Event Type										
25.6.2 Event Date										

	T	TZ	JT	TP	DM	M-1	M-2	CN	SX	WX
26 CoRD Authorisation	O	O	1	O	1	1	O	1		
26.1 CoRD Holder ELNO Subscriber ID										
26.2 CoRD Holder Full Name										
26.3 Land Title										
26.3.1 Land Title Reference										
26.3.2 CoRD Evidence Type										
26.3.3 Duplicate Certificate Of Title Details ⊕										
27 eNOS Information Report Reference	I	I		I				1		
27.1 ELNO eNOS Information Report ID										
28 Signing	B	B	1	B	1	1	B	1	1	1
28.1. Registry Instrument Counterpart Type										
28.2. Subscriber										
28.2.1 ELNO Subscriber ID										
28.2.2 Full Name										
28.2.3 Subscriber Capacity										
28.3. Transacting Party Represented										
28.3.1 ELNO Workspace Party ID										
28.3.2 Full Name										
28.4. Certifier										
28.4.1 ELNO Certifier ID										
28.4.2 Full Name										
28.4.3 Certifier Capacity										
28.4.4 Certification ⊕										
28.4.5 Digital Signature Record										
29 Lodgment Information	N	N	N	N	N	N	N	N	N	N
29.1 Lodgment Date										
29.2 Dealing Number										
29.3 Registration Date										

4.2.2 Hierarchic data model

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
1 eRegistry Instrument Identification	1	1	complex				The means of identifying this Instrument as soon as it is created (since the Dealing Number is not assigned until lodgment and registration)
1.1 ELNO Workspace ID	1	1	identifier		system		
1.2 ELNO eLodgment Case ID	1	1	identifier		system		
1.3 ELNO eRegistry Instrument ID	1	1	identifier		system		
2 Torrens Title Register	1	1	complex				
2.1 Jurisdiction	1	1	category	"New South Wales"	system		Obtained from eRegistry Instrument Template
2.2 Land Registry Name	1	1	party full name	"NSW Land Registry"	system		Obtained from eRegistry Instrument Template
3 Approved eRegistry Instrument Details	1	1	complex			Form	Identifies the approved form
3.1 Registry Instrument Type	1	1	category	"Transfer With Monetary Consideration" "Transfer Without Monetary Consideration" "Transfer Altering Tenancy" "Transfer Under Power Of Sale" "Double Electronic Counterpart Mortgage" "Single Electronic Counterpart Mortgage" "Discharge Of Mortgage" "Change Of Name" "Settlement Caveat" "Withdrawal Of Caveat"	user		Used to select the appropriate template and identify which data items are required; if separate schemas for each Registry Instrument Type are maintained, also used to select the appropriate schema
3.2 Registry Instrument Form Number	1	1	identifier		system		

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
3.3 Template Version Number	1	1	decimal		system	Release	The version number of the relevant template used to create this Instrument
4 Duty Assessment	0	1	complex				
4.1 Duty Assessment Number	0	1	identifier		user		T, TZ, TP: required in all instances M-1: only required if Party Type of Registered Proprietor Of Estate is "Organisation" M-2: only required if Party Type of Party Relinquishing is "Organisation" SX: only required if Claim Document Type is "Unregistered Mortgage" or "Loan Agreement"
5 Land Title	1	N	complex			T/DM/M/X: Torrens Title CN/WX: Folio of the Register	
5.1 Land Title Reference	1	1	land title reference	See section 3.2.2	user		
5.2 Land Extent	1	1	category	"Whole Of The Land"	user		"Part Of The Land" to be supported in a later rollout

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
6 Responsible Subscriber	0	1	complex			Lodged by	Obtained from eLodgment Information Report in same eLodgment Case, and added to eRegistry Instrument when included in Land Registry output after lodgment
6.1 ELNO Responsible Subscriber ID	1	1	identifier		system		
6.2 Land Registry Customer Code	1	1	identifier		system	Customer Account Number, LLPN	
6.3 Full Name	1	1	party full name	See section 3.2.2	system	Name	
6.4 Physical Address	1	1	Australian physical address	See section 3.2.2	system	Address or DX	
6.5 Telephone Number	1	1	telephone number	See section 3.2.2	system	Telephone	
6.6 Land Registry Delivery Address	1	1	identifier		system	Document Collection Box	
6.7 Transacting Party Represented	1	N	party full name		system		
6.8 Client Reference	0	1	text		system	Reference	

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
7 Party Relinquishing	0	N	complex			T: Transferor DM: Mortgagee M: Mortgagor WX: Caveator	T, TZ: the Transferor TP, DM: the Mortgagee M: the Mortgagor WX: the Caveator
7.1 ELNO Workspace Party ID	1	1	identifier		system		Uniquely identifies each Party in a Workspace
7.2 Party Type	1	1	category	"Natural Person" "Organisation"	user		
7.3 Full Name	1	1	party full name	See section 3.2.2	user		Does not include ACN or ARBN
7.4 Organisation Type	0	1	category	See section 4.2.3	user		Required if and only if Party Type is "Organisation"
7.5 Party ID	0	1	party ID	See section 3.2.2	user		Required if and only if Party Type is "Organisation"; depending on "Organisation Type"; the ACN or ARBN of the Party
8 Registered Proprietor Of Estate	0	N	complex			CN/X: Registered Proprietor	A Registered Proprietor of the Estate being transacted that is not a Party Relinquishing in this eRegistry Instrument
8.1 ELNO Workspace Party ID	1	1	identifier		system		Uniquely identifies each Party in a Workspace
8.2 Party Type	0	1	category	"Natural Person" "Organisation"	user	"Natural Person" "Organisation"	SX: not required
8.3 Full Name	1	1	party full name	See section 3.2.2	user		Does not include ACN or ARBN
8.4 Organisation Type	0	1	category	See section 4.2.3	user		SX: not required Otherwise: required if and only if Party Type is "Organisation"
8.5 Party ID	0	1	party ID	See section 3.2.2	user		SX: not required Otherwise: required if and only if Party Type is "Organisation", depending on Organisation Type; the ACN or ARBN of the Party

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
9 Tenancy Relinquished	0	1	complex				
9.1 Tenancy Type	1	1	category	"Joint Tenants" "Tenants In Common In Equal Shares"	user		
10 Tenancy Received	0	1	complex				
10.1 Tenancy Type	1	1	category	"Joint Tenants" "Tenants In Common In Equal Shares"	user		Must be opposite to Tenancy Relinquished
11 Details For Service Of Caveat Notice To Registered Proprietor	0	1	complex				
11.1 Physical Address	1	1	physical address	See section 3.2.2	user	X: Registered Proprietor	
11.2 DX Address	0	1	DX address	See section 3.2.2	user	Document Exchange Box in NSW (additional)	
12 Operative Words	1	1	complex				
12.1 Set Of Operative Words	1	1	text		user		

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
13 Subject Estate	0	1	complex				
13.1 Estate Type	1	1	category	"Estate In Fee Simple" "Leasehold Estate"	user		
14 Subject Interest In Land	0	1	complex				
14.1 Type Of Interest In Land	1	1	category	"Mortgage Of An Estate"	user		
14.2 Document ID	1	1	document id	One of: 1. Dealing Number 2. Book And Number 3. ELNO eRegistry Instrument ID	user		The identifier of the document by means of which the Subject Interest In Land is recorded
15 Subject Constraint	0	1	complex				
15.1 Constraint Type	1	1	category	"Caveat Affecting An Estate"	user		
15.2 Document ID	1	1	document id	One of: 1. Dealing Number 2. ELNO eRegistry Instrument ID	user		The identifier of the document by means of which the Subject Constraint is recorded

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
16 Consideration	0	1	complex	If T, TP (Transfer With Monetary Consideration): optional Consideration Amount If TZ (Transfer Without Monetary Consideration): mandatory Non-Monetary Consideration Type			
16.1 Consideration Amount Specified	1	1	yes/no		user		Required if and only if Registry Instrument Type is "Transfer With Monetary Consideration"
16.2 Consideration Amount	0	1	amount		user		Relevant only if Registry Instrument Type is "Transfer With Monetary Consideration"
16.3 Non-Monetary Consideration Type Specified	1	1	yes/no		user		Required if and only if Registry Instrument Type is "Transfer Without Monetary Consideration"
16.4 Non-Monetary Consideration Type	0	1	category	"Court Order" "Deed Of Partition" "Deed Of Assignment" "Intergenerational Assignment"	user		Required if and only if Registry Instrument Type is "Transfer Without Non-Monetary Consideration"; the type of Consideration if not monetary; other types to be supported in a later rollout
17 Encumbrance	0	N	complex				
17.1 Encumbrance Type	1	1	category	"Writ Affecting Estate" "Mortgage Of Estate"	user		The type of document by means of which the Encumbrance is recorded
17.2 Document ID	1	1	document id	Dealing Number of a Writ specified in a Land Title referenced in the eRegistry Instrument or ELNO eRegistry Instrument ID of a Mortgage Instrument in the same eLodgment Case	user		The identifier of the document by means of which the Encumbrance is recorded
18 Memorandum	0	N	complex				
18.1 Memorandum ID	1	1	identifier		user	Memorandum No.	Dealing Number of Memorandum Instrument

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
19 Interest Or Constraint Received	0	2	complex	Options are: 1. 1 Set with no Partial Estate Type (if full Estate being received) 2. 2 Sets, 1 receiving a Life Estate and the other receiving the associated Estate In Remainder			Note that the Settlement Caveat (SX) Registry Instrument Type does not have a Partial Estate Received, Tenancy Type or Share Fraction, but has 1 Share Received
19.1 Partial Estate Received	0	1	complex				The Life Estate or Estate In Remainder received (only if this Interest Or Constraint Received is a Life Estate or an Estate In Remainder)
19.1.1 Partial Estate Type	1	1	category	"Life Estate" "Estate in Remainder"	user		
19.1.2 Life Estate Duration	0	1	category	"for the duration of the life of the Life Tenant" "for the duration of the life of another"	user		Mandatory for each Life Estate; does not apply to Estate In Remainder
19.1.3 Other Life Name	0	1	party full name		user		Mandatory for each Life Estate in which Life Estate Duration is "for the duration of the life of another"; the name of the other party
19.2 Tenancy Type	0	1	category	"Sole Tenancy" " Joint Tenancy " " Tenancy In Common In Unequal Shares" "Tenancy In Common In Equal Shares"	user		Not required for a Settlement Caveat Instrument; required for all other Registry Instrument types with an Interest Or Constraint Received; see section 4.2.4 for details on how this data is used for each type of tenancy or combination of tenancies

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
19.3 Share Received	1	N	complex	1 Share for the Interest Or Constraint Received if Tenancy Type is "Sole Tenancy" or "Joint Tenancy" >1 Share for the Interest Or Constraint Received if Tenancy Type is "Tenancy In Common In Unequal Shares" or "Tenancy In Common In Equal Shares"			
19.3.1 Share Fraction	0	1	fraction	See section 3.2.2	user		Required if and only if Tenancy Type is "Tenancy In Common In Unequal Shares"
19.3.2 Party Receiving	1	N	complex	1 Party Receiving if only 1 party receiving this Share >1 Party Receiving if >1 party receiving this Share as Joint Tenants		T: Transferee M: Mortgagee X: Caveator	
19.3.2.1 ELNO Workspace Party ID	1	1	identifier		system		Uniquely identifies each Party in a Workspace
19.3.2.2 Party Type	1	1	category	"Natural Person" "Organisation"	user		
19.3.2.3 Full Name	1	1	party full name	See section 3.2.2	user		Does not include ACN or ARBN
19.3.2.4 Organisation Type	0	1	category	See section 4.2.3	user		Required if and only if Party Type is "Organisation"
19.3.2.5 Party ID	0	1	party ID	See section 3.2.2	user		Required if and only if Party Type is "Organisation"; depending on Organisation Type; the ACN or ARBN of the Party

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
20 New Full Name	0	1	complex				Documents the new name of the Registered Proprietor Of Estate undergoing a Change Of Name
20.1 Full Name	1	1	party full name		user		The new name of the Registered Proprietor of Estate
21 Caveator Residential Address	0	1	complex			X: residential address	
21.1 Street Address	1	1	street address	See section 3.2.2	user		
22 Details For Service Of Notices On Caveator	0	1	complex			X: Name and Address in New South Wales for Service of Notices on Caveator	The name and address to which any notices to the Caveator should be served; need not be the same as the Caveator Residential Address
22.1 Full Name	1	N	party full name	See section 3.2.2	user	Name	
22.2 Street Address	1	1	street address	See section 3.2.2	user	Street Address, Postcode	Must be in NSW
22.3 DX Address	0	1	DX address	See section 3.2.2	user	Document Exchange Box in NSW (additional)	Must be in NSW
23 Action Prohibited	0	1	complex				
23.1 Action Prohibited Category	1	1	category	"Recording of any Writ or Dealing, other than a Plan, affecting the Estate"	user		

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
24 Details Of Claim Of Caveat	0	1	complex			specified in Schedule 1 by virtue of the	Indicates whether the claim is based on an Instrument only, or facts as well
24.1 Claimant Capacity	1	1	category	"Purchaser" "Unregistered Transferee" "Lender" "Unregistered Mortgagee"	user		SX: Template must state that the Claim Document involves all, and only all, of the Registered Proprietors of the Estate
24.2 Claim Document	1	1	complex			by virtue of the instrument referred to below	
24.2.1 Claim Document Type	1	1	category	"Contract For Sale" "Unregistered Transfer With Monetary Consideration" "Unregistered Transfer Without Monetary Consideration" "Unregistered Transfer Under Power Of Sale" "Loan Agreement" "Unregistered Mortgage Of An Estate"	user	Nature of Instrument	The type of instrument on which the claim is based
24.2.2 Claim Document Date	1	1	date		user	Date	The date shown on the instrument on which the claim is based
24.2.3 Document ID	0	1	identifier	ELNO eRegistry Instrument ID	user		The identifier of the instrument on which the claim is based

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
25 Details Of Change Of Name	0	1	complex				
25.1 Jurisdiction Of Marriage	0	1	category	See section 4.2.3	user	in (the State of)	Required if Associated Event Type is "Marriage"; the Australian State in which the marriage took place; defaults to "NSW" if Marriage Country is "Australia", "Other" otherwise
25.2 Non-Australian Jurisdiction	0	1	text		user		The jurisdiction in which the marriage took place if not an Australian State; only relevant if Marriage Country is not "Australia"
25.3 Country	1	1	category	See section 4.2.3	user		The country in which the marriage took place; defaults to "Australia"; only relevant if Associated Event Type is "Marriage"
25.4 Spouse Full Name	0	1	person full name	See section 3.2.2	user	I married	Required if Associated Event Type is "Marriage"; the name of the person the Registered Proprietor married
25.5 Supporting Evidence	1	N	complex				Items of documentary evidence tendered in support; one required if Associated Event Type is "Marriage" or "Registry Organisation Name Change", two required if "Person Name Change"
25.5.1 Evidence Type	1	1	category	See section 4.2.3	user		The type of evidence
25.5.2 Evidence ID	1	1	identifier		user		The identifying number of the evidentiary document
25.6 Associated Event	1	1	complex				New: details of any event giving rise to this Instrument
25.6.1 Event Type	1	1	category	"Marriage" "Person Name Change" "Registered Organisation Name Change"	user		The type of event giving rise to this Instrument
25.6.2 Event Date	1	1	date		user	Date	The date of the event giving rise to this Instrument

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
26 CoRD Authorisation	0	1	complex				Required where the party providing CoRD Authorisation is the Subscriber in the eRegistry Instrument Counterpart
26.1 CoRD Holder ELNO Subscriber ID	1	1	identifier		UI		
26.2 CoRD Holder Full Name	1	1	party full name		system		
26.3 Land Title	1	N	complex				
26.3.1 Land Title Reference	1	1	land title reference		user		The Land Title Reference of each Land Title with respect to which the Control Of The Right To Deal is here documented
26.3.2 CoRD Evidence Type	1	1	category	"Duplicate Certificate Of Title" "Named In CoRD Record in Land Registry"	user		
26.3.3 Duplicate Certificate Of Title Details	0	1	complex				Required where CoRD Evidence Type is "Duplicate Certificate Of Title"
26.3.3.1 Edition Number	1	1	ordinal		user		
26.3.3.2 Certificate Authentication Code	1	1	identifier		system		
27 eNOS Information Report Reference	0	1	complex				Required for Transfer With Monetary Consideration, Transfer Without Monetary Consideration, Transfer Under Power Of Sale, Change Of Name
27.1 ELNO eNOS Information Report ID	1	1	identifier		user		The identifying number of the associated eNOS Information Report assigned to it by the ELNO

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
28 Signing	1	N	complex				The digital signing of the eRegistry Instrument Counterpart by one or more Certifiers on behalf of the Subscriber. Each eRegistry Instrument must have a Signing for each eRegistry Instrument Counterpart therein. Each eRegistry Instrument Counterpart must have only one Signing
28.1 Registry Instrument Counterpart Type	1	1	category	"Relinquishing" "Receiving"	system		Indicates whether this signature is on behalf of one or more Parties Relinquishing or one or more Parties Receiving
28.2 Subscriber	1	1	complex				
28.2.1 ELNO Subscriber ID	1	1	identifier		UI		
28.2.2 Full Name	1	1	party full name	See section 3.2.2	system		
28.2.3 Subscriber Capacity	1	1	category	"Subscriber Representing Self" "Representative Subscriber"	system		Indicates the role of the Subscriber with respect to this Instrument
28.3 Transacting Party Represented	1	N	complex				All parties on behalf of whom the signing party is signing
28.3.1 ELNO Workspace Party ID	1	1	identifier		UI		Uniquely identifies each Party in a Workspace
28.3.2 Full Name	1	1	party full name	See section 3.2.2	system		
28.4 Certifier	1	2	complex				A Certifier performing the digital signing of the eRegistry Instrument Counterpart
28.4.1 ELNO Certifier ID	1	1	identifier		UI		
28.4.2 Full Name	1	1	person full name	See section 3.2.2	system		
28.4.3 Certifier Capacity	1	1	category	"Employee Certifier" "Practitioner Certifier"	system		
28.4.4 Certification	1	3	complex				
28.4.4.1 Certification Statement Category	1	1	category	"Identity" "Authority" "Support"	user		Identity and Authority depend on Subscriber Capacity. Support is mandatory

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
28.4.4.2 Certification Statement Affirmation	1	1	yes/no		user		
28.4.5 Digital Signature Record	1	1	digital signature record	See section 3.2.2	system		
29 Lodgment Information	0	1	complex				Electronic output from LR only
29.1 Lodgment Date	1	1	date		system		Assigned to eRI at Lodgment
29.2 Dealing Number	1	1	identifier		system		Assigned to eRI at Lodgment
29.3 Registration Date	0	1	date		system		Assigned to eRI at Registration

4.2.3 Valid values of categories in large classification schemes

The following data items may each draw values from large classification schemes:

1. Organisation Type
2. Action Prohibited Category
3. [Jurisdiction](#)
4. [Jurisdiction](#) Of Marriage
5. Country (in Details Of Change Of Name)
6. Evidence Type.

The valid values for each of these data items are as follows:

1. Organisation Type:
 - a. Australian Registered Company
 - b. Australian Company in Liquidation
 - c. Australian Company with Administrator Appointed
 - d. Australian Company with Controller Appointed
 - e. Australian Company with Receiver Appointed
 - f. Foreign Company Registered with ASIC
 - g. Co-operative Registered in NSW
 - h. Co-operative Not Registered In NSW
 - i. Co-operative Housing Society Registered In NSW
 - j. Co-operative Housing Society Not Registered In NSW
 - k. Incorporated Association Registered in NSW
 - l. Incorporated Association Not Registered in NSW
2. Prohibited Action Prohibited Category:
 - a. Recording of any Writ or Dealing, other than a plan affecting the Estate or Mortgage of the Estate
 - b. Recording of a Dealing affecting the Estate or Mortgage
 - c. Recording of a Writ affecting the Estate or Mortgage
3. [Jurisdiction](#):
 - a. New South Wales
4. [Jurisdiction](#) Of Marriage:
 - a. New South Wales
 - b. Victoria
 - c. Queensland
 - d. South Australia
 - e. Western Australia
 - f. Tasmania
 - g. Australian Capital Territory
 - h. Northern Territory
 - i. Other (outside Australia)
5. Country (in Details Of Change Of Name): these data items should be constrained to the set of country names listed in the ISO 3166-1 standard
6. Evidence Type:
 - a. Australian Birth Certificate (Natural Persons only)

- b. Australian Citizenship Certificate (Natural Persons only)
- c. Change of Name Certificate (Natural Persons only)
- d. Marriage Certificate (Natural Persons only)
- e. Current Driver Licence (Natural Persons only)
- f. Current Passport (Natural Persons only)
- g. Current NSW Photo Card (Natural Persons only)
- h. Current Bank Statement (Natural Persons only)
- i. Certificate of Incorporation (Organisations only).

4.2.4 Tenancies and Shares

The following data structure is used to represent an Interest Or Constraint Received (whether, in the case of an Interest, of an entire Estate in Fee Simple, a Life Estate or an Estate in Remainder) and the [Tenancies](#) and Shares received as part of that interest or constraint:

1. Tenancy Type (exactly 1 except in a Settlement Caveat)
2. Share (at least 1):
 - a. Share Fraction (consisting of a Share Numerator and a Share Denominator)
 - b. [Party Receiving](#) or Joint Tenancy (at least 1 per Share).

This structure is used as follows:

1. where there is only 1 Party Receiving:
 - a. Tenancy Type = "Sole Tenancy"
 - b. 1 Share, with:
 - i. 1 Party Receiving
2. where the Parties Receiving do so in a [Joint Tenancy](#):
 - a. Tenancy Type = "Joint Tenancy"
 - b. 1 Share, with:
 - i. n Parties Receiving (where $n \geq 2$)
3. where the Parties Receiving do so in a [Tenancy in Common](#) in Equal Shares:
 - a. Tenancy Type = "Tenancy in Common in Equal Shares"
 - b. for each Share (there must be at least 2):
 - i. either:
 - a. 1 Party Receiving, being a single party in the role of Tenant in Common, or
 - b. 1 Joint Tenancy, comprised of n Parties Receiving, being Joint Tenants, the Joint Tenancy playing the role of Tenant in Common
4. where the Parties Receiving do so in a [Tenancy in Common](#) in Unequal Shares:
 - a. Tenancy Type = "Tenancy in Common in Unequal Shares"
 - b. for each Share (there must be at least 2):
 - i. a Share Fraction
 - ii. either:
 - a. 1 Party Receiving, being a single party in the role of Tenant in Common, or
 - b. 1 Joint Tenancy, comprised of n Parties Receiving, being Joint Tenants, the Joint Tenancy playing the role of Tenant in Common

4.2.5 Justification

The structure of this conceptual data model (and hence of the XML schema produced from it) is justified on the following grounds:

1. The use of many of the same concepts in different eRegistry Instruments and the work previously done by NSW LPI toward a "single instrument schema" justifies the use of a single eRegistry Instrument entity rather than separate entities for each type of eRegistry Instrument.

4.3 XML schema

The actual XML Schema will be delivered when this conceptual data model has reached a suitable degree of stability.

5 Information Report schema for eNOS

While there can be various types of Information Report, this schema currently defines only the eNOS (electronic Notice of Sale).

5.1 Conceptual data model

5.1.1 High Level view

eNOS Information Report			
1	eNOS Information Report Identification		
1.1	ELNO Workspace ID		
1.2	ELNO eLodgment Case ID		
1.3	ELNO eNOS Information Report ID		
2	Torrens Title Register		
2.1	Jurisdiction		
2.2	Land Registry Name		
3	Approved Information Report Details		
3.1	Information Report Type		
3.2	Information Report Form Number		
3.3	Template Version Number		
4	ELNO eRegistry Instrument Reference		
4.1	ELNO eRegistry Instrument ID		
5	Details For Service Of Notices		
5.1	Full Name		
5.2	Owner/Agent		
5.3	Use Property Address		
5.4	Physical Address		
6	Consideration		
6.1	Monetary Consideration	6.2	Non-Monetary Consideration
6.1.1	Purchase Price	6.2.1	Acquisition Date
6.1.2	Date Of Contract For Sale	6.2.2	Acquisition Type
6.1.3	Settlement Date		
6.1.4	Non-Fixed Improvements Included		
6.1.5	Other Land Included		
7	Property		
7.1	Street Address		
7.2	Nature		
7.3	Area		
7.4	Area Units		
7.5	Affected By Current Registered Private Lease		
8	Land Title		
8.1	Land Title Reference		
9	Transfer		
9.1	Transfer Arrangement		

10	Signing
10.1	Subscriber
10.1.1	ELNO Subscriber ID
10.1.2	Full Name
10.1.3	Subscriber Capacity
10.2	Transacting Party Represented
10.2.1	ELNO Workspace Party ID
10.2.2	Full Name
10.3	Certifier
10.3.1	ELNO Certifier ID
10.3.2	Full Name
10.3.3	Certifier Capacity
10.3.4	Certification ⊕
10.3.5	Digital Signature Record

5.1.2 Hierarchic data model

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
1 eNOS Information Report Identification	1	1	complex				
1.1 ELNO Workspace ID	1	1	identifier		system		
1.2 ELNO eLodgment Case ID	1	1	identifier		system		
1.3 ELNO eNOS Information Report ID	1	1	identifier		system		
2 Torrens Title Register	1	1	complex				
2.1 Jurisdiction	1	1	category	"New South Wales"	system		
2.2 Land Registry Name	1	1	party full name	"NSW Land Registry"	system		
3 Approved Information Report Details	1	1	complex				
3.1 Information Report Type	1	1	category	"eNOS"	system		
3.2 Information Report Form Number	1	1	identifier		system		
3.3 Template Version Number	1	1	decimal		system		
4 ELNO e Registry Instrument Reference	1	1	complex				
4.1 ELNO e Registry Instrument ID	1	1	identifier		UI		

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
5 Details For Service Of Notices	1	1	complex			Name and Address for Service of Notices	
5.1 Full Name	1	1	party full name		user		
5.2 Owner/Agent	1	1	category	"Owner" "Owner's Agent"	user	Whose Name is shown?	
5.3 Use Property Address	1	1	yes/no	"Same As Property Address" "Not Property Address"	user	Cross this box	
5.4 Physical Address	0	1	physical address	See section 3.2.2	user		
6 Consideration	0	1	complex	Either Monetary or Non-Monetary		Transaction Details	
6.1 Monetary Consideration	0	1	complex			Part A	
6.1.1 Purchase Price	1	1	amount		user		
6.1.2 Date Of Contract For Sale	1	1	date		user	Date of Contract	
6.1.3 Settlement Date	1	1	date		user		
6.1.4 Non-Fixed Improvements Included	1	1	yes/no	"Included" "Not Included"	user	Does the purchase price include ...?	
6.1.5 Other Land Included	1	1	yes/no	"Included" "Not Included"	user	Does the purchase price include ...?	
6.2 Non-Monetary Consideration	0	1	complex			Part B	
6.2.1 Acquisition Date	1	1	date		user		
6.2.2 Acquisition Type	1	1	category	"Deed Of Partition" "Deed Of Assignment" "Court Order" "Intergenerational Assignment"	user	How was the Property acquired?	

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
7 Property	0	1	complex			Property Details	
7.1 Street Address	1	1	street address	See section 3.2.2	user		Must be in NSW
7.2 Nature	1	1	category	"Vacant Land" "Residence" "Carspace" "Factory" "Farm" "Marine Berth" "Office" "Shop" "Warehouse"	user	What is the Nature of the Property?	
7.3 Area	1	1	decimal		user	Area of Property	
7.4 Area Units	1	1	category	"SqM" "Hectares"	user	SqM or Hectares	
7.5 Affected By Current Registered Private Lease	1	1	yes/no	"Affected" "Not Affected"	user	Is the property affected ...?	
8 Land Title	1	1	complex				
8.1 Land Title Reference	1	1	land title reference	See section 3.2.2	user		
9 Transfer	0	1	complex				
9.1 Transfer Arrangement	1	1	category	"To the Tenant" "With Vacant Possession" "With Existing Tenant"	user	How was the Property transferred?	

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
10 Signing	1	1	complex				The digital signing of the eNOS Information Report by a Certifier on behalf of the Subscriber
10.1 Subscriber	1	1	complex				
10.1.1 ELNO Subscriber ID	1	1	identifier		UI		
10.1.2 Full Name	1	1	person full name	See section 3.2.2	user	Name	
10.1.3 Subscriber Capacity	1	1	category	"Subscriber Representing Self" "Representative Subscriber"	system		Indicates the role of the Subscriber with respect to this Instrument
10.2 Transacting Party Represented	1	N	complex				All parties on behalf of whom the signing party is signing
10.2.1 ELNO Workspace Party ID	1	1	identifier		system		Uniquely identifies each Party in a Workspace
10.2.2 Full Name	1	1	party full name	See section 3.2.2	system	Name	

Data Item	Min/Max Instances		Data Type	Valid Values / Structure	Source	Alternative names / Legends	Description / Usage / Comments
10.3 Certifier	1	1	complex				A Certifier performing the digital signing of the eNOS Information Report
10.3.1 ELNO Certifier ID	1	1	identifier		UI		
10.3.2 Full Name	1	1	person full name	See section 3.2.2	system		
10.3.3 Certifier Capacity	1	1	category	"Employee Certifier" "Practitioner Certifier"	user		
10.3.4 Certification	1	1	complex				Required for the Certifier undertaking Certification and Signing
10.3.4.1 Certification Statement Category	1	1	category	"Correctness"	user		
10.3.4.2 Certification Statement Affirmation	1	1	yes/no		user		
10.3.5 Digital Signature Record	1	1	digital signature record	See section 3.2.2	system		

5.2 XML schema

The actual XML Schema will be delivered when this conceptual data model has reached a suitable degree of stability.

APPENDIX A: GLOSSARY

Term/Acronym	Source	Definition
actor	software design	a human or organisational participant, or a software component of a system that is defined in a use case as providing or using information
asynchronous	software design	a mode of operation in which a component continues processing while waiting for a response message to a request message
business process	process modelling	an activity performed by a participant or application system in response to an event which produces one or more business outcomes, e.g. the lodgment of a case of land registry instruments
business rule	business rules community	a condition that governs business processes so that they occur in such a way that is acceptable to the community ⁷
business rule management system	business rules community	a system that manages business rules outside a database or application system
business rule statement	SBVR	a guidance statement that expresses a business rule
component	software design	a separately definable part of a software system
enforcement level	business rules community	an indication of how strictly a business rule is enforced, e.g. <ul style="list-style-type: none"> violation of the rule incurs immediate cessation of the process the process can continue even if the rule has been contravened but corrective action must be taken
event	software design	any detectable or discernable occurrence that has significance for the delivery of IT service
imperative verb phrase	grammar	a verb phrase that expresses a command, e.g. “verify”, “lodge”, “examine”
message	software design	a structured collection of data passed from one component to another
message pair	software design	a combination of a request message sent to a component and the response message returned by that component in response
message type	software design	a particular type of message required by a system
metadata	IT	data about an information object, including but not limited to effective and expiry dates, ownership etc.
noun phrase	grammar	a noun optionally preceded by one or more other nouns (e.g. Lodgment Acceptability Check) or adjectives (e.g. Registered Proprietor)

⁷ Note that this definition does not exclude rules that are not under an organisation’s jurisdiction, i.e. that are imposed on the organisation by legislation, common law or an externally-defined standard. Nor does it exclude rules on the basis of how they are expressed. Some practitioners do choose to exclude rules on the basis of either or both of these criteria, but this is not appropriate in this context.

Term/Acronym	Source	Definition
request message data	software design	data included in a request message
persistent data	software design	data that is retained by a system after completion of a business process and even after the system is shut down, such that is available to subsequent business processes
pre-condition	process modelling	a condition which must be satisfied for a business process to take place (e.g. for a component to respond to a message)
preposition	grammar	a word or phrase used before a term which expresses a relationship to the concept represented the term, often (but not exclusively) temporal or locational, e.g. "in", "before", "for", "with", "on behalf of"
process model	software design	a model of one or more business processes
reference information	software design	persistent data that a component refers to so as to be able to respond to a received request message , e.g. land title information in a Torrens Title register, locality name and postcode information in a Post Office address file
request message	author(s)	a message sent by a requester to a respondent
request message data	software design	data included in a request message
response message	author(s)	a message sent by the respondent to the requester in reply to a request message
response message data	software design	data included in a response message
requester	author(s)	the actor that sends a component a request message to which that component responds with a response message
respondent	author(s)	the actor that responds to a request message by creating a reply message
rule book	business rules community	the collection of business rules governing a community, expressed as business rule statements
rule engine	IT industry	a now deprecated term for a business rule management system
SBVR	business rules community	the Semantics of Business Vocabulary and Business Rules specification published by the Object Management Group at www.omg.org/spec/SBVR/1.0/PDF/
side-effect	software design	any change made by a component to any persistent data or to the environment apart from transmission of a response
term	SBVR	a noun phrase , either used by the community to refer to a useful business concept or added to the community's business vocabulary to organise multiple business terms into a taxonomy

Term/Acronym	Source	Definition
triggering event	process modelling	an event that causes a business process to occur
UML	software design	Unified Modelling Language, a set of modelling notations used in software design
use case	software design	a UML technique for modelling business processes to describe a system's behaviour as it responds to requests of a particular type from actors
verb phrase	grammar	a verb (e.g. "include") or phrase that may be used in place of a verb (e.g. "be part of") in a grammatical sentence
web service	software design	a software component or system designed to support machine-to-machine interaction over a network