Interoperability Operational Committee

Interoperability Model Overview

Version 1

30th March 2021

Interoperability Operational Committee Members:

Landgate
Land Use Victoria
NSW Office of the Registrar General
PEXA Ltd
Queensland Titles Office
South Australia Office of the Registrar General
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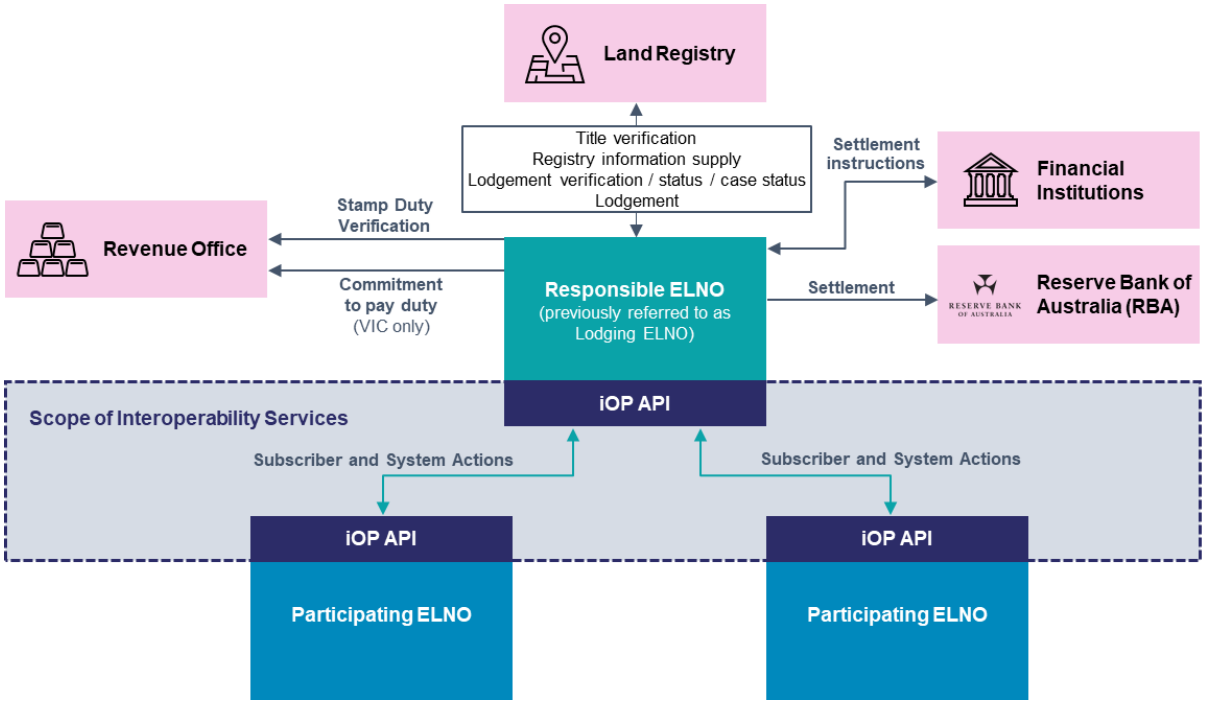
Introduction

The Interoperability Operational Committee (IOC) has been tasked with the co-creation of a common set of artefacts including data standards, APIs, technical architecture and associated documentation to facilitate the technical Interoperability of ELNOs in accordance with the agreed Industry principles, requirements and standards.

This document describes the emerging interoperability (iOP) model, which the draft iOP APIs will enable. The collaborative design of this model has been underway within the IOC since January 2021. The iOP APIs being drafted are intended only for use in this newly proposed model; no alternate models for Interoperability are being developed or pursued.

Overview

In an interoperable electronic conveyancing transaction, multiple ELNOs host subscribers participating in the same transaction. The iOP model enables interoperability between ELNOs through APIs, which execute system actions across ELNO workspaces. For each transaction, at any given time, one of the ELNOs is designated as the Responsible ELNO. This ELNO will orchestrate the transaction, interact with Land Registries and Revenue Offices, and perform the transaction Settlement and Lodgement. The ELNO designated as Responsible ELNO will differ from transaction to transaction. The Responsible ELNO for a transaction is determined by a set of system rules and cannot be selected by subscribers (see Responsible ELNO selection). Other ELNOs hosting subscribers in the transaction are designated as Participating ELNOs. The iOP APIs are used to provide two-way updates between ELNOs when subscriber and system actions are performed. Where more than two ELNOs are hosting subscribers in a transaction the Responsible ELNO will utilise the iOP APIs to distribute any actions across other participating ELNOs. All iOP API interactions occur between the current Responsible ELNO and each Participating ELNO.



Responsible ELNO Selection

The Responsible ELNO in a transaction will be the ELNO that is hosting the Responsible Subscriber for that transaction, except where the ELNO does not have the capability to perform the Responsible ELNO functions for the transaction.

The Responsible ELNO may change during the transaction, either due to a change in Responsible Subscriber or an ELNO capability constraint. The Responsible Subscriber may change when a new role joins a transaction, for example when an Incoming Mortgagee joins.

During the transaction the Responsible ELNO may make the self determination that it does not have the capability to perform the Responsible ELNO functions for the transaction. This could occur following the addition of a document type, workspace role or financial line item, which is not supported by the current Responsible ELNO. A change in Responsible ELNO due to a capability constraint would not lead to a change in Responsible Subscriber, and would lead to the situation where the Responsible ELNO does not host the Responsible Subscriber.

When an ELNO determines that it should no longer be performing the Responsible ELNO function for the transaction, it will request that the function is redesignated to the next most appropriate ELNO in the transaction.

Workspace Collaboration

The iOP APIs are designed to enable distributed workspace collaboration across multiple ELNOs. This collaboration includes editing of common data objects such as purchaser parties, shared editing of documents e.g. a transfer, reviewing documents and financial items, and communicating with other participants.

iOP API data exchange

To facilitate workspace collaboration, ELNOs will utilise the iOP APIs for each action that alters workspace data. The exchanged data includes the updated transaction data and the system actor performing the change. This allows each ELNO in the transaction to apply its business rules for each update. For example, when a subscriber in the role of Incoming Proprietor creates their purchaser party on the Responsible ELNO, an API is called by the Responsible ELNO to create this party on Participating ELNOs. Through the API, the Participating ELNO is informed that the Purchaser Party creation was conducted by the IP subscriber. Since this action is permitted within the Participating ELNOs business rules it would acknowledge that this update was successful. This transaction event data exchange allows ELNOs to preserve the integrity of their business rules across Interoperable and non-Interoperable workspaces.

All transaction workspace data will be exchanged through the iOP APIs. Both the Responsible and the Participating ELNOs hold all the transaction data. This will enable ELNOs to provide collaboration features within an interoperable transaction. For example, the purchaser party created by the Incoming Proprietor subscriber can be referenced by an Incoming Mortgagee subscriber in their mortgage regardless of the ELNO hosting each subscriber.

Current Status

As of March 2021, version 1 of the iOP APIs are still being drafted. The model described herein is based on the current deliberations of the IOC and should be considered as draft until the work to finalise the iOP specifications including data standards, APIs, technical architecture and associated documentation to facilitate technical ELNO Interoperability, has been completed.