



GLOSSARY OF TERMS USED IN ELECTRONIC CONVEYANCING IN WA

The following terms generally have the meanings set out in the context of electronic conveyancing:

ABN-DSC	Australian Business Number digital signature certificate
API	application program interface
Attorney	A person appointed by written power of attorney and according to law by another to represent or act in place of that person
Buyer	A person who acquires an interest in property for valuable consideration, and includes a lessee, mortgagee, or other person who for valuable consideration acquires an interest in property
case	related dealings lodged concurrently
caveat	An instrument recorded on a folio of the Register legally prohibiting the registration of certain dealings or transactions affecting land or forbidding certain action pending judicial determination
caveator	The person by whom or on whose behalf a caveat has been lodged
CDR	common data repository
certification	The attestation of the truth of facts by way of a written statement
Certifier	Appointed representative of a party to a transaction
Client	person or corporation seeking to deal with an interest in land
conveyancer	person licensed to practice conveyancing in WA
CP	certifying party taking instructions from and acting for a Client
dealing	Any instrument which is registrable or capable of being made registrable under the Transfer of Land Act 1893, in respect of which a recording in the Register is required or permitted to be made, and which includes plans.
dealing number	unique number allocated to a dealing at lodgement
delegate	A person invested with authority to carry out another's functions, powers, and duties or to act on behalf of or represent others
DLI	Department of Land Information
DSC	digital signature certificate
EC	Electronic Conveyancing
ED	electronic dealing
EE	electronic examination
EL	electronic lodgement
Enabled	Certifier using a web services interface to the NECS

Certifier	
ES	electronic settlement
ESA	exchange settlement account at the RBA
ESM	electronic settlement manager
ESP	electronic settlement particulars
examination	process for assuring compliance of a dealing
FI	financial institution
Financial Institution	Bank, building society or credit union with an ESA at the Reserve Bank
FSC	Financial Settlement Co-ordinator
identity	information distinguishing a person from others
instrument	Any grant, certificate of title, conveyance, assurance, deed, map, plan, will, probate, or exemplification of will, or any other document in writing relating to the disposition, devolution or acquisition of land or evidencing title thereto
interest	property right of value to the holder – Any legal or equitable estate in land, or restriction on the use of land, or any other right, charge, power, or privilege over or in connection with land
lodging party	person or corporation lodging a dealing for registration
lodgement	The acceptance by the Registrar of Titles of dealings, plans and other documents, currently evidenced by the allocation of a dealing number
LR	Land Registry, being Department of Land Information in WA
mortgage	Any charge on land (other than a covenant charge) created merely for securing the payment of a debt
mortgagee	The proprietor of a mortgage; a person who lends money to another where the loan is secured by taking a mortgage over the borrower's property
mortgagor	The proprietor of land or of any estate or interest in land pledged as security for the payment of a debt in favour of the mortgagee
NECS	National Electronic Conveyancing System
net settlement schedule	schedule of net financial institution positions compiled from multiple consolidated settlement schedules
OSR	Office of State Revenue within the WA Treasury Department
paper curtain	the point where electronic dealings take over from paper documents
PD	paper dealing
physical settlement	a financial settlement conducted at a meeting of the transacting parties or their agents
PKI	public key infrastructure
RBA	Reserve Bank of Australia

Register	The Registrar of Titles' record of ownership, restrictions and encumbrances affecting land held within the Torrens system of land. The register under the Transfer of Land Act consists of the Crown Grant, Crown Lease, Crown Land Title, Certificate of Title (in either a paper or a digital format), Strata/Survey Strata plans and every transfer and the original of any other instrument registered under the Transfer of Land act.
registered proprietor	The person(s) or organisation(s) recorded in the Register as the owner of an estate or interest in land
Registrar of Titles	The government officer authorised to maintain the validity of the Register
registration	In respect of dealings, the recording of the effect of a dealing against the relevant Certificate of Title in the Register. Such recording usually results in a change of ownership or entry/removal of a second schedule notification or encumbrance
release	making available for lodgement after settlement
RITS	Reserve Bank Information and Transfer System
RO	Revenue Office, being the Office of State Revenue in WA
Seller	seller of an interest in land
settlement	The completion of a transaction affecting land typically involving the exchange of money for documents by which a purchaser obtains a registrable interest
signing	signifying authority to complete and lodge
solicitor	A class of legal practitioner generally responsible for advising clients on legal matters and preparing legal documents
stamped	liability accepted for stamp duty payable to OSR
Subscriber	registered and accredited user of the NECS
title	ownership rights over property as recognised by a legal system
Torrens Title	A term used to describe the system of title registration in WA. A person who attains the status of Registered Proprietor obtains indefeasibility of title subject to the exceptions set out in the Transfer of Land Act 1893
transaction	an exchange agreement between two parties
transaction settlement schedule	financial settlement schedule for a single transaction
transcription	conversion of a paper dealing into an electronic dealing
UCCC	Uniform Consumer Credit Code
verification	matching with a second and trusted source
wizard	a software program that helps its user perform a particular task

Terms used in Electronic Conveyancing not applicable to WA:

information broker	licensed provider of remote search access to the Register
law agent	commercial provider of support services to the legal profession
lodging agent	person or corporation acting for a lodging party
LSP	Licensed Service Provider, a service provider offering access to the NECS through web services or a tailored browser interface