LANDATA® Web Services Interface

Broker API Documentation

Web Service Version 6.10

Document Created

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1	19 June 2024	Khai Keat Neoh	Initial document

Revision History

Document Version	Date	Author	Description
1	5 July 2024	Angela Daniels	Included Attachment Table – Page 2 Updated pages 3 – 11 Updated section 11 version Changes

Attachments

File Name	Description
Appendix C	Class Definitions – definitions of common classes used by the Web Services.
Appendix D:	Domain Values – codes and values for specific service domains (especially VOTS).
Appendix E:	Exception Codes – Codes and meanings for exceptions generated by the Web Services.
Appendix F:	Formats – formats and validation rules for downstream identifiers and codes.
Appendix V:	searchString - internal format of the common searchString parameter for the Land Index search services.
Appendix W:	Web Method Parameters– the formal WSDL/SOAP definitions giving the input and output parameters for each service.
Appendix X:	XML Schema – a reference to the schema of the XML documents used by some of the Web Services. These are also better accessed on-line.
Appendix Y:	DRSS Data Definition – a reference document for the Digital Register Search Statement certificate about the JSON data structure and definition to provide better understanding how to consume the data
TestCaseVolFols3.xlsx	Volume folios that can be used in UAT, for various test case scenarios

File Name	Description
ExtraDetailsOrderingexample.doc	Shows the XML with details; to show where the extra details go in the call
AdditionalCertificateInfo.xlsx	LANDATA certificate names, Authority Title or Plan required, Certificate Extra Details Required, Authority Turn Around Time Frame details.
SERV DCT Example File	Digital Register Search Statement JSON example.

Table of Contents

1   Document Overview

This document describes the Web Services based Application Programming Interface (API) provided by the LANDATA® system in detail.

The LANDATA® Web Service provides industry standard access to LANDATA® business functions.

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2   Audience

The target audience for this document is information broker personnel including developers and Secure Electronic Registries Victoria staff including technical, developers and contract managers.

2.1.1 Organizational Structures

LANDATA® is a part of Secure Electronic Services Victoria (SERV), SERV is the managing body appointed under the operating concession deed on behalf of the State of Victoria.

2.1.2 Support

Support is available for licensed information brokers'

For issues with

- the LANDATA® system
- technical components
  - o   network connectivity issues
  - o   etc
- supply of information

A help desk ticket should be raised in the ServiceNow portal

https://victorianlrsprod.service-now.com/vlrs

3 Web Services

3.1 Introduction

3.1.1 Web Services Definition

Web services are a type of internet software that use standardized messaging protocols and are made available from an application service provider's web server for a client or other web-based programs to use.

These services are sometimes referred to as web application services, they provide powerful, flexible interoperability, enabling machine-to-machine interactions across a network even with machines and software stacks not designed to work together natively.

A web service supports a specific task or set of tasks. A formal description specifies the web service and includes all the details needed to interact with it, such as message formats and protocols. This lets almost any hardware or software stack use the service regardless of the underlying platform and programming language used to build the service. This independence enables complex cross-platform interactions that simplify and streamline data access and transactional behaviour.

Web Services are defined using the Web Service Definition Language (WSDL) which is supported by extensible Markup Language (XML) and SOAP.

WSDL is used to tell the client application what's included in the web service and how to connect.

Two types of API are used in the webservice – synchronous and asynchronous REST APIs.

Synchronous – is single-thread, only one operation or program at a time

Asynchronous – multi- thread, operations or programs can run in parallel. They offer better scalability and responsiveness, making them a good choice for handling concurrent tasks.

This section of the document covers the overall context of the LANDATA® web services from the business perspective and architectural points of view.

3.1.2 Business Perspective

The LANDATA® Web Services based Application Programming Interface (API) provides for programmatic access to Land Registry Services for information brokers.

- The interface provides for business-to-business interfacing over standard WSDL Web Services, SOAP, XML and TCP/IP communications.
- Industry standard security infrastructure for authentication and authorisation are provided via SSL using PKI X.509 certificates.

3.1.3   Business Functions Performed

LANDATA® Web Services provide the following services:
- Access to Land Title searching
- Land Index look-ups
- Property Certificates
  - including Vendor Statement orders and packages
- Crown Land

3.2 LANDATA® Web Services Architecture

3.2.1   Logical Architecture
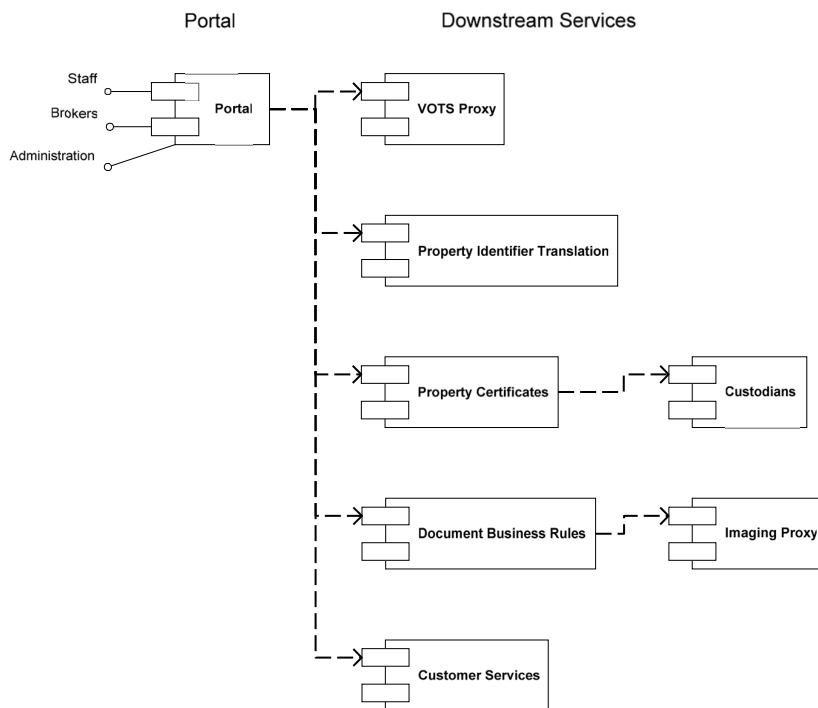
3.2.2   Description

The overall physical architecture of the LANDATA® broker Web Services Application Programming Interface (API) is as follows:
- The Web Services interface is provided by LANDATA® Portal web service. The Portal provides the single point of access to a variety of downstream services (eg the title register via VOTS).
- To provide the highest level of "management" and to provide a single access point for charging, the LANDATA® Portal normally participates in all customer oriented inter- application services.
- Brokers connect to a Portal managed by SERV.
- The interfaces are standard Web Services supported by WSDL, SOAP and XML definitions. These will be platform neutral.
- All connectivity and data exchange are provided over industry standards including SSL, HTTP(S), SOAP, TCP/IP, WSDL and XML.
- The Web Services typically have several input and output parameters.   Many Web Services are document oriented and produce an XML document as an output

parameter – often to encapsulate data managed by external systems such as VOTS.   One service takes an XML document as an input/output parameter.
- XML schemas for the XML document outputs are provided where applicable. The XML schema contain version identification and are provided in Appendix X.
- The Portal is responsible for external customer authentication and authorisations. The Portal provides authentication and authorisation services via SSL using PKI technology and manages access to downstream web services and other services on the clients' behalf.
- The Land Registry application services run on a variety of LANDATA® and other platforms – connectivity is managed seamlessly by the Portal.
- The Portal also forwards billing events to the LANDATA® Billing System. Typically, these are notified by the application services, or their proxies and pricing calculations are made by the Portal.
- Because LANDATA® customers are a closed user group, the Web Services are not advertised using UDDI or any other discovery service.

3.2.3   Technical Architecture

LANDATA® Web Services are hosted on Amazon Web Services (AWS), employing SQL Server and Oracle databases.   The architecture is intended to be platform neutral.

3.2.4   Security

3.2.4.1.1 Client Certificate Authentication

Client Certificates provide a secure mechanism for authentication, as clients are required to send an electronic document, called a client certificate, identifying a client using a SSL connection to the LANDATA® Portal server.

The SSL connection ensures that the client credentials contained within the client certificate are encrypted as they are sent over the network.

Communication between the client and the Web server is encrypted using a combination of the encryption keys sent by the client and keys provided by the LANDATA® Portal server.

Once communication is established, only the client and server computers can communicate to each other using that SSL connection.

3.2.4.1.2 Certificate Authority

A client certificate can be obtained from a certificate authority, a trusted intermediary between the client and server (such as DigiCert). Once a certificate has been obtained and the server has been configured to accept client certificates, a client can send the client certificate to the Web server over an SSL connection when an XML Web service is called.

3.2.4.1.3 Suitable Certificates

Brokers should take note of the following matters when determining whether to use a specific certificate.

By default, an X.509 digital certificate can be used for any purpose except signing other certificates and signing Certificate Revocation Lists.

However, there are standard fields that can be included within a certificate to allow a Certificate Authority to restrict the usage of any certificate they issue which unfortunately may render them unsuitable for our purposes.

These fields are the *KeyUsage* and *ExtKeyUsage* fields of which neither, either or both may be present. If neither field is present, then there are no restrictions on the usage of the certificate (other than for signing other certificates and CRLs).

If the *KeyUsage* field is present, then it must contain at least the values 'Digital Signature' and 'Key Encipherment' (actually only one of these values is required but just which one varies with individual software products hence both are generally included). Similarly, if the *ExtKeyUsage* field is present then it must contain at least the value 'Client Authentication'.

If Brokers intend to use a certificate from a Public CA, then they should first confirm with that CA that the certificates it issues are in fact suitable for SSL <u>Client</u> Authentication. Because of the large number of Public CAs, it is impractical for LANDATA® to test certificates in advance and issue a list of 'compatible' CAs.

However, as certificates from different sources are implemented, these will be included in a published list to assist subsequent choices. So far, certificates issued by the following CA's have been found suitable for use within the LANDATA® environment:

1. DigiCert
2. Thawte Server CA

3.3 Services

3.3.1 Web Services by Function

The following table shows the available services grouped by function:

Category	Portal Web Service
Identifier validation	DocumentIdentifierValidate
Image Retrieval	DocumentImages
	DocumentImagesStream
	ImageData
	ImageDataStream
Land Index	AddressBrowseMunicipalityIndex
	AddressBrowsePostcodeIndex
	AddressBrowseSuburbIndex
	AddressDetailMunicipalityIndex
	AddressDetailPostcodeIndex
	AddressDetailSuburbIndex
	ApplicationIndex

Category	Portal Web Service
	CpnIndex
	CrownDescriptionIndex
	LotListSearch
	LotPlanIndex
	PropBrowseCompanyIndex
	PropBrowseIndividualIndex
	PropBrowseSurnameIndex
	PropBrowseUnorderedIndex
	PropDetailCompanyIndex
	PropDetailIndividualIndex
	PropDetailUnorderedIndex
	SpiIndex
	TitleIndex
Title Search	DealingSearch
	DocumentStatus
	ELFDealings
	FinalSearch
	HistorySearch
	IssueSearch
	PrelodgementSearch
	TitleSearch
	TitlesOfInstrument
	TitleStatus
	TitleVerify
	TitleVerifyStream
	DealingActivityOnTitle
Customer Service	CustomerGet
	CustomerPut
Property Certificates	GetOcManagerData
	MunicipalityParishGet
	OneoffPropertyOrder
	PackageCommit
	PackageList
	PackageOrder
	PropertyApplicationCommit
	PropertyApplicationCommitValidated
	PropertyCertificateEmail
	PropertyCertificateSelectionsValidate
	PropertyCertificatesAvailable
	PropertyDeliveryDetailsValidate
	PropertyExtraDataValidate
	PropertyIdentifierBuildMultiple
	PropertyInstrumentSection
	PropertyOrderCopy
	PropertyOrderDelete
	PropertyOrderRestore
	PropertyOrderSave

Category	Portal Web Service
	PropertySelect
	PropertyApplicationList
	PropertyApplicationTrack
	PropertyApplicationView
	PropertyCertificateList
	PropertyCertificateView
	PropertyCertificateViewStream
	SwitchCertificates
Alerts	AlertSimulate (Testing only)
	DealingGroupList
	NoticeSimulate (Testing only)
	NotificationList
	NotificationView
	SubscriptionCancel
	SubscriptionCreate
	SubscriptionList
	SubscriptionMaintain
	SubscriptionRenew
	SubscriptionView
Provisional Sales	RegisterProvisionSale

3.3.2 Returned Links

Some Web Services take a *ReturnedLink* parameter to support "hyperlinks" from a "link" and "more" output parameter to the same or another web service.

For example, a *document* is made up of a number of *images*. The *ImageIdTable* returned from a *DocumentImages* or *DocumentImagesStream* service call contains one or more *ImageIdItem* items (one for each image) which have a link that can be provided to the *ImageData* or *ImageDataStream* service to obtain the actual image.

The links contain a code to indicate which service should be called as follows:

Link Code	Service
img_bodycorporate	DocumentImages (with documenttype set to 'bc premium')
img_document	DocumentImages
img_request	ImagedData
img_title	TitleSearch
lix_spi	SpiIndex
lix_addrbrowse	AddressBrowseSuburbIndex
lix_addrdetail	AddressDetailSuburbIndex
lix_application	ApplicationIndex
lix_cpn	CpnIndex

lix_crown	CrownDescriptionIndex
lix_lotplan	LotPlanIndex
lix_propbrowse	PropBrowseIndividualIndex
lix_propdetail	PropDetailIndividualIndex
lix_volfol	TitleIndex
pcs_instrument_section_get	PropertyInstrumentSection

Brokers should pass the entire link to the appropriate Web Service in the *ReturnedLink* parameter. The specific search or index look-up parameters are ignored if a *ReturnedLink* is supplied.

3.3.3 Common Classes

The Web Services utilise a series of common classes to describe commonly used structures. Member fields are restricted to simple integer and string data types.

A full list is supplied in Appendix C: Common Classes.

3.3.4 XML Schema

XML schema are provided for all XML document inputs and outputs (refer Appendix X) as follows:

Land Index Look-ups, Title Searches, Crown Land
The schemas for all Land Index look-up reports, title searches and Crown Land searches are included in the schema response.xsd.

Property Identifiers
The property identifiers document's schema for input/output to the property certificates services is propertyIdentiferDisplay.xsd.

3.3.5 Exception Handling

Every web service method returns an integer which indicates the status of the call. Every method returns an *exception* parameter which contains an array of strings. The meaning is as follows:

Return Value	Meaning	Exception
0	Success	Not applicable
-1	System Exception - Possibly retriable (eg VOTS down)	One element containing: *Exception Code*: *Exception Text*. Eg: WSE001: Exception in service 'xyz'

-2	System Exception - Not retriable (eg non-existent service)	As for return value –1.
1	Information (eg application direction or processing instruction)	One or more elements containing information or application directions or processing instructions.
2	Warning (eg validation error)	One or more elements containing warning messages.
3	Error (eg validation error)	One or more elements containing error messages.

If a web service method return value is –1, -2 or 3 then all output parameters except *exception* and *sourceDateTime* should be empty (string) or zero (integer) or null (object) (ie not present in the response SOAP message) .

If a processing fault occurs in a web service method then a SOAP fault message is returned to the caller. See "4.4 SOAP fault" in http://www.w3.org/TR/SOAP/ for more details.

3.3.6 Common Input Arguments

All Web Services take some or all of the following common input parameters:

Parameter	Type	Description
accountId	string	An identifier that uniquely identifies your end-customer.
customerReference	string	A customer defined reference that will be reflected in billing and audit transactions.
returnedLink	string	A search link passed in from a previous web service call which replaces the usual arguments which drive a search or index look-up.
sessionId	int	A 32 bit integer value which uniquely identifies an end- user session.
version	string	The schema version to which XML document output is to be validated against.

3.3.7 VOTS Search String Argument

Many of the Land Index web services such as the property address and proprietor retrievals take a common *searchString* parameter.

Appendix V covers the internal format of the common *searchString* parameter for the Land Index search services. This format is defined and documented by VOTS system specifications.

4 Customer Services

4.1 Introduction

Brokers can provide details of end-customers for application/order delivery, audit and privacy protection purposes.

Brokers are not obliged to lodge these details. However, brokers must supply an account number that serves to uniquely identify a specific end-customer with all relevant service calls.

4.2 Services

Two services are supported for the supply and retrieval of customer data:
- *CustomerPut*: stores customer data.
- *CustomerGet*: retrieves customer data.

5 Land Titles

5.1 Title Search Services

5.1.1 Title Search

The *TitleSearch* service provides a search of the Title Register.

In addition to the common inputs, the primary search input is a title reference (volume/folio). Alternatively, this can be provided using the *returnedLink* which is search link passed in from a previous service call, refer to 2.4.2 for details.

The output, the Register Search Statement, is preformatted by the application software and must be displayed unchanged. The Register Search Statement contains details of the title as it is held in the Title Register, a list of any unregistered dealings and any dealings registered in the last 125 days.

The output provides the land description, registered proprietor details, manner of holding, encumbrances, caveats and notices. In addition, a table of relevant instruments is also provided for value added processing.

A table of child titles is provided for cancelled titles.

5.1.2 Final Search

The *FinalSearch* service provides the recent dealing history for a title.

The primary search input is a title reference (volume/folio).

The output provides all unregistered dealings and dealings that have been registered, withdrawn, rejected or abandoned in the last 125 days.

5.1.3 Dealing Search

The *DealingSearch* service provides information on the progress of a dealing affecting a title.

The primary search input is a dealing number.

The output provides the dealing number, type and status, processing state, current location in Land Registry and controlling party.

5.1.4 Pre-lodgement Check

The *PrelodgementSearch* service provides the current location of the title document – prior to lodging a dealing requiring that document.

The primary search input is the document type and the document number. The output details vary depending on the location of the document.

5.1.5 Issue Search

The *IssueSearch* service provides details of when and to whom documents were last issued. This search product provides similar details to a pre-lodgement check if the document has been issued.

The primary search input is the document type and the document number. The output details vary depending on the location of the document.

5.1.6 Title Status

The *TitleStatus* web service provides the current status of a title(s) and determines the availability of a title for searching.

The primary search input is an array of title references (volume/folios).

The status returned indicates whether the title is valid, cancelled, searchable and/or imaged.

5.1.7 Titles Affected by an Instrument

The *TitlesOfInstrument* service provides a list of titles that are affected by a registered instrument.

The primary search input is an instrument number.

The output provides the instrument number, type and status, the endorsement on first title and affected titles.

5.1.8 Document Status

The *DocumentStatus* web service provides the status of a title, instrument, plan or survey report and normalises the document id parameter (eg standardises the number of digits and adds check digit if not supplied).

The primary search inputs are document type (Title, Plan, Survey Report and Instrument are supported) and document identifier.

The outputs define whether the document is imaged and, for titles, returns whether the title is a "free text" title and the title status.

5.1.9 History Search

This *HistorySearch* web service returns historical transaction details relating to a single folio. These details may include a textual record of dealings on ALTS (1989 to 2001), a record of dealings on VOTS (2001 onwards) and a snapshot of the VOTS folio at a point in time. When the folio is derived from paper, a list of every edition's latest version image of the folio may also be provided.

Whenever an imaged paper title exists for a cancelled title, the *HistorySearch* response

XML document also includes list of the imaged paper title.

The History Search product is a component of the audit details maintained by Land Registry. As a search product, History Search may be of interest to users researching a particular folio for registration data other than provided through a title search or a final search.

5.1.10 ElfDealings

An ELF is the "Electronic Lodgement Form" used by Electronic Conveyancing (EC).

The *ElfDealings* service returns the VOTS dealing details based on an input ELF number which is the "familiar" reference for the EC transaction. The returned VOTS Dealing Number(s) can be used to track the lodgement through the registration process.

5.1.11 TitleVerify and TitleVerifyStream

This service allows a prior title search to be re-retrieved using the VOTS security number for comparison purposes (eg to check for fraudulent alterations on a purported hardcopy "copy").

It applies to all "text" titles ordered via LANDATA®- whether ordered as part of packages or in Property Certificates or via the public search facility.

Any customer that knows the VOTS security number can verify a title search up to four months after being requested.

5.1.12 DealingActivityOnTitle

The *DealingActivityOnTitle* service provides an indication of whether there has been recent dealing activity for a title.

The primary search input is a title reference (volume/folio).

The output provides a Y/N value depicting whether there has been any dealing activity for a title in the past 125 days. Copyright and disclaimer data are provided in an XML document for output.

5.2 Image Retrieval

5.2.1 General Description

Title search-supporting documents, such as plans and instruments, are provided as images.

The most common imaged documents are plans of subdivision, surveyors' field notes (including Forest Commission surveys) which apply to plans, caveats, covenants, mortgages, discharges of mortgage, transfers, Forest Commission Surveys, (survey) Yearly Field Notes, titles and "water" documents.

Two Web Services provide basic access to imaging capabilities:
- *DocumentImages*: lists the page images related to a document.
- *ImageData*: retrieves the image data for a page. Image data can be JPEG, GIF, TIF, TIFF and/or PDF data.

Equivalent streaming APIs have been developed to efficiently handle large documents using streaming web services technology.

This technology maximises retrieval performance and reduces the risk of time-outs.   These APIs are: *DocumentImagesStream* and *ImageDataStream* respectively.

5.2.2 Plan Documents – Special Requirements

Plan documents comprise two components if associated body corporate data has been captured:
- firstly, plan pages containing graphical and descriptive information
- secondly, a body corporate report containing current body corporate information.

Body Corporate (aka Owners Corporation) reports are not actually images – they are always Adobe PDF documents. Any and all Body Corporate Basic reports relating to a plan are merged into a single PDF document and returned in an output field from a *DocumentImages* or *DocumentImagesStream* call. **This document <u>must</u> be offered to the end-customer with a plan.**

A Body Corporate (aka Owners Corporation) is identified by a Body Corporate Number (alphanumeric or blank) and a Plan Number.   Bodies corporate reports can be retrieved directly using *DocumentImages* calls with the document type set to "BC Premium" and the document id parameter set to the Body Corporate identifier. "BC Basic" reports are unavailable via this service.

5.2.3 Water Register Documents

Water Register documents relating to water entitlements are maintained in the imaging store as scanned images and can be delivered through the existing on-line and property certificate delivery systems.
The format of these documents is a three letter prefix followed by a (non-zero) number of up to six digits.

They can be ordered as property certificates analogous to the way instruments can be ordered and can be retrieved on-line.

5.2.4   VicRoads Documents

VicRoads has made imaged survey plan information available through Land Victoria's imaging system. These survey plans are similar to those offered by LV. They are made up of diagram(s) (aka 'Survey Plan') and associated field notes (aka 'Survey Report').

5.3   Identifier Validation

The *DocumentIdentifierValidate* service validates and formats title, plan, instrument and survey report identifiers.

This can include "normalisation" of identifiers to LANDATA®standard format.

5.4   Land Index

The Land Index is a set of general enquiries providing information to assist with property identification via look-ups. It is often used to obtain a volume and folio number that can be used for a subsequent title search.

The Land Index can be searched using the proprietor name, street address, land description, volume and folio number, standard parcel identifier, council property number and application number.

5.4.1   Proprietor Name Detail

The proprietor name detail search uses an exact match routine. The Web Services providing the service are : *PropDetailCompanyIndex*, *PropDetailIndividualIndex*, and *PropDetailUnorderedIndex*.

The index look-up input consists of either a company name, an ordered name (surname and forename/s), or surname only or an unordered name (one or more name tokens in a string).

When the input consists of a company name or an unordered name (one or more name tokens in a string), the name must exactly match a proprietor's recorded name.

When the input consists of an ordered name (surname and forename/s or initial/s), the surname must match exactly and the forename/s or initial/s entered must match exactly.

If no match is found, a "nil" response is provided.

The output provides the proprietor name, volume and folio number, land description and municipality.

Live Titles or All Titles
A choice is available to search for proprietor names associated with live titles, or with all

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titles (both live and cancelled). The 'Live Titles' choice will search only for proprietors associated with live titles.

5.4.2 Proprietor Name Browse

The proprietor name browse search uses a "sounds like" match routine. The Web Services providing the services are: *PropBrowseCompanyIndex*, *PropBrowseIndividualIndex*, *PropBrowseSurnameIndex* and *PropBrowseUnorderedIndex*.

The input consists of a company name, or an unordered name (one or more name tokens in a string), or an ordered name (surname and forename/s or initial/s). In the latter case, when the exact surname supplied is not found, a list of surnames "sounding like" the surname is provided. Also, a surname-only search can be requested, to look for surnames which "sound like" the surname entered. When a surname is selected from such a list, a proprietor name browse using the substituted surname is provided.

The output provides a list of proprietor names that either exactly match or "sound like" the proprietor name input. When a name is selected from the list, the corresponding proprietor name detail output is provided - proprietor name, volume and folio number, land description and municipality.

If a "sounds like" match cannot be found, a "nil" response is provided.

Live Titles or All Titles
A choice is available to search for proprietor names associated with live titles, or with all titles (both live and cancelled). The 'Live Titles' choice will search only for proprietors associated with live titles.

5.4.3 Street Address Detail

The street address detail search uses an exact match routine. The Web Services providing the services are: *AddressDetailMunicipalityIndex*, *AddressDetailPostcodeIndex* and *AddressDetailSuburbIndex*.

The index look-up input may consist of one or more "detail" components of address – unit, floor, street number – in addition to a street name and a locality.

A street name is required, but an associated street type (road, crescent, etc.) or street suffix (east, south, etc.) can be omitted. When type and/or suffix are omitted, streets that match the supplied street name will be considered, no matter what their type and/or suffix.

A locality is also required, but it can be specified as a suburb/town name (a postcode is seldom required) or as a postcode or as a municipality name.

All address components supplied must match exactly.

The output provides the street address, council property number, municipality, land description and volume and folio number.

If no match is found, a "nil" response is provided.

Street walk:

If the input is limited to a street name and locality, a list of all addresses matching that street name and locality is provided.

Street number range:
A street number range can be input to request a search of addresses on either side of the street in that street number range.

Wildcard Street number Search:
A wildcard asterisk suffix can be appended to the street number to return ascending street number matches. An asterisk denotes all ascending street numbers. Therefore a query 6* will return all ascending street number matches above and including 6 – eg 6,7,8...

Stem search:
An asterisk can be appended to a partial street name to request a search of all street names starting with the letter(s) preceding the asterisk.

Similarly, an asterisk can be appended to a partial suburb/town name to request a search of all addresses in suburb/town names starting with the letter(s) preceding the asterisk.

Similarly, an asterisk can be appended to a partial municipality name to request a search of all addresses in municipalities starting with the letter(s) preceding the asterisk.

A stem search can be requested using a combination of both a partial street name and partial suburb/town or municipality name.

Postcode search:
Can be used in place of specifying a suburb/town name.

An advantage of specifying the postcode is that the search will be extended to cover street addresses that cross locality boundaries, but share the same postcode.

5.4.4 Street Address Browse

The Web Services providing the street address browsing services are:
AddressBrowseMunicipalityIndex, *AddressBrowsePostcodeIndex* and *AddressBrowseSuburbIndex.*

The street address browse look-up extends the matching process to include "sounds like" street- name (and suburb/town name) matches.

The input may consist of one or more "detail" components of address – unit, floor, street number – in addition to a street name and a locality.

A locality is required. It can be specified as a suburb/ town name (a postcode is seldom

required), or as a postcode, or as a municipality name. When a suburb/town is supplied and the exact name is not found, a list of suburb/town names "sounding like" the name is provided. When a suburb/town name is selected from that list, a street address browse using the substituted suburb/town name is provided.

A street name is also required, but an associated street type (road, crescent, etc.) or street suffix (east, south, etc.) can be omitted. When type and/or suffix are omitted, streets that match the supplied street name will be considered, no matter what their type and/or suffix. If the exact street name is not found in the designated locality, a list is provided of that locality's street names which "sound like" the one entered. When a street name is selected from that list, a street address browse using the substituted street name is provided.

The street address browse output provides a list of street addresses that exactly match the (original or substituted) street name and locality and also match any more "detail" components input. When an address is selected from the list, the corresponding street address detail output is provided – street address, council property number, municipality, land description and volume and folio number.

If a "sounds like" match cannot be found, a "nil" response is provided.

Street walk:

If the input is limited to a street name and locality, a list of all addresses matching that street name and locality is provided.

Street number range:
A street number range can be input to request a search of addresses on either side of the street in that street number range.

Wildcard Street number Search:
A wildcard asterisk suffix can be appended to the street number to return ascending street number matches. An asterisk denotes all ascending street numbers. Therefore a query 6* will return all ascending street number matches above and including 6 – eg 6,7,8...

Stem searches:
An asterisk can be appended to a partial street name to request a search of all street names starting with the letter(s) preceding the asterisk.

Similarly, an asterisk can be appended to a partial suburb/town name to request a search of all addresses in suburb/town names starting with the letter(s) preceding the asterisk.

Similarly, an asterisk can be appended to a partial municipality name to request a search of all addresses in municipalities starting with the letter(s) preceding the asterisk.

A stem search can be requested using a combination of both a partial street name and partial suburb/town or municipality name.

Postcode search:

Can be used in place of specifying a suburb/town name.

An advantage of specifying the postcode is that the search will be extended to cover street addresses that cross locality boundaries, but share the same postcode.

5.4.5   Lot and Plan

The index look-up input consists of one or more lot on plans and/or a plan number with no lot number(s). The Web Service providing the service is *LotPlanIndex*.

The input may consist a single lot on plan, multiple lots on a plan, or just a plan number on its own.

If only one lot/plan description matches the input, the full details for that single lot on plan are provided. The output provides the complete lot/plan description, street address(es), council property number, municipality, volume and folio number(s) and standard parcel identifier.

If multiple lot/plan descriptions match the input, the output provides a list of the matching descriptions. When a lot/plan description is selected from the list, the full details for that single lot on plan are provided.

5.4.6   Crown Description

The *CrownDescriptionIndex* Web Service provides an index look-up to access land parcels defined by Crown descriptions.

The input must consist of a parish or township and may also consist of any of a Crown allotment (or range of Crown allotments), a section, a portion, a block, or a subdivision.

If only one Crown reference matches the input, the full details for that single Crown reference are provided. The output provides the complete Crown description, street address(es), council property number, municipality, volume and folio number(s) and standard parcel identifier.

If multiple Crown references match the input, the output provides a list of matching descriptions. When a Crown description is selected from the list, the full details for that single reference are provided.

All Titles or Crown Grants
A choice is available to search for Crown descriptions associated with Crown grants, or with all titles (whether or not a Crown grant). The 'Crown grant' choice will search only for Crown grants, Crown leases and alpine leases.

Parcels
A value of "P" in the *FolioType* input parameter denotes all Parcels - selecting this will return all the parcels from a crown index search as well as a crown land parcel search.

5.4.7 Volume and Folio

The index look-up input consists of a single volume and folio number. The Web Service providing the service is *TitleIndex*.

When only one title matches the input, the full details for that single title are provided. The output provides the volume and folio number, parcel description(s), proprietor name(s), street address(es), council property number, municipality, standard parcel identifier, parent volume and folio number(s), child volume and folio number(s) and application number(s) and/or gazettal information.

If multiple title records match the input, the output provides a list of the matching volume and folio numbers together with the municipality. When a title reference is selected from the list, the full details for that single title are provided..

5.4.8 Application

The index look-up input consists of a single application number. The Web Service providing the service is *ApplicationIndex*.

The output provides the application number, volume and folio number(s), parcel description(s), and municipality.

When multiple parcel descriptions are related to a given volume and folio number, the volume and folio number is repeated with each parcel description.

5.4.9 Standard Parcel Identifier

A standard parcel identifier is currently being assigned to each land parcel in Victoria including Crown allotments. Each identifier is unique and is based on a lot on plan format. This format is also applied to Crown descriptions and Crown Land parcels.

The Web Service providing the look-up service is *SpiIndex*.

The SpiIndex web service searches both the Freehold and Crown Land tables for a match or group of matches.

When only one parcel matches the input, the full details for that single parcel are provided. The output provides the complete parcel description, street address(es), council property number, municipality, volume & folio number(s) and a hyperlink to view the title or the current crown status and a hyperlink to perform a crown land parcel search where applicable.

If multiple parcel records match the input, the output provides a list of the matching parcel description (lot plan or crown allotment) together with the address and crown status where applicable. When a title reference is selected from the list, the full details for that single title are provided.

5.4.10 Council Property Number

The input consists of one or more council property numbers within a single municipality. The Web Service providing the service is *CpnIndex*.

For each council property number found, the output provides the street address(es), parcel description(s), spi(s) and volume and folio number(s).

5.4.11 Lot List Search

The *LotListSearch* Land Index Web Service lists the lots allocated on a plan (or stage of a plan).

It accepts a lot(s) on plan parameter defining the plan and optional lot number range. The web service also supports optional stage number and redevelopment number parameters.

The output contains collections of Description, Address, TitleVolFol, Parish and Municipality elements and possibly their respective links.

6 Property Certificates

6.1 Introduction

The system supports the following ordering processes:

- Vendor Statements: vendor statement certificates (aka "Section 32" certificates) are delivered using the combined LANDATA® PCS and PTS subsystems. These services also provide an aggregated property address search/match facility called *PropertyIdentifierBuildMultiple* which combines VOTS Land Index, PTS and VicMap capabilities. This service can be used independently of certificate ordering if desired.
Note however that this facility is not designed to be a search/browse facility so does not replace Land Index functionality for locating properties.
- Package Orders: packages are combinations of titles, plans and instruments available at preferential pricing.
- "One-Off" orders: a service to order a single plan.
- Additional services are provided to track application orders, view certificates and so forth.
Note that the "legacy" PCS and PEA ordering processes have been retired.

6.2 Vendor Statements

6.2.1 Overview

This section documents the ordering of Vendor Statements via Property Identifier Translation Service (PTS) and Property Certificates System (PCS) services.

The Property Certificates Web Services offer an extended PCS ordering capability. A service objective is to deliver preferred identifiers to custodians to enable faster vendor certificate delivery.

The Property Identifier Translation Service (PTS) mediates access to the VicMap property database and VOTS Land Index services using its own data holdings.

The PTS databases store the following data:
- Alternative addresses provided by customers.
- Land parcels keyed by Standard Parcel Identifier (SPI).
- Relationship tables to link the following identifiers provided by DSE, custodians and customers to the land parcels:
- Property, lot/plan, crown/allotment and Council Property Number data provided by DSE.
- Water authority property identification and grid coordinate data provided by the custodians.
- Other data provided by customers.

"Water" Certificates
The vendor statement web services also support the ordering of the Water Share Record

and Water Register Document certificates.

Water Share Records are registered and managed by DSE and are analogous to a title. Two Water Share Record types exist:
- Prefix WEE – this identifies a Water Share Record eg "WEE123456".
- Prefix LTE – this type of Water Share Record is termed a Limited Term Entitlement.

These WEE and LTE documents and are only deliverable as "property certificates".

Water Register Documents are maintained in the imaging store as scanned images and can be delivered either through the existing on-line document ordering and as vendor statements.

They can be ordered as property certificates analogous to the way instruments can be ordered and can be retrieved on-line.

6.2.2   Service Overview

The primary interface between the client, the PCS and the PTS services is a *PropertyIdentifiers* XML document that records the identifiers supplied by the customer as well as others located by the system from VOTS, PTS and VicMap Property.

The main Web Services related to Vendor Statements are:
- PropertyIdentifierBuildMultiple
- PropertyCertificatesAvailable
- PropertyApplicationCommit
- PropertySelect (only if more than one property discovered)

This is the simplest call structure. For those requiring more intervention into the validation/order submission processes, the *PropertyApplicationCommit* call can be replaced by:
- *PropertyCertificateSelectionsValidate*
- *PropertyExtraDataValidate*
- *PropertyDeliveryDetailsValidate*
- *PropertyApplicationCommitValidated*

These calls permit additional data required for specific certificates to be supplied where necessary.

PropertyIdentifierBuildMultiple is used for property identifier matching and the other three Web Services can be used to create a vendor certificates order in the LANDATA® PCS system.

However, there is no requirement to create a PCS order if brokers wish to provide their own value- added processing. This service can be used to provide a stand-alone aggregated property address search facility if desired.

The following diagram illustrates the sequence of service calls in placing a vendor statements order:
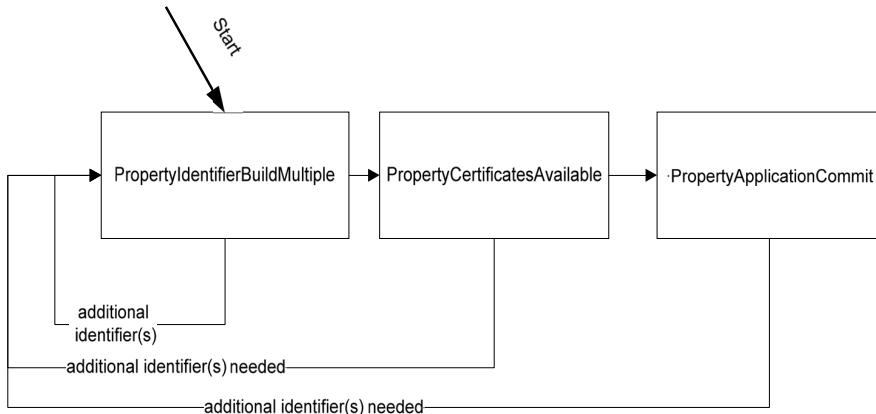
6.2.3   PropertyIdentifierBuildMultiple

PropertyIdentifierBuildMultiple Web Service is called to add multiple identifiers to the *PropertyIdentifiers* XML document in one call to the server.

The XML document contains all the identifiers for a property and is built progressively. Initially, an empty XML document (ie an empty string) is supplied and the Web Service supplies the minimum document information required including the XML headers.

The *PropertyIdentifiers* XML document is described in further detail in Appendix X.

In some cases, identifiers are used to search other databases (VOTS, VicMap Property and the PTS database) to supply additional identifiers located by "search/matching".

Brokers interested only in obtaining related identifiers for a property need only call this single Web Service.

The processing of multiple identifiers (and hence the search/match process) is always ordered as follows:
- PropertyAddress
- VolumeFolio
- LotPlans
- SPI
- CustodianIdentifier

Each identifier is optional and is skipped if not supplied. Other identifiers can be supplied but do not drive the search/match process. The search/matching process stops when the first successful or potential match is achieved.

This service contains some additional features:
- A parameter "isSearch" can be used to control whether the PTS matching process is used. If set to "N", the method simply adds the identifiers to the selected property identification supplied. This parameter can therefore be used to totally avoid PTS matching if desired and so simulate the older PCS API functionality.

- This method can also process book/memorial items via the parameter *bookMemorial*. This is a simple class composed of two strings (book and memorial).
- Finally, the *maxProperties* parameter governs the maximum number of properties returned (must be between 1 and 10).

Multiple Identifier Handling
The limits on the number of property identifiers supplied are currently:

Property Identifier	Number Allowed
Plan Description	10
Crown Description	10
Map Reference	8
Title Reference (volume/folio)	16
Municipality	1
Parish	1
Book / Memorial	1
Settlement Date	1
Land Tax Use Code	1
Reading Date	1
Vendor Name	5
Vendor Company Name	5
Purchaser Name	5
Purchaser Company Name	5
RSSReadingDate	1
WISNumber	1
PolicyNumber	0 or up to 1

The parameter *overflowOption* of *PropertyIdentifierBuildMultiple* controls what happens when the maximum number of identifiers of a given type is exceeded. The *overflowOption* parameter can be set to:
- *removeFirst*
- *removeLast*
- *discard*
- *noLimit* (same as version 3.10 and earlier behaviour).

6.2.4 PropertyIdentifierBuild

This service has been removed – effective from version 3.70.

6.2.5 PropertyCertificatesAvailable

The *PropertyCertificatesAvailable* and *PropertyApplicationCommit* Web Services can optionally be called to create an application/order based on the *PropertyIdentifiers* XML document produced by *PropertyIdentifierBuildMultiple*. The P2CS fulfilment sub-system has been enhanced to utilise PTS facilities to supply additional identifiers to custodians in certificate requests and printed forms.

The *PropertyCertificatesAvailable* Web Service takes the *PropertyIdentifiers* XML document and returns a list of the relevant vendor statement certificates for the property.

The LANDATA® PCS system requires a single property per order. To achieve this, the system forces the customer to select one property to proceed to certificate ordering. Up to five properties will be displayed in the preliminary steps. Although arbitrary, this limit is chosen to limit the number of aggregated VOTS, VicMap property and PTS calls to a practical number.

If multiple properties exist in the *PropertyIdentifiers* XML document and the system supplied default must be overridden, the *PropertySelect* Web Service should be used to select the correct choice of property.

The *PropertyCertificatesAvailable* Web Service supplies the list of all possible certificates for the property concerned.

Error Handling
Some error messages returned from *PropertyCertificatesAvailable* Web Service are prefixed with a code to cue the user interface to prompt the customer for appropriate additional input. The following items are examples of what can appear in the *exception* output:

Code	Condition
PTS001	An address is required
PTS004	A Map Reference is required
PTS005	A vendor name is required
PTS008	A Volume Folio is required
PTS014	A property must only have ONE municipality
PTS017	A property must have a municipality

In these situations, the Web Service cannot unambiguously build the certificates list. The last three cases reflect State Revenue requirements. Customers must now present one of the following three reasons for requesting a Land Tax certificate:
- Purchaser Application
- Finance / Mortgagee Application
- Vendor / Owner Application

via the *landTaxUseCode* parameter. Purchaser Applications should be supported by purchaser name, settlement date and vendor data. Both Finance/Mortgagee and Vendor/Owner Applications should be supported by vendor data and (optionally) settlement date.

Certificate Warnings
A property certificate can have a warning associated with its use. These warnings are supplied via an additional field called *endCustomerWarning* of the *AvailableCertificateItem* structure returned from *PropertyCertificatesAvailable* and *PackageOrder* services.   This message should be displayed to your end customer via a user interface of your choice.

When the warning is accepted by your customer and the certificate is selected, you must supply your end-customer's acceptance of the warning via a new field called *isWarningAccepted* (set to Y or N) in the *SelectionSettingsItem* structure you supply via the *PropertyApplicationCommit* service.

If the warning is not accepted, then an error will be returned and the order cannot proceed.

Certificate Options
Property certificates orders formerly encompassed "Vendor Statement" purposes as well as a variety of "Titles Office" documents such as cancelled title, history searches and instruments.

Brokers can request purpose-tailored certificate lists via the *titlesOption* parameter to *PropertyCertificatesAvailable* as follows:

titlesOption (parameter)	Value
All "Vendor Statement" and title certificates (version 3.10 and earlier behaviour)	1 (default)
"Vendor Statement" certificates includes register search, instruments, History Search and Final Search for each title Cancelled titles are not included.	2
titles & related certificates only	3

Order Options for version 4.50 and above
When ordering certificates which require a title certificate as a supporting document. For these certificate orders three options are available:

- Order a Register Search Statement with the certificate order
- Supply an order number for a previous register search statement (maximum of 4 months old)
- Supply a Register Search Statement security number (maximum of 4 months old). This will incur a "Verify Title" fee.

AvailableCertificateItem Schema Changes for version 4.50 and above

No	Element
1	orderOptionType
2	orderOptionData

OrderOption type and data for version 4.50 and above

Type Value	Type Meaning	Data Required
1	Title Order (RSS)	N/A
2	Security Number	The Security Number
3	Title from a Previous Order	The Order Number from that Order
4	Copy of Plan Order	N/A
5	Plan from a Previous Order	The Order Number from previous ordered copy of Plan

AvailableCertificateItem Schema Changes for version 5.30 and above

No	Element
1	isImaged

The element isImaged has blank value for brokers. It is used for Aerial Photography Certificates which is currently not available for brokers.

AvailableCertificateItem Schema Changes for version 5.70 and above

No	Element
1	isDeliveredByPost

The element isDeliveredByPost indicates which certificates require postage information to be collected as they will be delivered by post.

6.2.6   PropertyApplicationCommit

The *PropertyApplicationCommit* Web Service is called to commit an order based on the property identifiers contained in the *PropertyIdentifiers* XML document and the chosen property certificates. Apart from its inputs, the Web Service is conceptually similar to its PCS counterpart.

However, *PropertyApplicationCommit* allows more control over processing via an additional *ActionRequired* input.

Legal values for *ActionRequired* are as follows:

ActionRequired	Meaning
0 (default)	Behave like *PCS_Application_Create* – perform *ActionRequired* = 1 and *ActionRequired* = 2 in a single operation.
1	Accept and validate certificate selections only.
2	Create only – following a preceding *ActionRequired* = 1 call.

This feature is designed to permit confirmation (eg of charges) by the end-customer prior to committing the order.

Callers are expected to call the Web Service with *ActionRequired* = 0 or *ActionRequired* = 1 likely to be followed by *ActionRequired* = 2. The user interface can use this facility to test the credit worthiness of credit card customers prior to order finalisation.

It is mandatory to supply postage information through *PropertyApplicationCommit* for the certificates with *isDeliveredByPost* = Y

Should needed data not have been provided, appropriate errors will be emitted from the *PropertyApplicationCommit* service. In this situation, your customer needs to provide the additional information (or abandon the certificate selection concerned). To assist in this process, the error messages returned from *PropertyApplicationCommit* Web Service are prefixed with a code to cue the user interface accordingly.

Certificate Warnings
A property certificate can have a warning associated with its use. These warnings are supplied via an additional field called *endCustomerWarning* of the *AvailableCertificateItem* structure returned from *PropertyCertificatesAvailable* and *PackageOrder* services.   This message should be displayed to your end customer via a user interface of your choice.

When the warning is accepted by your customer and the certificate is selected, you must supply your end-customer's acceptance of the warning via a new field called *isWarningAccepted* (set to Y or N) in the *SelectionSettingsItem* structure you supply via this (the *PropertyApplicationCommit)* service.

If the warning is not accepted, then an error will be returned and the order cannot proceed.

Error Handling
Error messages returned from *PropertyApplicationCommit* Web Service are prefixed with a code to cue the user interface to prompt the customer for appropriate additional identifiers. The following items can appear in the *ErrorTable* output:

Code	Condition
PTS004	A Map Reference is required
PTS005	A proprietor name is required
PTS008	A Volume Folio is required

Where needed information has not been provided, the order will not be completed. In the PTC
interface, the user interface uses this class of *ErrorTable* message to cue the user to provide the missing data before order submission is retried.

Custodian identifiers and/or alternative addresses supplied by a customer are stored in the PTS database with an appropriate data quality indicator. Customer supplied SPIs are

not permanently recorded but are processed with an order. Storage of these customer supplied identifiers is a function of this Web Service.

Order Options for version 4.50 and above

When ordering certificates which require a title certificate as a supporting document. For these certificate orders three options are available:

- Order a Register Search Statement with the certificate order
- Supply an order number for a previous register search statement (maximum of 4 months old)
- Supply a Register Search Statement security number (maximum of 4 months old). This will incur a "Verify Title" fee.

PropertyCertificateSelectionsValidate schema changes for version 4.50 and above

No	Element	Change
1	isDocumentsCustomerProvided	Removed
2	relatedApplicationNumbers	Removed
3	orderOptionTable	New element

AvailableCertificateItem Schema Changes for version 4.50 and above

No	Element	Change
1	orderOptionType	New element
2	orderOptionData	New element

TitleOption type and data for version 4.50 and above

Type Value	Type Meaning	Data Required
1	Title Order (RSS)	N/A
2	Security Number	The Security Number
3	Title from a Previous Order	The Order Number from that Order
4	Copy of Plan Order	N/A
5	Plan from a Previous Order	The Order Number from previous ordered copy of Plan

AvailableCertificateItem Schema Changes for version 5.30 and above

No	Element	Change
1	isImaged	New element

The element isImaged has blank value for brokers. It is used for Aerial Photography Certificates which is currently not available for brokers.

AvailableCertificateItem Schema Changes for version 5.70 and above

No	Element	Change
1	isDeliveredByPost	New element

The element isDeliveredByPost indicates which certificates require postage information to be collected as they will be delivered by post.

6.2.7   PropertyApplicationCommit Alternative

An alternative Property Certificates ordering process has been introduced. Although this process involves additional steps, it permits more intervention and flexibility in the development of the calling process – in relation to validations and any extra property identifier data required for specific certificates.

The simple ordering process involves the following major steps:
- *PropertyIdentifierBuildMultiple*
- *PropertyCertificatesAvailable*
- ***PropertyApplicationCommit***

The alternative process offers the following services instead of the direct call to *PropertyApplicationCommit*:
- *PropertyCertificateSelectionsValidate*
- *PropertyExtraDataValidate*
- *PropertyDeliveryDetailsValidate*
- *PropertyApplicationCommitValidated*

In effect, these services atomize the *PropertyApplicationCommit* call to allow brokers more intervention into the process if desired.

They must be called in the order specified above, except that *PropertyExtraDataValidate* and *PropertyDeliveryDetailsValidate* can be called in the reverse order if desired.

PropertyApplicationCommitValidated can only be called if the validation calls have preceded it. This is like *PropertyApplicationCommit* but without its validations.

It is mandatory to supply postage information through *PropertyDeliveryDetailsValidate* for the certificates with *isDeliveredByPost* = Y

Extra data required by some certificates can be added to the XML document using *PropertyIdentifierBuildMultiple* before the *PropertyExtraDataValidate* call.

The list of extra data (if any) that will be required by selected certificates is returned in the *AvailableCertificateTable* from the *PropertyCertificatesAvailable* which has been extended to provide this information. This list is an integer array for each available certificate. The

possible values are:

Extra Data (Property Identifier)	Code
Map Reference	1
Proprietor/Vendor	2
Purchaser	3
LandTax Use Code – with Sale Price (#14)	4
Settlement Date	6
Volume/Folio	7
Water Meter Reading Date	9
Notification Email Address	10
Body Corporate Manager data	11
Water Share Id	12
Parcel - A parcel descriptor (lot/plan or crown description as applicable).	13
Sale Price – with LandTax Use Code (#4)	14
RSSReadingDate	15
WISNumber	16
Notice Of Disposition Data	17
Postal Address	18
Policy Number	19

The list is built dynamically on the current data supplied – so only lists items still required that have not been supplied. If all data for a certificate has been supplied, then the extra data list will be null.

Brokers can therefore prompt the end customer for the additional data needed and supply via *PropertyIdentifierBuildMultiple* as needed.

6.2.8 PropertyCertificateSelectionsValidate

Order Options for version 4.50 and above

When ordering certificates which require a title certificate as a supporting document. For these certificate orders three options are available:

- Order a Register Search Statement with the certificate order
- Supply an order number for a previous register search statement (maximum of 4 months old)
- Supply a Register Search Statement security number (maximum of 4 months old). This will incur a "Verify Title" fee.

PropertyCertificateSelectionsValidate schema changes for version 4.50 and above

No	Element	Change
1	isDocumentsCustomerProvided	Removed
2	relatedApplicationNumbers	Removed
3	orderOptionTable	New element

AvailableCertificateItem Schema Changes for version 4.50 and above

No	Element	Change
1	orderOptionType	New element
2	orderOptionData	New element

TitleOption type and data for version 4.50 and above

Type Value	Type Meaning	Data Required
1	Title Order (RSS)	N/A
2	Security Number	The Security Number
3	Title from a Previous Order	The Order Number from that Order
4	Copy of Plan Order	N/A
5	Plan from a Previous Order	The Order Number from previous ordered copy of Plan

AvailableCertificateItem Schema Changes for version 5.30 and above

No	Element	Change
1	isImaged	New element

The element isImaged has blank value for brokers. It is used for Aerial Photography Certificates which is currently not available for brokers.

AvailableCertificateItem Schema Changes for version 5.70 and above

No	Element	Change
1	isDeliveredByPost	New element

The element isDeliveredByPost indicates which certificates require postage information to be collected as they will be delivered by post.

6.2.9   PropertySelect

PropertySelect is used to specify which property is required where multiple property matches exist in the XML document.

6.2.10 PropertyOrderSave/Restore/Delete Services

Property orders can be saved and later resumed or deleted. A service is also provided to list saved orders.

These are (respectively):
- *PropertyOrderSave*
- *PropertyOrderRestore*
- *PropertyOrderDelete*

The functionality offered is that orders in progress can be temporarily saved off eg while details are being checked or for the convenience of the end customer. "Saved" orders will be retained for one week before being deleted automatically.

Another service, *PropertyOrderSavedList*, is provided to list currently saved orders.

6.2.11 PropertyOrderCopy Service

PropertyOrderCopy is provided to copy an existing order based on the initial data supplied by the customer. This provides an alternative starting point for the order process.

6.2.12 PropertyIdentifierDelete

The *PropertyIdentifierDelete* service allows one or all identifiers of a given type to be deleted from the property identifiers XML document (eg to reverse a *PropertyIdentifierBuildMultiple* addition).

Two styles of deletion are available from the *deleteOption* array parameter:

deleteOption (parameter)	Value
Delete an identifier value (supplied by parameter)	1
Delete all identifiers of the given type.	2
No action	Any other value.

The index of the array defines which field(s) is/are actioned. The index values are as follows:

deleteOption affected property identifier(s)	Index
planDescription	0
crownDescription	1
custodianIdentifier	2
spi	3
titleReference (volume/folio)	4
municipality	5

waterAuthority	6
parish	7
propertyAddress	8
mapReference	9
vendorNameTable (can be multiples i.e. n of m)	10
vendorCompanyName (can be multiples i.e. n of m)	11
purchaserNameTable (can be multiples i.e. n of m)	12
purchaserCompanyName (can be multiples i.e. n of m)	13
settlementDate	14
landTaxUseCode	15
bookMemorial	16
readingDate	17
bcManagerData	18
waterShareId	19
waterDocumentId	20
salePrice	21
instrument	22
rssReadingDate	23
wisNumber	24
policyNumber	25

6.2.13 PropertyIdentifiers XML Document Schema

The *PropertyIdentifiers* XML document is validated to conform to the Property Identifier Display schema (PropertyIdentifierDisplay.xsd) - a standard W3C schema.

This schema will be supported and distributed to brokers who may wish to perform their own validations.

6.2.14 Single Property Example

The following shows the *PropertyIdentifiers* XML for an example property:

```xml
<?xml version="1.0" ?>
- <PropertyIdentifierDisplay>
      <SelectedPfi>1783160</SelectedPfi>
    - <Property pfi="1783160">
      - <PropertyAddresses>
        - <PropertyAddress>
              <UnitNumber />
              <StreetNumber>5</StreetNumber>
              <StreetName>GENTZEN</StreetName>
              <StreetType>DRIVE</StreetType>
              <Suburb>WYNDHAM VALE</Suburb>
              <Postcode>3024</Postcode>
              <StreetAddress Origin="SPHD">5 GENTZEN DRIVE, WYNDHAM VALE 3024</StreetAddress>
          </PropertyAddress>
        </PropertyAddresses>
      - <VolumeFolios>
            <VolumeFolio
                Origin="SPHD">9914/630</VolumeFolio>
        </VolumeFolios>
      - <Municipalities>
```

```xml
- <Municipality Origin="SPVS" Name="WYNDHAM">
    - <CustodianIdentifier Origin="SPVS">
          <IdentifierType>CPN</IdentifierType>
              <IdentifierValue>7345500050</IdentifierValue>
      </CustodianIdentifier>
  </Municipality>
</Municipalities>
- <Parishes>
      <Parish Origin="SPVS">Mambourin</Parish>
  </Parishes>
- <SearchHistory>
      <Match>VOTS address search on 5 gentzen drive , wyndham vale 3024</Match>
      <Match>PTS search on lotplan lp215033|26|||</Match>
      <Match>Vicmap property for pfi 1783160</Match>
  </SearchHistory>
- <StandardPropertyIdentifiers>
      <SPI Origin="SPVS">26\LP215033</SPI>
  </StandardPropertyIdentifiers>
- <MapReferences>
    - <MapReference Origin="SPVS">
          <MapName>Melway</MapName>
          <MapPage>205</MapPage>
          <MapGrid>B8</MapGrid>
      </MapReference>
  </MapReferences>
- <WaterAuthorities>
    - <WaterAuthority Origin="SPVS" Name="City West
        Water">
      - <CustodianIdentifier Origin="SPVS">
            <IdentifierType>Grid</IdentifierType>
                <IdentifierValue>2912305802408</IdentifierValue>
        </CustodianIdentifier>
      </WaterAuthority>
      <WaterAuthority Origin="SPVS" Name="Southern
        Rural Water" />
  </WaterAuthorities>
- <LotPlansAndCrownAllotments>
    - <LotPlan Origin="SPVS">
          <Lots>26</Lots>
          <Block />
          <Section />
          <PlanNumber>LP215033</PlanNumber>
      </LotPlan>
  </LotPlansAndCrownAllotments>
</Property>
</PropertyIdentifierDisplay>
```

Note: this example is illustrative and subject to change as the schema is enhanced. This *PropertyIdentifiers* XML document resulted from a single call to *PropertyIdentifierBuildMultiple* based on the address 5 GENTZEN DRIVE, WYNDHAM VALE.

Key features to note are:

SearchHistory Node

This node contains the database search history in time sequence order. Each successful search is recorded as a *Match* element. Unsuccessful searches are recorded as a *NonMatch* elements. There are three different types of searches – VOTS, PTS and Vicmap Property.

PFI Attribute
The Property PFI is an identifier for a property sourced from the map base. Normally, a property PFI will be an unsigned positive number – this indicates that the property has been found in VOTS and matched in PTS. If matched in PTS, the VicMap Property map base will also be searched.

Two special values exist: a Property PFI of "0" indicates no match was found and "–1" indicates that the property was found in VOTS but no match was found in PTS. The *SearchHistory* node described above provides more detail on the success or otherwise of searching/matching.

It is possible to find a mixture of positive PFIs and a –1 case where only some of the VOTS matches are also matched in PTS.

The following combinations are possible:
- A single PFI of "0" alone (indicates no matches found).
- Possibly a PFI of "–1" with zero or more positive PFIs.
- A maximum of five PFIs (either 5 positive or one –1 and four positive).

Therefore, the PFI indicates the degree of confidence in the particular property concerned. The returned PFI is also used to identify a property via the Web Service where multiple matches exist.

Origin Attribute
Origin indicates the origin of data such as addresses. The meaning of the codes is as follows:
- SPHD - system provided, should be hidden. In the example above, the system provided address matches that provided by the customer so should be hidden.
- SPVS - system provided, should be displayed.
- CPVS - customer provided, should be displayed.
- OPVS – another customer provided this as an alternate identifier, should be displayed.

6.2.15 Multiple Property Example

The following shows the *PropertyIdentifiers* XML where multiple properties exist:

```xml
<?xml version="1.0" ?>
- <PropertyIdentifierDisplay>
    - <Property pfi="1065671">
        - <PropertyAddresses>
            - <PropertyAddress>
                <StreetAddress Origin="SPVS">48 OLYMPIC PARADE, DROMANA 3936</StreetAddress>
            </PropertyAddress>
        </PropertyAddresses>
        - <VolumeFolios>
            <VolumeFolio Origin="SPHD">8172/434 (Cancelled)</VolumeFolio>
            <VolumeFolio Origin="SPHD">8209/887 (Cancelled)</VolumeFolio>
            <VolumeFolio
                Origin="SPHD">8760/422</VolumeFolio>
        </VolumeFolios>
        - <Municipalities>
            - <Municipality Origin="SPVS" Name="MORNINGTON PENINSULA">
                - <CustodianIdentifier Origin="SPVS">
                    <IdentifierType>CPN</IdentifierType>
                    <IdentifierValue>12345</IdentifierValue>
                </CustodianIdentifier>
            </Municipality>
        </Municipalities>
        - <Parishes>
            <Parish Origin="SPVS">Kangerong</Parish>
        </Parishes>
        - <SearchHistory>
```

```xml
                <Match>PTS search on cpn 12345</Match>
                <Match>VOTS lotplan search on lot 238 of lp41392</Match>
                <Match>Vicmap property for pfi 1065671</Match>
          </SearchHistory>
        - <StandardPropertyIdentifiers>
                <SPI Origin="SPVS">238\LP41392</SPI>
          </StandardPropertyIdentifiers>
        - <MapReferences>
            - <MapReference Origin="SPVS">
                  <MapName>Melway</MapName>
                  <MapPage>160</MapPage>
                  <MapGrid>B8</MapGrid>
              </MapReference>
          </MapReferences>
        - <WaterAuthorities>
            - <WaterAuthority Origin="SPVS" Name="South East Water Limited">
                - <CustodianIdentifier Origin="SPVS">
                      <IdentifierType>Grid</IdentifierType>
                        <IdentifierValue>323470,5754267</IdentifierValue>
                  </CustodianIdentifier>
              </WaterAuthority>
              <WaterAuthority Origin="SPVS" Name="Southern
                    Rural Water" />
          </WaterAuthorities>
        - <LotPlansAndCrownAllotments>
            - <LotPlan Origin="SPVS">
                  <Lots>238</Lots>
                  <Block />
                  <Section />
                  <PlanNumber>LP41392</PlanNumber>
              </LotPlan>
          </LotPlansAndCrownAllotments>
        </Property>
   (...other properties...)
      </Property>
    - <Property pfi="45350400">
        - <VolumeFolios>
              <VolumeFolio
                    Origin="SPHD">3617/377</VolumeFolio>
          </VolumeFolios>
          <SearchHistory>
                <Match>PTS search on cpn 12345</Match>
                <Match>VOTS lotplan search on lot 1 of tp413145</Match>
                <NonMatch>Vicmap property for pfi
                    45350400</NonMatch>
          </SearchHistory>
        - <StandardPropertyIdentifiers>
                <SPI Origin="SPVS">1\TP413145</SPI>
          </StandardPropertyIdentifiers>
        - <Municipalities>
            - <Municipality Origin="SPVS" Name="CAMPASPE">
                - <CustodianIdentifier Origin="SPVS">
                      <IdentifierType>CPN</IdentifierType>
                      <IdentifierValue>12345</IdentifierValue>
                  </CustodianIdentifier>
              </Municipality>
          </Municipalities>
        - <LotPlansAndCrownAllotments>
            - <LotPlan Origin="SPVS">
                  <Lots>1</Lots>
                  <Block />
                  <Section />
                  <PlanNumber>TP413145</PlanNumber>
              </LotPlan>
          </LotPlansAndCrownAllotments>
        </Property>
  <WarningMessage>There are more properties not shown</WarningMessage>
</PropertyIdentifierDisplay>
```

This document is an abbreviated response from the system for a search based on a single call to *PropertyIdentifierBuildMultiple* for CPN 12345. Key features to note are:

Warning Message Node (WarningMessage)

Multiple properties were returned. In this case there were more than 5 (not all are shown for brevity) and the system adds a node warning of this problem:

<WarningMessage>**There are more properties not shown**</WarningMessage>

Selected Property Node (SelectedPfi)

The *SelectedPfi* shows the property currently selected by the system. In the first example, the system chose the one and only available property by default. However, in this example, the system needs to be told which property is required by the customer via the *PropertySelect* Web Service. Assuming the last property is required, and the Web Service was called – a new node would be added like:

<SelectedPfi>**45350400**</SelectedPfi>

Once a single property has been selected, it is validated for order processing purposes in PCS. In this specific example, an exception will be returned because a street address is required to lodge a PCS order.

6.2.16 Encrypted Data

Protected data (currently only any volume/folio) is encrypted.

When the Volume/Folio has Origin="SPHD", the data value is encrypted. However, for clarity in the example, all data is shown un-encrypted.

In future, property vendor names may also be encrypted in this way.

6.2.17 Identifier Processing Restrictions

It is important to note that the Web Services are designed to support on-line interaction with the end-customer and also to accommodate restrictions imposed by downstream systems such as VOTS.

These restrictions impose the following rules on the initial release of the PTS Web Services:

- The *PropertyIdentifiers* XML document is intended to be built "from scratch" by providing an empty document initially.
- Identifiers such as volume/folio, lot/plan or street address are added one at a time.
- Once the system successfully "matches" a property, subsequent identifiers are added to the property definition without further searches (ie the VOTS and VicMap look-ups are not repeated indefinitely).
- To get the maximum benefit from identifier matching, the starting point should be one of the following identifiers: Street Address, Standard Parcel Identifier, Lot on Plan, Crown Allotment, Volume/Folio Number, Council Property Number or Water Authority Grid Coordinates. As data holdings are expanded, Council Rate Number and Water Authority Property Ids will also be usable this way.
- There is no requirement for brokers to generate or modify the *PropertyIdentifiers* XML document directly. Web Services exist to make all the document

modifications necessary.

6.2.18 Identifier Match Processing

In performing identifier searching/matching, the LANDATA®system goes to the authoritative source of the data where possible (either to the VOTS titles system or to the map base (currently VicMap)). The following table shows how matches are performed.

Title (Volume / Folio)	Address	Lot / Plan	Crown Descr	SPI	CPN
VOTS	Map base + VOTS	VOTS	VOTS	VOTS	Map base + VOTS

The processing of identifiers supplied by the customer is as follows:
- Firstly, search VOTS if the customer supplies lot/plans or volume/folio
- Add any user supplied street address to each property in the *PropertyIdentifiers* XML document
- Process the data returned from VOTS:
    - o Search PTS for any lot/plan or crown description returned from VOTS.
    - o If the property is found in PTS, search the Map Base for the property and load the merged VOTS, PTS and Map Base property data into the XML document.
    - o Save any non-PTS matched VOTS data into a separate property definition.
- If the customer does not supply VOTS searchable data:
    - o Search the Map Base if the customer supplies a searchable identifier (eg: street address and SPI).
    - o PTS matching returns all properties that can be
    - o reached through SPIs related to the customer provided
    - o identifier (ie the search is broadened to include properties which share the same parcel).
    - o Any lot/plan found in PTS is looked up in VOTS.
    - o Load the merged VOTS, PTS and Map Base property data into the XML document.
- If the data is non-searchable (currently data items: municipality, parish, vendor names, purchaser names and map directory references), the data is simply added to the XML document.

6.2.19 PropertyInstrumentSection

This is a utility web service designed to assist the end-customer in choosing which instruments to select in a vendor statements order.

Based on a *returnedLink*, returns the section of a title search document related to a given instrument for visual review by the end-customer (eg to answer the question: is this the instrument I'm interested in?).

6.2.20 MunicipalityParishGet

This is a utility web service which returns an array of municipalities and parishes for a suburb and/or postcode.

6.2.21 GetOCManagerData

LANDATA will return a complete list of all OC Managers with the non-discounted Owners Corporation certificates each provides. The following types of certificates are returned –

Certificate ID	Certificate Name	Type
89	Section 151 Certificate from Owners Corporation	Default
90	Section 151 Certificate from Owners Corp (Express)	If provided by OC Manager
104	Section 151 Certificate from Owners Corp (Express Priority)	If provided by OC Manager
112	Section 151 Certificate from Owners Corp – Update	If enabled in the System by Landata Business

6.2.22 SwitchCertificates

This web service allows users to change their certificate type selection between a standard, express, express priority **and Update (if enabled by Landata Business)** for a 'Section 151 Certificate From Owners Corporation' where available. When used, this web service is required to be called after the *PropertyExtraDataValidate* web service.

The system will only allow 'Section 151 Certificate from Owners Corporation – Update' certificate to be ordered when the system can match with at least 1 order in the LANDATA that has:

- same Customer ID AND
- order date <= 60 calendar days from current date AND
- order status is 'complete' AND
- same OC Manager AND
- same OC number AND
- any OC certificate ID AND
- at least 1 SPI that matches with a SPI from the order's property

6.3 Package Orders

6.3.1   Description

This section describes the "Package" Ordering services. "Packages" are bundled products designed specifically for brokers to give aggregated services at preferential pricing.

A Package Order enables a title, associated instruments, plan and other products (e.g., Commemorative Title Certificate) to be ordered as a "package". In addition, instruments and a plan can be added to the application up to two working days from the date of the

original order (primarily to accommodate the non-VOTS, imaged only title case).

An e-mail notification can be requested when the current order fulfilment is completed (please refer to 6.6 for details of the e-mail format). If an order is extended, a further e-mail notification can be supplied.

The following points describe aspects of the package ordering process:
- A package order relates to one volume/folio only.
- A limit of 50 instruments and one plan applies.
- E-mail notification can be requested when the application fulfilment is "complete".
- Up to a total of 50 instruments and a plan can be added to the application. At the time of extending the application, the service reports the current maximum number of instruments/plan that can be added.
- Once ordered, a certificate (ie title, plan or instrument) cannot be de-selected.

6.3.2 Ordering Process Description

The new package ordering process comprises the following steps:
- Call the *PackageOrder service* specifying the required volume/folio to start a new incomplete application. The applicationId identifier that is returned is the key that identifies this new application/order. It must be passed as an input field to the next request step.
- The customer makes his/her certificate selections from the response offered. In the case of a normal VOTS title, the individual instruments (limited to first 50) and plan will be offered. In the case of an imaged title or VOTS "free text" title, the instrument(s) and plan can be specified explicitly.
- If the caller is whitelisted by LANDATA and the logic permits (e.g. Title = freehold, all required data (e.g. each registered proprietor(s) name) can be displayed properly), the system will list one or more Commemorative Title Certificate(s) for ordering (Note: please refer to the **Appendix: 12.1 Commemorative title certificate images for customer preview** to get the image for Preview to customer)
- Call the *PackageCommit* request. The input parameters indicate the certificate selections and the applicationId identifies the application/order. The output fields are the selected certificates, fee totals and all application data, including the PCS application number. This application number can be used to extend the order later. If any certificate that requires postage (indicated by <isDeliveredByPost> flag = 'Y') is selected then the <postageInformation> must be provided

6.3.3 Extending an Order

Extending an application comprises the following steps:
- Call the *PackageOrder* service specifying the PCS application number of the prior completed application which is to be extended. Do not supply the volume/folio reference. The applicationId field that is returned is the key that identifies this application. It must be passed as an input field to the next request step. The service response also reports the current maximum number of instruments/plan that can be added.
- The customer extends his/her certificate selections from the response offered.

Prior certificates already ordered cannot be de-selected. In the case of an imaged title or VOTS "free text" title, the instrument(s) and plan already specified explicitly are returned.

- Call the *PackageCommit* request. The input fields indicate the certificate selections and the applicationId identifies the application. Once again, the output fields are the selected certificates, fee totals and all application data, including the PCS application number. This application number can be used to extend the order again, later.

Special note:
The handling of imaged and VOTS free-text titles have presented challenges to the implementation of "package" orders. Specifically, customers are able to manually specify the instruments and plan which the "package" will comprise in these cases. The service response paramaters *instruments*, *lotPlans*, *allInstrumentsAdded* and *allPlansAdded* track these operations. Developers should note especially that these fields refer to any **manually entered** instruments and plan and not to those automatically provided for normal VOTS text titles. Instruments and plan are automatically provided for normal VOTS titles and cannot be manually specified.

Certificate Warnings
As stated above in Section 6.2.5, property certificate can have a warning associated with its use. These warnings are supplied via an additional field called *endCustomerWarning* of the *AvailableCertificateItem* structure returned from *PropertyCertificatesAvailable* and *PackageOrder* services.

At this stage, warnings do not apply to package orders.

6.3.4 Package List

The PackageList web service returns a list of title package orders for the an end-customer that can be extended.

6.4 One-Off Orders

The *OneoffPropertyOrder* service provides a means of ordering a single plan, instrument or title as a property certificate. This facility provides a simplified method of ordering a certificate off-line.

6.5 Certificates, Applications and Order Tracking

Vendor statement certificates and the output of "package" and "one-off orders" can be viewed on- line.

6.5.1 View Certificates

Titles, plans of subdivision, documents and property certificates that can be delivered on-line, are stored for viewing and printing for three months from the date of the original order. The Web Services providing the service are:
- *PropertyCertificateView* or *PropertyCertificateViewStream* – to view a certificate.

This service includes facilities to allow PDF certificate to be retrieved from the imaging system. The *PropertyCertificateView* also supports returning "data" based certificate output such as the 'Digital Register Search Statement' certificate.

- *PropertyCertificateList* – to list the certificates available for viewing by a customer including the number of pages and file size of certificates in PDF format.
- A certificate can be e-mailed via the *PropertyCertificateEmail* service. Note that there is a limit on the size of PDF certificates that can be e-mailed which affects very large documents. The system will split a certificate (on page boundaries) into a maximum of 5 parts. Each part is limited to the minimum of any customer-provided limit and a system limit (currently 10MB). Based on these settings, the maximum size of an e-mailed certificate would be 50MB.

6.5.2 View Applications

The order information is stored for viewing and printing for three months from the date of the original order.

The Web Services providing the service are:

- *PropertyApplicationList* – to list the applications/orders available for viewing by a customer.
- *PropertyApplicationView* – to review an application/order's details

6.5.3 Item Status /Order Tracking

Provides the ability to track the status of an application via the *PropertyApplicationTrack* service. In particular, the service returns the dates that requests for certificates were sent to custodians.

Manual and system events are shown on a detailed basis sorted by time-stamp.

Note: Brokers can request a complementary regular application/order status report in Excel spreadsheet format.   It can take an additional optional report parameter to specify a broker's customer to handle, for example, a high volume customer. Execution of this report can be negotiated, for example, to automatically send daily reports.

6.6 Property Certificate Notifications

Some services can optionally send notifications to brokers – for example when order processing is complete.

At present, all notifications are via simple e-mail (SMTP) to caller nominated addresses. It is likely that a future development will enable the LANDATA® web services to "call-back" a broker web service so as to avoid the weaknesses of e-mail based transactions.

6.6.1 Package Notification

This message is sent when a package application is completed, provided an e-mail address is supplied. If the package is extended, another notification will be sent.

The format of the e-mail is as follows:

Field Name	Data
Subject	PCS <applicationnumber>: Electronic fulfilment completed*
Body	Contains a line for each as follows: <certificatename> <status> where status is "completed", "failed", or "pending"

*The subject may have a customer reference appended if available –
Your ref: <customer_reference>

PDF Notification
A similar notification e-mail can be requested to deliver certificates and/or notifications when PDF format certificates are requested.

Field Name	Data
Subject	PCS <applicationNumber>: PDF fulfilment completed* **If the e-mail is not for entire order and order contains more than one PDF file:** PCS <applicationNumber>: PDF fulfilment completed for certificate <filename>*
Body	**The first line is a heading:** Certificate Name<29 spaces>Size (bytes) <3 spaces>File Name. **The Heading is underlined with a line of "=". A line for each file with values** **matching the** **heading columns.** **The Body ends with :** This is a system generated message. Please do not reply.

* with customer reference if available: Your ref: <customer_reference>

The following shows the body of a sample e-mail:

```
Certificate  Name                                     Size (bytes)     File Name
====================================================================
Register  Search Statement                            9393             0002785522001200307281919 0001.pdf
Instrument  Search                                    100810           0002785522002200307281919 0001.pdf
```

This is a system generated message. Please do not reply.

6.6.2 Updated Certificate Notification

An email is sent to the broker when there is an update to the original certificate, within 120 days of the original certificate request.

The following shows the Notification email format:

Element	Content Description
From:	Email address of LANDATA email generator (LNDfulfil1.AFS@landata.vic.gov.au)
Subject:	Fixed subject line stating "LANDATA Certificate Notifier <Cetificate No.> <Application ID> - Update"
Body:	The body contains the XML details required by the broker to view the certificate in LANDATA as follows: • Version of the xml link • Customer ID • Application ID • Subscriber's email address • XML link to view the certificate • Certificate Status **Example:** <?xml version="1.0" encoding="utf-16"?><CertificateNotifications resellerCustomerID="695002" applicationID="10134646" notificationAddress="notification_address@domain.com"><CertificateNotification certificateNumber="14" viewCertificateLink="pcs_certificate_view 00101346460320010137663" isCertificateUpdate="Y" certificateStatus="I"/></CertificateNotifications>

6.7 Map Reference Validations

Map references are required for VicRoads and EPA Certificate orders and may also be forwarded to other custodians to assist in property location or identification.

Validation of Melway and VicRoads map page numbers and grid references should generally comply with the latest VicRoads and Melway directories – though there may be a lag while, for example, the VicMap geospatial map base is brought up-to-date.

Broadly speaking as at May, 2008, VicRoads map number references must be in the ranges 1-104 or 500 and above. Melway map numbers should be in the range 2A-697 but excluding maps 631-634.

This means that obsolete VicRoads map numbers in the 200 or 300 ranges from Editions 5 and earlier will be rejected.

7 Property Transaction Alerts

7.1 Product Description

7.1.1 Introduction

This chapter provides an overview of the Property Transaction Alert Service. This service provides automated notifications of Land Registry transactions of interest to subscribers. Customers who have an interest in the progress of an unregistered plan or need to be aware of any Land Registry transaction on a title are potential users of this new service.

7.1.2 Unregistered Plans

The Property Transaction Alert Service for unregistered plans is used by customers who want to track progress of a plan dealing or need to know when a plan is registered.

The service provides alerts on the main processing events such as:
- Lodgement of the plan documentation at Land Registry ("Lodgement" processing state Alert)
- Plan Registration awaiting Compliance of Council Requirement ("Awaits Requirements" processing state Alert)
- Land Registry processing has stopped awaiting response to a Land Registry requirement ("Stopped" processing state Alert)
- Land Registry processing has completed (the plan is "Withdrawn", "Rejected", or "Registered" Alert).

7.1.3 Registered Plans

Alerts can also be created on a registered plan. The subscriber will receive all dealing announcements relating to the plan of interest which are associated with changes of proprietorship.

7.1.4 Titles

The Property Transaction Alert Service for titles is used by customers who need to be aware of the lodgement or progress of any dealing on one or more titles of interest to the customer.

The new service will provide alerts on the main processing events such as:
- Lodgement of dealing documentation at Land Registry to register an update on title ("Lodgement" processing state Alert)
- A dealing is in a status dependent on the processing of another dealing ("Follower" processing state Alert)
- Land Registry processing has stopped awaiting response to a Land Registry requirement ("Stopped" processing state Alert)
- Land Registry processing has completed (the dealing is "Withdrawn", "Rejected", or "Registered" Alert).

The Property Transaction Alert Service for titles includes details of the dealing number, dealing type, processing state and Registration status (Registered or Unregistered).

7.1.5   Subscription Details

Customers subscribe to the Property Transaction Alert Service on a time basis: three, six or twelve months. Subscriptions can be renewed prior to expiry.

The service tracks changes to the registration or processing states of titles and unregistered plans of subdivision. Customers will be notified when these changes occur. Customers for subscriptions to titles select to be notified of all dealing activity or select one or more groups of dealing "themes".

A subscription must contain at least a single item but cannot exceed twenty items. Customers will be required to take out multiple subscriptions if titles and plans of subdivision exceed twenty items.

Volume subscription customers are required to supply LANDATA® with a file of titles and/or plans of subdivision in a pre-agreed format for uploading.

7.1.6   Types of Alert Service Notifications

The Property Transaction Alert Service will provide two types of messages to a subscriber. One message type is termed Notices; the other message type is termed Alerts. These terms and their content are described.

Notices
The Property Transaction Alert Service issues four forms of Notice to a customer.
- Subscription Confirmation Notice
- A confirmation notice advises the customer of the subscription acceptance and the titles and/or plans of subdivision contained in the subscription.
- Subscription Expiry Warning Notice
- The customer will receive a notice seven days prior to the expiry of a subscription. The customer may renew a subscription without re-entry of subscription details.
- Subscription Expiry Notice
- The customer will receive a notice when the subscription has expired.
- Cancellation Notice

A notice is provided to the end customer / reseller after cancellation processing is completed.

Alerts
The second message type is the "Alert". This term describes the message that contains the details of the registration activity on titles and/or plans of subdivision. The registration activity could be a change in processing state of an existing dealing or the lodgement of a new dealing.

7.1.7 Delivery of Notices and Alerts

LANDATA® provides Notices and Alerts to Brokers either via e-mail or web services. Brokers who take up the Property Transaction Alert Service are required to adopt a common Broker web service to accept Notice and Alert messages.

Brokers will determine delivery options to suit their customers.

7.1.8 Title Subscriptions

Objective for Titles
The time from lodgement to registration of a dealing or group of dealings is a few minutes for the majority of dealings.   The objective of the Property Transaction Alert Service is to minimise the number of alerts generated to make the service timely but avoid unnecessary messages (Alerts).

For example, if a dealing or group of dealings were lodged and registered within a few minutes, LANDATA® will group the messages for lodgement and the messages for registration and send one consolidated alert message.   The consolidation of messages, therefore, will delay the notification of the alert for the lodgement of the dealings.

An exception to the consolidation of messages is when the dealing types are of the nature of a caveat. In this case, an alert message would not be delayed for a specified time to determine if the dealing was registered. The alert message for the lodgement would be generated as a priority.

Subscribing to a Title
A customer can subscribe to any current title that is available for search.

Title Subscription Confirmation Notice
The subscription Confirmation Notice for a title will identify if a Final Search on that title has detected a result other than "NIL". This identification is in the form of YES/NO.

This information is provided to assist customers. If the customer expects that there should be no dealings lodged within the last 125 days and the confirmation notice shows YES, a dealing has been lodged between the time of the last search by the customer and the commencement of the subscription.

Any registration activity after the commencement of the subscription will generate a Dealing Alert whilst the subscription is active.

Alerts on Titles
The main events when an alert will be generated are when:
- the dealing is lodged at Land Registry
- a change in a dealing processing state occurs
- the dealing is registered, withdrawn or rejected.
- Vol/Fol has been made available or is available
- Vol/Fol has issued from made available
- A made available Vol/Fol has been cancelled

7.1.9   Unregistered Plan Subscription

Land Registry Plan Processing
In Victoria, Land Registry allocates plan numbers. This plan number is used in the "referral" process where a council distributes a proposed plan development to the relevant authorities.

Council will certify a plan only if the requirements of the referral authorities are met.   Thus the lot and plan number for new developments is the basis for selling "off the plan" once council has certified the plan. The plan can be lodged at Land Registry for registration only after council certifies the plan.

The time from lodgement of a plan to its registration can vary widely. Plans may be registered either within days or months of lodgement. Some plans may have road construction requirements and the plan may be unregistered awaiting a statement of compliance from the council that all works are completed.

Subscribing to an Unregistered Plan
A customer can subscribe to an unregistered plan when the plan is:
- sold (the plan reference has been allocated by Land Registry) but not yet lodged
- lodged but not registered.

Alerts on Unregistered Plans
The main events when an alert will be generated are when:
- the plan is lodged at Land Registry
- a requisition is raised by Land Registry and the processing stops awaiting satisfaction of the requisition
- the plan is awaiting a statement of compliance from the municipality
- the plan is registered, withdrawn or rejected.

7.1.10 Registered Plan Subscription

Alert subscriptions can be created on registered plans. The subscriber will receive all dealing announcements relating to the plan of interest which are associated with changes of proprietorship.

All plan types are allowed as subscription subjects. No development or stage plans are allowed.

7.1.11 Viewing Alert Notifications

A facility is available for customers to view their current subscriptions and associated dealing alerts. This facility will allow the customer to view all transactions for an item (title or unregistered plan) since the subscription commenced.

Upon registration of an item in a subscription, customers will be able to order the registered dealing document or the registered plan of subdivision from the viewing facility.

7.1.12 Alerts Cancellations

A complete subscription or some subscription subjects within a subscription can be cancelled using the *SubscriptionCancel* web service.

A *cancellationOfInterest* Notice is provided to the end customer / reseller after the cancellation is complete. The Notice includes a *CancellationTimeStamp* to show the time of cancellation.

7.2 Fees

A subscription fee will be charged for each title and unregistered plan of subdivision subscribed to (refer to table below).

Term of Subscription	Account Holder	Broker
3 months	Fee per item x 1	Fee per item x 1
6 months	Fee per item x 2	Fee per item x 1
12 months	Fee per item x 4	Fee per item x 2

No charge is made for individual alerts or notifications.Notification Schema
Alerts (regarding Dealings of interest) and Notices (administrative notifications such as renewals) are made either by:

- LANDATA® sending an e-mail to broker-specified addresses (you can have different addresses for Alerts and Notices). E- mails can be in text, HTML or XML format at the broker's request. It is the broker's responsibility to notify the end-customer as needed.

    or

- by LANDATA® calling a web service hosted by you. This Web Service must be implemented to LANDATA® standard specifications.

Alerts (Dealings of interest) and Notices (administrative notifications) conform to a common XML Alerts Notification Schema.

Documents conforming to this schema are supplied via the Web Service and via e-mail (XML format). E-mails in the text and HTML formats are generated by LANDATA® based on this document rendered via appropriate style-sheets.

Dates/times within the XML document conform to the ISO8601 standard and are expressed in Land Victoria's local time.

7.3 Notification Web Service

Brokers requiring a web services interface for alerts and/or notices need to support a web service on a host of their choosing as follows:

Broker Web Service	Description
Notification	Web Service called by LANDATA® to provide and alert or administrative notice.

Note that we do not anticipate that this service will require versioning. However, the schema of the XML document carried by the web service may be versioned. The objectives of the interface are to:

- Provide a secure on-line service for the efficient delivery of
- Alerts and Notices to brokers in a timely way.
- Facilitate full integration with broker systems in a platform independent and standard way.
- Maintain full compatibility with the XML documents used for e-mail notifications so that the latter service is viable as a fall- back communications mechanism if desired and to facilitate migration between the two alternative "transports".

Note that Land Victoria requires that the service operate under the HTTPS protocol. The LANDATA® client software will present Thawte certificate(s) for your authentication etc checks.

Interface

The interface is modelled on the existing interfaces that resellers use to call for LANDATA services as follows:

int returnCode = Notification (id, notificationType, xmlNotification, out exception)

Return Code

The return code is an integer indicating the success (0) or failure of the notification as follows:

Return Code	Meaning	exception (see parameters)
0	Success	Not applicable
-1	System Exception - Possibly retryable	Value(s) available for logging.
-2	System Exception - Not retryable (eg non-existent service)	Value(s) available for logging.

Parameters

id is an integer parameter providing a unique identification number for the notification. This number would be the preferred identification for any support issues arising.

- *notificationType* is an integer parameter which indicates the type of notification (0 = Alert, 1 = Notice)
- *xmlNotification* is a string parameter containing an Alert or
- Notice conforming to the Notification Document Schema.
- *exception* is an output array of string error messages. These are not standardised and can reflect your internal standards/processing messages. LANDATA® will log these in the event that errors occur.

Both the *id* and *notificationType* parameters are actually redundant in that they also appear within the *xmlNotification*. They are provided separately in this way for broker processing convenience.

Retry Logic

LANDATA® will retry cases where the broker service is unavailable (eg server is down) or if a return code of -1 is received from a broker. To cater for protracted periods of broker server downtime (eg due to hardware failures), the time interval between retry attempts will "back-off". Note: administrators could be requested by brokers to change the alerts or notices URL to an e- mail URL in the event of a disaster at a broker's site.

If a return code of -2 is received or the retry time-limit expires, the Notification will fail and a support issue will be raised.

7.4 Alerts Web Services

The LANDATA® Alerts Web Services are implemented as enhancements to the existing Portal. These provide end-points for brokers to access Alerts Services functionality including:

- Make new subscriptions to the alert service including interfacing to the billing system.
- Provide subscribers with a capability to view and maintain (parts of) their subscription.
- Retrieving alerts and notices.

The following table lists the alerts related web service interfaces supported by LANDATA:

LANDATA® Web Service	Description
SubscriptionCreate	Creates a new subscription for one or more items of interest. Each item of interest can have a separate customer reference associated.
SubscriptionCancel	Cancels alerts subscription subjects or an alerts subscription entirely
SubscriptionRenew	Renews a subscription.
SubscriptionList	Lists all subscriptions for a customer.
SubscriptionMaintain	Maintain allowed details of the subscription.
SubscriptionView	Give the details of the subscription.
NotificationView	Provides all the details related to an alert or a notice.
NotificationList	Lists alerts and/or notices for a customer and optionally a subscription.
DealingGroupList	Lists the dealing groups available. Subscriptions for titles can be limited to specific dealings or all dealings. In the former case, dealings are grouped into common sets such as those related to property ownership and one such group can be specified via *SubscriptionCreate*.

7.5 Testing Alerts

To facilitate system and regression testing your Alert products, two additional web services are provided to request simulated alerts and expiry/renewal/confirmation/expiry-warning administrative notices for subscriptions you create using the appropriate web service calls.

These methods are obviously only available in Test and return an exception if called in error in production.

This facility includes alerts cases showing single and multiple dealing activity. An example of the latter is the Discharge, Transfer, Mortgage combination of dealings which often occur in quick succession - so will often be aggregated in alert notifications.

The Test web services are as follows:

Test Web Service	Description
AlertSimulate	This is a Test and Regression Test facility to request simulated alerts for subscriptions in the Test environment only
NoticeSimulate	This is a Test and Regression Test facility to request simulated expiry/renewal/confirmation/expiry- warning administrative notices for subscriptions in the Test environment only.

7.6 Alerts System Prerequisites

Prior to using the Alerts Services, brokers need to advise the following (as applicable) for both Test and Production usage:
- Web Service URL
  or
- e-mail addresses (you can have different addresses for Alerts and Notices).
- e-mail format preference (whether text, HTML or XML).

Please indicate "Alerts Address" in the e-mail message subject along with the environment concerned (Test/Production).

For example:

Subject: Production Alerts Address
Text: Please send:

1.   alerts to landata_alerts@mybroker.com.au
2.   notices to landata_notices@mybroker.com.au

Because fire-wall changes may be needed, brokers should give at least two working day's notice for web service end-points or changes.

As noted elsewhere, Land Victoria requires that the service operate under the HTTPS protocol. The LANDATA® client software will present Thawte CA certificate(s) for your authentication etc checks. Please advise if these security requirements raise any issues for you.

8 Provisional Sales

8.1 Product Description

8.1.1 Introduction

This chapter provides an overview of the Register Provisional Sale Service. This service accepts basic sale information and returns the information required to complete the NOA (Notice of Acquisition) form. The service is free of charge.

8.1.2 Register Provisional Sale

The Register Provisional Sale Service is used by customers who want to retrieve property information for the purpose of completing a NOA form. If successful, the sale information provided is recorded in Land Victoria's Property Sales and Valuations system as a provisional sale.

9 Business Terms

This chapter provides a description of business terms. See the glossary for technical abbreviations.

Application
Property Certificates <u>Application</u>/Order
A formal request for documents using LANDATA® facilities. Each application is assigned a unique application number. More than one certificate associated with a property can be ordered in the one application.

"Order" is sometimes used synonymously.

Land Index <u>Application</u>
This Index relates to applications that have been made to the Registrar that result in the issue of a new folio reference (an application is a formal request to make a change to the Register). This index was initially only for applications to convert land from the General Law System to the Torrens System (the current title system). Since 1984, Land Registry has only one series for applications to bring land under the Transfer of Land Act or to modify the boundaries of land. The application index is kept current as the data is sourced from VOTS.

Body Corporate (aka Owners Corporation)
A Body Corporate provides a legal framework in which lot owners can control the use and maintenance of the affected lots and common property.   Common property may include driveways, paths, stairs, passages, lifts, lobbies, common garden areas and other facilities set up for use by members and occupiers of the lots.

A body corporate is created when the Registrar of Titles registers a plan which contains a body corporate in the prescribed form.

When someone purchases a lot that is affected by a body corporate, they automatically become a member of that body corporate. When that lot is sold, the new owner replaces the previous member of the body corporate. Tenants cannot be members of a body corporate.

All members of a body corporate are responsible for decisions about repairs, maintenance and insurance not just for the lot they own but also for the common property they own jointly with all members of the body corporate.

Caveat
A notice recorded on title that sets out the claim of the caveator to the land in the title.

For example, a caveat may be lodged and recorded on behalf of the purchaser after a contract of sale has been signed and exchanged. Land Registry will notify the caveator of the lodgement of any dealing by other than the caveator and will not register the dealing until a statutory period of time has expired. The caveat is removed automatically when a transfer of title to the purchaser is recorded.

Certificate

A document that presents a specific type of information related to a property. Certificates can be ordered via the Vendor's Statement, Packages and One-Off services.

The certificates available include:
- titles
- plans
- instruments
- State Revenue Office (Section 97)
- Vic Roads
- Planning
- building regulations and land information
- water information, meter readings, and services plans
- catchment and land protection
- priority sites (Environmental Protection Agency).

Certificate of Title

A document which complements a folio of the Register and is used as a record of evidence of ownership of land. In most cases, its production is a prerequisite to the registration of a dealing.

"Title" is sometimes used synonymously.

Child Title

Child Title is the term used to define a relationship with another title. A child title is the title reference that is derived or issued from an existing title.

An example is when a title is subdivided. Land Registry creates new titles for the lots on the subdivision. The new titles are referred to as the child titles of the existing title that once held all the land in the subdivision. The title, which originally held all the land in the subdivision, is referred to as the parent title.

Conveyancing

The process of transferring ownership of a property from the owner to another.

Copy of Plan

A plan of subdivision or consolidation registered in Land Registry. The registration of a plan allows the lots/units to be transferable and settlements to take place.

Copy of Title

The term "Copy of Title" is not now in common usage within Land Registry. The term was more common before the title register was computerised. Copy of Title referred to a copy of the "Original" title held in Land Registry, as opposed to a copy of the "Duplicate" title which is held by the controlling party - eg the Bank if there is a Mortgage.

Prior to the introduction of VOTS and the associated conversion project, many titles were held in paper format and a search of the title was made by obtaining a photocopy (copy) of the original title document.

"Register Search Statement" is the term now used to refer to a search of the computer database of the title on VOTS. A title is now referred to as a folio (folio of the Register).

Crown Allotment

A piece of land that is described by reference to the original subdivision of land undertaken by Crown Land Administration. The title or Title Plan may contain details of the Parish and may also contain references to Sections, Portions, and/or Blocks.

Crown Grant

The document granted by or alienated from the Crown, recording the grant of ownership rights (either leasehold or freehold) in land. The document should be lodged for registration at Land Registry.

The document reference for a Crown Grant is a Volume/Folio number.

Crown Land

Crown Land is land which has not been alienated (sold or transferred to private ownership) by the "Crown". A freehold title does not exist for Crown Land. Examples of Crown land are national parks and State reserves.

Crown Land may be leased or licensed, for example, for grazing or agricultural or other purposes. When Crown land is leased for specified conditions and for terms of varying lengths, a Crown Lease may be issued. A VOTS Register Search Statement would indicate this by references to 'Crown Lease" and "Estate Leasehold".

Crown Lease

A crown grant for leasehold rather than freehold estate. The lease of land from the government is granted under Crown lands legislation - an agreement to occupy or use Crown lands, usually for a rental. The document reference for a Crown Lease is a volume/folio number.

In older cases, the volume/folio number for a crown lease would have a K suffix. However, Crown Leases created in VOTS do not have a "K" suffix. These leases start at volume 10625 ie all Crown Leases with a volume number less than 10625 have a "K" suffix and all Crown Leases with a volume number greater than 10624 do not have a "K" suffix.

DocumentIdentifierValidate removes the "K" suffix on any volume/folio where the volume is greater than 10624. *TitleIndex*, *FinalSearch*, *IssueSearch* and *PrelodgementSearch* call *DocumentIdentifierValidate* to validate the volume/folio, so the same rules apply to these four web services.

All versions of the following Property Certificates web methods also remove the "K" suffix on any volume/folio where the volume is greater than 10624:
- *OneOffPropertyOrder*
- *PropertyCertificatesAvailable*
- *PackageOrder*

Dealing

An instrument or application that is accepted by Land Registry for processing a registration. Until registration it is called an unregistered dealing.

Examples: transfer, mortgage, discharge of mortgage, caveat, survivorship application, plan of subdivision or consolidation.

A Dealing enquiry provides information regarding the processing state and documents affected by the dealing.

Note: When a dealing is registered, it becomes known as an instrument. Since the introduction of VOTS all registered dealing are accessible via an instrument search.

Dealing Number

The unique identifying number assigned to a dealing when it is lodged at Land Registry. Recent numbers are made up of 9 characters: two alpha characters as a prefix, six numeric digits, and an alpha character suffix. The last alpha is used as a check character and in some cases does not need to be used when making enquires.

ELF/ Electronic Lodgement Form

An ELF is the "Electronic Lodgement Form" used by Electronic Conveyancing (EC). The EC system allows electronic lodgement and electronic financial settlement.

Electronic Titles

Generally all titles are now held in digital form with the majority in a data format stored in VOTS (Victorian On-Line Titles System). Titles not fully converted to a data format are stored as images. Titles not fully converted will be converted either when affected by a lodgement or via ongoing Land Registry conversions.

A search of a title on VOTS is referred to as a "Register Search Statement". This refers to a search of the computer database of the title on VOTS. A register statement lists the current registered proprietors, encumbrances, caveats or notices that are recorded by the Registrar.

"Free text" titles are described textually and are returned as images. These are titles not amenable to the VOTS structured definition.

Encumbrance

A proprietary right held by a person over the property of another that limits the ways the owner may use or deal with the property. Proprietary rights include any estate interest, mortgage charge, right, claim, or demand which is or may be made, or set up in, to, upon, or in respect of the land, and may be registered under the Transfer of Land Act 1958.

Instrument

A document lodged at Land Registry that has been processed and registered (processing completed).

Examples: transfer, mortgage, discharge of mortgage, caveat, survivorship application, plan of subdivision or consolidation. These documents are lodged as dealings; and become instruments when they are actually registered on title.

Land Registry

The responsible authority for administering the Transfer of Land Act 1958 and the Subdivision Act 1988. LANDATA® is incorporated within Land Registry.

Lot

A Lot is the identifier for a parcel of land shown on a plan of subdivision.

Municipality

An area administered by a local council as an area of local government.

Owners Corporation

Refer Body Corporate.

Parent Title

Parent title is the term used to define a relationship with another title or titles. A parent title is the title reference from which one or more other titles are derived.

An example is when a title is subdivided. Land Registry creates new titles for the lots on the subdivision. The new titles are referred to as the child titles of the existing title that once held all the land in the subdivision. The title, which originally held all the land in the subdivision, is referred to as the parent title.

See Child Title also.

Parcel

A land parcel is the smallest unit of land that can be legally transferred. For example, a rural property may contain several Crown allotments contained within the one title; each of these allotments may be separately transferable. Thus, the land may be known as one property, but contain several parcels which are of interest to mapping and planning authorities.

Parish

A parish is the smallest administrative area for government purposes. Parish names are allocated by Crown Land Management and used as part of the legal land description. There are about 2,000 Parishes in Victoria.

PCS

Property Certificate Service, which is an application service supported by several service's. Used to obtain property Certificate information needed to complete a vendor's statement (Section 32 statement). Also used to order copies of Title and associated plan and instruments.

Plan

A document showing the break up of a single parcel of land into multiple parcels. Each parcel on the plan is uniquely identified with a number or character, and referred to as a lot, eg lot 1, lot 2. Parcels on building subdivisions are usually referred to as units.

Prelodgement check

An enquiry on VOTS to determine the location of a CofT. The enquiry gives details such as if the folio has been made available for a proposed transaction, or is with a dealing, or otherwise, provides the issue details of the last issue. This check is made prior to lodging a new transaction at the Land Registry.

Property Certificate

Please see certificate.

Sale of Land Act (Amendment) 1982

The Victorian legislation that governs the sale of land. Section 32(f) of this Act specifies the requirement for a vendor to provide to the purchaser a statement of matters affecting the land being sold.

Section 32

The section of the Sale of Land Act (Amendment) 1982 that describes the information a vendor must provide to a prospective purchaser. See Vendor's Statement.

Standard Parcel Identifier (SPI)

A Standard Parcel Identifier is a land descriptor that has been assigned to each of Victoria's 2.4 million land parcels, including Crown Allotments. Each identifier, while being unique, is based on the same simple standard format, enabling land parcel databases to be linked and integrated.

The unique number assigned to land parcels is based on a Lot on Plan format. This format is applied to crown descriptions using the existing Parish number as the Plan number.

Suburb

A common locality name for an area as determined by the Place Names Committee. See a current edition of the Melways or the VicRoads State Directory for the correct format of names in common use.

Title

The official record of proprietorship and interests in land. The title contains guaranteed information on any person entitled to an interest in the land described on title. A title is identified by a Volume/folio number. The term "folio" is now used as an alternate to title.

Vendor's Statement

A statement pursuant to Section 32 of the Sale of Land Act, which must be given to the purchaser before the purchaser, signs a contract of sale. A copy is also inserted in the contract.

The Vendor's statement provides a range of information pertinent to the property such as Register
Search Statement, State Revenue Office Certificate, Planning Certificates, Council Rates, etc.

Volume/Folio

Volume / Folio is the numbering system for titles, Crown Grants, Crown Leases and Mineral Leases. The system originated from South Australia where the titles were bound together to form pages or folios of a book or volume. In Victoria titles were placed in bags which constitute a volume, with each individual folio having a folio number.

The volume/folio reference must be used for title searches and ordering certificates. Various search keys can be used to obtain the Volume /Folio: proprietor, lot and plan, and street address service.

The format for a volume/folio number is a one- to five-digit volume number followed by a three- digit folio number. Either a blank space or a slash separates the numbers "/".

Some titles have a folio number of more than three digits. Use only the last three digits of the number and any alphabetic suffix in LANDATA® fields.

VOTS

Victorian Online Titles system.

10 Glossary of Technical Terms

This table provides a glossary of the technical terms. See Chapter 7 for definitions of business terms.

Term	Explanation
API	Application Programming Interface.
HTTP	HyperText Transport Protocol. The presentation layer protocol supporting the World Wide Web.
HTTPS	A secure version of HTTP which uses X.509 certificates and the SSL/TLS protocols.
MessageCracker	LANDATA's former API for brokers.
PCS	The LANDATA® Property Certificates System.
Portal	The LANDATA® Portal provides a single Web Service end-point as the basis of the LANDATA® system's service based architecture.
PTS	The LANDATA® Property Identifier Translation Service.
SMTP	Simple Mail Transfer Protocol.
SOAP	Simple Object Access Protocol – a protocol used to support Web Services.
SPI	Standard Parcel Identifier. Refer Chapter 8.
TCP/IP	Transmission Control Protocol/Internet Protocol - low level network protocols used on Internets.
UDDI	Universal Description, Discovery, and Integration - a platform-independent framework which provides directory service to locate and register web services on the Internet (like a Yellow Pages for web services).
VOTS	Victorian Online Titles system.
Web Service	Application logic provided as services to deliver data and services to other applications using Internet technologies. A specific type of API.
WSDL	Web Service Definition Language – an XML based language for defining Web Services.
XML	eXtensible Markup Language - a subset of Standard Generalized Markup Language (SGML) optimized for delivery over the Web. XML provides a uniform, vendor and application independent method for describing and exchanging structured data.

11 Version/Change Summary

Version	Change Summary	Date
0.90	Preliminary Edition	12-Aug- 2003
1.00	Production Release	31-Aug- 2003
2.00	Relative to LANDATA® Release 2.80	20-April-2004
3.00	Relative to LANDATA® Release 2.90	19-Aug-2004
3.10	Relative to LANDATA® Release 3.10	17-Jan-2005
3.20	Relative to LANDATA® Release 3.10	6-July- 2005
3.30	Relative to LANDATA® Release 3.30; also added Appendix V (searchString).	16-Nov- 2005
3.40	Relative to LANDATA® Release 3.40 (added Alerts)	21-June-2006
3.50	Relative to LANDATA® Release 3.50 (bodies corporate)	21-June-2006
3.60/3.70	Relative to LANDATA® Release 3.60/3.70 – obsolete PropertyIdentifierBuild	7-Mar-2007
3.90	Water documents	29-Aug-2007
4.00	Title Verification Service, Sale Price extra data	6-Feb-2008
4.10	Alerts System and Order Tracking Enhancements	14-May-2008
4.20	ResellerCertificateList, DealingActivityOnTitle	18-Feb-2009
4.30	Streaming imaging APIs	13-May-2009
4.40	Vicroads Survey Documents	1-April-2011
4.50	PropertyCertificateSelectionsValidate, PropertyApplicationCommit, OrderOption	13-April-2012
4.60	Added Register Provisional Sale functionality	26-June-2012
4.70	HistorySearch	7-Feb-2013
4.80	DocumentImages, DocumentImagesStream	30-April-2013
4.90	OC Manager updated, notification email address removal	27-Jul-2013
5.10	New Exception Codes added Section151 Certificates Implementation	22-Sep-2014
5.20	General Law Plan certificates and Notice of Disposition can be ordered	23-Jan-2014
5.30	The Made Available Status option removed from PrelodgementSearch	11-Dec-2015

Version	Change Summary	Date
5.40	A new Broker web service method to supply a single pdf report containing Crown Land Status Report, Crown Diagram, Survey Report, Gazette and Special Gazette. Removed the ability to preview instrument details Updated PropertyCertificateSelectionsValidate web service method to be able to charge for Copy of Plan and Title Plan Diagram. Removed the separate functionality for accessing crown land information and replaced it with the standard functionality to access freehold land	12-Aug-2016
5.50	Added TitleSearchExtended service to provide brokers with title information in structured XML format	19-Jun-2018
5.60	Removed MapEditionsGet web method from Web Method Parameters (App.W)	16-Jan-2019
5.70	PropertyCertificateFax - ResellerCertificateList - ResellerCertificateListAll - removed references to the 3 methods as they are not supported after R15.02 and returns exception code and message.	27-May-2020
5.80	Removed the following methods from WS 5.80 and above: - PropertyCertificateFax - ResellerCertificateList - ResellerCertificateListAll - TitleSearchExtended Only 2 push options are supported by LANDATA from WS 5.80 and above:	30-Nov-2020
5.90	Modified the PackageOrder and PackageCommit method for version R5.90 for R21.00 to support the listing of Commemorative Title Certificate (CTC) whenever applicable	30-Nov-2021
6.00	Changed the Title Option to Order Option	
6.10	addition of policyNumber to the identifierList class - new product – Domestic Building Insurance report.	August-2024

Table within row 5.80:

Push Options	Push notification	Push Certificate
0	N/A	N/A
2	individual notification	individual certificate

12 Appendix

12.1 Commemorative title certificate images for customer preview

Commemorative Title Certificate – Authentic template - Framed

VLRS Property title
certificate FA2 previe

Commemorative Title Certificate – Authentic template – unframed (naked)

VLRS Property title
certificate FA2 previe