

# PARTICIPATION RULES WAIVER

## Australian Capital Territory Section 27 *Electronic Conveyancing National Law (ACT) Act 2020*

### Title

This instrument is ACT Participation Rules Waiver PR 1/2022 – Certifications.

### Enabling Provisions

1. In accordance with sections 23 and 25 of the *Electronic Conveyancing National Law (ACT) Act 2020* (the “**National Law**”), as Registrar-General, I have determined and published Version 6 of the Participation Rules for Electronic Conveyancing (“**Participation Rules**”). The Participation Rules have come into effect on and from 15 October 2021.

2. Section 27 of the National Law permits me to waive compliance with all or any provisions of the Participation Rules if I am satisfied that granting the waiver is reasonable in all the circumstances.

### Affected Participation Rules

Participation Rule 7.10 under Version 6 of the Participation Rules (“**Affected Participation Rule**”).

### Explanatory Statement

Unless otherwise defined in this document, each capitalised word has the meaning given to it in the Participation Rules.

In accordance with Participation Rule 7.10, a Subscriber to an Electronic Lodgment Network (“**ELN**”) must comply with the Certification Rules set out in Schedule 3 of the Participation Rules.

Version 6 of the Participation Rules includes some minor changes to the wording of the certifications required under the Certification Rules. The wording changes have not yet been implemented in the ELN operated by Property Exchange Australia Ltd and known as “**PEXA**”.

The wording of the certifications will be updated to comply with the Certification Rules in Version 6 of the Participation Rules in PEXA on or before 31 December 2022. However, electronic Registry Instruments and other electronic Documents:

- whether signed prior to, on or after 31 December 2022,
- in an Electronic Workspace which contains at least one electronic Registry Instrument or electronic Document signed prior to 31 December 2022, and
- not submitted for lodgment until on or after 15 October 2021,

may contain the wording of the Certification Rules in Schedule 3 of Version 5 of the Participation Rules (available at: <https://legislation.act.gov.au/di/2020-109/>).

I am of the view that, in the interim, the continued use of the wording in the Certification Rules in Schedule 3 of Version 5 of the Participation Rules is reasonable. Accordingly, I

have determined that it would be reasonable in the circumstances to grant a partial waiver modifying the obligations of Subscribers under the Affected Participation Rule.

### **Waiver**

Subject to the Conditions, I hereby grant Subscribers to PEXA a partial waiver of their obligations to comply with the Affected Participation Rule.

### **Conditions**

The partial waiver is granted on the conditions that:

- (a) This waiver applies to any electronic Registry Instruments and other electronic Documents (whether signed prior to, on or after 30 June 2022) in an Electronic Workspace which contains at least one electronic Registry Instrument or electronic Document signed prior to 31 December 2022 but not submitted for lodgment until on or after 15 October 2021.
- (b) Any electronic Registry Instruments or other electronic Document to which Condition (a) applies must contain (as appropriate) the wording of the Certifications Rules in Schedule 3 of Version 5 of the Participation Rules.

### **Commencement**

This waiver commences on 22 July 2022 ("**Commencement Date**").

### **Revocation**

Waiver No. 1/2021 is hereby revoked, with effect from the Commencement Date.

### **Period during which this waiver applies**

This partial waiver operates to the earlier of:

- (a) the date on which electronic workspaces in PEXA contain no electronic Registry Instruments or other electronic Documents signed prior to 31 December 2022, or
- (b) the date that I revoke this waiver.

**Dated:** 24 June 2022

**Signed by:**



**David Pryce**  
**Registrar-General**