



**Suite 202, Level 2 105 Pitt St Sydney 2000**  
PO Box 119, Richmond NSW 2753

**P:** 02 8315 3118 **E:** info@dottandcrossitt.com.au **W:** dottandcrossitt.com.au

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The Hon Mark Banasiak MLC  
Chair Portfolio Committee No. 4 – Customer Service and Natural Resources  
Parliament House  
Sydney NSW 2000

**By Email first, then post: mark.banasiak@parliament.nsw.gov.au**

Dear Minister,

**RE: Electronic Conveyancing (Adoption of National Law) Amendment Bill 2022 (the Bill)**

I am writing to share my concerns regarding the introduction of interoperability for property transactions in Australia.

I am the principal solicitor of a large conveyancing-only law firm based in the Hawkesbury (New South Wales) and we're involved in over 2,000 conveyancing transactions each year. We have over 30 staff working for us.

The advent of electronic conveyancing has seen an incredible development in efficiencies for the market and, in my opinion, was the key reason why the property market seemed to weather most of the storm brought by COVID, since it enabled for the first time contactless and remote property settlements.

We all understand that competition is a good thing as it delivers efficiencies to the market. But as a market we are still enjoying and building on the efficiencies that the first-mover technology provider has given.

There is no need to rush bringing a second ELNO provider in, particularly when the complex problem of interoperability has not been completely ironed out. My impressions of the other provider is that they are still quite some way from being in a position to deliver a product which won't cause the massive advances in electronic conveyancing to retrace. More time is needed.

The current Electronic National Law Draft Bill to enable interoperability does not contain adequate consumer protections. These safeguards should be put in place now, not tomorrow.

I ask that you include a proper independent readiness assessment within this version of the Bill to safeguard consumers and users of digital settlement platforms.

As in industry, we have never been busier nor under more pressure, and rushed reform will be highly disruptive to our business, the homebuyers we represent, and potentially also the wider economy.

I would be open to discussing this, and other concerns in more detail

Yours faithfully,

**Dott & Crossitt Solicitors**

**Jared Zak**

Principal Solicitor