

From: [BALLANTINE, Colin \(NAD\)](#)
To: [Robert Muir](#)
Subject: RE: China EODB - Thank You - Next Steps
Date: Thursday, 19 December 2019 4:57:03 p.m.

Hi Robbie

Thanks so much for taking the time to do this, and so well – we really appreciate it.

Have a great break, and look forward to working with you in 2020.

Cheers
Colin

From: Robert Muir [mailto:xxxxx@xxxx.xxxx.xx]
Sent: Thursday, 19 December 2019 4:40 PM
To: BALLANTINE, Colin (NAD)
Subject: RE: China EODB - Thank You - Next Steps

Hi Colin

I've provide answers to the questions set out below in the table provided. If I can be of any further assistance please let me know.

Regards
Robbie

Robbie Muir
Registrar-General of Land
Deputy Chief Executive
Strategy and Stewardship Group
Land Information New Zealand
E xxxxx@xxxx.xxxx.xx **DDI** 04 460 0541 | **M** 027 2499 802
Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace
PO Box 5501, Wellington 6145, New Zealand | T 04 460 0110
W www.linz.govt.nz | data.linz.govt.nz

From: BALLANTINE, Colin (NAD) <xxxxx.xxxxxxxxxx@xxxx.xxxx.xx>
Sent: Wednesday, 18 December 2019 2:52 PM
To: Robert Muir <xxxxx@xxxx.xxxx.xx>
Cc: Emma Miles-Buckler <xxxxxxxxxxxxxxxx@xxxx.xxxx.xx>; COGHILL, Lucy (BEI) <xxxx.xxxxxxxxx@xxxx.xxxx.xx>
Subject: RE: China EODB - Thank You - Next Steps

Hi Robbie

Great to hear you found the trip useful. I saw your internal comms, and we were really interested to read that you think there is a lot we can learn from China on digital technology, and 3D modelling of property.

Following your presentation, the delegation coming to New Zealand has sent us a list of questions about registering property (see below). We thought we'd give you the opportunity to answer these now, if you had the chance (the Chinese have internal drafting deadlines to meet this month). There is no pressure to do so, and if you can't, we will look to answer them during their study tour in February. Please also do not feel you should answer anything which is New Zealand Inc protected IP/information.

Thanks, and Merry Christmas! We look forward to working with you in advance of the study tour in 2020.

Kind regards
Colin

Colin Ballantine

Policy Officer
North Asia Division
New Zealand Ministry of Foreign Affairs & Trade | Manatu Aorere

T + [s 9(2)(a)] E .@.._____

+++++

Questions	Answers
<p>LIM's</p> <ul style="list-style-type: none"> • Which authority is responsible for issuing the LIM? • Are there other authorities sharing such information? • How much does the applicant pay to request a LIM? • How long does it take? • Does LIM information all come from the land registration information? • Would you please provide a LIM template? 	<p>LIM (or Land Information Memorandum) reports are issued by local authorities. There are 67 local authorities in New Zealand.</p> <p>The cost and time to obtain a LIM varies across the local authorities (see, for example, the fees and service levels offered by the Wellington City Council: https://wellington.govt.nz/services/rates-and-property/property/reports/lim)</p> <p>A LIM report is separate from land registration information. It is made up of local authority information on matters such as district planning requirements, subdivision conditions, building consents, rating information, hazards, and zoning.</p>
<p>Registration methods</p> <ul style="list-style-type: none"> • What are the specific procedures for online and paper-based registration, respectively? • Which method is more frequently selected by the applicants? 	<p>Virtually all property registration is completed online by authorised lawyers and conveyancers. This includes property transfers, mortgages, charges, leases, easements and land covenants.</p> <p>87% of property transactions are registered automatically without review by LINZ employees. Registration is completed in terms of automated</p>

<ul style="list-style-type: none"> • What information is registered? • Registration can be completed automatically via an online registration system. Is it LINZ employees who are required to review applications online? • Would you please provide the related documents and fee schedules? 	<p>business rules.</p> <p>The following link will take you information about our fees and charges for land registration: https://www.linz.govt.nz/land/landonline/fees</p>
<p><u>Role of lawyers in registration</u></p> <ul style="list-style-type: none"> • In what procedures does the lawyer engage? • Are lawyer's fees paid by the buyer or seller, or both? • Are there any legal requirements for the certification by the lawyer? • Does the lawyer investigate the land planned to be transacted before the transaction, such as whether the property has unpaid tax, unpaid utilities fees and other restrictions? How long does that usually take? 	<p>Lawyers are generally involved in the contractual aspects (advising on agreement for sale and purchase) and conveyancing matters (e.g. preparing transfer and mortgage documentation, attending to settlement and registration).</p> <p>Buyer and seller are usually separately represented and each pay their own lawyers fees.</p> <p>Lawyers are bound to comply with the legal certification requirements prescribed by the Land Transfer Act 2017.</p> <p>Lawyers would usually attend to the investigation of title and related due diligence of local authority records (eg LIM reports) as part of the conveyancing process. This can take days or weeks depending on the complexity of the transaction.</p>
<p><u>LINZ's relationship with lawyers</u></p> <ul style="list-style-type: none"> • How does LINZ supervise and work with lawyers? 	<p>Lawyers are subject to a professional regulatory regime administered and overseen by the New Zealand Law Society under the Lawyers and Conveyancers Act 2007.</p> <p>LINZ also has an audit function in relation to Lawyers but only in respect of the legal certifications lawyers make when registering property transactions. This generally takes the form of desktop reviews and some onsite law firm audits.</p> <p>LINZ also works with the New Zealand Law Society on guidance and education for property lawyers.</p>
<p><u>Public access to information</u></p> <ul style="list-style-type: none"> • Can anyone obtain land ownership information from the LINZ by paying fees? If so: <ul style="list-style-type: none"> ◦ Do enquirers need to verify their identity when applying, in order to ascertain whether they have the right to access the requested material? • Can anyone obtain the cadastral map information from the LINZ by paying the fees? • What other information could an enquirer find out? • Could you please provide related procedures and samples of inquired 	<p>The land transfer register is a public record and may be searched by anyone who wishes to ascertain such information. This includes details of registered land ownership and recorded rights interests such as easements.</p> <p>The following link will take you information about fees and charges for land register information: https://www.linz.govt.nz/land/landonline/fees</p>

information and maps?	
<p>Nationwide coverage</p> <ul style="list-style-type: none"> New Zealand has a Torrens System. The initial registration seems to not be compulsory. How does New Zealand achieve nationwide coverage of land registration? 	<p>There was a programme of compulsory initial registration under the introduced by statute in the 1920s. Virtually all privately owned land in New Zealand is now registered under the Torrens system.</p>

+++++

From: Robert Muir [<mailto:xxxx@xxx.xxx.xk>]
Sent: Wednesday, 11 December 2019 8:45 AM
To: BALLANTINE, Colin (NAD)
Cc: Emma Miles-Buckler; COGHILL, Lucy (BEI)
Subject: RE: China EODB - Thank You - Next Steps

Hi Colin

Thanks for following up. The event did seem to go well and certainly provided a great opportunity for sharing informing and experiences on regulatory reforms. As expected, there was a strong focus on the role of technology as a key enabler along with policy and legislative reforms to align and improve regulatory regimes.

I would be happy to meet with the Beijing delegation in February if that goes ahead.

And please pass on my thanks to Ambassador Fearnley, Lucy Coghill and her embassy colleagues for hosting us so well during our visit. It was a pleasure working with them.

Kind regards
Robbie

Robbie Muir
Registrar-General of Land
Deputy Chief Executive
Strategy and Stewardship Group
Land Information New Zealand
E xxxx@xxx.xxx.xk **DDI** 04 460 0541 | **M** 027 2499 802
Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace
PO Box 5501, Wellington 6145, New Zealand | T 04 460 0110
W www.linz.govt.nz | data.linz.govt.nz

From: BALLANTINE, Colin (NAD) [<mailto:xxxx.xxxxxxxxxx@xxx.xxx.xk>]
Sent: Tuesday, 10 December 2019 6:11 p.m.
To: Robert Muir
Cc: Emma Miles-Buckler; COGHILL, Lucy (BEI)
Subject: China EODB - Thank You - Next Steps

Hi Robbie

I just wanted to say a big thank you again for going to China last month for the Ease of Doing Business Conference. By all accounts, the event was a great success. Thanks too for LINZ recently meeting with the Ministry of Natural Resources delegation – they were appreciative of the chance to meet LINZ, and engagements like that really help to support the bilateral relationship.

I would be interested to hear your thoughts on how the event went, as would Ambassador Fearnley (who plans to go and introduce herself to the Ministry of Natural Resources soon).

Following the conference in Beijing, the Beijing City Government would like to visit New Zealand in mid-February to do an Ease of Doing Business study tour. The tour would comprise of 15 technical experts, possibly with World Bank staffers too. We wanted to scope whether you or someone else at LINZ would be open to meeting with the delegation for say an hour or so, to answer some of the questions they may have following your presentation up in Beijing. We would try to get the questions they have for you in advance, and would be there to support the meeting.

We feel this Ease of Doing Business work-stream with China is really gaining traction, and would love to work more with LINZ on it, but appreciate you are busy with other commitments to manage too. If you could let us know your willingness to meet with this group from Beijing in mid-February by **the end of Thursday**, that would be much appreciated (but no pressure though).

Do let me know if you have any questions.

Kind regards
Colin

Colin Ballantine

Policy Officer
North Asia Division
New Zealand Ministry of Foreign Affairs & Trade | Manatu Aorere

T + [s 9(2)(a)] E [@.._____](mailto:colin.ballantine@mfat.govt.nz)

"The information contained in this email message is intended only for the addressee and is not necessarily the official view or communication of the Ministry. It may be legally privileged. If you are not the intended recipient you must not use, disclose, copy or distribute this message or the information in it as this may be unlawful. If you have received this message in error, please email or telephone the sender immediately."

This message contains information, which may be in confidence and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately (Phone 0800 665 463 or [@.._____](mailto:colin.ballantine@mfat.govt.nz)) and destroy the original message. LINZ accepts no responsibility for changes to this email, or for any attachments, after its transmission from LINZ. Thank You.

"The information contained in this email message is intended only for the addressee and is not necessarily the official view or communication of the Ministry. It may be legally privileged. If you are not the intended recipient you must not use, disclose, copy or distribute this message or the information in it as this may be unlawful. If you have received this message in error, please email or telephone the sender immediately."

"The information contained in this email message is intended only for the addressee and is not necessarily the official view or communication of the Ministry. It may be legally privileged. If you are not the intended recipient you must not use, disclose, copy or distribute this message or the information in it as this may be unlawful. If you have received this message in error, please email or telephone the sender immediately."

Released under the Official Information Act 1982