

# Reforming the NZ Property Registration System

Robbie Muir, Registrar-General of Land, LINZ

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## Presentation Outline

- Role of LINZ
- Torrens system
- Property system reforms
- Land Registry current state
- Recent and future developments

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## Role of Land Information NZ

- Government department est. 1996
- Responsibilities include:
  - Land title registration and survey system,
  - Crown land management,
  - Topography and hydrography
  - Location information
- Strategic focus on digital transformation of survey and title system
- Regulatory stewardship

## Long history of Torrens system in NZ

- *Register of title* – legal ownership dependent on registration
- *Indefeasibility* – title of registered owner is paramount
- *State guarantee* – underwritten by statutory compensation regime
- *Registrar-General of land* - administered by independent statutory officer

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## Property system reforms – ‘Landonline’

- Late 1990s digital transformation programme
- Reorganized for online service delivery
- Integration of survey and title system
- Legislative reforms in 1998 and 2002
- Conversion to electronic register completed 2002
- Online registration introduced in 2003
- Land registry fully online by 2009

## Enabling regulatory framework:

- Conversion to authoritative digital register
- Electronic instruments have legal effect
- Lawyer certification regime
  - Authority from client
  - Reasonable steps to verify client identity
  - Supporting evidence
- Standard setting and audit powers
- Use of online system compulsory
- Regulation of lawyers and conveyancers

## Land registry current state:

- land registry and survey services fully online
- over 600,000 digital transactions a year
- over 3 million online title searches
- 3 operational sites
- 87% fully automated – ‘real time’ registration
- replication for back-up and disaster recovery
- low cost registration fees
- International ranking:  
“No. 2 in *World Bank Doing Business Report*”

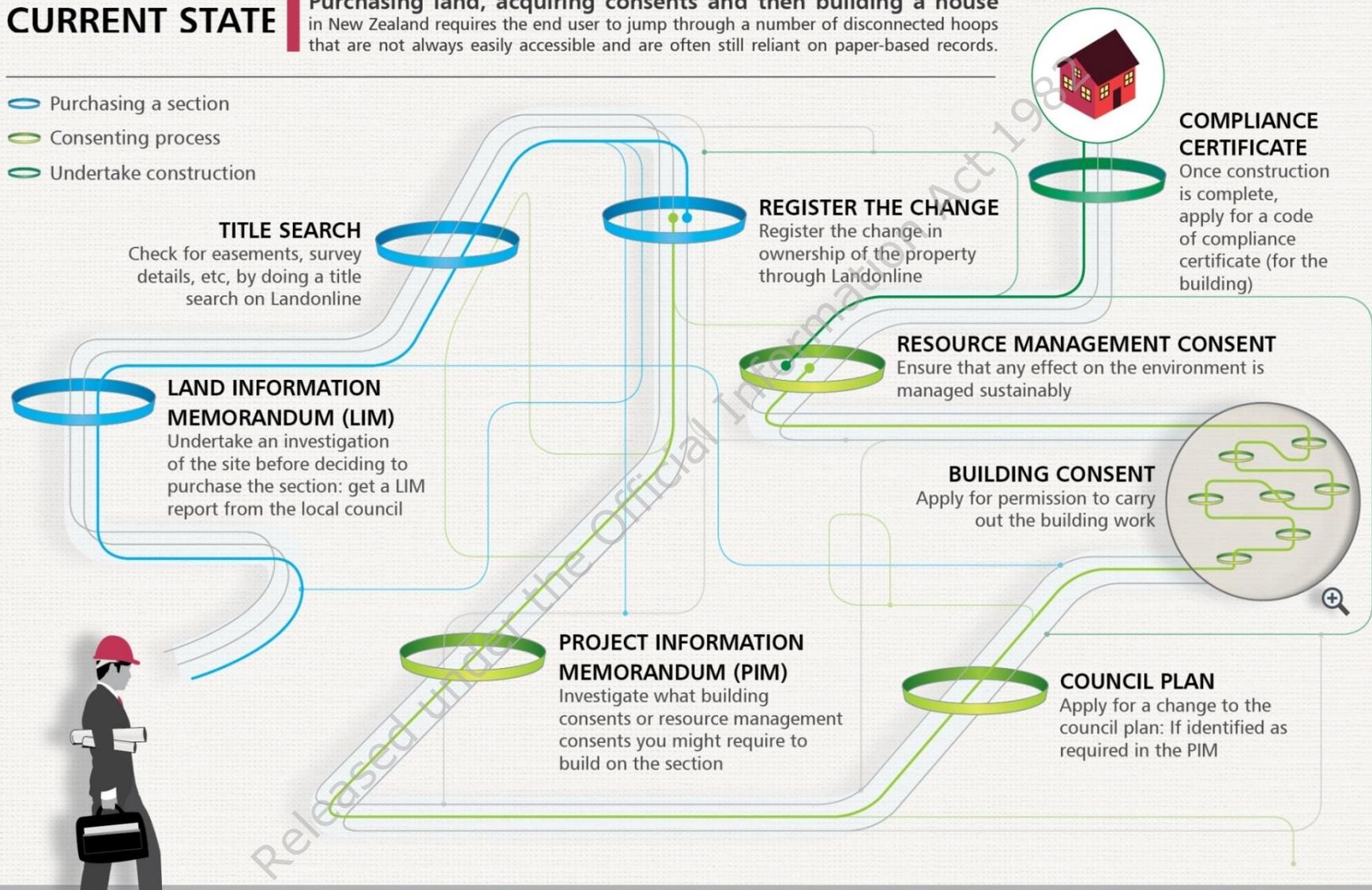
## Recent and future developments:

- New Land Transfer Act 2017
- Updating Landonline technology
- A more responsive, customer centric property system
- Focus on digital security and authentication
- Integrating property data across govt
- B2B integration with external property systems
- 3D Cadastre
- Streamlining regulatory compliance
- Strategy for a digital public service

# CURRENT STATE

Purchasing land, acquiring consents and then building a house in New Zealand requires the end user to jump through a number of disconnected hoops that are not always easily accessible and are often still reliant on paper-based records.

- Purchasing a section
- Consenting process
- Undertake construction



# 3D Cadastre



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Thank you!

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