



Good morning/afternoon and thank you for the opportunity to talk with you today

In this session, I'll be talking about how Land Information New Zealand has consistently achieved its high ranking in the World Bank Doing Business indicators by digitally transforming our property registration system.

Presentation Outline

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

By way of background, I'll briefly outline the role and functions of Land Information New Zealand.

I'll also talk about the Torrens system and our legal framework for land registration.

Then I'll provide an overview of the key reforms we have made to our property system over the last few decades.

Finally, I'll talk about the current state of the land registry and how we are positioning ourselves for the future.

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

Just some brief background on our departmental arrangements .

In 1996, a new government department called 'Land Information New Zealand' was established.

This brought together a range of land-based functions including land registration and cadastral survey.

It was recognised that the paper-based systems were outdated, difficult to maintain and would soon be incapable of meeting modern service level expectations.

Digital transformation of the land registration and survey functions was a key strategic initiative for the new department.

As we'll discuss, the reforms that followed have established LINZ as a leader in digitally enabled land administration.

Understanding the changing context and emerging risks and opportunities associated with new developments in technology remains a key focus for our ongoing regulatory stewardship of the property rights system for NZ.

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

NZ was an early adopter of the Torren System for land registration.

This has been a feature of our legal framework for property registration since the 1870s.

Almost all privately owned land is registered under this system so the record is very complete and authoritative. And because registered title is guaranteed by the State and prevails over other interests there is a high level of confidence in the system.

This in turn supports important economic activity and the benefits which flow from a healthy property market and the banking and finance business associated with mortgage lending.

So our Torrens system provides very strong regulatory foundations for property rights in NZ.

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

Our digital transformation programme began in the late 1990s.

A computerised land registration system, known as ‘Landonline’, was developed and rolled out over a period of several years.

The system became fully operational upon completion of the conversion of existing paper-based registers in 2002. This transformed registry operations, allowing title information to be maintained electronically and made available to licensed customers online.

These developments vastly improved the efficiency of land registry operations and made land records much more accessible.

This was followed by a second phase of reforms to enable lawyers and conveyancers to register title transactions online.

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

To enable these changes, our land transfer legislation was amended to allow for the paper records to be converted to and authoritative digital register.

The legislation also makes specific provision for land transfers to be lodged in electronic form via an approved electronic workspace.

The certification regime, which replaces traditional paper-based execution requirements, is a key feature of the. To meet requirements for registration, an electronic instruments must be certified by an authorised lawyer or conveyancer.

- authority has been obtained from their client who has the capacity to enter into the transaction
- reasonable steps have been taken to verify their client's identity
- supporting evidence of the above matters is held

My office has the power to sets standards for the use of the system and to audit the work of lawyers and conveyancers.

Our conveyancing market is tightly regulated – only qualified licensed lawyers and conveyancers can provide these services

Reforming the NZ Property Registration System



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"

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These reforms have positioned LINZ as a leader in digitally enabled land administration with consistently high rankings in the World Bank Doing business registering property indicator.

Our land registry and survey services are fully online. This system supports around 600,000 property transactions and more than 3 million information requests a year.

87% of these property transactions are fully automated – registered online in 'real time'

We have only 3 operational sites where we used to have 12.

The Landonline system has full back-up and disaster recovery so normal service can be quickly resumed if the primary system fails.

We operate on a cost recovery basis and the efficiencies generated through digital transformation have kept our fees comparatively low.

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

In recent years LINZ has embarked on a further programme of reforms to modernize our legislation, update the Landonline technology platform (which is now more than 20 years old) and improve our regulatory performance.

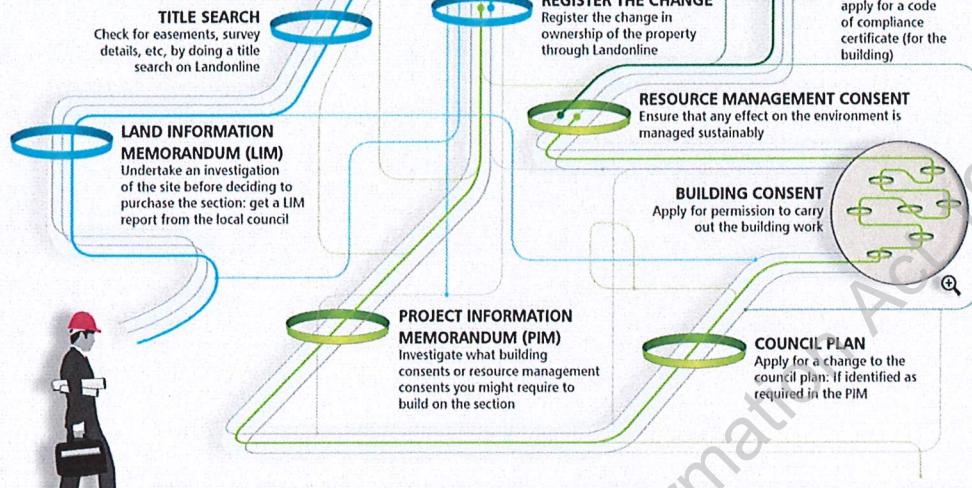
Our strategy for the future is focused on developing a more responsive, customer centric property system:

- Making it easier for citizens to access our services online
- Integrating property data and processes across govt
- Developing a digital 3D Cadastre
- Streamlining regulatory compliance

This is very much in keeping with the “Strategy for a Digital Public Service” which has recently been published by NZ’s Chief Government Digital Officer.

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



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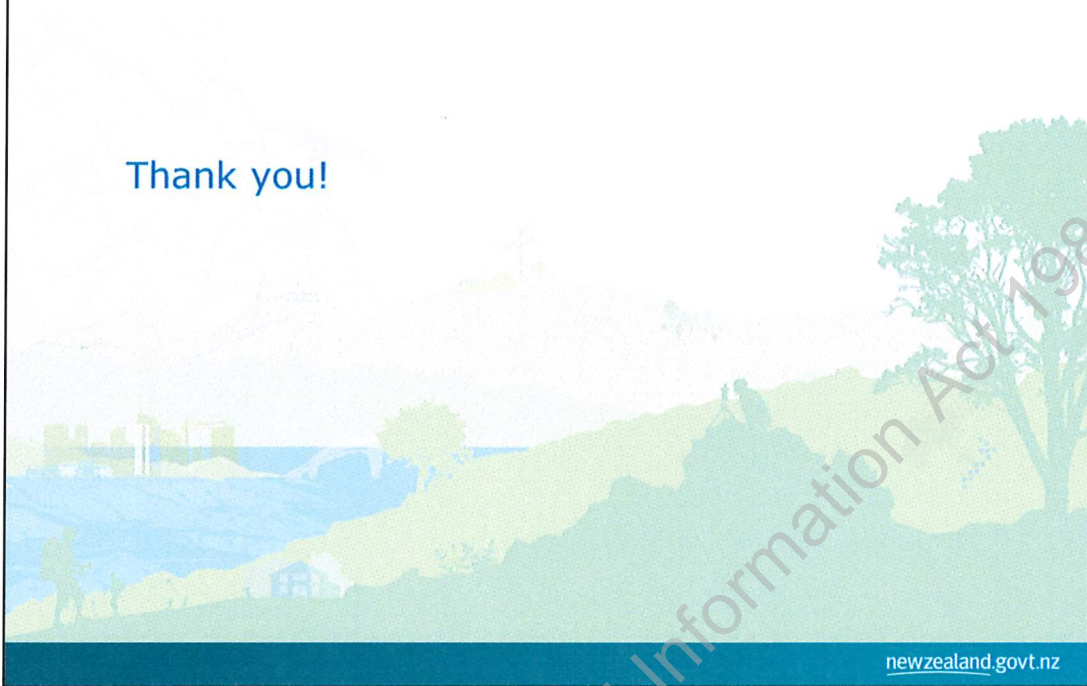


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Thank you!



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