

Torrens *talk*

Survey and Title Information for Land Professionals

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Process Integration

A project is underway to integrate the survey and title functions and processes of Land Information NZ's predecessors DoSLI and Land Titles Office. This project, known as Process Integration, was briefly introduced in the last issue of *Torrens talk*.

Process Integration is bringing changes to Land Information NZ offices which will benefit customers.

Common counters will be installed in all offices by October this year. This will allow a customer to search any record - whether a survey record or a title record - from the same counter in the same premises. Office hours will remain the same: 9.00am to 4.00pm.

The five regional offices will have dedicated Help Desks where staff will be able to handle inquiries. The other offices will not have dedicated Help Desks, but a dedicated person will be available to handle inquiries.

Plan processing is being integrated with the new title process. This means that the two processes can be performed in parallel even to the point where the new title can be prepared (although not issued) before the plan is approved as to survey. Documents needed to deposit a plan can be lodged at the same time the plan is lodged, rather than waiting for the plan to be approved.

New title and plan numbers can be allocated in advance of the plan being lodged. This will enable customers to use these references when lodging adjoining plans and documents.

Because customer comment identified that varying standards across the country cause confusion, a number of initiatives have been introduced which standardise practices and interpretations (including reasons for rejection/requisition, and memorials on titles). Quality Assurance (QA) processes have been put in place to ensure that all reasons for document rejection and plan requisition are valid and consequential.

A number of changes to Title memorials will become obvious to users. They include all memorials being signed as 'for DLR', and where multiple memorials are entered at the same time, they will share a common date and time entry. A change of memorial process for all offices (except Auckland) is that Land Information NZ office copies of mortgages and leases will not be memorialised for transactions like Variation of Mortgage or Lease, or Transfer of Mortgage or Lease. The register title should be used for searching these transactions. Addresses and occupations will not be entered in memorials and are not required to be used in documents being presented.

An important element of Process Integration is

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the reduction of multiple checking of lodged plans and documents. Less mathematical checking will be undertaken on plans. Land Information NZ intends to place further responsibility for the accuracy of documents and plans with the professionals who prepare and present them.

So far, Process Integration has taken place in Auckland, Hamilton, New Plymouth, Wellington, Gisborne and Napier. Christchurch, Nelson, Blenheim and Hokitika will have the new process introduced on 29 September, and Dunedin and Invercargill on 20 October.

Introduction



This section contains rulings and decisions of the Registrar-General of Land arising from appeals, legal opinions and practice issues agreed to by all District Land Registrars. A principal aim has been standardisation of interpretation and practice nationwide. The information is applicable in all Land Information NZ offices.

Brendan Boyle
REGISTRAR-GENERAL OF LAND

RGL RULINGS

1 Companies

1.1 Execution by Companies

Practice Note: The Land Transfer Amendment Act 1997 repealed section 161 of the Land Transfer Act 1952 and substituted a new section 161 in its place. The changes are significant in that they alter the requirements for execution of Land Transfer instruments by companies.

Prior to the amendment, execution by a company under common seal was an acceptable alternative to execution in accordance with section 42(1)(a) of the Companies Act 1955 or section 180(1)(a) of the Companies Act 1993.

Under the new provisions, it is mandatory for a company to execute in accordance with section 42(1)(a) of the Companies Act 1955 or section 180(1)(a) of the Companies Act 1993, regardless of whether its common seal has been affixed.

Section 42(1A) of the Companies Act 1955 and section 180(1A) of the Companies Act 1993 have also been amended with the same effect (see section 3 of the Companies Act 1955 Amendment Act 1997 and section 14 of the Companies Act 1993 Amendment Act 1997 respectively).

The new requirements apply to instruments executed by companies on or after 30 June 1997. The provisions in force immediately prior to that date may continue to be relied upon in respect of any instrument executed before 30 June 1997.

The requirements for execution by corporations other than companies under the Companies Act 1955 or the Companies Act 1993 have not changed.

2 Easements

2.1 Recreation Easements - Are They Registrable ?

Practice Note: There is authority for the creation of 'Recreation Easements' and such a heading may be used in a schedule or memorandum of easements on a Land Transfer plan. The easement documentation itself would need to be more specific. Relevant case law may be used as a guide as to the kind of rights and powers that may be included in a recreation easement.

2.2 Requirements for Definition of Easements

Decision: Easements should in all cases be defined by reference to a deposited plan. Definition by description in words or by diagram on transfer is not permissible.

3 Estates

3.1 Transfer to Executor / Administrator

Decision: A transfer to a transferee as executor or administrator is not registrable.

Land held in different capacities by the same person cannot be combined in one certificate of title.

If an amalgamation condition is imposed in respect of a subdivision, and the land involved cannot be brought into common ownership because the proprietor holds one parcel as executor or administrator, a covenant against transfer should be utilised. Such matters should be resolved at the consultation stage (see section 220(3) Resource Management Act 1991).

If land held in different capacities is to be brought together to form a new allotment it must first be brought into common ownership by transfer.

4 Forms

4.1 Photocopies of Approved Forms / Annexure Schedules

Decision: Documents should not be prepared using photocopies of approved forms. If such documents are accepted for registration the one-off form approval fee of \$35.00 will be charged.

Practitioners are reminded that annexure schedules used in conjunction with the new forms should be in the approved format. This also applies to consents or other matters which are required to be attached to the form to enable registration.

5 Joint Family Homes Act 1964

5.1 Cancellation under the Joint Family Homes Act 1964

Case Note: Recently, the High Court at Auckland cancelled a joint family home settlement after an application to it by the Official Assignee under section 85 Insolvency Act 1967 and section 217 Land Transfer Act 1952.

The property had been settled as a joint family home in 1982. In 1989 the property was transferred to the husband under a Matrimonial Property order. At that stage, Giles J said there had been an oversight in not cancelling the settlement under section 33(3)(h) Matrimonial Property Act 1976.

The husband remarried in 1991, and was adjudicated bankrupt in 1995. The second wife's protected interest under section 20(2) Matrimonial Property Act 1976 was recognised by the Official Assignee.

Giles J held that section 10(1)(c) Joint Family Homes Act 1964 could be used to cancel a settlement where one spouse ceased to hold a legal and beneficial interest in the settled prop-

erty. The Registrar's discretion should be exercised to balance the rights of the creditors and the Bankrupt. The objectives of the Joint Family Homes Act 1964 had been well and truly spent, and the rights of the creditors should prevail. Cancellation under section 10(2A) (i.e. to give effect to a Matrimonial Property order) Joint Family Homes Act 1964 could also have been used.

Giles J also decided the cancellation of a joint family home was not a 'dealing' in terms of section 2, section 137 and section 145 Land Transfer Act 1952.

See In the Matter of Roberts, High Court Auckland, August 1997, B867/95

6 Land Covenants

6.1 Expiry of Land Covenants

Decision: The provisions contained in section 70 of the Land Transfer Act 1952 for the removal of expired easements do not apply to land covenants. A similar approach may be adopted, however, in the case of land covenants which exist for a specified term. Thus, if a new title is to be issued and it is clear that a previously registered land covenant has expired, it may left off the new title.

If an instrument containing a land covenant for a specified term is registered, the term will be shown in the memorial.

6.2 Definition of Conservation Covenants - s77(5) of the Reserves Act 1977

Decision: Such covenants will be accepted for registration provided the description and definition of the covenant area is certified by the Surveyor-General or a Chief Surveyor in accordance with section 77(5)(b) of the above Act.

6.3 Noting of Land Covenant on Title to Dominant Tenement

Decision: As a general rule, land covenants will only be noted on the certificate of title to the servient tenement, as section 126A of the Property Law Act 1952 does not provide for noting of the certificate of title for the dominant tenement.

6.4 Noting of Restrictive Covenants in Cross Leases

Decision: Restrictive covenants contained in cross leases will no longer be noted on composite certificates of title, as such covenants do not fall within the ambit of section 126A of the Property Law Act 1952. That provision only applies where a parcel of land is subject to a covenant which is expressed to be for the benefit of *other* land. In the cross lease situation the restrictive covenants are internal to the land which is subject to the cross leases and therefore they do not benefit other land.

In terms of the legal effect of such covenants, nothing will change. Section 126A(1)(b) of the Property Law Act 1952 provides that the notification of a covenant shall not give it any greater operation than it has under the instrument creating it.

7 Registration

7.1 Production of Original Certificates of Incorporation and Probates

Decision: It is no longer necessary for customers to produce original Certificates of Incorporation or Probates for sighting. A photocopy certified to be a true copy by a solicitor will suffice.

7.2 Production of Triplicate Copies of Instruments

Decision: Triplicate copies of registered instruments are not required to be produced for

the purposes of subsequent registration under the Land Transfer Act 1952. A triplicate copy of a cross lease is therefore not required to be produced to enable registration of a variation or surrender.

The memorialisation and production of instruments for registration purposes is governed by sections 36 and 40 of the Land Transfer Act 1952 and regulation 18 of the Land Transfer Regulations 1966. Those provisions clearly indicate that only the duplicate copy is required to be produced.

Section 36(2) of the Land Transfer Act 1952 expressly provides that memorials are not required to be recorded on triplicate copies.

It would not be appropriate to lodge a declaration of loss in respect of the triplicate copy of an instrument, as section 88 of the Land Transfer Act 1952 applies only where the outstanding duplicate copy has been lost.

8 Trusts

8.1 Non-Disclosure of Trust - s128 Land Transfer Act 1952

Decision:

(a) The following examples contravene the prohibition against disclosure of trust and would not be registrable:

- An instrument which specifies the consideration as being 'Pursuant to a Deed of Trust' or 'Pursuant to a Deed of Appointment of New Trustees'.
- A transfer to A as Trustee.

(b) The following examples are recognised exceptions to the above prohibition:

- Disclosure of trust in an instrument which will operate to bring the trust to an end (e.g. a transfer to beneficiaries under a trust).
- A clause by which parties executing an in-

strument purport to limit their liability to the extent of any estate or interest of which they are a trustee is allowed under section 128(1). In such cases it is permissible for the name of the trust to be specified (i.e. 'as trustee of the ABC Family Trust').

9 Unit Titles Act 1972

9.1 Capacity of Body Corporate to Hold Interests in Land

Practice Note: Practitioners are reminded that a Body Corporate under the Unit Titles Act 1972 is not capable of holding an interest in land. Under section 16 of the Act, the powers of the Body Corporate are limited to those which are reasonably necessary to enable it to carry out the duties imposed on it by the Act and by its rules. Section 37(5) expressly prohibits any rule that would enable the Body Corporate to acquire or hold any interest in land or any chattel real. Any document purporting to grant an easement or create a memorandum of encumbrance in favour of a Body Corporate under the Unit Titles Act 1972 would therefore be unregistrable.



This issue of *Torrens talk* has a number of items of interest to all users of the survey system, but of particular significance to surveyors.

The department is introducing two different and separate systems of accreditation, one for registered surveyors for cadastral surveys, and one for carrying out geodetic and survey maintenance contracts, which are outlined in this issue. On the geodetic front we will also be holding a small workshop on 'Geodesy Beyond 2000' and a 'Geodetic Cadastre'. This is closely related and contributes to the automation initiatives, as well as to other mapping and charting applications.

We are currently refining and formalising the transformation between the World Geodetic Reference System (WGS84) which is that used by GPS, and the NZ Geodetic Datum 1949, currently used for cadastral and topographic survey and mapping in New Zealand. The results of this will be reported on in the next issue.

Tony Bevin

SURVEYOR - GENERAL

SURVEY INFORMATION

Important New Workshops

Associated with the new integrated survey and title processes being introduced into Land Information NZ offices are changes in PEX processes and survey documentation requirements. These are designed to standardise and to streamline the plan examination and approval procedures. (See front page article).

Practitioners will see some changes in the way things have been traditionally done in some offices and also in the documentation required.

Chief Surveyors have circulated information on the new processes, and have arranged workshops with the NZ Institute of Surveyor branches to explain these. It is important that survey practitioners make the effort to attend these to ensure full familiarity with the new requirements, and to gain the maximum benefit from the changes.

Geodetic Contracting Programme

Geodetic work for Land Information NZ will become contestable next year. Suppliers will have to apply to become accredited service providers before being invited to tender for contracts.

The two-year monopoly given to Terralink NZ Limited when Land Information NZ was formed a year ago will end next July. Geodetic network and maintenance contracts will become open to tender.

Figure 1 (page 6) outlines the cycle for letting contracts as well as the links with the accreditation process.

Accreditation of Surveyors for Cadastral Surveys

Following a review of the department's plan examination function and responsibilities for the accuracy of the survey records, it has been decided to develop a process for the accreditation of practising registered surveyors who lodge survey plans with Land Information NZ for approval.

Registered surveyors have always had the responsibility for the quality and correctness of their survey work, while the department's responsibility has been to ensure the maintenance of accuracy standards and of the survey system and its records. In the past the department has largely ensured this through a relatively detailed check of every plan submitted. The proposal is now to reduce this check by placing greater reliance on the work submitted by those surveyors who maintain the required standard of survey work, such that the department can dispense with most of its checks.

These checks will be replaced with an office and field audit process to monitor survey work and to ensure that standards are being met. Audit will cover a representative sample of plans.

Surveyors who obtain this accreditation can expect their plans to be approved much more quickly than non-accredited surveyors. Lodgement fees will be reduced for accredited surveyors.

Accreditation is voluntary, and non-accredited surveyors will still be able to lodge plans in the usual way. These will be subject to the usual fuller check, as well as to regular field audit.

The proposed design of the process is currently with staff and the survey profession for comment, and it is hoped that the system will be introduced in about April 1998.

Accreditation of Geodetic Service Providers

Accreditation will be limited to firms or individuals with the capability to do the specialised geodetic surveys and maintenance work to the required standards. Standards and specifications will be provided by the Office of the Surveyor-General, who will keep registers of accredited suppliers for geodetic survey and maintenance work.

These firms or individuals will be invited to tender for contracts let by the Survey System service delivery group of Land Information NZ. Accreditation will be for a period of two years, but firms may be added or removed from the registers at any time.

Accredited Geodetic Survey Providers will be invited to tender for the position fixing of the 1st to 4th Order 2000 survey control marks and the additional processing of the 3rd and 4th Order 2000 observational data. This includes:

- Network design: scheme development to meet the standards as to density, appropriateness of mark, and suitability of site location
- Positional fix: observation and collection of field data
- Processing: processing of data and presentation in required format.

Accredited Geodetic Maintenance Providers will be invited to tender for:

- Advisory services: checking advice notices from local authorities, utility companies and contractors to ensure protection of survey marks

- Maintenance of survey marks: maintenance of the geodetic control network to ensure the integrity of the national survey infrastructure
- Urgent works: other essential services required to maintain the survey system.

Advertisements inviting applications to become Accredited Service Providers appear in this issue of *Torrens talk*, and will be placed in the September N.Z.I.S. *Survey Quarterly*, and several national newspapers. The deadline for applicants to become accredited providers in order to be invited to tender for the initial 1998/99 geodetic control work is 1 January 1998.

Geodetic Contracting Cycle

Planning for the 1998/99 season is already under way and the annual programme will be identified by the end of October 1997. Information about the programme will be listed on

the Internet at the Land Information NZ site (<http://www.linz.govt.nz>) on 1 November and placed in the *Torrens talk* December issue. Information on the programme will also be made available to the Institute for the December *Survey Quarterly*.

In March, all accredited service providers will be advised of contracts available for tender. The deadline for tendering is 24 April 1998.

Successful tenderers will be advised before the end of May to enable contracts to be signed and work ready to start after 1 July 1998. The contracting period is for the financial year 1 July - 30 June.

Some smaller contracts may be let during the contracting period, depending upon the result of the tenders and amount of funding available.

R S Adam

General Manager Survey System

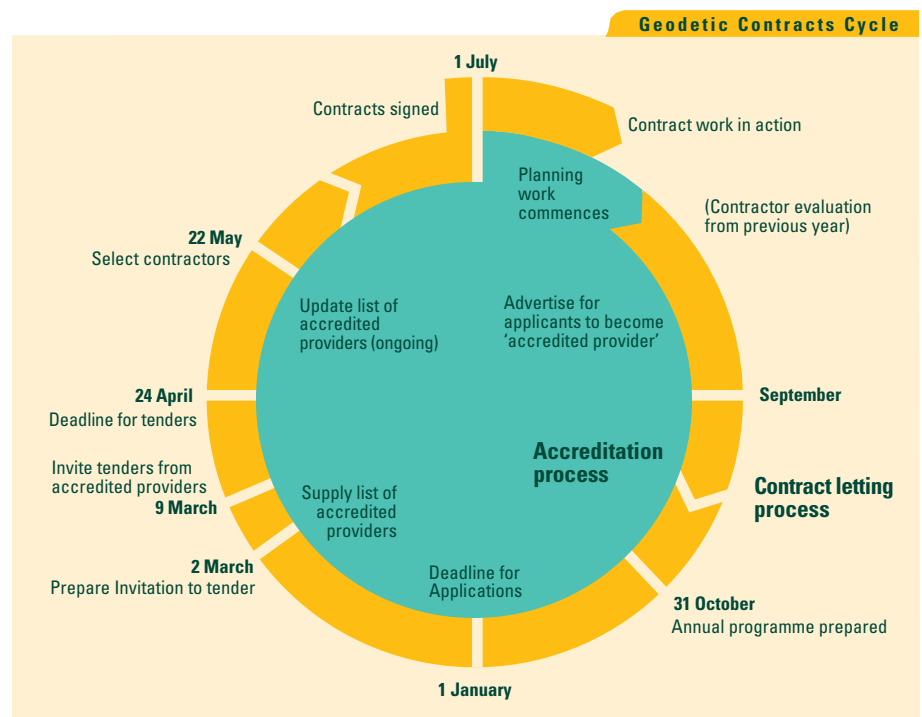


Figure 1.

'Geodesy Beyond 2000' and 'Geodetic Cadastre Seminar/Workshop'

Land Information NZ is hosting the Australia/New Zealand Inter-Governmental Committee on Surveying and Mapping Geodesy Group meeting in Wellington during October 1997. To coincide with this meeting the department is sponsoring a seminar/workshop on the topics of 'Geodesy Beyond 2000' and 'Geodetic Cadastre'. The seminar/workshop is intended to be focused and attendance will be limited to 50 people.

The seminar/workshop will be for those interested in the future developments of geodesy and survey systems (*which are becoming increasingly important with the wide adoption of new technologies such as GPS*), and developments towards automated cadastres (*currently being considered by Land Information NZ*).

'Geodesy Beyond 2000' topics include:

- The future of geodesy and user needs
 - what customers want
 - the needs of Government
 - the GIS user
- Future datums - static/dynamic, height, global
- Mapping and hydrography
- Dynamic network adjustments.

'Geodetic Cadastre' topics include:

- Options for a
 - plane cadastre
 - geodetic cadastre
 - coordinate cadastre
 - automated cadastre
- Automation of the survey and title system.

Attendance is strictly limited. If you are interested in attending please contact:

Rita Lysaght or Graeme Blick
Office of Surveyor-General
Land Information New Zealand
PO Box 5501, Wellington

Application for Accreditation as a Geodetic Survey Provider

Land Information NZ will be letting geodetic contracts on a contestable basis from 1 July 1998.

Part of the process will be the identification of Accredited Geodetic Survey Providers who will be eligible to tender for geodetic contracts. Contracts will include geodetic network design, mark placement, field survey, and network adjustment.

Firms and individuals throughout New Zealand and Australia who consider they have the relevant experience and expertise in geodetic survey work are now invited to apply to become Accredited Geodetic Survey Providers.

Although applications to become Accredited Geodetic Survey Providers may be submitted at any time, to be considered for the 1 July 1998 contracts applications for accreditation must be with the Office of Surveyor-General by 1 January 1998 to enable the tender letting process to begin in March 1998.

**For those wishing to apply for accreditation further information may be obtained from:
The Geodetic Survey Advisor, Office of Surveyor-General, Land Information New Zealand,
PO Box 5501, Wellington, NEW ZEALAND**



Application for Accreditation Geodetic Maintenance Provider

Land Information NZ will be letting geodetic contracts on a contestable basis from 1 July 1998.

Part of the process will be the identification of Accredited Geodetic Maintenance Providers who will be eligible to tender for geodetic contracts. Contracts will include maintenance of survey marks, and urgent works to protect survey marks.

Firms and individuals throughout New Zealand and Australia who consider they have the relevant experience and expertise in geodetic survey work are now invited to apply to become Accredited Maintenance Survey Providers.

Although applications to become Accredited Maintenance Providers may be submitted at any time, to be considered for the 1 July 1998 contracts applications for accreditation must be with the Office of Surveyor-General by 1 January 1998 to enable the tender letting process to begin in March 1998.

**For those wishing to apply for accreditation further information may be obtained from:
The Geodetic Survey Advisor, Office of Surveyor-General, Land Information New Zealand,
PO Box 5501, Wellington, NEW ZEALAND**



Appellation of Lease Areas on Land Transfer Plans

This relates to the definition and portrayal of areas intended for leases of less than 20 year terms, i.e. not requiring resource consent. To date there have been varying practices for describing these areas. To ensure national consistency it has been agreed by the Surveyor-General and the Registrar-General of Land that these areas are to be shown on the plan as Lots, in the usual manner for Land Transfer plans.

An annotation 'For lease purposes only' is to be shown on the face of the plan, similar to that required for Compiled or Computed Plans.

Any subsequent request for issue of title to a lease area will require the appropriate resource consents. These can be affixed to a copy of the title plan and lodged with the District Land Registrar.



Process Integration has now been introduced in Auckland, Hamilton, New Plymouth, Wellington, Gisborne and Napier. Auckland was the first office to be 'integrated', which was completed at the same time as the Survey and Crown Property businesses were moved from the AA Building. Because the processes designed for Process Integration were new and largely untested, some problems were experienced in Auckland that resulted in delays, dissatisfied customers and some media attention.

I would ask customers to bear with us as we continue to improve our processes, Help Desk procedures and counter procedures. I am confident that as the system is bedded down, you will find the new processes to be an improvement.

Each of the five regions now has a new Service Delivery Manager. These managers will manage the service delivery teams (previously the title and survey teams) of the department, with the quality and statutory responsibilities being managed by District Land Registrars and Chief Surveyors. Please feel free to contact the Service Delivery Manager in your regional office if you experience any problems with service.

Carolina Gartner
GENERAL MANAGER - REGIONAL SERVICES

REGIONAL SERVICES

Land Title Processing

End of Year Report

For the year ending 30 June 1997 documents received show a 7.14% decrease nationally compared to the same time period last year. *See graph 1.*

New titles issued have increased nationally by 24.37%. The most significant increases were experienced in Wellington (71.13%), Taranaki

(40.31%) and South Auckland (32.3%). The issue of titles for Housing New Zealand has been the major contributor to the increase of new titles issued in Wellington. *See graph 2.* Plans lodged increased by 12.41% nationally compared with the same time period last year. Auckland has experienced a 20.76% increase. *See graph 2.*

Graph 1

Document Intake and Certificate of Title Searches

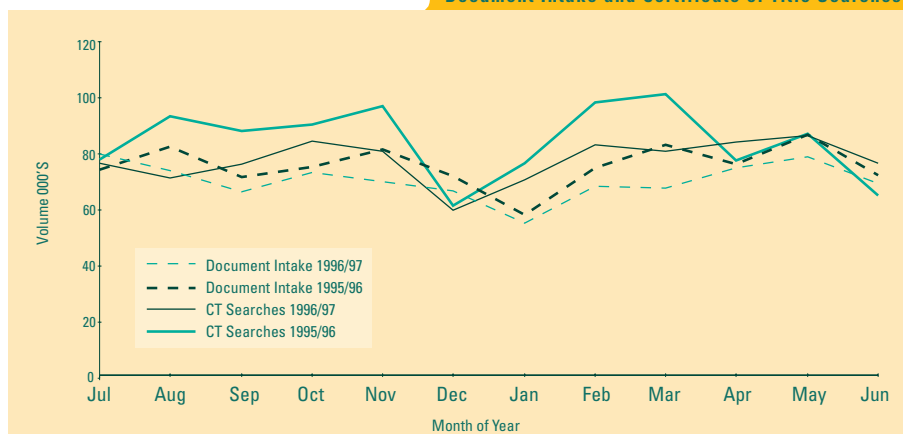


Table 1 (page 10) shows document activity statistics for the period 1 July 1996 to 30 June 1997.

For month of June

In the month of June 1997, 59,312 transactions were processed nationally, 31,513 (53.1%) were processed within 5 working days, 38,460 (64.8%) were processed within 6 working days, and 43,930 (74%) were processed within 7 working days.

There were 5,444 new titles issued, with 3,300 (60.6%) issued within 15 working days, 3,735 (68.6%) issued within 16 working days and 3,977 (73.1%) issued within 17 working days.

Of the 1,189 plans requisitioned nationally, 1,160 (97.6%) were requisitioned within 4 working days, 1,168 (98.2%) were requisitioned within 5 working days and 1,170 (98.4%) were requisitioned within 6 working days.

Of the 1,512 plans deposited nationally, 1,378 (91.1%) were deposited within 4 working days, 1,419 (93.8%) were deposited within 5 working days and 1,447 (95.7%) were deposited within 6 working days.

Land Title Information

Document and Title Searches decreased 9.8% and 8.2% respectively in the period 1 July 1996 to 30 June 1997 reflecting the down turn in document intake. Guaranteed searches and plan searches increased 1.4% and 5.0% respectively over the same time period. At a district level some plan search figures have increased

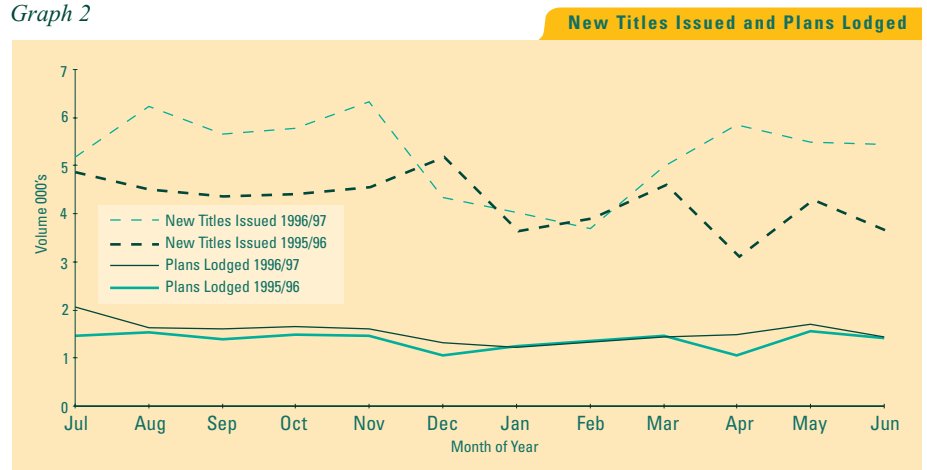
or decreased due to the amalgamation of survey and title counter services. This occurs in offices where plans are provided mainly by either title or survey services.

See graphs 1 and 3. Table 2 (page 11) shows search activity statistics for the period 1 July 1996 to 30 June 1997.

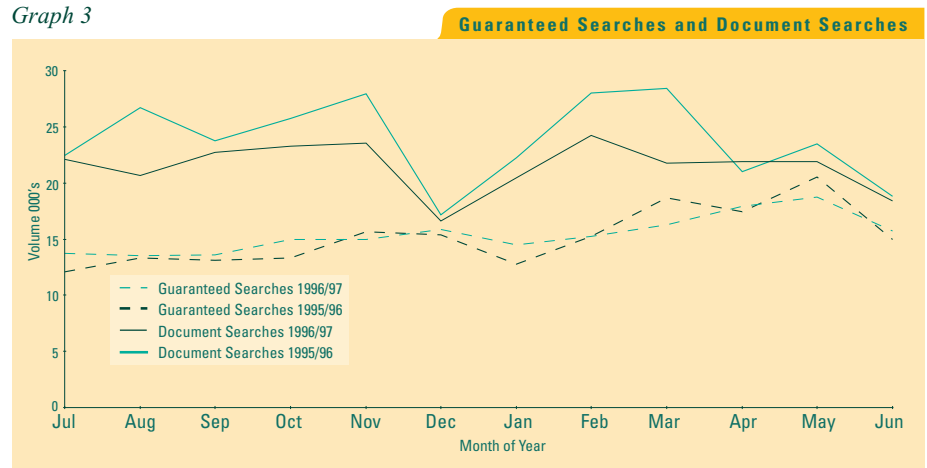
Plan Examination Process

In the period 1 July 1996 to 30 June 1997, 21,518 plans were processed. Of these 11,571 (54%) were processed within 20 working days of receipt. Plans approved increased 9.7% nationally when compared with the same time period last financial year. See graph 4 (page 9).

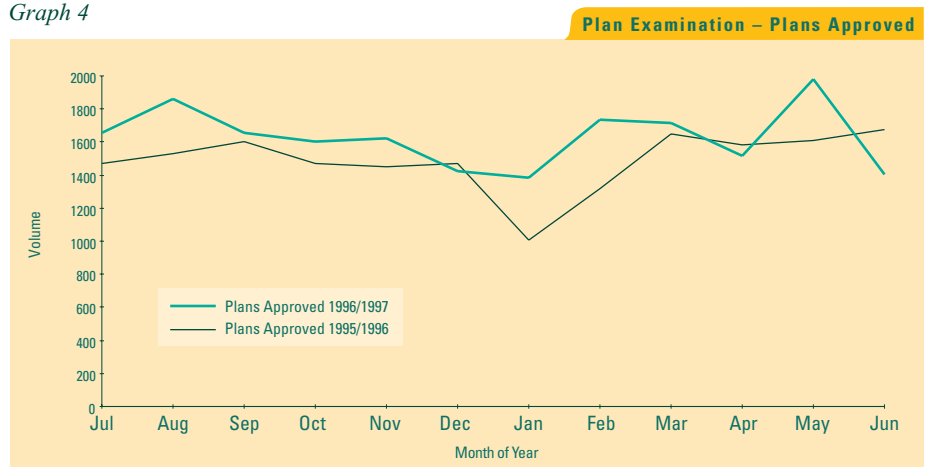
Graph 2



Graph 3



Graph 4



1997 Survey of Land Title Search Room Services

Each year a survey of the Land Title Search Room Services is undertaken (*results shown in table 2 on page 11*). The survey is required to provide an auditable measurement of quality and timeliness of these services for the department's Statement of Service Performance to the Minister. The performance

standard for the Statement of Service Performance is an 85 percent level of customer satisfaction.

This year the survey produced an overall result of:

- an 87 percent level of customer satisfaction with the quality of services provided
- a 69 percent level of customer satisfaction with the timeliness of services provided.

Our new Service Delivery Managers will now review the results and customer feedback from the survey to work out a strategy to improve services. High customer 'satisfaction' results in individual offices does not mean that we will stop striving to improve the standard of service delivery to all customers. (*See table 3 on page 11*).

Table 1

Land Title Services

Document Activity Statistics 1 July 1996 to 30 June 1997

	Transfers	Mortgages	Discharged Mortgages	Others	Total	% Change	Plans Lodged	% Change	New Titles Issued	% Change
North Auckland	78,227	66,702	67,486	82,764	295,179	-8.46%	7,237	20.76%	21,770	21.38%
South Auckland	41,471	30,534	32,185	40,986	145,176	-0.89%	2,999	8.27%	10,037	32.31%
Gisborne	2,663	2,170	2,342	3,559	10,734	-16.89%	171	8.92%	561	-7.43%
Taranaki	4,263	3,850	3,951	5,050	17,114	-18.11%	377	10.88%	1,462	40.31%
Hawkes Bay	7,650	35,909	6,732	9,781	30,570	-8.13%	697	5.29%	1,594	-9.23%
Wellington	34,505	28,395	28,495	31,448	122,843	-8.51%	2,100	17.98%	11,736	71.13%
Nelson	5,031	3,715	3,681	6,463	18,890	-6.65%	449	0.67%	1,629	-4.46%
Marlborough	2,329	1,666	1,688	3,634	9,317	-3.20%	389	5.99%	904	-2.48%
Westland	1,211	912	842	1,806	4,771	-23.91%	86	-32.28%	406	-12.69%
Canterbury	35,035	29,535	29,517	49,037	143,124	-2.37%	2,908	3.27%	8,584	24.97%
Otago	12,682	9,122	8,960	13,921	44,685	-14.82%	801	4.30%	3,397	-11.70%
Southland	4,530	3,548	3,721	4,960	16,759	-15.29%	291	23.31%	932	-12.73%
TOTAL	229,597	186,556	189,600	253,409	859,162	-7.14%	18,505	12.41%	63,012	24.37%

Document Activity Statistics 1 July 1995 to 30 June 1996

	Transfers	Mortgages	Discharged Mortgages	Others	Total	Plans Lodged	New Titles Issued
North Auckland	87,894	75,334	77,465	81,751	322,444	5,993	17,936
South Auckland	40,619	32,063	34,510	39,294	146,486	2,770	7,586
Gisborne	3,051	2,856	3,109	3,900	12,916	157	606
Taranaki	5,167	4,758	4,780	6,193	20,898	340	1,042
Hawkes Bay	7,991	7,358	7,693	10,232	33,274	662	1,756
Wellington	35,751	32,033	32,524	33,966	134,274	1,780	6,858
Nelson	5,304	4,305	4,396	6,230	20,235	446	1,705
Marlborough	2,383	1,940	1,996	3,306	9,625	367	927
Westland	1,607	1,221	1,195	2,247	6,270	127	465
Canterbury	34,934	31,451	32,170	48,042	146,597	2,816	6,869
Otago	13,873	11,052	11,377	16,159	52,461	768	3,847
Southland	5,249	4,475	4,618	5,441	19,783	236	1,068
TOTAL	243,823	208,846	215,833	256,761	925,263	16,462	50,665

Table 3

Survey of Search Room Services		
Office	Quality (% of satisfied customers)	Timeliness (% of satisfied customers)
Auckland	72	27
Hamilton	79	41
New Plymouth	96	95
Gisborne	93	95
Napier	99	90
Wellington	69	45
Nelson	99	96
Blenheim	100	100
Hokitika	98	100
Christchurch	95	83
Dunedin	94	94
Invercargill	96	95
National Total	87	69

Table 2

Land Title Services								
Search Activity Statistics 1 July 1996 to 30 June 1997								
	Title Searches	% Change	Guaranteed Searches	% Change	Document Searches	% Change	Plan Searches	% Change
North Auckland	341,604	-5.1%	72,948	0.2%	95,614	-14.8%	16,794	17.2%
South Auckland	142,556	-8.0%	28,988	9.2%	32,795	-6.1%	12,256	0.9%
Gisborne	12,201	-14.0%	1,553	7.0%	2,150	-19.8%	252	27.3%
Taranaki	25,467	-11.7%	2,615	-12.7%	3,573	-17.4%	464	-3.1%
Hawkes Bay	34,280	-8.1%	5,556	-2.7%	7,958	7.3%	569	57.2%
Wellington	125,074	-5.9%	26,931	8.7%	33,737	-2.8%	9,520	155.6%
Nelson	27,162	-9.5%	4,208	0.3%	7,401	-2.2%	1,652	4.0%
Marlborough	15,800	2.1%	2,040	-8.9%	3,323	-1.5%	965	13.1%
Westland	10,816	-0.4%	557	-12.1%	2,487	3.5%	462	223.1%
Canterbury	128,419	-15.0%	28,187	1.2%	50,965	-9.4%	2,019	-80.0%
Otago	55,531	-11.0%	7,727	-16.0%	13,004	-12.9%	1,617	19.8%
Southland	29,655	-15.9%	3,685	-7.3%	4,631	-4.5%	1,314	299.4%
TOTAL	948,565	-8.2%	184,995	1.4%	257,638	-9.8%	47,884	5.0%

Search Activity Statistics 1 July 1995 to 31 June 1996				
	Title Searches	Guaranteed Searches	Document Searches	Plan Searches
North Auckland	360,095	72,827	112,212	14,329
South Auckland	154,878	26,549	34,914	12,141
Gisborne	14,194	1,452	2,680	198
Taranaki	28,842	2,994	4,326	479
Hawkes Bay	37,311	5,712	7,416	362
Wellington	132,868	24,773	34,724	3,724
Nelson	30,012	4,195	7,564	1,589
Marlborough	15,481	2,240	3,373	853
Westland	10,864	634	2,404	143
Canterbury	151,135	27,849	56,232	10,105
Otago	62,429	9,194	14,933	1,350
Southland	35,276	3,975	4,848	329
TOTAL	1,033,385	182,394	285,626	45,602

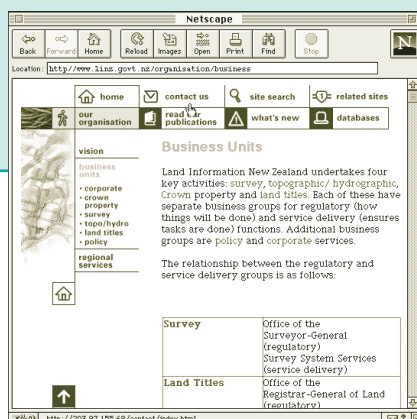
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New items include:

- issues of *Torrens talk*
- issues of *Landscan* (a news update for Land Information NZ clients)
- more detailed information on Process Integration

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how to contact your local office

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GM Policy
Corporate Services

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Fax 04-460 0103

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GM Crown Property Services
GM Topo/Hydro
Registrar General
Surveyor General
Chief Topo/Hydro Officer
Chief Crown Property Officer
Executive Support

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Fax 06-758 5580

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Fax 06-867 8178

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DX LP78560

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(Crown Property Services only)
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PO Box 449 Rotorua
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Fax 07-349 7119

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Land Title Services

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Fax 03-578 0245

Land Title Services

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