Notice of Change of Ownership

June 2021

Streamlining New Zealand's conveyancing processes

Modernising Landonline

It's essential New Zealanders can rely on Landonline to provide accurate information about land. That's why Toitū Te Whenua Land Information New Zealand (LINZ) is modernising New Zealand's world-class land information system, Landonline.

We're putting customers at the centre of this process and designing new features and services with them.

The modernised system will make land information more accessible and make it easier for our customers to access, and search title and survey information, and to transact title dealings and submit plans.

Every step of the way we're continuously creating, sharing, and delivering 'value-add' functionality. The new Landonline is due to be completed in 2024, after which we'll continually enhance and update the system.

Making conveyancing easier

As part of this modernisation, LINZ is making it easier and faster for solicitors and councils to action a Notice of Change of Ownership (NoC).

This is a legal process that can now be initiated in Landonline when a solicitor registers any change of ownership to a property via a land title transaction.

This typically happens when an 'instrument' is registered against a Record of Title for a property. Examples of change of ownership instruments are:

• transfer a property from the current owners to new owners

• transmission – when an estate is acquired in law (e.g. upon the death of the owner)

• change or correction of name.

How we're doing it

We're automating the Change of Ownership notification process. When someone changes ownership of a title, their solicitor enters the key information for the instrument they're actioning in Landonline's 'Record of Title'.

The solicitor can select the 'Notice of Change' option to also inform the local council of the change of ownership.

This automatically pre-populates a form – for the council's rating database – which, includes:

- Council name
- Valuation reference
- Address of the property
- Record of title details
- Existing owners
- New owners
- Solicitors acting.

The solicitor then confirms the transaction type, eg 'sale'.

When the form is completed, the vendor's solicitor selects the 'Ready to Send' button, which prepares the NoC to sit behind the land title instrument pending registration.

When the land title instrument is registered, the NoC is sent overnight to the relevant Council so they can update their rating information databases.

This helps to ensure the new owner receives all future rating notices for that property.

The solicitor also receives confirmation including a copy of the NoC.

Benefits

As an automated process, NoC reduces duplication and human error, improving the accuracy and completeness of the data.

Councils receive the same legal name that appears on the Record of Title (historically it has been common for councils and Landonline to have different names/spelling for the owners of a property).

This results in time savings for:

- solicitors (on behalf of their clients) – as it reduces the amount of re-work and they don't need to advise the Council about the transaction by any other means,
- onboarded Councils that are processing NoC's – as the form is pre-populated with the correct information.

Working with councils

LINZ is currently onboarding the 67-councils in New Zealand to ensure NoC can be used across Aotearoa.

To onboard, councils need to agree to provide DVR (District Valuation Role) data to LINZ. LINZ loads the data into Landonline and agrees a 'go live' date with the council. Upon 'go live' any solicitor can use the NoC button for that council's jurisdiction.
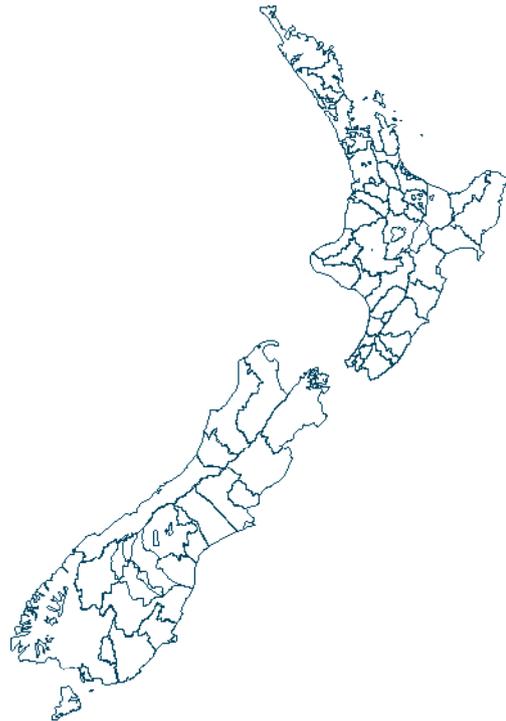
Next steps for NoC

- Onboard all councils in New Zealand in 2021.
- Increased use of NoC by solicitors.
- Continually enhance the NoC product based on customer feedback.