



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 Aotearoa'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 will be continually enhanced and updated.

Making conveyancing easier

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

This is a legal process that can now be initiated in Landonline when any change of ownership to a property is registered 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 conveyancing professional enters the additional rating valuation information for the instrument they're actioning in Landonline's 'Record of Title'.

The conveyancing professional can then 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.

Conveyancing professionals then confirm the transaction type, eg ‘sale’.

When the form is completed, the vendor’s conveyancing professional 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 conveyancing professional also receives confirmation, including a copy of the NoC.

Benefits

NoC is an automated process **co-designed by councils for councils**.

It has significant benefits for councils and conveyancing professionals, including:

- **Time savings** from **faster processing and efficiencies** due to less re-work.
- **Less duplication** as the service is automated.
- **Improved data accuracy** as information is from a trusted source.
- **Councils receive the legal names** of the new owners that matches the Record of Title details.



Find out more

Visit our Landonline NoC page at help.notices.landonline.govt.nz/general or scan the QR code.

Find out more about Landonline at linz.govt.nz/land/landonline

or email modernisinglandonline@linz.govt.nz.

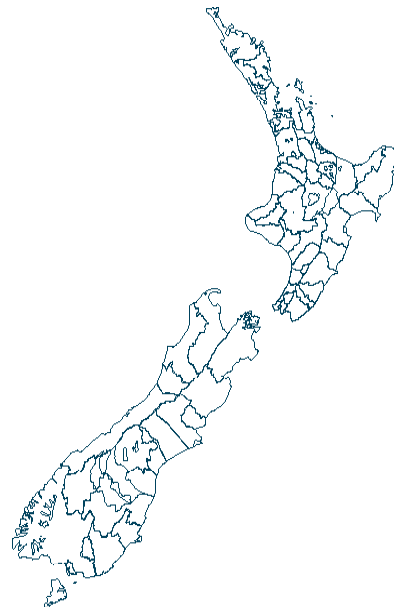
Working with councils

LINZ has onboarded most of 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, who then loads the data into Landonline and, together, they agree a ‘go live’ date.

Upon ‘go live’ conveyancing professionals can use the NoC button for that council’s jurisdiction.

Conveyancing professionals should use the automated NoC service for [subscribed councils](#).



Next steps for NoC

- Finish onboarding councils in New Zealand.
- Encourage conveyancing professionals to use NoC, if it’s available.
- Continually enhance the NoC product based on customer feedback. This includes improving data flows between LINZ, individual councils and conveyancing professionals.

