## Important:

This article was published on Wednesday, 4 May 2016 - 9:23am. The information is accurate at the time and is used for reference purposes only.

For up-to-date information please visit the Land Information New Zealand website (http://www.linz.govt.nz) .

# Landwrap May 2016 (/news/2016-05/landwrap-may-2016)

Issue 127

This month we provide an update on Landonline, new Knowledgebase articles, law firm self-assessment questionnaire, requests for urgency and ASaTS.

## Landonline maintenance releases 3.13 & 3.14

### *All Landonline users*

A small Landonline maintenance release went live Monday 4th April.

For survey users that release contained a modernised Pre-validation report which includes colour coding for items that need to be addressed, the ability to expand and compress items and the option of viewing the report via html if preferred. There has been positive feedback about the new look.

For Titles users the release included removing the contract date exemption for tax statements to meet statutory requirements. Also it is now possible to enter a future date when preparing the tax statement (being the date it will be signed by client), but that date cannot be later than the date the transfer is being signed.

We are now working on the Landonline maintenance release 3.14 which is scheduled to go live in early August. Further details about content will be provided closer to the time.

## New Knowledgebase articles

### Surveyors

The Knowledgebase on the LINZ website is the first place to look if you have a query when preparing a CSD. It contains some of the information previously included as 'Tips and Hints' on the old Landonline website.

Two new Knowledgebase articles have been recently created – 'Water boundaries: an overview' and 'Common marine and coastal area considerations for surveyors'. If you are preparing a survey that has a water boundary and/or some land below MHWS, these articles are a good place to start.

## Self-assessment questionnaire for law firms

### Lawyers

In May, LINZ will be requesting that law firms and conveyancers complete a self-assessment questionnaire. This is a handy tool for assessing the strength of your conveyancing processes.

We've worked with the Property Law Section of the New Zealand Law Society and New Zealand Society of Conveyancers to design this voluntary questionnaire.

It helps you assess your processes as well as controls for transactions lodged via Landonline, and can identify areas that need improvement. It also provides useful information, which can be used for internal training.

Firms who have previously received this questionnaire or who have been audited by LINZ auditors won't be sent the questionnaire. If you don't receive the questionnaire and would like to share findings within your firm, you can download one from our website.

[Read about the Self-assessment questionnaire for law firms (//www.linz.govt.nz/land/land-registration/user-guides-and-resources/self-assessment-questionnaire-for-law-firms)](//www.linz.govt.nz/land/land-registration/user-guides-and-resources/self-assessment-questionnaire-for-law-firms)

## Submit a request for urgency

### Surveyors

You can now submit a request for urgency, in certain circumstances, using a new Landonline request called 'Survey_Request for Urgency'.

[Read more about frequently used request types (//www.linz.govt.nz/land/surveying/landonline-requests-survey#frequent)](//www.linz.govt.nz/land/surveying/landonline-requests-survey#frequent)

## ASaTS

### All Landonline users

We've gone out to market for our Advanced Survey and Title Services project (ASaTS), a project to replace the Landonline system for property transactions.

We aim to have ASaTS in place by 2021. It will expand the services we offer our customers, allow us to hold a complete picture of all land in New Zealand and help to link property data held across government.

Surveyors and conveyancers will be able to plug their own software into the system and use it on their tablets and mobiles. ASaTS would enable the 3D digital representation of property rights and there's potential for it to improve survey processes like survey plan generation and CSD capture.

At this stage we are talking to vendors about these ideas as part of the procurement process. Once we've developed and documented these ideas we'll consult with customers and others to get their feedback.

[Read more about ASaTS and what it will mean for surveyors, conveyancers and homeowners (//www.linz.govt.nz/about-linz/what-were-doing/connecting-property-information/advanced-survey-and-title-services-asats-programme)](//www.linz.govt.nz/about-linz/what-were-doing/connecting-property-information/advanced-survey-and-title-services-asats-programme) .

More information on potential innovations for surveyors will be discussed in the June issue of Surveying and Spatial.

## Related Content

- Landwrap (/about-linz/publications/landwrap)
- Subscribe to Landwrap (/land/landonline/get-started/subscribe-landwrap)

- ## Self-assessment questionnaire for law firms (/land/land-registration/user-guides-and-resources/self-assessment-questionnaire-for-law-firms)

  We've worked with the New Zealand Law Society and NZ Society of Conveyancers to develop a self-assessment questionnaire to help law firms assess the land registration systems and procedures they have in place.

- ## Landonline Requests - Survey (/land/surveying/landonline-requests-survey)

  This page includes information about Requests in Landonline, the Request Types that are available and how they should be used.

- ## Advanced Survey and Title Services (ASaTS) Programme (/about-linz/what-were-doing/connecting-property-information/advanced-survey-and-title-services-asats-programme)

  LINZ is working on Advanced Survey and Title Services (ASaTS), a project for updating and expanding the range of services offered by the Landonline system for property transactions.

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# Articles referenced within this issue

## Self-assessment questionnaire for law firms (/land/land-registration/user-guides-and-resources/self-assessment-questionnaire-for-law-firms)

We've worked with the New Zealand Law Society and NZ Society of Conveyancers to develop a self-assessment questionnaire to help law firms assess the land registration systems and procedures they have in place.

The questionnaire assesses whether you have systems and procedures in place to ensure conveyancing transactions lodged for registration through Landonline are properly authorised and meet all the necessary legal requirements.

The questionnaire has been developed to:

- enable firms to assess the robustness of their own conveyancing systems and procedures for transactions lodged via Landonline
- provide guidance  about the types of controls firms may use within their own office
- inform both LINZ and NZLS about the level of sophistication of law firm control environments for conveyancing and how we might best support the profession to strengthen and improve existing controls.

The questionnaire is not an exhaustive list of e-dealing processes and controls that may be in place within firms. If you have completed the questionnaire it is recommended that you share the results with your fellow colleagues who certify and sign e-dealings. This may facilitate discussions on how best to enhance your firm's control environment.

## Attachments

- [Self-assessment questionnaire for law firms (http://www.linz.govt.nz/system/files_force/media/pages-attachments/lol_%20law-firms-self-assessment%20_checklist_201603.pdf?download=1&download=1)](http://www.linz.govt.nz/system/files_force/media/pages-attachments/lol_%20law-firms-self-assessment%20_checklist_201603.pdf?download=1&download=1) PDF | 95.97 KB

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## [Landonline Requests - Survey (/land/surveying/landonline-requests-survey)](/land/surveying/landonline-requests-survey)

This page includes information about Requests in Landonline, the Request Types that are available and how they should be used.

**On this page:**

- [Introduction to Survey Requests (//www.linz.govt.nz/land/surveying/landonline-requests-survey#intro)](//www.linz.govt.nz/land/surveying/landonline-requests-survey#intro)
- [Frequently used Request types (//www.linz.govt.nz/land/surveying/landonline-requests-survey#frequent)](//www.linz.govt.nz/land/surveying/landonline-requests-survey#frequent)
- [Landonline capture queries (//www.linz.govt.nz/land/surveying/landonline-requests-survey#capture)](//www.linz.govt.nz/land/surveying/landonline-requests-survey#capture)

- [Requisition clarification / review (//www.linz.govt.nz/land/surveying/landonline-requests-survey#req)](//www.linz.govt.nz/land/surveying/landonline-requests-survey#req)
- [Dispensation / exemption (//www.linz.govt.nz/land/surveying/landonline-requests-survey#dispensation-and-exception)](//www.linz.govt.nz/land/surveying/landonline-requests-survey#dispensation-and-exception)
- [Exception Requests (//www.linz.govt.nz/land/surveying/landonline-requests-survey#dispensation-and-exception)](//www.linz.govt.nz/land/surveying/landonline-requests-survey#dispensation-and-exception)

## Introduction to Survey Requests

In addition to creating and lodging Cadastral Survey Datasets and title dealings, Landonline customers are able to use the 'Requests' function.  Requests are the method for Landonline customers to:

- request copies of land records that are not already available in Landonline,
- access subject matter experts who can assist with:
  - investigation for complex dealing and survey matters,
  - requisition or rejection notices, and
  - correcting titles, surveys or spatial information..

Most requests are completed within two to five working days, although standard response times vary for some requests.

The "Request type" you select is key to ensuring you receive the right help or information. Every Request you create will automatically be assigned a number.  Keep a record of that number.  View your Requests in the "My Work" folder in your Workspace.

If your Request concerns a dealing or survey that is not at that time with LINZ (it has not been submitted and is still in your Workspace 'In Progress'), then you should provide information about the dealing or survey with your Request (eg copies of instruments).  The Technical Advisors (who handle most Requests) cannot 'shadow' your Workspace and cannot view a dealing or survey until it has been submitted to LINZ.

Provide survey and title references where relevant – you do not need to provide copies of documents that are searchable in Landonline.

You can upload images/documents to your Request.

Find out more about Request types below and read information on creating requests in the Landonline Requests Guide at the end of this page.

## Frequently used Request types

| Request type | When to use |
| --- | --- |
| Request Manual Copy | When a document is not available as an image in Landonline use Request Manual Copy (RMC) to order a copy of the Survey Plan,Traverse Sheet, Field Book pages, Survey Report, Missing or hard to read Plan Images, Colour Plan Images.<br><br>Create a separate RMC for each record you require. |
| Survey_ Amend Cadastral Data | To amend errors or omissions found in Landonline Spatial data |
| Survey_ Approved CSD Correction Amendment | To request an amendment to an Approved or  Registered CSD – includes the replacement of Supporting Documents |
| Survey_Earthquake Complex | For queries by Licensed Cadastral Surveyors relating to the Canterbury earthquakes.<br><br>Queries should focus on the application of the Rules for Cadastral Survey and Landonline, rather than questions on the application of the proposed law or boundary definition. When reporting a conflict with a post-earthquake survey that is not consistent with the proposed law, ensure the Notes/Comments field of the e-request commences with the words 'Assistant Surveyor-General'. |
| Survey_ Plan not to Deposit | To advise that an approved CSD will not proceed to Registration |

| | |
|---|---|
| Survey_Request for Urgency | When a significant extension beyond our target 10 working day turnaround time is causing disruption to your business, you can request urgency on a transaction.<br><br>A request for urgency must include the CSD number and specific reasons urgency is required. Applications will be assessed on a case by case basis. We also encourage users to use our [Fast Track lodgement (//www.linz.govt.nz/kb/848)](//www.linz.govt.nz/kb/848) process. |
| Survey_ Return Dataset | To request the return of an unapproved CSD |
| Survey _ Survey Information Complex | When you require information in order to prepare a Survey. Queries about the Rules, Survey Definition, LINZ Processes, location of records and other survey matters. |
| Survey_ Titles Corrections | To advise LINZ that an amendment may be required to an existing Title. This is dealt with by the Technical Advisor-Titles |
| Survey_ Titles Information | To request information about an issue related to titles, amalgamation conditions, resource consents. This is dealt with by the Technical Advisor-Titles |

## Landonline capture queries

If a surveyor has any questions about Landonline capture they should contact the 0800 number. The main purpose of the 0800 number is to provide advice about Landonline issues. If surveyors have questions regarding the Rules for Cadastral Survey or complex definition they should submit a 'Survey Information Complex' request as above.

## Requisition clarification / review

If a surveyor has received a requisition and is unsure of what is required, they can put in a request for a 'Requisition Clarification'. When the PRA receives the request they will phone the surveyor and discuss the issue. Find out more about [seeking clarification or review of a survey requisition (//www.linz.govt.nz/land/surveying/csd-lodgement-and-approval/seeking-clarification-or-review-survey-requisition)](//www.linz.govt.nz/land/surveying/csd-lodgement-and-approval/seeking-clarification-or-review-survey-requisition) .

# Attachments

- [Landonline requests user guide (http://www.linz.govt.nz/system/files_force/media/file-attachments/requests-user-guide-v3.11.pdf?download=1&download=1)](http://www.linz.govt.nz/system/files_force/media/file-attachments/requests-user-guide-v3.11.pdf?download=1&download=1) PDF | 4.66 MB

# Related Content

- [Landonline requests for dealings (/land/land-registration/user-guides-and-resources/landonline-requests-for-dealings)](/land/land-registration/user-guides-and-resources/landonline-requests-for-dealings)
- [Common survey requisition items (/land/surveying/csd-preparation/common-survey-requisition-items)](/land/surveying/csd-preparation/common-survey-requisition-items)

Last Updated:

4 April 2016

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# [Advanced Survey and Title Services (ASaTS) Programme (/about-linz/what-were-doing/connecting-property-information/advanced-survey-and-title-services-asats-programme)](/about-linz/what-were-doing/connecting-property-information/advanced-survey-and-title-services-asats-programme)

LINZ is working on Advanced Survey and Title Services (ASaTS), a project for updating and expanding the range of services offered by the Landonline system for property transactions.

## On this page

- [Buying and selling a home (#buying-selling)](#buying-selling)
- [Improving our services (#improving-services)](#improving-services)
- [Delivering ASaTS 'as a service' (#asats-as-a-service)](#asats-as-a-service)
- [Timeline (#timeline)](#timeline)

New Zealand's Landonline system, introduced in 2000, helped New Zealand to become a world leader for ease of property transactions. ASaTS will better reflect the ways our customers work and help make it easier to get property information.

We are taking an 'as a service' approach to developing ASaTS. Instead of paying a vendor to build a system that LINZ would then own, LINZ will select a vendor that can deliver a suitable system that LINZ will pay to use.

We remained committed to maintaining the Landonline system over this time and aim to implement ASaTS while Landonline is still in use.

Read frequently asked questions on ASaTS (//www.linz.govt.nz/about-linz/what-were-doing/connecting-property-information/advanced-survey-and-title-services-asats-programme/asats-frequently)

## Buying and selling a home

This infographic shows how ASaTS would be used when buying or selling a home. Click on the image to open a larger version.

[(//www.linz.govt.nz/sites/default/files/media/img/lol_asats_infographic_03_0.jpg)](//www.linz.govt.nz/sites/default/files/media/img/lol_asats_infographic_03_0.jpg)

## 1. When a house is for sale

Essential information for buyers and sellers is available in ASaTS:

- current ownership
- area and legal description
- boundaries
- conditions on the Title
- type of title, such as freehold or Unit Title.

## 2. When an offer is made

Both lawyers use ASaTS to check:

- the title is right for the property
- the seller is the rightful owner.

Once money has changed hands both lawyers update the record in ASaTS to:

- transfer the title
- register new mortgage.

## 3. Sold!

An updated record is securely stored in ASaTS, giving the owner the right to sell or borrow against their property.

# Improving our services

ASaTS will make the following improvements:

### Supporting Integrated Property Services

ASaTS will give us the ability to link property information held across government, like ratings valuations and title information. This function is essential to the Government's work towards Integrated Property Services, which will make it easier and quicker for you as a property owner, builder or developer to get what you need.

[Read more about Integrated Property Services (//www.linz.govt.nz/about-linz/what-were-doing/connecting-property-information)](//www.linz.govt.nz/about-linz/what-were-doing/connecting-property-information)

### Better services for our customers

ASaTS will improve functions already offered by Landonline and be a more interactive system for customers like surveyors and conveyancers. They'll be able to plug their own software into the system to reduce rework,  use it on tablets and mobiles, and represent property boundaries in 3D.

Mock up showing building with 3D unit boundaries overlaid. Gulliver T. F. D. (2015). Developing a Three-dimensional Digital Cadastral System for New Zealand (working title). Thesis in preparation. University of Canterbury.

There's potential to improve survey processes like survey plan generation and CSD capture, including through better utilisation of third party software.

At this stage we are advising vendors about these ideas through the ASaTS EOI process. Once we've developed and documented these ideas we'll consult with surveyors and others to get their feedback.

**Better property information**

ASaTS will give us the ability to create a complete picture of all land in New Zealand, bringing in Crown and Māori land information and making it quicker to identify ownership for any property.

We'll also introduce an online search so buyers can get title information easily and cheaply. Currently, the ability to search this is limited to Landonline users.

**Modernising our business**

ASaTS creates an opportunity to modernise LINZ's business. The current Landonline system is largely based on 1990s technology, and uses a monolithic IT architecture which means making changes can be slow. This also means there is a need for end-to-end testing which constrains enhancements and releases.

## Delivering ASaTS 'as a service'

LINZ plans to use an 'as a service' model for Advanced Survey and Titles Services (ASaTS). This means that instead of paying a vendor to build a system that we then own, we'll select a vendor that can deliver a suitable system that we pay to use – a bit like renting. We are now working through procurement processes to find a vendor to deliver this.

- Our staff will still be working with our customers and using the system to process surveys and titles. Property data would be owned by LINZ and the vendor would not be able to use it for anything except supporting LINZ.
- This lets us do what we do best, applying our expertise to New Zealand's survey and title system, while the vendor manages the system. It's possible we would use the same system as another country, which would mean we would benefit from any improvements they request.
- This model will deliver the same benefits to customers like lawyers and surveyors as a LINZ-owned solution – quick and easy property transactions, and a system that works on mobile devices – while getting strong value for money for taxpayers.
- Our research shows that it would keep the cost of transactions low, less than .05 of one percent of the cost of buying a house.
- We can't say what we expect the cost to be – it's commercially sensitive. But our investigations show that running this system 'as a service' would be cheaper overall than paying someone to build a system that we'd then own.
- Many businesses take this approach to the software they need. It's already successfully used for survey and title services in South Australia and provinces in Canada.

## Timeline

- 2013 Indicative Business Case – approved by Cabinet November 2013 and identified a preferred investment option.
- 2014 Request for Information (RFI) March – May 2014- sought market information to implement the preferred option for providing survey and titles services in the future.
- 2014-2015 Detailed Business Case on the preferred option, approved by Cabinet November 2015.
- 2016 Cabinet approval for 'as a service' approach to deliver ASaTS. LINZ begins procurement process to select a vendor.
- LINZ anticipates having ASaTS in place by 2021.
- Programme information and publications are attached below.

# Attachments

- Cabinet paper November 2013 (http://www.linz.govt.nz/system/files_force/media/file-attachments/asats_cabinet_paper_november_2013-redacted.pdf?download=1&download=1) PDF | 223.09 KB
- Cabinet minute 2013-11-13 (http://www.linz.govt.nz/system/files_force/media/file-attachments/egi_min_13_27_14_advanced_survey_and_title_services_indicative_business_case_2013-11-13.pdf?download=1&download=1) PDF | 148.42 KB
- Government Electronic Tenders Service (GETS) notification (http://www.linz.govt.nz/system/files_force/media/file-attachments/government_electronic_tenders_service_notification.pdf?download=1&download=1) PDF | 100.31 KB
- RFI briefing (http://www.linz.govt.nz/system/files_force/media/file-attachments/rfi_briefing.pdf?download=1&download=1) PDF | 585.94 KB
- Conveyancing 2020 - Joint Working Group report (http://www.linz.govt.nz/system/files_force/media/file-attachments/Conveyancing%202020%20final-report-201112.pdf?download=1&download=1) PDF | 134.67 KB

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