



Release notes for conveyancers

Changes for lawyers and conveyancers as part of Landonline Release 3.16
(updated 7 July 2017)

A&I Form improvements

LINZ Ref: LOLCM-13

Description: Improvements to the current A&I functionality in Landonline.

An Authority and Instruction (A&I) form is required to be prepared by a lawyer or conveyancer on behalf of their client who signs the form to authorise a transaction. Landonline provides the ability to capture the required details, prepare the A&I form and print or save it.

In the new Landonline 3.16 release, the Authority and Instruction form includes the following features:

Nature and Date of Base document

CPP_S02 - Authority and Instruction Form

File Edit Help

Type
☐ Private Individual(s) ☒ Private Corporate ☐ Public Corporate

Information entered in this screen will not update the instrument(s) in Landonline.
 All information will be lost unless you save the A&I to your computer.
 Enter mortgagee in client details if required.

Dealing Number 20000630
 Client Reference

Firm LINZ Automation

Client Details

Name	Display on A&I
Test Unlimited	<input checked="" type="checkbox"/>

1. Nature of Base Document 2. Date

Nature and Date of Base Document
 Pursuant to Agreement dated 07/Jun./2017

Property Address

Authority to Register

Select Inst	Type	Instrument Description	Additional Info	Details	More
<input checked="" type="checkbox"/>	TPS	Transfer in exercise of Power of S	Title Reference(s):	WNTRAIN202	
			Registered Number:	8745059.3	Edit...
			Transferor(s):	Test Unlimited	Edit...
			Transferee(s) and/or M		Edit...
			Transferee(s) Proprietc		Edit...

<< Previous Next >> Print Tax Forms Help Close

1. Base document types can be selected from a drop down list and include items, such as:

- Pursuant to Agreement dated, and;
- Pursuant to Deed date

2. Clicking into the date field allows a date to be selected from a calendar:

06/Jun./2017

June 2017

Mon	Tue	Wed	Thu	Fri	Sat	Sun
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

Today: 6/06/2017

If entered, the Nature and Date of base document selected will display on print preview of the A&I form:

3. TRANSACTION:

Property Address:

Nature and Date of Base Document:
Pursuant to Agreement dated: 07 Jun. 2017

Instruments:

- Transfer in exercise of Power of Sale

Title Reference(s):	WNTRAIN202
Registered Number:	8745059.3
Transferor(s):	Test Unlimited
Transferee(s) and/or Nominees:	
Transferee(s) Proprietorship:	

4. AUTHORITY AND INSTRUCTION:

I confirm that:

- I am properly and duly authorised by law to sign this Authority on behalf of the Client;
- this authority is binding on the Client;
- this form is for the transaction noted above;
- I am 18 years of age or over;
- the Client is not subject to any statutory management order, the appointment of a receiver or liquidator, or similar;
- the Client has passed the necessary resolutions as required by its empowering constitution, rules or statute to authorise the transaction noted above;
- as required by s164A of the Land Transfer Act 1952 I irrevocably authorise and instruct you to register the instruments above as an electronic e-dealing; and

Section1/1 Page3/3 Line5 Col0 100 % NUM

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Smarter population of Client and Authority to Register details from Affected Instruments

In the new Landonline 3.16 release, Landonline is smarter in how it prepopulates names on an A&I form. I.e. Parties relating to: 1) the Client Details area, and: 2) Authority to Register areas of the A&I form screen.

For example, an A&I form for a Transfer in exercise of Power of Sale instrument (TPS) will display:

- Transferors (i.e. the Mortgagee) relating to the Affected Instrument Number selected when preparing the TPS, and;
- Transferees manually entered for tax purposes when preparing the TPS instrument

Similar changes have been applied to Mergers of Lease, Variations of Encumbrance and Surrenders of Easement

Notice of Claim now defaults to Private Individual

After the new 3.16 release, the A&I form screen always defaults to Private Individual for Notice of Claim instruments:

Mortgage types default to the type selected when preparing the mortgage (LOLCM-239)

After the new 3.16 release, the A&I form always defaults to the correct Mortgage type selected in the Prepare Mortgage screen. Previously, in the situation where the selected mortgage type was All Obligations and the Priority Amount details were blank the form was displaying the mortgage type as Fixed Sum:

Prepare Mortgage screen:

Authority and Instruction Form screen:

Additional room has been provided for signatures in the Client Identification area of the form

Both Private Individual and Private Corporate forms now provide more space for signatures:

5. CLIENT IDENTIFICATION: *(Tick applicable ID. Person establishing identity to complete.)*

	NZ Driver Licence	Passport	NZ Firearms Licence	Other NZ government- issued photo ID
Test Tester	_____	_____	_____	_____
Test Two	_____	_____	_____	_____

Secondary Identification details (if required): _____

(Attach copy of ID used or details (e.g. passport number) where copying not practicable.)

I certify that:

- (a) I have witnessed the client(s) sign this form;
- (b) I have sighted the original form(s) of identity ticked _____
- (c) I have attached a copy of ID(s) used;
- (d) the photo(s) name(s) and signature(s) match the client(s) name and identification provided;
- (e) the client(s) appear(s) to be of sound mind.

Additional room has been provided
for signatures

Signature of person establishing identity

Full name of person establishing identity

Occupation

Phone/Email

Address

Note

Prior to the 3.16 release, the F11 button could be used to navigate A&Is saved to file. This was limited to just navigating the first 3 sections on the first page of the A&I.

CPP_S02 - Authority and Instruction Form

File Edit Help

100%

LINZ Dealing Number: 20001438
Client Reference:

**PRIVATE CORPORATE CLIENT AUTHORITY AND INSTRUCTION FOR
AN ELECTRONIC TRANSACTION**

*(This form is approved by the New Zealand Law Society and the Registrar-General of Land.
For use by a non-publicly listed company or incorporated society, etc.)*

1. TO LAW FIRM: Buddle Findlay
(Firm name)

2. CLIENT:
B Com Limited
(Registered name of corporate as per Certificate of Incorporation. Referred to as 'the Client'.)

Full Names of Authorised Signatory(s):

Authorised Signatory A

Section1/1 Page1/3 Line1 Col0 100 % NUM

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As a result of changes to improve the saving of A&I forms to file, it has been necessary to disable this functionality in the 3.16 release.

Changes to improve the processing of large e-dealing Post Registration Searches

LINZ Ref: LOLCM-769

Description: The process has been changed to break large post registration searches up into smaller packages to take some stress of the system.

Landonline has at times struggled to process large e-dealing Post Registration Searches and this resulted to delays in the processing of other search requests.

Now when an e-dealing is submitted with a large Post Registration Search, the system will create multiple Post Registration Searches with up to 15 search products in each one. This is the same limit used for the Request Product List Search.

This change makes the system a lot more efficient in being able to process Post Registration Searches.

To assist the searcher, the emails will indicate where a series of Post Registration Searches have been created e.g.:

From	Subject
Landonline	Post Registration Search 20000863 (12 of 12)
Landonline	Post Registration Search 20000863 (10 of 12)
Landonline	Post Registration Search 20000863 (9 of 12)
Landonline	Post Registration Search 20000863 (8 of 12)
Landonline	Post Registration Search 20000863 (7 of 12)
Landonline	Post Registration Search 20000863 (11 of 12)
Landonline	Post Registration Search 20000863 (6 of 12)
Landonline	Post Registration Search 20000863 (1 of 12)
Landonline	Post Registration Search 20000863 (5 of 12)
Landonline	Post Registration Search 20000863 (4 of 12)
Landonline	Post Registration Search 20000863 (3 of 12)
Landonline	Post Registration Search 20000863 (2 of 12)

Q17, Q18 & Q19 are now hidden when a non-notifiable reason is selected (Q15) when entering tax information

LINZ Ref: LOLCM-560

Description: An enhancement to prevent NZ IRD Numbers and Overseas Tin numbers being entered when a Non-notifiable reason is selected in the Tax Entry screen

After the new 3.16 release, when a Non-notifiable reason is selected – questions 17, 18 & 19 (which relate to NZ IRD Number and Overseas Tin number) do not need to be completed and are hidden. The following screenshots demonstrate how the Tax Statement Edit window now works:

Tax Statement Edit window before selection of a Non-notifiable reason:

CPP_S12a Tax Statement Edit - Test Tester (2017 format)

☐ a holder of a New Zealand student visa
☐ a holder of a New Zealand work visa
☒ none of the above

10. Is any member of your immediate family? (Select all options that apply)

☐ a New Zealand citizen
☐ a holder of a New Zealand resident visa
☐ a holder of a New Zealand student visa
☐ a holder of a New Zealand work visa
 or ☒ no member of my immediate family is any of the above

Tax details

14. Complete all tax details on behalf of the person or entity for whom you are acting

15. Non-notifiable (None)

17. NZ IRD Number

18. Are you also a tax resident in any other country? ☐ Yes ☐ No

Signature

20. Statement Date Today

<< Previous Next >> Help Finish

Q17, 18 & 19 (if entered) display, as no Non-notifiable reason has been selected in Q15

Tax Statement Edit window after selection of a Non-notifiable reason:

CPP_S12a Tax Statement Edit - Test Tester (2017 format)

☐ a holder of a New Zealand student visa
☐ a holder of a New Zealand work visa
☒ none of the above

10. Is any member of your immediate family? (Select all options that apply)

☐ a New Zealand citizen
☐ a holder of a New Zealand resident visa
☐ a holder of a New Zealand student visa
☐ a holder of a New Zealand work visa
or ☒ no member of my immediate family is any of the above

Tax details

14. Complete all tax details on behalf of the person or entity for whom you are acting

15. Non-notifiable **A. Main Home - Sec 156A(2)(a) Land Transfer Act 1952**

Signature

20. Statement Date 09 Jun 2017 Today

<< Previous Next >> ? Help Finish

Q17, 18 & 19 no longer display, as a Non-notifiable reason has been selected in Q15

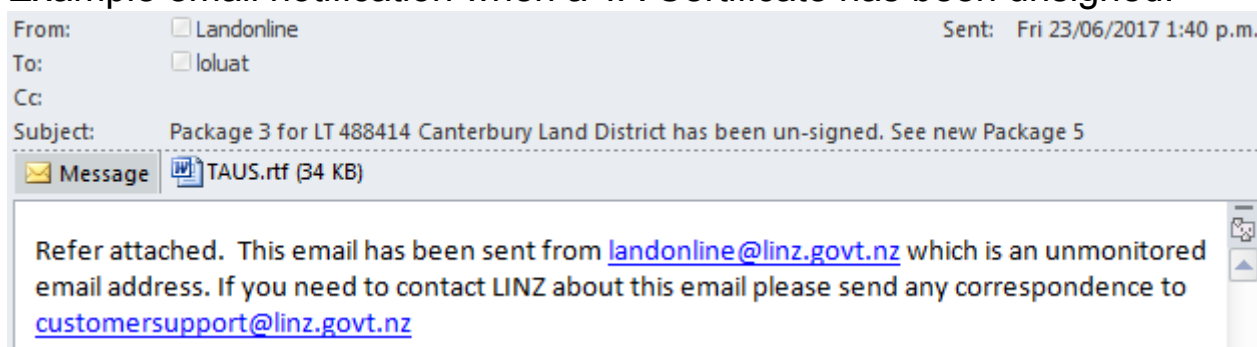
Email notification sent when Territorial Authority Certificates are unsigned

LINZ Ref: LOLCM-448

Description: Solicitors from the lodging firm of a dealing will now receive an email notification when a Territorial Authority certificate has been unsigned.

Solicitors that are: a) linked to an LT plan, or: b) from the lodging firm of a dealing - will now receive an email notification when a Territorial Authority (TA) Certificate (such as a 243(a) 1991 RMA Certificate) linked to a LT plan is unsigned.

Example email notification when a TA Certificate has been unsigned:



Example notice when a TA Certificate has been unsigned:



23 June 2017

Test Tester
Law Company Limited
PO Box 123 Test Street
Auckland 1015

Territorial Authority Ref: 1234

Survey Ref: 12345 Test

Territorial certificate has been un-signed - LT 200000 Canterbury Land District

The Territorial Authority Christchurch City Council TA Certification Division has un-signed Package 3 for Cadastral Survey Dataset LT 200000. See new Package 5. Certification and re-signing will be completed again after making the relevant changes.

A warning message displays when an entity nominator selects a main home non-notifiable reason

LINZ Ref: LOLCM-569

Description: A warning message now displays when an entity (non-individual/corporate) has been selected as a Nominator for Q.8 and a Main Home non-notifiable reason is selected for Q.15

Prior to the 3.16 release, it was possible to select a Main Home non-notifiable reason for Q.15 – when:

1. “a nominator not named above” had been selected as an answer for Q.6, and;
2. The nominator was an entity. I.e. “No” had been selected as an answer for Q.8: “Is your named nominator a person (individual)”

However, entities are not allowed to use a Main Home non-notifiable reason:

CDD_S09a Tax Statement Edit - Test Tester (2017 format)

Property Details

3. Does the transfer include any land that has a home on it? ☒ Yes ☐ No

Seller/Buyer Identity

4. Role ☒ Transferor ☐ Transferee 1

5. Name

6. In this transaction are you representing

☐ the person (individual) named above

☐ the entity (non-individual/corporate) named above

☒ a nominator not named above

7. Nominator Name

Are you acting for multiple nominators? ☐ Yes ☒ No

8. Is your named nominator a person (individual)? ☐ Yes ☒ No

Tax details

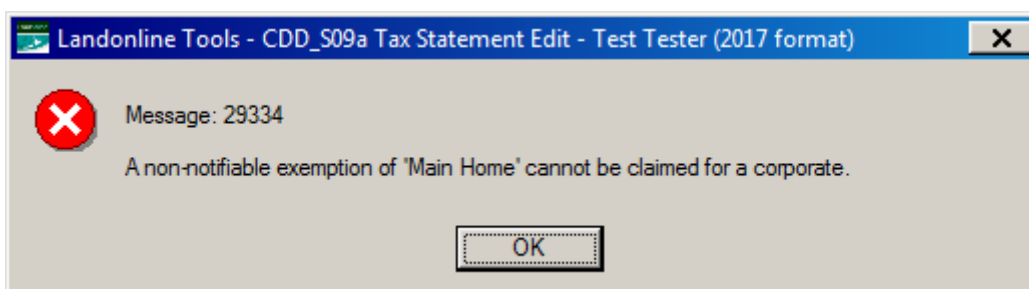
14. Complete all tax details on behalf of the person or entity for whom you are acting.

15. Non-notifiable

Signature

20. Statement Date

This has been fixed In the 3.16 release with the following message now displaying when a user: 1) selects the above combination of answers, then: 2) clicks either the “Next” or “Finish” buttons:



Corporate Transferees tax information now always displays when changing between Transferee Tax Statements

LINZ Ref: LOLCM-642

Description: This was a code bug that occurred where Question 13 for Transferees applied and there were a combination of Individual and Corporate tax statements to be viewed.

Tax details now always display when navigating through tax forms in Landonline and the workaround of closing and then re-opening the Tax Statement Edit window is no longer required.

Last Updated: 7 July 2017