

Date

Tuesday 14th July 2009

Title of session

Workshop: Land Information convergence
New Zealand – 100% electronic survey and title lodgement, our journey

Name of presenter/chair

John Wright, Chief Information Office, Land Registry, UK - Chair
Colin MacDonald, Chief Executive, Land Information New Zealand - Presenter

Name of rapporteurs

Danny Hyam & Jenny Green

Colin opened with three videos about the perception of New Zealand: that it is a land of incredible beauty; the All Blacks Rugby team and the Maori Haka; and the sense of a fun-loving inventive people. On a more business level New Zealand is in the top three countries for ease of doing business with and until last year had the most favourable property system in the world.

Land Information New Zealand (LINZ)

- Land Titles - All sales, mortgages, etc are recorded by LINZ
- Survey – LINZ has been responsible for cadastral survey for years, now it is moving to an electronic database

Automation and e-lodgement

- A 2-phased approach, 1st phase was to automate the process, now first fully integrated e-survey

Why did we automate?

- Efficiencies: reduction in staff from 900 to 500, because of automation and e-lodgement
- Preservation: there has been a title system since 1840 and there was an increasing preservation issue of old documents. The system has now digitised these and so they can be preserved in safe storage.
- Security: by putting all the data on-line behind a secure network between LINZ, surveyors and conveyancers the system is very secure.

Landonline

- Paper to digital has been going on since 2000 and is still not completed.
- Authorised users can transact instantly through the system resulting in a decrease in the paper documentation.

- Within the department is an operational delivery arm sitting along side the regulator. This creates the right balance.
- **Using the system:** after launch there was a slow uptake, this was because although practitioners liked the system, it was not of benefit until everyone was using it. To get acceptance meant increasing users. This was done through: working with the Law Society and the Survey Society; addressing the user requirements; running training workshops; only then seek law to mandate e-lodgement after the number of users has increased.
- Everyone could see the risks in a total e-system, but because the paper system was so established no-one could see the risks in the existing system. Need to maintain confidence through security.
- **100% e-lodgement:** Need to make sure that the infrastructure is fit for purpose; e-channels need to be able to support customer's business. Now 95% of all transactions are on-line, the remaining 5% are from the public who are not bound by the legal mandate.

Benefits

- Better results for less cost shorter timescales.

Questions/Comments	Answers
Rob McLaren – Know Edge Ltd – UK: Costs and benefits, what are the figures for costs?	<p>John Wright: The cost of the whole programme was not information that Colin had, having only joined Land Information a short time ago.</p> <p>The current phase has cost approximately 40 million Canadian dollars and is expected to provide \$10-11 million in operating costs.</p>
Muhammad Bashar Nuhu – Federal University of Technology – Nigeria: What is the taxation and valuation element in the system?	<p>John Wright: Taxation and valuation are separate. There is no tax involved in the operation. The database does not hold valuations, these are handled separately.</p>
Mustafa HJ. MD. Kasim – Institut Tanah dan Ukur Negara – Malaysia: How do you manage and monitor traditional land?	<p>John Wright: There is the Maori land court and the New Zealand land administration.</p> <p>There are served by two separate systems. There is a link between them, and Land Information is currently in talks to integrate the systems further.</p>
Rob McLaren – Know Edge Ltd – UK: You are coming to the end of a journey, what is the next step from here?	<p>John Wright: Looking to assess what the next area is that they should put their efforts into.</p> <p>Land Information New Zealand (LINZ) would like to look at who surveyors have to deal with in addition to LINZ to do their job, and how to improve those processes.</p> <p>Technologies that were chosen during the</p>

	<p>programme now need to be evaluated to ensure that they are still the best choice.</p>
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LINZ would like to focus more on the geospatial arena which has been neglected whilst the focus has been on land.