

Property Law Update

INTRODUCTION	1
1. CHANGES TO THE LAND TRANSFER ACT	3
Easements	3
<i>A. Creation of easements</i>	3
<i>B. Compulsory and optional easements</i>	5
<i>C. Variation of easements</i>	6
<i>D. Removal of easements</i>	6
Rights and powers implied in easements	7
Land covenants	12
Access lots	13
Mortgages	13
Leases	14
Abolition of duplicate titles	14
<i>Recommendation</i>	15
2. UNIT TITLES	17
Building definition	17
Unit titles in leasehold	19
Areas given over to the body corporate	20
The body corporate as administrator and "agent"	22
Delegation of body corporate responsibilities	24
Residual title in underlying land	25
Unit entitlements and voting	26
3. OVERSEAS INVESTORS	29
OIC purpose and function	29
When is consent required	29
<i>Non-land transactions</i>	29
Fishing quota	29
Land transactions	29
<i>"Associated land"</i>	30
<i>"Associated person"</i>	30
Who is an overseas person	31
<i>Individuals</i>	31
<i>Corporations</i>	31
<i>Nominee</i>	31
<i>Trusts</i>	31
What land is affected	32
<i>Land generally</i>	32
<i>Urban land</i>	32
<i>Sensitive land</i>	32

<i>Farm land</i>	33
<i>Lifestyle blocks</i>	33
What information is required	34
<i>Applicant</i>	34
Investment information	37
4. CAVEATS	41
General principles	41
Caveatable interest	42
Agreements not to caveat	43
Statutory procedures for removal	43
Tips and traps for practitioners	44
5. HISTORICAL AND CULTURAL SITES	47
What are historical and cultural sites?	47
<i>Historic places and historic areas</i>	47
<i>Archaeological sites</i>	47
<i>Wahi tapu</i>	47
How do I know if land is the subject of historical and cultural sites?	48
<i>Historic Places Trust register</i>	48
<i>Heritage Covenants</i>	48
<i>District plans</i>	49
<i>Archaeological sites</i>	49
What restrictions apply to land the subject of historical and cultural sites?	50
<i>Historic Places Trust approval</i>	50
<i>Heritage Protection Authority approval</i>	50
<i>Heritage covenant</i>	51
<i>Resource consent</i>	51
Related issues	52
<i>Waitangi Tribunal claims</i>	52
<i>Artifacts</i>	52
Impending changes	53
6. ADLS/REINZ SALE and PURCHASE AGREEMENT FORM – SOME ISSUES	55
Possession compared with settlement	55
Pre-settlement inspection for damage, and its consequences	60
Grounds for refusal to settle, and grounds to delay settlement	62
Part settlements and duties to other parties	62
7. LAND INFORMATION MEMORANDA	65
What is not in a LIM	65
Issues where work has been completed without the necessary consent or permit	66
The LIM condition in the ADLS form	66

8. CONDITIONS AND COVENANTS	71
The Auckland District Law Society/Real Estate Institute of New Zealand Form	71
Operation of conditions	72
Special conditions and covenants	74
Inadequate or incomplete expression of conditions	75
Statutory implied covenants	77
Obligations and agreements expressed as conditions	78
Covenants and remedies for breach	79
Checklist	80
APPENDIX 1 – SCHEDULE 4 OF THE LAND TRANSFER REGULATIONS - RIGHTS AND POWERS IMPLIED IN EASEMENTS	83
APPENDIX 2 – DEPOSIT OF SURVEY PLAN	91
APPENDIX 3 – SECTION 2A OF THE OVERSEAS INVESTMENT ACT 1973	95
APPENDIX 4 - GUIDE FOR DETERMINING WHETHER A PROPERTY IS AN URBAN AREA	97
APPENDIX 5 - APPLICATION CHECKLIST AND SCHEDULE OF FEES AND CHARGES	99
APPENDIX 6 - CERTIFICATE PURSUANT TO THE OVERSEAS INVESTMENT REGULATIONS 1995	103
APPENDIX 7 – NEW ZEALAND HISTORIC PLACES TRUST REGIONAL OFFICES	105
APPENDIX 8 – APPLICATION TO DESTROY, DAMAGE OR MODIFY ARCHAEOLOGICAL SITE(S)	107
APPENDIX 9 – APPLICATION FOR LAPSE OF CAVEAT	117
APPENDIX 10 – AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE	119