

The New Zealand experience: the risks and implications of automation

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Landonline has been with us for some 15 years. Overall, it has operated successfully so far. Nevertheless, initial thoughts that the system transfers risk from the State to conveyancers (as users of the system) are still adhered to. The issue is whether (or when) this will become evident.

The paper examines the way the system operates, what its weaknesses are and considers its operating record and known abuses. It accepts that so far, there have been few abuses that have given rise to the need to establish liability issues. The paper suggests this is more likely to become an issue if the operation of the registry is privatised, as is presently occurring in both Australia and Canada.

Suggested changes to the Landonline system are then made in the hope that will better enhance and protect it against abuse or misuse.