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If you would like any of our previous newsletters or any of our free booklets on Wills, Family Trusts, Relationship Property of Business Law please email us or visit our website at www.collinsmay.co.nz

IDENTIFICATION REQUIREMENTS FOR LAND TRANSACTIONS

Land Information New Zealand places strict requirements on us as solicitors to ensure we obtain identification from you prior to completing any of the following land transactions:

- Transfer
- Discharge of Mortgage
- Mortgage
- Transmission by Survivorship
- Caveat
- Correction of name

Identification Requirements:

In any of the abovementioned transactions, you are required to produce your original passport or New Zealand drivers licence when attending our office. The passport or drivers licence needs to be current (i.e. not expired).

Under Land Information New Zealand's requirements we cannot accept an overseas drivers licence, each country has different requirements for obtaining a drivers licence and some countries are not as stringent as New Zealand, which means we cannot safely rely on them as formal identification.

If you do not have a current drivers licence or passport, please advise us as soon as possible. This quite often occurs with our elderly clients who no longer drive or have a need for a passport. In this situation we will need a family member, who has a current drivers licence or passport, to sign a statutory declaration confirming your identify.

Additional requirements if selling/refinancing:

If you are selling or refinancing, you also need to provide us with a recent rates

notice for the property, utility bill, or bank statement etc, showing the address of the property and your name. This is to ensure that you are the registered proprietor on the certificate of title. If we have acted for you previously, then please ask us whether this additional step is necessary.

What if your name wrong on identification or title?

If your name is incorrectly recorded on your drivers licence / passport, (i.e. a name spelt wrong, middle name missing, recorded in maiden name etc), please us know as soon as possible by advising us of the issue and sending us a copy of your passport / drivers licence. We will then prepare a declaration, in advance of you attending our office, for you sign confirming you are the same person recorded on the passport / drivers licence as is registered on the certificate of title.

If you are recorded in your maiden name n your passport / drivers licence but are noted on the title in your married name, or vice versa, you will need to provide us with your original marriage certificate.

If you fail to provide any of the abovementioned we will not be able to complete the transaction on your behalf, which could have serious consequences if you are selling or purchasing, as you will be liable for penalty interest under the contract.

20 MINUTE FREE

**WANT to review your Family Trust structure?
 THEN call us and take advantage of our 20 Minute Free interview**