

# Update

# Adams' Land Transfer

## Service 98 — August 2020

### Legislation

#### Unit Titles Act 2010

Unit Titles Act 2010 has been amended by:

- COVID-19 Response (Further Management Measures) Legislation Act 2020.

#### Property Law Act 2007

Property Law Act 2007 has been amended by:

- COVID-19 Response (Further Management Measures) Legislation Act 2020.

### Commentary

Commentary has been updated in the following areas:

#### Land Transfer Act 2017

- S21 Registrar's powers of alteration — see [S21.2]  
Inclusion of *Green Growth No 2 Ltd v Queen Elizabeth the Second National Trust* [2018] NZSC 75; [2019] 1 NZLR 161.
- S27 Certification of electronic instruments — see [S27.11]
- S47 Registration of persons as joint tenants — see [S47.5.3.2]  
Inclusion of *M v J* [2020] NZHC 656 (severance of a joint tenancy).
- S47 Registration of persons as joint tenants — see [S47.10.1]  
Inclusion of *Casbolt v Harman* [2020] NZHC 1354 (use of an originating application in s 339 Property Law Act 2007 proceedings).
- S47 Registration of persons as joint tenants — see [S47.10.2]  
Inclusion of *Anderson v Anderson* [2020] NZHC 788 and *Ngui v Ngui* [2020] NZHC 160 (noted (2020) 19 BCB 51 — s 339 Property Law Act 2007, occupation rent).
- S51 Title by registration — see [S51.5], [S51.5.2]  
Inclusion of *Epson Woods Limited v Waitakere Farms Limited* [2020] NZCA 226.
- S77 Interpretation — see [S77.6], [S77.8]
- S79 Content of tax statement — see [S79.4]
- S89 Vesting of land by court order — see [S89.9]
- S91 Lease instrument required to register lease — see [LEASE.INTRO8], [LEASE.INTRO9.1]  
Inclusion of *Knights (New Zealand) Property Holdings Limited v Engel* [2020] NZHC 1116.
- S98 Re-entry by lessor — see [S98.1]

Reference to *Māori Trustee v Hooper* [2017] NZDC 10975, [2018] DCR 353 (noted (2020) 19 BCB 21) (jurisdiction of the District Court).

- S99 Mortgage takes effect only as security — see [S99.10]
- S108 Registration and surrender of easements and profits à prendre — see [S108.5], [S108.11]
- S138 Caveats against dealings with land — see [S138.4]
- S142 Removal of caveat against dealings — see [S142.5], [S142.6]
- S143 Lapse of caveat against dealings — see [S143.6]
- S224 Registrar may require plans — see [S224.11]