

## **Section 143 caveat lapsing notices will temporarily not be actioned**

In light of the level four lockdown and continuing disruptions to travel, contact and court access, the Registrar-General of Land has decided that any new requests to serve notice under s 143 of the Land Transfer Act 2017 (the Act) [will not be actioned for the time being](#).

Land Information New Zealand (LINZ) has said that it is unreasonable to expect that lawyers and their clients will be able to respond to caveat lapsing notices within the prescribed statutory timeframes while working arrangements are disrupted and High Court access is more limited. LINZ has also said that it may not be possible to effect proper service of notice for the purposes of s 223 of the Act in many cases.

This decision will be reviewed within a few weeks and further advice will be provided when it is clearer what the ongoing circumstances are. LINZ may also defer processing of lapsing in caveats in the coming weeks if it is unclear if the notice has been properly served or where COVID-19 restrictions will prevent processes.

People may have the option of seeking a Court order to lapse a caveat directly in urgent matters, subject to High Court guidance.

Resources:

Information for lawyers and conveyancers <<https://www.linz.govt.nz/information-for/lawyers-and-conveyancers>>

LINZ will not action s143 caveat lapsing notices <<https://www.lawsociety.org.nz/news-and-communications/latest-news/news/linz-will-not-action-s143-caveat-lapsing-notices>> 31 March 2020