

**NORTHERN TERRITORY OF AUSTRALIA**

**REGISTRATION ACT 1927**

As in force at 7 July 2003

**Table of provisions**

1	Short title .....	1
2	Commencement .....	1
4	Establishment of Registration Office.....	1
5	Registrar-General and Deputy Registrars-General.....	1
6	Powers and duties of Registrar-General.....	1
7	Seal of office.....	2
8	Declaration to be made on taking office .....	2
9	Validation of certain acts and documents .....	3
10	Power to remedy omission to Register .....	3
10A	Payment of levy with prescribed fees .....	3
11	Regulations.....	4

**ENDNOTES**



# NORTHERN TERRITORY OF AUSTRALIA

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As in force at 7 July 2003

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## REGISTRATION ACT 1927

### An Act relating to the Registration of Deeds and Documents

#### **1 Short title**

This Act may be cited as the *Registration Act 1927*.

#### **2 Commencement**

This Act shall be deemed to have commenced on 1 March 1927.

#### **4 Establishment of Registration Office**

There shall be a Lands Titles Registration and General Registry Office for the Northern Territory, which office shall be situated in Darwin and at Alice Springs, and at such other places in the Territory as the Minister may from time to time approve.

#### **5 Registrar-General and Deputy Registrars-General**

- (1) There shall be a Registrar-General for the Northern Territory appointed by the Minister.
- (1A) The Minister may appoint such persons as he or she thinks necessary to be Deputy Registrars-General.
- (2) Whenever, by any law in force in the Territory, anything is appointed or authorized to be done by the Registrar-General, the same may be lawfully done by a Deputy Registrar-General.

#### **6 Powers and duties of Registrar-General**

- (1) The Registrar-General shall have and may exercise or execute in relation to the Territory all the powers, functions, and duties of the Registrar-General for the State of South Australia under the law in force in the Territory immediately prior to the acceptance of the Territory by the Commonwealth, together with such other powers, functions and duties as are from time to time conferred on the Registrar-General by any law of the Territory.

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- (2) The Registrar-General may, by writing signed by him or her, delegate to a person any of his or her powers and functions under this or any other Act (except this power of delegation), and may do so either generally, or with respect to a matter or class or description of matters specified in the instrument of delegation, or subject to any other limitations, qualifications or conditions so specified.
  - (3) A power or function delegated under subsection (2), when exercised or performed by the delegate, shall be deemed for all purposes to have been exercised or performed by the Registrar-General.
  - (4) A delegation under subsection (2) does not prevent the exercise of a power or the performance of a function by the Registrar-General in person.
  - (5) The Registrar-General may give directions:
    - (a) to a Deputy Registrar-General – with respect to the Deputy Registrar-General's exercise or performance of any power or function by virtue of section 5(2); and
    - (b) to the delegate of a power or function under subsection (2) – with respect to the delegate's exercise or performance of that power or function.

## **7 Seal of office**

The Registrar-General shall have and use a seal of office, and every instrument bearing the imprint of that seal and purporting to be signed or issued by the Registrar-General shall be received in evidence and shall be deemed to be signed or issued by, or under the direction of, the Registrar-General, without further proof, unless the contrary is shown.

## **8 Declaration to be made on taking office**

Every Registrar-General, and Deputy Registrar-General who is appointed after the commencement of this section, shall, before entering upon the execution of the office, make the following declaration before a Judge of the Supreme Court or before such other person as the Minister directs:

I, A.B., do solemnly and sincerely declare that I will faithfully, and to the best of my ability, pursuant to the *Registration Act 1927*, and to any other law for the time being in force in the Northern Territory, execute and perform the office and duties of Registrar-General (or Deputy Registrar-General) for the Northern Territory.

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**9 Validation of certain acts and documents**

No acts, matters or things done, or documents signed or issued, by the Registrar-General, Deputy Registrar-General, or Acting Registrar-General of the Northern Territory during the period between 1 January 1911 and 10 September 1924 shall be deemed invalid on the ground merely that the officer concerned had not made the declaration required by section 20 of the *Real Property Act 1886* of the State of South Australia in its application to the Territory.

**10 Power to remedy omission to Register**

- (1) Where owing to circumstances which the Registrar-General or a Deputy Registrar-General is satisfied were beyond the control of the person for whose benefit the registration, if effected, would have operated, any document, which is required by any law in force in the Territory to be registered within a specified time, has not been registered within that time, the Registrar-General or a Deputy Registrar-General may, notwithstanding anything to the contrary contained in any law in force in the Territory:
  - (a) by endorsement on the document extend for such time as he or she thinks fit the time for the registration of the document; and
  - (b) register the document within the time so extended.
- (2) The time prescribed by any law in force in the Territory for registering any document may be extended under this section although the time has expired.
- (3) A document registered under this section, which but for this section would not have been valid as regards registration or capable of registration, shall be as valid and effectual as regards registration as if it had been registered within the time specified in any law, other than this Act, in force in the Territory.

**10A Payment of levy with prescribed fees**

- (1) The Regulations may prescribe, as a levy, an amount not exceeding \$10 in relation to a matter, thing, or service in respect of which a fee referred to in section 11(2) is required to be paid to the Registrar-General.
- (2) A levy prescribed in pursuance of subsection (1) is payable in addition to, and in the same manner as, the relevant prescribed fee.

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**11 Regulations**

- (1) The Administrator may make regulations, not inconsistent with this Act, prescribing matters:
- (a) required or permitted by this Act to be prescribed; or
  - (b) necessary or convenient to be prescribed for carrying out or giving effect to this Act.
- (2) Without limiting the generality of subsection (1), the regulations may prescribe:
- (a) a matter or thing, or a service provided by the Registrar-General, for which a fee is, under this or any other Act, required to be paid to the Registrar-General;
  - (b) the amount of the fees referred to in paragraph (a); and
  - (c) fees payable in respect of an application required under a law in force in the Territory to be made to the Registrar-General.

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**ENDNOTES**
**1****KEY**

Key to abbreviations

<b>amd</b> = amended	<b>od</b> = order
<b>app</b> = appendix	<b>om</b> = omitted
<b>bl</b> = by-law	<b>pt</b> = Part
<b>ch</b> = Chapter	<b>r</b> = regulation/rule
<b>cl</b> = clause	<b>rem</b> = remainder
<b>div</b> = Division	<b>renum</b> = renumbered
<b>exp</b> = expires/expired	<b>rep</b> = repealed
<b>f</b> = forms	<b>s</b> = section
<b>Gaz</b> = <i>Gazette</i>	<b>sch</b> = Schedule
<b>hdg</b> = heading	<b>sdiv</b> = Subdivision
<b>ins</b> = inserted	<b>SL</b> = Subordinate Legislation
<b>lt</b> = long title	<b>sub</b> = substituted
<b>nc</b> = not commenced	

**2****LIST OF LEGISLATION*****Registration Ordinance 1927 (Act No. 2, 1927)***

Assent date	9 June 1927
Commenced	1 March 1927 ( <i>Gaz</i> 9 June 1927)

***Registration Ordinance 1928 (Act No. 12, 1928)***

Assent date	21 June 1928
Commenced	21 June 1928

***Registration Ordinance 1935 (Act No. 23, 1935)***

Assent date	19 December 1935
Commenced	19 December 1935

***Registration Ordinance 1938 (Act No. 19, 1938)***

Assent date	22 December 1938
Commenced	22 December 1938

***Registration Ordinance 1942 (Act No. 8, 1942)***

Assent date	3 September 1942
Commenced	3 September 1942

***Registration Ordinance 1973 (Act No. 36, 1973)***

Assent date	12 July 1973
Commenced	12 July 1973

***Ordinances Revision Ordinance 1973 (Act No. 87, 1973)***

Assent date	11 December 1973
Commenced	11 December 1973 (s 12(2))

**Amending Legislation*****Ordinances Revision Ordinance 1974 (Act No. 34, 1974)***

Assent date	26 August 1974
Commenced	11 December 1973 (s 3(2))

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**Ordinances Revision Ordinance (No. 2) 1974 (Act No. 69, 1974)**

Assent date 24 October 1974  
 Commenced 11 December 1973 (s 3)

**Ordinances Revision Ordinance 1976 (Act No. 27, 1976)**

Assent date 28 June 1976  
 Commenced ss 1, 2 and 6: 28 June 1976 (s 6(2)); ss 3 and 4:  
 11 December 1973; s 5: 24 October 1974

**Registration Ordinance 1976 (Act No. 39, 1976)**

Assent date 8 September 1976  
 Commenced 12 November 1976 (*Gaz* No. 46A, 12 November 1976,  
 p 1361)

**Transfer of Powers (Self-Government) Ordinance 1978 (Act No. 54, 1978)**

Assent date 1 July 1978  
 Commenced 1 July 1978 (s 2)

**Registration Amendment Act 1989 (Act No. 39, 1989)**

Assent date 20 September 1989  
 Commenced 20 September 1989

**Registration Amendment Act 1991 (Act No. 54, 1991)**

Assent date 26 September 1991  
 Commenced 1 January 1992 (*Gaz* G49, 11 December 1991, p 4)

**Registration Amendment Act 1992 (Act No. 45, 1992)**

Assent date 7 September 1992  
 Commenced 7 September 1992

**Statute Law Revision Act (No. 2) 1995 (Act No. 42, 1995)**

Assent date 13 October 1995  
 Commenced 13 October 1995

**Statute Law Revision Act (No. 2) 2003 (Act No. 44, 2003)**

Assent date 7 July 2003  
 Commenced 7 July 2003

**3 SAVINGS AND TRANSITIONAL PROVISIONS**

s 4 *Registration Amendment Act 1992* (Act No. 45, 1992)

**4 GENERAL AMENDMENTS**

General amendments of a formal nature (which are not referred to in the table of amendments to this reprint) are made by the *Interpretation Legislation Amendment Act 2018* (Act No. 22, 2018) to: ss 1 and 8.

**5 LIST OF AMENDMENTS**

It amd No. 39, 1989, s 3  
 s 1 amd No. 39, 1989, s 3  
 s 2 amd No. 87, 1973, s 4; No. 39, 1989, s 3  
 s 3 rep No. 39, 1989, s 3  
 s 4 amd No. 12, 1928, s 2; No. 23, 1935, s 2; No. 19, 1938, s 2; No. 8, 1942, s 2;  
 No. 39, 1989, s 3



## ENDNOTES

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s 5	amd No. 23, 1935, s 3; No. 36, 1973, s 3; No. 39, 1976, s 4; No. 54, 1978, s 4; No. 39, 1989, s 3; No. 44, 2003, s 5
s 6	amd No. 23, 1935, s 4; No. 36, 1973, s 4; No. 39, 1976, s 5; No. 39, 1989, ss 2 and 3; No. 44, 2003, s 5
s 8	amd No. 23, 1935, s 5; No. 39, 1976, s 6; No. 39, 1989, s 3; No. 44, 2003, s 5
s 9	amd No. 87, 1973, ss 2 and 4; No. 39, 1989, s 3
s 10	amd No. 23, 1935, s 6; No. 36, 1973, s 5; No. 39, 1989, s 3; No. 44, 2003, s 5
s 10A	ins No. 45, 1992, s 3
s 11	ins No. 54, 1991, s 3 amd No. 42, 1995, s 4
sch	rep No. 39, 1989, s 3