

NORTHERN TERRITORY OF AUSTRALIA

REGISTRATION REGULATIONS

As in force at 18 May 2011

Table of provisions

| | | |
|---|--------------------------------|---|
| 1 | Citation | 1 |
| 2 | Commencement | 1 |
| 3 | Fees, charges and levies | 1 |
| 4 | Repeals | 1 |

Schedule 1 Fees, charges and levies

Schedule 2 Repealed regulations

ENDNOTES

NORTHERN TERRITORY OF AUSTRALIA

This reprint shows the Regulations as in force at 18 May 2011. Any amendments that commence after that date are not included.

REGISTRATION REGULATIONS

Regulations under the *Registration Act*

1 Citation

These Regulations may be cited as the *Registration Regulations*.

2 Commencement

These Regulations commence on the commencement of section 109 of the *Unit Title Schemes Act 2009*.

3 Fees, charges and levies

Schedule 1 prescribes the fees, charges and levies payable under the Acts mentioned in it.

4 Repeals

The Regulations specified in Schedule 2 are repealed.

Schedule 1 Fees, charges and levies

regulation 3

Part 1 Instruments Act

| Item | Dealing or other matter | Fee (revenue units unless otherwise stated) |
|------|--|--|
| 1 | Lodgment and registration of a bill of sale, crop lien, wool lien or stock mortgage | 95 |
| 2 | Lodgment and registration of a transfer of a bill of sale, crop lien, wool lien or stock mortgage | 95 |
| 3 | Lodgment of application for extension of the effect of the registration of a bill of sale | 95 |
| 4 | Lodgment and registration of a discharge of a bill of sale, crop lien or wool lien or satisfaction of a stock mortgage | 95 |
| 5 | Inspection of a bill of sale, crop lien, wool lien or stock mortgage (including the searching of an index or register) | \$5.00 |
| 6 | Certified copy of an instrument or document lodged in the Registry | 45 |
| 7 | Requisition fee payable on an instrument or document lodged in the Registry | 40 |
| 8 | Photocopy or facsimile (per page) | \$2 |

Part 2 Land Title Act

| Item | Dealing or other matter | Section of Act | Fee (revenue units unless otherwise stated) | Levy |
|------|--|-------------------|--|------|
| 1 | Issue of certificate as to title, per certificate as to title | 44 | 95 | |
| 2 | Application to correct land register to note death by surviving proprietor | 17 | 95 | \$10 |
| 3 | Application to correct land register to amend plan of survey | 17 | 95 | \$10 |

Schedule 1 Fees, charges and levies

| | | | | |
|----|--|--------------------|--|------|
| 4 | Application for any other correction of land register (unless correction by Registrar-General on his or her own initiative) | 17 | 95 | \$10 |
| 5 | Lodgment and registration of memorandum for purposes of caution notice | 34 | 95 | \$10 |
| 6 | Direction to remove memorial of caution notice | 36 | 95 | \$10 |
| 7 | Creation of a single title for 2 or more lots that have the same registered owner (in addition to fee for each certificate as to title issued) | 41 | 95 | \$10 |
| 8 | Creation of separate titles for lots for which a single title was created under section 41 of the Act (in addition to fee for each certificate as to title issued) | 42 | 95 | \$10 |
| 9 | Lodgment of notice of forfeiture or determination of whole or part of crown lease | 48(5) and (6) | 95 | \$10 |
| 10 | Registration of surrender of whole or part of crown lease | 48(7), (8) and (9) | 95 | \$10 |
| 11 | Application to subdivide lot by registration of plan of subdivision of lot (in addition to fee for each certificate as to title issued) | 51 | 95 | \$10 |
| 12 | Registration of a scheme statement (other than a subsequent scheme statement reflecting an approved reinstatement process) | 54B | 95 plus 95 for each unit of the scheme | \$10 |
| 13 | Application for reservation or extension of reservation of scheme name or body corporate name, or withdrawal of application | 54C | 170 for each name | \$10 |
| 14 | Registration of subsequent scheme statement reflecting an approved reinstatement process | 54D | 1 035 plus 95 for each unit created | \$10 |
| 15 | Registration of documents required for termination of scheme (in addition to fee for issue of certificate as to title for lot) | 54E | 1 035 | \$10 |
| 16 | Registration of a disclosure statement or replacement scheme disclosure statement | 54F | 10 | \$10 |
| 17 | Registration of transfer of lot or interest in lot, including transfer of a mortgage or lease | 60 | 95 | \$10 |

Schedule 1 Fees, charges and levies

| | | | | |
|----|---|-------|--|------|
| 18 | Application for registration or other noting of particulars in land register of statutory vesting or grant of land or interest in land (in addition to fee for each certificate as to title issued) | 64 | 95 for each interest vested or granted for first 5 interests or, if more than 5 interests vested or granted, 575 | \$10 |
| 19 | Registration of lease or sublease | 65 | 95 | \$10 |
| 20 | Registration of notice of renewal or extension of lease or sublease | 68 | 95 | \$10 |
| 21 | Registration of amendment of lease or sublease | 69 | 95 | \$10 |
| 22 | Lodgment of request to register re-entry under registered lease | 70 | 95 | \$10 |
| 23 | Lodgment of surrender of lease or sublease (whether whole or partial surrender) | 71 | 95 | \$10 |
| 24 | Lodgment of disclaimer of lease or other interest under law about bankruptcy and request to register disclaimer | 72(1) | 95 | \$10 |
| 25 | Application to register notice of foreclosure by mortgagee of lease subject to disclaimer in bankruptcy | 72(3) | 440 | \$10 |
| 26 | Registration of instrument of mortgage for a lot or interest | 74 | 95 | \$10 |
| 27 | Registration of instrument of amendment of mortgage | 78 | 95 | \$10 |
| 28 | Registration of instrument amending priority of registered mortgages | 79 | 95 | \$10 |
| 29 | Lodgment and registration of instrument discharging mortgage other than statutory charge | 83 | 95 | \$10 |
| 30 | Lodgment and registration of instrument discharging statutory charge | 83 | 10 | |
| 31 | Application to note satisfaction and discharge of annuity or sum of money | 84 | 95 | \$10 |
| 32 | Application to register statutory charge | 86 | 95 | \$10 |

Schedule 1 Fees, charges and levies

| | | | | |
|----|--|---------|----|------|
| 33 | Application to remove statutory charge from land register | 90(1) | 95 | \$10 |
| 34 | Notice to Registrar-General about removal of statutory charge from land register | 90(6) | 95 | \$10 |
| 35 | Creation of easement or easement in gross | 91 | 95 | \$10 |
| 36 | Registration of instrument of extinguishment of whole or part of easement or easement in gross | 98(1) | 95 | \$10 |
| 37 | Application to extinguish registered easement or easement in gross (in addition to any postage fee) | 98(6) | 95 | \$10 |
| 38 | Notice to Registrar-General about removal of registered easement or easement in gross from land register | 98(7) | 95 | \$10 |
| 39 | Registration of instrument of amendment of easement or easement in gross | 99 | 95 | \$10 |
| 40 | Creation of covenant or covenant in gross | 106 | 95 | \$10 |
| 41 | Registration of instrument of extinguishment of covenant or covenant in gross | 112(1) | 95 | \$10 |
| 42 | Application to extinguish registered covenant or covenant in gross (in addition to any postage fee) | 112(7) | 95 | \$10 |
| 43 | Notice to Registrar-General about removal of registered covenant or covenant in gross from land register | 112(7A) | 95 | \$10 |
| 44 | Registration of instrument amending covenant or covenant in gross | 113 | 95 | \$10 |
| 45 | Registration of instrument creating profit a prendre | 118 | 95 | \$10 |
| 46 | Registration of instrument of amendment of profit a prendre | 123 | 95 | \$10 |
| 47 | Lodgment and registration of instrument releasing profit a prendre | 124(1) | 95 | \$10 |
| 48 | Lodgment of request to remove profit a prendre | 124(3) | 95 | \$10 |
| 49 | Lodgment and registration of instrument of transfer of interest to trustee | 126 | 95 | \$10 |
| 50 | Lodgment of request to vest interest in trustee | 127 | 95 | \$10 |
| 51 | Application to note appointment of new trustee in land register | | 95 | \$10 |

Schedule 1 Fees, charges and levies

| | | | | |
|----|---|-----------|-----|------|
| 52 | Lodgment of application to be registered as personal representative of deceased registered proprietor | 129 | 95 | \$10 |
| 53 | Lodgment of request to record transmission of interest under law about bankruptcy | 131 | 95 | \$10 |
| 54 | Lodgment of request to register writ of execution and copy of writ | 132 | 95 | \$10 |
| 55 | Lodgment of request to cancel writ of execution | 134 | 95 | \$10 |
| 56 | Application to register discharge or satisfaction of writ of execution | 135 | 95 | \$10 |
| 57 | Registration of transfer of lot sold under writ of execution | 136 | 95 | \$10 |
| 58 | Lodgment of caveat (whether lapsing or non-lapsing) | 138 | 185 | |
| 59 | Lodgment of request to withdraw caveat | 141 | 95 | \$10 |
| 60 | Notification by caveatee to Registrar-General of service on caveator of notice under section 142(3) of the Act | 142(4) | 95 | \$10 |
| 61 | Notification to Registrar-General by caveator of commencement of proceeding | 142(6)(a) | 95 | \$10 |
| 62 | Notification to Registrar-General by caveator about not wanting caveat to lapse and commencement of proceeding | 142(6)(b) | 95 | \$10 |
| 63 | Lodgment of request to cancel caveat | 144 | 95 | \$10 |
| 64 | Issue of substitute instrument to replace lost or destroyed instrument (in addition to fee for each certificate as to title issued) | 161 | 95 | \$10 |
| 65 | Lodgment of standard terms document (unless by Registrar-General on his or her own initiative) | 168 | 95 | \$10 |
| 66 | Application to register court order other than writ of execution | | 95 | \$10 |
| 67 | Cancellation of title to land under section 11 of the <i>Crown Lands Act</i> | | 95 | \$10 |
| 68 | Lodgment of variation of crown lease under section 36 of the <i>Crown Lands Act</i> | | 95 | \$10 |

| | | | |
|----|--|-----|------|
| 69 | Lodgment and registration of a document mentioned in another item in this Part (other than a standard terms document mentioned in item 65) that exceeds 2 separate pages in length (instead of the fee and charge that would be payable under that other item), and for this purpose the front or the back of a single sheet of paper on which information is printed is a separate page | 145 | \$10 |
| 70 | Lodgment and registration under section 7(3) of the Act of an instrument that is not in the appropriate form (instead of the fee and charge that would be payable under this Part if the instrument were in the appropriate form) | 145 | \$10 |
| 71 | Advertising a lost certificate as to title or instrument by the Registrar-General | 120 | |
| 72 | If an instrument or application (other than an application for the registration of a scheme statement lodged under section 111(1) of the <i>Unit Title Schemes Act</i>) requires more than 1 certificate as to title to be endorsed, noting each certificate after the first | 40 | |
| 73 | Inspection of the land register: | | |
| | (a) if it is performed by a person using remote access facilities | 10 | |
| | (b) if it is performed by a person using equipment available in the Land Titles Office in Darwin or Alice Springs | 10 | |
| | (c) if the retrieval of information from the register is carried out by staff of the Land Titles Office | 15 | |
| 74 | Photocopy or facsimile (per page) | \$2 | |
| 75 | Certified copy (in addition to the inspection fee) | 45 | |
| 76 | Deposit or amendment of a plan (other than a plan lodged for the purpose of subdivision) | 175 | |
| 77 | Requisition | 40 | |
| 78 | Postage by registered mail | 20 | |
| 79 | Search of the Record of Administrative Interests and Information (except if it is conducted in conjunction with a search of the land register) | 10 | |

| | | | |
|----|--|----|------|
| 80 | Lodgment, registration or other dealing not provided for in another item of this Part (other than a notice of a grant under the <i>Crown Lands Act</i> or <i>Pastoral Land Act</i> , a direction to remove a memorial of statutory restriction notice or notice of the change of a person's name or address) | 95 | \$10 |
|----|--|----|------|

Part 3 Law of Property Act

| Item | Dealing or other matter | | Fee |
|------|---|-------------------|-----|
| 1 | Application under section 98 of the Act to the Registrar-General to offer mortgaged property for sale by private contract | 690 revenue units | |

Part 4 Powers of Attorney Act

| Item | Dealing or other matter | | Fee (revenue units unless otherwise stated) |
|------|---|-----|--|
| 1 | Registering a power of attorney: | | |
| | (a) in a form approved under section 23 of the <i>Powers of Attorney Act</i> | 95 | |
| | (b) otherwise | 145 | |
| 2 | Registering a revocation of a power of attorney | 95 | |
| 3 | Endorsing a copy of an original instrument creating or revoking a power of attorney – for each instrument or other document | 40 | |
| 4 | Search of a power of attorney | \$5 | |
| 5 | Photocopy or facsimile of a power of attorney (per page) | \$2 | |

Part 5 Real Property (Unit Titles) Act

| Item | Dealing or other matter | | Fee (revenue units unless otherwise stated) |
|------|--|-----|--|
| 1 | Lodgment of an application for registration of a plan as a units plan, units plan relating to a staged development, units plan of subdivision, plan of consolidation or building alteration plan | 290 | |

| | | |
|----|---|-----|
| 2 | Lodgment of a notification of alteration of articles of a body corporate as mentioned in section 78(2)(a) of the <i>Unit Titles Act</i> | 95 |
| 3 | Lodgment of a notice of conversion | 95 |
| 4 | Registration of a disclosure statement as mentioned in section 26E of the <i>Unit Titles Act</i> | 95 |
| 5 | Registration of an alteration of a disclosure statement as mentioned in section 26J of the <i>Unit Titles Act</i> | 95 |
| 6 | Lodgment of registration of an order under section 95 of the <i>Unit Titles Act</i> varying or cancelling a units plan | 95 |
| 7 | If an instrument or application deals with more than 1 certificate as to title for endorsement, a noting fee for each certificate | 40 |
| 8 | Issue of each certificate as to title resulting from the registration of a plan or an application or order for cancellation or variation | 95 |
| 9 | Giving notice under section 15A of the Act of the cancellation of a units plan | 120 |
| 10 | Objection to a cancellation under section 15A of the Act | 95 |
| 11 | Lodgment, registration or other dealing not provided for in another item of this Part (other than for a notification of change of address for service of notices on a body corporate) | 95 |
| 12 | Photocopy or facsimile (per page) | \$2 |

Part 6 Unit Titles Act

| Item | Dealing or other matter | Fee (revenue units) |
|------|---|--|
| 1 | Application for approval of a proposal under section 10 of the Act for the subdivision of a parcel, if the number of units in the proposed subdivision: | |
| | (a) does not exceed 4 units | \$375 |
| | (b) exceeds 4 units but does not exceed 10 units | \$375 plus \$50 for each unit exceeding 4 units |
| | (c) exceeds 10 units but does not exceed 20 units | \$690 plus \$40 for each unit exceeding |

| | | |
|-----|--|---|
| | | 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$1 090 plus \$25 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$1 955 plus \$15 for each unit exceeding 50 units |
| 2 | Lodgment of a plan under section 21B of the Act for registration as a units plan of subdivision, if the number of units in the units plan: | |
| (a) | does not exceed 4 units | \$375 |
| (b) | exceeds 4 units but does not exceed 10 units | \$375 plus \$50 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$690 plus \$40 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$1 090 plus \$25 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$1 955 plus \$15 for each unit exceeding 50 units |
| 3 | Application under section 21FA of the Act (including an application under that section as applied by section 26P of the Act) to change land comprised in a parcel by adding land to, or removing land from, the parcel, if the number of affected units: | |
| (a) | does not exceed 4 affected units | \$375 |
| (b) | exceeds 4 affected units but does not exceed | \$375 plus \$50 |

| | | |
|-----|---|--|
| | 10 affected units | for each affected unit exceeding 4 affected units |
| (c) | exceeds 10 affected units but does not exceed 20 affected units | \$690 plus \$40 for each affected unit exceeding 10 affected units |
| (d) | exceeds 20 affected units but does not exceed 50 affected units | \$1 090 plus \$25 for each affected unit exceeding 20 affected units |
| (e) | exceeds 50 affected units | \$1 955 plus \$15 for each affected unit exceeding 50 affected units |
| 4 | Application for approval of a proposal under section 26B of the Act to subdivide and develop land in stages as a condominium development, if the number of units in the proposed condominium development: | |
| (a) | does not exceed 4 units | \$375 |
| (b) | exceeds 4 units but does not exceed 10 units | \$375 plus \$50 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$690 plus \$40 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$1 090 plus \$25 for each |

| | | |
|-----|--|--|
| | | unit exceeding 20 units |
| (e) | exceeds 50 units | \$1 955 plus \$15 for each unit exceeding 50 units |
| 5 | Application for approval of a proposal under section 26Q of the Act to subdivide and develop land as an estate development, if the number of units in the proposed estate development: | |
| (a) | does not exceed 4 units | \$1 060 |
| (b) | exceeds 4 units but does not exceed 10 units | \$1 060 plus \$145 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$1 960 plus \$145 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$3 340 plus \$125 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$7 135 plus \$115 for each unit exceeding 50 units |
| 6 | Application under section 26ZI of the Act to register a building development plan, if the number of units in the building development plan: | |
| (a) | does not exceed 4 units | \$1 060 |
| (b) | exceeds 4 units but does not exceed 10 units | \$1 060 plus \$145 for each unit exceeding 4 units |

Schedule 1 Fees, charges and levies

| | | |
|-----|--|--|
| (c) | exceeds 10 units but does not exceed 20 units | \$1 960 plus \$145 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$3 340 plus \$125 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$7 135 plus \$115 for each unit exceeding 50 units |
| 7 | Variation of a disclosure statement lodged under section 26ZM(4) of the Act | \$345 |
| 8 | Application under section 26ZU of the Act to register a building development plan to convert all the units in a units plan into building lots, if the number of units to be converted: | |
| (a) | does not exceed 4 units | \$375 |
| (b) | exceeds 4 units but does not exceed 10 units | \$375 plus \$50 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$690 plus \$40 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$1 090 plus \$25 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$1 955 plus \$15 for each unit exceeding 50 units |
| 9 | Application under section 95A(2) of the Act for the cancellation of a units plan | \$45 plus \$20 for each unit in |

the plan and
\$20 for each
mortgagee's
consent to the
proposed
cancellation

Part 7 Workmen's Liens Act (repealed)

| Item | Dealing or other matter | Fee |
|------|---|------------------|
| 1 | For each title affected by a registration or recording under sections 10(3) and 16 of the Act | 95 revenue units |

Note for Part 7

Section 67 of the Construction Contracts (Security of Payments) Act provides for the Workmen's Liens Act to continue to apply to contracts made before the repeal of that Act.

Schedule 2 Repealed regulations

regulation 4

| | |
|---|---|
| <i>Registration Regulations</i> | Subordinate Legislation No. 63 of 1991 |
| <i>Amendments of Registration Regulations</i> | Subordinate Legislation No. 25 of 1993 |
| <i>Amendment of Registration Regulations</i> | Subordinate Legislation No. 29 of 1994 |
| <i>Amendments of Registration Regulations</i> | Subordinate Legislation No. 52 of 1996 |
| <i>Amendment of Registration Regulations</i> | Subordinate Legislation No. 22 of 1999 |
| <i>Amendments of Registration Regulations</i> | Subordinate Legislation No. 56 of 2000 |
| <i>Amendment of Registration Regulations</i> | Subordinate Legislation No. 56 of 2002 |
| <i>Amendment of Registration Regulations</i> | Subordinate Legislation No. 15 of 2003 |

ENDNOTES**1****KEY**

Key to abbreviations

amd = amended
app = appendix
bl = by-law
ch = Chapter
cl = clause
div = Division
exp = expires/expired
f = forms
Gaz = *Gazette*
hdg = heading
ins = inserted
lt = long title
nc = not commenced

od = order
om = omitted
pt = Part
r = regulation/rule
rem = remainder
renum = renumbered
rep = repealed
s = section
sch = Schedule
sdiv = Subdivision
SL = Subordinate Legislation
sub = substituted

2**LIST OF LEGISLATION*****Registration Regulations (SL No. 20, 2009)***

| | |
|-----------|--|
| Notified | 26 June 2009 |
| Commenced | 1 July 2009 (r 2, s 2 <i>Unit Title Schemes Act 2009</i> (Act No. 14, 2009) and <i>Gaz S30</i> , 26 June 2009) |

Fees and Charges Amendment Regulations 2009 (SL No. 34, 2009)

| | |
|-----------|----------------------|
| Notified | 14 December 2009 |
| Commenced | 1 January 2010 (r 2) |

Unit Title Schemes and Related Legislation Amendment Regulations 2011 (SL No. 14, 2011)

| | |
|-----------|-------------|
| Notified | 18 May 2011 |
| Commenced | 18 May 2011 |

3**LIST OF AMENDMENTS**

| | |
|-------|--|
| sch 1 | sub No. 34, 2009, r 8 amd No. 14, 2011, r 9 |
|-------|--|