

NORTHERN TERRITORY OF AUSTRALIA

REGISTRATION REGULATIONS

As in force at 1 January 2010

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NORTHERN TERRITORY OF AUSTRALIA

This reprint shows the Regulations as in force at 1 January 2010. 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The Regulations specified in Schedule 2 are repealed.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

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 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 10 affected units	\$375 plus \$50 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
	(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	od = order
app = appendix	om = omitted
bl = by-law	pt = Part
ch = Chapter	r = regulation/rule
cl = clause	rem = remainder
div = Division	renum = renumbered
exp = expires/expired	rep = repealed
f = forms	s = section
Gaz = Gazette	sch = Schedule
hdg = heading	sdiv = Subdivision
ins = inserted	SL = Subordinate Legislation
lt = long title	sub = substituted
nc = not commenced	

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)

3 LIST OF AMENDMENTS

sch 1 sub No. 34, 2009, r 8