

NORTHERN TERRITORY OF AUSTRALIA

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Regulations 1991, No. 49\*

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Regulations under the *Real Property Act*

I, JAMES HENRY MUIRHEAD, the Administrator of the Northern Territory of Australia, acting with the advice of the Executive Council, hereby make the following Regulations under the *Real Property Act*.

Dated 27 September 1991.

J.H. MUIRHEAD  
Administrator

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AMENDMENTS OF REAL PROPERTY REGULATIONS

1. COMMENCEMENT

These Regulations shall come into operation on the commencement of the *Real Property Amendment Act 1991*.

2. FORMS TO BE USED

Regulation 3 of the *Real Property Regulations* is amended by inserting after subregulation (5) the following:

"(5A) A grant of -

(a) an estate in fee simple in Crown land under section 14 of the *Crown Lands Act* shall be in Form 54;

(b) a lease of Crown land shall be in Form 55.

"(5B) A notice for the purposes of section 56F(1) of the *Taxation (Administration) Act* shall be in Form 56."

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\* Notified in the *Northern Territory Government Gazette* on 1 October 1991.

Real Property Regulations

3. SCHEDULE 1

Schedule 1 to the Real Property Regulations is amended by omitting the following:

"155	Power of Attorney	34
157	Revocation of Power of Attorney	35"

4. SCHEDULE 2

Schedule 2 to the Real Property Regulations is amended -

- (a) by omitting Forms 34 and 35; and
- (b) by inserting at the end the following:

"FORM 54 Regulation 3(5A)

DATE REGISTERED	REGISTER
	Volume Folio

NORTHERN TERRITORY OF AUSTRALIA

**GRANT OF ESTATE  
IN FEE SIMPLE  
IN CROWN LAND**

The Minister, in the name of the NORTHERN TERRITORY OF AUSTRALIA, pursuant to the ..... Act, grants to the owner an estate in fee simple in Crown land subject to and in accordance with the reservations, restrictions, covenants and encumbrances set out below:

	Location	Parcel	Plan
Land	_____		
Owner	Name: _____		
	Address: _____		

RESERVATIONS:  
RESTRICTIONS:  
COVENANTS AND ENCUMBRANCES:

Real Property Regulations

DIAGRAM SHOWING THE PARCEL OF LAND:

.....  
Signed by  
on (Date) .....  
in the presence of  
.....

"FORM 55

Regulation 3(5A)

DATE REGISTERED

REGISTER

Volume Folio

NORTHERN TERRITORY OF AUSTRALIA

**GRANT OF LEASE  
OF CROWN LAND**

The Minister, in the name of the NORTHERN TERRITORY OF AUSTRALIA, pursuant to the ..... Act, grants to the lessee a lease of Crown land subject to and in accordance with the reservations, provisions, covenants and encumbrances set out below:

	Location	Parcel	Plan
Land Leased			
Lease Type and Number			
Lessee Name:			
Address:			

- RESERVATIONS:
- PROVISIONS:
- COVENANTS:
- ENCUMBRANCES:

The Minister and the Lessee agree that this Lease is subject to the Common Provisions as registered in the Lands Titles Office at L.T.O. No. ....

Real Property Regulations

DIAGRAM DESCRIBING THE PARCEL OF LAND:

.....	.....
Signed by the Lessee	Signed by
on (Date) .....	on (Date) .....
in the presence of	in the presence of
.....	.....

"FORM 56

Regulation 3(5B)

NORTHERN TERRITORY OF AUSTRALIA

No.  
 LODGED AT THE REGISTRAR-GENERAL'S OFFICE  
 ON AT  
 BY CORRECTION TO  
 FEE RECEIPT

**MEMORANDUM FOR PURPOSES  
 OF NOTICE UNDER SECTION  
 56F OF THE TAXATION  
 (ADMINISTRATION) ACT**

Notice is given that:

- ..... is the registered proprietor of the land described and is the corporation/subsidiary of the corporation which has failed to pay an assessment of duty chargeable under section 56M of the *Taxation (Administration) Act*.
- The registration of any instrument affecting the land is restricted by virtue of section 56F of the *Taxation (Administration) Act* and the Commissioner of Taxes requests that the restriction be recorded in the Register.

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Register	Volume	Folio	Location	Parcel	Plan	Unit
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LAND

STATUTORY  
 AUTHORITY  
 IMPOSING THE  
 RESTRICTION

COMMISSIONER OF TAXES

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Real Property Regulations

EXTENT OR  
NATURE OF  
RESTRICTION

As provided by Section 56F(2) of the  
Taxation (Administration) Act

.....  
Registered on

.....  
Signed by the applicant on  
(Date) .....  
in the presence of

.....  
At

.....

ITEM(S) DELIVERED - POSTED  
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

Item	Agent/ RGO Box No.	Delivery Date	*Postage Number	Initials
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\* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. The memorandum is lodged by the Commissioner of Taxes under authority of the law imposing the restriction.
2. The memorandum is lodged as an original only and must be typed or completed in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).

Real Property Regulations

4. The title need not be produced. Title reference and land description must be completed.
5. Print and sign the name of the Commissioner of Taxes or his delegate.

After witnessing the signing of the document, witnesses shall legibly write, type or stamp their names and contact addresses or telephone numbers below their signatures.

Persons who may witness this document are Commissioners for Oaths (including MLA's, MP'S legal practitioners, members of the Police Force), persons holding office under the *Supreme Court Act, Justices Act, Local Court Act* or *Registration Act*, licensed real estate or business agents and notaries public.

Documents may be witnessed in a place outside the Northern Territory by any person qualified to do so in that place under the *Oaths Act (N.T)*.

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5. SCHEDULE 3

Schedule 3 to the Real Property Regulations is amended -

- (a) by omitting from item (1) "application, notice or power of attorney" and substituting "application or notice";
- (b) by omitting from item (3) "lease, sublease or power of attorney" and substituting "lease or sublease";
- (c) by omitting from item (8) "(including a photocopy or computer printout)"; and
- (d) by omitting item (9) and substituting the following:

"(9) For the production to the Registrar-General of a document for the purpose of section 220(3) 50".

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