

NORTHERN TERRITORY OF AUSTRALIA

Regulations 1990, No. 2*

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 29 January 1990.

J.H. MUIRHEAD
Administrator

REAL PROPERTY REGULATIONS

1. CITATION

These Regulations may be cited as the Real Property Regulations.

2. COMMENCEMENT

These Regulations shall come into operation on the commencement of the *Real Property Amendment Act 1988*.

3. FORMS TO BE USED

(1) The Forms set out in Schedule 2 are to be used for the purposes of the Act by reference to and in accordance with this regulation and the Table in Schedule 1.

(2) A certificate of title shall be in Form 1.

(3) For the purposes of -

(a) effecting a dealing described in column 2 of the Table;

* Notified in the *Northern Territory Government Gazette* on 31 January 1990.

Real Property Regulations

- (b) effecting such a dealing in a capacity or circumstances so described;
- (c) making an application to the Registrar - General for a purpose so described; or
- (d) giving to, or lodging with, the Registrar - General an authorization, direction notice or memorandum so described,

such one of Forms 2 to 51 as is indicated in column 3 of the Table is to be used.

(4) A person requiring the Registrar - General to do for the purposes of or in connection with the Act anything not described in column 2 of the Table must make an application in that behalf in Form 52.

(5) An annexure sheet to any instrument must be in Form 53.

(6) The requirements of this regulation are satisfied by the use of a form to the effect of the appropriate form as set out in Schedule 2.

4. SUPPLEMENTARY PROVISIONS

(1) A form in Schedule 2 must be completed in accordance with the notes included in the form.

(2) An instrument lodged with the Registrar-General must be on paper which -

- (a) is of International Paper Size A4 (that is to say, measuring 297 mm by 210 mm);
- (b) has a weight of 80 gsm;
- (c) is not transparent; and
- (d) is capable of satisfactory use in a facsimile machine.

(3) The Registrar - General has power, if he considers it reasonable to do so in the circumstances of a particular case, to accept an instrument for registration notwithstanding that it fails in any respect to comply with the requirements of subregulations (1) and (2).

5. ATTESTATION

For the purposes of section 267 of the Act, the persons who may attest the execution of an instrument by an individual are -

- (a) a Commissioner for Oaths;

Real Property Regulations

- (b) a legal practitioner within the meaning of the *Legal Practitioners Act*;
- (c) a member of the Legislative Assembly;
- (d) a person holding an office under the *Supreme Court Act*, the *Justices Act*, the *Local Court Act* or the *Registration Act*;
- (e) a member of the Police Force; and
- (f) a person licensed as a real estate agent or business agent under the *Land and Business Agents Act*.

6. FEES

(1) Subject to subregulation (2), the fees payable to the Registrar-General under the Act are those specified in Schedule 3 in relation to the respective matters so specified.

(2) No fee is payable under the Act in respect of any thing done by Registrar-General of his own motion.

(3) The Real Property (Fees) Regulations (Regulations 1986, No.28) are revoked.

7. TRANSITIONAL

(1) Notwithstanding these Regulations, the Registrar-General shall, for the period of 6 months beginning with the date on which they come into operation, continue to accept for the purposes of the Act any instrument which is in a form required or permissible for those purposes before that date.

(2) Where an instrument is accepted by the Registrar-General pursuant to subregulation (1), it shall be treated for the purposes of item (1) in Schedule 3 as if it were an instrument in the appropriate form as set out in Schedule 2.

Real Property Regulations

SCHEDULE 1

Regulation 3(1)

TABLE OF FORMS

<i>Section (if any)</i>	<i>Description of Instrument</i>	<i>Form</i>
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96	Transfer by lender exercising power of sale	6
96	Transfer by receiver exercising power of sale	7
96	Transfer not executed by the buyer	8
96	Grant of right of way	9
96	Grant of easement other than right of way	10
-	Extinguishment of right of way or other easement	11
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120	Surrender of lease or sub-lease	20
121	Application to register surrender of lease	21
126	Application to note particulars of re-entry	22
128	Mortgage	23
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145	Application to enter satisfaction of annuity	27
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151A (1)	Application to carry forward registered interests	29
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-	Application to note notice under s. 32(1)(b)(iv), <i>Lands Acquisition Act</i> , of proposal to acquire compulsorily	51
-	Application to note compulsory acquisition	51
-	Application to amend survey diagram	51
-	Application to note cancellation of title pursuant to s. 14A, <i>Crown Lands Act</i>	51
-	Application for separate titles	51
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-	Application to note memoranda of agreement	51
-	Application to note foreclosure	51
-	Application to note lien, cessation of lien or withdrawal of lien	51
-	Application to note road closure	51
-	Application to note appointment of new trustees	51

Real Property Regulations

SCHEDULE 2

Regulation 3(1)
Section 73

Form 1

DATE ISSUED



REGISTER BOOK

REGISTRAR-GENERAL

Northern Territory of Australia

Volume

Folio

CERTIFICATE OF TITLE

LAND: LOT

LOCATION

PLAN

AREA

RIGHTS INCLUDED :

OWNER(S) :

AS:

ADDRESS FOR SERVICE OF DOCUMENTS:

MORTGAGES, ENCUMBRANCES, LIENS AND INTERESTS:

Date Registered	Dealing No.	Description
-----------------	-------------	-------------

Real Property Regulations

FORM 2

Section 56A

V	P
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No. _____



NORTHERN TERRITORY OF AUSTRALIA

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

VARIATION OF PRIORITY

The priority between themselves of the mortgages (or encumbrances or mortgages and encumbrances) affecting the land described is varied as follows:

(NOTES 1-3)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 4)

1. Mortgage (or encumbrance) No. to
shall rank first in priority.
2. Mortgage (or encumbrance) No. to
shall rank second in priority.
3. Mortgage (or encumbrance) No. to
shall rank third in priority.
4. Mortgage (or encumbrance) No. to
shall rank fourth in priority.

(NOTE 5)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

(NOTES 2,
6, 7 & 9)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

(NOTES
2, 8 & 9)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

LTO: VP

Real Property Regulations

FORM 3



NORTHERN TERRITORY OF AUSTRALIA

E No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

GRANT OF EASEMENT IN GROSS

The owner of the land grants to the authority or person specified below the easement for the value described below subject to the conditions set out on the back page.

(NOTES 1-4)

LAND

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

EASEMENT

Plan:

(NOTE 6)

AUTHORITY
OR PERSON

(NOTE 7)

VALUE

(NOTE 8)

.....
Signed by the owner on
(Date).....
In the presence of
.....

(NOTES
9 & 11)

.....
Registered on At

.....
Correct for the purposes of the Real Property Act

(NOTES
10 & 11)

LTO:E2

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. Variations of priority of mortgages or encumbrances should be lodged as an original only. The document must be typed or completed in ink or biro.
2. All signatures must be in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53)
4. Volume and Folio references must be given.
5. The L.T.O. numbers of the mortgage / encumbrance and the names (lender / encumbrancee) must be entered here. Production of the mortgage / encumbrance is not required. The only mortgages to be listed are those whose priorities are being altered (including any intervening mortgages or encumbrances).
6. All lenders / encumbrancees must sign. There is no need for a signature by the owner of the land.
7. After witnessing the signing of the document, witnesses shall legibly write, type or stamp their names and contact addresses or telephone numbers below their own 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 and licensed real estate or business agents.

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.).
8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the lender / encumbrancees.
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

CONDITIONS

(NOTE 12)

1. This easement is an easement for the purposes of Sections 36EA, 36EB and 36F of the Crown Lands Act.
2. The conditions are those set out in Schedule 2 of the Crown Lands Act.
3. To comply with the provisions contained in Memorandum of Common Provisions recorded in the Register as L.T.O. No
4. Additional conditions

SCHEDULE OF NOTES

1. This form must be used for a Grant of an Easement in Gross. Rights of way or Grants of Easement to a dominant tenement must be completed in the appropriate forms (Forms 9 and 10).
2. Grants may be lodged as an original only and must be typed or completed in ink or biro.
3. The document must show the imprint of the Commissioner of Taxes.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given.
6. A summary of the easement (i.e. "sewerage easement") and a plan reference (i.e. shown on plan S89/123) must be shown. If it is wished to use the short form words for the easements set out in the Crown Lands Act then the precise descriptive words should be used (i.e. Sewerage Easement, Water Supply Easement, Drainage Easement, Electricity Supply Easement, Electronic Communications Easement, Energy Supply Easement or General Service Easement. For easements not shown in Schedule 2 of the Crown Lands Act the panel "Conditions" above must be completed and Condition 2 should be deleted.
7. Name only (e.g. Northern Territory of Australia, Power and Water Authority, Darwin City Council).
8. Set out the value of the easement.
9. Print and sign the name of the owner.
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 and licensed real estate or business agents.
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.).
10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the the delegate of the Authority.
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
12. These conditions are meant as a guide only and may be altered to suit the circumstances.

Real Property Regulations

FORM 4



NORTHERN TERRITORY OF AUSTRALIA

EE No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO.....

FEE RECEIPT

DUPLICATE TITLE TO

EXTINGUISHMENT OF EASEMENT IN GROSS

The owner of the easement for the value expressed extinguishes the easement over the land specified.

(NOTES 1-3)

EASEMENT BEING
EXTINGUISHED

	LTO:
--	------

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

APPLICANT

(NOTE 6)

VALUE

(NOTE 7)

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

(NOTES
8 & 10)

.....
Registered on

.....
At

.....
(Correct for the purposes of the Real Property Act)

(NOTES
9 & 10)

FORM EE2

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED
Examiner to Initial

SCHEDULE OF NOTES

1. This form is to be lodged as an original and must be typed or completed in ink or biro.
2. The imprint of the Commissioner for Taxes must be shown.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
4. A short description (e.g. Sewerage Easement to Power and Water Authority) will normally be sufficient. In certain circumstances a survey plan may need to be annexed or referred to. If the easement was originally created by an instrument that LTO number should also be shown.
5. Volume and Folio of current title is essential.
6. Name only (e.g. Northern Territory of Australia).
7. The amount paid or the amount in dollars as valued.
8. Print and sign the name (including the name of any delegate of any government organization).
 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 and licensed real estate or business agents.
 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.).
9. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
10. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 5

Section 96



NORTHERN TERRITORY OF AUSTRALIA

T No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

TRANSFER OF LAND

The seller in consideration of an agreement with the buyer transfers to the buyer the estate and interest in the land described and valued below subject to the mortgages, encumbrances and other instruments affecting the land including any created by dealings lodged for registration prior to the lodging of this transfer and the buyer accepts this transfer.

(NOTES 1-4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

VALUE OF THE INTEREST
TRANSFERRED

(NOTE 6)

SELLER

Name only:

(NOTE 7)

BUYER

Name:

Address for the service
of notices:

(NOTE 8)

.....
Signed by the seller
on (Date).....
In the presence of
.....

.....
Signed by the buyer
on (Date).....
In the presence of
.....

(NOTES
9 & 11)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
10 & 11)

LTO:T1

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This form must be used for all simple transfers by the owner other than -
 - (a) transfers by a mortgagee exercising power of sale (Form 6)
 - (b) transfers creating or reserving easements (Form 9 or 10)
 - (c) transfer by a receiver (Form 7)
 - (d) transfer pursuant to a court order (Form 15)
 - (e) transfer of mortgage, encumbrance or lease (Form 28)
 For those transfers the appropriate form must be used.
 If the words "Buyer" and "Seller" are considered inappropriate other words may be used.
2. Transfers may be lodged as an original only, must be typed or completed in ink or biro and must show the imprint of the Commissioner of Taxes (Stamp Duty).
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given. If the transfer affects part only of the land in a title (e.g. Road Closure) the description should also be given. Insert unit number if the land is land under the Unit Titles Act.
6. The value of the estate or interest transferred must be expressed as an amount of money (irrespective of whether the land is a gift or is being transferred for non-monetary consideration).
7. Insert full name. Address is not required.
8. Insert full name including an address for the service of notices. The address can be a postal address. Occupations are not required. If two or more buyers, state whether as joint tenants or tenants in common. If tenants in common, specify shares. For two or more owners additional addresses may be specified. The form should be adapted so that it is clear to whom each address relates.
9. 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 and licensed real estate or business agents.

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.).
10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the buyer (if more than one buyer all must sign).
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 6

Section 96

T	P	No. _____
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NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

TRANSFER BY LENDER EXERCISING POWER OF SALE

The lender being the proprietor of the mortgage listed below in exercise of the power of sale conferred by the Real Property Act and in consideration of an agreement with the buyer transfers to the buyer the land described and valued below subject to the mortgages, encumbrances and other instruments affecting the land including all leases registered subsequent to the mortgage and to which the lender has consented and the buyer accepts this transfer. (NOTES 1-3)

MORTGAGE UNDER WHICH
POWER OF SALE IS EXERCISED

No. _____

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

VALUE OF THE INTEREST
TRANSFERRED

(NOTE 6)

LENDER Name only: _____

(NOTE 7)

BUYER

Name: _____

Address for the service
of notices: _____

(NOTE 8)

.....
Signed by the lender

on (Date).....

In the presence of

.....

.....
Signed by the buyer

on (Date).....

In the presence of

.....

(NOTES
9 & 11)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
10 & 11)

LTD: TP

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. Transfers may be lodged as an original only and must be typed or completed in ink or biro, and must show the imprint of the Commissioner of Taxes.
2. All signatures must be in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53). If the words "lender" and "buyer" are considered inappropriate other words ("mortgagee", "transferee") may be used.
4. The Mortgage must also be produced and cannot be discharged.
5. Volume and Folio references must be given.
6. The value of the estate or interest transferred must be expressed as an amount of money. Where the value stated does not reflect the value of the estate or interest transferred, the Commissioner for Taxes will usually require evidence of the value.
7. Insert full name. Address is not required.
8. Insert full name and an address for the service of notices. The address can be a postal address. Occupations are not required. If two or more buyers, state whether as joint tenants or tenants in common. If tenants in common specify shares. Additional addresses may be specified. In this case the form should be adapted so that it is clear to which each address relates.
9. 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 and licensed real estate or business agents.

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.).
10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the buyer (if more than one buyer all must sign).
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

T	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

TRANSFER BY RECEIVER EXERCISING POWER OF SALE

The seller pursuant to the power of sale described below and in consideration of an agreement with the buyer transfers to the buyer the estate and interest in the land described and valued below subject to the mortgages, encumbrances and other instruments set out below. (NOTES 1-4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

VALUE OF THE INTEREST
TRANSFERRED

(NOTE 6)

POWER
OF SALE

(NOTE 7)

SELLER

Name only:

(NOTE 8)

BUYER

Name:

Address for the service
of notices:

(NOTE 9)

ENCUMBRANCES

(NOTE 10)

.....

Signed by the seller
on (Date).....

In the presence of

.....

.....

Signed by the buyer
on (Date).....

In the presence of

.....

(NOTES
11 & 13).....
Registered on.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
12 & 13)

LTO:T3

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This form must be used for a transfer by a receiver appointed pursuant to a security document.
2. Transfers may be lodged as an original only, must be typed or completed in ink or biro and must show the imprint of the Commissioner of Taxes (Stamp Duty).
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given. If the transfer affects part only of the land in a title (e.g. Road Closure) the description should also be given. Insert unit number if the land is land under the Unit Titles Act.
6. The value of the estate or interest transferred must be expressed as an amount of money (irrespective of whether the land is a gift or is being transferred for non-monetary consideration).
7. Insert details of the instrument in other document authorizing the power of sale.
8. Insert full name. Address is not required.
9. Insert full name including an address for the service of notices. The address can be a postal address. Occupations are not required. If two or more buyers state whether as joint tenants or tenants in common. If tenants in common specify shares. For two or more owners additional addresses may be specified. The form should be adapted so that it is clear to whom each address relates.
10. Set out the instruments that have a priority over this dealing so as to remain on this title after the registration of this transfer.
11. 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 and licensed real estate or business agents.

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.).

12. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the buyer (if more than one buyer all must sign).
13. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 8

Section 96

T No. _____

NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

**TRANSFER
NOT EXECUTED BY THE BUYER**

The seller in consideration of an agreement with the buyer transfers to the buyer the estate and interest in the land described and valued below subject to the mortgages, encumbrances and other instruments affecting the land including any created by dealings lodged for registration prior to the lodging of this transfer and the buyer accepts this transfer.

(NOTES 1-4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

VALUE OF THE INTEREST
TRANSFERRED

(NOTE 6)

SELLER

Name only:

(NOTE 7)

BUYER

Name:

Address for the service
of notices:

(NOTE 8)

.....
Signed by the seller

on (Date).....

In the presence of

.....

(NOTES
9 & 11)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
10 & 11)

LTO:T4

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This form may be used for all transfers by the owner where the Registrar-General has directed that the transfer is not required to be executed by the purchaser.

If the words "Buyer" and "Seller" are considered inappropriate other words may be used.
2. Transfers may be lodged as an original only, must be typed or completed in ink or biro and must show the imprint of the Commissioner of Taxes (Stamp Duty).
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given. If the transfer affects part only of the land in a title (e.g. Road Closure) the description should also be given. Insert unit number if the land is land under the Unit Titles Act.
6. The value of the estate or interest transferred must be expressed as an amount of money (irrespective of whether the land is a gift or is being transferred for non-monetary consideration).
7. Insert full name. Address is not required.
8. Insert full name including an address for the service of notices. The address can be a postal address. Occupations are not required. If two or more buyers, state whether as joint tenants or tenants in common. If tenants in common specify shares. For two or more owners additional addresses may be specified. The form should be adapted so that it is clear to whom each address relates.
9. 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 and licensed real estate or business agents.

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.).
10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the buyer (if more than one buyer all must sign).
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



E

No.

NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

GRANT OF RIGHT OF WAY

The owner of the land to be burdened by the right of way in consideration of an agreement with the owner of the land receiving the benefit of the right of way hereby transfers and grants to the owner of the land receiving the benefit of the right of way a free and unrestricted right of way described and valued below over the burdened land subject to the mortgages, encumbrances and other instruments affecting that land including any created by dealings lodged for registration prior to the lodging of this instrument and the owner of the land receiving the benefit of the right of way accepts this grant subject to any terms and conditions set out on the back of this document.

(NOTES 1-4)

LAND BURDENED BY
THE RIGHT OF WAY

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

VALUE OF RIGHT OF WAY

(NOTE 6)

OWNER OF THE LAND
BURDENED BY THE
RIGHT OF WAY

Name only:

(NOTE 7)

LAND RECEIVING
THE BENEFIT OF
THE RIGHT OF WAY

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

OWNER OF THE LAND
RECEIVING THE BENEFIT OF
THE RIGHT OF WAY

Name only :

(NOTE 7)

RIGHT OF
WAY

Plan:

(NOTE 8)

.....
Signed by the owner of the land
burdened by the right of way on
(Date).....

In the presence of

..... (NOTES 9 & 11)

.....
Signed by the owner of the land receiving
the benefit of the right of way on
(Date).....

In the presence of

..... (NOTES 9 & 11)

.....
Registered on.....
At.....
Correct for the purposes of the Real Property Act

(NOTES 10 & 11)

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

CONDITIONS

(NOTE 12)

1. The right of way includes the rights (if any) set out below together with a free and unrestricted right of way (as set out in section 89 of, and Schedule 5 to, the Real Property Act.).
2. The provisions of section 36F of the Crown Lands Act. apply to this right of way.
3. To comply with the provisions contained in the Memorandum of Common Provisions recorded in the Register as LTO No.....
4. Additional conditions:

SCHEDULE OF NOTES

1. This form must be used for any transfer and grant by the registered proprietor of a right of way. For the grant of an easement in gross Form 3 should be used.
2. Grants may be lodged as an original only and must be typed or completed in ink or biro, and must show the imprint of the Commissioner of Taxes.
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53)
5. Volume and Folio references must be given. The certificates of title for both the dominant and the servient tenements must be lodged.
6. Set out the amount (in figures).
7. Insert full name. Address is not required.
8. A survey plan must be annexed or referred to (if already deposited). Any special rights or conditions should be included on the back of this form.
9. Both the owner of the land burdened by the right of way and the owner of the land receiving the right of way must sign.

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 and licensed real estate or business agents.

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.).

10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner, all must sign).
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
12. The suggested conditions are meant as a guide only and may be altered to suit the circumstances.



NORTHERN TERRITORY OF AUSTRALIA

E No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

GRANT OF EASEMENT OTHER THAN RIGHT OF WAY

The owner of the land to be burdened by the easement in consideration of an agreement with the owner of the land receiving the benefit of the easement transfers and grants to the owner of the land receiving the benefit of the easement the easement described and valued below over the burdened land subject to the mortgages, encumbrances and other instruments affecting that land including any created by dealings lodged for registration prior to the lodging of this instrument and the owner of the land receiving the benefit of the easement accepts this grant subject to any terms and conditions set out on the back of this document.

(NOTES 1-4)

LAND BURDENED
BY THE EASEMENT

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

VALUE OF EASEMENT

.....

(NOTE 6)

OWNER OF THE LAND
BURDENED BY THE EASEMENT

Name only:

.....

(NOTE 7)

LAND RECEIVING
THE BENEFIT OF
THE EASEMENT

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

OWNER OF THE LAND RECEIVING
THE BENEFIT OF THE EASEMENT

Name only :

.....

(NOTE 7)

EASEMENT

.....

(NOTE 8)

.....
Signed by the owner of the land
burdened by the easement on
(Date).....

In the presence of

(NOTES 9 & 11)

.....
Signed by the owner of the land
receiving the benefit of the easement on
(Date).....

In the presence of

(NOTES 9 & 11)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES 10 & 11)

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

CONDITIONS

(NOTE 12)

1. This easement is an easement for the purposes of sections 36EA and 36F of the Crown Lands Act.
2. The conditions are those set out in schedule 2 of the Crown Lands Acts.
3. To comply with the provisions contained in the memorandum of common provisions recorded in the Register as LTO No.
4. Additional conditions.

SCHEDULE OF NOTES

1. This form must be used for any transfer and grant by the registered proprietor of an easement other than an easement in gross (use Form 3) or a right of way (use Form 9).
2. Grants may be lodged as an original only and must be typed or completed in ink or biro, and must show the Imprint of the Commissioner of Taxes.
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53)
5. Volume and Folio references must be given. The certificates of title for both the dominant and the servient tenements must be lodged.
6. Set out the amount (in figures)
7. Insert full name. Address is not required.
8. Set out a summary of the easement being granted (e.g. Drainage Easement). A survey plan must be annexed or referred to (if already deposited). If it is wished to use the short form words for the easements set out in the Crown Lands Act then the precise descriptive words should be used (i.e. Sewerage Easement, Water Supply Easement, Drainage Easement, Electricity Supply Easement, Electronic Communications Easement, Energy Supply Easement, General Service Easement). For easements not referred to in Schedule 2 of the Crown Lands Act the panel 'CONDITIONS' above must be completed and Condition 2 deleted.
9. Both the owner of the land burdened by the easement and the owner of the land receiving the benefit of the easement should sign.

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 and licensed real estate or business agents.

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.).

10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner, all must sign).
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
12. These conditions are meant as a guide only and may be altered to suit the circumstances.

Real Property Regulations

FORM 11



NORTHERN TERRITORY OF AUSTRALIA

E E No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

**EXTINGUISHMENT OF RIGHT OF WAY
OR OTHER EASEMENT**

The owner of the right of way or other easement specified for the value expressed extinguishes right of way or other easement specified.

(NOTES 1-3)

EASEMENT OR
RIGHT OF WAY
BEING EXTINGUISHED

Number :	Description :
(NOTE 4)	

LAND HAVING
THE BENEFIT OF
THE EASEMENT OR
RIGHT OF WAY

Register	Volume	Folio	Location	Parcel	Plan	Unit
(NOTE 5)						

LAND BURDENED BY
THE EASEMENT OR
RIGHT OF WAY

Register	Volume	Folio	Location	Parcel	Plan	Unit
(NOTE 5)						

VALUE OF EASEMENT
OR RIGHT OF WAY

(NOTE 6)

.....
Signed by the owner of the
easement or right of way
on (Date).....

In the presence of

.....
(NOTES 7 & 9)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES 8 & 9)

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. Extinguishment may be lodged as an original only and must be typed or completed in ink or biro, and must show the imprint of the Commissioner of Taxes. All signatures must be in ink or biro.
2. For an extinguishment of an easement in gross Form 3 must be used. The form may be adapted for extinguishment of a right of way.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53)
4. A short description (e.g. Drainage Easement, Right of way) should also be given. If necessary to identify the subject land a survey plan should be referred to or annexed.
5. Volume and Folio references must be given.
6. Set out the amount (in figures) paid or valued.
7. Print and sign the name of the owner of the easement / right of way.

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 and licensed real estate or business agents.

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.).

8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner of the land burdened by the easement.
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

W No. _____

NORTHERN TERRITORY OF AUSTRALIA



LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

APPLICATION TO REGISTER WARRANT, DECREE OR ORDER FOR SALE

(NOTE 8)

The applicant serves on the Registrar-General the attached warrant, decree or order for sale in respect of the interest of the owner in the land described below and applies to have the warrant, decree or order for sale recorded in the Register.

(NOTES 1 & 8)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 2)

OWNER

Name only:

PART

(NOTE 3)

JUDGMENT
CREDITOR

Name only:

(NOTE 4)

 Signed by the applicant
(NOTES
5 & 7)
 on (Date).....
 In the presence of

.....
Registered on.....
At

 Correct for the purposes of the Real Property Act
(NOTES
6 & 7)

LTO: W

Examiner to Initial

SCHEDULE OF NOTES

1. The form can only be used for the registration of a warrant, decree or order for the sale of the land pursuant to section 105 of the Real Property Act.

The application is lodged as an original only and must be typed or completed in ink or biro.

2. The title is not produced. Title reference and land description must agree with details set out in the warrant, decree or order.
3. The name of the owner must agree with the name shown on the warrant, decree or order. If the name is not identical show as "In the warrant, decree or order described as". If the warrant, decree or order is only against the estate and interest of one of several owners mark the box "PART".
4. The name of the person (not the agent) obtaining the warrant, decree or order.
5. The solicitor or agent may sign.

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 and licensed real estate or business agents.

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.).

6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
8. The warrant, decree or order ceases to bind the land from further registration of dealings 6 months from the date of lodgement unless extended by court order.

FORM 13

C	O	No. _____
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NORTHERN TERRITORY OF AUSTRALIA



LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

APPLICATION TO REGISTER COURT ORDER OTHER THAN ORDER FOR SALE OR VESTING OF LAND

The applicant applies to have the details of the court order described below recorded in the Register in respect of the land described below. (NOTE 1)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 2)

DETAILS OF ORDER:

(NOTE 3)

.....
Signed by the applicant

on (Date).....

In the presence of.....

(NOTES
4 & 6)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
5 & 6)

LTO: CO

Real Property Regulations

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. The application is lodged as an original only and must be completed in ink or biro.

Do not use the form for the registration of a statutory vesting for which there is a separate form, (see Form 17) or for the registration of a warrant, decree or order for sale (use Form 12).

2. Title reference and land description must agree with the details set out in the order. The title need not be produced.
3. The date and number of the order, the name of the court (Supreme Court, Federal Court) and brief details of the order (e.g. extending the time for the removal of caveat, preventing registration of mortgage, directing registration of dealing) should be shown here.

A sealed copy of the order must be produced for sighting.

4. The application can be signed by the solicitor acting on behalf of the client.

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 and licensed real estate or business agents.

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.).

5. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
6. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 14



NORTHERN TERRITORY OF AUSTRALIA

W W No. _____

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

**WITHDRAWAL OF WARRANT
OR ORDER, AND APPLICATION
TO HAVE RECORDED**

The applicant withdraws the warrant or order* over the land described below and applies for the recording of the withdrawal in the Register.

(NOTE 1)

WARRANT OR ORDER BEING WITHDRAWN

PART

(NOTE 2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

**JUDGMENT
CREDITOR**

Name only:

(NOTE 4)

.....
Signed by the applicant
on (Date).....

In the presence of

.....

(NOTES
5 & 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
6 & 7)

* Delete if inapplicable

LTO:WW

Real Property Regulations

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. The application is lodged as an original only and must be typed or completed in ink or biro.
2. The LTO number of the warrant or order must be shown.
If the warrant or order affects more than one certificate of title and is only withdrawn in respect of part of the land the extent should be shown in the panel marked "PART".
3. The title is not produced.
4. The name of the person (not the agent) who has obtained judgment in his favour under the warrant or order.
5. This application can be made by a lawyer or agent if the Registrar-General is satisfied that the solicitor or agent is acting under authority of the judgment creditor.

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 and licensed real estate or business agents.

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.).

6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 15

Section 107

T No. _____

NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

**TRANSFER UNDER WARRANT,
DECREE OR ORDER**

The seller pursuant to the power of sale described below and in consideration of an agreement with the buyer transfers to the buyer the estate and interest in the land described and valued below subject to the mortgages, encumbrances and other instruments set out below. (NOTES 1-4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

**VALUE OF THE INTEREST
TRANSFERRED**

(NOTE 6)

**POWER
OF SALE**

(NOTE 7)

SELLER

Name only:

(NOTE 8)

BUYER

Name:

Address for the service
of notices:

(NOTE 9)

ENCUMBRANCES

(NOTE 10)

.....
Signed by the seller
on (Date).....

In the presence of

.....

.....
Signed by the buyer
on (Date).....

In the presence of

.....

(NOTES
11 & 13)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
12 & 13)

LTO:T5

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This form must be used for a transfer pursuant to a warrant, decree or order.
2. Transfers may be lodged as an original only, must be typed or completed in ink or biro and must show the imprint of the Commissioner of Taxes (Stamp Duty).
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given. If the transfer affects part only of the land in a title (e.g. road closure) the description should also be given. Insert unit number if the land is land under the Unit Titles Act.
6. The value of the estate or interest transferred must be expressed as an amount of money (irrespective of whether the land is a gift or is being transferred for non-monetary consideration).
7. Insert details of the instrument or other document authorizing the power of sale.
8. Insert full name. Address is not required.
9. Insert full name including an address for the service of notices. The address can be a postal address. Occupations are not required. If two or more buyers state whether as joint tenants or tenants in common. If tenants in common specify shares. For two or more owners, additional addresses may be specified. The form should be adapted so that it is clear to whom each address relates.
10. Set out the encumbrances that have a priority over this dealing so as to remain on this title after the registration of this transfer.
11. 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 and licensed real estate or business agents.

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.).
12. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the buyer (if more than one buyer all must sign).
13. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 16

Section 109

W	W
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No. _____

NORTHERN TERRITORY OF AUSTRALIA



LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

APPLICATION TO NOTE SATISFACTION OF WARRANT, DECREE OR ORDER

The applicant notifies to the Registrar-General the satisfaction of the warrant, decree or order* over the land described below and applies for the recording of the satisfaction in the Register and provides the grounds set out on the back of this document. (NOTE 1)

WARRANT , DECREE OR ORDER
THAT HAS BEEN SATISFIED

PART

(NOTE 2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

PERSON WHOSE WARRANT,
DECREE OR ORDER
HAS BEEN SATISFIED

Name only:

(NOTE 4)

.....
Signed by the applicant

on (Date).....

In the presence of

.....

(NOTES
5 & 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
6 & 7)

* Delete if inapplicable

LTO:WW1

GROUND OF SATISFACTION

(NOTE 8)

LIS UPDATED

The ground or grounds of satisfaction are-

Examiner to Initial

SCHEDULE OF NOTES

1. The application is lodged as an original only and must be typed or completed in ink or biro.
2. The LTO number of the warrant, decree or order must be shown.
If the warrant, decree or order affects more than one certificate of title and is only withdrawn in respect of part of the land the extent should be shown in the panel marked "PART".
3. The title is not produced.
4. The name of the person (not the agent) in whose favour judgment has been obtained under the warrant, decree or order.
5. This application can be made by a lawyer or agent if the Registrar-General is satisfied that the solicitor or agent is acting under authority of the judgment creditor.
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 and licensed real estate or business agents.
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.).
6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
8. The grounds supporting the application should be set out. Any necessary documentation should be produced when this document is lodged.

V	O	No. _____
----------	----------	-----------

NORTHERN TERRITORY OF AUSTRALIA



LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO REGISTER STATUTORY VESTING

The applicant applies to have the change of ownership of the land described below recorded in the Register pursuant to the grounds set out below.

(NOTE 1)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 2)

NEW OWNER:

ADDRESS FOR THE SERVICE OF NOTICES:

(NOTE 3)

DETAILS OF VESTING:

(NOTE 4)

.....
Signed by the applicant

on (Date).....

(NOTES
5 & 7).....
Registered on.....
At.....
Correct for the purposes of the Real Property Act(NOTES
6 & 7)

LTO: VO

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED
 Examiner to Initial

*Fill out Postage Number if Items are returned by Certified Mail

SCHEDULE OF NOTES

1. This form is lodged as an original only and must be typed or completed in ink or biro.
 It is used for vesting pursuant to the Bankruptcy Act, Crimes (Forfeiture of Proceeds) Act or other statutory vestings.
 For court orders other than a vesting order use Form 13.
 This form may be adapted for the vesting of an interest in land or a new interest in land (e.g. an easement in gross).
2. The title must be produced unless the Registrar-General consents otherwise.
3. Name and address. Include postal address for the service of notices. If there is more than one owner additional addresses may be specified. In that case the form should be adapted so that it is clear to whom each address relates.
4. Where the vesting occurs pursuant to the court order, show date and number of the order or attach a sealed copy of the order.
5. The agent may sign.
 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, MPs, legal practitioners, members of the Police Force), persons holding office under the Supreme Court Act, Justices Act, Local Court Act or Registration Act and licensed real estate or business agents.
 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.).
6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

L	S	No.
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Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE LEASE TO.....

LEASE

The owner leases to the tenant the land described and the tenant accepts this lease of the land for the term and at the rent stipulated and subject to the covenants and conditions contained below or on the back of this document.

(NOTES 1-2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

OWNER

Name only:

(NOTE 4)

TENANT

Name:

Address for the
service of notices:

(NOTE 5)

TERM OF LEASE

COMMENCING:

EXPIRING:

RIGHT OF RENEWAL

(NOTE 6)

CONSENTS

(NOTE 7)

.....
Signed by the owner
on (Date).....

In the presence of

.....
Signed by the tenant
on (Date).....

In the presence of

(NOTES
8 & 10).....
Registered on.....
At.....
Correct for the purposes of the Real Property Act(NOTES
9 & 10)

LTO:LS

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

COVENANTS

It is hereby covenanted by and between the owner and the tenant as follows:

1. To comply with the provisions contained in a Memorandum of Common Provisions recorded in the Register as LTO No.
2. The conditions and covenants implied by sections 124 and 125 of the Real Property Act.
3. Rent and manner of payment.
4. Additional covenants.

(NOTE 10)

SCHEDULE OF NOTES

1. This form may be lodged in triplicate. The original must be typed or completed in ink or biro. The duplicate and triplicate may be a copy of the original but the signatures of all parties and their witnesses must be in ink or biro on the original, duplicate and triplicate. The lease must show the imprint of the Commissioner of Taxes (Stamp Duty). If the words "owner" and "tenant" are considered in appropriate other words (lessor/lessee) may be used.
2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
3. Volume and Folio references must be given. If the lease affects part only of the land in a title, consent under the Planning Act may have to be obtained. Any necessary diagram should be endorsed on the lease or on an annexure sheet (Form 53), or a survey plan deposited with the Registrar-General may be referred to.
4. Insert full name. Address is not required.
5. Insert full name and an address for the service of notices. The address can be a postal address.
6. Insert first day of the lease, last day of the lease and whether a right of renewal ("Yes" or "No").
7. Consents by prior registered interests should be provided. A lease which has not been consented to by a prior mortgagee will not be protected in the event of the mortgagee exercising the power of sale. Quote instrument number.
8. 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 and licensed real estate or business agents.

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.).

9. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the tenant (if more than one tenant, all must sign).
10. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
11. The lease may incorporate any common provision contained in a Memorandum of Common Provisions retained by the Registrar by reference to the provision in a way sufficient to clearly identify it e.g. by reference to the number of the memorandum and, if not all provisions in that memorandum are to apply, the numbers of the applicable provisions. The covenants are a guide only and may be added to or deleted as applicable.

Real Property Regulations

FORM 19

Section 116

S	L
---	---

No. _____

NORTHERN TERRITORY OF AUSTRALIA



Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE SUB-LEASE TO.....

SUBLEASE

The owner of the lease subleases to the tenant the estate and interest in the land described and the tenant accepts this sublease of the land for the term and at the rent stipulated and subject to the covenants and conditions contained below or on the back of this document.

(NOTES 1 & 2)

ESTATE AND INTEREST

Lease being subleased:
Number: _____

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

OWNER OF LEASE

Name only: _____

(NOTE 4)

TENANT

Name: _____

(NOTE 5)

Address for the service of notices : _____

TERM OF SUBLEASE

COMMENCING: _____

EXPIRING: _____

RIGHT OF RENEWAL _____

(NOTE 6)

CONSENTS

(NOTE 7)

.....
Signed by the owner

on (Date).....

In the presence of

.....

.....
Signed by the tenant

on (Date).....

In the presence of

.....

(NOTES
8 & 10)

.....
Registered on

At

.....
Correct for the purposes of the Real Property Act

(NOTES
9 & 10)

LTO:SL

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

COVENANTS

It is hereby covenanted by and between the owner and the tenant as follows:-

(NOTE 11)

1. To comply with the provisions contained in a Memorandum of Common Provisions recorded in the Register as LTO No.
2. The conditions and covenants implied by sections 124 and 125 of the Real Property Act.
3. Rent and manner of payment.
4. Additional covenants.

SCHEDULE OF NOTES

1. This form may be lodged in triplicate and may be adapted for an underlease. The original must be typed or completed in ink or biro. The duplicate and triplicate may be copies of the original but the signatures of all parties and their witnesses must be in ink or biro on all copies. The sublease must show the imprint of the Commissioner of Taxes (Stamp Duty). If the words owner and tenant are considered inappropriate other words (sublessor /sublessee) may be used.
2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
3. Volume and Folio references must be given. If the whole of the land in a title is to be leased no other description should be used. If the lease affects part only of the land in a title the description should also be given. Any necessary diagram should be endorsed on the lease or on an annexure sheet (Form 53), or a survey plan deposited with the Registrar-General may be referred to.
4. Insert full name of the owner of the lease (namely the tenant under the head lease and not the proprietor of the land). Address is not required.
5. Insert full name and an address for the service of notices. The address can be a postal address.
6. Details of dates of commencement and expiry must be shown. If there is a right of renewal, show "Yes" (if not, "No").
7. Consents by prior registered interests should be provided. Quote instrument number. A sublease for which no consent has been obtained by a prior mortgagee will not be protected in the event of the mortgagee exercising the power of sale.
8. 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 and licensed real estate or business agents.

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.).

9. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the tenant (if more than one tenant all must sign).
10. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
11. The sublease may incorporate any common provision contained in a Memorandum of Common Provisions retained by the Registrar by reference to the provision in a way sufficient to clearly identify it, e.g., by reference to the number of the memorandum and, if not all provisions in that memorandum are to apply, the numbers of the applicable provision. The covenants are meant as a guide only and may be altered or deleted.



NORTHERN TERRITORY OF AUSTRALIA

S	R	No. _____
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Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE LEASE TO.....

SURRENDER OF LEASE OR SUBLEASE

The lease or sublease over the land as specified for the value expressed and by mutual consent is surrendered to the extent as indicated. (NOTES 1-3)

Lease or Sublease being surrendered	Extent of Surrender

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

VALUE

(NOTE 6)

OWNER

(NOTE 7)

TENANT

(NOTE 7)

.....

Signed by the owner
on (Date).....

In the presence of

.....

.....

Signed by the tenant
on (Date).....

In the presence of

.....

(NOTES
8 & 10)

.....
Registered on At

.....

Correct for the purposes of the Real Property Act

(NOTES
9 & 10)

LTO:SR1

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. Not to be used for surrender of a Crown lease.
2. Surrenders may be lodged as an original only and must be typed or completed in ink or biro and must show the imprint of the Commissioner of Taxes (Stamp Duty). All signatures must be in ink or biro.
3. This form can be adapted for surrenders of subleases and underleases.
4. The lease / sublease number to be surrendered must be entered here and the document produced.

If the whole of the land in a (sub)lease is to be surrendered no other description should be used. If the surrender affects part only of the land in a (sub)lease the description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form 53) or a survey plan deposited with the Registrar-General may be referred to.

5. Volume and folio references must be given.
6. Set out the amount (in figures) or the nature of the consideration.
7. Insert full name. Address is not required.
8. 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 and licensed real estate or business agents.

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.).

9. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
10. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

FORM 21



NORTHERN TERRITORY OF AUSTRALIA

S	R	No.
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO REGISTER SURRENDER OF LEASE

The owner applies to record the surrender of the lease of the land described below in the Register on the ground of abandonment by the tenant of the occupation of the land the details of which are set out on the back of this form.

(NOTE 1)

**SURRENDERED
LEASE**

--

(NOTE 2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

OWNER

Name only :

--

(NOTE 4)

.....
Signed by the owner
on (Date).....

In the presence of
.....

(NOTES
5 & 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
6 & 7)

LTO:SR3

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

(NOTE 1)

1. This application may be lodged as an original only and must be typed or completed in ink or biro. The form may be adapted for abandonment of possession of a sublease.

The circumstances leading to the view that the lease has been abandoned must be set out in the space above .

2. The LTO Number of the lease must be shown. The duplicate copy of the lease must be produced.
3. Volume and folio must be shown.
4. Insert full name only.
5. The application cannot be signed by an agent.

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 and licensed real estate or business agents.

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.).

6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

FORM 22



NORTHERN TERRITORY OF AUSTRALIA

S	R
---	---

No. _____

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO NOTE PARTICULARS OF RE-ENTRY

The owner applies to record the re-entry of the leased land described below in the Register and sets out the grounds on the back of this form.

(NOTE 1)

**LEASE
RE-ENTERED**

--

(NOTE 2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

OWNER

Name only :

--

(NOTE 4)

.....
Signed by the owner
on (Date).....

In the presence of
.....

(NOTES
5 & 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
6 & 7)

LTO:SR2

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

GROUND(S) OF RE-ENTRY

(NOTE 1)

- ☐ Arrears of rent for three months
- ☐ Leased premises not kept in good repair
- ☐ Breaches of covenant number.....
- ☐ Notice to remedy breach was posted to the tenant on.....
- ☐ Notice of re-entry was posted to the tenant on.....
- ☐ The tenant abandoned the leased premises on.....

SCHEDULE OF NOTES

1. This application may be lodged as an original only and must be typed or completed in ink or biro. The form may be adapted for reentry of a sublease.

The circumstances leading to re-entry (arrears of rent, breach of covenants, proof of service of notices, etc.) must be set out in the space above and all boxes ticked.

The grounds of re-entry are a guide only and may be deleted or altered to suit the circumstances.

2. The LTO Number of the lease must be shown. The lease may be produced if the owner requires the lease to be cancelled.
3. Volume and folio must be shown.
4. Insert full name only.
5. The application cannot be signed by an agent.

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 and licensed real estate or business agents.

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.).

6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations



FORM 23

Section 128

NORTHERN TERRITORY OF AUSTRALIA

M	No. _____
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Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERALS OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE MORTGAGE TO.....

MORTGAGE

The owner of the land described subject to the mortgages, encumbrances and other instruments affecting the land including any created by dealings lodged prior to the lodging of this mortgage in consideration of the sum for which the mortgage is stamped being lent or agreed to be lent to the owner or a third party by the lender for better securing the payment of the moneys hereby mortgages to the lender the estate and interest in the land described below and covenants with the lender as set out on the back of the document.

(NOTES 1, 2 & 11)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

AMOUNT FOR WHICH
THE MORTGAGE
IS STAMPED

--

(NOTE 4)

OWNER

Name only:

(NOTE 5)

LENDER

Name:

(NOTE 6)

Address for the service of
notices:

.....
Signed by the seller
on (Date).....
In the presence of
.....

.....
Signed by the seller
on (Date).....
In the presence of
.....

(NOTES
7 & 9)

.....
Registered on

At

.....
Correct for the purposes of the Real Property Act

(NOTES
8 & 9)

LTO:M

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

COVENANTS

(NOTES 10 & 11)

The borrower covenants with the lender as follows:

1. To pay the principal sum by
2. To pay to the lender so long as the principal sum or any part thereof shall remain unpaid interest on the said sum or on so much thereof as for the time being remains unpaid at the rate and in the manner and at the times specified.
3. To comply with the provisions contained in a Memorandum of Common Provisions recorded in the Register as LTO No.
4. Additional covenants :

SCHEDULE OF NOTES

1. This form may be lodged in duplicate. The original must be typed or completed in ink or biro. The duplicate may be a copy of the original but the signatures of all parties and their witnesses must be in ink or biro on both original and duplicate. The mortgage must show the imprint of the Commissioner of Taxes (Stamp Duty). If the words "Owner" and "lender" are considered inappropriate other words (e.g. "mortgagor", "mortgagee") may be used.
2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
3. Volume and Folio references must be given.
4. Insert amount for which the mortgage is stamped.
5. Insert full name. Address is not required.
6. Insert full name and an address for the service of notices. The address can be a postal address.
7. 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 and licensed real estate or business agents.

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.).

8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the lender.
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
10. The mortgage may incorporate any common provision contained in a registered Memorandum of Common Provisions by reference to the provision in a way sufficient to clearly identify it (e.g. by reference to the number of the memorandum) and, if not all provisions in that memorandum are to apply, the numbers of the applicable provisions.
11. These recitals and covenants are a guide only. Delete or add as required.

Real Property Regulations

FORM 24

Section 128



NORTHERN TERRITORY OF AUSTRALIA

E	N	No. _____
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Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE ENCUMBRANCE TO.....

ENCUMBRANCE

The owner of the land described subject to the mortgages, encumbrances and other instruments affecting the land including any created by dealings lodged prior to the lodging of this instrument charges the land to the person named below as the encumbrancee subject to the terms and conditions set out below or in the covenants set out on the back of this document.

(NOTES 1, 2 & 8)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

ANNUITY AND TERMS
OF REPAYMENT

OWNER

Name only:

(NOTE 4)

ENCUMBRANCEE
(Person receiving the annuity)

Name:

Address for the service of
notices:

(NOTE 5)

.....
Signed by the owner
on (Date).....
In the presence of
.....

(NOTES
6 & 8)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
7 & 8)
LTO:EN

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

COVENANTS

The owner covenants with the encumbrancee as follows:

1. To pay the annuity in the manner and at the times specified.
2. To comply with the provisions contained in a Memorandum of Common Provisions recorded in the Register as LTO No.
3. Additional covenants.

(NOTE 9)

SCHEDULE OF NOTES

1. This form is to be used for the purpose of securing an annuity pursuant to section 128 of the Real Property Act and may be lodged in duplicate. The original must be typed or completed in ink or biro. The duplicate may be a copy of the original but the signatures of all parties and their witness must be in ink or biro on both original and duplicate. Some encumbrances may attract stamp duty.
2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
3. Volume and Folio references must be given.
4. Insert full name of the owner. Address is not required.
5. Insert full name and an address for the service of notices. The address can be a postal address.
6. 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 and licensed real estate or business agents.

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.).

7. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the encumbrancee.
8. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
9. The encumbrance may incorporate any common provision contained in a Memorandum of Common Provisions retained by the Registrar by reference to the provision in a way sufficient to clearly identify it, e.g., by reference to the number of the memorandum and, if not all provisions in that memorandum are to apply, the numbers of the applicable provisions. The covenants are a guide only and may be added to or deleted as required.

Real Property Regulations

FORM: 25

Section 143



NORTHERN TERRITORY OF AUSTRALIA

D	M	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE MORTGAGE TO.....(NOTE 1)

DISCHARGE OF MORTGAGE

The lender specified discharges the land described from the moneys secured by the mortgage.

(NOTES 2-4)

MORTGAGE

Number: 	State whether WHOLE or PART of the mortgage is being discharged:
------------------------	---

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

LENDER

Name only

(NOTE 6)

..... Signed by the lender on (Date)..... In the presence of
--

(NOTES 7 & 9)

.....
Registered on **At**

..... Correct for the purposes of the Real Property Act
--

(NOTES 8 & 9)

Form:DM

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. If part discharge.
2. Release only of the land and not personal liability. The words used in this document are sufficient to achieve this with no alteration being necessary. If it is wished to ensure that this document is operative to give a release of the personal liabilities the appropriate words should be added. If the mortgage secured contingent liabilities the introductory words may need to be altered.

A discharge of mortgage may be lodged as an original only and must be typed or completed in ink or biro. All signatures must be in ink.
3. If the discharge affects part of a mortgage but the whole of the land the word "PARTIAL" should be added to the heading.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given. If the discharge affects part only of the land in a title the description should also be given. Any necessary diagram should be endorsed on the mortgage or on an annexure sheet (Form 53).
6. Insert full name. Address is not required.
7. 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 and licensed real estate or business agents.

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.).
8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner, all must sign).
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 26

Section 143



NORTHERN TERRITORY OF AUSTRALIA

D E No. _____

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE ENCUMBRANCE TO.....(NOTE 1)

DISCHARGE OF ENCUMBRANCE

The encumbrancee specified discharges the land described from the moneys or annuity secured by the encumbrance.

(NOTES 2-4)

ENCUMBRANCE

Number:	State whether WHOLE or PART of the encumbrance is being discharged:
---------	---

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

ENCUMBRANCEE

Name only

(NOTE 6)

.....
Signed by the encumbrancee
on (Date).....
In the presence of
.....

(NOTES
7 & 9)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
8 & 9)
LTO:DE

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. If part discharge.
2. Release of land only and not of the personal liabilities. The words in this document are sufficient to achieve this with no alterations being necessary. A discharge of encumbrance may be lodged as an original only and must be typed or completed in ink or biro. All signatures must be in ink or biro.
3. If the discharge affects part of an encumbrance but the whole of the land the word "PARTIAL" should be added to the heading.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given. If the discharge affects part only of the land in a title (i.e. a road closure) the description should also be given. Any necessary diagram should be endorsed on the encumbrance or on an annexure sheet (Form 53). The word "PARTIAL" should be added to the heading of the document.
6. Insert full name. Address is not required.
7. 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 and licensed real estate or business agents.

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.).
8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

D	E	No. _____
----------	----------	-----------

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE ENCUMBRANCE TO.....(NOTE 1)

APPLICATION TO ENTER SATISFACTION OF AN ANNUITY

The applicant applies for an entry to be made in the Register noting the satisfaction and discharge of the encumbrance.

(NOTES 2-4)

ENCUMBRANCE	Number:
--------------------	---

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

APPLICANT	Name only
------------------	---

(NOTE 6)

.....

Signed by the applicant

on (Date).....

In the presence of

.....

(NOTES
7 & 9)

.....
Registered on At

.....

Correct for the purposes of the Real Property Act

(NOTES
8 & 9)

LTO:DE2

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. If part discharge.
2. An application may be lodged as an original only and must be typed or completed in ink or biro. All signatures must be in ink or biro.
3. If the discharge affects part of an encumbrance but the whole of the land the word "PARTIAL" should be added to the heading.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. Volume and Folio references must be given. If the discharge affects part only of the land in a title (i.e. a road closure) the description should also be given. Any necessary diagram should be endorsed on the encumbrance or on an annexure sheet (Form 53).
6. Insert full name. Address is not required.
7. After witnessing the signing of the document, witnesses shall legibly write, type or stamp their names and contact addresses or telephone numbers below their signature.

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 and licensed real estate or business agents.

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.).
8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

T		No. _____
----------	--	-----------

NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE INSTRUMENT TO.....

TRANSFER OF MORTGAGE, ENCUMBRANCE OR LEASE

The seller in consideration of an agreement with the buyer transfers to the buyer the estate and interest in the land described in the mortgage, encumbrance or lease described and valued below subject to the mortgages, encumbrances and instruments affecting the land including any created by dealings lodged for registration prior to the lodging of this transfer and the buyer accepts this transfer.

(NOTES 1-4)

ESTATE AND
INTERESTType:
LTO No.

(NOTE 5)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 6)

VALUE OF THE INTEREST
TRANSFERRED

(NOTE 7)

SELLER

Name only:

(NOTE 8)

BUYER

Name:

Address for the service
of notices:

(NOTE 9)

.....
Signed by the seller
on (Date).....

In the presence of

.....

.....
Signed by the buyer
on (Date).....

In the presence of

.....

(NOTES
10 & 12).....
Registered on

At

.....
Correct for the purposes of the Real Property Act(NOTES
11 & 12)
LTO:T2

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This form must be used for any transfer by the registered proprietor of a mortgage, encumbrance or lease.
2. Transfers may be lodged as an original only and must be typed or completed in ink or biro and must show the imprint of the Commissioner of Taxes (Stamp Duty).
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
5. The mortgage / encumbrance / lease number transferred must be entered here and the document produced.
6. Volume and Folio references must be given.
7. Set out the amount (in figures).
8. Insert full name. Address is not required.
9. Insert full name and an address for the service of notices. The address can be a postal address. If there is more than one buyer additional addresses may be specified. In that case the form should be adapted so that it is clear as to whom each address relates.
10. 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 and licensed real estate or business agents.

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.).

11. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the buyer (if more than one buyer all must sign).
12. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

Lodged with L.T.O. No.....

APPLICATION TO CARRY FORWARD REGISTERED INTERESTS

(NOTES 1 - 4)

The owner of the Crown lease, with the consent of the proprietor of the registered interests set out below, requests registration of the attached surrender and applies for the recording of those interests in the Register for the land the subject of a new title.

**CROWN LEASE
TO BE
SURRENDERED**

Volume	Folio	Type	Number

(NOTE 5)

**LAND SUBJECT
OF NEW TITLE**

Location	Parcel	Plan

(NOTE 6)

**REGISTERED
INTERESTS**

LTO No.	Description

(NOTE 7)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

(NOTE 8)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the owner
on (Date).....

In the presence of
.....

(NOTE 8)

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This application is lodged in conjunction with the surrender of a Crown Lease in exchange for another Crown Lease or a Grant in Fee Simple and where it is desired to carry forward existing dealings to the new title (Crown Lease or Grant in Fee Simple). Where the surrender is partial, appropriate changes should be made to the box identifying the land.
2. Certain interests held by the Crown (such as easements) are not extinguished by the surrender and carry forward to the new title by virtue of the application of Section 151A(5).
3. The interests carry forward regardless of whether the new title is for an area larger or smaller than the one surrendered.
4. The form is designed as an original only and must be typed or completed in ink or biro.
5. Insert only the correct title reference, and the type and number of lease (for instance Pastoral Lease Number 123).
6. Show the correct parcel description and survey plan reference of the new title to which it is intended to carry forward the dealings.
7. The registered number of the dealing to be carried forward and the name of the lender, etc., should be inserted here (e.g. No. 123456 - mortgage to Commonwealth Development Bank).
8. The document is to be signed by the owner of the land and the owner of each registered interest (other than an easement or similar interest in the ownership of the Crown) which is to be carried forward. The signatures should be witnessed but since the document is only an application and is not actually an instrument the formal requirements in respect of signing and witnessing do not apply, and the document is not certified correct for registration.



NORTHERN TERRITORY OF AUSTRALIA

Lodged with L.T.O. No.....

APPLICATION TO ADD REGISTERED INTERESTS

(NOTES 1 - 4)

The owner of the land, with the consent of the proprietors of the registered interests listed below, applies for the registration of the attached instrument and for the recording of those interests in respect of the land added by that instrument.

THE LAND

Register	Volume	Folio

(NOTE 5)

LAND ADDED

Location	Parcel	Plan

(NOTE 6)

**REGISTERED
INTERESTS**

LTO No.	Description

(NOTE 7)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

(NOTE 8)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the owner
on (Date).....

In the presence of
.....

(NOTE 8)

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This application is lodged in conjunction with the lodgement of any dealing or dealings the effect of which is to add land to an already existing title (regardless of whether a new title is issued as a result of the lodgement).
2. Leases or subleases do not extend to the larger area unless specifically requested.
3. Interests of the Crown such as easements or rights of way (but not including mortgages, leases or encumbrances) are not affected and there is no consent required in order for the land to be added.
4. The form is designed as an original only and must be typed or completed in ink or biro.
5. Insert only the correct title reference.
6. Show the correct parcel description and survey plan reference of the land to be added and to which the dealings are to be extended.
7. The registered number of the dealing to be carried forward and the name of the lender, etc., should be inserted here (e.g. No. 123456 - mortgage to Commonwealth Development Bank).
8. The document is to be signed by the owner of the land and the owner of each registered interest (other than an easement or similar interest in the ownership of the Crown) which is to extend to the land added. The signatures should be witnessed but since the document is an application and is not an instrument the formal requirements in respect of signing and witnessing do



NORTHERN TERRITORY OF AUSTRALIA

Lodged with L.T.O. No.....

APPLICATION TO DIMINISH REGISTERED INTERESTS

(NOTES 1 - 3)

The owner of the land, with the consent of the proprietors of the registered interests listed below, applies for the deletion of the record of those interests in respect of the land removed by the attached dealing.

THE LAND

Register	Volume	Folio

(NOTE 4)

LAND REMOVED

Location	Parcel	Plan

(NOTE 5)

REGISTERED
INTERESTS

LTO No.	Description

(NOTE 6)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

(NOTE 7)

.....
Signed by the *lender / encumbrancee
on (Date).....

In the presence of
.....

.....
Signed by the owner
on (Date).....

In the presence of
.....

(NOTE 7)

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This application is lodged in conjunction with the lodgement of any dealing or dealings the effect of which is to remove land from a title.
2. Interests by the Crown such as easements or rights of way (but excluding leases, mortgages and encumbrances) do not need consent other than where the removal would result in their extinguishment.
3. The form is designed as an original only and must be typed or completed in ink or biro.
4. Insert only the correct title reference.
5. Show the correct parcel description and survey plan reference of the land removed from the title / Crown lease.
6. The registered number of the dealing to be removed and the name of the lender, etc., should be inserted here (e.g. No. 123456 - mortgage to Commonwealth Development Bank).
7. The document is to be signed by the owner of the land and the owner of each registered interest (other than an easement or similar in the ownership of the Crown) which is to be deleted. The signatures should be witnessed but since the document is only an application and is not an instrument the formal requirements in respect of signing and witnessing do not apply, and the document is not certified correct for registration.

V	A	No.
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NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE INSTRUMENT TO.....

VARIATION OF MORTGAGE OR ENCUMBRANCE

The lender (or encumbrancee) being registered as the proprietor of the mortgage (or encumbrance) specified pursuant to an agreement with the registered proprietor of the land subject to the mortgage (or encumbrance) and of the registered proprietors of all affected registered dealings varies the said mortgage (or encumbrance) as set out below:

(NOTES 1-3)

MORTGAGE OR ENCUMBRANCE
BEING VARIED

Number :

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

REGISTERED
PROPRIETOR

Name only :

(NOTE 6)

LENDER OR
ENCUMBRANCEE

Name only :

(NOTE 6)

DETAILS OF
VARIATION

(NOTE 7)

CONSENTS

(NOTE 8)

.....
Signed by the lender or encumbrancee
on (Date).....

In the presence of

.....

.....
Signed by the owner
on (Date).....

In the presence of

.....

(NOTES
9 & 11).....
Registered on

At

.....
Correct for the purposes of the Real Property Act(NOTES
10 & 11)

LTO:EX1

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. A variation of mortgage or encumbrance may be lodged as an original only. The document must be typed or completed in ink or biro and must show the imprint of the Commissioner of Taxes (Stamp Duty)
2. All signatures must be in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
4. The number of the mortgage / encumbrance to be varied must be entered here and the mortgage / encumbrance produced.
5. Volume and Folio references must be given.
6. Insert full name. Address is not required.
7. Variations can include variations of the principal sum, interest rate, covenants, the term or the land.
8. Quote instrument type and number and attach consent (or sign).
9. 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 and licensed real estate or business agents.

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.).

10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the lender / encumbrancee.
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

V	A	No.
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Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

DUPLICATE INSTRUMENT TO.....

VARIATION OF LEASE OR SUBLEASE

The tenant being registered as the proprietor of the lease (or sublease) specified pursuant to an agreement with the registered proprietor of the land subject to the lease (or sublease) and consent of the registered proprietors of all affected registered dealings varies the said lease (or sublease) as set out below:

(NOTES 1-3)

LEASE OR SUBLEASE
BEING VARIED

Number :

Extended until :

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

OWNER

Name only :

(NOTE 6)

TENANT

Name only :

(NOTE 6)

DETAILS OF
VARIATION

(NOTE 7)

CONSENTS

(NOTE 8)

.....
Signed by the tenant

on (Date).....

In the presence of

.....

.....
Signed by the owner

on (Date).....

In the presence of

.....

(NOTES
9 & 11).....
Registered on

At

.....
Correct for the purposes of the Real Property Act(NOTES
10 & 11)

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This form may be adapted to the variation of a sublease.
2. A variation of a lease or sublease may be lodged as an original only and must be typed or completed in ink or biro. The signatures of all parties and their witnesses must be in ink or biro. The variation must show the imprint of the Commissioner of Taxes (Stamp Duty)
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
4. The number of the lease / sublease to be varied and, if the term is to be extended, the date extended to must be entered here and the lease / sublease produced.
5. Volume and Folio references must be given.
6. Insert full name. Address is not required.
7. The term is often extended to permit a variation of the rental or covenants.
8. Quote instrument type and number and attach consents (or sign).
9. 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 and licensed real estate or business agents.

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.).
10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the tenant.
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 34

Section 155



NORTHERN TERRITORY OF AUSTRALIA

P	A
---	---

No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TO

POWER OF ATTORNEY

The appointor appoints the appointee as his attorney and authorizes him to execute all or any instruments that may be necessary for giving effect to any dealing with any land, estate or interest of which the appointor is or may be the registered proprietor, with such specific additional powers as are set out or referred to on the back of this document.

(NOTES 1 & 2)

APPOINTOR

(NOTE 3)

APPOINTEE
(ATTORNEY)

(NOTE 3)

.....

Signed by the appointor
on (Date).....

In the presence of

.....

(NOTES
4 & 5)

SPECIMEN SIGNATURE
OF ATTORNEY

.....

Registered on

At

LTO:PA

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SPECIFIC POWERS

1. To comply with the provisions contained in a Memorandum of Common Provisions recorded in the Register as LTO No..
2. Additional Powers:

(NOTE 6)

SCHEDULE OF NOTES

1. This form may be lodged in duplicate. The original must be typed or completed in ink or biro. The duplicate may be a copy of the original but the signatures of all parties and their witness must be in ink or biro on both original and duplicate. Delete wording not required.

Powers of Attorney must show the Imprint of the Commissioner for Taxes (Stamp Duty).

2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
3. Insert full name and an address for the service of notices. The address can be a postal address.
4. 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 and licensed real estate or business agents.

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.).

5. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.
6. The power of attorney may incorporate any common provision contained in a Memorandum of Common Provisions retained by the Registrar by reference to the provision in a way sufficient to clearly identify it, e.g., by reference to the number of the memorandum and, if not all provisions in that memorandum are to apply, the numbers of the applicable provisions.

These provisions are a guide only and may be added to or deleted.



NORTHERN TERRITORY OF AUSTRALIA

R	P	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

REVOCATION OF POWER OF ATTORNEY

The appointor revokes the power of attorney with number and appointee as set out below.

(NOTE 1)

**POWER OF ATTORNEY
BEING REVOKED**

Number:

(NOTE 2)

APPOINTOR

Name only:

(NOTE 3)

**APPOINTEE
(ATTORNEY)**

Name only:

(NOTE 3)

.....
Signed by the appointor
on (Date).....

In the presence of
.....

(NOTE 4)

.....
Registered on

.....
At

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This form may be lodged as an original only, must be typed or completed in ink or biro and must bear the imprint of the Commissioner of Taxes (Stamp Duty). All signatures must be in ink or biro.
2. LTO Number of power being revoked.
3. Insert full name. Address is not required.
4. 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 and licensed real estate or business agents.

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.).
5. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

N	S	No.
---	---	-----

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

AUTHORIZATION TO NOTE NO SURVIVORSHIP

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

The owners of the land described below authorize the Registrar-General to record the words "no survivorship" in the register. (NOTE 1)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 2)

OWNERS

Names only :

(NOTE 3)

MINIMUM NUMBER

(NOTE 4)

.....
Signed by the owner
on (Date).....

In the presence of
.....

.....
Signed by the owner
on (Date).....

In the presence of
.....

(NOTES
5 & 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
6 & 7)

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This document is used where the proprietors hold the land as trustees and wish to have the fact recorded in the Register without offending against the principle (section 162) that particulars of trusts cannot be recorded in the Register. The application may be lodged as an original only and must be typed or completed in ink or biro.
2. The title must be lodged.
3. All owners must be joint tenants and all must be parties to the application.
4. If it is not intended to apply the restriction in dealing with the land until the joint owners are reduced below a certain number, this number is shown here.
5. All owners must sign. 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 and licensed real estate or business agents.

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.).

6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 37

Section 176

T	A	No.
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NORTHERN TERRITORY OF AUSTRALIA

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

, DUPLICATE INSTRUMENT TO

**TRANSMISSION APPLICATION BY
PERSONAL REPRESENTATIVE**

The applicant applies as legal personal representative of the deceased registered proprietor to be registered as proprietor of the estate or interest of the deceased in the land described.

(NOTES 1-3)

LAND (Title, mortgage, charge or lease affected)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 4)

APPLICANT

Name :

Address for the service of notices :

(NOTE 5)

**REPRESENTATIVE
CAPACITY**

(NOTE 6)

**DECEASED
REGISTERED
PROPRIETOR**

Name only :

(NOTE 7)

**EVIDENCE OF
APPOINTMENT**

Probate / Letters of Administration :

(NOTE 8)

.....
Signed by the applicant
on (Date).....

In the presence of
.....

(NOTES
9 & 11)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act.

(NOTES
10 & 11)

LTO:TA

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This application may be lodged as an original only and must be typed or completed in ink or biro.
2. All signatures must be in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
4. The reference numbers of all Crown grants, certificates of title, mortgages, charges or leases the subject of this application must be set out.
5. Insert full name and an address for the service of notices. The address can be a postal address. If there is more than one applicant additional addresses may be specified. In that case the form should be adapted so that it is clear to whom each address relates.
6. State the representative capacity of the applicant eg. "as executor" or "as administrator" or "as executor of A.B. who was the executor of C.D." or as the case may be. The appropriate Probate or Letters of Administration or copies thereof must be produced for sighting.
7. Insert full name only. Address is not necessary. If there is any variation between the name of the deceased in the Probate or letters of Administration and the name on the title, proof of identity will be required.
8. Sufficient information to identify document.
9. After witnessing the signing of the document, witnesses shall legibly write, type or stamp their names and contact addresses or telephone numbers below their signature.

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 and licensed real estate or business agents.

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.).
10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 38

Section 185A

V	O	No. _____
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NORTHERN TERRITORY OF AUSTRALIA

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

**APPLICATION TO
NOTE VESTING ORDER
UNDER ENCROACHMENT
OF BUILDINGS ACT**

The applicant applies to have the vesting order described below recorded in the Register in respect of the parcels of land described. (NOTES 1 & 2)

TITLE TO WHICH
THE VESTED
LAND IS
BEING ADDED

Register	Volume	Folio	Location	Parcel	Plan	Unit
						(NOTE 3)

LAND FROM
WHICH THE
VESTED LAND IS
BEING TAKEN

Register	Volume	Folio	Location	Parcel	Plan	Unit
						(NOTE 3)

VESTING ORDER
AND DESCRIPTION
OF THE VESTED
LAND

(NOTE 4)

APPLICANT:

(NOTE 5)

.....
Signed by the applicant
on (Date).....

(NOTES
6 & 8)

.....
Registered on At

.....
Correct for the purposes of the Real Property Act

(NOTE 7)

LTO:VO2

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This form may be lodged in singular. The original must be typed or completed in ink or biro.
2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
3. Volume and Folio references must be given. The duplicate certificate of title must be produced.
4. Details of the vesting order should be inserted (including a description of the land - which can be by reference to a plan). An office copy of the vesting order must be attached to this document.
5. Insert full name. Address is not required.
6. 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 and licensed real estate or business agents.

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.).

7. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner (if more than one owner all must sign).
8. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

N	D	No.
---	---	-----

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO NOTE DEATH BY SURVIVING PROPRIETOR

The applicant applies to be registered as proprietor of the estate or interest held jointly with the deceased in the land described.

(NOTES 1-3)

LAND

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 4)

APPLICANT

--

(NOTE 5)

DECEASED

Name only:

--

(NOTE 6)

EVIDENCE
OF DEATH

Death Certificate:

--

(NOTE 7)

.....
Signed by the applicant
on (Date).....

In the presence of

.....

(NOTES
8 & 10).....
Registered on.....
At.....
Correct for the purposes of the Real Property Act(NOTES
9 & 10)

LTO:ND

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This application may be lodged as an original only and must be typed or completed in ink or biro.
2. All signatures must be in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
4. The reference numbers of all Crown grants or certificates of title the subject of this application must be set out.
5. Insert full name and an address for the service of notices. The address can be a postal address.
6. Insert full name.
7. Proof of the death of the deceased joint proprietor must be provided. Insert place of issue and number (e.g. Northern Territory No.3/96)
8. The application must be signed by the applicant.

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 and licensed real estate or business agents.

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.).

9. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
10. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 40

Section 191 - I

☒ No. _____



NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

CAVEAT

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any dealing affecting that estate or interest to the extent of the prohibition as specified.

(NOTES 1-3)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 4)

CAVEATOR
(Person lodging caveat)

(NOTE 5)

ESTATE OR INTEREST
CLAIMED

(NOTE 6)

GROUND OF CLAIM

(NOTE 7)

EXTENT OF PROHIBITION

ABSOLUTELY

(NOTE 8)

ADDRESS FOR
SERVICE OF NOTICES

(Postal Address)

.....
Signed by the caveator
on (Date).....

In the presence of

.....

(NOTES
9 & 11)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
10 & 11)

LTO:X

Real Property Regulations

Notices sent to registered proprietors as within

LIS UPDATED

On/...../19.....

Certified Mail No.....

Deputy to Initial

Examiner to Initial

Further Grounds:.....

SCHEDULE OF NOTES

1. A caveat may be lodged as an original only and must be typed or completed in ink or biro.
2. All signatures must be in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
4. If the caveat affects land in a Crown grant or certificate of title the Volume and Folio references must be given. If the caveat affects part only of the land in a title the description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form 53) or a survey plan deposited with the Surveyor-General may be referred to.
5. Insert full name and an address for the service of notices. The address can be a postal address.
6. Specify the estate or interest claimed, e.g. 'an estate in fee simple', 'an interest as mortgagee'. Where the interest claimed is the interest of only one of several registered proprietors this fact should be set out here.
7. Specify the derivation of the claim
e.g. 'as purchaser under a contract of sale from A.B. dated.....'
'as mortgagee under an instrument of mortgage from A.B. dated.....'
If the caveat is that of a settlor or a beneficiary under a will or settlement then the words 'settlor', 'will' or 'settlement' must be used to come within the Section 191 V exception.
8. Caveats can be lodged so as not to absolutely prohibit dealings with the land or interest. If this is the case delete 'absolutely' and specify the conditions under which registration may be effected e.g. 'except a mortgage to.....'.
9. The caveat may be signed by the caveator or by an agent of the caveator.

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 and licensed real estate or business agents.

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.).

10. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the caveator.
11. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations



FORM 41

Section 191 - V

NORTHERN TERRITORY OF AUSTRALIA

A	P	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

APPLICATION TO REMOVE CAVEAT

The owner of the land described below that is subject to the caveat described below applies to have the caveat removed from the Register in respect of that land.

(NOTES 1 & 2)

Caveat Number:

(NOTE 3)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 4)

OWNER

Name only:

(NOTE 5)

Address for the service of notices:

(NOTE 6)

..... Signed by the owner on (Date)..... In the presence of

(NOTES
7 & 9)

.....
Registered on At

..... Correct for the purposes of the Real Property Act

(NOTES
8 & 9)

LTO:AP

Real Property Regulations

Notice sent to the caveator at the address shown on the caveat.

on/...../19.....

Certified mail No.

LIS UPDATED

Deputy to Initial

Examiner to Initial

SCHEDULE OF NOTES

1. This application is lodged as an original only and must be typed or completed in ink or biro.
2. The statutory period for removal is 21 days after the notice has been posted by the Registrar-General.
3. The application cannot be registered if the caveat was lodged by a settlor, beneficiary under a will or settlement or the Registrar-General.
4. Ensure accurate description of the land. If the caveat affects more than one certificate of title it will be removed only in respect of the certificates quoted in the panel.
5. Full name only. Note that the agent of the owner is not permitted to apply. If there is more than one owner, only one need apply. An executor of a deceased owner may apply (probate must be produced).
6. A postal address must be given.
7. 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 and licensed real estate or business agents.

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.).

8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner.
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 42

Section 191 - VIII



NORTHERN TERRITORY OF AUSTRALIA

W	X	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

NOTICE OF WITHDRAWAL OF CAVEAT

The caveator withdraws the caveat as to the land described.

(NOTES 1-3)

CAVEAT

Number :

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

CAVEATOR

Name only :

(NOTE 6)

.....
Signed by the caveator
on (Date).....

(NOTES
7 & 9)

In the presence of
.....

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
8 & 9)

LTO:WX

Real Property Regulations

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. A withdrawal of a caveat may be lodged as an original only and must be typed or completed in ink or biro.
2. All signatures must be in ink or biro.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
4. If the withdrawal affects part only of the land in a title the description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form 53).
5. If the withdrawal of caveat affects land in a Crown grant or certificate of title the volume and folio references must be given.
6. Insert full name only. Address is not necessary.
7. The withdrawal must be signed by the caveator. The agent can not withdraw the caveat.

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 and licensed real estate or business agents.

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.).

8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the caveator.
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

C No. _____

NORTHERN TERRITORY OF AUSTRALIA



LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

MEMORANDUM FOR PURPOSES OF CAUTION NOTICE

The Minister is of the opinion that the characteristics described below may adversely affect the use or occupation of the land and having obtained any necessary consent from the owner and the proprietors of all registered interests lodges this memorandum for the purposes of the recording of a caution notice in the register.

(NOTES 1 & 2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

APPLICANT

Name only:

(NOTE 4)

CHARACTERISTICS

(NOTE 5)

REGISTERED
INTERESTS

LTO No.	Description

(NOTE 6)

.....
Signed by the *lender / encumbrancee
on (Date).....
In the presence of
.....

.....
Signed by the *lender / encumbrancee
on (Date).....
In the presence of

(NOTE 7)

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

.....
Signed by the owner
on (Date).....
In the presence of

(NOTE 7)

.....
Registered on At

.....
Correct for the purposes of the Real Property Act

(NOTE 8)

* Delete if inapplicable

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. The memorandum is lodged as an original only and must be typed or completed in ink or biro. Consents are not required if the title is the original grant under the Crown Lands Act or if the land, being already the subject of a title, is being transferred by the Northern Territory of Australia or the Commonwealth of Australia.
2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
3. If the memorandum affects part of the land in a title an approved Survey Plan deposited with the Registrar-General may be referred to. An accurate title reference and land description is essential.
4. Full name only of the Government Authority lodging the memorandum (e.g. The Northern Territory Minister for Lands and Housing or the Commonwealth Minister for Administrative Services).
5. A description of the characteristics (e.g. propensity towards flooding, presence of unexploded bombs or ordnance, presence of rubbish disposal or landfill sites) which may adversely affect the use or occupation of the land.
6. The registered number of the dealing and the name of the lender etc. consenting to the notice should be shown (i.e. No. 12345 - Mortgage - Commonwealth Bank).
7. The memorandum may be signed by the delegate of the Minister.

The owner of the land should print his name as well as sign it unless Note 1 applies.

The owners of all registered interests (other than the Crown) must sign the memorandum.

If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

After witnessing the signing of the document, witnesses shall legibly write, type or stamp their names and contact addresses or telephone number 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 and licensed real estate or business agents.

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.).

8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.



NORTHERN TERRITORY OF AUSTRALIA

R	No. _____
----------	-----------

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

MEMORANDUM FOR PURPOSES OF STATUTORY RESTRICTIONS NOTICE

Notice is given that dealing with or use or occupation of the land described is restricted by virtue of the statutory authority and to the extent as specified below and the applicant requests that the restriction be recorded in the Register.

(NOTES 1-3)

	Register	Volume	Folio	Location	Parcel	Plan	Unit	
LAND								(NOTE 4)

STATUTORY
AUTHORITY
IMPOSING THE
RESTRICTION

Date :

(NOTES
5 & 6)EXTENT OR
NATURE OF
RESTRICTION

(NOTE 7)

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

(NOTE 8)

.....
Registered on At

.....
Correct for the purposes of the Real Property Act

(NOTE 9)

LTO:R

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED
Examiner to Initial

SCHEDULE OF NOTES

1. The memorandum is lodged on behalf of the Minister of the Crown (including the Commonwealth if applicable) responsible for the administration 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).
4. The title need not be produced. Title reference and land description must be completed.
5. The legislation and section under which the restriction is imposed must be quoted (e.g. Section 4. Associations Incorporation Act or Section 337. Local Government Act) .
6. If the commencement of the restriction is dependent on the date of a gazettal etc., this should be shown here, otherwise leave blank.
7. A brief summary of the extent or nature of restriction should be shown (i.e. prescribed property, revocation of reservation etc.).
8. Print and sign the name of the Minister or the delegate of the Minister.

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 and licensed real estate or business agents.

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.).

9. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the the applicant.

Real Property Regulations

FORM 45

Section 191 C



NORTHERN TERRITORY OF AUSTRALIA

W	R
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No. _____

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DIRECTION TO WITHDRAW STATUTORY RESTRICTIONS NOTICE

The Minister, being satisfied that the reason for the entry of the restriction no longer exists, directs the removal of the statutory restriction over the land described below. (NOTES 1-3)

RESTRICTION

LTO No

(NOTE 4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

NATURE OF
RESTRICTION

Name only :

(NOTE 6)

.....
Signed by
on (Date).....

In the presence of

.....

(NOTE 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTE 8)

LTO:WR

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED
Examiner to Initial

SCHEDULE OF NOTES

1. The direction is lodged on behalf of the Minister of the Crown (including the Commonwealth if applicable) responsible for the administration of the law imposing the restriction.
2. The direction 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).
4. The LTO number of the restriction to be removed must be quoted.
5. The title is not produced. Title reference and land description must be completed.
6. The extent or nature of restriction must be shown (e.g. prescribed property, revocation of reservation etc.).
7. Print and sign the name of the delegate of the Minister

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 and licensed real estate or business agents.

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.).

8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the the applicant.

C	N	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO NOTE CHANGE OF NAME

(NOTE 1)

The owner of the land described below applies to have a change of name recorded in the Register.

(NOTE 2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

NAME ON REGISTER TO BE CHANGED:

(NOTE 4)

NEW NAME:

(NOTE 5)

REASON FOR CHANGE:

(NOTE 6)

(New name only)

.....
Signed by the owner

on (Date).....

In the presence of

(NOTES
7 & 9)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
8 & 9)

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. This application is used in the following circumstances:
 - (a) change of name of a Corporate Body under the Companies (Northern Territory) Code or of an incorporated association.
 - (b) change of name of an organization by Act of Parliament
 - (c) change of name of a natural person by deed poll or marriage
 - (d) change of name following dissolution of marriage
 - (e) correction of spelling error or omission of name in the Register.

This form is not used for applications to note death of a registered proprietor.
2. The application is lodged as an original only and must be typed or completed in ink or biro.
3. Accurate description of land required. The duplicate title should be produced if the Registrar-General considers it necessary.
4. Full name which is to be changed as currently shown on the Register.
5. Full new name. If the address is to be changed at the same time, add new address which may be a postal address for the service of documents.

This form is not used for changes of ownership.
6. The reason for change (e.g. "marriage", "to correct error", "deed poll") must be given. A copy of the documentation (marriage certificate, deed poll, certificate by Commissioner of Corporate Affairs, Decree Absolute) or, in the case of a correction of an error or omission, a statutory declaration, must be produced for sighting. If the change was by Act of Parliament the name and section of the legislation must be quoted.
7. The applicant must sign the new name.

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 and licensed real estate or business agents. 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.).
8. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner. (If more than one owner, all must sign).
9. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

C	A	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO NOTE CHANGE OF ADDRESS

The owner of the land described below applies to have the change of address recorded in the Register.

(NOTE 1)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 2)

OWNER

Name only:

(NOTE 3)

NEW ADDRESS:
(For the service of notices)

(NOTE 4)

.....
Signed by the owner

on (Date).....

In the presence of

(NOTES
5 & 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
6 & 7)

LTO:CA

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

LIS UPDATED

Examiner to Initial

* Fill out Postage Number if Items are Returned by Certified Mail

SCHEDULE OF NOTES

1. The application is lodged as an original only and must be typed or completed in ink or biro.
2. The duplicate certificate of title need only be produced if the Registrar-General considers it necessary.
3. Insert full names of all owners.
4. The address for the service of notices may be a postal address. If there is more than one owner additional addresses may be specified. In that case the form should be adapted so that it is clear to whom each address relates.
5. 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 and licensed real estate or business agents.

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.).
6. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the owner.
7. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

D	U	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO DISPENSE WITH PRODUCTION OF DUPLICATE INSTRUMENT

The applicant applies to record the attached dealing in the Register without the production of the duplicate instrument and sets out the circumstances of the loss of the instrument on the back of this form.

(NOTE 1)

REGISTERED NUMBER OF
LOST INSTRUMENT

(NOTE 2)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 3)

OWNER OF
REGISTERED INTEREST

Name only :

(NOTE 4)

.....
Signed by the applicant
on
(Date).....

In the presence of
.....

(NOTES
5 & 7)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
6 & 7)

LTO:DU

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

Advertised by the Registrar-General in Gazette No.Date

Advertised by the Registrar-General in N.T. NewsDate

CIRCUMSTANCES OF LOSS

The applicant declares that:

(NOTE 1)

- ☐ The lost document has not been deposited as a security for a loan other than that already recorded in the Register.
- ☐ A search for the lost document was carried out with the Registrar-General (including last known delivery details).
- ☐ A search for the lost document was carried out with the bankers / accountants / lawyers of the owner.
- ☐ A search for the lost document was carried out with the previous owner or his agent.

SCHEDULE OF NOTES

- This application may be lodged as an original only and must be typed or completed in ink or biro.

The discharge of mortgage or surrender of lease is attached and is part of the lodgement but cannot be registered immediately since the Registrar-General must advertise the loss in the Gazette and in a newspaper.

The panel "CIRCUMSTANCES OF LOSS" must be completed by the applicant by ticking each box.
- The LTO Number of the lost instrument must be shown.
- Description of the land over which the lost instrument is registered.
- Insert full name.
- 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 and licensed real estate or business agents.

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.).
- To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
- If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

P	C	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

APPLICATION TO REPLACE LOST, MISLAID OR DESTROYED CERTIFICATE

The applicant applies for the issue of a certificate of title for the land described below to the owner recorded in the Register subject to the mortgages, encumbrances and other instruments recorded in the Register and sets out the circumstances of the loss, mislaying or destruction on the back of this document.

(NOTE 1)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 2)

OWNER

Name only:

(NOTE 3)

.....
Declared and signed by the applicant

on (Date).....

In the presence of

(NOTES 4 & 6)

.....
Registered on.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES 5 & 6)

LTO:PC

Real Property Regulations

ITEM(S) DELIVERED - POSTED IN ACCORDANCE WITH DELIVERY INSTRUCTIONS				
Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

Advertised by the Registrar-General in Gazette No. Date:.....

CIRCUMSTANCES OF LOSS

The applicant declares that:

- (a) ☐ The lost certificate has not been deposited as security for a loan other than that already recorded in the Register.
- (b) ☐ A search for the lost certificate of title was carried out:
- ☐ with the Registrar-General (including last known delivery details)
 - ☐ with the bankers / accountants / lawyers of the owner
 - ☐ with the previous owner or his agent
- (c) ☐ The loss of the certificate of title was advertised in a local newspaper stating the owner's name and other title details on..... date.....

SCHEDULE OF NOTES

- The application is lodged as an original only and must be typed or completed in ink or biro.
The application may be made by any person having knowledge of the circumstances of the loss (such as an executor, bank manager).
The panel "CIRCUMSTANCES OF LOSS" must be completed by the applicant by ticking each box.
The replacement certificate is not immediately available since the Registrar-General must advertise the loss in the Gazette.
- Ensure an accurate description of the title details.
- Full name of all owners. If it is intended to change the address in the Register at the same time include the new address which may be a postal address for the service of notices. If there is more than one owner additional addresses may be specified. In that case the form should be adapted so that it is clear to whom each address relates.
- 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 and licensed real estate or business agents.
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.).
- To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
- If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.



NORTHERN TERRITORY OF AUSTRALIA

C	P	No. _____
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LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TO

MEMORANDUM OF COMMON PROVISIONS

This memorandum contains provisions which are intended for inclusion in instruments to be subsequently lodged for registration by:

(NOTE 1)

PROVISION(S)

(NOTES 2 & 3)

1.

.....
Registered on At

LTO:CP

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

PROVISIONS (CONTINUED)

SCHEDULE OF NOTES

1. Insert name of the person or organization (e.g. N.T. Housing Commission) for indexing purposes.
2. The provisions are to be numbered consecutively from number 1. The provisions may be continued above or on an annexure sheet (Form 53).
3. Further sheets may be added but each page should be numbered consecutively.

Real Property Regulations

FORM 51



NORTHERN TERRITORY OF AUSTRALIA

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No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TITLE TO

MISCELLANEOUS APPLICATION

The applicant applies to

(NOTES 1-3)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 4)

APPLICANT

Name:
Address for the service of notices:

(NOTE 5)

.....
Signed by the applicant
on (Date).....

In the presence of

.....

(NOTES
6 & 8)

.....
Registered on

.....
At

.....
Correct for the purposes of the Real Property Act

(NOTES
7 & 8)

LTO:MISC1

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

- This form must be used for an application to :
 Note notice under Section 32(l) (b) (IV) of the Lands Acquisition Act of proposal to acquire compulsorily
 Note compulsory acquisition (A)
 Amend survey diagram (AC)
 Note Memorandum of Agreement (AG)
 Note cancellation of title pursuant to section 14A of the Crown Lands Act (CL)
 Issue separate titles (CT)
 Note determination of Crown lease (DT)
 Note foreclosure (FO)
 Note lien (L)
 Note appointment of new trustees (NT)
 Note road closure (RC)
 Note cessation of lien (WL)
 Register withdrawal of lien (WL)
 If this form is not suitable, the miscellaneous form (Form 52) may be used.
- This application may be lodged as an original only and must be typed or completed in ink or biro. All signatures must be in ink or biro. Copies of supporting documents, statutory declarations, newspaper advertisements, etc. are to be attached.
- If there is insufficient space in any panel use the space above or an annexure sheet (Form 53).
- The reference numbers of all Crown grants or certificates of title the subject of this application must be set out.
- Insert full name and an address for service of notices. The address can be a postal address.
- The application must be signed by the applicant. 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 Courts Act or Registration Act and licensed real estate or business agents.
 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.).
- To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant.
- If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 52



NORTHERN TERRITORY OF AUSTRALIA

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No. _____

Commissioner of Taxes use only

LODGED AT THE REGISTRAR-GENERAL'S OFFICE

ON AT

BY CORRECTION TO

FEE RECEIPT

DUPLICATE TO

--

MISCELLANEOUS

Insert type of document here.....

(NOTES 1-4)

Register	Volume	Folio	Location	Parcel	Plan	Unit

(NOTE 5)

.....
Signed by the
on (Date).....

In the presence of

.....

(NOTES
6 & 8)

.....
Registered on At

.....
Correct for the purposes of the Real Property Act

(NOTES
7 & 8)
LTO:MISC2

Real Property Regulations

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

Item	Agent/RGO Box No.	Delivery Date	*Postage Number	Initials
1.				
2.				
3.				
4.				
5.				

* Fill out Postage Number if Items are Returned by Certified Mail

LIS UPDATED

Examiner to Initial

SCHEDULE OF NOTES

1. This form should be used whenever there is no other suitable form.
2. This dealing must be typed or completed in ink or biro.
3. All signatures must be in ink or biro.
4. If there is insufficient space in any panel use the space above or use an annexure sheet (Form 53).
5. Volume and folio references must be given. If the dealing affects part only of the land in a title the description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form 53).
6. 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 and licensed real estate or business agents.

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.).

7. To be signed by a Practitioner of the Supreme Court of the Northern Territory or by the applicant (if more than one applicant all must sign).
8. If the document is to be signed by a corporate body it is to be authenticated by or on behalf of that corporate body in any manner permitted by law.

Real Property Regulations

FORM 53



NORTHERN TERRITORY OF AUSTRALIA

ANNEXURE SHEET

(NOTES 1 & 2)

HEADING

(NOTE 3)

(Continuation)

SCHEDULE OF NOTES

1. If there is insufficient space to accommodate the required information in a panel on the parent instrument insert the words "See Annexure " and enter all the information on the annexure sheet under the appropriate heading.
2. If the instrument is lodged in duplicate (or triplicate) an annexure sheet must be attached to each. The annexure attached to the original must be typed or completed in ink or biro, that attached to the duplicate (or triplicate) may be a copy of the original.
3. Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

Real Property Regulations

SCHEDULE 3

Regulation 6 (1)

FEEs

		\$
(1)	On lodgement for registration or deposit of any instrument, application, notice or power of attorney which is in the appropriate form as set out in Schedule 2 (but not including the lodgement of a caveat)	45
(2)	On lodgement for registration of a memorandum of common provisions	45
(3)	On lodgement for registration or deposit of a mortgage, encumbrance, lease, sublease or power of attorney being a document exceeding 2 pages in length, or lodgment by virtue of regulation 3(6) of any instrument which is to the effect of the appropriate form in Schedule 2	90
(4)	On lodgement of a caveat	100
(5)	For advertising a lost certificate of title or instrument by the Registrar-General	60
(6)	Where an instrument or application deals with more than one certificate of title for endorsement, a noting fee for each such certificate after the first	20
(7)	Where a lodgement requires or necessitates the issue of a certificate of title, per title	45
(8)	For an inspection of the register (including a photocopy or computer printout)	5
(9)	For a search certificate under section 271	10
(10)	For transmission by facsimile, per page	1
(11)	For a certified copy (in addition to the inspection fee)	5
(12)	For the deposit or amendment of a plan (other than a plan lodged for the purpose of subdivision)	120
(13)	For a requisition	20
(14)	For every mailing by certified mail	10

Real Property Regulations

FEES - continued

		\$
(15)	For a notation of a statutory vesting	45
(16)	On an application to note a change of name or address	10
(17)	For any lodgement or registration or other service not provided for in items 1-16	45
