

Land Title Act
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

T No:

IMPORTANT NOTICE
Please Note Privacy Statement Overleaf

TRANSFER OF LOT

The seller transfers to the buyer the estate and interest in the lot described and valued below for the consideration 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	Lot Description	Plan	Unit

(NOTE 5)

VALUE OF THE INTEREST TRANSFERRED AND CONSIDERATION (INCLUDING GST)

GST Amount

(NOTE 6)

SELLER:

Name only:

(NOTE 7)

BUYER:

Name:
Address for the service of notices:

(NOTE 8)

TENANCY

Joint Tenants/Tenants in Common (Shareholding)

(NOTE 9)

<p>..... Signed by the Seller on (Date)</p> <p>In the presence of: Qualified Witness</p>	<p>..... Signed by the Buyer on (Date)</p> <p>In the presence of: Qualified Witness</p>
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(NOTE 10)

Registered on At

SCHEDULE OF NOTES

1. This form must be used for all transfers by the owner other than:
 - (a) transfers by a lender exercising power of sale (Form 23)
 - (b) transfers by receiver exercising power of sale (Form 24)
 - (c) transfer by chargee exercising power of sale (Form 25)
 - (d) transfer by a mortgage (Form 27)
 - (e) transfer of lease (Form 28)
 - (f) transfer to trustee (Form 69)

For those transfers the appropriate form must be used. Note, however this form must be used for transfer of a Crown Lease.

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. Alterations to information entered on the form should be crossed out (not erased or obliterated by painting over) and initialled by the parties.
4. If there is insufficient space in any panel use the space above or an annexure sheet (Form 95).
5. Volume and Folio references must be given. If the transfer affects part only of the Land in a title (eg. Road Closure) the description should also be given. Insert unit number if the land is land under the *Unit Titles Act*. If the certificate as to title has been issued it must be produced.
6. Pursuant to Section 61(1) of the *Land Title Act* include the value of the lot and the details of any consideration. The amount shown shall be inclusive of GST. For the GST amount, if the transfer is subject to the margin scheme and the GST amount is unknown insert "margin scheme" in the box provided.
7. Include full name of the seller address is not required.
8. Include full name including address for the service of notices. The address can be a postal address. Occupations are not required.
9. If two or more buyers, state whether as joint tenants or tenants in common. If tenants in common, specify shares. If no tenancy is stated, the Registrar-General must register the co-owners as tenants in common pursuant to Section 57(2) of the *Land Title Act*.
10. Persons who may witness this document are a Commissioner for Oaths, a member of the Legislative Assembly, a legal practitioner within the meaning of the *Legal Practitioners Act*, a person holding office under the *Supreme Court Act*, the *Justices Act*, the *Local Court Act* or the *Registration Act*, a member of the Police Force, a person licensed as a conveyancing agent or real estate agent under the *Agents Licensing Act*, a Notary Public and any other person approved by the Registrar-General.

A witness to an instrument executed by an individual must first:

- take reasonable steps to ensure that the individual is the person entitled to sign the instrument;
- have the individual execute the document in the presence of the witness;
- not be a party to the instrument; and
- if witnessing more than one signature, clearly state that he/she has witnessed more than one signature. (ie I have witnessed the two signatures appearing above).

After signing, witnesses must legibly write, type or stamp their names and contact address or telephone number below their signature.

For a corporation, an instrument must be executed in a way permitted by law or sealed with the corporation's seal in accordance with the *Law of Property Act*, Section 48.

For witnessing of instruments executed outside the Northern Territory refer to Schedule 1 of the *Land Title Act* and the Registrar-General's Directions.

PRIVACY STATEMENT – LAND REGISTER FORMS

The Registrar-General's Office is authorised by the *Land Title Act* to collect the information on this form for the establishment and maintenance of the Land Register, which is made available for search by any person, anywhere, including through the Internet, upon payment of a fee. The information is regularly provided to other NT Government agencies, the Australian Valuation Office, local governments, the Australian Bureau of Statistics, the Australian Taxation Office or other Commonwealth Agencies as required or authorised by law, and some private sector organisations for conveyancing, local government, valuation, statistical, administrative and other purposes. The Department of Planning and Infrastructure also uses the information to prepare and sell or licence property sales reports to commercial organisations concerned with the development, sale or marketing of property.

Failure to provide the information in full or in part may prevent your application or transaction being completed.

Your personal information provided on this form can be subsequently accessed by you on request. If you have any queries please contact the Deputy Registrar-General on 8999 5318.