

Land Title Act
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Taxes use only

T	C	No:
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IMPORTANT NOTICE

Please Note Privacy Statement Overleaf

**TRANSFER BY CHARGE
EXERCISING POWER OF SALE**

The chargee being the proprietor of the charge listed below in exercise of the power of sale conferred by the *Land Title Act* and in consideration of an agreement with the buyer transfers to the buyer the land described and valued below subject to all estates, interests and rights referred to in Section 91 of the *Law of Property Act* affecting the land.

(NOTE 1)

CHARGE UNDER WHICH
POWER OF SALE IS
EXERCISED

No:	
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(NOTE 2)

Register	Volume	Folio	Location	Lot Description	Plan	Unit

(NOTE 3)

VALUE OF THE INTEREST
TRANSFERRED AND
CONSIDERATION (Including GST)

GST Amount

(NOTE 4)

CHARGE

Name only:	
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(NOTE 5)

BUYER

Name:	
Address for the service of notices:	

(NOTE 6)

TENANCY

Joint Tenants/Tenants in Common (Shareholding)	
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(NOTE 7)

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SIGNED by the Chargee

on (Date)

In the presence of:

.....

Qualified Witness

.....

.....

.....

SIGNED by the Buyer

on (Date)

In the presence of:

.....

Qualified Witness

.....

.....

(NOTE 8)

SCHEDULE OF NOTES

1. Transfers must 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. An overriding statutory charge prevails over all other interests in the lot to which it relates, except a pre-existing overriding statutory charge recorded in the land register. Alterations to information entered on the form should be crossed out (not erased or obliterated by painting over) and initialled by the parties.
2. Insert LTO registered number of the Charge.
3. Insert full details of title information including the volume and folio references.
4. 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 & the GST amount is unknown insert "margin scheme" in the box provided
5. Insert full name of chargee. (ie. Power and Water Corporation or Bush Fires Council).
6. Insert full name including address for the service of notices. The address can be a postal address. Occupations are not required.
7. 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*.
8. 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 Direction.

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.