

Land Title Act  
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

<b>L</b>	<b>A</b>	<b>No:</b>
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Commissioner of Taxes use only  
(NOTE 1)

**IMPORTANT NOTICE**

Please Note Privacy Statement Overleaf

**AMENDMENT OF A 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 2 - 3)

LEASE OR SUBLEASE BEING VARIED	Number:	Extended until:
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(NOTE 4)

Register	Volume	Folio	Location	Lot Description	Plan	Unit

(NOTE 5)

OTHER CONSIDERATION	GST Amount
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(NOTE 6)

OWNER	Name only:
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(NOTE 7)

TENANT	Name only:
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(NOTE 8)

DETAILS OF VARIATION	
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(NOTE 9)

CONSENTS	
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(NOTE 10)

.....  
SIGNED by the Owner  
on (Date) .....

In the Presence of:  
.....  
Qualified Witness:  
.....  
.....

.....  
SIGNED by the Tenant  
on (Date) .....

In the Presence of:  
.....  
Qualified Witness:  
.....  
.....

(NOTE 11)

## CONSENT OF INTEREST HOLDERS

Instrument type: .....

Instrument type: .....

Instrument No: .....

Instrument No: .....

Name of Parties: .....

Name of Parties: .....

I the registered proprietor of the interest shown above consent to the registration of this instrument.

I the registered proprietor of the interest shown above consent to the registration of this instrument.

Signed: .....

Signed: .....

(Date): .....

(Date): .....

In the presence of:  
.....

In the presence of:  
.....

Name of Qualified Witness: .....

Name of Qualified Witness: .....

Address or Telephone No.: .....

Address or Telephone No.: .....

### SCHEDULE OF NOTES

1. The Amendment of Lease or Sub-Lease signed on or after 1 July 2006 is required to be stamped by the Commissioner of Taxes where (i) there is no consideration, or (ii) the consideration is nominal, or (iii) there is valuable consideration other than rent under the lease.
2. 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 original and signed in ink or biro. Alterations to information entered on the form should be crossed out (nor erased or obliterated by painting over) and initialled by the parties.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 95).
4. The number of the lease/sublease to be amended (or varied) and, if the term is to be extended, the date extended to must be entered here. The duplicate and triplicate lease does not need to be produced for notation.
5. Volume and Folio references must be given together with complete parcel description. If a certificate as to title has been issued it must be produced.
6. Insert the amount of other consideration. If no consideration is paid or payable insert the words "Nil" or "Not applicable".
7. Insert full name. Address is not required.
8. Insert full name. Address is not required.
9. Insert details of the variation. The instrument of amendment must not add or remove a party to a lease or be lodged after the lessee's term has ended.
10. Quote instrument type and number and attach consents (or sign).
11. 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 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.

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## 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.