

Unit Title Schemes Act 2009  
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

<b>U</b>	<b>T</b>	<b>No:</b>
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**IMPORTANT NOTICE**  
Please Note Privacy Statement Overleaf

**FIRST SCHEME STATEMENT**  
(NOTE 1)

	Volume	Folio	Location	Lot/Unit Description	Plan
SCHEME LAND					

(NOTE 2)

APPLICANT (NOTE 3)

UNITS AND COMMON PROPERTY (NOTE 4)

ENTITLEMENT SCHEDULES (NOTE 5)

SCHEME NAME (if any) (NOTE 6)

BODY CORPORATE (NOTE 7) Name (if any)	Address for service of notices:
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MANAGEMENT MODULE (NOTE 8)

BY-LAWS (NOTE 9)  
As set out in Schedule..... of this scheme statement.

NATURE AND PURPOSES OF THE SCHEME (NOTE 10)  
As set out in Schedule..... of this scheme statement.

PROGRESSIVE DEVELOPMENT (NOTE 11)  
As set out in Schedule..... of this scheme statement.

HIGHER/SUBSIDIARY SCHEMES (NOTE 12)  
Scheme number(s) of any higher scheme(s) to which this scheme is a subsidiary .....  
As set out in Schedule..... of this scheme statement.

.....  
SIGNED by the Applicant  
on (Date) .....  
In the presence of:  
.....  
Signature of qualified witness  
.....  
Full name of qualified witness  
.....  
Witness contact address/phone number

.....  
SIGNED by the Applicant  
on (Date) .....  
In the presence of:  
.....  
Signature of qualified witness  
.....  
Full name of qualified witness  
.....  
Witness contact address/phone number

(NOTE 13)

.....  
 SIGNED by the Applicant  
 on (Date) .....  
 In the presence of:  
 .....  
 Signature of qualified witness  
 .....  
 Full name of qualified witness  
 .....  
 Witness contact address/phone number

**ENDORSEMENT OF CONSENT AUTHORITY**

This scheme statement is endorsed by the consent authority for the matters mentioned in section 18(1)(a) to (c) and (e) to (f) of the *Unit Title Schemes Act 2009* and the exclusive use by-laws (if any)

.....  
 Delegate  
 Development Consent Authority  
 .....  
 PRINT NAME  
 on (Date) .....

**SCHEDULE OF NOTES**

1. This form is to be used for the formation of any scheme, including a subsidiary scheme.
2. Volume and Folio references must be given together with a description of the location, the lot number and plan number. If a certificate as to title has been issued it must be produced.
3. Insert full name. Address is not required. Refer to section 20 of the *Unit Title Schemes Act 2009*.
4. Insert details of the Units and Common Property to be issued. Reference to survey plan/s must be included and the plans attached to the scheme statement. Section 18(1)(c) of the *Unit Title Schemes Act 2009* applies.
5. Refer to section 18(1)(d) of the *Unit Title Schemes Act 2009*. Attach the entitlement schedules and a statement of the basis of any inequality or equality between the unit entitlements for the different units.
6. Insert name (optional). If not applicable insert 'Not applicable' on the form. An identifying number will be allocated.
7. Insert name (optional). If no name, insert 'Not applicable' on the form. An identifying number will be allocated. An address for service of notices must be inserted. The address can be a postal address.
8. Insert the management module that applies to the scheme statement (optional). See section 3 of the *Unit Title Schemes (Management Modules) Regulations 2009*.
9. Insert the Schedule number and provide full details on an attachment to the scheme statement (optional).
10. Insert the Schedule number and provide full details on an attachment to the scheme statement.
11. If not applicable insert 'Not applicable' on the form. If applicable, insert the Schedule number on the form and provide full details on an attachment to the scheme statement.
12. If not applicable, insert 'Not applicable' on the form. If applicable, insert on the form the scheme number(s) of any higher schemes to which this scheme is a subsidiary scheme and provide full details on an attachment to the scheme statement, including the number and name (if any) of each of the higher schemes and subsidiary schemes.
13. 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 Profession Act 2006*, a person holding office under the *Supreme Court Act 1979*, the *Justices of the Peace Act 1991*, the *Local Court Act 2015* or the *Registration Act 1927*, a member of the Police Force, a person licensed as a conveyancing agent or real estate agent under the *Agents Licensing Act 1979*, 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 2000*, Section 48.  
 For witnessing of instruments executed outside the Northern Territory refer to Schedule 1 of the *Land Title Act 2000* and the Registrar-General's Directions.
14. For any consents required please use Form 93 General Consent Form.

**PRIVACY STATEMENT – LAND REGISTER FORMS**

The Registrar-General's Office is authorised by the *Land Title Act 2000* 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 NT Government 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.