

Land Title Act 2000  
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Territory Revenue use only

<b>T</b>	<b>C</b>	<b>No:</b>
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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 2000* 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 2000* affecting the land. (NOTE 1)

CHARGE UNDER WHICH POWER OF SALE IS EXERCISED	No:		(NOTE 2)
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Register	Volume	Folio	Location	Lot Description	Plan	Unit	
							(NOTE 3)

VALUE OF THE INTEREST TRANSFERRED AND CONSIDERATION (Including GST)		GST Amount	(NOTE 4)
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CHARGE GEE	Name only:	(NOTE 5)
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BUYER	Name: Address for the service of notices:	(NOTE 6)
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TENANCY	Joint Tenants/Tenants in Common (Shareholding)	(NOTE 7)
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SIGNED by the Chargee

on (Date) .....

In the presence of:

.....

Signature of qualified witness

.....

Full name of qualified witness

.....

Witness contact address/phone number

.....

SIGNED by the Buyer

on (Date) .....

In the presence of:

.....

Signature of qualified witness

.....

Full name of qualified witness

.....

Witness contact address/phone number

(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 Territory Revenue**. 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 2000* 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 2000*.
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 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 Direction.

IMPORTANT NOTE: Where the property being transferred is 1.8 hectares (18,000 square meters) or under, Section 24(2) of the *Swimming Pool Safety Act 2004* must be complied with.

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## 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.