

Land Title Act 2000  
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Territory Revenue use only

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**IMPORTANT NOTICE**

Please Note Privacy Statement Overleaf

**TRANSFER UNDER WRIT OF EXECUTION**

The seller pursuant to the power of sale described below and in consideration of an agreement with the buyer transfers to the buyer the estate and interest in the land described and valued below subject to the mortgages, encumbrances and other instruments set out below:

(NOTES 1 to 4)

Register	Volume	Folio	Location	Lot Description	Plan	Unit

(NOTE 5)

VALUE OF THE INTEREST TRANSFERRED AND CONSIDERATION (Including GST)

	GST Amount
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(NOTE 6)

POWER OF SALE INSTRUMENT NUMBER

(NOTE 7)

SELLER (The Sheriff, Registrar or Clerk of the relevant Court)

(NOTE 8)

BUYER

Name:	
Address:	

(NOTE 9)

ENCUMBRANCES

Name:	Name:
Number:	Number:

(NOTE 10)

.....

SIGNED by the Seller

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 11)

## SCHEDULE OF NOTES

1. If a lot is sold under a registered writ of execution, the sheriff, registrar or clerk of the court of the relevant court may execute an instrument of transfer to the purchaser.
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 together with complete parcel description. Insert unit number if the land is land under the *Unit Title Act 1975*. If the certificate as to title has been issued and is readily available it must be produced.
6. The value of the estate or interest transferred must be expressed as an amount of money (irrespective of whether the land is a gift or is being transferred for non-monetary consideration). 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. Insert details of the instrument or other document authorising the power of sale.
8. Insert full name and authority. Address is not required.
9. Insert full name including an address for the service of notices. The address can be a postal address. Occupations are not required. 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*.
10. Set out the encumbrances that have a priority over this dealing so as to remain on this title after the registration of this transfer.
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 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.