



Office of the Registrar-General: Land Titles Office – Births, Deaths and Marriages – General Registry – Ph: 8999 7223

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Unit Titles Schemes Act 2009

The *Unit Titles Schemes Act* was passed on 30 April 2009.

In general terms the new legislation will cover new titles and land developments commencing in the future. The current legislation will remain in force for current unit titles and for land developments on foot at the time of commencement.

The major exceptions to this general principle are that:

- (1) the new management modules will apply to bodies corporate created before or after the commencement of the new legislation;
- (2) unit plans will be able to move from being under the old legislation to being regulated by the new legislation.

Land Title and Related Legislation Amendment Act

The Land Title and Related Legislation Amendment Act 2008 was discussed in the Registrar-General's December 2007 newsletter. It makes a number of amendments that are specific to unit titles legislation. However, it also amends to the *Planning Act*, *Real Property (Unit Titles) Act*, *Unit Titles Act*, *Land Title Act*, and *Law of Property Act*. These amendments are not yet in force. For more details please see Registrar-General's newsletter dated December 2007.

Projects underway

Two new projects have commenced in the Registrar-General's Office. They are:

- (1) Scanning of discharges and discharged mortgages pre 1991. Once this project has been completed all records held in the Land Titles Office Register will be electronic and available for search on-line.
- (2) Data entry of deaths and marriages in the Births, Deaths & Marriages registration system Promadis.

Consultative Committee Meeting

The Registrar-General's Consultative Committee meeting was held on the 21 April 2009. Please

contact Wendy Endenburg on 8999 5318 for details.

Delivery Boxes

The delivery boxes situated in the Land Titles Office counter area have keys that are provided to the account holder. If the box is to be used by another user the account holder must provide a copy of the key to them. The Land Titles Office staff should not be providing the master key for access to these boxes. Too often clients are forgetting their keys or requesting access to another delivery box. An audit book will be set up to provide information on access to these boxes. Anyone requesting the master key will be required to sign the book and provide the box number for audit purposes.

Statements other than dollar value on transfer of lot forms.

Section 61 of the *Land Title Act* requires that an instrument of transfer include the value of the lot and the details of any consideration. The Registrar-General can waive the requirement to show value (but not the requirement to show consideration) in specified classes of cases. Below is a list of potential descriptors of transfers in respect of which the Registrar-General is considering waiver of the requirement to show value.

- Pursuant to Binding Financial Agreement dated ...
- Pursuant to Deed of Partition dated
- Pursuant to Separation Agreement dated
- Pursuant to Deed of Separation dated
- Pursuant to (Name of Court) Court Order dated
- Pursuant to Section of the *Family Law Act*.

Comments can be forward by email to wendy.endenburg@nt.gov.au. The matter was also raised at the Consultative Committee Meeting.

Alice Springs Office

We farewell our Office Manager Sharon Mansell who is on temporary transfer to the Department of Business and Employment, NT Property Division for a period of 3 months. Paul Bandiera will be acting Office Manager for that period. Good Luck Paul.

Use of two transfer forms for one transfer

It is becoming quite common for clients to request the Registrar-General to allow the lodgement of two transfer forms, one signed by the buyer and one signed by the seller. Clients need to be aware that one transfer form should be used on all occasions.