

Land Title Act
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

C	No: _____
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IMPORTANT NOTICE

Please Note Privacy Statement Overleaf

**MEMORANDUM FOR PURPOSES
OF CAUTION NOTICE**

The Minister is of the opinion that the characteristics described below may adversely affect the use or occupation of the land and having obtained any necessary consent from the owner and the proprietors of all registered interests lodges this memorandum for the purposes of the recording of a caution notice in the register. (NOTES 1 - 2)

Register	Volume	Folio	Location	Lot Description	Plan	Unit

(NOTE 3)

APPLICANT	Name only: _____
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(NOTE 4)

CHARACTERISTICS	
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(NOTE 5)

REGISTERED INTERESTS	LTO No:	Description:

(NOTE 6)

.....
SIGNED by the *Lender / Encumbrancee
on (Date)

In the presence of:
.....
Witness
.....
.....

.....
SIGNED by the *Lender / Encumbrancee
on (Date)

In the presence of:
.....
Witness
.....
.....

.....
SIGNED by the Delegate of the Minister (Full name and position title)
on (Date)

In the presence of:
.....
Witness
.....
.....

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

In the presence of:
.....
Qualified Witness
.....
.....

(NOTE 7)

Registered on At

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 Witness:	Name of Witness:
Address or Telephone No.:	Address or Telephone No.:

SCHEDULE OF NOTES

1. The memorandum is lodged as an original only and must be typed or completed in ink or biro. Consents are not required if the title is a first grant or transfer of land, freehold or leasehold, from the Crown. If the land is already the subject of a title the consent in writing of the registered proprietor of any interest in the land is required. Alterations to information entered on the form should be crossed out (not erased or obliterated by painting over) and initialled by the parties.
2. If there is insufficient space in any panel use the space above or an annexure sheet (Form 95).
3. If the memorandum affects part of the land in a title an approved Survey Plan deposited with the Registrar-General may be referred to. An accurate title reference and land description is essential. If a certificate as to title has been issued it must be produced.
4. Full name only of the Government Authority lodging the memorandum. If the land is already subject of a title then it will be the Attorney-General. In the case of a first grant of a title it is the Minister for Department of Lands, Planning and Environment.
5. A description of the characteristics (eg. propensity towards flooding, presence of unexploded bombs ordnance, presence of rubbish disposal or landfill sites, whether compacted or not) which may adversely affect the use or occupation of the land.
6. The registered number of the dealing and the name of the lender etc., consenting to the notice should be shown (ie. No. 12345 - Mortgage - Commonwealth Bank).
7. 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 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*, 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 Direction.

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.