

REGISTRAR-GENERAL'S NEWSLETTER

FEBRUARY 2001



Office of the Registrar-General: Land Titles Office - Titles Production - Births, Deaths and Marriages - General Registry

Northern Territory Attorney-General's Department

LAND TITLES OFFICE

Reminder

The old forms under the *Real Property Act* will no longer be automatically accepted from 1 March 2001.

If this presents difficulties, you need to approach the Registrar-General on a case-by-case basis.

GST Amounts on Transfer

Representatives of Property Valuers have approached this Office to record the information on the amounts of GST payable in property transfers. The Valuers have advised that banks will only lend money based on the value of a property excluding GST. As a result, the Valuers are required to provide the following information in their valuations. For example:

Market value inclusive of GST	\$110,000
Less GST Component	\$ 10,000
Market value net of GST	\$100,000
Assessed market value for Security lending purposes	\$100,000

Preliminary discussions with representatives of the Conveyancing Industry have indicated that whilst it may be possible to provide that information, it will require additional inquiries to be made. **Before implementing this scheme, the Registrar-General is inviting comments from the industry within the next two weeks to identify any issues which will cause major inconvenience if the Office goes down this path.**

If there are no insurmountable issues, the intention is to separately identify the estimated GST amounts on the transfer in addition to the GST inclusive prices, initially by request and eventually by amending the forms to mandate the information.

We are sure you will agree that valuers are an important part of our industry and if practicable, it will be in all our interests to co-operate.

Amended Forms

The following forms have been amended slightly:

Form 32	Sublease
Form 33	Notice of Extension or Renewal of Lease or Sublease
Form 34	Amendment of a Lease or Sublease
Form 36	Surrender of Lease or Sublease
Form 40	Amendment of Mortgage
Form 53	Extinguishment of Easement in Gross
Form 61	Extinguishment of Covenant
Form 72	Application to Register Personal Representative
Form 78	Non Lapsing Caveat

If you would like copies, please contact Wendy Endenburg on 8999 5318. Gazetted forms will still be acceptable notwithstanding these amendments.

BIRTHS, DEATHS & MARRIAGES

Centenary of Federation Birth Certificates

The Births, Deaths and Marriages Registration Offices Australia-wide have created Centenary of Federation Commemorative Birth Certificates which are available for purchase from this Office.

These specially designed Birth Certificates are not to be used for official purposes, but can be purchased for any person born in the Northern Territory, subject to the usual access and identification requirements of the Office.

The Commemorative Birth Certificates are sold singularly or as a package, which includes the Commemorative Birth Certificate itself and a full certified copy of the standard Birth Certificate.

Each Commemorative Certificate is wrapped in tissue paper, fastened with an official seal and packed in a protective gold cylinder.

Standard Birth Certificates also have the official Centenary of Federation logo on the top left hand corner of the Certificates.

This service is only available for the year 2001 and will cease production by the year 2002. Two separate certificates are available in A3 and A4 sizes as below:

The Commemorative Birth Certificate package costs \$40.00 while single Commemorative Certificates are \$30.00. A pamphlet is available from the Births, Deaths and Marriages counter which explains this service. For further details contact the Office Manager, Michelle Dionisio on 8999 6090.