



REGISTRAR-GENERAL'S NEWSLETTER

SEPTEMBER 2004

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

Northern Territory Department of Justice

IMPORTANT NOTICE: PANEL FORMS ON CD

The new replacement CD with amended panel forms is now available from the Land Titles Office. Please see staff at the front counter in Darwin or Alice Springs to purchase your copy. The cost is \$11.00 over the counter or \$16.50 posted.

USE OF OLD FORMS

Instruments lawfully executed prior to 31/12/2004 will still be able to be registered. There is no time limit for registration provided the execution is prior to 31/12/2004. Forms in the old format will not be accepted without prior approval by the Registrar-General after a moratorium period of 3 months. From 31/12/2004 all forms are to be in the new format.

REMINDER: ALTERATIONS TO INSTRUMENTS

If executing a transfer or other instrument, and changes have been made to the **description of the land or names of the parties**, the actual parties to the instrument must acknowledge these changes by signing their names next to the changes (an initial is not always an indication that the affected parties have seen the changes and know and agree to their nature, eg. an unrecognizable mark.) However an initial will be accepted if it is clear. It is not sufficient if the change is initialled by the rounds clerk or Conveyancing Officer.

TITLE SEARCHES ON THE INTERNET

The Land Titles Office is pleased to report that more than 90 clients now able to undertake title searches in their own offices. There is no monthly charge to access the ILIS service. It is assumed that clients will arrange their Internet Service Provider (ISP). The usual LTO fees for searches will apply. If you want to avail yourself of this service please contact:

ILIS Support

Phone: 08 8924 4084

Fax: 08 8924 4045

Email: ilis.support@nt.gov.au

New licence agreements are now ready for distribution and ILIS Support is facilitating contacting clients and collection of documents. You will be contacted by email. Please return these promptly so there is no interruption to your title search service.

SWIMMING POOL LEGISLATION

Please remember that the Registrar-General cannot accept a transfer of 'small premises' of a fee simple interest if the transfer is not accompanied by the appropriate swimming pool certificate or statutory declaration. **A photocopy or facsimile will not be accepted under any circumstances except where a case of extreme hardship is made out to the Registrar-General and approved.**

GST AMOUNTS ON TRANSFERS

A reminder that the GST amount (if any) is to be recorded in the "Consideration" box on each transfer form in brackets after the GST inclusive amount.

Example 1 \$110,000.00 (including \$10,000.00 GST)

Example 2 \$110,000.00 (Nil GST)

It is not acceptable to record the amount as \$110,000.00 (GST inclusive)

PROVIDING LEGAL ADVICE

In recent times there has been an expectation that LTO staff are able to give legal advice. For example, the grounds for lodging a caveat or what is required to remove a caveat etc. Whilst staff will endeavour to assist wherever possible in matters of forms or registration requirements, **please note that staff are not permitted to give legal advice or to help in the drafting of forms.**

Any enquires of a difficult nature should not be asked of the Lodgement Officers but directed to the Office Manager or Senior Deputy Registrar-General in Darwin or Alice Springs, prior to settlement.

RG'S CONSULTATIVE COMMITTEE

The Consultative Committee last met on 6 April 2004. The next meeting is scheduled for November 2004. If you have any issues you wish to raise with the Committee please contact your industry representative or Wendy Endenburg on 89995318.

BIRTHS, DEATHS & MARRIAGES OFFICE

The Office of Births, Deaths & Marriages is pleased to advise that historical births, deaths and marriages indices have now been placed on CD Rom. A CD is available for purchase at a cost of \$33.00 (GST inclusive). The period covered is from 1870 to 1913 (Births to 1918). If you are interested in purchasing a CD please contact the Darwin Office on 8999 6119.

BDM COMMEMORATIVE CERTIFICATES

Commemorative birth certificates will shortly be available from Darwin or Alice Springs. (see samples below) A commemorative certificate package costs \$40.00 and consists of a commemorative certificate and a legal certificate, or a commemorative certificate can be purchased on its own at a cost of \$30.00. Please contact the Darwin or Alice Springs Offices for more details.

