

REGISTERED LAND RULES

(S.R.O.s 35 of 1978, 70 of 1980 and 9 of 1981)

Commencement

[13 December 1978]

Short title

1. These Rules may be cited as the Registered Land Rules.

Interpretation

2. In these Rules “**Act**” means the Registered Land Act.

Registers

3. A register shall be in one of the forms prescribed in the FIRST SCHEDULE hereto.

Certificates

4. A land certificate and a certificate of lease shall be in the appropriate form prescribed in the SECOND SCHEDULE hereto.

Forms

5. Other forms required to be used under the Act shall be as prescribed in the THIRD SCHEDULE hereto.

Verification of Instruments

6. (1) A Judge, a Magistrate, a Justice of the Peace, a Commissioner for Oaths, a Notary Public, a Bank Manager and an Officer authorised under section 2 of the Oaths Act are Public Officers for the purposes of subsections (1) of section 108 of the Act.

- (2) The form of certificate prescribed for the purposes of subsection (2) and (5) of section 108 of the Act is as follows—

Signed in my presence by who
is/are known to me/who has/have been satisfactorily identified to
me and who acknowledge/s that he/she/they has/have freely and
voluntarily executed this instrument and understand its contents.

.....
Signature of Public Officer.

.....
Name of Public Officer.

Fees

7. The fees payable by virtue of subsection (1) of section 154 of the Act are as prescribed in the FOURTH SCHEDULE.

Provided that no fee shall be charged for the preparation or registration of any business transacted by or on behalf of the Crown.

Refund of fees

8. No fee paid hereunder shall be refunded except by written order of the Registrar.

Registry hours for public transactions

9. The Registry will be open for the transaction of business with the public at such times as the Registrar shall from time to time appoint by notice in the *Gazette*.

REGISTERED LAND RULES

ARRANGEMENT OF FORMS

FORMS

FIRST SCHEDULE: Land Register

SECOND SCHEDULE: Land Certificate
Certificate of Lease

THIRD SCHEDULE: Forms

- R.L. 1 Transfer of Land
- R.L. 2 Transfer of Lease
- R.L. 3 Transfer of Charge
- R.L. 4 Transfer by Chargee in Exercise of Power of Sale
- R.L. 5 Transfer of Profit
- R.L. 6 Transfer of Undivided Share
- R.L. 7 Transfer by Personal Representative to Person entitled under a Will or on an Intestacy
- R.L. 8 Lease/ Sub-Lease
- R.L. 9 Charge
- R.L. 10 Discharge of Charge
- R.L. 11 Surrender of Lease
- R.L. 12 Grant of Easement
- R.L. 13 Grant of Profit
- R.L. 14 Release of Profit, Easement or Restrictive Agreement
- R.L. 15 Severance of Joint Proprietorship
- R.L. 16 Application for Partition
- R.L. 17 Power of Attorney
- R.L. 18 Notice of Revocation of a Power of Attorney
- R.L. 19 Application to be Registered as Proprietor by Transmission
- R.L. 20 Caution
- R.L. 21 Notice of Intention to Appeal to the High Court
- R.L. 22 Application to Inspect the Register
- R.L. 23 Application for Certified Copy
- R.L. 24 Application for Official Search
- R.L. 25 Certificate of Official Search
- R.L. 26 Mutation

FOURTH SCHEDULE: Fees

FIRST SCHEDULE

SECOND SCHEDULE*(Rule 4)***REGISTERED LAND ACT****LAND CERTIFICATE**

REGISTRATION SECTION

BLOCK

PARCEL

.....

THIS IS TO CERTIFY that

Of

is/are now registered as proprietor(s) with TITLE ABSOLUTE/
PROVISIONAL of the above mentioned land, subject to the entries in the
register relating to the land and to such of the over-riding interests set forth in
section 28 of the Registered Land Act, 1978 as may for the time being subsist
and affect the land.

At the date hereof the following entries appear in the register relating
to the land:—

PART A – Property Section (easements, etc.)

PART B – Proprietorship Section (inhibitions, cautions and
restrictions).

PART C – Incumbrances Section (leases, charges, etc.)

Given under my hand and the seal of the Land Registry this
day of, 20.....

.....

Registrar of Lands

REGISTERED LAND ACT

CERTIFICATE OF LEASE

REGISTRATION SECTION	BLOCK	PARCEL
.....

Lessor

Rent

Term

THIS IS TO CERTIFY that

Of

is/are now registered as the proprietor(s) of the leasehold interest above referred to, subject to the agreements and other matters contained in the registered lease, to the entries in the register relating to the lease and to such of the overriding interests set forth in section 28 of the Registered Land Act, as may for the time being subsist and affect the land comprised in the lease.

At the date thereof the following entries appear in the register relating to the lease—

PART A – Property Section (easements, etc.)

PART B – Proprietorship Section (inhibitions, cautions and restrictions)

PART C – Incumbrances Section (leases, charges, etc.)

Given under my hand and the seal of the Land Registry this
day of 20

.....
Registrar of Lands.

THIRD SCHEDULE

FORM R.L.1.

(Rule 5)

REGISTERED LAND ACT

TRANSFER OF LAND

REGISTRATION SECTION

BLOCK

PARCEL

.....

.....

.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the land comprised in the above mentioned title.

*The Transferees hereby declare that they hold the land as proprietors
in common in the following undivided shares—
(or as joint proprietors)

Dated this day of, 20.....

Signed by the)

Transferer in the)

presence of:—

Signed by the)

Transferee in the)

presence of:—

* Delete if not applicable

FORM R.L.2

REGISTERED LAND ACT

TRANSFER OF LEASE

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

in consideration of
(the receipt whereof is hereby acknowledged) HEREBY TRANSFER
to
of
the leasehold interest comprised in the above-mentioned title.

*The Transferees declare that they hold the leasehold interest as
proprietors in the following undivided shares:
(or as joint proprietors).

Dated this day of, 20.....

Signed by the Transferor)

in the presence of:—)

Signed by the Transferee)

in the presence of:—)

* Delete if not applicable.

FORM R.L.3

REGISTERED LAND ACT

TRANSFER OF CHARGE

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the charge shown as entry number in the incumbrances section of
the register relating to the above-mentioned title.

The Transferor hereby declares that the amount of principal and
interest owing by the charger at the date hereof is

(And the Charger hereby acknowledges that that is the amount due and
owing by him)*

Dated this day of, 20.....

Signed by the Transferor)

in the presence of:-)

Signed by the Transferee)

in the presence of:-)

Signed by the Chargor)

in the presence of:-)

* Delete those words if the Transferee does not require

FORM R.L.4

REGISTERED LAND ACT

**TRANSFER OF CHARGE IN EXERCISE
OF POWER OF SALE**

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

having exercised the power of sale conferred upon me/us by the charge shown as entry number in the incumbrances section of the register to the above-mentioned title, in consideration of (the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the interest charged by the said charge.

*The Transferees declare that they hold the said interest as proprietors in common in the following undivided shares:

(or as joint proprietors)

Dated this day of, 20.....

Signed by the Transferor)

in the presence of:—)

Signed by the Transferee)

in the presence of:—)

FORM R.L.5

REGISTERED LAND ACT

TRANSFER OF PROFIT

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the profit shown as entry number in the

incumbrances section of the register relating to the above-mentioned title.

*The Transferees declare that they hold the profit as proprietors in common in the following undivided shares:—

(or as joint proprietors)

Dated this day of, 20.....

Signed by the)

Transferor in the)

presence of:—

Signed by the)

Transferee in the)

presence of:—

FORM R.L.6

REGISTERED LAND ACT

TRANSFER OF UNDIVIDED SHARE

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

my/our undivided share(s) (respectively) in the above-mentioned title.

*The Transferees declare that they hold the (combined) undivided share(s) as proprietors in common in the following undivided shares; (or as joint proprietors)

I/WE

the remaining proprietor(s) of the interest comprised in the above-mentioned title hereby consent to this transfer.

Dated this day of, 20.....

Signed by the Transferor)

in the presence of:—)

Signed by the Transferee)

in the presence of:—)

Signed by the remaining)

Proprietor in the presence of:—)

FORM R.L.7

REGISTERED LAND ACT

**TRANSFER BY PERSONAL REPRESENTATIVE TO PERSON
ENTITLED UNDER A WILL OR ON AN INTESTACY**

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

as personal representatives of deceased HEREBY TRANSFER to

of

(Being the person entitled thereto under the Will (or on the intestacy) of the deceased) to the interest of the deceased comprised in the register relating to the above-mentioned title.

*The Transferees declare that they hold that interest as proprietors in common in the following shares:— (or as joint proprietors)

Dated this day of, 20.....

Signed by the Transferor)

in the presence of:—)

Signed by the Transferee)

in the presence of:—)

* Delete if not applicable.

FORM R.L.8

REGISTERED LAND ACT

LEASE/SUB-LEASE

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

HEREBY LEASE/SUB-LEASE to

Of

the land comprised in the above-mentioned title (or) that portion of land comprised in the above-mentioned title which is shown on the registry map as parcel number or on the filed plan as number for the term of from the day of at the rent of payable subject to sections 52 to 55 of the above Act, unless hereby negated, modified or added to. (Here set forth any variation, or make reference to an attached document).

*The Lessees declare that they hold the lease as proprietors in common in the following undivided shares:—

(or as joint proprietors)

Dated this day of, 20.....

Signed by the Lessor)

in the presence of:—)

Signed by the Lessee)

FORM R.L.9

REGISTERED LAND ACT

CHARGE

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

HEREBY CHARGE my/our interest in the above-mentioned title or the charge shown as entry number in the incumbrances section of the register relating to the above-mentioned title to secure the payment to of of the principal sum of with interest at the rate of per centum per annum payable, subject to section 67 of the above Act, unless hereby negated, modified or added to. (Here set forth any variation, or make reference to an attached document).

The principal sum shall be repaid on the day of together with an interest then due.

And I/WE the above named Chargor(s) hereby acknowledge that we understand the effect of section 72 of the Registered Land Act.

Dated this day of, 20.....

Signed by the)

Chargor in the)

presence of:—

Signed by the)

Chargee in the)

presence of:—

FORM R.L.10

REGISTERED LAND ACT

DISCHARGE OF CHARGE

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

HEREBY DISCHARGE the charge shown as entry number in the
incumbrances section of the register relating to the above-mentioned title
wholly (or in relation to)

Dated this day of, 20.....

Signed by the Chargee)

in the presence of:-)

FORM R.L.11

REGISTERED LAND ACT

SURRENDER OF LEASE

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

in consideration of

(The receipt whereof is hereby acknowledged*) HEREBY SURRENDER the lease comprised in the above-mentioned title and the Lessor HEREBY ACCEPTS the said surrender.

Dated this day of, 20.....

Signed by the Lessee)

in the presence of:—)

Signed by the Lessor)

in the presence of:—)

* Delete if not applicable.

FORM R.L.12

REGISTERED LAND ACT

GRANT OF EASEMENT

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY GRANT

to

of

the proprietor of the interest comprised in the above title the following
easement:—

Dated this day of, 20.....

Signed by the Grantor)

in the presence of:—)

Signed by the Grantee)

in the presence of:—)

FORM R.L.13

REGISTERED LAND ACT

GRANT OF PROFIT

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) **HEREBY GRANT**

to

of

the following profit to arise from the interest comprised in the above-mentioned title:—

The profit is to be enjoyed in gross (or as appurtenant to the interest of the Grantee in title number.

Dated this day of, 20.....

Signed by the Grantor)

in the presence of:—)

Signed by the Grantee)

in the presence of:—)

FORM R.L.14

REGISTERED LAND ACT

RELEASE OF PROFIT, EASEMENT OR RESTRICTIVE AGREEMENT

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

being the person(s) now entitled to the benefit of the (easement) (profit)
(restrictive agreement) shown as entry number in
the incumbrances section of the register relating to the above-mentioned title
HEREBY RELEASE the (easement) (profit) (restrictive agreement).

Dated this day of, 20.....

Signed in the presence of:—)

FORM R.L.15

REGISTERED LAND ACT

SEVERANCE OF JOINT PROPRIETORSHIP

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

HEREBY SEVER our joint proprietorship of our interest in the land comprised in the above-mentioned title and apply to be registered as proprietors in common in the following shares:—

Dated this day of, 20.....

Signed by the)
Proprietors in the)
presence of:—

FORM R.L.16

REGISTERED LAND ACT

APPLICATION FOR PARTITION

REGISTRATION SECTION

BLOCK

PARCEL

.....

I/WE

HEREBY APPLY for the land comprised in the above-mentioned title to be partitioned in the following manner:—

Dated this day of, 20.....

Signed by the)
Applicant in the)
presence of:—

FORM R.L.17

REGISTERED LAND ACT

POWER OF ATTORNEY

REGISTRATION SECTION	BLOCK	PARCEL
.....

I

HEREBY APPOINT

of

to be my attorney and generally in relation to my interest in the land comprised in the above-mentioned title to do anything and everything that I myself could do, and for me and in my name to execute all such instruments to do all such acts, matters and things as may be necessary or expedient for carrying out the powers hereby given.

(If the power is to be limited to particular acts only delete everything after the word “attorney” and set out below what powers are to be conferred).

Dated this day of, 20.....

Signed by the)

Donor in the)

presence of:—

FORM R.L.18

REGISTERED LAND ACT

**NOTICE OF REVOCATION
OF A POWER OF ATTORNEY**

REGISTRATION SECTION

BLOCK

PARCEL

.....

I

HEREBY GIVE NOTICE that the Power of Attorney filed in the register of powers of attorney as number has been revoked:

(a) by me,

or

(b) by the (death) (bankruptcy) (disability) of the donor,

or

(c) by the (death) (disability) of the attorney, (and I attach the following documents in support thereof)

Dated this day of, 20.....

Signed in the presence of:—)

FORM R.L.19

REGISTERED LAND ACT

**APPLICATION TO BE REGISTERED
AS PROPRIETOR BY TRANSMISSION**

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

as personal representative of

deceased HEREBY APPLY to be registered by transmission as proprietor in place of the deceased of his interest in the land comprised in the above-mentioned title, and in support thereof attached the Grant as required by section 117 of the Registered Land Act.

Dated this day of, 20.....

Signed by the)
Representative in the)
presence of:—

FORM R.L.20

REGISTERED LAND ACT

CAUTION

REGISTRATION SECTION

BLOCK

PARCEL

.....

.....

.....

I/WE

Of

Claim an interest as

in the land comprised in the above-mentioned title and forbid the registration of dealings and the making of entries in the register relating thereto (altogether) or to the following extent.

without my/our consent, until this caution has been withdrawn by me/us or removed by order of the court or of the registrar.

Dated this day of, 20.....

Signed in the presence of:—)

FORM R.L.21

REGISTERED LAND ACT

**NOTICE OF INTENTION
TO APPEAL TO THE HIGH COURT**

REGISTRATION SECTION	BLOCK	PARCEL
.....

I/WE

HEREBY GIVE NOTICE that I/WE intend to appeal to the High Court in respect of the following matter:—

(here set out briefly the decision, direction, order, determination or award of the Registrar in question).

My/Our grounds of appeal are as follows:—

Dated this day of, 20.....

.....
Signature(s) of Appellant(s)

FORM R.L.22

REGISTERED LAND ACT

APPLICATION TO INSPECT THE REGISTER

REGISTRATION SECTION

BLOCK

PARCEL

.....

I HEREBY APPLY to inspect the register relating to the above-mentioned title.

Signature.....

Address.....

.....

Date.....

CONDITIONS

1. Persons inspecting the register may take brief notes in pencil, but no document shall be copied.
2. In no circumstances may any note or mark be made on any register, document or file produced for inspection.
3. The counter clerk's duty does not extend to answering questions on matters of title, and no responsibility is accepted for any opinion which may be expressed by him.

FORM R.L.23

REGISTERED LAND ACT

APPLICATION FOR CERTIFIED COPY

REGISTRATION SECTION	BLOCK	PARCEL
.....

I HEREBY APPLY for
certified copy/copies of the following:—

Signature

Address

.....

Date

FORM R.L.24

REGISTERED LAND ACT

APPLICATION FOR OFFICIAL SEARCH

REGISTRATION SECTION

BLOCK

PARCEL

.....

I HEREBY APPLY for an official search of the register relating to the
above-mentioned title.

* I propose (or proposes)

to

and application is hereby made for a stay of registration in accordance with
section 42(1) of the Registered Land Act. The written consent of the
proprietor accompanies this application.

Date....., 20.....

Signature of applicant or his legal practitioner

.....

Address.....

.....

* *Delete if not applicable*

To be submitted in duplicate

FORM R.L.25

REGISTERED LAND ACT

CERTIFICATE OF OFFICIAL SEARCH

REGISTRATION SECTION	BLOCK	PARCEL
.....

On the day of, 20..... The following were subsisting entries on the register relating to the above-mentioned title:

PART A – PROPERTY SECTION

PART B – PROPRIETORSHIP SECTION

PART C – INCUMBRANCES SECTION

The following applications are pending:–

A stay of registration has been noted in the register, which expires on the day of, 20.....

.....
Registrar of Lands

FORM R.L.26

REGISTERED LAND ACT

NO.....

MUTATION

REGISTRATION SECTION

BLOCK

PARCEL(s)

.....

Survey Reference

Area(s)

.....

.....

TO CHIEF SURVEYOR

(State action required)

Date.....

.....

Registrar of Lands

*State number and
area of new parcels
and (where
required) of old
parcels. Insert
headings as
necessary*

*(For use of Survey
Office)*

*Number and area of
Parcels.*

Area(s) calculated
by:

Date

Registry Map
amended by:

Date

TO REGISTRAR OF LANDS

I certify that the Registry Map.....

Has been amended.

Date.....

.....

Chief Surveyor

(For use of Registrar of Lands)

Entered in Register(s)..... Date

.....

Registrar of Lands

FOURTH SCHEDULE

ITEM	FEE
(1) On application for a Land Certificate or a certificate of Lease	
(i) without plan.....	\$20.00
(ii) with plan attached	\$30.00
(Prepared by Land & Survey Department)	
(2) On application for any instrument to be prepared in the Registry	Such fee not exceeding \$100 as the Registry may assess
(3) On application for registration of any transfer	\$10.00 or 0.6% of the consideration whichever is greater
(4) On application for registration of or filing of any instrument, other than a transfer, discharge of a charge or removal of a caution	\$10.00
(5) On application for the discharge of a charge or removal of a caution	\$15.00
(6) For opening a new register consequent upon partition, subdivision or combination; for each parcel resulting	\$10.00
(7) On application to inspect a register	
(a) For inspection of one register	\$ 5.00
(b) For a general search.....	\$20.00
(c) In the case of Solicitors an annual inspection fee in lieu of (a) or (b)	\$250.00
(8) On application for an official search	\$10.00
(9) On application for a copy of any register or instrument; for any page copied	
(a) if certified	\$15.00
(b) in uncertified	\$ 8.00
(10) On application for a copy of the Registry maps or for a copy of a filed plan; for every sheet or part thereof copied	
(a) if certified	\$15.00
(b) if uncertified	\$ 8.00

ITEM	FEE
(11) On application by any person to fix a boundary under section 18(1)	\$20.00 for every hour or part of an hour together with any expenses incurred by the Registrar
(12) For any act, matter or thing not otherwise specifically hereinbefore provided	Such fee not exceeding \$200.00 as the Registrar may assess
