

LAND TRANSFER.

ANALYSIS.

- Title.
1. Short Title. Property Law Act not to conflict with this Act.
 2. Interpretation.

Districts, Officers, &c.

 - 3 Existing districts continued. Governor may abolish or alter districts.
 4. Appointment of Registrar-General and other officers. Existing officers continued.
 5. Appointment of deputies.
 6. Offices may be held conjointly.
 7. Barristers or solicitors only to be appointed to certain offices.
 8. Officers to be subject to regulations of Public Service.
 9. Registrar to have and use seal of office.

Land subject to Provisions of this Act.

 10. What lands subject to this Act.
 11. Special provision as to land under Native Land Act in certain cases.

Title in Substitution of Crown Grant

 12. Governor may by warrant direct issue of certificate of title in lieu of grant.
 13. Particulars to be specified in warrant, and to be conclusive evidence to Registrar.
 14. Certificate may be issued to person entitled at time of issue of warrant.
 15. Certificate to issue subject to existing incumbrances.
 16. Warrant not necessary for issue of certificate to persons entitled by virtue of Act of General Assembly.
 17. Warrant for issue of certificate in lieu of grant to fix antevesting date. Land to be under Act from such date.
 18. Reservation of road by Governor's warrant to have same effect as if reserved in Crown grant. Reservation of road in certificate of title not to vitiate the same.

Applications to bring Land under Act.

 - 19 Land may be brought under Act on application of person entitled.
 20. By whom applications may be made.
 21. Applicant to surrender title-deeds.
 22. Procedure on application.
 23. If all necessary parties concur, application to be gazetted.
 24. If applicant is original grantee, application to be forthwith gazetted.
 25. If necessary parties do not concur, Registrar may reject application, or may order service of notices.
 26. Notice of application to be posted in Land Registry Office of district.
 27. If no caveat lodged, Registrar may, after specified time, bring land under Act.
 28. In case of failure to serve notice, time may be extended.
 29. Application may be withdrawn by consent of persons interested.
 30. On issue of certificate of title, previous title-deeds to be cancelled and retained by Registrar.
 31. Reversion on lease not extinguished by bringing land under Act.
 32. Registration of Crown grant under Deeds Registration Act not necessary where land brought under Act.

Registration.

 33. Registrar to keep Register.
 - 34 When grants, certificates of title, and instruments deemed registered. Definition of registered proprietor.
 35. Instruments to be in duplicate. Instruments entitled to priority according to date of registration.
 36. Memorial defined
 37. Memorial to be recorded on duplicate grant or other instrument. Certificate to be evidence of registration.
 38. Instruments not effectual until entry made in Register.
 39. Informal instruments not to be registered.
 40. Registrar may dispense with duplicate instruments in certain cases.
 41. Certified copies of Register to be evidence.
 42. Register to be open for search.
 43. Instrument not to be registered unless duly stamped.
 44. Where boundaries of district altered by including lands in other district, copies of original Registers to be evidence of dealings with lands so included.
- District Agents.*
45. Registration through District Agents. Priority of instruments so registered.
- Provisional Registration.*
46. Until Register duly constituted, land to be provisionally registered.
 47. When Register duly constituted, Provisional Register to be closed and memorials transferred to Register.
 48. Entries in Provisional Register to be evidence of title.
 49. Provisions of Act to apply to provisional registration.
 50. No dealings to be registered until payment of fees.
- Lost Title-deeds.*
51. Supreme Court may investigate cases of lost deeds.
 52. May make order for claimant to be registered as proprietor.
 53. Court to be guided by real justice.
- Outstanding Interests.*
54. Interests outstanding at time of bringing land under Act to be notified in Register.
 55. Interests registered under Deeds Registration Act to be recognized in certain cases.
 56. Assurance Fund not liable for loss sustained through neglect of claimant to register.
- Registered Proprietors.*
57. Persons jointly registered to be joint tenants.
 58. Estate of registered proprietor paramount.
 59. Registered proprietor protected against ejection except in certain cases.
 60. When land brought under Act title guaranteed to registered proprietor.
- Certificate of Title.*
61. Registered proprietor entitled to certificate of title.
 62. Existing incumbrances to be noted in certificate.
 63. Certificate, how to be dated. May be ante-dated.
 64. How memorial of easement to be recorded.
 65. Tenants in common entitled to separate certificates.
 66. Issue of certificate may be withheld for fourteen days in certain cases.
 67. Certificate not to be void though issued in name of person deceased.
 68. Certificate to be evidence of proprietorship.
 69. Instruments executed by person not actually registered.
 70. No unauthorized right to public road or reserve acquired by registration.
 71. Certificate not to be impeached.
 72. Certificate void in certain cases.
 73. Errors in Register may be corrected.