



SUPPLEMENT TO THE NEW ZEALAND GAZETTE.

Published by Authority.

WELLINGTON, SATURDAY, APRIL 8TH, 1865.

At the Government House at Wellington,
the fifth day of April, 1865.

Present—HIS EXCELLENCY THE GOVERNOR IN COUNCIL.

IN pursuance of the powers in that behalf vested in the Governor, the Governor, with the advice of the Executive Council, doth hereby rescind all former regulations made under the "Land Registry Act, 1860," and the several Acts amending the said Act, and doth hereby make the following Rules, Orders, and Regulations under the said Acts.

G. GREY, Governor.

Approved in Council, April 5th, 1865.

FORSTER GORING, Clerk of the Executive Council.

REGULATIONS ACCORDING TO WHICH THE PRACTICE AND
PROCEDURE UNDER THE LAND REGISTRY ACT, 1860, SHALL
BE REGULATED AND CONDUCTED.

MAPS.

1. Maps of all Crown Lands granted or disposed of, arranged in Districts of convenient size, shall be constructed and kept for the purpose of Registration in each Registration District.

2. Such Maps shall be termed Registration Maps, and the words "Registration Map" shall be written or marked upon them.

3. From time to time as required Supplementary Maps shall be constructed of land newly granted, and the sections or allotments newly granted shall be laid off on the original Maps, so that the Registration Maps in use may include all Crown Lands from time to time disposed of.

4. All such Maps shall be constructed under direction of the Registrar General.

5. Every Map shall be signed by the Registrar General.

6. The Maps shall be conveniently named, numbered, or otherwise distinguished, for reference, as the Registrar General shall from time to time direct.

7. The Registration Maps of each District shall be deposited with the District Registrar of such District.

8. No alteration in, or addition to, such Maps shall be made, except as authorised by the Regulations, or by authority of the Registrar General.

9. In every Registration Map the sections, sub-sections, or allotments, shall be numbered as the Registrar General shall direct.

10. Pending the construction of Registration Maps, Maps on original Crown Grants may be referred to as and for the purposes of Registration Maps, and the same need not be signed by the Registrar General.

SUB-DIVISIONAL MAPS.

11. Sub-divisional Maps, connected with each Registration Map shall be kept on separate files, conveniently numbered or distinguished for reference.

12. If a proprietor shall sub-divide an allotment for sale or transfer, he may cause a sub-divisional Map thereof, shewing the proposed sub-divisions, to be made and deposited with the District Registrar.

13. He may from time to time with the consent of the District Registrar, alter any such sub-divisions, which may not have been disposed of, by causing a fresh sub-divisional Map thereof to be made subject to like conditions.

14. Where application shall be made by a proprietor to register his title to a sub-divided part of an original allotment, the District Registrar may require a sub-divisional Map to be deposited with him.

15. In cases not otherwise provided for, where a proprietor shall transfer a sub-divided part of an original allotment, there shall be deposited with the District Registrar a sub-divisional Map, shewing the entirety of such section or allotment and the sub-divided part thereof.

16. Maps or Plans attached to applications may in the discretion of the District Registrar be referred to as and for the purposes of sub-divisional Registration Maps.

17. All sub-divisional Maps shall be made and authenticated to the satisfaction of the District Registrar; and the sub-divisional sections or allotments on such sub-divisional Maps shall be numbered respectively so as to distinguish the same for purposes of Registration, and shall be referred to and indexed as original sections.

18. The Registrar General may from time to time cause the Registration Maps to be newly compiled for the purpose of embodying therein the sub-divisional allotments, distinguished by proper numbers, and such newly compiled Maps, being signed by the Registrar General, may be used as Registration Maps, in lieu of the originals. The Registrar General shall regulate the construction, arrangement, and care of the Registration Maps, as he shall think fit.

INDEXES.

19. It shall be the duty of the District Registrar to keep

1. A nominal Index.
2. A local Index.

NOMINAL INDEX.

20. The Nominal Index shall contain the names of parties on the Register, and shall be compiled alphabetically. It may be divided into periods or other divisions as the Registrar General shall direct.

21. Against the name of each person in such Index shall be entered the number of the entry in the Register relating to such person.

LOCAL INDEX.

22. The Local Index shall be arranged in correspondence with the Registration Maps, and the numbers of the respective allotments shall be entered therein, and against each number shall be entered the number of every entry of proprietorship relating to such allotment.

GENERAL REGULATIONS AS TO INDEXES.

23. It shall be the duty of the District Registrars under direction of the Registrar General from time to time to examine the Indexes and collate the same with the Registers, and to correct errors found on such examination.

24. When an entry in a Register is cancelled, the corresponding number of such entry in the Indexes shall be cancelled likewise by the District Registrar drawing a line through the same and initialing the cancelled number.

BOOKS.

25. It shall be the duty of the District Registrar to keep

1. A Register of Proprietors of Land.

2. A Register of Charges.
3. A Register of Notices of Leases and Agreements for Leases.
4. A Register of Inhibitions.

26. He shall also keep Books for noting applications of all kinds, with the exact times thereof, lists of Certificates issued, particulars of Fees received,—and such other Books as the Registrar General shall from time to time direct.

APPLICATION TO REGISTER TITLE.

27. Every person applying to Register a Title to land shall make and subscribe, in duplicate, an application in the following form :—

(a.) Christian Name and Surname at full length. “I,” or “We,” (a) as the case may be, “the undersigned “A.B., of” (add place of abode and description or designation.)

Or “I, A.B., as Agent or Attorney for C.D., “of,” &c.

(b.) Plans to be annexed pursuant to the Regulation. “Do apply, pursuant to the Land Registry Act, 1860, to Register the Title to “the (b) following Land, viz.,

(Here add description of Land, specifying the estimated contents, the Parish, Township, County, Province, or other local division in which situate the number of Allotment, Section, or Sub-section, whether occupied or unoccupied, and if occupied, the name of occupant.)

(c.) Value to be inserted pursuant to Regulations. “Which Land is described in the annexed plan, and is valued for the purpose of “the Assurance Fund at £ (c) The above Land is included in the Crown “Grant marked or numbered,” (here insert the proper mark or number of reference to the Crown Grant relating to the Land.)

(In the case of Land formerly on the Register, and in respect of which application is made to Register the Title anew,) add—

“The above land was heretofore registered in the name of R.S., of “as proprietor.”

“Annexed is a list marked A. of the Deeds and Documents now deposited “relating to the Title, copies whereof are also deposited herewith. Annexed “also is a list marked B., of the names and addresses of all persons entitled to “any Estate or Interest in the land. Official notices referring to this application may be left for me at” (here specify some known place of address in the same Town in which the Register Office is situate.)

(Where the applicant admits that the land “is subject to Incumbrances or “Trusts, add) “The land is subject to the following Incumbrances or Trusts “(as the case may be) the rights in respect whereof will be reserved.” Here specify the Incumbrances or Trusts reserved.

A.B.

C.D.

Subjoined to this application shall be a memorandum which may be signed by parties interested, if consenting to the application, as follows :—

“We consent to the above application.

“Chas. Johnston, Mortgagee,

“Jas. Taylor, Lessee.”

If the application or consent be made by Attorney, add “by E.F., of &c., Attorney for the said (A.B. or C.D. as the case may be.)

28. Annexed to every such application and duplicate shall be an accurate plan of the Land, the Title whereof is proposed to be registered. Such Plan shall correspond with the Plan on the Registration Map. If the land be part only of an original allotment or section, the plan shall describe the entire original allotment or section corresponding with the Registration Map, and shall show accurately the measurement, extent, boundaries, and relative position of the Land proposed to be registered, and also the other sub-divisions of such original section if required by the District Registrar.

29. A List or Schedule (marked A.) of Deeds and Documents deposited, shall be annexed to the application.

30. A Schedule (marked B.,) of persons entitled to any Estate or Interest in the Land shall be annexed to the application, which Schedule may be in the following form :—

“ List of persons entitled to an Estate or Interest in the Land referred to in the “ annexed application.

“ Thos. Smith, Merchant, Auckland,
Owner in Fee.

“ Charles Johnson, Grocer, Napier,
Mortgagee.

“ James Taylor, Farmer, Otahuhu,
Lessee.”

A. P.,
Applicant.”

31. The District Registrar shall if required sign and give an interim receipt for Documents deposited, to be exchanged for such Documents if returned.

32. The District Registrar shall transmit the copies of Deeds and Documents deposited to the Registrar General. Such transmission may be by post.

33. Where an application to register Title shall be made, subject to specified Incumbrances or Trusts, the District Registrar may, if he shall think fit, refuse to proceed with such Registration, until proof shall be made to his satisfaction, that the parties interested in such Incumbrances and Trusts, or any of them, have been apprised of the intention to register such Title, and until such parties, or any of them, have had opportunity of being heard in opposition to such application.

34. In every case where the rights of parties are reserved, the applicant shall, on behalf of the parties whose rights are to be reserved, lodge Inhibitions in respect of such rights in conformity with the Regulations applicable to Inhibitions—the effect of which Inhibitions shall be the same as if lodged by the parties themselves.

35. Within one month after the receipt of an application to register a Title to Land, the District Registrar shall cause a notice, which may be in the following Form, to be inserted in some local newspaper circulated in the District, and shall continue such advertisement three times consecutively in such newspaper.

Notice under Land Registry Act, 1860.

A.B., of (add place of abode and description) having applied to Register his Title as Proprietor to the Land hereinafter described, viz :—(Here add a short description sufficiently identi-

fyng the Land.) All persons having interests in such Land, capable of being affected by such registration, are required to lodge their claims, and the evidence in support thereof, with the District Registrar on or before the day of and to attend either personally or by Attorney before me on the (specify day and hour and place) for the purpose of establishing their rights.

Dated the day of

G. H., District Registrar.

Where more notices than one are to be advertised in the same newspaper, they may be Scheduled in a Tabular Form.

36. The examination and hearing of the application shall be proceeded with, at the time and place specified in such notice.

37. Such examination and hearing may be continued by adjournment, whereof notice shall be posted in some conspicuous place in the District Registrar's Office.

38. Parties objecting to the application, or claiming interests in the Land proposed to be registered, may appear and be heard in person or by their counsel or by Attornies before the District Registrar.

39. All applications (with their respective Plans and Schedules) shall be numbered consecutively, and shall, as nearly as may be, be heard in the order in which they shall be received.

40. The documents relating to the respective applications shall be kept by themselves, numbered with numbers corresponding to the number of the application.

41. In the case of every application to register Title for the first time, no person shall be registered as Proprietor, without the approval of the Registrar General, or of such other Barrister or Solicitor as may from time to time be designated by him in that behalf with the approval of the Governor.

REGISTER OF PROPRIETORS OF LAND.

42. The Form of Register of a Proprietor of Land shall be as follows, subject to be from time to time varied by authority of the Registrar General :

" On the day of , on the application numbered () of A.B., of" (add place of residence and designation) " the said A.B. was duly registered as Proprietor of the Land hereinafter described," (here add description of land, specifying its estimated contents, the Township, Parish, County, District or other local division where situate, the Section, Sub-Section or Allotment of which it consists, or of which it forms part, whether occupied or unoccupied, and if occupied the name of the occupant) " a Plan of which Land is (annexed or) delineated on the opposite leaf or page of the Register." (N.B.—If the plan be of inconveniently large size, the Plan may be on paper annexed.)

" G. H.,
District Registrar."

Subjoined to such entry shall be a Memorandum in the Form :—

“Memorandum of Registered Incumbrances, whether Charges, Leases, or Inhibitions, affecting the above land, and of the Discharges of such Incumbrances.”

CHARGES.				LEASES AND AGREEMENTS.				INHIBITIONS.			
No. on Register.	Signature of District Registrar.	When Discharged.	Signature of District Registrar.	No. on Register.	Signature of District Registrar.	When surrendered or determined.	Signature of District Registrar.	No. on Register.	Signature of District Registrar.	When cancelled.	Signature of District Registrar.
200	J.E.	21st Dec. 1862.	J.E.	68	J.E.	4th July 1861.	J.E.	79	J.E.	4th July 1862.	J.E.
320	J.E.			140	J.E.			84	J.E.		

REGISTRY OF CHARGES.

43. Every person applying to register a charge shall fill up and subscribe the following Form, which may be altered from time to time by the Registrar General.

“ I A.B. of do apply to register the Charge made by the (Deed or Instrument) deposited herewith, the particulars of which Charge are as follows:—

“ Date of Instrument

“ Name of Registered Proprietor of Land.

“ Register No. of Ditto.

“ In whose favor Charge made.

“ Amount secured

“ Day of payment

“ Rate of Interest

“ A Plan of the Land charged is

“ A. B.”

If by Attorney, then A. B. on behalf of C.D., of

Annexed to such application shall be a plan of the Land Charged, agreeing with the Registration Map and with these Regulations, or otherwise sufficiently identifying the same.

44. Upon receipt of every such charge the District Registrar shall, if required, sign and deliver to the Depositors a receipt, upon the receipt of such charge notice thereof shall be given by the District Registrar to the Proprietor of the Land charged.

45. Judgments, Crown Debts, Extents and Acceptances of Office, affecting the Lands of a Registered Proprietor, are deemed charges by a Registered Proprietor, and official Certificates of such Judgments, Crown Debts, Extents and Acceptances of Office, signed by the proper officers respectively, shall be received and registered as Instruments of charge; but, in such cases it shall not be incumbent on the District Registrar to require a plan of the land charged, provided the same be sufficiently distinguished by reference to entries already on the Registers.

46. As regards charges created by Wills of Registered Proprietors, such Wills or Probates, Administrations, with Will annexed, exemplifications and office copies of Wills may be received as instruments of charge.

47. The District Registrar may require proof to his satisfaction of the validity of any charge, and, unless satisfied thereof, he may refuse to register the same absolutely, or may suspend such Registration, in which case he shall Register the same provisionally, subject to further consideration, or subject to any order which the Supreme Court may make relative thereto. Every entry of a Provisional Registration shall be headed "Provisionally Registered." Notice shall be given to the party tendering such charge that the same is only Provisionally Registered, in order that he or she may apply, if thought fit, to the Supreme Court, for an order to make the Registration absolute. If no such Order shall be intimated to the District Registrar within the space of three months after the first presentation of the charge for Registration, the District Registrar may thereupon, in his discretion, cancel the Register by writing across the entry in the Register the word "Cancelled" with his name and the date. He shall notify such fact to the Applicant, and shall, on demand, return to him the Deed of charge.

48. Subjoined or attached to every certificate of charge shall be a Memorandum of the Inhibitions affecting such charge, referring to their respective registered numbers.

49. Whenever a charge is registered the register number of such charge shall be entered in the Memorandum at the foot of the Register of the Proprietor's Title. Whenever an Inhibition is registered against a charge the Register Number of the Inhibition shall be entered on the Memorandum at the foot of the register of such charge, and when cancelled an entry shall be made of such cancellation.

50. Upon sale or foreclosure under any order or decree of the Supreme Court of land subject to a registered charge, the District Registrar shall make the requisite entries and transfers for giving effect to such order or decree.

51. Upon a sale of land under a power of sale, contained or implied in the instrument of charge, the District Registrar shall, after due proof made to his satisfaction of compliance with the prescribed conditions, make the requisite entries and transfers in the register for giving effect to such sale.

52. Upon the discharge of any charge the District Registrar shall write across the registered instrument a minute indicating such discharge, whereupon such registry shall be deemed to be cancelled and discharged.

53. No transfer of proprietorship of land or charge shall be registered without delivery up of the existing certificate, except in case of sale or transfer under order or decree of the Supreme Court.

GENERAL REGULATIONS RELATING TO TRANSFERS OF LAND AND CHARGES.

54. When any land or charge is transferred entire, the District Registrar shall write or cause to be written across the register a minute indicating such transfer, and shall sign the same.

55. Where land is subdivided a new entry shall be made in the Register of Proprietors, in respect of each subdivisional part, including the part, if any, retained by the original proprietor, and minutes shall be written across the register indicating such subdivisional transfers.

56. A proprietor intending to subdivide his land by consecutive transactions may deposit with the District Registrar his land certificate pending such transactions, and may, by writing, request that such land certificate may be retained pending such transactions, and the same shall be retained accordingly. In every such case, as each subdivision takes place, the District Registrar shall indicate such subdivision upon the Register of Proprietors by proper references. The original Proprietor may at any time require the District Registrar to issue a certificate of his title to the land remaining undisposed of, and thereupon the District Registrar may make the necessary entry on the register and issue a certificate accordingly.

57. If land be transferred or devised to more persons than one as tenants in common or in coparcenary, each tenant in common or coparcener, as the case may be, shall be registered as Proprietor in respect of his or her undivided share, and all the regulations applicable to the registration of the title to land shall be applicable to the registration of Title to undivided shares of land.

58. Charges can only be transferred in their entirety.

59. Deeds of transfer shall be numbered and indexed according to Regulations made from time to time by the Registrar General.

TRANSMISSION.

60. Before registering a title on the death of a deceased proprietor the District Registrar shall fix a time for hearing objections thereto, and he shall notify the same by advertisement, and shall hear such objections and otherwise proceed in reference thereto in such manner as in the case of an original application to register Title *mutatis mutandis*.

61. Upon any application made to register Title, upon the death of a sole registered proprietor, or of the survivor of several joint registered proprietors, it shall be the duty of the District Registrar to satisfy himself, whether the deceased held the land in his own right or as a trustee, whether he died testate or intestate. If testate he is to satisfy himself as to the validity of the will or

codicil of the deceased, whether the land was devised by such Will or Codicil absolutely or subject to particular uses, estates, trusts or interests, or to charges or special limitations or conditions, and who are the devisees and other persons interested under such will. If the deceased died intestate he is to satisfy himself who is his heir at law. Where any persons appearing to be interested in the land shall be infants, he shall satisfy himself who is the guardian or person entitled to be the guardian of such infants; in the case of married women who are their husbands; in the case of lunatics who are their committees, if any. And of all other matters in any way material, in his judgment, for determining who is the fit person to be registered in the place of the deceased proprietor. All which matters and things he shall fully report to the Registrar General.

62. Before assuming the intestacy of a deceased proprietor the District Registrar shall require the production of Letters of Administration to the deceased, if granted, if none have been granted then an affidavit to that effect. He shall also require the affidavit of the party applying to the effect that he or she has made, or caused search to be made, for any Will or Codicil of the deceased amongst the papers of the deceased, at his bankers, if any, at his agents or solicitors, if any, and in all other places where it was likely that a Will or Codicil may have been deposited; and further that no Will or Codicil has been found, nor has any circumstance come to the knowledge of the deponent from which to infer that any Will or Codicil is or has been in existence (or if there has been any Will or Codicil in existence), then that the same has been destroyed (setting out the facts relating to such destruction), and generally the party applying shall make affidavit that he or she verily believes that there is no Will or Codicil of the deceased in existence. The District Registrar shall also require any corroborative proof of intestacy as to him may seem fit.

63. Where a Will or a Codicil shall have been proved in some competent Court, the probate exemplification or office copy of such Will or Codicil may be admitted as evidence of such Will or Codicil for purposes of Registration, with such corroborative proof, if any, as the District Registrar shall require.

64. Where an original Will or Codicil shall be produced for the purpose of Registration, the District Registrar shall require proof thereof by at least one of the witnesses, if resident within the district, or such other proof as would be required of Wills or Codicils in Courts of Equity.

65. Provided that as regards Wills and Codicils executed out of the Province, or in case of the absence of witnesses, the District Registrar may dispense with proof by witnesses of such Will or Codicil, on receiving evidence to his satisfaction, as to the custody from which such Will or Codicil came, and such other evidence as may satisfy him of the genuineness and validity of such Will or Codicil.

66. If by the Will or Codicil of the deceased Proprietor the Land be devised to any person or persons absolutely, such person or persons shall be registered as Proprietor or Proprietors in place of the deceased Proprietor.

67. If such devise shall be subject to charges, which, in the judgment of the District Registrar, should be protected by Inhibition, the Title shall be

registered subject to such Inhibition, which the District Registrar shall lodge accordingly.

68. If the Devise be to Trustees, such Trustees shall be registered as Proprietors, subject to Inhibition for protecting the rights of all parties interested under the Will or Codicil, which Inhibition the District Registrar shall lodge accordingly.

69. If the Devise be for particular Estates, or subject to limitations, powers or conditions, the Title shall be registered in the name of the devisee for the first estate of freehold, if he shall appear to the District Registrar a fit person to protect the rights of parties interested under the Will or Codicil, and if not then in the name of such other person as shall appear in the judgment of the District Registrar to be the fit person; subject to Inhibition for protecting the rights of all parties interested under the Will or Codicil, which Inhibition the District Registrar shall lodge accordingly.

70. The District Registrar shall not make any entry in the case of transfer of Title on the death of a deceased Proprietor, until he shall have first transmitted full particulars of the whole case to the Registrar General, who may direct the District Registrar what entries to make, and the District Registrar shall in all things conform to such directions of the Registrar General.

71. When an infant shall be entitled to be registered as Proprietor in the last mentioned cases, the guardian or person entitled to be guardian of such infant may be registered in his or her place, subject to an Inhibition for protecting the rights of such infant, which Inhibition the District Registrar shall lodge accordingly.

72. When a married woman shall be entitled to be registered as Proprietor, in the last mentioned cases, the husband of such married woman may be joined on the Register with his wife as co-proprietor, in right of his wife; subject to the conditions and regulations applicable to the Registration of a husband in right of his wife.

73. Where the person entitled to be registered as Proprietor, shall appear to the District Registrar to be an idiot or lunatic, the District Registrar may register the Committee of such idiot or lunatic as Proprietor in his or her place, subject to Inhibition for protecting the rights of such idiot or lunatic, which Inhibition the District Registrar shall lodge accordingly.

74. Where, upon the application of any person to register the Title to land of a deceased Proprietor, it shall appear to the satisfaction of the District Registrar, that the deceased Proprietor died intestate, the District Registrar shall cause an advertisement to be inserted in some newspaper circulating in the Province, calling on persons to come in and establish their claims as Heir or Heirs at law of the deceased, and he shall, in such advertisement, specify a day and time and place for hearing and determining such claims, at which time and place he shall examine such claims, and shall hear any parties then present, tendering evidence or information in reference thereto or to the heirship of the deceased; and he may from time to time adjourn such hearing, and he shall ascertain to his satisfaction, the heirship to the deceased; and shall compile or

cause to be compiled a proper pedigree to the deceased, shewing such heirship, and the degree of consanguinity to the deceased; and shall transmit the same with the verifications thereof to the Registrar General.

75. Upon examining a married woman as to her assent to any disposition of Land whereof she and her husband are registered as co-proprietors, it shall be the duty of the District Registrar to explain to her her rights in the land, and the effect of the proposed disposition; and he shall enquire whether she intends to give up her interest in the Estate to be passed; and he shall make a record of her answer thereto; and where any such married woman, in answer to such enquiry shall declare that she intends to give up her interest without any provision, the District Registrar shall satisfy himself of the truth of such declaration; and where any provision has been agreed to be made, the District Registrar shall satisfy himself that the same has been made; and he shall record the particulars thereof; and he shall not proceed with the proposed Registration until he shall be satisfied as to the foregoing particulars.

LEASES.

76. No notice of a Lease or Agreement for a Lease shall be registered unless such Lease or Agreement be made by the registered proprietor of the Land to which it relates, or his duly authorised Attorney, except in the case of Leases made by a deceased Proprietor, which may be registered as against the person succeeding on the Register to the title of the deceased Proprietor.

77. No Lease or Agreement for Lease shall be registered without a plan of the Land included therein, either contained in the instrument itself or annexed thereto, or without a reference to the register of Proprietorship, with a declaration by the party applying to the following effect:—

“I, A.B., of _____, declare that the annexed Lease (or Agreement for Lease) relates to the Land described in the annexed plan, and I apply to register notice thereof in respect of such Land.

“ Dated _____

A.B., of _____

If by Attorney then add the words “by C.D. of _____, his Attorney.”

Such plan shall be conformable to the Regulations, and shall precisely identify the Land included in the Lease or Agreement for Lease with the proprietary title thereto.

TITLES DERIVED THROUGH UNREGISTERED INSTRUMENTS.

78. Persons seeking to register Titles, whether to Land or Charges derived through unregistered instruments may do so, subject to the like regulations as in the case of an original application.

79. Persons seeking to register charges on Land to which title shall be derived through unregistered instruments may do so, on proof of title to the satisfaction of the District Registrar, subject to such regulations as the Registrar General shall from time to time prescribe.

INHIBITIONS.

80. Any Inhibition authorised by the Land Registry Act may be lodged either by delivery at the Registry Office or by sending the same by post in the usual way, addressed to the District Registrar, together with a statement shewing the nature of the interest sought to be protected by such Inhibition. Such interest shall be defined in such statement, as nearly as may be, in a simple and compendious form, and the Land affected thereby shall be accurately defined.

81. Sequestrations under the "Debtors and Creditors Act, 1862," may be registered as Inhibitions.

82. On the District Registrar being satisfied that the Regulations have been complied with, the Inhibition shall be forthwith registered in the Register of Inhibitions, each Inhibition being entered separately in consecutive order.

83. Notice of such Inhibition shall be given forthwith to the registered Proprietor of the Land or Charge to which the Inhibition relates or to his Agent, in such manner as the Registrar General shall from time to time direct.

84. In all cases of proposed transfer by the registered Proprietor of any Land or Charge subject to Inhibition, notice of such proposed transfer shall be given to the Inhibitors. Such notice shall be given by the District Registrar in such form and manner as the Registrar General shall from time to time direct, and Inhibitors shall be entitled to be heard by the District Registrar in objection to any proposed transfer.

85. Charges, notices of Lease, and Inhibitions shall be cancelled by the District Registrar writing across the respective instruments a minute indicating such cancellation, with his signature, and the necessary entries shall at the same time be made in the Registers.

86. Every application to register a Charge, notice of Lease or Inhibition, with the instruments attached, shall be filed as soon as deposited, and shall be marked forthwith with a number indicating the order of deposit, and which shall be the Register number.

87. The mode of registering instruments under the said Act shall be by the District Registrar, writing, or causing to be written, or stamped across the application or instrument or both, a word or minute indicating the fact of Registration and the Register number, and by his signing such word or minute and causing his seal of office to be affixed or impressed on the registered application or instrument. And all Applications and Instruments so signed and sealed shall be deemed to be duly registered and shall have priority according to the order of their respective register numbers.

INSPECTION OF REGISTER.

88. Before inspecting any register or document in the custody of the District Registrar, the person applying for inspection shall subscribe the following declaration :—

"I A.B. of _____ do declare that I am the Proprietor 'of' (or as the case may be, 'authorised by the proprietor of _____ 'or' by C.D. of _____ a person having an interest in) the undermentioned land (or charge), and I apply to inspect _____ (here specify the Register or Document referred to) relating to the same land or charge.

"Dated this _____ day of _____

" A.B.

"Land or Charge referred to (here specify the Land or Charge referred to).

" A.B."

FEES.

89. The following shall be the scale of fees :—

	£	s.	d.
For every application to Register a Title to Land, or a Charge, or a Notice of Lease, or an Inhibition	0	5	0
For every Hearing and Adjournment of Hearing, by every party attending the hearing	0	5	0
For every Examination of Title to Land in ordinary cases, not exceeding	1	1	0
In special cases, not exceeding	5	5	0
For every Deed or Document deposited for examination	0	1	0
For every Entry on the Register, whether of Proprietorship, Charge, Lease, or Inhibition, exclusive of the plan	0	2	6
For every Certificate of Title to Land or Charge, exclusive of the Plan	0	2	6
For Cancelling an Entry	0	2	6
For every Inspection of a Register or Document	0	1	0
For Copies of Documents, per folio of words, exclusive of plans	0	0	4
For Copies of Plans per sections, sub-sections, or allotment, in addition to fee for Entry	0	2	6
For every Gazette Notice (besides cost of advertising)	0	5	0

ASSURANCE FUND.

90. The value of land for the purpose of the Land Assurance Fund shall be estimated according to the value declared by the Applicant. If the District Registrar shall be dissatisfied with such declared value he may surcharge the applicant at such value as he may think fit. If the applicant shall be dissatisfied with such surcharge and the applicant and the District Registrar shall be unable to agree on the value, the Applicant may demand a valuation, and the value shall in that case be determined by some competent surveyor, to be nominated by the District Registrar. If such valuation shall amount to or exceed the amount surcharged, the cost of the valuation shall be borne by the Applicant, otherwise by the Government.

91. No Certificate of Land shall be issued without prepayment of the Assurance Fund Assessment.

NOTICES.

92. Every person making an application to Register, lodging an Inhibition, or taking any other proceeding under the Land Registry Act shall, at the

same time, specify in writing, some known place of address situate in the same town as the Register Office, at which place notices may be left. The leaving of notices at such places shall be deemed good service thereof under the Act and under these Regulations.

93. The same persons may, by writing left with the District Registrar, from time to time change such place of notices.

94. These Regulations may from time to time be altered and rescinded by the Governor in Council, and the Registrar General may rescind, alter, and vary the same so far as may be consistent with the powers vested in him in that behalf.

