



Titles
QUEENSLAND

Land Title Practice Manual

(QUEENSLAND)

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Note¹—This part does not apply to water allocations.
Note²—This part does not apply to State land.
Note³—This part does not apply to freehold land.

Introduction

The Land Title Practice Manual provides information and guidance to industry practitioners conducting business with the Titles Registry (also known as the Land Registry and the Titles Office).

Section 9A of the *Land Title Act 1994* gives statutory recognition to the Land Title Practice Manual.

The manual is divided into parts, which are generally numbered according to the relevant registry form. For example, part 18 relates to *Form 18—General consent*.

However, the following parts are not numbered according to a registry form:

- Part 2 – Mortgage (National Mortgage Form);
- Part 23 – Priority Notice Form, Extension of Priority Notice Form and Withdrawal of Priority Notice Form; and
- the parts numbered 45 and onwards which deal with particular subject areas which impact on a broad range of forms and titling transactions.

Each part that deals with a registry form is divided into the following sections:

- a. general law—relevant principles of law applicable to the titling transaction(s) contemplated by the form
- b. practice—requirements for lodgement of the form
- c. form—general requirements for the form and attachments, an itemised guide for completion of the form and some example(s)
- d. case law—some relevant references
- e. fees—references to prescribed fees for lodgement of the form
- f. cross referencing and further reading.

References to statutes, rules and regulations are Queensland-specific unless stated otherwise. Statutes and regulations are those in force at the time of the manual's publication.

The examples throughout the manual are by way of illustration only, and names are fictitious. Any similarity to the name of any person (living or dead) is purely coincidental.

The Titles Registry is committed to respecting, protecting and promoting human rights. Under the *Human Rights Act 2019*, the Titles Registry has an obligation to act and make decisions in a way that is compatible with human rights and, when making a decision, to give proper consideration to human rights. To the extent an act or decision under this document may engage human rights under the Human Rights Act, regard will be had to that Act in undertaking the act or making the decision.