

ACT GOVERNMENT
Land Titles Act 1925
Duties Act 1999
Registrar-General's Office



Duty Only

TCPs
Form 020

**TRANSFER BY CHARGEЕ UNDER
POWER OF SALE**

Lodging Party

Box Number

PRIVACY COLLECTION STATEMENT (PRIVACY ACT 1988 (C'WLTH)) OVERLEAF

The chargee transfers the land in items 1 and 3, in exercise of its power of sale, to the transferee. This transfer is subject to the mortgages, encumbrances and other instruments affecting the land, including any created by dealings lodged prior to this application and any restrictive covenants referred to in Item 8 and together with any easements in the Crown Lease or created by deed.

1. LAND

Vol:Fol	District/Division	Section	Block	Unit

2. STATUTORY CHARGE NUMBER

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3. CHARGEЕ / SELLER

Full name (Surname last)	Estate or Interest Transferred

4. TRANSFEREE / BUYER

Full name (Surname last)	Full Postal Address (after transfer)

5. FORM OF TENANCY (delete whichever is not applicable)

Joint Tenants / Tenants in Common in the following shares

6. CONSIDERATION

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7. EXECUTION

Signed by the chargee/seller
Signature of chargee/seller

Full name of witness
Signed in my presence
Signature of witness

Signed in my presence by the transferee/transferees solicitor
Signature of transferee/transferees solicitor and full name of solicitor, where solicitor executes on behalf of the transferee

Full name of witness
Signed in my presence
Signature of witness

8. DEVELOPMENT STATUS (Tick the appropriate box or strike out if mortgage or sublease)

Land Only	<input type="checkbox"/>	Incomplete Building	<input type="checkbox"/>	Building Completed	<input type="checkbox"/>
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9. DATE

10. RESTRICTIVE COVENANTS (Delete if NOT applicable)
11. DATES

Agreement for Sale Date		Settlement Date (the date on which the transferee becomes liable for rates)	
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12. OFFICE USE ONLY

Lodged by		Certificates Lodged	
Data Entered by		Attachments Lodged	
Examined by		Certificate of Title Lodged	
Registered by		Registration Date	

PRIVACY STATEMENT

S.43 of the *Land Titles Act 1925 (LTA)* authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Land Titles Register. S.65-67 LTA requires that the Register be made available to any person for search, upon payment of a fee. The information is regularly provided to various ACT Government agencies, including the ACT Department of Urban Services, ACT Planning and Land Authority (ACTPLA), ACT Treasury, Canberra Connect and ActewAGL for conveyancing, municipal account, administrative, statistical and valuation purposes. ACTPLA and agencies within the ACT Department of Urban Services may also use the information supplied to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

SCHEDULE OF NOTES

- This form is to be used only for a transfer by mortgagee exercising a power of sale. A mortgagee in priority to a writ, may exercise its power of sale, regardless as to whether the writ has lapsed. The transferee from such mortgagee will acquire title free from the writ. Similarly if the sheriff sells under the writ, the transferee must deal with any prior mortgage.
- A mortgagee presenting a mortgage for registration after the writ has lapsed will be required to provide evidence that a search at the Supreme Court revealed that the sheriff had not put the writ into force by sale.
- Documents must be typed or completed in black ink or biro.
- Alterations to information entered on the form should be made by crossing out (not erasing or obliterating by painting over) and should be initialled by the parties.
- If there is insufficient space in any panel use an annexure sheet.
- Volume and Folio references must be given.
- Provide details of the mortgage number.
- Provide full names of the mortgagee who is undertaking the transfer, including the estate or interest transferred.
- Provide full names of the purchaser, including their postal address.
- Provide the form of tenancy (joint tenants or tenants in common).
- Provide the consideration (sale price).
- Execution by
 - A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
 - Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority eg. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation".
 - Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal

NB The normal witnessing provisions in the *Land Titles Act 1925* do not apply to execution by a corporation as above, but do apply to execution by the attorney of a corporation.