

S.I. 110 of 2022

LAND REGISTRATION ACT

(Cap 107)

Land Registration (Amendment of Second and Third Schedules) Regulations, 2022

In exercise of the powers conferred by section 104 of the Land Registration Act, the Minister responsible for legal affairs makes the following regulations —

Citation

1. These regulations may be cited as the Land Registration (Amendment of Second and Third Schedules) Regulations, 2022.

Repeal and Replacement of form 21

2. The Second Schedule to the Land Registration Act is amended by repealing the Form L.R. 21 “Affidavit on Transmission on Death” and substituting it with the following —

“(Form L.R.21)

THE LAND REGISTRATION ACT

SECTION 72

APPLICATION TO BE REGISTERED AS PROPRIETOR BY TRANSMISSION UPON DEATH OF A PROPRIETOR

Title No.

I/We acting as executor(s) of the estate of *[insert details of the deceased proprietor(s)]*, the deceased proprietors(s) as per appointment *[insert details of appointment]*, hereby apply to be registered by transmission as proprietor(s) in place of the deceased of his/her/their interest in the land comprised in the above-mentioned title(s), and in support thereof attach a certified copy of the order of appointment as required by section 72 of the Land Registration Act.

Dated this day of, 20.....

Signed by the executor

_____”

Insertion of new forms

3. The Second Schedule to the Land Registration Act is amended by inserting immediately after the Form 21 the following new forms —

“(Form L.R. 22)

THE LAND REGISTRATION ACT

SECTION 53A

CREATION AND GRANT OF RIGHT OF WAY FOR PUBLIC USE

Title No.

I/We, in consideration of/pursuant to hereby create and grant the following right of way/on the land comprised in the above-mentioned title/on that part of the land comprised in the above-mentioned title which is shown on the plan annexed hereto/[specify the part] of the land comprised in the above-mentioned title/ for the benefit and enjoyment of the public (*set out conditions, if any*):-

Dated this day of, 20.....

(Form L.R. 23)

THE LAND REGISTRATION ACT

SECTION 53A

RESTRICTIVE AGREEMENT ON USE OF LAND FOR PUBLIC BENEFIT AND ENJOYMENT

Title No.

I/We, hereby agree to restrict the use of/the land comprised in the above-mentioned title/the part of the land comprised in the above-mentioned title which is shown on the plan annexed hereto/[specify the part] of the land comprised in the above-mentioned title for it to be used for benefit and enjoyment of the public (*set out conditions, if any*):-

Dated this day of, 20.....

(Form L.R. 24)

THE LAND REGISTRATION ACT

SECTION 72(8)

**TRANSFER BY EXECUTOR TO PERSON
ENTITLED UNDER A WILL OR ON INTESTACY**

Title no.

I/We in the exercise of my/our function as executor(s) of the estate of, the deceased proprietor, as per appointment [*insert details of appointment*] hereby transfer to [*insert names, addresses and identity details of the transferees*] being the person(s) entitled thereto under the will/on the death, *intestate*, /of the deceased, the land comprised in the above-mentioned title(s)/the interest of the deceased proprietor(s) in the land comprised in the above-mentioned title(s)/in the following undivided shares:

I/We declare that this transfer/is in accordance with the will of the deceased/is in accordance with the entitlements of the transferee(s) to the land comprised in the above-mentioned title(s)/to the interest of the deceased proprietor(s) in the land comprised in the above-mentioned title(s)/on the death of the deceased/on the death, *intestate*, of the deceased proprietor/ and I/we further declare that to the best of my/our knowledge, information and belief, no other person is entitled to/any interest in the above-mentioned title(s)/the undivided share of the deceased in the above-mentioned title(s).

Dated this day of, 20.....

(Form L.R. 25)

THE LAND REGISTRATION ACT

SECTION 84(5)(c)

APPLICATION FOR A RESTRICTION

Title no.

I/We,of hereby apply for the entering of a restriction in respect of the land comprised in the above-mentioned title(s) prohibiting or restricting /any dealing with the above-mentioned title(s)/[or

specified dealings that would be prohibited or restricted] without my/our prior express written consent.

I/We,, proprietor/fiduciary of the above-mentioned title(s), hereby consent to the registration of the restriction applied for above in the above-mentioned terms.

Dated this day of, 20.....

Repeal and Replacement of Third Schedule

4. The Third Schedule to the Land Registration Act starting from 1st November, 2022, is repealed and substituted therefor, the following —

**“THIRD SCHEDULE
FEES**

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1. For registration, in respect of each title affected, of —	
(a) Transfer or Transmission including under section 75 of the Act	200.00
(b) Lease or sublease	200.00
(c) Usufructuary interest	200.00
(d) Charge	200.00
(e) Easement or restrictive agreement/right of way for public use	200.00
(f) Release of easement or restrictive agreement	200.00
(g) Assignee in bankruptcy or insolvency	200.00
(h) Liquidator of company	200.00
(i) Power of attorney	200.00
(j) Revocation or renunciation of power of attorney	200.00

(k)	Inhibition by court	200.00
(l)	Court order including order of rectification and partition of land	200.00
(m)	Recording of appointment of executor or fiduciary	100.00
(n)	Application for partition	200.00
(o)	Permission to build/variation/ surrender of permission to build	200.00
(p)	Rectification under section 88(1)	200.00
(q)	Change of name	100.00
2.	For registration, in respect of each title affected and each of the following in the same instrument:-	
(a)	Discharge or variation of charge;	200.00
(b)	Surrender or cancellation of lease or sublease	200.00
(c)	Extension or variation of lease or sublease	200.00
(d)	Surrender or cancellation of usufructuary interest	200.00
3.	Cautions	
(a)	Application fee, on application by an interested person	1,500.00
(b)	For registration upon application under (a), in respect of each title affected	200.00
(c)	For application and registration of a caution by consent of the parties, in respect of each title affected	200.00

(d)	Removal, in respect of each title affected	200.00
4.	Restriction	
(a)	Application Fee, on application by an interested person	1,500.00
(b)	For registration upon application under (a), in respect of each title affected	500.00
(c)	For application and registration of a restriction under section 84(5) of the Act, in respect of each title affected	200.00
(d)	Removal, in respect of each title affected	200.00
5.	For opening new registers on a portion or Sub-division, for each new parcel resulting	200.00
6.	On combination of parcels	200.00
7.	On conversion of title under section 21(1) of the Act	200.00
8.	(a) On the application to inspect under section 27(1) of the Act	100.00 per hour or part of an hour
	(b) Authority to attorneys-at-law, notaries and land surveyors to search for the following period at the specified rates:-	
	(i) a month or part thereof	1,000.00
	(ii) 6 months	5,000.00
	(iii) 12 months	10,000.00

subject that such fee shall include authority fo attorneys-at-law, notaries

and land surveyors to search under the
Mortgage and Registration (Fees)
Miscellaneous Regulations.

9.	For a certificate of official search under section 27(2) of the Act for each title	200.00
10.	For certified copies of instruments, for every folio of lines 15 or part thereof	50.00
11.	For copies of lease per page	25.00
12.	For certified copies of registry map or of a filed plan, per square foot or part thereof	60.00
13.	Attestation fee, payable to notary, for each execution attested	1,000.00
14.	Notice of Appeal to the Land Registrar	200.00".

MADE this day 13th of October, 2022.

**WAVEL RAMKALAWAN
PRESIDENT**
