

Regulations

29 of 1924,
16 of 1927,
22 of 1934,
13 of 1937,
55 of 1939,
68 of 1941,
24 of 1944,
N.L.N. 48 of
1954.

Land Instruments Registration Regulations

1. These regulations may be cited as the Land Instruments Registration Regulations.

2. Copies of instruments delivered for registration under the Law shall be prepared on parchment or on stout paper of good and substantial quality, rectangular in shape, and the dimensions of such parchment or paper shall not exceed 38 centimetres in length by 24 centimetres in width (being the size known as "post") and shall not be less than 33 centimetres in length by 21 centimetres in width (being the size known as "foolscap") and such copies shall be so written or printed that a margin two inches wide be left blank on the left-hand side of the parchment or paper.

3. Section 14 of the Law, in so far as that section directs that an instrument shall not be registered unless it contains a plan of the land affected, shall not apply to the following instruments—

- (a) Lease of land, houses or buildings for a term not exceeding three years (without a right of renewal).
- (b) Instruments affecting land the boundaries of which are defined in a plan attached to an instrument registered after the 1st June, 1918, and referred to in the instrument presented for registration.
- (c) Mining rights, water rights or assignments of mining rights or of water rights.
- (d) Any instrument affecting land which the Governor by endorsement thereon may exempt from the provisions of the said section.
- (e) Leases of plots of lands forming part of a general layout recognized by the Chief Lands Officer, a plan of which showing the plots and layout has been deposited at the Ministry of Lands.
- (f) Exclusive prospecting licences which the Chief Inspector of Mines by endorsement thereon may exempt from the provisions of the said section.

4. A memorandum entered in a book kept by a customary court for recording therein the terms and conditions on which a stranger is allowed to occupy communal land shall be exempt from the provisions of the Law.

5. Lincences issued under the State Lands (Temporary Occupation) Regulations shall be excepted from the provisions of this Law.

6. All instruments recorded or filed in accordance with the provisions of bye-laws made by a local government council in exercise of the powers conferred by the Local Government Law shall be excepted from the provisions of this Law.

Land Registration (Directions) Notice made under section 8

N.L.N. 36.

1. This public notice may be cited as the Land Registration (Directions) Notice. Citation.

2. There shall be a registry office at Enugu, which shall be the proper office for the registration of all instruments affecting land in Anambra State. Enugu registry.

Land Instruments Registration (Fees) Regulations

E.R.L.N. 153 of
1957, E.C.S.L.N. 5
of 1971, A.S.L.N.
16 of 1989

1. These regulations may be cited as the Land Registration (Fees) Regulations. Citation.

2. The fees prescribed in the Schedule to these Regulations shall be taken by the officers by or before whom the acts for which the fees payable are done: Prescription of fees.

Provided that where the fees to be taken upon the delivery of an instruments requires the consent of the Commissioner or any other public officer for the making thereof or for the doing of any act in connection therewith, delivery shall, for the purposes of computing fees only, be reckoned as from the date on which such consent is endorsed on the instrument;

SCHEDULE

FEES

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| 1. Upon delivery of an instrument for registration | |
| (a) within sixty days of the date of execution if executed in
Nigeria or within twelve months of the date of execution if
executed elsewhere | 100.00 |
| (b) after sixty days have elapsed since the date of execution if
executed in Nigeria or after twelve months have elapsed
since the date of execution if executed elsewhere | 150.00 |
| 2. For every attestation of an instrument under section 13 (1).. .. | .50 |
| 3. For every search in the records, for every half-an-hour or part thereof ... | 10.00 |
| 4. For a certified copy of any registered instrument (not including any
plan thereon) for every 100 words..... .. | .50 |
| 5. For a copy of every plan as determined by the registrar according
to the amount of work involved, but not less than | 1.00 |
| 6. For comparing, if required, any instrument with the register thereof,
for every 100 words | .25 |