

## **LAND REGISTRATION RULES – SECTION 16**

(Statutory Instruments 82/1986 and 175/2006)

Commencement [22 October 1986]

### **1. CITATION**

These Rules may be cited as the Land Registration Rules.

### **2. INTERPRETATION**

In these Rules “Act” means the Land Registration Act.

### **3. FORM OF REGISTERS**

Registers shall be in the appropriate form prescribed in Schedule 1.

### **4. FORM OF CERTIFICATE**

A land certificate and a certificate of lease shall be in the appropriate form prescribed in Schedule 2.

### **5. OTHER FORMS**

Other forms required to be used under the Act shall be as prescribed in Schedule 3.

### **6. FEES**

- (1) Subject to paragraph (2) the fees payable under section 112(1) of the Act are as prescribed in Schedule 4.
- (2) A fee shall not be charged for the preparation or registration of any instrument in respect of any dealing in favour of the Crown or in respect of any business transacted by or on behalf of the Crown for a public purpose.

**7. REFUND OF FEES**

Fees paid under these Rules shall not be refunded except by written order of the Registrar.

**8. REGISTRY HOURS OF BUSINESS FOR PUBLIC TRANSACTION**

The Registry shall be open for the transaction of business with the public at such times as the Registrar shall appoint by notice published in the Gazette.

## **SCHEDULE 1**

*[Insert page 1 of the Land Registration Act Landscape Pages]*

*[Insert page 2 of the Land Registration Act Landscape Pages]*

*[Insert page 3 of the Land Registration Act Landscape Pages]*



LAND REGISTRATION ACT  
SECTION 31  
CERTIFICATE OF LEASE

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

Lessor

Rent

Term

THIS IS TO CERTIFY that

of

is/are now registered as the proprietor(s) of the leasehold interest above referred to, subject to the agreements and other matters contained in the registered lease, to the entries in the register relating to the lease and to such of the overriding interests set out in section 28 of the Land Registration Act as may subsist and affect the land comprised in the lease.

At the date thereof the following entries appear in the register relating to the lease:

PART A – Property Section (*easements, etc.*)PART B – Proprietorship Section (*inhibitions, cautions and restrictions*)PART C – Incumbrances Section (*leases, charges, etc.*)

Given under my hand and the seal of the Land Registry this                      day  
of    20

.....  
*Registrar of Lands*

**SCHEDULE 3**

## PRESCRIBED FORMS

Form	L.R. 1	Transfer of Land
Form	L.R. 2	Transfer of Lease
Form	L.R. 3	Transfer of Hypothec
Form	L.R. 4	Withdrawal of Caution
Form	L.R. 5	Transfer of Undivided Share
Form	L.R. 6	Transfer by Personal Representative to person entitled under a Will or on an Intestacy
Form	L.R. 7	Lease/Sub-Lease
Form	L.R. 8	Hypothec
Form	L.R. 9	Discharge of Hypothec
Form	L.R. 10	Surrender of Lease
Form	L.R. 11	Grant of Servitude
Form	L.R. 12	Release of Servitude
Form	L.R. 13	Application for Partition
Form	L.R. 14	Power of Attorney
Form	L.R. 15	Notice of Revocation of a Power of Attorney
Form	L.R. 16	Application to be registered as Proprietor by Transmission
Form	L.R. 17	Caution
Form	L.R. 18	Notice of intention to appeal to the High Court
Form	L.R. 19	Application to inspect the Register
Form	L.R. 20	Application for Certified Copy
Form	L.R. 21	Application for Official Search
Form	L.R. 22	Certificate of Official Search
Form	L.R. 23	Mutation

Form L.R. 1

INSTRUMENT NO.

[Empty box for Instrument No.]

LAND REGISTRATION ACT
SECTION 56
TRANSFER OF LAND

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the land comprised in the above-mentioned title.

\* The transferees hereby declare that they hold the land as proprietors in common in the following undivided shares—

Dated this day of 20

Signed by the Transferor in the presence of—

.....
.....

Signed by the Transferee in the presence of—

.....
.....

\* Delete if not applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the .....

REGISTERED

Revision Date: 31 Dec 2008

day of ..... 20 .....  
and that stamp duty assessed/adjudicated by  
Treasury at EC\$ ..... and  
Land Registry fees at EC\$ .....  
relating thereto have been paid.

This day of 20

.....  
*Registrar of Lands*

.....  
*Registrar of Lands,  
Saint Lucia.*

Form L.R. 2 .

INSTRUMENT NO

**LAND REGISTRATION ACT**  
**TRANSFER OF LEASE**

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the leasehold interest comprised in the abovementioned title.

\*The transferees declare that they hold the leasehold interest as proprietors in the following undivided shares:

Dated this day of 20

Signed by the Transferor in  
the presence of—

.....  
.....

Signed by the Transferee in  
the presence of—

.....  
.....

\* Delete as applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20..... and that stamp duty assessed/adjudicated by Treasury at EC\$ ..... and Land Registry fees at EC\$ ..... relating thereto have been paid.

REGISTERED This day of 20

.....  
Registrar of Lands

.....  
Registrar of Lands,  
Saint Lucia

Form L.R. 3

INSTRUMENT NO.

[Empty rectangular box for Instrument No.]

LAND REGISTRATION ACT  
SECTION 56  
TRANSFER OF HYPOTHEC

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the hypothec shown as entry number ..... in the incumbrances of the register relating to the above-mentioned title.

The Transferor hereby declares that the amount of principal and interest owing by the Debtor at the date hereof is



WITHDRAWALS OF CAUTION

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

I/WE

hereby withdraw the caution lodged on my/our behalf against the abovementioned title

Dated this                      day of                      20

Signed by the Cautioner in the presence of—

.....  
.....

FOR OFFICIAL USE ONLY

REGISTERED

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20.....and that stamp duty assessed/adjudicated by Treasury at EC\$ ..... and Land Registry fees at EC\$. ..... relating thereto have been paid.

This                      day of                      20

.....  
*Registrar of Lands*

.....  
*Registrar of Lands  
Saint Lucia*

Form L.R. 5

INSTRUMENT NO.

[Empty rectangular box for instrument number]

SECTION 62
TRANSFER OF UNDIVIDED SHARE

REGISTRATION QUARTER MAP SHEET PARCEL(S)
.....

I/WE

in consideration of
(the receipt whereof is hereby acknowledged) HEREBY TRANSFER
to
of
my/our undivided ..... share(s) (respectively) in the
above-mentioned title.

\*The Transferees declare that they hold the (combined) undivided
share(s) as propeitors in common in the following undivided shares—

I/WE

the remaining proprietor(s) of the interest comprised in the above-
mentioned title hereby consent to this transfer.

Dated this day of 20

Signed by the Transferor in
the presence of—
.....
.....

Signed by the Transferee in
the presence of—
.....
.....

Signed by the remaining
proprietor(s) in the presence
of—
.....
.....

\* Delete if not applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia
hereby certify that this document was REGISTERED
This day of 20



Revision Date: 31 Dec 2008

Signed by the Transferee in the presence of— .....

\* Delete if not applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20..... and that stamp duty assessed/adjudicated by Treasury at EC\$..... and Land Registry fees at EC\$..... relating thereto have been paid. REGISTERED This day of 20

..... Registrar of Lands

..... Registrar of Lands Saint Lucia.

Form L.R.7

INSTRUMENT NO.

[Empty box for Instrument No.]

LAND REGISTRATION ACT

SECTION 45

LEASE/SUB-LEASE

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

I/WE

HEREBY LEASE/SUB-LEASE to

of

Revision Date: 31 Dec 2008

the land comprised in the above-mentioned title (or) that portion of land comprised in the above-mentioned title which is shown on the Registry Map as Parcel Number ..... or on the filed plan as number ..... for the term of ..... from the ..... day of ..... at the rent of ..... payable ..... subject to the following conditions.

(Here set forth any variation, or make reference to an attached document).

\*The Lessees declare that they hold the lease as proprietors in common in the following undivided shares—

Dated this ..... day of ..... 20.....

Signed by the Lessor in the presence of— .....  
.....

Signed by the Lessee in the presence of— .....  
.....

\* Delete if not applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20..... and that stamp duty assessed/adjudicated by Treasury at EC\$..... and Land Registry fees at EC\$..... relating thereto have been paid.

REGISTERED  
This ..... day of ..... 20.....

.....  
*Registrar of Lands*

.....  
*Registrar of Lands  
Saint Lucia*

[Empty rectangular box for instrument number]

LAND REGISTRATION ACT
HYPOTHEC

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

I/WE

HEREBY Hypothecate my/our interest in the above-mentioned title or the Hypothec shown as entry number ..... in the incumbrances section of the register relating to the above-mentioned title to secure the payment

to

of

of the principal sum of

with interest at the rate of ..... per cent per annum payable ....., subject to the following conditions.

(Here set forth any variation, or make reference to an attached document).

The principal sum shall be repaid on the ..... day of ..... together with any interest then due.

Signed by the Debtor in the presence of—

.....
.....

Signed by the Creditor in the presence of—

.....
.....

FOR OFFICIAL USE ONLY

I, the Registrar of Land in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20 ..... and that stamp duty assessed/adjudicated by Treasury at EC\$ ..... and Land Registry fees at EC\$ ..... relating thereto have been paid.

REGISTERED

This day of ..... 20

.....  
*Registrar of Lands*

.....  
*Registrar of Lands  
Saint Lucia*

## **LAND REGISTRATION RULES – SECTION 16**

(Statutory Instruments 82/1986 and 175/2006)

Commencement [22 October 1986]

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A land certificate and a certificate of lease shall be in the appropriate form prescribed in Schedule 2.

### **5. OTHER FORMS**

Other forms required to be used under the Act shall be as prescribed in Schedule 3.

### **6. FEES**

- (1) Subject to paragraph (2) the fees payable under section 112(1) of the Act are as prescribed in Schedule 4.
- (2) A fee shall not be charged for the preparation or registration of any instrument in respect of any dealing in favour of the Crown or in respect of any business transacted by or on behalf of the Crown for a public purpose.

**7. REFUND OF FEES**

Fees paid under these Rules shall not be refunded except by written order of the Registrar.

**8. REGISTRY HOURS OF BUSINESS FOR PUBLIC TRANSACTION**

The Registry shall be open for the transaction of business with the public at such times as the Registrar shall appoint by notice published in the Gazette.

## **SCHEDULE 1**

*[Insert page 1 of the Land Registration Act Landscape Pages]*

*[Insert page 2 of the Land Registration Act Landscape Pages]*

[\[Insert page 3 of the Land Registration Act Landscape Pages\]](#)



LAND REGISTRATION ACT

SECTION 31

CERTIFICATE OF LEASE

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

Lessor

Rent

Term

THIS IS TO CERTIFY that

of

is/are now registered as the proprietor(s) of the leasehold interest above referred to, subject to the agreements and other matters contained in the registered lease, to the entries in the register relating to the lease and to such of the overriding interests set out in section 28 of the Land Registration Act as may subsist and affect the land comprised in the lease.

At the date thereof the following entries appear in the register relating to the lease:

PART A – Property Section (*easements, etc.*)

PART B – Proprietorship Section (*inhibitions, cautions and restrictions*)

PART C – Incumbrances Section (*leases, charges, etc.*)

Given under my hand and the seal of the Land Registry this                      day  
of    20

.....

*Registrar of Lands*

**SCHEDULE 3**

## PRESCRIBED FORMS

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Form	L.R. 2	Transfer of Lease
Form	L.R. 3	Transfer of Hypothec
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Form	L.R. 6	Transfer by Personal Representative to person entitled under a Will or on an Intestacy
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Form	L.R. 10	Surrender of Lease
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Form	L.R. 12	Release of Servitude
Form	L.R. 13	Application for Partition
Form	L.R. 14	Power of Attorney
Form	L.R. 15	Notice of Revocation of a Power of Attorney
Form	L.R. 16	Application to be registered as Proprietor by Transmission
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Form	L.R. 18	Notice of intention to appeal to the High Court
Form	L.R. 19	Application to inspect the Register
Form	L.R. 20	Application for Certified Copy
Form	L.R. 21	Application for Official Search
Form	L.R. 22	Certificate of Official Search
Form	L.R. 23	Mutation

Form L.R. 1

INSTRUMENT NO.

[Empty box for Instrument No.]

LAND REGISTRATION ACT
SECTION 56
TRANSFER OF LAND

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the land comprised in the above-mentioned title.

\* The transferees hereby declare that they hold the land as proprietors in common in the following undivided shares—

Dated this day of 20

Signed by the Transferor in the presence of—

[Signature lines for Transferor]

Signed by the Transferee in the presence of—

[Signature lines for Transferee]

\* Delete if not applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ... day of ... 20 ... and that stamp duty assessed/adjudicated by Treasury at EC\$ ... and Land Registry fees at EC\$ ... relating thereto have been paid.

REGISTERED

This day of 20

Registrar of Lands

Registrar of Lands, Saint Lucia.

Form L.R. 2 .

INSTRUMENT NO

[Empty box for Instrument No]

LAND REGISTRATION ACT
TRANSFER OF LEASE

REGISTRATION QUARTER MAP SHEET PARCEL(S)
.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the leasehold interest comprised in the abovementioned title.

\*The transferees declare that they hold the leasehold interest as proprietors in the following undivided shares:

Dated this day of 20

Signed by the Transferor in the presence of—

.....

.....

Signed by the Transferee in the presence of—

.....

.....

\* Delete as applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20..... and that stamp duty assessed/adjudicated by Treasury at EC\$ ..... and Land Registry fees at EC\$ ..... relating thereto have been paid.

REGISTERED

This day of 20

..... Registrar of Lands

..... Registrar of Lands, Saint Lucia

Form L.R. 3

INSTRUMENT NO.

[Empty box for Instrument No.]

LAND REGISTRATION ACT
SECTION 56
TRANSFER OF HYPOTHEC

REGISTRATION QUARTER MAP SHEET PARCEL(S)
.....

I/WE

in consideration of

(the receipt whereof is hereby acknowledged) HEREBY TRANSFER

to

of

the hypothec shown as entry number ..... in the incumbrances
of the register relating to the above-mentioned title.

The Transferor hereby declares that the amount of principal and interest
owing by the Debtor at the date hereof is

(And the Debtor hereby acknowledges that, that is the amount due and
owing by him or her).\*

Dated this day of 20

Signed by the Transferor in
the presence of—

Signed by the Transferee in
the presence of—

Signed by the Debtor in the
presence of—

\*Delete these words if the Transferee does not require the Debtor to
acknowledge.

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia

REGISTERED





I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20..... and that stamp duty assessed/adjudicated by Treasury at EC\$..... and Land Registry fees at EC\$..... relating thereto have been paid.

REGISTERED This day of 20

..... Registrar of Lands

..... Registrar of Lands Saint Lucia

Form L.R 6

INSTRUMENT NO

[Empty box for Instrument No]

LAND REGISTRATION ACT

SECTION 76

TRANSFER BY PERSONAL REPRESENTATIVE TO PERSON ENTITLED UNDER A WILL OR ON AN INTESTACY

REGISTRATION QUARTER MAP SHEET PARCEL(S) ..... ..

I/WE

as personal representative of deceased HEREBY TRANSFER TO of

(being the person entitled thereto under the will (or on the intestacy of the deceased) to the interest of the deceased comprised in the register relating to the above-mentioned title.

\*The Transferees declare that they hold that interest as proprietors in common in the following shares—

Dated this day of 20

Signed by the Transferor in the presence of— .....

Signed by the Transferee in the presence of— .....

\* Delete if not applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the ..... day of ..... 20..... and that stamp duty assessed/adjudicated by Treasury at EC\$..... and Land Registry fees at EC\$..... relating thereto have been paid.

REGISTERED

This day of 20

..... Registrar of Lands

..... Registrar of Lands Saint Lucia.

Form L.R.7

INSTRUMENT NO.

[Empty box for Instrument No.]

LAND REGISTRATION ACT

SECTION 45

LEASE/SUB-LEASE

REGISTRATION QUARTER MAP SHEET PARCEL(S)

.....

I/WE

HEREBY LEASE/SUB-LEASE to

of the land comprised in the above-mentioned title (or) that portion of land comprised in the above-mentioned title which is shown on the Registry Map as Parcel Number ..... or on the filed plan as number ..... for the term of ..... from the day of at the rent of payable subject to the following conditions.

(Here set forth any variation, or make reference to an attached document).

\*The Lessees declare that they hold the lease as proprietors in common in the following undivided shares—

Dated this day of 20

Signed by the Lessor in the presence of—

.....

Signed by the Lessee in the presence of— .....

\* Delete if not applicable

FOR OFFICIAL USE ONLY

I, the Registrar of Lands in Saint Lucia hereby certify that this document was received by me for registration on the This REGISTERED day of 20..... day of ..... 20..... and that stamp duty assessed/adjudicated by Treasury at EC\$..... and Land Registry fees at EC\$..... relating thereto have been paid.

..... Registrar of Lands

..... Registrar of Lands Saint Lucia

Form L. R. 8

INSTRUMENT NO.

[Empty box for Instrument No.]

LAND REGISTRATION ACT

HYPOTHEC

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

I/WE

HEREBY Hypothecate my/our interest in the above-mentioned title or the Hypothec shown as entry number ..... in the incumbrances section of the register relating to the above-mentioned title to secure the payment

to

of

of the principal sum of

with interest at the rate of ..... per cent per annum payable, subject to the following conditions.

(Here set forth any variation, or make reference to an attached document).

The principal sum shall be repaid on the ..... day of ..... together with any interest then due.

Signed by the Debtor in the presence of—

Signed by the Creditor in the presence of—

FOR OFFICIAL USE ONLY

I, the Registrar of Land in Saint Lucia hereby certify that this document was received by me for registration on the This REGISTERED day of 20 and that stamp duty assessed/adjudicated by Treasury at EC\$ and Land Registry fees at EC\$ relating thereto have been paid.

Registrar of Lands Registrar of Lands Saint Lucia

Form L.R. 22

LAND REGISTRATION ACT SECTION 35 CERTIFICATE OF OFFICIAL SEARCH

REGISTRATION QUARTER MAP SHEET PARCEL(S) On the day of 20 the following were subsisting entries on the register relating to the above-mentioned title:

- PART A – PROPERTY SECTION PART B – PROPRIETORSHIP SECTION PART C – INCUMBRANCES SECTION

The following applications are pending—

A stay of registration has been in the register, which expires on the day of 20

.....  
*Registrar of Lands*

Form L.R. 23

LAND REGISTRATION ACT

SECTION 16

No.....

MUTATION

REGISTRATION QUARTER

MAP SHEET

PARCEL(S)

.....

Survey Reference

Area(s)

TO CHIEF SURVEYOR

State action required

Date .....

*Registrar of Lands*

(For use of Survey Office)

Number and area of parcels

State number and area of new parcels and (where required) of old parcels. Insert headings as necessary.

Old Parcel No.	New Parcel No.

Area(s) calculated by:

Date .....

Registry Map amended by:

Date .....

TO REGISTRAR OF LANDS

I certify that the Registry Map ..... has been amended.

Date .....

*Chief Surveyor*

(For use of Registrar of Lands)

Entered in Register(s) ..... Date .....

*Registrar of Lands*

**SCHEDULE 4**

	Rule 6
	<i>Fee</i>
	\$ c
1. On application for Land Certificate or a Certificate of Lease.....	20.00
2. On application for any instrument to be prepared in Registry except where item 3 applies.....	25.00
3. On application for any instrument to be prepared in the Registry which in the opinion of the Registrar, requires substantial addition to or variations from the prescribed forms .....	Such fee not exceeding \$100.00 as the Registrar may assess.
4. On application for registration or filing of any instrument	20.00
(a) For the first three copies of the instrument presented for filing affecting one register	20.00
(b) For any additional copy of the instrument	10.00
(c) For any additional register affected	20.00
5. For opening new registers consequent upon partition for each parcel resulting .....	10.00
6. For opening new registers consequent upon sub-division or combination for each parcel resulting .....	20.00
7. On application to inspect a register, for each register inspected .....	5.00
8. On application for an official search .....	30.00
9. On application for a copy of any register or instrument for every page copied—	
(a) if certified .....	15.00
(b) if uncertified .....	10.00
10. On application for a copy of the Registry Map or for a copy of any filed plan, for every sheet copied—	
(a) if certified .....	25.00
(b) if uncertified .....	15.00
11. On application by any person to fix boundary under section 18(1) of the Act .....	\$50.00 for every hour or part of an hour of the time

involved together with any expenses incurred by the Registrar.

- 12. For any act, matter or thing not otherwise specifically hereinbefore provided ..... Such fee not exceeding \$100.00 as the Registrar may assess.

*(Amended by S.I. 175/2006)*