

Land Registration

Cap. 229.

LAND REGISTRATION REGULATIONS, 1988

1988/24.
1988/72.
1989/64.

Authority: These regulations were made on 29th June, 1988 by the Minister under section 153 of the *Land Registration Act*.

Commencement: 17th July, 1989.

1. These Regulations may be cited as the *Land Registration Regulations, 1988*. Short title.

2. For the purposes of these regulations

Definitions.

"first registration fee" means the relevant fee, as determined by reference to the *Fourth Schedule*, that is payable upon submission of an application for the registration of land; Fourth Schedule.

"Land Registry fees" means the relevant fee, as determined by reference to the *Fifth Schedule*, that is payable upon the registration of any instrument concerned with a registered title. Fifth Schedule.

3. The folios for the Land Register must be in the form as prescribed in the *First Schedule*. Folios.
First Schedule.

4. A certificate of title, a certificate of lease and a certificate of charge must be in the appropriate form prescribed in the *Second Schedule*. Form of
Certificates.
Second
Schedule.

5. (1) Subject to paragraph (2), forms required to be used for the purposes of the Act, other than the forms specified in the *First and Second Schedules*, are prescribed in the *Third Schedule*. Forms re-
garding
dealings
etc.
Third
Schedule.

(2) Dealings in or affecting land for which no form is provided or for which the forms prescribed in the *Third Schedule* cannot conveniently be adopted shall be in such forms as the Registrar may direct or permit; but in such an event the forms contained in the *Third Schedule* must be followed as nearly as circumstances permit.

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Manner of
registering
instru-
ments.

6. Unless the Registrar otherwise directs, all instruments respecting dealings in land that are registrable under the Act must be prepared and submitted for registration in triplicate.

First
registra-
tion fees.
Fourth
Schedule.

7. (1) The first registration fees payable upon the submission of an application for the registration of land, where that land is situated outside a registration district, are specified in the *Fourth Schedule*.

(2) For the purposes of the payment of first registration fees, the value of any freehold or leasehold land shall be determined by reference to the value of such land as shown on the most recent land tax bill issued by the Commissioner of Land Tax in respect of the land that is sought to be registered.

(3) Where the Registrar is satisfied that no such land tax bill has been issued, he may require the Commissioner of Land Tax to value the interest in respect of which a claim or application has been lodged.

Land Re-
gistry Fees.
Fifth
Schedule.

8. (1) Subject to regulation 9, the fees payable for the registration of instruments and related matters are specified in the *Fifth Schedule*.

(2) Where an instrument is submitted for registration later than 3 months from the date of the instrument, there shall, in accordance with section 43 of the Act, be payable, in addition to the relevant fee specified in the *Fifth Schedule*, another fee equal to the amount of such fee for each 3 months that have elapsed since such date, but that other fee shall not exceed 5 times the amount of the original fee.

Payment
of Fees.
Fourth
Schedule.
Fifth
Schedule.

9. (1) The fees specified in the *Fourth and Fifth Schedules* shall be paid at the Land Registry and, in the case of first registration fees, evidence of such payment must accompany the application.

(2) Notwithstanding paragraph (1), payment of first registration fees may be made by CERTIFIED CHEQUE made payable to "The Registrar of Titles" and such certified cheque must accompany the application.

10. (1) The persons or categories of persons specified in Part I of the *Sixth Schedule* are exempt from the payment of the first registration fees. Exemptions. Sixth Schedule.

(2) The persons or categories of persons specified in Part II of the *Sixth Schedule* are exempt from the payment of the Land Registry fees.

11. A notice of appeal against decision or direction given or an award, determination or order by the Registrar must be in Form L.R. 44 as prescribed in the *Third Schedule*. Appeals.

(2) A notice of appeal shall contain the direction, award or determination of the Registrar which caused the applicant to be aggrieved and the grounds of appeal in respect thereof.

12. The Registrar shall, within 21 days after the submission of a notice of appeal, transmit to the High Court and all the parties affected by the appeal a record of the proceedings or the reasons for his decision. Duties of Registrar regarding appeal.

13. The Land Registry shall be open for the transaction of business with the public at such times as the Registrar appoints by notice published in the *Official Gazette*. Hours of opening for Land Registry.

14. These regulations came into operation on 8th September 1988. Commencement. 1988/72.

**FIRST SCHEDULE
BARBADOS
LAND REGISTRY**

Edition..... Date.....	Particulars recorded in paragraph 6 of the adjudication record (provisional title only)	Parcel No.
CROWN PRIVATE ORIGIN OF TITLE		Registration Section.....
First Registration.....		Block No.
Mutation No.....		Name of Parcel
Nature of title: <i>Absolute/Provisional</i>		Approximate Area
.....	

Section A:**PROPERTY**

Entry No.	Date	Instrument No.	Description of Land and Appurtenances	Signature/Stamp of Registrar

Section B:**PROPRIETORSHIP**

Entry No.	Date	Instrument No.	Name(s) and Address(es) of Proprietor(s) and any Inhibitions, Cautions or Restrictions	Signature/Stamp of Registrar

BARBADOS LAND REGISTER

Edition.....	Parcel No.....
Date.....	Registration Section.....
Parcel Name.....	Block No.
Approx. Area.....	Name of parcel.....

Section A: PROPERTY

Lessor: _____

Lessee: _____

Rent: _____

Term: _____

From: _____ To: _____

Appurtenant Rights (easements etc.): _____

Section B: PROPRIETORSHIP

Entry No.	Date	Instrument No.	Name(s) and Address(es) of Proprietor(s) and any Inhibitions, Cautions or Restrictions	Signature/Stamp of Registrar

SCHEDULE OF COVENANTS																			

SECOND SCHEDULE

(Regulation 4)

BARBADOS

Land Registration Act, Cap. 229

LAND REGISTRY

CERTIFICATE OF TITLE

Registration Section Block Parcel

This is to Certify that

of
is/are the registered proprietor(s) with **ABSOLUTE/PROVISIONAL TITLE** of the above-mentioned parcel of land, subject to the entries as contained in the attached folio of the **LAND REGISTER**, to any other entries entered subsequent to the date of the said folio and subject also to the overriding interests as set out in section 31 of the **LAND REGISTRATION ACT, CAP. 229** as may, for the time being, subsist and affect the said parcel of land.

Given under my hand and seal this day of
19 .

Registrar of Titles

BARBADOS
LAND REGISTER

Section A:

PROPERTY

Entry No.	Date	Instrument No.	Description of Land and Appurtenances	Signature/Stamp of Registrar

Section B:

PROPRIETORSHIP

Entry No.	Date	Instrument No.	Name(s) and Address(es) of Proprietor(s) and any Inhibitions, Cautions or Restrictions	Signature/Stamp of Registrar

Section C:

ENCUMBRANCES

Entry No.	Date	Instrument No.	Nature of Encumbrances	Rights and Interests Adversely Affecting the Property	Signature/Stamp of Registrar

BARBADOS

Land Registration Act, Cap. 229

LAND REGISTRY

CERTIFICATE OF LEASE

Registration Section

Block

Parcel

This is to Certify that

of

is/are the registered proprietor(s) of the leasehold interest referred to above, subject to the agreements and other matters contained in the registered lease, to the entries contained in the attached folio of the LAND REGISTER relating to the said lease, to any other entries entered subsequent to the date of the said folio and to such of the overriding interests as set out in section 31 of the LAND REGISTRATION ACT, CAP. 229 as may, for the time being, subsist and affect the said parcel of land.

Given under my hand and seal this day of
19 .

Registrar of Titles

BARBADOS
LAND REGISTER

Section A:**PROPERTY**

Lessor: _____

Lessee: _____

Rent: _____

Term: _____

From: _____

To: _____

Appurtenant Rights (easements etc.): _____

Section B:**PROPRIETORSHIP**

Entry No.	Date	Instrument No.	Name(s) and Address(es) of Proprietor(s) and any Inhibitions, Cautions or Restrictions	Signature/Stamp of Registrar

Section C:**ENCUMBRANCES**

Entry No.	Date	Instrument No.	Nature of Encumbrances	Rights and Interests Adversely Affecting the Property	Signature/Stamp of Registrar

BARBADOS

Land Registration Act, Cap. 229

LAND REGISTRY

CERTIFICATE OF CHARGE

<i>Registration Section</i>	<i>Block</i>	<i>Parcel</i>
-----------------------------	--------------	---------------

THIS IS TO CERTIFY THAT a charge is registered in favour

of

of

in respect of the above-mentioned parcel of land as indicated in the charges section of the attached folio of the LAND REGISTER.

Under section 72 of the LAND REGISTRATION ACT, CAP. 229 a charge has effect as security only and does not operate as a transfer of the parcel charged.

A Registered Charge has effect until such time as it is discharged or cancelled in accordance with sections 85 and 86 respectively of the said Act.

Given under my hand and seal this day of
19

Registrar of Titles

BARBADOS
LAND REGISTER

PROPERTY

Section A:

Entry No.	Date	Instrument No.	Description of Land and Appurtenances	Signature/Stamp of Registrar

PROPRIETORSHIP

Section B:

Entry No.	Date	Instrument No.	Name(s) and Address(es) of Proprietor(s) and any Inhibitions, Cautions or Restrictions	Signature/Stamp of Registrar

ENCUMBRANCES

Section C:

Entry No.	Date	Instrument No.	Nature of Encumbrances	Rights and Interests Adversely Affecting the Property	Signature/Stamp of Registrar

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BARBADOS

LAND REGISTRATION ACT, CAP. 229

LAND REGISTRY

CERTIFICATE OF CHARGE

Registration Section

Block

Parcel

THIS IS TO CERTIFY THAT a second or subsequent charge is registered in favour
of
of
in respect of the above-mentioned parcel of land as indicated in the charges section of
the attached folio of the LAND REGISTER.

Under section 72 of the LAND REGISTRATION ACT, CAP. 229 a charge has effect
as security only and does not operate as a transfer of the parcel charged.

A Registered Charge has effect until such time as it is discharged or cancelled in
accordance with sections 85 and 86 respectively of the said Act.

Given under my hand and seal this day of ,
19 .

Registrar of Titles

BARBADOS

LAND REGISTER

PROPERTY

Section A:

Entry No.	Date	Instrument No.	Description of Land and Appurtenances	Signature/Stamp of Registrar

PROPRIETORSHIP

Section B:

Entry No.	Date	Instrument No.	Name(s) and Address(es) of Proprietor(s) and any Inhibitions, Cautions or Restrictions	Signature/Stamp of Registrar

ENCUMBRANCES

Section C:

Entry No.	Date	Instrument No.	Nature of Encumbrances	Rights and Interests Adversely Affecting the Property	Signature/Stamp of Registrar

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THIRD SCHEDULE

Regulation 5(1)

BARBADOS

LAND REGISTRATION ACT, CAP. 229

FORM L.R.1

(Section 14(1))

**Application for Registration of Land Outside
a Registration District on First Dealing
After the Commencement of the Act**

APPLICATION No.	FEES PAID
DATE RECEIVED	RECEIPT No.

***See Instructions at the back of this form.**

-
1. Applicant's(s') full name
(If the land is owned by
more than one person
give names also.)
 2. Applicant's(s') address:
.....
.....
.....
 3. Occupation of applicant(s)
.....
.....
.....
 4. Applicant(s) Tel. No.(s)

5. My/Our application is as:

☐

Sole beneficial owner

☐

Beneficial joint tenants

☐

Tenants in common

☐

Lessee(s)

6. (a) Do you have any documents to support your application? Yes/No.

(b) If yes, give brief details e.g. Deed No. 286 of 1956.

.....
.....

(c) Do you have the document(s) in your possession? Yes/No

(d) If NO, who has the documents?

7. Whereabouts of the land. *(Please include the locality estate, or estate name and lot number.)*

.....

8. State the REFERENCE NUMBER of the land as shown on your most recent land tax bill

9. What is the value of the land as shown on your most recent land tax bill?

.....

10. Approximate area of the land

11. Is the land claimed subject to any mortgage or charge? If it is, please list the name(s) of the mortgagee(s) or chargee(s) (lender(s)) and the year in which the transaction was completed.

.....
.....
.....
.....

12. Are you making your application in person? Yes/No

13. If No give the name and address of the person who will be representing you.

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Sworn at.....
on day of ,19
before me:
Justice of the Peace.....

}
Applicant(s)

INSTRUCTIONS FOR COMPLETION OF THIS FORM

1. Complete the form by using **BLOCK CAPITALS**.
2. Complete paragraphs 1 – 16 (inclusive) and the two (2) sheets headed "List of documents submitted in support of application."
3. The information supplied **MUST BE ACCURATE**.
4. Upon completion of this form it **MUST** be lodged in the **LAND REGISTRY**.

OTHER INSTRUCTIONS CONCERNING THE APPLICATION

1. The boundaries of the land applied for should be cleared and marked.
2. Meet the Chief Surveyor or his nominee on the land when you have been told that he is coming and show him your boundaries.
3. Have the acknowledgement of your application to show to the Chief Surveyor or his nominee.

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BARBADOS

LAND REGISTRATION ACT, CAP. 229

FORM L.R.2

(Section 15(1))

**Application for Voluntary Registration of Land
Outside a Registration District**

APPLICATION No.	FEES PAID
DATE RECEIVED	RECEIPT No.

***See Instructions at the back of this form.**

1. **Applicant's(s') full name**
(If the land is owned by
more than one person
give names also.)
2. **Applicant's(s') address:**
.....
.....
.....
3. **Occupation of applicant(s)**
.....
.....
.....
4. **Applicant(s) Tel. No.(s)**

5. My/Our application is as:
- ☐ Sole beneficial owner
- ☐ Beneficial joint tenants
- ☐ Tenants in common
- ☐ Lessee(s)
6. (a) Do you have any documents to support your application? Yes/No.
(b) If yes, give brief details e.g. Deed No. 286 of 1956.
-
-
-
- (c) Do you have the document(s) in your possession? Yes/No
- (d) If NO, who has the documents?
7. Whereabouts of the land. (*Please include the locality estate, or estate name and lot number.*)
-
8. State the REFERENCE NUMBER of the land as shown on your most recent land tax bill?
9. What is the value of the land as shown on your most recent land tax bill?
-
10. Approximate area of the land
11. Is the land claimed subject to any mortgage or charge? If it is, please list the name(s) of the mortgagee(s) or chargee(s) (lender(s)) and the year in which the transaction was completed.
-
-
-
-
12. Are you making your application in person? Yes/No
13. If NO, give the name and address of the person who will be representing you.

14. List the names of your neighbours and whether your boundaries are marked by iron stakes, wall, fence or road.

BOUNDED TO THE NORTH BY

OUR BOUNDARY CONSISTS OF.....

BOUNDED TO THE SOUTH BY.....

OUR BOUNDARY CONSISTS OF.....

BOUNDED TO THE EAST BY

OUR BOUNDARY CONSISTS OF.....

BOUNDED TO THE WEST BY

OUR BOUNDARY CONSISTS OF.....

15. Additional information concerning the application:

16. If the land has been surveyed please attach a copy of the plan.

Dated this day of ,19 .

Signed:

.....
.....
.....

AFFIDAVIT OF VERIFICATION

I/WE,

[Full Name]

of

.....

[Address]

.....

[Occupation]

make oath and say as follows:

1. That I/We am/are the applicant(s) named in this application and have full knowledge of the facts set forth in the said application.
2. That the statements contained in the application are true to the best of my/our knowledge and belief.

Sworn at.....
on day of ,19 }
before me:
Justice of the Peace..... } Applicant(s)

INSTRUCTIONS FOR COMPLETION OF THIS FORM

1. Complete the form by using **BLOCK CAPITALS**.
2. Complete paragraphs 1 – 16 (inclusive) and the two (2) sheets headed "List of documents submitted in support of application."
3. The information supplied **MUST BE ACCURATE**.
4. Upon completion of this form it **MUST** be lodged in the **LAND REGISTRY**.

OTHER INSTRUCTIONS CONCERNING THE APPLICATION

1. The boundaries of the land applied for should be cleared and marked.
2. Meet the Chief Surveyor or his nominee on the land when you have been told that he is coming and show him your boundaries.
3. Have the acknowledgement of your application to show to the Chief Surveyor or his nominee.

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INSTRUCTIONS FOR COMPLETION OF THIS FORM

1. Complete the form by using **BLOCK CAPITALS**.
2. Complete paragraphs 1 – 16 (inclusive) and the two (2) sheets headed "List of documents submitted in support of application."
3. The information supplied **MUST BE ACCURATE**.
4. Upon completion of this form it **MUST** be lodged in the **LAND REGISTRY**.

OTHER INSTRUCTIONS CONCERNING THE APPLICATION

1. The boundaries of the land applied for should be cleared and marked.
2. Meet the Chief Surveyor or his nominee on the land when you have been told that he is coming and show him your boundaries.
3. Have the acknowledgement of your application to show to the Chief Surveyor or his nominee.

BARBADOS
LAND REGISTRATION ACT, CAP. 229

FORM L.R.3

(Sections 20(2), 24 & 25(1))

FOR LAND
REGISTRY
USE ONLY

Mutation Form

1. To: REGISTRAR OF TITLES

Name of applicant:.....

Address:

Name of Surveyor:.....

Parcel Identification (*to be completed by the applicant (See Note 1)*)

Section		Parcel No.	Area		Parcel No.	Area
				&		
				&		
				&		
				&		
				&		

The applicant requires to: (*please tick box*)

- A. ☐ Create new titles from an approved subdivision
- B. ☐ Combine parcels
- C. ☐ Alter the boundaries currently shown on the Land Registry Map,
(*See Note 2*)

In respect of A, B and C above, these must be supported by the permission of the Chief Town Planner and a surveyor's plan illustrating the proposed change. (*See Note 3*)

2. To: CHIEF SURVEYOR
From: REGISTRAR OF TITLES

Upon receipt of the relevant legal and survey data please amend the Land Registry Map.

Signed

Date

3. To: REGISTRAR OF TITLES
From: CHIEF SURVEYOR

The Land Registry Map has been amended and the parcels listed at A have been cancelled and new folios may be opened in respect of the parcels listed at B.

Signed

Date

A

Section	Block No.	Parcel No.	Area		Parcel No.	Area
				&		
				&		
				&		
				&		
				&		

Folios may be opened in respect of the following:

B

Section	Block No.	Parcel No.	Area (ac)		Parcel No.	Area (ac)		Parcel No.	Area (ac)

This list continues on attached page. (*Delete if not necessary*)

Total No. =

Where registration details vary, cross reference parcels in lists A and B by inserting a reference number after the Parcel No. in both lists.

Survey Ref.....

Plan Ref.....

Signed

Date

NOTES

1. All parcels that are to undergo a change of boundary should be listed.
2. All parties affected by a boundary alteration shall give consent in writing, which shall be attached to this form. The Registrar will normally require witness to signature.
3. The requirement of the permission of the Chief Town Planner in respect of combinations is only applicable where such combinations involve a subdivision.
4. If the applicant is not the owner the written authority of the owner must be attached.

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BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L.R.4

(Section 32(1))

Application for Conversion of Provisional Title
Into Absolute

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

I,

being

HEREBY APPLY to have the above-mentioned parcel in respect of which provisional title was granted to be converted and registered as an absolute title.

Dated this day of ,19 .

Signed by the applicant:

In the presence of:

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 5

(Section 34(1))

Application for Certificate of Title/Certificate of Lease

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

I HEREBY APPLY FOR A * CERTIFICATE OF TITLE/CERTIFICATE OF
LEASE of the above-mentioned title.

Applicant

Address

.....

Telephone No.

Date

*Delete if not applicable

FOR OFFICE USE

No. of Certificate

Registry Fees paid, Receipt No.....

Noted in Register

.....
Registrar of Titles

Received Certificate of Title/Certificate of Lease No.

.....
Signature

.....
Date

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 6**

(Section 37(1) & (2))

Application for Issue of New Certificate

To: THE REGISTRAR OF TITLES

I/WE
.....
of
.....

HEREBY apply for the issue of a new certificate in respect of **PARCEL No.**

located in the Registration District of Block
on account of the loss/destruction of the original Certificate.

In support of this application I/WE make the following declaration:

1. That the certificate of title/certificate of lease was lost/destroyed on or
about the day of , 19

.....
.....
.....
.....
.....

- 2 That the statements contained in the application are true to the best of
my knowledge and belief.

AND I/WE MAKE this solemn declaration consistently believing the same to be true.

Declared at.....)

the day of , 19)
Signature of Applicant/Declarant

.....
Signature of Applicant/Declarant

In the presence of)
Signature of Witness

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 7

(Section 38(1))

Application For Official Search

REGISTRATION DISTRICT	BLOCK	PARCEL(S)

To: THE REGISTRAR OF TITLES

I HEREBY APPLY for an official search of the register relating to the above-mentioned title(s):

+ I propose (or..... proposes)
to
and application is hereby made for a stay of registration in accordance with subsection
46(1) of the Act. The written consent of the proprietor accompanies this application.

Dated this day of , 19 .

Signature of applicant or his legal practitioner

Address

+Delete if not applicable
To be submitted in duplicate

CONSENT OF PROPRIETOR

of I,

proprietor of the parcel(s) mentioned in this application hereby consent to this application for an official search of the said parcel(s).

Dated this _____ day of _____, 19____.

Signed by the proprietor)

In the presence of).....

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 8

(Section 38(1))

Application For Certified Copy

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

I HEREBY APPLY forcertified
copy/copies of the following –

Signature:

Address:

.....

Date: 19.....

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 9**

(Section 38(1))

Application to inspect the Register

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

I HEREBY APPLY to inspect the register relating to the above-mentioned title(s).

Signature:

Address:

.....

.....

Date:

CONDITIONS

- 1. Persons inspecting the register may take brief notes in pencil but no document shall be copied.**
- 2. In no circumstances may any note or mark be made on any register, document or file produced for inspection.**
- 3. The counter clerk's duty does not extend to answering questions on matters of title, and no responsibility is accepted for any opinion which may be expressed by him.**

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 12

(Section 51(1))

Lease/Sub-Lease

REGISTRATION DISTRICT	BLOCK	PARCEL

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 plans as number
for the term of from the..... day of.....
..... at the rent of payable.....
subject to sections 58 to 62 of the Act, unless hereby negatived, modified or added to.
(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 , 19 .

Signed by the Lessor).....

In the presence of).....

Signed by the Lessee)

In the presence of).....

***Delete if not applicable.**

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 13**

(Section 52(1))

Application for Registration of Lease

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TTILES

I/WE

**having executed a lease in respect of the above-mentioned parcel HEREBY MAKE
APPLICATION to have the same registered.**

Dated this day of , 19 .

.....
Applicant(s)

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 15

(Section 70(1))

Charge

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE
HEREBY CHARGE my/our interest in the above-mentioned title [or the charge shown as entry number in the encumbrances 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 centum per annum payable subject to section 75 of the Act, unless hereby negatived, modified or added to. (*Here set forth any variation, or make reference to an attached document*).

The principal sum shall be repaid on the day of , 19 together with an interest then due.
[Schedule for any special stipulations]

Dated this day of , 19

Signed by the Chargor)
In the presence of:-)
Signed by the Chargee)
In the presence of:-)

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 16**

(Section 77)

Application to vary a Registered Charge

REGISTRATION DISTRICT	BLOCK	PARCEL

To: **THE REGISTRAR OF TITLES**

I/WE, [registered proprietor(s) of Parcel No.

and [proprietor of charge being varied] of [address] [with the consent of the proprietor
of equal or inferior priority] of [address] HEREBY APPLY to the Registrar to vary the
terms of the charge dated the day of

and registered as Entry No. on the day of
19 in the encumbrances section of the register of the above-mentioned title as
follows:

[Set out alterations. These may, for example, be as follows]:

1. The date for repayment of the principal monies due under the said
charge shall be postponed to the day of , .

2. The interest payable under the said charge shall as from the day
of , be increased [decreased] to per cent.

3. None of the principal secured by the said charge shall be called in
until the day of , unless the
said [registered proprietor of land] shall fail to pay the whole or any part of
and installment of interest within [twenty-one] days after it becomes due.

Signed by the Proprietor of the land).....

In the presence of).....

Signed by the proprietor of the charge).....

In the presence of).....

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 17

(Section 80(2))

Appointment of Receiver by Chargee

REGISTRATION DISTRICT	BLOCK	PARCEL

I
on behalf of
HEREBY appoints
of
to be a receiver of the income of the charged property comprised in the above-
mentioned parcel on account of the fact that the sum of remains
unpaid and the chargor has failed to comply within 3 months with a notice served on
him in respect of the said matter.

Dated this day of , 19 ..

.....
for and on behalf of the Chargee

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 18

(Section 83(3))

Transfer by Chargee in Exercise of Power
of Sale

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE
having exercised the power of sale conferred upon me/us by the charge shown as entry
number in the
encumbrances section of the register to the above-mentioned title, in consideration
of
(the receipt whereof is hereby acknowledged) **HEREBY TRANSFER**
to
of
the interest charged by the said charge.

***The Transferees declare that they hold the said interest as proprietors in
common in the following undivided shares: (or as joint proprietors).**

Dated this day of, 19 ..

Signed by the Transferor)

In the presence of:-)

Signed by the Transferee)

In the presence of:-)

***Delete if not applicable**

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of, 19 ..

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 19

(Section 85(1))

Discharge of Charge

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE

HEREBY DISCHARGE the charge shown as entry number
in the encumbrances section of the register relating to the above-mentioned title wholly
(or in relation to
.....

Dated this day of , 19 .

Signed by the Chargee)

In the presence of:-)

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the
person certifying*

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 21

(Section 90(1))

Transfer of Charge

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE.....
in consideration of.....
(the receipt whereof is hereby acknowledged) HEREBY TRANSFER
to
of
the charge shown as entry number..... in the
encumbrances section of the register relating to the above-mentioned title.

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

(And the chargor hereby acknowledges that, that is the amount due and owing
by him)*

SCHEDULES

Dated this day of 19 ,

Signed by the Transferor)

In the presence of:-)

Signed by the Transferee)

In the presence of:-)

Signed by the Chargor)

In the presence of:-)

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

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 22**

(Section 90(1))

Transfer of Lease

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE
in consideration of
(the receipt whereof is hereby acknowledged) HEREBY TRANSFER
to
of
the leasehold interest comprised in the above-mentioned title.

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

Dated this day of , 19 .

Signed by the Transferor)

In the presence of:-).....

Signed by the Transferee)

In the presence of:-).....

*Delete if not applicable

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

Signature and designation of the person certifying

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 23

(Section 98(11))

Grant of Easement

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE
in consideration of
(the receipt whereof is hereby acknowledged) HEREBY GRANT
.....
to
of
the proprietor of the interest comprised in the above title in the following easement:-

Dated this day of , 19 .

Signed by the Grantor).....

In the presence of:-).....

Signed by the Grantee).....

In the presence of:-).....

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 24**

(Section 100(1))

Grant of Profit

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE
in consideration of
(the receipt whereof is hereby acknowledged) **HEREBY GRANT**
.....
to
of
the following profit to arise from the interest comprised in the above-mentioned title –

The profit is to be enjoyed in gross (or as appurtenant to the interest of the
Grantee in title number

Dated this day of, 19 ..

Signed by the Grantor)

In the presence of:–)

Signed by the Grantee)

In the presence of:–)

CERTIFICATE OF IDENTIFICATION

Name

I **HEREBY CERTIFY** that the above named

appeared before me on the day of, 19 ..

and being identified by (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

*The Transferees declare that they hold the profit as proprietors in common in the following undivided shares – (or as joint proprietors)

Dated this day of , 19 .

Signed by the Transferor)

In the presence of:-).....

Signed by the Transferee)

In the presence of:-).....

***Delete if not applicable**

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

Signature and designation of the person certifying

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 27

(Section 101(1))

Release of Profit, Easement or Restrictive Covenant

REGISTRATION DISTRICT	BLOCK	PARCEL

I/WE
being the person(s) now entitled to the benefit of the (easement) (profit) (restrictive agreement) shown as entry number in the encumbrances section of the register relating to the above-mentioned title HEREBY RELEASE the (easement) (profit) (restrictive agreement).

Dated this day of, 19 ..

Signed by)

.....

.....

In the presence of -)

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of, 19 ..

and being identified by (or being known to me) acknowledged the above signature or mark to be his/theirs and that he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 29

(Section 107(1))

Application for Partition

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

I/WE

HEREBY APPLY for the land comprised in the above-mentioned title to be partitioned
in the following manner –

Dated this day of ,19 ..

Signed by the Applicant)

In the presence of:-)

to execute all such instruments to do all such acts, matters and things as may be necessary or expedient for carrying out the powers hereby given.

(If the power is to be limited to particular acts only delete everything after the word "attorney" and set out below what powers are to be conferred).

Dated this _____ day of _____, 19 .

Signed by the Donor)

In the presence of:-)

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 32**

(Section 116(4))

Notice of Revocation of a Power of Attorney

REGISTRATION DISTRICT	BLOCK	PARCEL

I
HEREBY GIVE NOTICE that the Power of Attorney filed in the register of powers of attorneys as number
has been revoked –

(a) by me

or

(b) by the (death) (bankruptcy) (disability) of the donor

or

(c) by the (death) (disability) of the attorney, (and I attach the following documents in support thereof).

Dated this _____ day of _____, 19 .

Signed by _____)

In the presence of:-)

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 36

(Section 129(2))

Application for Registration of Caution

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

I/WE
of
claim an interest as
in the land comprised in the above-mentioned title and forbid the registration of dealings
and the making of entries in the register relating thereto (altogether) or to the following
extent.

without my/our consent, until this caution has been withdrawn by me/us or removed by
order of the court or of the Registrar.

And in support of this application I/WE HEREBY DECLARE that I/WE
am/are interested in the *land lease charge* referred to in the caution now produced and
shown to me **as beneficial owner in fee simple, "beneficially entitled to the lease
referred to therein purchased under a contract for sale dated"*.

AND I/WE MAKE this solemn declaration consistently believing the same to
be true for the purpose of section 129 (2)(c) of the Act.

Declared at the day of ,19 ..

Signed by the applicant(s)/declarant(s):
.....

In the presence of:

***Here state the exact nature of the applicant's/declarant's interest.**

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 38

(Section 131(1))

Application to Withdraw Caution

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

I
of
HEREBY APPLY to withdraw the caution registered as Entry No
lodged on the day of , 19
[in so far as it relates to the land referred to herein and shown in the plan annexed
hereto].

Dated this day of , 19 .

.....
[Signature of the cautioner or his Attorney-at-Law]

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 39

(Section 134(1))

Application to Register Restriction

REGISTRATION DISTRICT	BLOCK	PARCEL

To: THE REGISTRAR OF TITLES

From:

I/WE
of
hereby apply to enter the following restriction in respect of the above-mentioned parcel:

**BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 40**

(Section 134(3))

Restriction by Order of the Registrar of Titles

To:

From: THE REGISTRAR OF TITLES

WHEREAS I,

**Registrar of Titles, am satisfied that your power to deal with the above-mentioned parcel
is restricted I hereby make the following order:**

.....
.....
.....
.....
.....
.....

Registrar of Titles

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 41

(Section 135(1))

Notice of Entry of Restriction

REGISTRATION DISTRICT	BLOCK	PARCEL

To:

From: THE REGISTRAR OF TITLES

TAKE NOTICE THAT a restriction has been entered on the LAND REGISTER in respect of the above-mentioned parcel. The restriction is as follows:.....

.....
.....
.....
.....
.....

Registrar of Titles

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 42

(Section 136)

Application to Vary/Remove Restriction

To: THE REGISTRAR OF TITLES

From:

I/WE.....

of

.....

hereby make application to vary/remove the restriction against the above-mentioned parcel which was registered at the LAND REGISTRY on the
day of , 19 .

.....
Applicant(s)

NOTE: In the case where a modification is sought, a new line should begin as follows: "The proposed modification is as follows:"

CERTIFICATE OF IDENTIFICATION

Name

I HEREBY CERTIFY that the above named

appeared before me on the day of , 19

and being identified by..... (or
being known to me) acknowledged the above signature or mark to be his/theirs and that
he/they had freely and voluntarily executed this instrument and undertook its contents.

.....
*Signature and designation of the person
certifying*

BARBADOS
THE LAND REGISTRATION ACT, CAP. 229
FORM L. R. 43

(Section 138 (1))

Application for Registration as Proprietor by
Adverse Possession

To: THE REGISTRAR OF TITLES

I/WE

of

HEREBY APPLY for registration as proprietor by adverse possession in respect of land

situated at

in the parish of having in occupation*

thereof for a period of

Dated this day of, 19 ..

Signed by the Applicant (s)

.....

In the presence of

.....

***Other information or evidence may be submitted with this application.**

FOURTH SCHEDULE

*(Regulation 7(1))**First Registration Fees*

First registration fees for registration of land where the land is situated outside a registration district.

<i>Value of Freehold or Leasehold Land</i>	<i>Fee</i>
Up to \$20 000	\$ 25
\$20 001 to \$30 000	\$ 30
\$30 001 to \$40 000	\$ 35
\$40 001 to \$50 000	\$ 40
\$50 001 to \$60 000	\$ 45
\$60 001 to \$70 000	\$ 50
\$70 001 to \$80 000	\$ 55
\$80 001 to \$90 000	\$ 60
\$90 001 to \$100 000	\$ 65
\$100 001 to \$110 000	\$ 75
\$110 001 to \$150 000	\$ 85
\$150 001 to \$200 000	\$ 95
\$200 001 to \$250 000	\$110
\$250 001 to \$300 000	\$120
\$300 001 to \$350 000	\$130
\$350 001 to \$400 000	\$140
\$400 001 to \$500 000	\$150
\$500 001 to \$600 000	\$160
\$600 001 to 700 000	\$170
\$700 001 to \$1 000 000	\$250
\$1 000 001 to \$2 000 000	\$350
\$2 000 001 to \$10 000 000	\$450
\$10 000 001 and over	\$550

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FIFTH SCHEDULE

*(Regulation 8(1))***Land Registry Fees**

<i>Nature of transaction</i>	<i>Fee</i>
1. Issue of certificate of title, certificate of lease or certificate of charge after first registration	Free
2. Application for a duplicate certificate of title, charge or lease where the original has been lost or destroyed	\$40
3. Application for conversion of provisional title into absolute title	\$50
4. Application to register or modify a caution, restriction, notice or inhibition	\$20
5. Registration of an instrument effecting a dealing:	
(a) where the value of the parcel subject to the dealing does not exceed \$20 000	\$20
(b) where the value of the parcel subject to the dealing does not exceed \$50 000	\$40
(c) where the value of the parcel subject to the dealing does not exceed \$80 000	\$70
(d) where the value of the parcel subject to the dealing does not exceed \$100 000	\$100

(e) where the value of the parcel subject to the dealing does not exceed \$200 000	\$150
(f) where the value of the parcel subject to the dealing does not exceed \$500 000	\$250
(g) where the value of the parcel subject to the dealing exceeds \$500 000	\$300
6. Application for official search	\$ 10
7. Application to inspect the Land Register – for each folio, sheet of the Land Registry Map or filed instrument inspected	\$ 5
8. Application for a certified copy of any registered instrument	\$ 2 per page
9. Correcting errors in instrument and entering the same on the appropriate folio of the Land Register	\$ 50
10. Application to combine or subdivide parcels	\$ 30
11. Application for joinder of contiguous parcels	\$ 30
12. Application to alter the boundaries of contiguous parcels	\$30
13. Application to register a variation of a charge	\$50
14. Application to determine the position of a boundary under section 21 of the Act	\$ 30

THE LAWS OF BARBADOS

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15. For any act, matter or thing not
otherwise specifically provided for
herein and in respect of which the
Registrar considers that a fee must
be paid

.....

\$ 50

SIXTH SCHEDULE

Exemptions

(Regulation 10)

PART I

1. The Crown
2. Statutory Boards
3. Registered Charities
4. Old age pensioners where the value of the property does not exceed \$20 000
5. University of the West Indies

PART II

1. The Crown
2. Statutory Boards
3. Registered Charities
4. University of the West Indies