

System of Registration

The system used in PNG is the Torrens Title System of land titling. The basic principals of the Torrens system are:

- A government-maintained register
- A register that shows all current details of ownership and interests in land;
- Government guarantee;
- A system of title by registration and not registration of title; and
- Priority of lodgment.

SCHEDULE OF FEES

Registration of Dealing (transfer, mortgage etc.)	K100.00
Replacement of titles	K150.00
Re-lodgment	K50.00
Search Fee (title file, Journal/Register Books)	K50.00
LAGIS Title printout	K2.00
Photocopy	K2.00 /page
Forms	K2.00 /page

OUR CONTACTS

Registrar of Titles	301 3203
Administrative Officer	301 3203
Dep. Registrar of Titles (NCD)	301 3207
Lodgment Officer	301 3109
Titles Officer	301 3194
Registration Examiner (NCD)	301 3109
Dep. Registrar of Titles (S&M)	301 3187
Registration Examiner (S&M)	301 3187
Dep. Registrar of Titles (H&I)	301 3187



Office of the Registrar of Titles
Department of Lands and Physical Planning
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National Capital district

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Office of the Registrar of Titles



PURPOSE:

To provide reliable and accurate land information and effective and efficient support services that facilitates an orderly process for land transactions and guarantee land rights and indefeasibility of title.

Our Roles and Responsibilities

Objective

Ensure to maintain and manage a transparent land registration practice.

Key Activities

- Ensure Legislative compliance
- Establish, facilitate and maintain a transparent land Registration practice in consultation with Relevant Stakeholders
- Ensure Standard format & maintenance of tiling system
- Ensure title information is correctly recorded on the title deed & Registration database
- Ensure all lodgment & dealings are attended to promptly
- Ensure Legal titles are only issued to Rightful Lessees
- Improve Data recording and title records system.



Title Registry

The main distinction between formal land and customary land is that formal land has a title. The protection and security of land titles is important. Without the protection of these titles, land has no value. This also undermines the legitimacy of the titles system.

There are some important common terms that are specifically used in titling. For example:

Indefeasible Title for a lot, which contains the current particulars in the freehold land register about the lot; that is, ownership, encumbrances, and so on;

Certificate of Title, which is the certificate containing the indefeasible title for a particular lot.

New Leases

All new leases/titles are entered and registered accordingly by issuing the title references; volume and folio numbers with the Registrar of Titles or the Deputy Registrar of Titles signing the lease document and dating it. The new leases to be registered are always in duplicate- one will be registered as the owner's copy and the other as the Registrar of Titles' copy.

All the new leases are referred to the Office of the Registrar of Titles for registration and issuance of an Owner's Copy of Title from the Leases and Conveyancing Section of the State Land Division after being granted by the Land Board and fulfillment of all requirements of the Department by the lessee.

- 1) The first group of leases is that created from State land. These leases are very common.
 - Leases created after the allocation and land board process have been completed
 - Leases created from the conditional surrender of Urban Development Leases (UDLs)
- 2) The second group is that created from private free holders conditionally surrendering their freehold for substitute leases under the Land (*Ownership of Freeholds Act*). This is not frequent as the others.
- 3) The third group is those issued as direct grant by the Minister under the *Land Act*. The most frequent one under this group is the direct grant to the National Housing Corporation of those properties occupied by them.
- 4) The fourth group is those created as Lease Lease Back over customary land under Section 11 and Section 102 of the Land Act. With many large investments taking place on customary land around urban peripherals, this type of leases is now becoming very demanding amongst customary landowners who are subdividing their land and getting individual titles over individual allotments.