

Plantation Peters Hall situate on the east bank of the Demerara River, in the county of Demerara and bounded as follows: 0.93/1970

- On the North: by Plantation Eccles
- On the South: by Plantation Providence
- On the East: by Plantation Sage Pond
- On the West: by the Demerara River

Plantation Providence situate on the east bank of the Demerara River, in the county of Demerara and bounded as follows: 0.91/1970

- On the North: by Plantation Peters Hall
- On the South: by Plantation Herstelling
- On the East: by Plantation Sage Pond
- On the West: by the Demerara River

Plantation Friendship on the East Bank of the Demerara River, in the County of Demerara, comprising an area of approximately 2689 acres and bounded as follows: 0.80/1973

- On the North: by the northern common boundary with Plantation New Hope
- On the South: by the southern boundary of the Company Path between Plantation Friendship and Garden of Eden
- On the East: by State Lands
- On the West: by the Demerara River

First, a portion of land on the right bank of the Demerara River bounded as follows: 0.19/1965
47/1972*

- On the North: by the southern boundary of Timehri Field
- On the South: by the southern boundary of Lot No. 42 or Amelia's Ward
- On the East: by State Land
- On the West: by the right bank of the Demerara River

and comprising the following Plantations—Lot No. 42 or Amelia's Ward, Lot No. 41 or Fitz Hope, Dalgin or Lot No. 40, Adventure, Lot No. 38, Lot No. 37, Elizabeth, York, Loo Lands, Dora, Loo Lands, Uitspa, Vryheid, Warida, Endeavour, Jalousie, Susannah's Rust, Teddington, Low Wood or Hauraruni, Sans Souci, Elizabeth Ann, Uit, New St. Eustatius, Lana and Alliance;

* See Cap. 5:06.

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Land Registry

[Subsidiary]

Land Registry (Registration Areas) Order

Secondly, a portion of State Land on the right bank of the Demerara River being in rear of Plantation Amelia's Ward and bounded as follows:

- On the North: by the prolongation of the northern boundary of Plantation Amelia's Ward to the intersection with the Western boundary of the Soesdyke/Ituni Highway Reserve
- On the South: by the Kara-Kara Creek
- On the East: by the Western boundary of the Soesdyke/Ituni Highway Reserve
- On the West: by the Eastern boundary of Plantation Amelia's Ward

O.45/1961

Portions of the south half of Lot No. 42 or Amelia's Ward situate on the right bank of the Demerara River and being two adjoining tracts containing an area of 61.262 acres and shown marked "A" and "B" on a plan by R. L. Dewar, Senior Government Surveyor, dated 27th August, 1959, and recorded in the Lands Department as plan No. 8985 and bounded as follows:

- On the North, by the remaining portion of the south half of
- South and Lot No. 42 or Amelia's Ward
- East:
- On the West: by the Demerara River

O.29/1962

An area of land situate on the left bank of the Demerara River in the County of Demerara:

Commencing at a point where the northern boundary of Plantation Belle Vue meets the mean low water mark of the Demerara River and extending thence in a westerly direction along the said northern boundary of Plantation Belle Vue to the extremity of the 1st depth of Plantation Belle Vue thence southwards along the extremity of the 1st depth of Plantation Belle Vue to the southern boundary of Plantation Belle Vue thence eastwards along the southern boundary of Plantation Belle Vue to the extremity of the 1st depth of Plantation Good Intent, thence along the extremities of the 1st depth of Plantation Good Intent and De-Gezusters to the northern boundary of the land held under Licence of Occupancy A 38, thence eastwards along the said northern boundary of the land held under Licence of Occupancy A 38 to the extremity of the 1st depth of Plantation Goed Verwagting, thence southwards along the extremity of the 1st depth of Plantation Goed Verwagting to the southern boundary of Plantation Goed Verwagting, thence along the southern boundary of Plantation Goed

Verwagting to the mean low water mark of the Demerara River, thence along the said mean low water mark of the Demerara River to the point of commencement.

Note—The said area of land comprises the plantations commonly known as Belle Vue, Good Intent, Sisters and Wales and is bounded as follows:

- On the North: by the Company path between Plantations La Retraite and Belle Vue
- On the South: by Plantation De Jonge Rachael
- On the East: by the Demerara River
- On the West: by the extremities of the 1st depths of Plantations Belle Vue, Good Intent, De Gezusters and Goed Verwagting

An area of land situate on the left bank of the Demerara River in the County of Demerara and bounded as follows: O.104/1959

Commencing at the point where the northern boundary of Plantation Jacobs Lust meets the left bank of the Demerara River, and extending thence in a westerly direction along the said northern boundary of Plantation Jacobs Lust and its westward prolongation to the point of intersection with the western boundary of the reserve for the irrigation canal constructed under the Boerasirie Extension Project; thence in a southerly direction along the western boundary of the said reserve for the irrigation canal and its southward prolongation to the point of intersection with the westward prolongation of the southern boundary of Plantation Zorg-en-Vliet; thence in an easterly direction along the said westward prolongation and along the southern boundary of Plantation Zorg-en-Vliet to the left bank of the Demerara River; thence in a northerly direction along the left bank of the Demerara River to the point of commencement.

An area of land on the left bank of the Demerara River bounded as follows: O.18/1965

- On the North: by the southern boundary of Zorg-en-Vliet
- On the South: by the northern boundary of Lot No. 51 or Christianburg
- On the East: by the left bank of the Demerara River
- On the West: by State Land

and comprising the following Plantations—Susannah's Rust, Hermansteyn, Bee Hive, Princess Carolina, Glasgow, Sand Hills, Vreeden Rust, Dunoon, Aurora or Dorchester, Good Hope, Dankberheid,

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Experience, Hope, Maracouba, Lands of Osbourne, Stena, Berlin, Klien Paris, Vreed-en-Hoop, Stamholder, La Resource, Certain Hope, Leyden, Sophia's Rust, De Cottagie, Uitkomst, Spring Garden, St. Jan, Richmond, Blenheim, The Bell, Herstelling, Maltha, Aan de Adventure, Suyd Beveland now called Charters, Amsterdam, Gold Hill, Lot No. 49 and Lot No. 50.

O.79/1973

Stewartville on the West Coast in the County of Demerara and bounded as follows:

- On the North: by the Atlantic Ocean
- On the South: by State Lands
- On the East: by the Western boundary of the Company Path between Stewartville and Leonora
- On the West: by the Eastern boundary of the Company Path between Uitvlugt and Stewartville

ESSEQUIBO

O.23/1966A

An area of land situate on the right bank Essequibo River and bounded as follows:

- On the North: by the right bank Essequibo River
- On the South: by the northern boundary of the Naamryck/Ruby Distributary Reserve
- On the East: by the common boundary between Plantation Hydronic and Plantation Parika and its prolongation to the northern boundary of the Naamryck/Ruby Distributary Reserve
- On the West: by the common boundary between Plantation Hyde Park and Plantation Parika and its prolongation to the northern boundary of the Naamryck/Ruby Distributary Reserve

O.36/1970

The area of land known as Goodman's Freetown, being a portion of the Island of Leguan in the Essequibo River and bounded as follows:

- On the North: by Pln. Vroun Anna
- On the South: by lands comprised in Grant No. 1818
- On the East: by the Essequibo River
- On the West: by the Essequibo River

Plantation Ridge, in the island of Wakenaam, comprising an area of approximately 411 acres and bounded as follows: O.20/1972

- On the North: by Plantation Palmyra
- On the South: by Plantation Concordia
- On the East: by the Essequibo River
- On the West: by the Essequibo River

Plantation Good Hope situate on the left bank of the Essequibo River in the County of Essequibo, bounded on the north by Plantation Spring Garden, on the east by the Essequibo River, on the south by the Supenaam River and on the west by State Lands. O.63/1963

An area of land situate on the Essequibo Coast of the County of Essequibo and bounded as follows: O.27/1966A

- On the North: by the common boundary between Plantation Westfield and Plantation Alliance
- On the South: by the northern boundary of the Company's Path between Plantation Dageraad and Plantation L'Union
- On the East: by the Atlantic Ocean
- On the West: by State Land

and comprising Plantations Dageraad, Mocha and Westfield.

An area of land situate on the Essequibo Coast of the County of Essequibo and bounded as follows: O.28/1966A

- On the North: by the common boundary between Plantation Three Friends and Plantation Land of Plenty
- On the South: by the common boundary between Plantation Aberdeen and Plantation Columbia
- On the East: by the Atlantic Ocean
- On the West: by State Lands

and comprising Plantations Aberdeen and Three Friends.

An area of land situate on the Essequibo Coast of the County of Essequibo and bounded as follows: O.29/1966A

- On the North: by the common boundary between Plantation Devonshire Castle and Plantation Walton Hall
- On the South: by the northern boundary of the Company's Path between Plantation Hampton Court and Plantation Windsor Castle
- On the East: by the Atlantic Ocean
- On the West: by State Land

and comprising Plantations Hampton Court and Devonshire Castle.

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O.9/1964 An area of land on the right bank of the Pomeroon River bounded as follows:

- On the North: by the southern boundary of the Cozier Canal Reserve
- On the South: by the southern boundary of the parcel of land held under Grant No. 2264 and its prolongation eastwards to the Atlantic Ocean
- On the East: by the Atlantic Ocean
- On the West: by the right bank of the Pomeroon River

O.1/1965 An area of land on the right bank of the Pomeroon River bounded as follows:

- On the North and East: by the Atlantic Ocean
- On the South: by the southern boundary of the Cozier Canal Reserve
- On the West: by the right bank of the Pomeroon River

O.10/1964 An area of land on the left bank of the Pomeroon River bounded as follows:

- On the North: by the northern boundary of the parcel of land held under Grant No. 3461 and its prolongation westwards.
- On the West: by the western boundary of the parcel of land held under Grant No. 666 and its prolongation northwards, and a straight line N348° (tr.) approximately, passing through the north-western corner of the parcel of land held under Grant No. 537.
- On the South and East: by the left bank of the Pomeroon River

O.2/1965 An area of land on the left bank of the Pomeroon River bounded as follows:

- On the North: by the Atlantic Ocean and including the parcel of land held under Grant No. 2041 at the mouth of the Pomeroon River
- On the South: by the northern boundary of the parcel of land held under Grant No. 3461
- On the East: by the left bank of the Pomeroon River

On the West: by a line parallel to and about 4,500 feet inland from the left bank of the Pomeroon River, and including the parcels of land held under Grants Nos. 4712 and 3969 on the Akawinni River and Grants Nos. 3782, 3781 and 3163 on the Wakapau River

LAND REGISTRY RULES

ARRANGEMENT OF RULES

RULE

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Land Registry

[Subsidiary]

Land Registry Rules

R. 2/1960

LAND REGISTRY RULES

made under section 159

Citation.

1. These Rules may be cited as the Land Registry Rules.

Interpretation.

2. In these Rules—

“area” means any area designated under section 17;

“mutation” means any alteration to the boundaries of a parcel as shown on the index map;

“recorded plan” includes the index map.

Registrar's report on titles.

3. For the purpose of the report on titles required by section 20, the Registrar of Deeds and the Commissioner of Lands shall furnish to the Registrar particulars of all land in the area which is—

(a) held under a registered title;

(b) held under a document of title;

(c) otherwise the property of the State;

(d) vested in any statutory authority; or

(e) affected by any instructions to pass a transport, mortgage or lease or by any writ, summation or other process, that affects or is likely to affect the title of any person to such land.

Particulars of land to be furnished to the Registrar.

4. The Registrar of Deeds and the Commissioner of Lands shall from time to time furnish to the Registrar particulars of such land in any area as may become affected by any of the matters set out in paragraph (e) of the preceding rule and thereupon the Registrar shall transmit the particulars to the Commissioner. This Rule shall cease to apply after the publication of the list referred to in section 31.

Appointment and duties of surveyors.

5. (1) The Commissioner of Lands shall at the request of the Commissioner appoint a fit person hereinafter called “the surveyor” to make a survey of the area.

(2) Subject to any general or particular directions issued by the Commissioner, the duties of the surveyor shall be as follows:

(a) he shall see that the boundaries of each separate plot of privately owned land and of public roads, rights of way, and reserves for communal and other purposes within the area are demarcated;

(b) he shall see that all unclaimed land is demarcated on behalf of the State;

(c) he shall make or cause to be made a sketch of the land demarcated as aforesaid and shall see that each separate plot of land is distinguished on the sketch by a number, letter or otherwise;

(d) he shall prepare a list showing in respect of each and every plot of land the name of the reputed owner or owners, if any, and of any other claimants thereto or to any mortgage, charge, lease or lien thereon;

(e) if he becomes aware of any dispute as to the ownership of any land or the position of any boundary he shall report to the Commissioner the nature of the dispute and the names of the parties thereto, so far as these are known to him;

(f) in the list aforesaid he shall enter the State as the owner of all unclaimed land.

6. (1) Sketches and lists prepared by the surveyor shall be submitted to the Commissioner from time to time as may be convenient. Preliminary sketches and lists.

(2) In preparing the sketches and lists the surveyor shall, subject to the general direction of the Commissioner, take into consideration the powers of the Commissioner under section 25 (1) and shall, on submitting the sketches and lists, make to the Commissioner such recommendations as may to him seem fit.

7. (1) When the Commissioner has made an award in respect of any parcel, he shall notify the surveyor accordingly who shall thereupon make a survey of the boundaries of the parcel. Notification of Commissioner's award.

(2) The Commissioner on making any award may direct that the boundaries of any parcel as shown in the sketch be altered in such manner as he may consider just, and the surveyor shall alter the boundaries accordingly.

8. (1) When all the parcels in a block have been surveyed the surveyor shall prepare an index map of the block and file the same as of record with the Commissioner of Lands. The index map.

(2) In preparing the index map the surveyor shall allot definitive parcel-numbers to all parcels and shall notify the Commissioner of the numbers allotted.

(3) Where in any land settlement scheme two or more lots or areas of land together form a single holding and are the subject of a single lease the terms of which provide that the land comprised in the holding shall not be capable of sub-division or separation, then such lots or areas may be treated as a single parcel.

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Land Registry Rules

(4) Every declaration or record or title made by the Commissioner shall describe the land by reference to its parcel-number.

(5) The index map shall be kept by the Commissioner of Lands, and a copy thereof shall be kept in the Land Registry.

(6) No alteration to the index map shall be made except in accordance with the provisions of these Rules. When any alteration to the index map is made, the copy kept in the land registry shall be brought up to date by the Commissioner of Lands.

9. (1) The Commissioner of Lands shall determine the boundaries of blocks and the scales to be used in the preparation of plans.

(2) Blocks shall not be laid out in a regular grid but their boundaries shall be determined in relation to natural features, artificial works or existing boundaries, so far as these exist, and in other cases shall be drawn as may be convenient.

(3) Blocks shall be grouped into zones, the limits of which shall be determined by large-scale natural features or administrative boundaries. Each zone shall be given a distinctive name, but the names of estates or plantations shall not be used as part of the name of any zone.

(4) The blocks in each zone shall be numbered consecutively in as regular an order as circumstances permit.

10. No registration shall be made under the proviso to section 53 except in the case of—

(a) a lease for a period of less than twenty-one years; or

(b) a dealing which affects an exact and specified half or third or quarter of a rectangular parcel which is itself delineated on a recorded plan.

11. (1) The registered proprietor of any parcel may apply to the Registrar for the parcel to be subdivided by mutation and the registered proprietors of adjacent parcels may apply to the Registrar for the boundary between their parcels to be altered, or for their land to be reparcelled, by mutation.

(2) Every application made as aforesaid shall be accompanied by—

(a) a diagram on plan showing the manner in which it is desired that the parcel be subdivided or the boundary altered or the land reparcelled;

Blocks and zones.

Plans other than recorded plans.

Applications for mutation.

(b) the approval of the subdivision, alteration or reparceling by any authority whose approval may be necessary; and

(c) a statement of the names and addresses of the persons who are to be present on the ground at the survey.

12. (1) In any case—

Procedure on mutation.

(a) where the Registrar is satisfied that there is no objection to any mutation for which application has been made under the last preceding rule; or

(b) where in accordance with any Act any land becomes vested in the State or in any person and the Registrar is satisfied that it is necessary to make a mutation of any parcel or parcels of land in order to give effect to such vesting,

the Registrar shall annotate upon the folio of each parcel affected the words "Mutation No. pending" and shall send to the Commissioner of Lands a requisition to alter the index map.

(2) The Commissioner of Lands shall thereupon cause to be made such surveys as may be necessary and shall record the result thereof on the requisition. He may accept a plan prepared by a sworn land surveyor, provided that the plan shows all the boundaries of the parcel or parcels affected by the mutation and is drawn on the same scale as the index map on which such parcels are shown. He shall allot numbers to all new parcels and shall enter the numbers and areas of such parcels on the requisition and shall return it to the Registrar together with a copy of the plan of the mutation.

(3) The Registrar shall thereupon register the mutation by removing from the register the folios of all old parcels and inserting folios for the new parcels and entering thereon such memorials as may be necessary. He shall then return the requisition to the Commissioner of Lands with a statement that the mutation has been entered in the register and the Commissioner of Lands shall thereupon make the necessary alterations to the index map and shall inform the Registrar when this has been done.

13. In allotting numbers to new parcels the Commissioner of Lands shall take up the next unused numbers in the registration block. The numbers of the old parcels shall go out of use and shall not be used again.

Allotment of new parcel-numbers.

14. Where in the course of a mutation any land is transferred from one parcel to another, the fact that the area of land so transferred is smaller than the minimum area permitted to be held as separate parcel shall not of itself be an objection to the transfer.

Transfer of small areas.

Form of
register.
First
Schedule.

15. The register of each parcel shall be a folio in the form set out in the First Schedule. Folios shall be kept in loose leaf binders in consecutive order or parcel numbers.

Form of
memorials.

16. Memorials of registered interests shall be set out in the manner following:

(A) Easements and Restrictive Covenants

Where the description of any easement or restrictive covenant as set out in the instrument creating the same is so short that it may conveniently be entered verbatim in the folio, it may be so entered. In every other case the memorial shall be in the form:

“the land enjoys the benefit (is subject to the burden) of the easement (restrictive covenant) set out in Instrument No. over (against, in favour of) parcel No.”.

In no case shall the terms of any easement or restrictive covenant be summarised.

(B) Proprietorship

(a) A memorial of proprietorship shall consist of the name and address of the proprietor, together with the number of the instrument under which he acquired title, the date of registration, and a statement of how title was acquired;

(b) where upon first registration the title registered is an absolute title, no reference shall be made to the fact;

(c) where upon first registration the title registered is a provisional title there shall be written in red ink beneath the name of the proprietor the words: “Provisional title subject to the qualification set out in Declaration No.”;

(d) where any land held under a provisional title is transferred or transmitted, there shall be written in red ink under the name of the new proprietor the words: “Provisional title as above”;

(e) where any provisional title is converted to an absolute title, all reference to the provisional title shall be struck out and a memorial of the conversion shall be entered under “Proprietorship” in the form: “Converted to absolute title”;

(f) on an award of absolute title made under section 49, all references to the provisional title shall be struck out.

(C) Encumbrances

Memorials of encumbrances shall be in the forms set out in the Second Schedule or (subject to the direction of the Registrar) as near thereto as the circumstances of the case permit.

Second
Schedule.

17. (1) Every instrument presented for registration shall be clearly written, typed or printed on good quality foolscap paper. Alterations and interlineations shall be avoided as far as possible, but if unavoidable, they shall be initialled by the parties to the instrument.

Provision as
to instruments.

(2) Where an instrument is executed in duplicate the word "Original" shall be written on one copy and the word "Duplicate" on the other. A duplicate instrument may be a typewritten carbon copy of the original, but no carbon copy shall be accepted for registration as an original.

(3) Where an instrument is executed in duplicate, any endorsement required by the Act or by these Rules to be made thereon shall also be made on the duplicate.

18. Where the consent or agreement of any person is required before the registration of any instrument, that consent or agreement shall if possible be endorsed on the instrument itself. If not so endorsed, the consent or agreement shall be filed and a note thereof shall be made by the Registrar on the instrument.

Endorsement
of consent on
agreement.

19. No instrument shall be presented for registration unless accompanied by the fees payable in respect thereof.

Presentation
of an instru-
ment to be
accompanied
by fees.

20. No instrument once presented may thereafter be taken out of the land registry except under the provisions of rule 24. If under these Rules any error or omission in an instrument is corrected, the correction will be made in the land registry in the presence of the Registrar or of any officer of the land registry authorised by him for the purpose.

Instruments
not to be
taken out of
land registry.

21. An instrument that is found to be in order on presentation shall be registered and thereafter shall not be withdrawn either by the presenter or by any other person.

Registration
of instrument.

22. If any instrument presented is found not to be in order by reason of any formal error or omission which, in the opinion of the Registrar, does not affect the substance of the dealing to be made and is capable of correction, or if the Registrar requires further proof of

Correction of
instruments
and further
proof.