
Index

Accommodation sharing

- agreements 137, 138
 - terms of agreement 138-139
- innkeeper and guest 142
- leases, as 137, 139, 140
 - intention of parties 138
 - residential tenancies 140, 141
 - statutory requirements 140
- licences, as 137, 140
 - intention of parties 138, 139
 - residential tenancies 141
- overview 137, 142-143
- Queensland 137-143
- residential tenancies 140
 - compliance with requirements 141
 - definition 140
 - holiday purposes 141
 - part of a house 141-142
 - residential premises, definition 140-141

Acquisitions on just terms – *see* Constitution

Adverse possession

- against the Crown 55-57
 - Crown agency, definition 56
 - Crown land, definition 55, 56
 - relevant definitions 55-56
 - unalienated Crown land, definition 55
- against true owner 53-55
 - legislative requirements 54-55
 - limitation period 54-55
- South Australia 46, 49, 52-57
- states' position 52-53

Agrarian land

- Crown leasehold system 165-166, 168
- Crown perpetual leasehold 163, 164-165, 166
 - policy behind creation 164
- early settlement 161-162
- overview 161, 166
- pastoral leases 163, 166
- selection tenure 163
- squatting 162-163, 165
 - emphyteusis*, and 165
 - pastoral licences 163
 - “squattocracy” 162

Airbnb – *see* Accommodation sharing

Airspace – *see also* Strata title

- overview 173

Bitcoin

- asymmetric encryption 184
- double spending 183-185
- maintenance of ledger 185
- overview 183, 185
- verification of transactions 184

Blockchain technology

- Bitcoin example 183, 185
 - asymmetric encryption 184
 - double spending 183-185
 - maintenance of ledger 185
 - verification of transactions 184
- land administration systems 181-182, 185-186, 191, 194
 - advantages 188
 - derivative interests 188, 189
 - double sale of one property 191-192, 194
 - false certificates of title 192-193, 194
 - flexible securitisation 190
 - fraud scenarios 191-194
 - identity theft 192, 193, 194
 - illustration using central registries 186-188
 - joint ownership 189, 192, 194
 - “off register” interests 188, 189
 - operation 186
 - poor governance regimes 182
 - proof requirements 189-191, 193
 - reliability 190
 - trust 189-191
- meaning 182-183

Boarders and lodgers

- Western Australia 149

Body corporate – *see* Strata title

Bona vacantia

- New Zealand 214
- South Australia 46, 48-49

Charitable trusts

- Islamic law 66
- Torrens indefeasibility 66-67

Choses in action

- absolute assignments 91, 92-93, 94

Common intention constructive trusts

- detrimental reliance 134
- indefeasibility of title 136
- mortgage repayments 131, 132, 133
- proprietary estoppel, and 134
- Singapore 131, 132, 133, 134-135, 136

Community title – see Strata title

Competing equitable interests

- Western Australia 150

Compulsory acquisitions

- Constitution 27, 28, 44-45
 - acquisition of advantages 33-34
 - competing claims 37-39
 - countervailing property 30-31
 - devaluations 35-36, 42
 - enhancement of property 31
 - extinguishment of native title 17
 - general regulation 37-39, 42
 - incongruity 36-37
 - indirect acquisitions 29-30, 32
 - invalidity 39-41
 - limited jurisdiction 32
 - litigation 41, 42
 - money 35
 - operation of provision 28
 - property, concept 34
 - qualified power 28, 43
 - scope of provision 29-31
 - significance of qualification 29
 - statutory gratuities 37, 42
 - statutory rights 34-35
 - taking of property 32-33
 - temporary occupations 30
 - uncertainty 41-42
 - United States Constitution, comparison 27, 42-44
 - weaknesses 31-42
- extinguishment of native title 7, 17
 - clear legislative intention 7, 8-9
- Nigeria 204, 210
 - compensation 205, 208, 210
 - conceptual framework 204-205

- Constitution 204, 208
 - denial of compensation 204, 205, 208-210
 - half hectare rule 208
 - Land Use Act 205-210
 - penal revocation 208-210
- Singapore 69-70
- state parliaments 32
- United States Constitution 27, 42
 - devaluations 42-43
 - differences to Australia 43-44

Constitution

- acquisitions on just terms 27, 28, 44-45
 - acquisition of advantages 33-34
 - competing claims 37-39
 - countervailing property 30-31
 - devaluations 35-36, 42
 - enhancement of property 31
 - extinguishment of native title 17
 - general regulation 37-39, 42
 - incongruity 36-37
 - indirect acquisitions 29-30, 32
 - invalidity 39-41
 - limited jurisdiction 32
 - litigation 41, 42
 - money 35
 - operation of provision 28
 - property, concept 34
 - qualified power 28, 43
 - scope of provision 29-31
 - significance of qualification 29
 - statutory gratuities 37, 42
 - statutory rights 34-35
 - taking of property 32-33
 - temporary occupations 30
 - uncertainty 41-42
 - United States Constitution, comparison 27, 42-44
 - weaknesses 31-42

Contractual licences – see also Retirement villages

- overview 166

Contractual licensees

- exclusive occupation 89
- licensor's permission to sue 88, 90-92, 95, 98, 99
 - consequential damages 95-96
 - denial of power of attorney 92-93
 - implied power of attorney 93

Contractual licensees – continued

- licensor's permission to sue –*continued*
 - injunctions to compel 93-95
- not in possession 87, 95
 - absolute assignments 91, 92-93, 94
 - consequential damages 95-96
 - Hill v Tupper* 88, 90-92, 95, 96, 97, 98, 99
 - licensor's obligation to remove 89, 95
 - licensor's permission to sue 88, 90-96, 98, 99
 - Manchester Airport Plc v Dutton* 96-98
 - private nuisance 87, 88-89, 90-91, 93, 95, 98
 - standing to sue 88-89, 97
 - summary of remedies 95
 - trespass 87, 88-89, 90-91, 93, 95, 98
 - trespass to person 90

Conveyancing – see Electronic conveyancing**Crown – see Bona vacantia; Escheat****Crown leasehold system**

- overview 165-166, 168

Crown perpetual leasehold

- overview 163, 164-165
- policy behind creation 164

Definitions

- Crown agency 56
- Crown land 55, 56
- res communes* 59
- residential premises 140-141
- residential tenancy 140
- residential tenancy agreement 141
- retail shop lease 78-79
- rooming accommodation 142
- tenancy dispute 146
- trust 189
- unalienated Crown land 55

Development conditions

- successors in title 215
- Tighe v Pike* 215-218

Doctrine of tenures

- escheat 47-48, 57
 - forms of escheat 48
 - South Australia 48, 49

Easements

- Queensland 215

Tighe v Pike 215-218

Singapore 67-69

Electronic conveyancing – see also PEXA

- client authorisations 222
- duplicate certificates of title 221
 - abolition 221-222
- South Australia 221-222
- verification of identity 222

Environmental protection

- public trust doctrine 61-62, 65
 - contemporary cases 63-65
 - United States 60-61, 65
- Upper Mooki Landcare Inc v Shenhua Watermark Coal Pty Ltd* 64-65

Equitable interests

- Western Australia 150

Escheat

- forms of escheat 48
- historical background 47-48
- overview 46, 57
- South Australia 48

Extinguishment of native title

- common law 3-4, 6, 7, 16, 25-26
 - impairment of rights 16
 - inconsistency of rights test 6, 11, 12-13, 14
 - non-exclusive possession leases 6-7
 - non-statutory extinguishment 6, 7, 9-11, 12-13
 - regulatory controls 9, 14-16
 - statutory extinguishment 6, 7-9, 11, 13
- compulsory acquisitions 7, 17
 - clear legislative intention 7, 8-9
- effect of extinguishment 7, 13-14
- equality for native title 7-8, 21, 24
- impairment of rights 16
- inconsistency of rights test 6, 11, 12-13, 14, 16, 19-20, 23-24, 25-26
 - necessarily inconsistent 11, 12-13
 - use of land 13
- non-statutory extinguishment 6, 7, 9
 - clear and plain intention 10-11, 20-21
 - inconsistent Crown grants 9-11, 12-13
- overview 3, 16
- Queensland v Congoo* 3-4, 16, 25
 - background to case 4-5
 - clear and plain intention 20-21, 24
 - divergences in judgment 16, 25-26

Extinguishment of native title – continued

Queensland v Congoo – continued

- equality for native title 21, 24
- inconsistency of rights test 19-20, 23-24, 25-26
- regulatory controls 21
- statutory intention or purpose 17-18, 22-23, 26
- suspension and revival 21-22, 24-25
- regulatory controls 9, 14-15, 21
 - clear and plain intention 9
 - underlying rights 15-16
- statutory extinguishment 6, 13
 - clear and plain intention 7-9, 11, 13, 20-21
- statutory intention or purpose 17-18, 22-23
 - exclusive possession 17, 18, 23, 26
- suspension and revival 13-14, 21-22, 24-25
 - distinction 13-14

Fee simple

- overview 163, 166
- retirement village licences, distinction 168

Fraud – see Blockchain technology; Verification of identity

Identity – see Verification of identity

Innkeeper and guest

- accommodation sharing 142

Intellectual property

- acquisitions on just terms 33, 34
- Ukraine 107

Intestacy

- bona vacantia 48-49

Islamic law

- charitable trusts 66
- Torrens indefeasibility 66-67

Jurisdiction

- acquisitions on just terms 32

Laches

- defence, as 70-71

Land administration systems – see also Torrens system

- blockchain technology 181-182, 185-186, 191, 194
 - advantages 188
 - Bitcoin example 183-185

- derivative interests 188, 189
- double sale of one property 191-192, 194
- false certificates of title 192-193, 194
- flexible securitisation 190
- fraud scenarios 191-194
- identity theft 192, 193, 194
- illustration using central registries 186-188
- joint ownership 189, 192, 194
- meaning 182-183
- “off register” interests 188, 189
- operation 186
- poor governance regimes 182
- proof requirements 189-191, 193
- reliability 190
- trust 189-191
 - choices for government 180
 - foundational elements 180-181
 - old system title 180, 190-191
 - overview 179-180, 194
 - proof requirements 180-181, 189-191, 193
 - registration-based systems 180
 - trust 181, 182, 189, 194
 - definition 189
 - proof requirements 189-191

Land registries – see Electronic conveyancing; Verification of identity

Land tenures – see Agrarian land; Residential land

Leases

- accommodation sharing 137, 139, 140
 - intention of parties 138
 - residential tenancies 140, 141
 - statutory requirements 140
- Crown leasehold system 165-166, 168
- Crown perpetual leasehold 163, 164-165, 166
- licences, distinction 139
- minerals 6-7, 177
- native title 6
 - extinguishment 6-7
 - suspension 14
- pastoral leases 6-7, 163, 166
- retail shops – see **Retail shop leases**

Licences

- accommodation sharing 137, 140
 - intention of parties 138, 139
 - residential tenancies 141
- contractual licences – see **Contractual licences**
- leases, distinction 139

Minerals

- historical background 176, 178
- leases and licences 6-7, 177
- public ownership 176-177

Mortgages – see also Verification of identity

- common intention constructive trusts 131, 132, 133
- equitable accounting 133
- indefeasible interest 150, 151
- intention to defraud 150-151
- resulting trusts 131-132, 133
- Singapore 131-133
- Western Australia 150-151

Native title

- extinguishment – see **Extinguishment of native title**
- leases 6-7, 14
- regulatory controls, and 64
- suspension and revival 13-14, 21-22, 24-25

Natural resources – see Minerals; Resource consents; Water resources**New Zealand**

- resource consents 127, 130
 - Greenshell* decision 129-130
 - Hampton* decision 128-129
- personal property, as 127
- possessory rights 129-130
- property rights 127, 128-129, 130
- range of consents 127-128
- unit titles 211
 - amendments to Act 211
 - body corporate 212-213, 214
 - body corporate levies 211-212
 - body corporate powers 213-214
 - bona vacantia 214

Nigeria

- compulsory acquisitions 204, 210
 - alienation without consent 208-209
 - breach of right of occupancy 209-210
 - compensation 205, 208, 210
 - conceptual framework 204-205
 - Constitution 204, 208
 - denial of compensation 204, 205, 208-210
 - half hectare rule 208
 - Land Use Act 205-210
 - penal revocation 208-210
 - Land Use Act 205, 210

- nationalisation view 205, 206, 207
- penal revocation 208-210
- private property rights view 205, 206-208
- right of occupancy 207, 209-210

Nuisance – see Private nuisance**PEXA**

- benefits of system 117
 - consumer advantages 119-120
 - financial savings 120
- governance 118
- overview 117-118, 120-121
- verification of identity 73, 118, 120

Possessory title

- adverse possession 49, 52
 - against the Crown 55-57
 - against true owner 53-55
 - states' position 52-53
- historical background 49-50, 51
 - real actions 50
- inchoate possessory title 51-52, 56-57
 - caveatability 57
- indicia of possession 51-52
- overview 57-58
- South Australia 46, 49, 50-58

Private nuisance

- licensees not in possession 87, 90, 98
 - licensor's obligation to remove 89, 95
 - licensor's permission to sue 88, 90-91, 93, 95
 - standing to sue 88-89
- overview 88

Private property

- bundle of rights 102
- choice architecture 105
- exercise of rights 102-103
- externalities 103, 104
- legal relationship 103
- obligations 104, 105, 110, 111
- overview 102-103
- regulatory framework 101, 102, 103-104
 - development 105
 - Ukraine 109-111, 113, 114, 116
- Ukraine 100-101, 102, 105, 107, 116
 - Civil Code 2003 107-109
 - failures 111-115
 - register of proprietary rights 115

Private property – continued

Ukraine – *continued*

regulatory framework 109-111, 113, 114, 116

Public trust doctrine

contemporary cases 63-64

Upper Mooki Landcare Inc v Shenhua Watermark Coal Pty Ltd 64-65

overview 61-62, 65

United States 59, 62, 65

environmental protection 60-61, 65

historical background 59-60

res communes 59

utility of doctrine 60-61

Queensland

accommodation sharing 137, 142-143

agreements 137, 138-139

innkeeper and guest 142

leases, as 137, 138, 139, 140, 141

licences, as 137, 138, 139, 140, 141

residential tenancies 140-142

terms of agreement 138-139

development conditions 215

successors in title 215-218

easements 215

Tighe v Pike 215-218

residential tenancies 140-142

definition 140

holiday purposes 141

part of a house 141-142

residential premises, definition 140-141

rooming accommodation, definition 142

Retail Shop Leases Act 78, 81-82

amendments to Act 78-82

contracting out 80

excluded leases 78-79

lessee protections 79-80

lessor benefits 81

rent reviews 80

retail shop lease, definition 78-79

strata and community title 122, 126

Ainsworth v Albrecht 122-126

balancing of competing interests 122, 124, 125

reasonable decisions 122, 123-124

reasonable opposition 124, 125-126

resolutions without dissent 126

verification of identity 72, 77, 203

ARNECC standards 72-77

English decision 76, 77

further inquiries 75-77

reasonable steps 72, 74-75

safe harbour 72, 73, 75

witnesses 73, 74

Real estate agents

code of conduct 149-150

Real property law

agrarian land 161, 166

Crown leasehold system 165-166, 168

Crown perpetual leasehold 163, 164-165, 166

early settlement 161-162

pastoral leases 163, 166

selection tenure 163

squatting 158, 162-163, 165

airspace 173

strata title 173-175

Australianness 158, 159, 161, 178

common law 159, 160, 161

fee simple 163, 166

role of judges 160

historical background 158-159, 161-162, 176, 178

land surface 161, 173

agrarian land 161-166

residential land 166-169

water resources 169-173

legislation 159, 160

role of legislators 160

theory of legislation 159-160

legislative innovation 159, 160, 161, 178

agrarian land 161-166

minerals 176-178

residential land 166-169

strata title 173-175

water resources 169-173

minerals 176

historical background 176, 178

leases and licences 177

public ownership 176-177

overview 158, 178

retirement villages 166-167

company title 167

fee simple, distinction 168

limitations on licence holder 169

right to occupy 167

South Australia 167-169

strata title 174-175

development of law 173-174

- example 174
- Torrens system, and 175
- sub-surface 176
 - minerals 176-178
- water resources 169, 173
 - irrigation regulation 170-171
 - private property rights 171-173
 - public management 171
 - recent reforms 171
 - riparian rights 169-170, 171, 172
 - water licences 171-172
- Residential land**
 - overview 166
 - retirement villages – *see* **Retirement villages**
- Residential tenancies**
 - accommodation sharing 140-142
 - compliance with requirements 141
 - holiday purposes 141
 - part of a house 141-142
 - definition 140
 - destruction of personal property 144-145
 - existence of agreement 145, 146-147
 - Queensland 140-142
 - rent payments 146-147
 - residential premises, definition 140-141
 - rooming accommodation, definition 142
 - South Australia 144, 148
 - Schaffer v Usca* 144-148
 - tenancy dispute, definition 146
- Resource consents**
 - New Zealand 127-128, 130
 - Greenshell* decision 129-130
 - Hampton* decision 128-129
 - personal property, as 127
 - possessory rights 129-130
 - property rights 127, 128-129, 130
 - range of consents 127-128
- Resulting trusts**
 - detrimental reliance 134
 - indefeasibility of title 135-136
 - mortgage repayments 131-132, 133
 - Singapore 131-132, 133, 134, 135-136
- Retail shop leases**
 - definition 78-79
 - Queensland 78, 81-82
 - amendments to Act 78-82

Retirement villages

- company title 167
- fee simple, distinction 168
- limitations on licence holder 169
- overview 166-167
- right to occupy 167
- South Australia 167-169

Sales representatives

- code of conduct 149-150

Sharing economy – *see* Accommodation sharing**Singapore**

- actions for account 70
 - laches as defence 70-71
- charitable trusts 66
 - Torrens indefeasibility 66-67
- common intention constructive trusts 131, 132, 133, 134-135
 - detrimental reliance 134
 - indefeasibility of title 136
- compulsory acquisitions 69
 - comparability of land 69-70
- easements 67-68
 - implication 68-69
- indefeasibility of title 66-67, 135-136
- mortgage repayments 131
 - common intention constructive trusts 131, 132, 133
 - equitable accounting 133
 - resulting trusts 131-132, 133
- proprietary estoppel 133, 134
- resulting trusts 131-132, 133, 135
 - detrimental reliance 134
 - indefeasibility of title 135-136

South Australia

- adverse possession 46, 49, 52
 - against the Crown 55-57
 - against true owner 53-55
 - legislative requirements 54-55
 - limitation period 54-55
- bona vacantia 46, 48-49
- Carey Gulley squatter* 46, 49, 57, 58
 - adverse possession 53, 54, 55, 56
 - details of case 46-47
 - inchoate possessory title 52, 56-57
 - possessory title 50-51, 52, 53, 54, 55, 56-57
- electronic conveyancing 221, 223
 - client authorisations 222

Index

South Australia –continued

- electronic conveyancing – *continued*
 - duplicate certificates of title 221-222
 - verification of identity 222
- escheat 46, 49, 57
 - abolition 48
 - historical background 47-48
- inchoate possessory title 51-52, 56-57
 - caveatability 57
- possessory title 46, 50-51, 57-58
 - adverse possession 49, 52-57
 - historical background 49-50, 51
 - inchoate possessory title 51-52, 56-57
 - indicia of possession 51-52
- priority notices 220
 - fraud prevention 220-221
- residential tenancies 144, 148
 - destruction of personal property 144-145
 - existence of agreement 145, 146-147
 - rent payments 146-147
 - Schaffer v Usca* 144-148
 - tenancy dispute, definition 146
- retirement villages 167-169
- Torrens system 219-220, 222-223
 - electronic conveyancing 221-222
 - possessory title 46-58
 - priority notices 220-221

Squatting

- Carey Gulley squatter* 46, 49, 57, 58
 - adverse possession 53, 54, 55, 56
 - details of case 46-47
 - inchoate possessory title 52, 56-57
 - possessory title 50-51, 52, 53, 54, 55, 56-57
- historical background 51, 162-163, 165
 - emphyteusis*, and 165
 - pastoral licences 163
 - “squattocracy” 51, 158, 162
- legality 51

State parliaments

- compulsory acquisitions 32

States and territories

- adverse possession 52-53

Statutory gratuities

- acquisitions on just terms 37, 42

Statutory rights

- acquisitions on just terms 34-35

Strata title

- balancing of competing interests 122, 124, 125
- decision-making 122
 - Ainsworth v Albrecht* 122-126
 - reasonable decisions 122, 123-124
 - reasonable opposition 124, 125-126
- development of law 173-174
- example 174
- New Zealand 211-214
- overview 174-175
- resolutions without dissent 126
- Torrens system, and 175

Torrens system – see also Electronic conveyancing; Verification of identity

- adverse possession 52-53
- duplicate certificates of title 221
 - abolition 221-222
- Islamic charitable trusts, and 66-67
- overview 52, 180, 219-220
- South Australia 219-220, 222-223
 - electronic conveyancing 221-222
 - possessory title 46-58
 - priority notices 220-221
- strata title, and 175
- uniform legislation 220

Trespass

- licensees not in possession 87, 90, 98
 - licensor’s obligation to remove 89, 95
 - licensor’s permission to sue 88, 90-91, 93, 95
 - standing to sue 88-89
- overview 88

Trespass to person

- licensees not in possession 90

Trusts – see also Charitable trusts

- actions for account 70
- laches as defence 70-71

Ukraine

- Civil Code 2003 106-107
 - intellectual property 107
 - private property 107-109
 - property rights 107
- independence 102, 106
 - declaration of independence 106
 - major problems 111-112
 - referendum 106
- private property 100-101, 102, 105, 107, 108, 116

compensation for harm 108-109
 corporate raiding 113-114, 115
 extreme poverty 111, 112-113, 115
 failures 111-115
 ineffective security 115
 inheritance 109
 land 108-110
 Land Code 2001 108, 109, 112
 legally enforceable protections 113
 privatisation by seizure 112
 property taxes 114-115
 register of proprietary rights 115
 regulatory framework 109-111, 113, 114, 116
 tax avoidance 114-115

United States

public trust doctrine 59, 62, 65
 environmental protection 60-61, 65
 historical background 59-60
 res communae 59
 utility of doctrine 60-61

United States Constitution

compulsory acquisitions 27, 42
 devaluations 42-43
 differences to Australia 43-44

Verification of identity

English decision 76, 77
 further inquiries 75-77
 immediate indefeasibility 195, 196
 exception to indefeasibility 195-196
 moral hazard 196, 199
 mortgagee's obligations 196, 202, 203
 case law 202-203
 failure to take reasonable steps 197, 200
 purpose of amendments 199-200
 Registrar's power 197-198, 200-202
 text of provision 197
 overview 72, 77, 195-196
 PEXA 73, 118, 120
 Queensland 72-77, 203
 reasonable steps 72, 74-75, 196
 failure to take reasonable steps 197, 200
 safe harbour 72, 73, 75
 South Australia 222
 Victoria 196-202
 recent amendments 203
 witnesses 73, 74

Victoria

irrigation regulation 170-171
 verification of identity 196-202
 failure to take reasonable steps 197, 200
 purpose of amendments 199-200
 recent amendments 203
 Registrar's power 197-198, 200-202
 text of provision 197

Water resources

irrigation regulation 170-171
 overview 173
 private property rights 171-173
 public management 171
 recent reforms 171
 riparian rights 169-170, 171, 172
 suitability to Australia 170
 water licences 171-172

Western Australia

boarders and lodgers 149
 code of conduct 149-150
 competing equitable interests 150
 mortgages 150
 intention to defraud 150-151