

Moniz & George

BARRISTERS AND ATTORNEYS
NOTARIES PUBLIC

Trevor G. Moniz, JP FCI Arb MP
Kevin M. George, JP

The Hon. Sylvan Deveaux Richards, Jr., J.P., M.P.
Ministry of Environment and Planning
Dame Lois Browne-Evans Building
5th Floor
58 Court Street
Hamilton HM 12

18th January, 2013

Dear Sir,

Re: Land Title Registration Act 2011

I am writing to you as the Minister now responsible for the implementation of the land registry to be established under the abovementioned Act on behalf of the committee representing the Bermuda Bar Association in connection therewith.

It is our understanding that the legislation is to be brought into force in April of this year and we would now urge you to postpone such date indefinitely on the basis that the decision to introduce a form of registration modeled on the UK system is ill-considered. I attach for your perusal a copy of the letter sent by the committee to the Government on 1st August 2001, at which time the then-Progressive Labour Party Government was considering the introduction of the legislation. This letter sets out the position of the Association with regard to the legislation. The letter also represents the last communication between the Association and the then-Government in connection with the proposed legislation. As far as we are aware the then Government never addressed the issues raised in our letter and nor did it consult any further with the Association when it chose to implement a system of registration based on the UK model as opposed to our proposals in 2001. As the legislation has yet to be implemented it is our view that the One Bermuda Alliance

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Government has a golden opportunity to properly consider the question as to whether the proposed land register will provide the best land transfer system for the Bermudian public.

We would further draw to your attention that the legislation, as drawn, contains numerous defects which in our view will result in a further blow to the Island's moribund property market, which has raised serious concerns amongst the Island's banks.

We would be pleased to meet with you at your convenience to discuss these matters.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'K. George', written in a cursive style.

Mr. Kevin M. George

Chairman, Bermuda Bar Association
Land Registration Sub-Committee