## Form 48

**Statutory declaration of witness**

*Regulation 13(4)(b), Land Transfer Regulations 2018*

**I** *[insert full name]*, of *[insert address and occupation]*

**solemnly and sincerely declare that**—

1. I witnessed the signing of *[insert type of instrument]* dated *[insert date]* by the signatory, *[insert full name of signatory].*
2. *[Insert full name of signatory*] appeared to be of sound mind and did freely and voluntarily sign (or seal) the instrument in my presence.
3. I have established the identity of *[insert full name of signatory]*, the person signing this instrument.
4. The photograph annexed to this declaration and marked with the letter “A” is a true likeness of *[insert full name of signatory]*.
5. I am aged 18 years or over and I am independent of the client and the transaction. In particular, in relation to *[insert full name of signatory]*:
6. I am not related to them, their partner or spouse or part of their extended family group; and
7. I do not live at the same address as them and I am not involved with or benefitting from the transaction.

*If the transaction is considered high risk:*

1. *[Select one]* I have personally known *[insert full name of signatory]* for *[number of years]*

Or

1. I have obtained a document(s) connecting *[insert full name of signatory*] to the *[select one]* property[[1]](#footnote-1) or address above[[2]](#footnote-2) a certified copy of which is annexed to this declaration and marked with the letter “B”.
2. I am the holder of government-issued photographic identification, an extract of which, showing my photograph and the identification number, is annexed to this declaration and marked with the letter “B”.
3. I can be contacted using the following contact details *[insert contact details, such as]*:
4. *[Landline phone number], and*
5. *[Mobile phone number], and*
6. *[email address].*

**And I make this solemn declaration** conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

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| **DECLARED** at  this  day of  20  before me: | )  )  ) |
|  |  |
|  |  |

**A person authorised to take a statutory declaration under the Oaths and Declarations Act 1957**

1. If you are landowner. [↑](#footnote-ref-1)
2. If you are the owner of an equitable estate or interest in land, a caveator, their attorney or any other signatory authorised by law. [↑](#footnote-ref-2)