

## CHAPTER 376

### THE REGISTRATION OF CONDOMINIUM TITLES ACT

### THE REGISTRATION OF CONDOMINIUM TITLES REGULATIONS

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S.R.O. 28/1974.  
S.R.O. 15/1984.  
S.I. 38/1987.

## THE REGISTRATION OF CONDOMINIUM TITLES ACT

### THE REGISTRATION OF CONDOMINIUM TITLES REGULATIONS, UNDER SECTION 16 OF THE REGISTRATION OF CONDOMINIUM TITLES ACT.

1. These Regulations may be cited as the Registration of Condominium Titles Regulations. Short title.
2. In these Regulations, "surveyor" means a person licensed under the Land Surveyors Act, to practise land surveying in Antigua and Barbuda. Interpretation.
3. (1) For the purposes of these Regulations, there shall be kept by the Registrar, a Condominium register in the form prescribed as Form 9 in the Schedule. Condominium Register.  
  
(2) The Registrar shall record in such register the particulars of any condominium plan lodged in his office for registration.
4. (1) Every condominium plan lodged in the office of the Registrar for registration— Condominium plans.
  - (a) shall be prepared on one side of durable paper; the paper shall not be creased and shall be free from discoloration or blemishes, shall measure approximately 13 inches long by 8 inches wide and shall have clear margins on the face of each sheet of not less than 1½ inches on the left hand side and not less than ½ inch on the right hand side, at the top, and at the bottom.
  - (b) shall comprise—
    - (i) a first sheet in the form prescribed as Form 1 in the Schedule hereto (using annexures thereto where necessary) on which shall be set out the matters prescribed by paragraphs (c), Form 1.

(d), (h) and (i) of subsection (1) of section 7 of the Act; and

- (ii) further sheets containing the particulars required by paragraphs (e), (f), (g) and (j) of subsection (1) of section 7 of the Act.

(2) Each further sheet of a condominium plan shall be endorsed in the top right-hand corner — “sheets ..... of .....sheets”.

(3) The diagram prescribed by paragraph (c) of subsection (1) of section 7 of the Act shall be drawn with the north point directed upwards and shall be to a scale which will admit of all details and notations being clearly shown and such diagram shall show offsets in any case where part of the building is within six feet of a boundary of the parcel but no other dimensions shall be necessary. The external surface boundaries of the parcel shown in any such diagram shall, if the Registrar so requires, be defined by a plan of survey prepared by a surveyor.

(4) Any floor plan prepared for the purposes of paragraph (f) of subsection (1) of section 7 of the Act shall be drawn in the form prescribed as Form 2 in the Schedule, with the north point directed upwards and shall be of a size which will admit of all details and notations being clearly shown.

(5) The condominium lots shall be numbered consecutively, commencing with condominium lot and terminating with a condominium lot numbered to correspond to the total number of condominium lots comprised in the condominium plan. Different parts of a building which constitute a single condominium lot shall bear the same condominium lot number.

(6) The schedule specifying the unit entitlement of each condominium lot pursuant to paragraph (h) of subsection (1) of section 7 of the Act shall include on the right-hand side a column of not less than 1½ inches in width to enable insertion of references to the certificate of title in respect of each condominium lot in the condominium plan, and the

vertical interval between items in such schedule shall be not less than 3/10 inch.

(7) Typewriting may be used if the characters are typed with a dense black non-copying record ink and the lines of typewriting do not overlap. A carbon copy, or a copy in which the typewritten characters blur or spread or are liable to mark or damage an adjacent sheet shall not be lodged.

(8) Handwriting shall be clear and legible and in permanent black non-copying ink.

(9) Printing, writing or drawing shall not extend into any margin.

(10) Alterations shall be made by striking through the matter intended to be rejected and not by rubbing, scraping or cutting the surface of the paper.

5. Every condominium plan lodged for registration shall be endorsed with or accompanied by a certificate—

Endorsements on or certificate to be lodged with condominium plan.

(a) of a surveyor, that the building shown on the condominium plan is within the external surface boundaries of the parcel and where the eaves or guttering project beyond such external boundaries, that an appropriate easement has been granted as an appurtenance of the parcel; where such certificate is not endorsed on the condominium plan it shall be in the form of Form 3 in the Schedule hereto;

Form 3.

(b) of the appropriate local planning authority (if the parcel is in an area to which a general development order under the Town and Country Planning Act applies) that permission to carry out development of the kind shown in such condominium plan has been granted.

6. Every application for registration of a condominium plan shall indicate the name and postal address of the registered proprietor and the party by whom the plan is lodged and shall be produced by delivery to the Registrar accompanied by the prescribed fee and the land certificate for the parcel.

Application for registration of condominium.

Registration of  
condominium  
plan how  
effected.

7. (1) If the Registrar is satisfied that the application is in order, he shall—

(a) allocate a number to and file the condominium plan and record the filing and the time and date thereof on the first sheet thereof and in a register which he shall keep for that purpose;

(b) open a new register in the Land Registry in respect of each condominium lot on the condominium plan in accordance with subregulation (2) and note in the incumbrances section of each newly opened register that it is a parcel related to a condominium plan;

(c) in respect of the register relating to the parcel—

(i) record in the property section that the land comprised therein consists only of the common property;

(ii) in the proprietorship section delete the name of the proprietor, substitute the name of the condominium lot corporation established under section 4 of the Act and enter a restriction prohibiting any dealing with the land otherwise than by order of the Court or the Registrar;

(iii) note in the encumbrances section that registers in respect of condominium lots have been opened.

(2) The registers opened by the Registrar in accordance with subregulation (1) in respect of each condominium lot in a parcel shall record—

(a) all the particulars recorded in the property section of the register relating to the parcel in question;

(b) the proprietor of the parcel as the first proprietor of the condominium lot; and

(c) the incumbrances noted in the incumbrances section of the register relating to the parcel;

but if the Registrar is satisfied that any of such particulars or incumbrances do not apply to the condominium lot he

shall omit them from the register relating to the condominium lot, and record the reason for the decision.

(3) The reference of the parcel and the number of the condominium lot shall be sufficient reference to a condominium lot.

8. (1) The Registrar shall not issue a certificate of title for a condominium lot unless—

Certificate of title for condominium lot.

(a) there is filed a duly stamped instrument of transfer on which is written or annexed thereto a certificate by the Commissioner of Inland Revenue that all taxes in respect of the condominium lot, including land appreciation tax, if any, have been paid; and

(b) there is produced evidence that the transferee has obtained the necessary license to hold land under the Non-Citizens Land Holding Regulation Act, or evidence that such licence is not required.

(2) A certificate of title for a condominium lot shall be in the form prescribed as Form 4 in the Schedule.

9. The Registrar shall endorse on the certificate of title issued for each condominium lot in a condominium plan a notification that by virtue of the provisions of the Registration of Condominium Titles Act, the proprietor holds his lot and his share in the common property subject to any interests affecting the same for the time being notified on the registered condominium plan and subject to any amendments to condominium lots or common property shown on that plan.

Endorsement on certificate of title.

10. The Registrar, after such enquiry and notices, if any, as he may consider proper and upon the production of such evidence and the compliance with such requests, if any, as he may think necessary to require or make, may—

Powers of Registrar.

(a) number or re-number any condominium lots in a registered condominium plan;

(b) supply omissions and correct patent errors in a registered condominium plan;

(c) amend a registered condominium plan in such other manner as he may think proper.

Instruments  
lodged with  
Registrar.

11. Every instrument other than the certificates referred to in regulation 5 lodged with the Registrar for the purposes of the Act or these Regulations shall comply with the requirements specified in sub-paragraph (a) of paragraph (1), and paragraphs (7), (8), (9) and (10), of regulation 4.

Certificate under  
seal of the  
corporation.

Form 5.

12. A certificate under the seal of the corporation—

(a) pursuant to subsection (3) of section 11 of the Act shall be in the form or to the effect of Form 5 in the Schedule hereto; and

Form 6.

(b) pursuant to subsection (3) of section 12 of the Act shall be in the form or to the effect of Form 6 in the Schedule hereto.

Notification of  
destruction of  
building.

Form 7.

13. A notification of destruction of a building given by the corporation pursuant to paragraph (a) of subsection (1) of section 14 of the Act shall be in the form or to the effect of Form 7 in the Schedule hereto.

Notification  
under section 9  
(5) of the Act.

Form 8.

14. A notification given by the corporation pursuant to subsection (5) of section 9 of the Act shall be in or to the effect of Form 8 in the Schedule hereto.

Copies of orders  
lodged with  
Registrar.

15. (1) Any person appointed as administrator pursuant to section 13 of the Act may lodge with the Registrar an office copy of the order of the court making such appointment.

(2) The corporation may lodge with the Registrar an office copy of any order made by the court pursuant to regulation 26.

(3) On receipt of any such office copy the Registrar shall endorse on the relevant registered condominium plan a notification referring thereto, containing such particulars as appear to the Registrar to be necessary and signed by him.

Registering  
transfers.

16. (1) The Registrar shall register a transfer pursuant to section 11 of the Act under provisions of the Registered Land Act.

(2) Where a parcel is transferred by the corporation after the building is destroyed, the Registrar shall register the transfer under the provisions of the Registered Land Act.

**17.** The Registrar shall register a lease pursuant to section 11 of the Act by noting it on the registered condominium plan in the manner prescribed by regulation 19 and by registering the lease under the provisions of the Registered Land Act.

Registering  
leases.

**18.** The Registrar shall register the instrument creating an easement or restrictive covenant pursuant to section 12 of the Act under the provisions of the Registered Land Act and by noting it on the registered condominium plan.

Registering  
easements, etc.

**19.** On lodgement of an instrument executed by the corporation pursuant to section 11, 12 or 14 of the Act there shall be endorsed on the relevant registered condominium plan a memorial stating the nature of the instrument and such other particulars as appear to the Registrar to be necessary, and such memorial shall be signed by the Registrar.

Memorials on  
Condominium  
plans.

**20.** On lodgment at the office of the Registrar of a plan of subdivision of common property comprised in a registered condominium plan it shall not be necessary to produce to the Registrar the certificates of title for the condominium lots comprised in such registered condominium plan.

When production  
of certificate of  
title unnecessary.

**21.** Upon receipt of a notice in or to the effect of Form 7 in the Schedule hereto the Registrar shall endorse on the relevant registered condominium plan a notification of the destruction of the building and of the vesting of the parcel in the proprietors. The notification shall contain such particulars as appear to the Registrar to be necessary and shall be signed by him.

Endorsement of  
notification of  
destruction, etc.

**22.** Where a parcel has been transferred by the corporation after the building is destroyed the Registrar—

Procedure on  
transfer after  
destruction.

(a) shall enter on the relevant registered condominium plan a notification of the cancellation thereof; and

(b) shall indicate by appropriate charting upon any relevant plan that such registered condominium plan has been cancelled.

Endorsement of Memorial of Notification of amendment or variation of By-Law.  
Form 8.

**23.** Upon receipt of a notification in or to the effect of Form 8 in the Schedule hereto the Registrar shall endorse on the relevant registered condominium plan a memorial of such notification. The memorial shall contain such particulars as appear to the Registrar to be necessary, and shall be signed by him.

Exercise of powers of voting in certain cases.

**24.** Where a proprietor's interest is subject to a registered mortgage and the mortgagee has given written notice of his mortgage to the corporation, any power of voting conferred on a proprietor by or under the Act—

(a) shall not in any case where a unanimous resolution is required, be exercised by the proprietor but shall be exercised by the mortgagee first entitled in priority;

(b) may in any other case be exercised by the mortgagee first entitled in priority, and shall not be exercised by the proprietor when such mortgagee is present personally or by proxy.

Policy of Insurance effected by proprietor of mortgaged condominium lot.

**25.** (1) Where a building is insured to its replacement value a proprietor may effect a policy of insurance in respect of any damage to his condominium lot in a sum equal to the amount secured, at the date of any loss referred to in such policy, by mortgages charged upon his condominium lot.

(2) Where any such policy of insurance is in force, then, subject to the terms and conditions of the policy, the insurer shall be liable to pay thereunder to the mortgagees whose interest are noted thereon, in order of their respective priorities—

(a) the value stated in such policy; or

(b) the amount of the loss; or

(c) the amount sufficient, at the date of the loss, to discharge mortgages charged upon the condominium lot,

whichever is the least amount.

(3) Where the amount paid by an insurer in accordance with paragraph (2) is sufficient to discharge a mortgage charged upon the condominium lot the insurer shall be entitled to a transfer of that mortgage.

(4) Where the amount paid by an insurer in accordance with paragraph (2) is less than the amount necessary to discharge a mortgage charged upon the condominium lot the insurer shall be entitled to an assignment of an interest (to the extent of the amount paid by him) in such mortgage to secure the amount so paid on such terms and conditions, if any, as were agreed upon under paragraph (7) or, failing agreement, on the same terms and conditions as those contained in the mortgage by the proprietor.

(5) Where a building is uninsured, or has been insured to less than its replacement value, a proprietor may—

(a) effect a policy of insurance in respect of any damage to his condominium lot in a sum equal to the replacement value of his condominium lot less any amount for which his condominium lot is insured under any policy of insurance effected on the building;

(b) notwithstanding any existing policies, effect a policy of insurance in respect of damage to his condominium lot in a sum equal to the amount secured, at the date of any loss referred to in such policy, by mortgages charged upon his lot, and the provisions of paragraphs (2), (3) and (4) shall apply in respect of any payment pursuant to such policy as they apply to a policy effected pursuant to paragraph (1).

(6) For the purposes of paragraph (5) the amount for which a condominium lot is insured under a policy of insurance effected in respect of the building shall be determined by multiplying the value stated in such policy by the unit entitlement of the condominium lot and dividing the

product so obtained by the sum of the unit entitlements of all condominium lots.

(7) For the purposes of paragraph (4) and of subparagraph (b) of paragraph (5) any insurer and mortgagee or mortgagees may at any time, whether before or after a policy of insurance has been effected by a proprietor, agree upon the terms and conditions of the assignment of an interest.

(8) Nothing in this regulation shall limit the right of a proprietor to insure against risks other than damage to his condominium lot.

(9) The policy of insurance authorised by this regulation and taken out by a proprietor in respect of damage to his condominium shall not be liable to be brought into contribution with any other policy of insurance save another policy authorised by this regulation and taken out in respect of damage to the same condominium lot.

Orders by the court when building damaged.

**26.** (1) Where the building is damaged but is not destroyed within the meaning of subsection (2) of section 14 of the Act, the court may by order settle a scheme including provisions—

(a) for the reinstatement in whole or in part of the building;

(b) for transfer of the interests of proprietors of condominium lots which have been wholly or partially destroyed to the other proprietors in proportion to their unit settlement.

(2) In exercise of its powers under this regulation, the court may make such orders as it thinks necessary or expedient for giving effect to the scheme, including orders—

(a) directing the application of insurance moneys received by the corporation in respect of damage to the building;

(b) directing payment of money by the corporation or by proprietors or by some one or more of them;

(c) directing such amendment of the condominium plan as the court thinks fit, so as to include in the common property any accretion thereto;

(d) imposing such terms and conditions as it thinks fit.

(3) For the purposes of this regulation an application may be made to the court by the corporation or by a proprietor or by a registered mortgagee of a condominium lot.

(4) On any application to the court under this regulation any insurer who has effected insurance on the building or any part thereof (being insurance against destruction of condominium lots or damage to the building) shall have the right to appear in person or by counsel.

(5) The court may from time to time vary any order made by it under this regulation.

**27.** The fees which shall be paid to the Registrar shall be in accordance with the following table. Fees.

#### TABLE OF FEES

|                                                         |                                                                                                                              |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| (1) on lodgement of a condominium plan for registration | \$250.00                                                                                                                     |
| (2) for each condominium lot shown on condominium plan  | \$25.00                                                                                                                      |
| (3) for every certificate of title                      | the fee for the time being set out in the Fourth Schedule to the Registered Land Rules in respect of every land certificate. |

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- |                                                                                                      |         |                                                             |
|------------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------|
| (4) on lodgement of a notification of destruction of the building                                    | \$25.00 |                                                             |
| (5) on lodgement of a notification of any amendment or variation of any by-law.                      | \$25.00 |                                                             |
| (6) on lodgement of an office copy of an order of court appointing an administrator.                 | \$25.00 |                                                             |
| (7) on lodgement of an application for amendment of a registered condominium plan.                   | \$50.00 |                                                             |
| (8) on application for a copy of any register, instrument or condominium plan for every page copied— |         |                                                             |
| (a) if certified                                                                                     | \$15.00 |                                                             |
| (b) if uncertified                                                                                   | \$8.00  |                                                             |
| (9) for any act, matter or thing not otherwise specifically hereinbefore provided                    |         | such fee, not exceeding \$250, as the Registrar may assess. |

**Forms.**

**28.** The forms set out in the Registered Land Rules may be used with such adaptations and modifications as the Registrar deems necessary for the purpose of dealing with condominium lots under the Act.

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SCHEDULE (Regulations 3, 4, 5, 8, 12,  
13, 14)

## FORM 1

## CONDOMINIUM PLAN

## THE REGISTRATION OF CONDOMINIUM TITLES ACT

Description of Parcel

Condominium Plan  
No.

Registration Section

Block

Parcel

Registered the      day of  
19 .....

Scale

*Registrar*

External Surface  
boundaries of the  
parcel and location  
of building in  
relation thereto to  
be delineated in space  
opposite.

Schedule of  
Unit of Entitlement

OFFICE USE ONLY

Condominium  
Lot No.

Unit  
Entitlement

Registration Section/  
Block/Parcel No.

Approved by the  
Central Authority  
for the Registration  
of Condominium  
Titles Act.

Dated .....

Signature .....

Aggregate

The address for service  
of documents on the  
corporation is

I, .....  
a surveyor, hereby certify that:

(1) the building erected on the parcel described above is within the external boundaries of the parcel \*subject to clause (2) of this certificate:

\*(2) eaves or guttering of the building project beyond such external boundaries and an appropriate easement has been granted as an appurtenance of the parcel by registered Transfer No. ....

Dated .....

Signature .....

\*Omit if inappropriate

## FORM 2

### FLOOR PLAN

|                         |  |  |                 |
|-------------------------|--|--|-----------------|
| PARISH                  |  |  | STRATA PLAN No. |
| Reference to Title Vol. |  |  | Registered the  |
| Fol.                    |  |  | day of          |
| 954                     |  |  | Registrar       |
| SCALE One Inch to 100ft |  |  | Last Plan       |

### Registration of Condominium Titles (CAP. 376)

| Schedule of Unit Entitlement |                  | OFFICE USE ONLY              |       | I,<br><br>of<br><br>a surveyor commissioned under the Land Surveyors Act hereby Certify that                                                                                       |
|------------------------------|------------------|------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |                  | Current Certificate of Title |       |                                                                                                                                                                                    |
| Strata Lot. No.              | Unit Entitlement | Volume                       | Folio |                                                                                                                                                                                    |
|                              |                  |                              |       | (1) the building erected on the parcel described above is within the external boundaries of the parcel subject to Clause (2) of this Certificate;                                  |
|                              |                  |                              |       | (2) eaves or guttering of the building project beyond external boundaries and an appropriate easement has been granted as an appurtenance of the parcel by registered transfer No. |
|                              |                  |                              |       | Dated .....                                                                                                                                                                        |
|                              |                  |                              |       | Signature .....                                                                                                                                                                    |
|                              |                  |                              |       | .....                                                                                                                                                                              |
|                              |                  |                              |       | Approved by                                                                                                                                                                        |
|                              |                  |                              |       | for the purposes of The Registration of Condominium Titles Act.                                                                                                                    |
|                              |                  |                              |       | Dated .....                                                                                                                                                                        |
|                              |                  |                              |       | Signature .....                                                                                                                                                                    |
|                              |                  |                              |       |                                                                                                                                                                                    |

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AREAS

Sheet

of

Sheets

*Registrar*

FORM 3

SURVEYOR'S CERTIFICATE

THE REGISTRATION OF CONDOMINIUM TITLES ACT

Description of parcel .....

I, ..... of .....  
a surveyor, hereby certify that—

(1) the building erected on the parcel described above is within the external boundaries of the parcel \* subject to clause (2) of this Certificate;

\*(2) eaves or guttering of the building project beyond such external boundaries and an appropriate easement has been granted as an appurtenance of the parcel by registered Transfer No. ....

Dated .....

Signature .....

\*Omit if inappropriate

FORM 4

ANTIGUA AND BARBUDA

REGISTRATION OF CONDOMINIUM TITLES ACT

CERTIFICATE OF TITLE

REGISTRATION SECTION  
CONDOMINIUM PLAN No.

BLOCK

PARCEL  
CONDOMINIUM LOT No.

THIS IS TO CERTIFY THAT .....  
of .....

is/are now registered as proprietor(s) with TITLE of the above mentioned condominium lot, subject to the entries in the register relating to the condominium lot and of such of the overriding interests set forth in section 28 of the Registered Land Act as may for the time being subsist and affect the condominium lot, and the proprietor's share in the common property is



NOTES:

(1) If, in the case of a lease, interested parties have approved in writing of the execution of the lease but have not consented in writing to the release of their interests in respect of the demised land, delete the words "have consented in writing to the release of those interests in respect of the land comprised in such instrument."

(2) Insert a description of the nature and date of the instrument and the names of the parties thereto.

FORM 6

CERTIFICATE OF THE CORPORATION

THE REGISTRATION OF CONDOMINIUM TITLES ACT

In pursuance of the provisions of the Registration of Condominium Titles Act, the Proprietors, Condominium Plan No. .... hereby certify that the proprietors of Condominium lots in the said condominium plan by unanimous resolution, duly passed, directed the said corporation to execute the instrument hereunder recited and that all persons having registered interests in the parcel and all other persons having interests (other than statutory interests) which have been notified to the corporation have consented in writing to the release of those interests in respect of the land comprised in such instrument.

Instrument: \*Transfer (or as the case may be)

dated .....

of .....

(Brief description of land effected)

The Common Seal of the Proprietors, Condominium Plan No. ....  
was hereunto affixed on .....  
in the presence of

.....  
.....  
(Members of Executive Committee)

\*Insert a description of the nature and date of the instrument and the names of the parties thereto.

FORM 7

NOTIFICATION OF DESTRUCTION OF BUILDING

THE REGISTRATION OF CONDOMINIUM TITLES ACT

In pursuance of section 14 (1) (a) of the Registration of Condominium Titles Act, The Proprietors, Condominium Plan No. .... hereby certify that the building illustrated on the said condominium plan has been destroyed.

Attached hereto is \*a certified copy of the unanimous resolution of the proprietors pursuant to section 14 (2) (a) of the said Act.

\*An office copy of the declaration made by the Court pursuant to section 14 (2) (c) of the said Act.

The Common Seal of the Proprietors, Condominium Plan No. ....  
was hereunto affixed on .....  
in the presence of

.....

.....

(Members of Executive Committee)

\*Delete whichever is inappropriate.

\_\_\_\_\_

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FORM 8

NOTIFICATION OF AMENDMENT OR  
VARIATION OF BY-LAWS

THE REGISTRATION OF CONDOMINIUM TITLES ACT

In pursuance of section 9 of the Registration of Condominium Titles Act,  
The Proprietors Condominium Plan No. .... unanimously passed the  
following resolution—

(Set out resolution)

The Common Seal of the Proprietors, Condominium Plan No. ....  
was hereunto affixed on the .....  
in the presence of

.....  
.....  
(Members of Executive Committee)

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NOTE: Delete the word "unanimously" if not applicable.

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ANTIGUA AND BARBUDA  
CONDOMINIUM REGISTER  
A - PROPERTY SECTION

Edition .....

Opened .....

[illegible]

S.R.O. 34/1974.

THE REGISTRATION OF  
CONDOMINIUM TITLES ACTTHE REGISTRATION OF CONDOMINIUM TITLES  
(PROCEDURE FOR APPLICATIONS TO  
COURT) RULES.

The Chief Justice and two other Judges of the Supreme Court selected by him, being the authority empowered by section 17 of the Supreme Court Order to make rules regulating the practice and procedure of the Court of Appeal and the High Court, hereby exercise the powers conferred by that section and by section 17 of the Registration of Condominium Titles Act as follows—

1. These Rules may be cited as the Registration of Condominium Titles (Procedure for Applications to Court) Rules. Citation.
2. In these Rules “the Court” means the High Court. Interpretation.
3. Every application to the Court under the Registration of Condominium Titles Act shall be by summons to a Judge in Chambers. Application to be by summons.
4. The Judge may direct such persons to be served with the summons as he thinks fit, or he may dispense with such service. Service of summons.
5. The Judge may, if he thinks fit, adjourn any summons into Court and thereupon may give such directions as to all matters, including filing of pleadings as may appear necessary and proper for the final hearing of the summons. Adjournment into Court.

Made this 19th day of July, 1974