

Practice Direction – Physical Site Visits In Quieting Titles Act Proceedings

No. 2 of 2025

Physical Site Visits

This practice direction supplements the Quieting Titles Rules in regulating the practice and procedure under the Quieting Titles Act.

1. Introduction

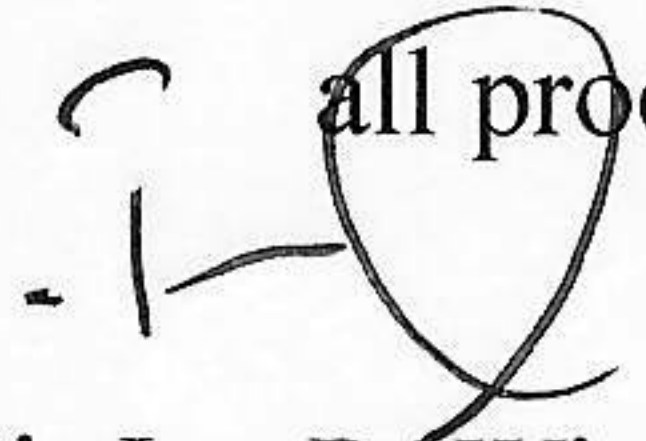
- 1.1 This practice direction addresses when the Court will direct or order a physical site visit of the land concerned where a person who claims to have an estate or interest in that land has applied to the Court to have his title to such land investigated and the nature and extent thereof determined and declared in a certificate of title.

2. Physical Site Visits

- 2.1 Before directing or ordering a physical site visit, the judge seised of the matter will consider the practicability of a physical site visit and whether a physical site visit is necessary in the circumstances of the case and will take into account the availability of alternatives such as remote site visits and the use of drone technology. A physical site visit will only be directed or ordered by a judge if it is both practicable and necessary.
- 2.2 Where a judge directs or orders a physical site visit, the judge will direct that such of the petitioners and such of the adverse claimants as the judge thinks fit shall pay into court, in such relative proportions as the judge thinks fit, by a date fixed by the judge, a sum fixed by the judge which shall be sufficient to defray the Court's expenses in attending the physical site visit. The sum fixed by the judge may exceed the Court's actual expenses in attending the physical site visit and, in such a case, the excess shall be refunded pro rata after the site visit.
- 2.3 Where a judge has given a direction or made an order requiring the payment into court of a sum for the purpose of defraying the Court's expenses in attending a site visit, it is the responsibility of each person ordered to pay any part of the sum into court to notify the Director of Court Services, Attn. Rajya Smith, Supreme Court Annex 1, Bank Lane, New Providence (rajya.smith@courts.bs) of their payment into court and to provide such particulars and evidence as they may require. No arrangements shall be made for the judicial officer to attend the site visit until the required notification or notifications have been received.

3. Effective Date

- 3.1 This practice direction will come into effect on 1 August 2025 and will be applicable to all proceedings whenever commenced.


Sir Ian R. Winder
Chief Justice
8 July 2025