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**Abstract:** This third edition coincides with the tenth anniversary of the High Court’s recognition of native title in the Mabo case. It is no surprise that since the second edition of this work, the area of native title has seen the development of significant body of case law. However, more generally, the period since the second edition has seen a considerable amount of statutory change and major cases. Most significant amongst the statutory changes has been the rewriting of the basic Torrens system statutes so that at the time of this edition four of the eight jurisdictions have new Torrens system statutes. This new edition sets out the law for all eight Australian jurisdictions. All significant differences between the various statutes have been highlighted and comprehensive statutory references are set out.  
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