

Response Type:

Normal Response

Collector:Web Link
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82.132.237.190

Response Started:

Friday, December 6, 2013 12:28:23 AM

Response Modified:

Friday, December 6, 2013 1:44:16 AM

[Show this Page Only](#)**1. Name**

Francesco Zappa

2. Organisation Name:**No Response****3. Postal Address:****No Response****4. Email**

XXXXXX

5. 1: Are you responding as : (please select below)

an individual (go to 2a/2b)

6. 2a: INDIVIDUALS Do you agree to your response being made available to the public (in the Scottish Government library and on the RoS website)?

Yes (go to 74 below)

7. 2b: Where confidentiality is not requested, we will make your response available to the public on the following basis (Please select ONE of the options)

Yes, make my response and name available, but not my address

8. 2c: ON BEHALF OF GROUPS OR ORGANISATIONS The name and address of your organisation WILL BE made available to the public (in the Scottish Government library and on the RoS website). Are you content for your response to be made available?**No Response****9. 3: We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for the Scottish Government to contact you again in relation to this consultation exercise?**

Yes

[Show this Page Only](#)**1. Question 1: Do you agree that the Keeper should use separate title sheets for the landlord's and tenant's rights on all occasions rather than opting to use a single title sheet?**

Yes

[Show this Page Only](#)**1. Question 2: Do you agree with the proposed change of name and terminology for this entry?**

Yes

Show this Page Only

1. Question 3: Do you agree that a schedule in the property section is the appropriate means to reflect the cross-referral to other title sheets?

No

All interest should be contained in a single title sheet.

Show this Page Only

1. Question 4: Do you consider that the "date title sheet updated to" should continue to be reflected in the title sheet and provision made in the Rules?

Yes

Show this Page Only

1. Question 5: Do you agree that the Keeper should omit from the property section of the title sheet details of the map reference and size of a registered plot?

No

This is valuable historical data that costs very little to gather and administer.

Show this Page Only

1. Question 6: Do you agree that the Keeper should continue to disclose the consideration in the proprietorship section and provide for this in the Rules?

Yes

Show this Page Only

1. Question 7: Do you agree that the date of entry should no longer be included in the title sheet?

No

It is useful historical data that costs little to enter and store.

Show this Page Only

1. Question 8: Do you agree with the proposed approach for the removal of overriding interests no longer required to be entered?

No

The overriding interests should be removed without relying on individual request to do so. The register cannot be left in a state where it is known to be inaccurate.

Show this Page Only

1. Question 9: Has the reference in the property section to a deed constituting a servitude been of assistance to you?

Frequently

The more information there is about the provenance of a servitude the better.

Show this Page Only

1. Question 10: Do you agree that the land register should not reflect information regarding occupancy rights?

Yes

Show this Page Only

1. Question 11: Do you agree that discontinuous areas of land that are relative to each other by ownership and purpose may be grouped as a single cadastral unit?

No

Under a Cadastral system each separate plot should have its own identifier. If not then a more robust system is required to link the units through all data transfers. Much better to allow multiple Cadastral

units to be associated with a single title number.

Show this Page Only

1. Question 12: Do you agree that the seabed should be designated as a single operational area?

No

The seabed is geographically related to the land. Services that lie on shore are often linked. If counties are used as the operational areas for the land then logic would indicate that same facility should be applied to the related seabed.

Show this Page Only

1. Question 13: Do you agree that the description of a seabed plot should comprise a verbal description, a description by reference to longitude and latitude coordinates, and a plan?

No

Registration of the seabed requires a new coordinate system attached to the current OS data. Divorcing the seabed from the land based system makes it harder to make good use of the data.

2. Question 14: Do you consider that where such information is submitted to the Keeper it should be included in the property section?

No

It should be submitted in a coordinate framework designed to relate to current OS data. Lat and long is not precise enough, nor does it allow the land based data to be easily related to the sea based data.

3. Question 15: Do you consider that a table of latitude and longitude coordinates should be utilised where all or part of the plot is covered by water i.e. should not be limited to seabed plots only?

No

Use a more accurate coordinate system related to land based OS data.

Show this Page Only

1. Question 16: Do you consider that including the plan of the individual flat as supplementary data to the title sheet is helpful?

No

The plan of the flat contains the main data. It makes no sense for the end product to describe the flat as supplementary.

Show this Page Only

1. Question 17: Do you consider that including the plan of the individual area leased as supplementary data to the lease title sheet is more helpful than showing the data on the cadastral unit?

No

The data regarding the lease should be visible when interrogating the Cadastral data. Otherwise one would be tempted to question the whole purpose of the Cadastral map.

Show this Page Only

1. Question 18: Do you agree that where an area of common ground is affected by the 25-metre rule, the whole of the common area should be treated as a separate cadastral unit?

Yes

Show this Page Only

1. Question 19: Do you accept that where historical conveyancing does not quantify the share, and where common law rules apply, the Keeper should require specification of shares in the deed to be registered?

No

It should not be necessary to reinvent history for the purposes of registration.

Show this Page Only

1. Question 20: Do you agree that where multiple plots of land with differing uses are owned in common, the shared areas should be grouped as a single cadastral unit?

No

Each separate plot should have a separate Cadastral unit gathered under a single title number as appropriate. The Cadastral system is designed for each plot to be uniquely identifiable.

Show this Page Only

1. Question 21: Do you agree that a list of registrable deeds together with the enactment under which they are registrable will assist you in completion of the application form?

Yes

Show this Page Only

1. Question 22: Do you agree with this approach for supporting documents?

Yes

Show this Page Only

1. Question 23: Do you agree that reference to an individual house plot from an approved development plan is sufficient to describe the part of the plot in terms of the conditions of registration?

No

Developments often depart from development plans, approved or not.

Show this Page Only

1. Question 24: Do you agree that the Keeper should issue an email to acknowledge when an application for registration is entered onto the application record?

No

Email is not secure.

2. Question 25: Do you agree that the provisional title number should be contained in the acknowledgement?

No

Email is not secure.

3. Question 26: Do you agree that the acknowledgement should also contain the other information that is currently included, namely details of the subjects, deed, parties, date of registration and application number?

No

Email is not secure

Show this Page Only

1. Question 27: Do you agree that, in the limited circumstances where they will be permitted, the requisition policy should be applied equally to all application types?

Yes

2. Question 28: Do you agree that nothing further on requisitions is required in the Rules?

No

It is not clear that the Keeper MUST reject. It is clear that she may, but she has discretion. This should be clarified in the rules.

Show this Page Only

1. Question 29: Do you agree that a period of standover of 30 days in relation to requisitions made under the Act is appropriate?

No

For some matters much longer is required. 30 days is punitive.

Show this Page Only

1. Question 30: Do you agree that notification upon the acceptance, rejection or withdrawal of an application should be by electronic means only?

No

Electronic means are not secure.

2. Question 31: Do you agree that the applicant should provide an email address for the granter or the granter's agent on the application form?

No

Email is an elective convenience. It should never be mandatory.

3. Question 32: Do you agree that where no email address is available in respect of the notification provisions relating to automatic plot registration, Keeper induced registration, prescriptive claimants or rectification, that the Keeper should notify by post to the last known address of the person?

Yes

Show this Page Only

1. Question 33: Do you consider that in terms of section 41 the Keeper should notify only the proprietor of the plot of land registered as a result of an automatic plot registration under section 25?

No

Anyone with a likely significant interest should be notified regardless of the difficulty in doing so.

Show this Page Only

1. Question 34. Do you agree that the Keeper's policies for evidence of possession in terms of section 43(3) should be set out in guidance rather than prescribed in the Rules?

No

Inclusion within the rules would allow for a higher degree of impartial policy making.

2. Question 35: Do you agree that the types of evidence set out above should be required and that guidance on the appropriate wording of affidavit evidence should be provided?

No

Material evidence from all likely interested parties should be obtained, including surrounding proprietors.

Show this Page Only

1. Question 36: Do you agree that the requirements for evidence of notification in terms of section 43(4) should be set out in guidance rather than prescribed in the Rules?

No

The rules provide the right level of independent adjudication of this kind of policy development.

Show this Page Only

1. Question 37: Do you agree that notification under section 43(4) should be by recorded delivery mail in order to satisfy the Keeper that notification has taken place?

Yes

2. Question 38: Do you agree that the requirement for recorded delivery mail and a prescribed style for giving notice should be included in the Rules?

Yes

[Show this Page Only](#)

1. Question 39: Do you agree that under section 45(1) the Keeper should only re-notify those persons already notified by the applicant under section 43(4)?

Yes

2. Question 40: Do you agree that where notification has already taken place under section 43(4)(a) or (b) then notification by the Keeper should be by mail (but not recorded delivery) to the same address?

No Response

3. Question 41: Do you agree that in terms of section 45(2) where the numbers involved could make individual notification prohibitive the Keeper should explore alternatives such as notification to a residents' association?

No Response

[Show this Page Only](#)

1. Question 42: Do you agree that the Rules should make further provision regarding a minimum period for notification to take place prior to a prescriptive claimant application being submitted?

No Response

2. Question 43: If so, do you agree that 60 days is a suitable period?

No Response

[Show this Page Only](#)

1. Question 44: Do you agree that draft styles should be developed for decrees of reduction and orders for rectification of documents, and that the Keeper should seek to have these styles included in the Rules of Court?

No Response

2. Question 45: Do you agree that the Keeper should publish guidance on the registration criteria for arbitral awards in advance of the designated day?

No Response

[Show this Page Only](#)

1. Question 46: Do you agree that the advance notice form should include both the application form and the advance notice in one document?

No Response

[Show this Page Only](#)

1. Question 47: Do you agree that a plan capable of allowing the plot of ground to be identified should be a requirement for an advance notice for a deed that will be a breakaway deed from subjects in the Sasine Register?

Yes

[Show this Page Only](#)

1. Question 48: Do you agree that the end of the protected period is the appropriate time to remove the delineation from the cadastral map?

No Response

[Show this Page Only](#)

1. Question 49: Would you see a benefit in any other unilateral deed being included in an Order under section 64?

No Response

Show this Page Only

1. Question 50: Do you agree that the name of the deed used to register a fixed boundary agreement should be Shifting Boundary Agreement?

Yes

2. Question 51: Do you agree that the note in the property section of the affected title sheets should be drafted as follows? Note: The boundary between the points lettered A - B in blue on the Cadastral Map has been agreed in terms of the [Shifting Boundary Agreement] between [xxxx] and [xxxx] registered [xxxx].

Yes

Show this Page Only

1. Question 52: Do you agree that the property section is the appropriate place to enter a caveat against the title?

No Response

Show this Page Only

1. Question 53: Do you agree that requests to vary warranty in between registration events should be submitted on a specified form?

No Response

Show this Page Only

1. Question 54: Do you agree that the Keeper should not restrict warranty purely on the basis of the existence of a caveat?

No Response

Show this Page Only

1. Question 55: Do you agree that for warranty granted as part of a registration under section 25 or 29, there should be a statement on the title sheet to show that warranty was granted under section 74?

No Response

Show this Page Only

1. Question 56: Do you agree that any interest rate paid on claims for compensation should be aligned to the Bank of England Base Rate?

No Response

Show this Page Only

1. Question 57: Do you agree that the persons to be notified of a rectification should not be prescribed in the Rules?

No

Show this Page Only

1. Question 58: Do you agree that the parties consenting to rectification should be capable of demonstrating that they would have title and interest to be heard in court on the issue?

No Response

Show this Page Only

1. Question 59: Do you agree the Keeper should only consider removing a burden as a result of section 50 of the Title Conditions (Scotland) Act 2003 where she is provided with details of a manifest inaccuracy in a particular title sheet and the manner of rectification sought?

No

The Keeper is already aware of the many inaccurate title sheets.

[Show this Page Only](#)

1. Question 60: Do you consider that where realignment may not have occurred, other than in exceptional cases where matters are beyond doubt, the Keeper can only rectify where judicial determination has established that the register is inaccurate?

No Response

2. Question 61: Do you consider that where realignment may not have occurred, other than in exceptional cases where matters are beyond doubt, the Keeper can only rectify where judicial determination has established that the register is inaccurate?

No Response

[Show this Page Only](#)

1. Question 62: In which circumstances would you need an extract with evidential status showing more than one cadastral unit at a time?

No Response

[Show this Page Only](#)

1. Question 63: Do you agree that access to the Keeper's registers should be provided for by order of the Scottish Ministers and that such access should continue via the Customer Service Centres by letter, email or in person?

No

The register should be made public for no charge. Registration fees should be adjusted to pay for publication through proprietary systems and via existing mapping services.

[Show this Page Only](#)

1. Question 64: Do you agree that an optional form to inform the Keeper of potential manifest inaccuracies in the land register should be prescribed in the Rules?

Yes

[Show this Page Only](#)

1. Question 65: Do you agree that the Rules should prescribe only one application form?

Yes

[Show this Page Only](#)

1. Question 66: Do you agree that the Rules should prescribe an optional form to obtain extracts of the title sheet, cadastral map or document in the archive record?

Yes

[Show this Page Only](#)

1. Please give additional comments about any aspect of implementation of the Act and related matters here (if you have any further additional comments then please email consultations@ros.gov.uk):

No Response