

KIR Consultation Survey Response

PAGE 2: Information about you

Q1: Name: Jane Gallagher

Q3: Are you responding as: (please select below)

an individual

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Q4: Individuals Do you agree to your response being made available to the public (in the Scottish Government library and on the RoS website)?

Yes

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Q5: 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 email address

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Q6: On behalf of groups or organisations The name 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?

Respondent skipped this question

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Q7: 1. Do you agree with the proposed approach to KIR starting with residential properties in research areas?

No

Comment: While easier for keeper not fair for owners of property out with area as cost of time for solicitor dealing with first registrations is far greater than for registered titles. The Keeper's own research bears this out.

Q8: 2. Do you agree that we should start KIR in areas that will have the highest impact on completing the land register and supporting conveyancing?

Yes

Q9: Q3. Do you agree that we should work in partnership with the owners of heritage assets to complete registration of their titles by KIR?

Yes

Comment: Xxx

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Q10: Q3. Should land that has entered the land register through KIR be identified differently from a trigger-based or voluntary registration through a note in the property section of the title sheet, and/or a separate field marking the date of keeper-induced registration?

Yes

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Q11: Q4. Do you agree with the Keeper's general approach to the KIR mapping of legal extent?

Yes



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Q12: Q5. Do you agree with the keeper's proposed approach to incorporeal pertinents?

No

Comment: Although the approach is logical it will result in the title sheet being incomplete. A Sasine deed will also need to be referred to. It would be better to include the whole of the prior deed in the title sheet so that all relevant information can be read there.

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Q13: Q6. Do you agree with the keeper's proposed approach to property titles that include an 'equally and survivor' destination or are held by ex-officio trustees?

Respondent skipped this question

Q14: Q7. Are there any other circumstances where the sasine register may not show the last person with a completed title?

Respondent skipped this question

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Q15: Q8. Do you foresee any practical difficulties in narrating a list of the deeds that contain encumbrances, rather than setting out the burdens in full? If so, how could these difficulties be addressed?

Respondent skipped this question

Q16: Q9. Do you agree that the keeper should adopt the same approach to listing deeds in the burdens section for triggered registrations with a hyperlink to the text of the deed?

Respondent skipped this question

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Q17: Q10. Are you content with how we plan to communicate KIR?

Respondent skipped this question

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Q18: Q11. Do you agree the keeper should produce guidance on the additional information likely to be required at the next transaction after a KIR?

Respondent skipped this question