



Statutory Document No. 112/02

## THE LAND REGISTRATION ACT 1982

### THE LAND REGISTRY (AMENDMENT) RULES 2002

*Approved by Tynwald  
Coming into operation*

*20<sup>th</sup> March 2002  
1<sup>st</sup> April 2002*

In exercise of the powers conferred on the Department of Local Government and the Environment by section 77 of, and Schedule 11 to, the Land Registration Act 1982<sup>1</sup>, and of all other enabling powers, the following Rules are hereby made:-

#### 1. Citation and commencement

These Rules may be cited as the Land Registry (Amendment) Rules 2002 and, subject to section 77(5) of the Land Registration Act 1982, shall come into operation on the 1st April 2002.

#### 2. Register of transactions leading to first registration

(1), For rule 8 of the Land Registry Rules 2000<sup>2</sup> substitute –

##### "8. Register of transactions giving rise to first registration

(1) The Registrar shall maintain in an electronic format, or in such other format as he considers appropriate, a register of transactions by virtue of which any estate conveyed or created is subject to compulsory first registration by virtue of paragraph 1 of Part 1 of Schedule 2 to the Act.

(2) A person who is a party to such a transaction may –

(a) before an application is made for first registration of the land comprised in the transaction, and

(b) before the expiration of the specified period,

apply to the Registrar in Form 6 for the entry of that transaction in the register maintained under paragraph (1).

(3) An application under paragraph (2) shall be accompanied by –

(a) an extract from the survey map showing the extent of the land comprised in the transaction; and

<sup>1</sup> 1982 c.7

<sup>2</sup> SD 588/00

Price 80p Price Code A

(b) the instrument by which the transaction is effected.

(4) On the receipt of an application under paragraph (2) the Registrar shall enter in the register maintained under paragraph (1) –

- (a) the date and description of the instrument;
- (b) the names and addresses of the parties thereto;
- (c) the parish in which the land in question is situated;
- (d) the date and time when the application was received; and
- (e) such other particulars as the Registrar thinks fit;

and shall return the instrument to the applicant endorsed with the date and time mentioned in sub-paragraph (d).

(5) An entry made under paragraph (4) shall be cancelled –

- (a) where an application for first registration of the land comprised in the transaction is made within the specified period, when the application is completed by registration or rejected;
- (b) where no application for first registration of the land comprised in the transaction is made within the specified period, on the expiration of the specified period.

(6) A transaction entered in the register maintained under paragraph (1) shall, from the time mentioned in paragraph (4)(d), rank in priority of claim over any other transaction affecting the estate thereby conveyed or created, except a transaction to which a prior subsisting entry in that register relates.

(7) In this Rule "the specified period", in relation to a transaction, means –

- (a) the period of 3 months from the date of the instrument by which the transaction is effected, or
- (b) where that period is extended pursuant to Part II of Schedule 2 to the Act on an application made before the expiration of that period, that period as so extended."

(2) In rule 115 of those Rules (official search in register of transactions), in paragraph (1)(b), for "3 months" substitute "12 months".

(3) In the Schedule to those Rules, for Form 6 substitute the form appended to these Rules.

### **3. Time-limit for appeals to Land Commissioner**

In rule 130 of the Land Registry Rules 2000 (appeal to Land Commissioner), after paragraph (1) insert –

"(1A) Such notice shall be lodged before the expiration of 21 days beginning with the date on which the order or decision appealed against was notified to the appellant or his advocate."



Isle of Man Land Registry  
**Application for Entry in the Register of Transactions**  
 Rule 8

**Form 6**

**Isle of Man**  
**Government**  
*Reilrys Ellan Vannin*

FOR REGISTRY USE ONLY
Application number

Note: This form must be accompanied by Form 100. Please note that only one transaction per application is possible.

<b>1. Location of the Land</b> <i>Please enter in the spaces provided the Parish and Local Government District in which the land is located.</i>	
1.1 Parish:	1.2 Local Government District:

<b>2. Address</b> <i>Please enter the full postal address for the land. If none, state no postal address. If there is more than one parcel of land give the address relating to the parcel numbered one on the survey map.</i>	
Name of building	
Number	
Street	
District	
Town or Parish	
Postcode	

**3. A survey map to show the extent of the land is attached.**

<b>4. Parcel of Land Description</b> <i>If more than one number describe each parcel and define the extent on the survey map which must be submitted with this application.</i>
The land shown on the attached survey map situated in:-
<i>Please Note: If there is more than 1 (one) parcel of land, each additional parcel of land must be described separately in Appendix B.</i>

<b>5. Applicant's Name</b> <i>Please provide the full name of each applicant, including title. Note the applicant must be a party to the transaction – Rule 8.          If more than two please use Appendix C. In the case of a company provide the company's full name.</i>		
	<b><u>APPLICANT 1</u></b>	<b><u>APPLICANT 2</u></b>
Title		
Forenames		
Surname or		
Company Name		

<b>5.1 Service Address –</b>		Rule 15
<i>This must be an address in the Island or the UK to which all notices and communications from the Land Registry will be directed after registration is completed.</i>		
Name/Firm		
Name of building		
Number		
Street		
District		
Town		
Country		
Postcode		

<b>6. Transaction Details –</b> <i>Note: only enter a transaction by virtue of which the estate conveyed or created is subject to compulsory first registration.</i>				
Date	Nature of Transaction	Parties	Consideration	REGISTRY USE ONLY

**The instrument effecting a transaction is produced and application is hereby made for the details of the transaction to be entered in the register of transactions.**

It is understood that the entry will be cancelled –

- (a) where an application for first registration of the land comprised in the transaction is made within 3 months (the period) from the date of the instrument and completed by registration or rejected;
- (b) where no application for first registration of the land comprised in the transaction is made within 3 months (the period) from the date of the instrument on the expiration of 3 months from the date of the instrument;

unless in either case the 3 month period is extended pursuant to an order made under Part II of Schedule 2 of the Act in which case the period shall be that period as so extended.

<b>7. Signature of each applicant</b>	
<i>To avoid unnecessary delays please ensure that all forms have been correctly completed, signed and dated and that all necessary documents and maps are furnished together with the correct fees.</i>	
I/We authorise the agent nominated by this application to receive and respond to all communication affecting this application until the registration is completed. <i>(Delete if application is made by the applicants).</i>	
Signature(s)	Date

<b>8. Signature of person lodging application (if not the applicant)</b>	
<i>To avoid unnecessary delays please ensure that all forms have been correctly completed, signed and dated and that all necessary documents and maps are furnished together with the correct fees.</i>	
Signature	Date

**To: The Isle of Man Land Registry, Registries Building, Deemsters Walk, Bucks Road, Douglas, Isle of Man IM1 3AR**

MADE 20<sup>th</sup> February 2002

Pamela M. Crowe  
Minister for Local Government and the Environment

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EXPLANATORY NOTE

*(This note is not part of the Rules)*

These Rules amend the Land Registry Rules 2000. Rule 2 improves the protection given by an entry in the register of transactions giving rise to compulsory first registration of title, and prescribes a new Form 6 for applying for such an entry. Rule 3 requires an appeal to the Land Commissioner to be lodged within 21 days of notification of the decision appealed against.