

House of Keys  
Legislative Buildings  
Douglas  
Isle of Man  
IM1 3PW  
British Isles

*Y Chiare as Feed  
Oikyn Slattyssagh  
Doolish  
Ellan Vannin  
IM1 3PW  
Ny Ellanyn Goaldagh*

Tel: 01624 685505  
Fax: 01624 685509  
E-mail: [alfred.cannan@gov.im](mailto:alfred.cannan@gov.im)

Our Ref: AC/jw

6<sup>th</sup> November 2015

Mr Jonathan King  
Deputy Clerk of Tynwald  
Legislative Buildings  
Finch Road  
Douglas

Dear Mr King

**Petition - Ffynlo Craine**

I have received correspondence from a local resident who appears to have a similar complaint to that of Ffynlo Craine.

I am writing to the resident concerned (Mrs Canipa) and have informed her that I would submit the relevant information to the Select Committee for their consideration.

Yours sincerely

Alfred Cannan MHK  
Member of the House of Keys for Michael

Jacqueline Canipa  
Reayrt Slystagh  
Ramsey Road  
Lynague  
German  
Isle of Man  
British Isles  
IM5 2AQ

27<sup>th</sup> October 2015

Your Ref: AC/jw

Alfred L Cannan MHK  
House of Keys  
Legislative Buildings  
Douglas  
IM1 3PW

Dear Mr Cannan

COPY FOR YOUR  
INFORMATION

**Land Registration**

Thank you for your letter of 28<sup>th</sup> July 2015.

Further to my letter dated 20<sup>th</sup> July 2015 I am writing to update you on the situation as it has developed.

I was given a notice from my Legal Advisor advising me of His Worship the High Bailiff J A Needham in July of this year specifying a definite date and time to progress the possibility of mediation as you can see from the enclosed.

Needless to say that date has passed. And for some unknown reason not made clear to me by my advocates that yet a further delay of *three* months has been requested by Kelly Luft for the Objectors, taking this forward to January 2016 and into its sixth year.

I cannot put into words how ill this situation is making me feel, and the stress has now triggered off yet another attack of *ménière's* disease which is extremely debilitating and which is one of the main reasons why I wish to sort my boundary issues out so that I can market my property and move into Peel and so be closer to the community and Medical Centre.

As I stated in my last letter to you I have a legal deed and also a survey done by Jacob Walsh of WGS Ltd. Along with six affidavits and ariel photographs.

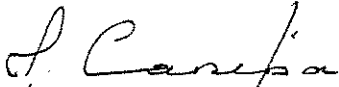
Whilst my neighbours have a home made deed that has been marked flawed.

Also the harassment and hostility I suffer from my neighbours has meant marketing my property has become a priority yet I cannot do this due to the matter not being resolved.

Your comments and help on this matter would be very much appreciated.

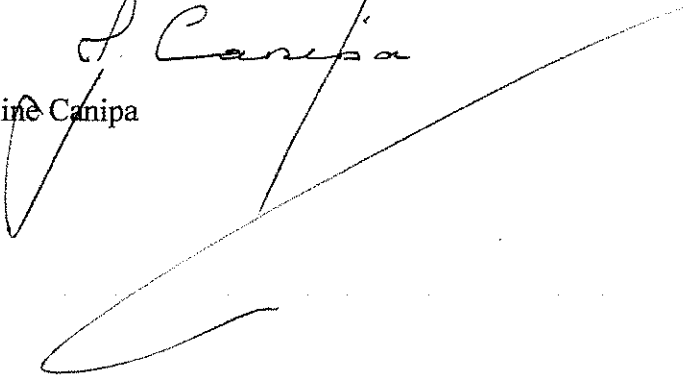
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Yours sincerely

A handwritten signature in cursive script, appearing to read 'J. Canipa', written in black ink.

Jacqueline Canipa

enc

A large, sweeping handwritten flourish or signature in black ink, extending from the left side of the page towards the right, partially overlapping the 'enc' text.

**COPY**

SUM 13/0061

IN THE HIGH COURT OF JUSTICE OF THE ISLE OF MAN

CIVIL DIVISION

SUMMARY PROCEDURE

Between:

JACQUELINE CANIPA

Claimant

and

CHRISTOPHER RONALD TEE &

PATRICIA DAWN TEE

Defendant

AND

IN THE MATTER of the Notice issued by Court Officer Stephen Robertson on the 26<sup>th</sup> June 2015 pursuant to Rule 2.62(3) of the Rules of Court 2009

AND

IN THE MATTER of the correspondence dated 29<sup>th</sup> June 2015 received from Kelly Luft Stanley & Ashton

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**His Worship the High Bailiff  
JA Needham**

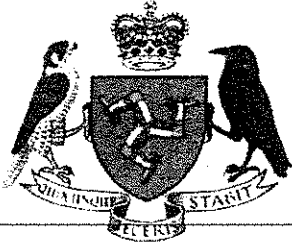
**Upon** consideration of the said correspondence and Upon noting the parties have agreed to progress the matter by way of attendance at Mediation once Legal Aid funds have been secured and now seek a direction in respect of the said Notice UPON consideration had thereof **IT IS ORDERED** that:

1. The said correspondence is accepted as an application inviting the Court to make an Order of its own initiative under Rule 2.62 (5) of the Rules of Court 2009
2. Subject to paragraph 4 the Claim Sum 13/0061 shall not be struck out until further order.
3. The Parties do file a report to the Court as to the progress of the matter before Mediation by 4pm on 15<sup>th</sup> October 2015.
4. **UNLESS** the parties file a report to the Court as referred to at paragraph 3 the Claim shall automatically be struck out.
5. The Court will review the matter further upon the filing of the said report administratively.

This Order made this 16<sup>th</sup> day of July 2015



SEAL OF THE HIGH COURT



# Isle of Man Courts of Justice

Quaiyllyn Cairys Ellan Vannin

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our ref: **RT/SR/Land**

your ref:  
**NM/CK/21212.006/C**

Dear Sirs,

17 August 2015

**Application No. 201201067**

Thank you for your letter of 13 August.

A draft of a further direction which the Land Commissioner proposes to issue is attached for the joint approval of the parties.

Please note paragraph 4 of the draft.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rob Temple'.

**Rob Temple**

Small Claims and Civil Summary Team Manager

Direct line: 01624 687 576

[Rob.Temple@courts.im](mailto:Rob.Temple@courts.im)

Encls.

CC: Kelly Luft Stanley and Ashton (For collection)

Our Ref: NM/CK/21212.006/C  
Your Ref: 201201067

13th August 2015

Deemster Morris  
Land Registry  
Deemsters Walk  
Bucks Road  
Douglas  
IM1 3AR

Your Honour

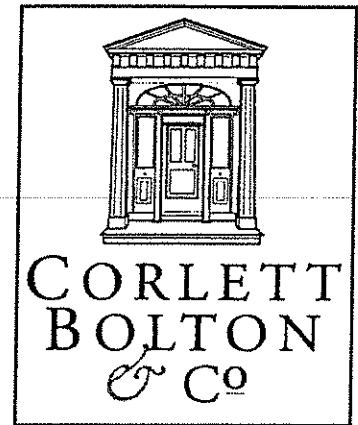
**Re: Application No. 201201067 – Jacqueline Canipa  
Property – “Reayrt Slystagh”, Ramsey Road, Lynague  
Objectors – Christopher Tee & Patricia Dawn Tee**

We have today received a copy of your Order dated 12<sup>th</sup> August 2015, and are most concerned at one matter contained therein. With reference to paragraph 3 of the recitals, it is, with respect, not correct that both parties have asked for the reference to be stayed pending proceedings in the High Court. We refer Your Honour to our letter dated 3<sup>rd</sup> August 2015 requesting the stay pending the outcome of mediation. There is no reference to High Court Proceedings. We are not aware of the contents of the letter you have received from Kelly Luft for the Objectors, as we were not copied in to this correspondence.

For Your Honour's information, it has been a matter of contention for some time in fact, that the Objectors have wanted the matter before the Land Registry staying and all matters dealt with before the High Court. The Applicant has never agreed to this. We therefore humbly request that Your Honour reconsider the terms of the Order dated 12<sup>th</sup> August, and the Claimant repeats her request that the matter before the Land Registry be stayed pending the outcome of mediation only.

Yours sincerely

**CORLETT BOLTON & Co.**



**Advocates  
Notaries Public  
Commissioners for Oaths**

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Fri – Closed)

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Company Number 126261C

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**From:** D. Baxter, Progeny [mailto:[davidb@progeny.co.im](mailto:davidb@progeny.co.im)]

**Sent:** 11 February 2013 17:00

**To:** James Kennaugh

**Subject:** RE: Reayrt Slystagh/Glenside/Former Ballanayre Farm track

James,

We did indeed draw a plan for the lane that was used for first registration based upon the drawing provided by Mr Tee. In the absence of any deed plan we produced a plan based upon the drawing provided (the bright coloured drawing which he produced at the meeting on the 28<sup>th</sup>), Mr Tee's description of the boundaries and the ordinance survey tile at that time. As far as I am aware a site visit was undertaken but no dimensional survey of the lane took place.

Once further information arose (an update to the OS tile and the deed plan for the adjacent property) the produced plan was shown to be incorrect.

We trust this clarifies things but if you require any further information do not hesitate to contact me.

Best regards

David

Progeny Limited

51A Victoria Street | Douglas | Isle of Man | British Isles | IM1 2LD

Telephone: 01624 619093 | Fax: 01624 614847 | [davidb@progeny.co.im](mailto:davidb@progeny.co.im)

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