



Isle of Man Land Registry

Practice Directive: PD 01/2016
Issued on: 11th May 2016

Deeds and documents to be presented with an application for first registration - Rule 17 of the Land Registry Rules 2000 ("the Rules")

1. **I hereby direct that** it shall no longer be necessary to lodge certified copies of the documents referred to in Rules 17(1)(f), 17(1)(g) and 17(2)(b) of the Rules together with an application for first registration of a legal estate in land.
2. **I further direct that**, on first registration of a leasehold estate, a copy of the lease will not accompany the Office Copy. Should you require a copy of the lease, you may obtain the copy either from the Deeds Registry, if the lease was granted out of unregistered land, or the Land Registry, if the lease was granted out of registered land.
3. **Please note that**, in the case of the grant of a lease out of registered land, the lease should **not** be recorded in the Deeds Registry. The **original** of the lease should accompany the application for first registration of the leasehold estate and will be retained by the Land Registry.
4. This Directive comes into operation with immediate effect.

Garth Anderson
Assistant Chief Registrar
Legal Officer (Land)

Explanatory Notes:

1. This Directive comes about as the result of a review of the practice relating to the submission of certified copies of deeds and documents together with an application for first registration.
2. This is particularly relevant in the case of an application for first registration where Rules 17(1) and (2) require certified copies of certain documents to be filed with the application. For example, Rule 17(1)(f) requires a certified copy of the conveyance or assignment to the applicant, Rule 17(1)(g) requires a certified copy of the instrument creating the charge and Rule 17(2)(b) requires a certified copy of the lease.
3. In practice the certification of such documents has often led to defects notices being issued by Land Registry staff which has resulted in delays in registration. In addition, the requirement for certified copies added to the workload of and the number of documents to be lodged by the advocate together with the application.
4. In reviewing these requirements, the Land Registry has relied on the provisions of Rule 14(1). Rule 14(1) provides that the requirement to lodge a document in connection with any application shall be deemed to be complied with if the original of that document is deposited with the Deeds Registry and the application gives the deed registration number of that document. The deed registration number(s) referred to in Rule 14 should be provided in Appendix A: Epitome of Title.
5. The practical effect of this is that an application for first registration of a legal estate in land need no longer be accompanied by certified copies of deeds which are registered in the Deeds Registry.
6. In the case of an application for first registration of the ownership of a leasehold estate, the requirement that a certified copy of the lease is to accompany the application as laid down in Rule 17(2)(b) is now dispensed with.
7. In the case of registered leasehold estates, the Land Registry will no longer provide copies of leases together with the Office Copy. Should you require a copy of the lease, you may obtain the copy either from the Deeds Registry, if the lease was granted out of unregistered land, or the Land Registry, if the lease was granted out of registered land.
8. Please note, that the Deeds Registry retains deeds and documents which date back to the beginning of January, 1911.