
STATUTORY INSTRUMENTS

1992 No. 811

**The Registration (Land and Deeds)
(Northern Ireland) Order 1992**

PART II

LAND REGISTRATION

Registration of title

First registration of certain leasehold estates

10.—(1) At the end of section 24 of the 1970 Act there shall be inserted:

“(6) The provisions of Part IV of Schedule 2 shall have effect in connection with the registration of a leasehold estate the title to which is required to be registered under subsection (1) and entry 4 in Part I of Schedule 2.”.

(2) At the end of Schedule 2 to the 1970 Act (compulsory registration) there shall be inserted the following Part:

“PART IV

PROVISIONS RELATING TO CERTAIN LEASES

1. This Part applies to the estate created by a lease to which entry 4 in Part I applies, where the lease is made after the commencement of Article 10 of the Registration (Land and Deeds) (Northern Ireland) Order 1992.

2. For the purpose of—

- (a) sections 72 and 73 of this Act (exemption from registration in, and notice to, the registry of deeds);
- (b) section 5 of the Registration of Deeds Act (Northern Ireland) 1970 (documents that need not be registered in the registry of deeds); and
- (c) Articles 46, 48 to 52 and 132 of the Judgments Enforcement (Northern Ireland) Order 1981^{F1} (orders charging land; vacating of charges),

an estate to which this Part applies shall be deemed to be registered land as from the time when the lease is made.

3. No notice of the registration of an estate to which this Part applies need be given to the registrar of deeds under section 72(3) or otherwise.

4. Pending registration of an estate to which this Part applies-
- (a) an order made by the Enforcement of Judgments Office charging land held for that estate shall not be capable of registration in the registry of deeds, nor, subject to subparagraph (b), shall it be capable of registration in the Land Registry;
 - (b) on the application of the person on whose application the order charging the land was made, notice of the order may be registered in the title register against the land out of which the lease was granted;
 - (c) so long as the notice subsists in the title register, the lessee shall not be registered as owner of the estate, nor shall any person claiming under him be registered as owner of the estate or any derivative estate, unless the charge—
 - (i) has been satisfied, or
 - (ii) has ceased to have effect, or
 - (iii) is entered on the title register as a burden;and the entry relating to the notice shall state the restrictive effect thereof.

5. This Part does not prejudice the generality of section 72 (exemption from registration in the registry of deeds).”.

(3) In Article 46(3) of the Judgments Enforcement (Northern Ireland) Order 1981 (order charging land not to have effect until registration)—

- (a) after “Article 48” there shall be inserted “or paragraph 4 of Part IV of Schedule 2 to the Land Registration Act (Northern Ireland) 1970”, and
- (b) after “Land Registry, and” there shall be inserted “subject to Part IV of that Schedule 2”.

F1 1981 NI 6

Changes to legislation:

There are currently no known outstanding effects for the The Registration (Land and Deeds) (Northern Ireland) Order 1992, Section 10.