

1980 No. 1413 (S. 114)

**LAND REGISTRATION, SCOTLAND**  
**The Land Registration (Scotland) Rules 1980**

*Made* - - - - - 16th September 1980

*Laid before Parliament* 2nd October 1980

*Coming into Operation* 6th April 1981

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In exercise of the powers conferred on me by section 27(1) of the Land Registration (Scotland) Act 1979(a) and of all other powers enabling me in that behalf, and after consultation with the Lord President of the Court of Session, I hereby make the following rules:

## PART I

## GENERAL

*Citation and Commencement*

1. These rules may be cited as the Land Registration (Scotland) Rules 1980 and shall come into operation on 6th April 1981.

*Interpretation*

2.—(1) In these rules—

“the Act” means the Land Registration (Scotland) Act 1979;

“certificate of title” includes a land certificate and a charge certificate;

“dealing” means a transaction or event capable of affecting the title to a registered interest in land; and

“debt” has the meaning assigned to it by section 9(8)(c) of the Conveyancing and Feudal Reform (Scotland) Act 1970(b).

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(a) 1979 c. 33.

(b) 1970 c. 35.

(2) In these rules any reference to a numbered rule or to a numbered form is a reference to, respectively, the rule bearing that number in these rules or the form bearing that number in Schedule A to these rules.

(3) In a rule, any reference to a numbered paragraph is a reference to the paragraph in that rule bearing that number.

## PART II

### THE TITLE SHEET

#### *Contents and Distinguishing Number of Title Sheet*

3.—(1) A title sheet shall consist of the following sections: a Property Section, a Proprietorship Section, a Charges Section and a Burdens Section.

(2) Each title sheet of a registered interest in land shall be distinguished by a title number, consisting either of numbers or of letters and numbers.

#### *Property Section*

4.—(1) The following matters shall be entered in the Property Section—

- (a) the description of the land in accordance with section 6(1)(a) of the Act;
- (b) the nature of the interest in the land;
- (c) particulars of any enforceable real right pertaining to the interest;
- (d) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Property Section; and
- (e) such other information as the Keeper thinks fit to enter in the Property Section.

(2) The Property Section shall include a plan of the land to which the interest relates.

#### *Proprietorship Section*

5. The following matters shall be entered in the Proprietorship Section—

- (a) the name and designation of the person entitled to the interest in land;
- (b) the extent of that person's entitlement to the interest in land;
- (c) the capacity in which that person is entitled to the interest in land, if he is not so entitled as an individual;
- (d) the destination, if any, to which the interest in land is subject;
- (e) the date, if any, stated as the date of entry of that person to the interest in land;
- (f) the date of registration of that person's entitlement to the interest in land;
- (g) any consideration stated for the transfer of the interest in land;
- (h) any subsisting entry in the Register of Inhibitions and Adjudications adverse to the interest;
- (i) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Proprietorship Section; and
- (j) such other information as the Keeper thinks fit to enter in the Proprietorship Section.

*Charges Section*

- 6.—(1) the following matters shall be entered in the Charges Section—
- (a) particulars of any heritable security over the interest;
  - (b) particulars of any debt, including a pecuniary real burden, affecting the interest;
  - (c) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Charges Section; and
  - (d) such other information as the Keeper thinks fit to enter in the Charges Section.
- (2) There shall be noted in the Charges Section particulars of a floating charge, which, as an overriding interest, may fall to be noted in terms of section 6(4) of the Act.

*Burdens Section*

- 7.—(1) The following matters shall be entered in the Burdens Section—
- (a) particulars of any subsisting real burden, other than a real burden which falls to be entered in the Charges Section, and of any subsisting condition affecting the interest;
  - (b) particulars of any exclusion of indemnity under section 12(2) of the Act which the Keeper considers is appropriate to the Burdens Section; and
  - (c) such other information as the Keeper thinks fit to enter in the Burdens Section.
- (2) There shall be noted in the Burdens Section particulars of any overriding interest, other than a floating charge, which may fall to be noted in terms of section 6(4) of the Act.
- (3) There shall be entered in the Burdens Section—
- (a) particulars of a probative discharge of an overriding interest, other than a floating charge or the right of the proprietor of the dominant tenement in a servitude, but only where (i) the overriding interest has been either recorded in the Register of Sasines or noted in the Burdens Section and (ii) the applicant has requested that the particulars be noted; and
  - (b) particulars of a probative discharge of the right of the proprietor of the dominant tenement in a servitude.

*Combination and Division of Title Sheets*

8. When it appears to the Keeper to be desirable to do so he may—
- (a) enter the particulars of an interest in land in the title sheet of another interest in land and cancel the title sheet in which the interest was previously entered, or
  - (b) enter in another title sheet or in other title sheets a part or parts of the interest in land which was previously entered as a single interest and amend appropriately the title sheet in which the whole interest was previously entered.

## PART III

REGISTRATION OF INTERESTS IN LAND AND NOTING OF OVERRIDING  
INTERESTS AND ENTRY OF ADDITIONAL INFORMATION*Application for Registration of Interest in Land*

9.—(1) Any application for registration shall be made by the person in whose favour a real right will be created or affected by registration and such an application shall be on the following forms—

- (a) Form 1, where the application is for first registration;
- (b) Form 2, where the application is for registration of a dealing (other than the transfer of part of a registered interest in land); and
- (c) Form 3, where the application is for registration of a transfer of part of a registered interest in land.

(2) An application for registration shall be accompanied by an inventory of the writs relevant to the application on Form 4.

(3) Subject to rule 18, an application for registration on Form 2 or on Form 3 shall be accompanied by the certificate of title of the relevant interest in land.

*Withdrawal by Applicant of Application for Registration*

10. An application for registration may be withdrawn by the applicant before the completion of registration.

*Return by Keeper of Document for Amendment*

11. Subject to rule 12, where an application for registration is not accepted by the Keeper on the grounds that it does not comply with subsection (1) or (2)(a) or (d) of section 4 of the Act, but has not been rejected by the Keeper or withdrawn by the applicant, the Keeper may return any document relating to the application to the applicant for amendment in order that the application may be made so to comply.

*Failure by Applicant to Respond to Keeper's Request*

12. Where the applicant, having been requested by the Keeper to supply documents and evidence in accordance with section 4(1) of the Act or to amend a document in accordance with rule 11, fails to do so, the Keeper after the expiry of such reasonable period of time as may be fixed by him and intimated to the applicant, being not less than 60 days, may either complete registration, subject to exclusion of indemnity, or reject the application.

*Application for Noting of Overriding Interest or for Entry of Discharge of Overriding Interest or of Additional Information*

13. An application for—

- (a) the noting of an overriding interest in terms of section 6(4) of the Act; or
- (b) the entering of—
  - (i) the discharge of an overriding interest in terms of rule 7(3); or
  - (ii) additional information entered in terms of section 6(1)(g) of the Act; or
- (c) the deletion of a note or an entry made, respectively, under paragraph (a) or paragraph (b) of this rule

shall be on Form 5.

## PART IV

## CERTIFICATE OF TITLE

*Form of Land Certificate*

14. A land certificate issued by the Keeper in terms of section 5(2) of the Act shall be in, or as nearly as may be in, Form 6 and shall be authenticated by the seal of the register.

*Form of Charge Certificate*

15. A charge certificate issued by the Keeper in terms of section 5(3) of the Act shall be in, or as nearly as may be in, Form 7 and shall be authenticated by the seal of the register.

*Application for Certificate of Title to be made to Correspond with Title Sheet*

16.—(1) An application may be made to the Keeper for a certificate of title to be made to correspond with the relevant title sheet.

(2) Such an application shall be Form 8.

*Amendment or Cancellation of Certificate of Title by Keeper*

17.—(1) The Keeper shall have power to amend or cancel a certificate of title in order to make the certificate correspond with the relevant title sheet.

(2) Subject to rule 18, a certificate of title shall be produced to the Keeper for amendment or cancellation if the Keeper requests production.

(3) The Keeper shall not request production of a certificate of title in terms of the preceding paragraph where amendment of the certificate would inform the person entitled to the interest in land of the existence of a recorded deed or a registration upon which possession adverse to him may be founded in terms of section 1 of the Prescription and Limitation (Scotland) Act 1973(a).

(4) On being requested to do so, the Keeper shall make payment of such expenses occasioned by compliance with paragraph (2), as the Keeper considers to be reasonable.

*Circumstances where Certificate of Title need not be Produced to Keeper*

18.—(1) There shall be no obligation to produce the Certificate of title to the Keeper, in terms of rule 9(3) or rule 17(2), where the Keeper is satisfied of the existence of good cause for the failure to produce the certificate.

(2) For the purpose of the preceding paragraph, good cause will include—

(a) with reference to a land certificate or a charge certificate, the fact that the certificate has been lost or destroyed or is otherwise unobtainable; and

(b) with reference to a land certificate, the fact that the land certificate is held by a creditor.

*Issue by Keeper of Substitute Certificate of Title*

19. Where the Keeper is satisfied that a certificate of title has been lost or destroyed he shall issue a substitute certificate, marked “substitute” and shall note on the title sheet that a substitute certificate has been issued.

## PART V

## MISCELLANEOUS

*Rectification of Register*

**20.**—(1) An application to the Keeper, under section 9(1) of the Act, for the rectification of the register shall be on Form 9.

(2) Where it appears to the Keeper that proceedings in the court or the Lands Tribunal for Scotland may result in an order for rectification of the register under section 9(1) of the Act, the Keeper shall note the existence of such proceedings on the title sheet of the interest in land to which the proceedings relate.

*Notifications by Keeper*

**21.**—(1) The Keeper shall notify his decision on any matter affecting registration to any person whose interest appears from the register to be affected by that decision.

(2) Notification shall not be made under the foregoing paragraph where notification would have the effect of informing the person entitled to the interest in land of the existence of a recorded deed or a registration upon which possession adverse to his interest may be founded in terms of section 1 of the Prescription and Limitation (Scotland) Act 1973.

(3) A notification under paragraph (1) shall be made in such form as the Keeper shall think fit and shall be sufficiently made if sent by post to the person's last address shown on the register.

*Affidavits to Accompany Applications for Registration*

**22.** Affidavits intended to accompany an application for registration may be made before a notary public.

*Maps of Registered Interests and Index of Proprietors*

**23.** The Keeper shall make up and maintain—

- (a) an index map, based on the Ordnance Map, of registered interests in land; and
- (b) an index of the names of all persons currently entered in the proprietorship section of title sheets.

*Application to Keeper for Report or Office Copy*

**24.** An application to the Keeper for any of the documents mentioned in column 1 of the following table shall be on the appropriate form in column 2 of the said table—

(1) <i>Document Applied For</i>	(2) <i>Form</i>
(1) Report prior to Registration	Form 10
(2) Continuation of Report prior to Registration	Form 11
(3) Report over Registered Subjects	Form 12
(4) Continuation of Report over Registered Subjects	Form 13
(5) Report to ascertain whether or not subjects have been registered	Form 14
(6) Office Copy (in terms of section 6(5) of the Act)	Form 15

*Description of a Registered Interest in Land*

25. Land in respect of which an interest has been registered shall be sufficiently described in any deed relating to that interest if it is described by reference to the number of the title sheet of that interest, in or as nearly as may be in, the manner prescribed by Schedule B to these rules.

(Sgd.) *George Younger,*  
One of Her Majesty's Principal  
Secretaries of State.

New St Andrew's House,  
Edinburgh,  
16th September 1980.

## SCHEDULE A

## LIST OF FORMS TO BE USED IN CONNECTION WITH REGISTRATION

<i>Form</i>	<i>Purpose</i>	<i>Reference to Act</i>
1	Application for First Registration	section 4
2	Application for Registration of a Dealing (other than the transfer of part of a registered interest in land)	section 4
3	Application for Registration of a Transfer of part of a Registered Interest in Land	section 4
4	Inventory of Writs	section 4
5	Application for Noting of Overriding Interest or for entry of Other Information in terms of section 6(1)(g)	section 6(4)
6	Land Certificate	section 5(2)
7	Charge Certificate	section 5(3)
8	Application for Certificate of Title to be made to correspond with Title Sheet	—
9	Application for Rectification of Register	section 9(1)
10	Application for Report prior to Registration	—
11	Application for Continuation of Report prior to Registration	—
12	Application for Report over Registered Subjects	—
13	Application for Continuation of Report over Registered Subjects	—
14	Application for Report to ascertain whether or not Subjects have been registered	—
15	Application for Office Copy	section 6(5)



Rule 9 (1) (a)

FORM 1

Form of Application for First Registration

Form 1

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 9(1)(a))

**APPLICATION FOR FIRST REGISTRATION (See Note 1)**

Note: No covering letter is required.

**PART A**

NAME OF DEED IN RESPECT OF WHICH REGISTRATION IS REQUIRED	PRICE (See Note 5)	<b>FOR OFFICIAL USE FEE</b>
DESCRIPTION OF SUBJECTS (See Note 2)  Registration County of	TO  Keeper of the Registers of Scotland  Meadowbank House 153 London Road EDINBURGH EH8 7AU  Telephone: 031-661 6111	
APPLICANT (See Note 4)	I/We certify that the information supplied in this application is correct to the best of my/our knowledge and belief and apply for registration in respect of Deed No. in the Inventory of Writs (Form 4).  Signature of Applicant or Applicant's Solicitor(s)  Name of signatory (Block Capitals)	
GRANTER/PARTY LAST INFEFT (See Note 3)	Address  Reference Telephone:  Date	
<b>FOR OFFICIAL USE</b>		
Application Number	Date Stamp	Title Number

Notes 1-5 referred to are contained in Notes and Directions for Completion of Application for First Registration.

**PART B**

Delete YES or NO as appropriate

- 
1. Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant?  
If YES, please give details: YES/NO
- 
2. If the subjects were acquired by the applicant under any statutory provision, does the statutory provision restrict the applicant's power of disposal of the subjects?  
If YES, please indicate the statute: YES/NO
- 
3. (a) Are there any charges affecting the subjects or any part of them, except as stated in the Schedule of Heritable Securities etc. on page 4 of this application?  
If YES, please give details: YES/NO
- (b) Apart from overriding interests are there any burdens affecting the subjects or any part of them, except as stated in the Schedule of Burdens on page 4 of this application?  
If YES, please give details: YES/NO
- (c) Are there any overriding interests affecting the subjects or any part of them which you wish noted on the Title Sheet?  
If YES, please give details: YES/NO
- (d) Are there any annual monetary payments (e.g. feu duty) exigible from the subjects or any part of them?  
If YES, please give details: YES/NO
- 
4. Where any party to the deed inducing registration is a Company registered under the Companies Acts
- Has a receiver or liquidator been appointed?  
If YES, please give details YES/NO
- If NO, has any resolution been passed or court order made for the winding up of the company or petition presented for its liquidation?  
If YES, please give details: YES/NO
- 
5. Where any party to the deed inducing registration other than the applicant is a Company registered under the Companies Acts
- Has the applicant relied on the provisions of Section 9(1) of the European Communities Act 1972 in this transaction? YES/NO
- If NO, is the company acting *intra vires*? YES/NO
- 
6. Where the applicant is a Company registered under the Companies Acts
- Is the Company acting *intra vires*? YES/NO
- If NO, please give details:
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7. Where any party to the deed inducing registration is a corporate body other than a Company registered under the Companies Acts
- (a) Is it acting *intra vires*? YES/NO  
If **NO**, please give details:
- (b) Has any arrangement been put in hand for the dissolution of any such corporate body? YES/NO  
If **YES**, please give details:
- 
8. Is any party to the deed inducing registration subject to any legal incapacity or disability? YES/NO  
If **YES**, please give details:
- 
9. Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the title? YES/NO  
If **NO**, please give details:
- 
10. Are there any facts and circumstances material to the right or title of the application which have not already been disclosed in this application or its accompanying documents? YES/NO  
If **YES**, please give details:
-

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This transaction is not in consideration of a price and the value of the subjects does not exceed £

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SCHEDULE OF HERITABLE SECURITIES ETC.

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SCHEDULE OF BURDENS

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N.B.—If more space is required for any section of this form, a separate sheet, or separate sheets, may be added.

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Rule 9 (1)(b)

FORM 2

Form of Application for Registration of a Dealing  
(other than the transfer of part of a Registered Interest  
in Land)

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 9(1)(b))

**APPLICATION FOR REGISTRATION OF A DEALING** (See Note 1)

Note: No covering letter is required.

**PART A**

NAME OF DEED IN RESPECT OF WHICH REGISTRATION IS REQUIRED	PRICE (See Note 5)	FOR OFFICIAL USE FEE
DESCRIPTION OF SUBJECTS (See Note 3)	TO  Keeper of the Registers of Scotland  Meadowbank House 153 London Road EDINBURGH EH8 7AU  Telephone 031-661 6111	
Registration County of  APPLICANT (See Note 4)	I/we certify that the information supplied in this application is correct to the best of my/our knowledge and belief and apply for registration in respect of Deed No. in the Inventory of Writs (Form 4).  Signature of Applicant or Applicant's Solicitor(s)  Name of signatory (Block Capitals)  Address  Reference Telephone:  Date	
FOR OFFICIAL USE  Application Number                      Date Stamp		TITLE NUMBER(S) OF REGISTERED INTEREST(S) AFFECTED BY THIS APPLICATION (See Note 2)

Notes 1-5 referred to are contained in Notes and Directions for Completion of Application for Registration of a Dealing with Registered Interest(s).

**PART B**Delete **YES** or **NO** as appropriate

- 
1. Where the application is for registration as proprietor
- (a) Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant  
If **YES**, please give details: **YES/NO**
- (b) If the subjects were acquired by the applicant under any statutory provision, does the statutory provision restrict the applicant's power of disposal of the subjects?  
If **YES**, please indicate the statute: **YES/NO**
- (c) Apart from overriding interests are there any burdens affecting the subjects or any part of them, except as already disclosed in the Land Certificate and in the documents produced with this application?  
If **YES**, please give details: **YES/NO**
- (d) Are there any overriding interests affecting the subjects or any part of them which you wish noted on the Title Sheet?  
If **YES**, please give details: **YES/NO**
- (e) Are there any annual monetary payments (e.g. feuduty) exigible from the subjects or any part of them?  
If **YES**, please give details: **YES/NO**
- 
2. Where any party to the dealing is a Company registered under the Companies Acts
- Has a receiver or liquidator been appointed? **YES/NO**  
If **YES**, please give details:
- If **NO**, has any resolution been passed or court order made for the winding up of the company or petition presented for liquidation?  
If **YES**, please give details: **YES/NO**
- 
3. Where any party to the dealing other than the applicant is a Company registered under the Companies Acts
- Has the applicant relied on the provision of Section 9(1) of the European Communities Act 1972 in this transaction? **YES/NO**  
If **NO**, is the Company acting *intra vires*? **YES/NO**
- 
4. Where the applicant is a Company registered under the Companies Acts
- Is the Company acting *intra vires*? **YES/NO**  
If **NO**, please give details:
-

- 
5. Where any party to the dealing is a corporate body other than a Company registered under the Companies Acts
- (a) Is it acting *intra vires*? YES/NO  
If **NO**, please give details
- (b) Has any arrangement been put in hand for the dissolution of any such corporate body? YES/NO  
If **YES**, please give details:
- 
6. In all cases
- (a) Is any party to the transaction subject to any legal incapacity or disability not already disclosed on the Land Certificate? YES/NO  
If **YES**, please give details:
- (b) Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the application? YES/NO  
If **NO**, please give details:
- (c) Are there any facts and circumstances material to the right or title of the applicant which have not already been disclosed in this application or its accompanying documents? YES/NO  
If **YES**, please give details:
-

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The transaction is not in consideration of a price and the value of the subjects does not exceed £

OR

The deed does not state the amount of the loan which does not exceed £

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N.B. – If more space is required for any section of this form, a separate sheet, or separate sheets, may be added.

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Rule 9(1)(c)

FORM 3

Form of Application for Registration of a Transfer of Part  
of a Registered Interest in Land**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 9(1)(c))

**APPLICATION FOR REGISTRATION OF A TRANSFER OF PART** (See Note 1)

Note: No covering letter is required.

**PART A**

NAME OF DEED IN RESPECT OF WHICH REGISTRATION IS REQUIRED	PRICE (See Note 5)	FOR OFFICIAL USE FEE
TITLE NUMBER(S) OF REGISTERED INTEREST(S) AFFECTED BY THIS APPLICATION (See Note 3)	TO  Keeper of the Registers of Scotland  Meadowbank House 153 London Road EDINBURGH EH8 7AU  Telephone: 031-661 6111	
DEPOSIT NUMBER	I/we certify that the information supplied in this application is correct to the best of my/our knowledge and belief and apply for registration in respect of Deed No. in the Inventory of Writs (Form 4).  Signature of Applicant or Applicant's Solicitor(s)  Name of signatory (Block Capitals)	
DESCRIPTION OF SUBJECTS (See Note 2)  Registration County of	Address  Reference Telephone:  Date	
APPLICANT (See Note 4)	FOR OFFICIAL USE  Application Number   Date Stamp   Title Number	

Notes 1-5 referred to are contained in Notes and Directions for Completion of Application for Registration of a Transfer of Part of Registered Subjects.

**PART B**Delete **YES** or **NO** as appropriate

- 
1. Is there any person in possession or occupation of the subjects or any part of them adversely to the interest of the applicant?  
If **YES**, please give details: **YES/NO**
- 
2. If the subjects were acquired by the applicant under any statutory provision does the statutory provision restrict the applicant's power of disposal of the subjects?  
If **YES**, please indicate the statute: **YES/NO**
- 
3. (a) Apart from overriding interests are there any burdens affecting the subjects or any part of them, except as already disclosed in the Land Certificate and in the documents produced with this application?  
If **YES**, please give details: **YES/NO**
- (b) Are there any overriding interests affecting the subjects or any part of them which you wish noted on the Title Sheet?  
If **YES**, please give details: **YES/NO**
- (c) Are there any annual monetary payments (e.g. feu duty) exigible from the subjects or any part of them?  
If **YES**, please give details: **YES/NO**
- 
4. Where any party to the dealing is a Company registered under the Companies Acts
- Has a receiver or liquidator been appointed?  
If **YES**, please give details: **YES/NO**
- If **NO**, has any resolution been passed or court order made for the winding up of the Company or petition presented for its liquidation?  
If **YES**, please give details: **YES/NO**
- 
5. Where any party to the dealing other than the applicant is a Company registered under the Companies Acts
- Has the applicant relied on the provisions of Section 9(1) of the European Communities Act 1972 in this transaction?  
If **NO**, is the Company acting *intra vires*? **YES/NO**  
**YES/NO**
- 
6. Where the applicant is a Company registered under the Companies Acts
- Is the Company acting *intra vires*? **YES/NO**  
If **NO**, please give details: **YES/NO**
-

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7. Where any party to the dealing is a corporate body other than a Company registered under the Companies Acts
- (a) Is it acting *intra vires*? YES/NO  
If NO, please give details:
- (b) Has any arrangement been put in hand for the dissolution of any such corporate body? YES/NO  
If YES, please give details:
- 
8. Is any party to the transaction subject to any legal incapacity or disability not already disclosed on the Land Certificate? YES/NO  
If YES, please give details:
- 
9. Are the boundaries of the subjects defined on the ground by fencing or other type of enclosure? YES/NO
- 
10. Are the deeds and documents detailed in the Inventory (Form 4) all the deeds and documents relevant to the application? YES/NO  
If NO, please give details:
- 
11. Are there any facts and circumstances material to the right or title of the applicant which have not already been disclosed in this application or its accompanying documents? YES/NO  
If YES, please give details:
-

The transaction is not in consideration of a price and the value of the subjects does not exceed £

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N.B. — If more space is required for any section of this form, a separate sheet, or separate sheets, may be added.

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Rule 9(2)

FORM 4

Form of Inventory of Writs

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 9(2))

**INVENTORY OF WRITS RELEVANT TO APPLICATION FOR REGISTRATION** (See Note 1)

(to be completed in duplicate)

				Title Number(s)*
				_____
			(See Note 2)	_____
				_____
				_____

Subjects (See Note 3) \_\_\_\_\_

\_\_\_\_\_

Registration County \_\_\_\_\_

Applicant's Reference \_\_\_\_\_

Please complete Inventory overleaf as in  
specimen Inventory below

Item No.	Please mark "S" against writs submitted	Particulars of Writs (See Note 4)		
		Writ	Grantee	Date of Recording
1	—	Land Certificate <sup>1</sup>		
2	S	Charge Certificate <sup>1</sup>	Upright Builders Ltd	2 May 1938
3	S	Feu Charter	Smith	4 Feb 1939
4	S	Feu Disposition	Scott	3 Jun 1973
5	S	Disposition	Meadowbank B.S.	3 Jun 1973
6	S	Standard Security	Scott's Executors	28 Aug 1979
7	S	Confirmation	of No. 4	—
8	S	Discharge	Brown	—
		Disposition	Lochend B.S.	—
		Standard Security		

The writs marked "S" on this inventory were received on the Date of Receipt stamped on this page	FOR OFFICIAL USE		
	Title No.	Date of Receipt	Application No.
* To be completed for a dealing with registered interest(s) in land. <sup>1</sup> Delete if inapplicable  Notes 1-4 referred to are contained in Notes and Directions for Completion of Inventory of Writs Relevant to Application for Registration.			

Item No.	Please mark "S" against writs submitted	Particulars of Writs		
		Writ	Grantee	Date of recording
		Land Certificate* Charge Certificate*		

\* Delete if inapplicable

Rule 13

FORM 5

Form of Application for Noting of Overriding Interest or for entry  
of Other Information in terms of Section 6(1)(g)

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 13)

**APPLICATION FOR NOTING OR ENTERING ON THE REGISTER**

FOR OFFICIAL USE

TO

Keeper of the Registers of Scotland

Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU

Telephone: 031-661 6111

Title No(s) \_\_\_\_\_

Short description of subjects \_\_\_\_\_

\_\_\_\_\_

I/We apply to have the information set out below noted or entered on the Title Sheet(s) of the above Title(s), viz.

I/We apply to have the information set out below deleted from the Title Sheet(s) of the above Title(s) viz.

To support this application I/We enclose the documents listed on the Inventory (Form 4).

Signature of Applicant or Applicant's Solicitor \_\_\_\_\_

Full name of Applicant \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Name of Solicitor \_\_\_\_\_

Address of Solicitor \_\_\_\_\_

Reference \_\_\_\_\_ Telephone No. \_\_\_\_\_

Date of Application \_\_\_\_\_

Note: No covering letter is required





*Rule 14*

FORM 6

Form of Land Certificate

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(Land Registration (Scotland) Rules 1980 Rule 14)

**LAND REGISTER OF SCOTLAND**

**LAND  
CERTIFICATE**

TITLE NUMBER:

SUBJECTS:

This Land Certificate, issued pursuant to Section 5(2) of the Land Registration (Scotland) Act 1979, is a copy of the Title Sheet relating to the above subjects.

**Statement of Indemnity**

Subject to any specific qualifications entered in the Title Sheet of which this Land Certificate is a copy, a person who suffers loss as a result of any of the events specified in section 12(1) of the above Act shall be entitled to be indemnified in respect of that loss by the Keeper of the Registers of Scotland in terms of that Act.

ATTENTION IS DRAWN TO THE NOTICE AND GENERAL INFORMATION OVERLEAF.

---

**NOTICE**

This Land Certificate was made to agree with the Title Sheet of which it is a copy on the most recent date entered below.


This Land Certificate may be made to agree with the Title Sheet at any time without payment. Application should be made on Form 11.

**GENERAL INFORMATION**

1. **OVERRIDING INTERESTS.** A registered interest in land is in terms of section 3(1) of the Land Registration (Scotland) Act 1979 subject to overriding interests defined in section 28 of that Act (hereinafter referred to as 'the 1979 Act') as:

in relation to any interest in land, the right or interest over it of

- (a) the lessee under a lease which is not a long lease;
- (b) the lessee under a long lease who, prior to the commencement of the 1979 Act, has acquired a real right to the subjects of the lease by virtue of possession of them;
- (c) a crofter or cottar within the meaning of section 3 or 28(4) respectively of the Crofters (Scotland) Act 1955, or a landholder or statutory small tenant within the meaning of section 2(2) or 32(1) respectively of the Small Landholders (Scotland) Act 1911;
- (d) the proprietor of the dominant tenement in a servitude
- (e) the Crown or any Government or other public department, or any public or local authority, under any enactment or rule of law other than an enactment or rule of law authorising or requiring the recording of a deed in the Register of Sasines or registration in order to complete the right or interest;
- (f) the holder of a floating charge whether or not the charge has attached to the interest;
- (g) a member of the public in respect of any public right of way or in respect of any right held inalienably by the Crown in trust for the public;
- (h) any person, being a right which has been made real, otherwise than by the recording of a deed in the Register of Sasines or by registration; or
- (i) any other person under any rule of law relating to common interest or joint or common property, not being a right or interest constituting a real right, burden or condition entered in the title sheet of the interest in land under section 6(1)(e) of the 1979 Act or having effect by virtue of a deed recorded in the Register of Sasines.

but does not include any subsisting burden or condition enforceable against the interest in land and entered in its title sheet under section 6(1) of the 1979 Act.

*(here will be inserted a copy of the Title Sheet)*

---

**2. THE USE OF ARROWS ON TITLE PLANS**

- (a) Where a deed states the line of a boundary in relation to a physical object, e.g. the centre line, that line is indicated on the Title Plan, either by means of a black arrow or verbally.
- (b) An arrow across the object indicates that the boundary is stated to be the centre line.
- (c) An arrow pointing to the object indicates that the boundary is stated to be the face of the object to which the arrow points.
- (d) The physical object presently shown on the Plan may not be the one referred to in the deed. Indemnity is therefore excluded in respect of information as to the line of the boundary.
- (e) Lineal measurements shown in figures on Title Plans are subject to the qualification "or thereby". Indemnity is excluded in respect of such measurements.

**3. SUBMISSION OF LAND CERTIFICATE WITH SUBSEQUENT APPLICATIONS FOR REGISTRATION.**

In terms of Rule 9(3), this Land Certificate should be submitted to the Keeper of the Registers of Scotland with any application for registration.

**4. CAUTION. No unauthorised alteration to this Land Certificate should be made.**

---



*Rule 15*

FORM 7

Form of Charge Certificate

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(Land Registration (Scotland) Rules 1980 Rule 15)

**LAND REGISTER OF SCOTLAND****CHARGE  
CERTIFICATE**

TITLE NUMBER:

SUBJECTS:

The within-mentioned Charge has been registered against the subjects in the above Title.

**Statement of Indemnity**

Subject to any specific qualifications entered in the Title Sheet to which the Charge Certificate relates a person who suffers loss as a result of any of the events specified in Section 12(1) of the Land Registration (Scotland) Act 1979 shall be entitled to be indemnified in respect of that loss by the Keeper of the Registers of Scotland in terms of that Act.

**NOTICE**

1. This Certificate must be presented to the Keeper on every transaction affecting the interest of the within-mentioned Registered Creditor.
  2. The relative Title Sheet contains a specification of the reservations and burdens affecting the subjects in the above title. An Office Copy of the Title Sheet may be obtained on application to the Keeper.
  3. No unauthorised alterations to this Charge Certificate should be made.
-

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**NOTICE**

This Charge Certificate was made to agree with the Title Sheet to which it relates on the most recent date entered below.


This Charge Certificate may be made to agree with the Title Sheet at any time without payment. Application should be made on Form 8.

---

4592

LAND REGISTRATION, SCOTLAND

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LAND REGISTER OF SCOTLAND

CHARGE CERTIFICATE

TITLE NO.

SUBJECTS:

Registered Proprietor of subjects:

---

THIS TO CERTIFY that

is the Registered Creditor in the heritable security attached  
registered on  
to the extent of

NOTE

There are no heritable securities ranking prior to or *pari passu* with the above mentioned heritable security appearing on the Register affecting the subjects (except as stated in the Schedule annexed).

---





Rule 16(2)

FORM 8

Form of Application for Certificate of Title to be made  
to correspond with Title Sheet

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 16(2))

**APPLICATION FOR LAND OR CHARGE CERTIFICATE TO BE MADE TO  
CORRESPOND WITH THE TITLE SHEET<sup>1</sup>**

FOR OFFICIAL USE

TO

Keeper of the Registers of Scotland  
Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU  
Telephone: 031-661 6111

Title Number \_\_\_\_\_

Short description of subjects \_\_\_\_\_

I/We apply for the accompanying Land Certificate/Charge Certificate<sup>2</sup> to be made to correspond with the Title Sheet.The following parties have acquired an interest in the subjects since the Land Certificate was last made to correspond with the Title Sheet<sup>3,4</sup>

Signature of Applicant or Applicant's Solicitor \_\_\_\_\_

Name of Applicant \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Telephone No. \_\_\_\_\_ Reference \_\_\_\_\_

Date of Application \_\_\_\_\_

1 No covering letter is required.

2 Delete whichever is inapplicable.

3 To assist the Keeper to disclose in the Land Certificate any relevant entries from the Register of Inhibitions and Adjudications, the full name and designation of any party who has acquired an interest in the subjects in the title since the Land Certificate was last made to correspond with the Title Sheet should be inserted.

4 Delete if inapplicable.

FORM 9

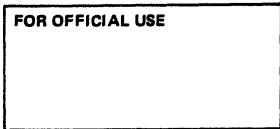
Rule 20

Form of Application for Rectification of Register

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 20)

**APPLICATION FOR RECTIFICATION OF THE REGISTER**



TO

Keeper of the Registers of Scotland

Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU

Telephone: 031-661 6111

Title No(s) \_\_\_\_\_

Short description of subjects \_\_\_\_\_

\_\_\_\_\_

I/We apply for rectification of the Title Sheet(s) for the above Title No(s) as follows:

To support this application, I/We enclose the documents listed on the Inventory (Form 4).

Signature of Applicant or Applicant's Solicitor \_\_\_\_\_

Full name of Applicant \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Name of Solicitor \_\_\_\_\_

Address of Solicitor \_\_\_\_\_

Reference \_\_\_\_\_ Telephone No. \_\_\_\_\_

Date of Application \_\_\_\_\_

**NOTE** No covering letter is required.

\_\_\_\_\_

Rule 24(1)

FORM 10

Form of Application for Report prior to Registration

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 24(1))

**APPLICATION FOR A REPORT PRIOR TO REGISTRATION  
OF THE SUBJECTS DESCRIBED BELOW<sup>1,2,3</sup>**

Applicant's reference:

FROM

TO

Keeper of the Registers of Scotland  
Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU  
Telephone: 031-661 6111

<b>FOR OFFICIAL USE</b>
Search Sheet No.
Date of Receipt
Report Number

I/We apply for a report

(I) on the subjects described below, for which an application for registration in the Land Register is to be made, from

(a) the REGISTER OF SASINES (County of \_\_\_\_\_)

and

(b) The LAND REGISTER

stating whether or not registration of the said subjects has been effected

DESCRIPTION  
OF SUBJECTS<sup>4</sup>

---



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---

edged red on the accompanying Plan<sup>5,6</sup>  
being (part of)<sup>5</sup> the subjects described in<sup>5,7</sup>

OFFICE  
COPY

If the subjects have been registered, the Keeper is requested to supply an Office Copy of the Title Sheet<sup>5,8</sup>

- 1 To be completed in duplicate.
- 2 No covering letter is required and an existing Search should not be submitted.
- 3 No charge is made for this Report.
- 4 The description must be sufficient to allow the subjects to be identified in both Registers and, if lengthy, may be on a separate sheet.
- 5 Delete if inapplicable.
- 6 A plan need not be attached if a verbal description will sufficiently identify the subjects.
- 7 Describe by reference to a writ recorded in the Register of Sasines.
- 8 The fee payable for an Office Copy will be intimated.

and (II) from the REGISTER OF INHIBITIONS AND ADJUDICATIONS

for 5 years prior to the date of Certificate

against<sup>9</sup>

PARTY/PARTIES  
LAST INFEFT

OTHERS

Signature of applicant \_\_\_\_\_

Telephone number \_\_\_\_\_

Date of application \_\_\_\_\_

<sup>9</sup> Insert the full names, occupations and addresses of the persons on whom a Report is required.

\_\_\_\_\_

*Rule 24(2)*

FORM 11

Form of Application for continuation of Report  
prior to Registration**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 24(2))

**APPLICATION FOR CONTINUATION OF REPORT PRIOR  
TO THE REGISTRATION OF THE SUBJECTS  
DESCRIBED BELOW<sup>1, 2, 3</sup>**

Applicant's Reference:

Previous Report No.<sup>4</sup>

FROM

TO

Keeper of the Registers of Scotland

Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU  
Telephone: 031-661 6111

<b>FOR OFFICIAL USE</b>
Date of Receipt
Report No.

Subjects \_\_\_\_\_

County \_\_\_\_\_ Search Sheet Number \_\_\_\_\_<sup>4</sup>I/We apply for the Report to \_\_\_\_\_<sup>5, 6</sup> against the above subjects to be brought down to date.

The following parties (in addition to those noted on the previous Report) should be searched against in the Register of Inhibitions and Adjudications, viz.

Signature \_\_\_\_\_ Date \_\_\_\_\_

- 1 To be completed in duplicate.
- 2 No covering letter is required and neither an existing search nor the previous Report should be submitted.
- 3 No charge is made for this Report.
- 4 Number obtainable from previous Report.
- 5 Date obtainable from previous Report.
- 6 Any plan sent to the Keeper along with the application for the report which is to be continued, or any plan supplied by the Keeper along with that report must be submitted along with this application.



Rule 24(3)

FORM 12

Form of Application for Report over Registered Subjects

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 24(3))

**APPLICATION FOR A REPORT OVER REGISTERED SUBJECTS<sup>1,2</sup>**

Applicant's reference:

FROM

TO

Keeper of the Registers of Scotland  
 Meadowbank House  
 153 London Road  
 EDINBURGH EH8 7AU  
 Telephone: 031-661 6111

FOR OFFICIAL USE

Date of Receipt

Report Number

TITLE NUMBER(S):

I/We apply for a report from

(I) the LAND REGISTER against:

SHORT DESCRIPTION OF SUBJECTS<sup>3</sup>:

- (a)  being the whole subjects in the above Title
- Tick (b)  being part of the subjects in the above Title and edged red on the attached plan<sup>4</sup>  
 appropriate box
- (c)  being part of the subjects in the above Title and comprising the plot numbered \_\_\_\_\_ on the estate plan approved by the Keeper

From the date to which the land Certificate was last brought down  
 To the date of the Certificate.

<sup>1</sup> No covering letter is required.

<sup>2</sup> No charge is made for this Report.

<sup>3</sup> If (a) applies, take the description from the title page of the Land Certificate; if (b) or (c) applies, the description must be sufficient to allow the subjects to be identified.

<sup>4</sup> A plan need not be attached if a verbal description will sufficiently identify the subjects.

and (II) from the REGISTER OF INHIBITIONS AND ADJUDICATIONS

for 5 years prior to the date of Certificate

against<sup>5</sup>

Signature of applicant \_\_\_\_\_

Telephone number \_\_\_\_\_

Date of application \_\_\_\_\_

<sup>5</sup>Insert the full names, occupations and addresses of the persons on whom a Report is required.

---



Rule 24(4)

FORM 13

Form of Application for continuation of Report  
over Registered Subjects

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 24(4))

**APPLICATION FOR CONTINUATION OF REPORT OVER REGISTERED SUBJECTS<sup>1,2,3</sup>**

Applicant's reference:

Previous Report No.<sup>4</sup>

FROM

TO

Keeper of the Registers of Scotland  
Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU  
Telephone: 031-661 6111

**FOR OFFICIAL USE**

Date of Receipt

Report No.

Subjects \_\_\_\_\_

Title Number(s) \_\_\_\_\_

I/We apply for the Report from the Land Register to \_\_\_\_\_<sup>5, 6</sup> against the above subjects to be brought down to date.

The following parties (in addition to those noted on the previous Report) should be searched against in the Register of Inhibitions and Adjudications, viz.

Signature \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed in duplicate.

<sup>2</sup> No covering letter is required.

<sup>3</sup> No charge is made for this Report.

<sup>4</sup> Number obtainable from previous Report.

<sup>5</sup> Date obtainable from previous Report.

<sup>6</sup> Any plan sent to the Keeper along with the application for the report which is to be continued, or any plan supplied by the Keeper along with that report must be submitted along with this application.



Rule 24(5)

FORM 14

Form of Application for Report to ascertain whether or not  
Subjects have been registered

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 24(5))

**APPLICATION FOR A REPORT TO ASCERTAIN WHETHER OR NOT SUBJECTS HAVE BEEN REGISTERED<sup>1</sup>**

Applicant's reference:

FROM

TO

Keeper of the Registers of Scotland  
Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU  
Telephone: 031-661 6111

FOR OFFICIAL USE

Search Sheet No.

Date of Receipt

Report Number

I/We apply for a report from

(I) the LAND REGISTER (County of \_\_\_\_\_)

stating whether or not registration has been effected of subjects

DESCRIPTION  
OF SUBJECTS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

edged red on the accompanying Plan<sup>2,4</sup> and being (part of<sup>2</sup>) the subjects described in<sup>2,3</sup> \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OFFICE  
COPYIf the subjects have been registered, the Keeper is requested to supply an Office Copy of the Title Sheet<sup>2,5</sup>

<sup>1</sup> No covering letter is required.

<sup>2</sup> Delete if inapplicable.

<sup>3</sup> Describe by reference to a writ recorded in the Register of Sasines.

<sup>4</sup> A Plan need not be attached if a verbal description will sufficiently identify the subjects.

<sup>5</sup> If an Office Copy is supplied the fee for it will be intimated together with the fee for this Report.

---

and (ii) from the REGISTER OF INHIBITIONS AND ADJUDICATIONS

for 5 years prior to the date of Certificate

against<sup>6,7</sup>

Signature of applicant \_\_\_\_\_

Telephone number \_\_\_\_\_

Date of application \_\_\_\_\_

<sup>6</sup> Delete if an Office Copy is not required. See overleaf.

<sup>7</sup> Insert the full names, occupations and addresses of the persons on whom a Report is required.

---

Rule 24(6)

FORM 15

Form of Application for an Office Copy

**REGISTERS OF SCOTLAND**

(Land Registration (Scotland) Rules 1980 Rule 24(6))

**APPLICATION FOR AN OFFICE COPY**

NOTE: No covering letter is required

FOR OFFICIAL USE

TO

Keeper of the Registers of Scotland

Meadowbank House  
153 London Road  
EDINBURGH EH8 7AU

Telephone: 031-661 6111

Title No. \_\_\_\_\_

Short description of subjects \_\_\_\_\_

I/We apply for

(i) An Office Copy of

- Tick appropriate (box(es))
- Title Sheet (excluding Title Plan)<sup>1</sup>
- Title Plan
- Property Section
- Proprietorship Section<sup>1</sup>
- Charges Section
- Burdens Section
- Documents referred to in the Property Section
- Documents referred to in the Charges Section
- Documents referred to in the Burdens Section
- The following documents:

<sup>1</sup> See Note overleaf

and (II) A Search in the Register of Inhibitions and Adjudications for 5 years prior to the date of the Office Copy against<sup>1</sup>

Signature of Applicant or Applicant's Solicitor \_\_\_\_\_

Name of Applicant \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Telephone Number \_\_\_\_\_ Reference \_\_\_\_\_

Date of application \_\_\_\_\_

An Office Copy will show the current state of the Register. When such an Office Copy is requested, a search in the Register of Inhibitions and Adjudications should be instructed against any party who has acquired an interest in the subjects since the last date on which the Land Certificate was made to correspond with the Register.

**Rule 25**

## SCHEDULE B

## DESCRIPTION OF REGISTERED INTERESTS IN LAND

In any conveyance of, or other dealing with, or reference to, an interest in land which has been registered in the Land Register of Scotland the interest should be described as: "the subjects registered under Title Number(s) [*here insert the appropriate number(s)*]"

*Notes*

(a) If part only of the registered interest in land is being conveyed or otherwise dealt with for the first time, such part should either be described adequately adding "being part of the subjects registered under Title Number(s) [*here insert the appropriate number(s)*]" or thus: "All and whole the subjects registered under Title Number(s) [*here insert the appropriate number(s)*] with the exception of [*describe the part excepted*]."

(b) If several subjects are registered under the one Title Number and it is desired to specify one or more of them, these may be distinguished thus: "All and Whole the subjects (First) registered under Title Number [*here insert the appropriate number*]" or "the subjects (Second) and (Third) registered under Title Number [*here insert the appropriate number*]."

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## EXPLANATORY NOTE

*(This Note is not part of the Rules.)*

These Rules regulate the making up and keeping of the Land Register of Scotland and the procedure on application for registration and for rectification of the Register. There are prescribed the forms of application to the Keeper and the forms of the Land Certificate and the Charge Certificate. There is also prescribed the manner in which a registered interest in land is to be referred to in a deed accompanying an application for registration.

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