

1987 No. 2214

LAND REGISTRATION, ENGLAND AND WALES

The Land Registration Rules 1987

Made - - - - *15th December 1987*

Laid before Parliament *11th January 1988*

Coming into force *1st February 1988*

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925(a), in exercise of the powers conferred on him by that section, hereby makes the following Rules:

Citation and commencement

1. These Rules may be cited as the Land Registration Rules 1987 and shall come into force on 1st February 1988.

New Rule 288

2.—(1) The following rule shall be substituted for rule 288 of the Land Registration Rules 1925(b):

“Inspection otherwise than under authority of proprietor

288.—(1) In this rule “a person interested” in relation to any land includes a tenant or a person interested in a charge or incumbrance to which the land is subject or a person interested as hereby defined in any adjoining land.

(2) A person interested in any registered land may inspect and obtain office copies of the Property Register and the filed plan of the title to that land.

(3) A tenant entitled to inspect the Proprietorship Register of a title under section 112C of the Act (right of residential tenant to search for landlord’s name and address) may apply on Form 108 for the name and address of the proprietor of the land registered under that title to be disclosed to him.

(4) A person interested in any registered land may upon written application inspect and obtain office copies of the Proprietorship Register, the Charges Register and any document referred to in any entry in the register of the title to that land, and the statutory declaration in support of a caution affecting that land, provided the person interested is a tenant entitled to inspect the same under section 112C of the Act or the Registrar is satisfied that such inspection is reasonable and proper and that either:

- (a) the person interested, by reason of the death of a sole proprietor, or for any other sufficient reason, cannot obtain the requisite authority for or consent to such inspection; or
- (b) no objection by the proprietor to such inspection has been received following notice given to the proprietor by the Registrar in such form and of such period (being not less than 3 days) as the Registrar may direct."

(2) Form 108 in the Schedule hereto shall be added at the end of the Schedule to the Land Registration Rules 1925.

Dated 15th December 1987

Mackay of Clashfern, C.

SCHEDULE

RULE 2(2)

HM Land Registry

Form 108
(Rule 288(3) Land Registration Rules 1925)

Application for
disclosure of
landlord's name
and address

Please complete white boxes in typescript or
in BLOCK LETTERS and in ink

..... District Land Registry

For official use only

1. Tenant's name

Please write your full name in the space opposite

2. Tenant's property - Address

Please write in the space opposite the full address of the house
or flat which is your residence, e.g. Flat 5, Hardy
Towers, Thomas Road, Casterbridge, Wessex WX1 9XZ.
If the Registry is unable to identify the property from the
description given you may be asked to supply a plan.

3. Tenant's property - Title number

If your own property is registered and you know the title
number, please write the title number in the space opposite.
Otherwise please write "NOT KNOWN"

4. Landlord's title number

Please write your landlord's title number in the space opposite
if you know this. (If your title is registered, the landlord's title
number may be shown in the property register of your own
title.) Otherwise please write "NOT KNOWN"

5. Tenant's declarations

You must make the following declarations by signing and dating the form in the spaces below (or the form may be signed on your
behalf by any solicitor/licensed conveyancer acting for you).

I, the tenant named above, declare that:-

- 1. The property described above is a house, flat or other dwelling
- 2. I am a tenant of the property or part of it
- 3. My tenancy is not a business tenancy

In accordance with section 112C of the Land Registration Act 1925, I ask to be supplied with the name and address of the landlord of
the property.

Signed

Date

Name and address to which the result is to be sent

For the purpose of the reply please write, in the
space opposite, your name and address as
shown above or the name and address
(including postcode) of your solicitor or
licensed conveyancer if one is acting for you.

(For result see over)

Daytime Telephone No.

Reference (if any)

Official Result of
Inspection of the Register

HM Land Registry

This page is to be completed only by HM Land Registry

(Only the statements opposite the boxes marked X apply)

To the Tenant:-

1. As at the Land Registry has no information as to your landlord's identity.

2. As at your landlord is believed to be _____

of _____

being the registered proprietor of the title number _____

but this cannot be guaranteed where your own title is not registered.

3. The title believed to be that of your landlord is:-

(a) in the course of first registration (under title number _____)
so that there is as yet no register from which information can be disclosed to you.

(b) subject to a pending application which may result in a change of proprietor but at this
stage the Registry is not in a position to disclose the identity of any new proprietor.

Provided there are no difficulties registration is expected to take weeks and the Registry
may be able to disclose the information sought after this period if you make a fresh application
quoting the above title number.

4. _____

EXPLANATORY NOTE

(This note is not part of the Order)

The Rules substitute a revised rule for rule 288 of the Land Registration Rules 1925 incorporating new provisions under which a tenant of residential property entitled to inspect the proprietorship register of a registered title pursuant to section 112C of the Land Registration Act 1925 (right of residential tenant to search for landlord's name and address) may apply on new form 108 for disclosure of the name and address of the proprietor of the land registered under that title and may otherwise inspect and obtain office copies of the parts of the register of a title which such tenant is entitled to inspect pursuant to that section.