
STATUTORY INSTRUMENTS

1992 No. 811

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

PART II

LAND REGISTRATION

Alterations in title register

Reclassification of title

12.—(1) In Schedule 3 to the 1970 Act, in paragraph 2 (reclassification of possessory titles when 15 years have elapsed since first registration), for “fifteen” there shall be substituted “twelve”.

(2) Paragraph 3(b) of that Schedule (reclassification of title after due examination) and the word “and” immediately preceding it shall cease to have effect.

Extinguishment of leasehold estates

13.—(1) The following subsection shall be substituted for subsection (1) of section 27 of the 1970 Act (extinguishment of leasehold estates by reason of enlargement or merger):

“(1) Where a registered leasehold estate—

- (a) is, under any statutory provision, converted into an estate in fee simple, whether or not subject to a fee farm rent; or
- (b) becomes merged in the freehold or in a superior leasehold estate; or
- (c) has otherwise been extinguished,

the Registrar shall, on application in such manner and subject to such conditions as may be prescribed, and on production of such evidence of the title as the Registrar considers necessary,—

- (i) cancel the entry in the title register relating to the estate which has been so converted, merged or extinguished; and
- (ii) if a superior title has been acquired in circumstances where this subsection applies but has not been registered, register that title in the title register with such class of title as appears to the Registrar to be appropriate; and
- (iii) when a superior title is registered, make such alterations in any entry relating to the land in question in the title register as appear to the Registrar to be appropriate.”.

(2) In subsection (2) of that section for “subsection (1)(a)” and “subsection (1)(b)” there shall be substituted respectively “subsection (1)(i)” and “subsection (1)(ii)”.