

FOI DOF/2025-0200

Request

Folio DN107109

1. Registrar's Reliance on Solicitor's Certificate

- (a) Any policy documents, guidance notes, internal procedures, or correspondence relating to how LPS treats solicitor-submitted Form 1 applications for first registration.
- (b) Any records explaining whether, and under what authority, the solicitor was treated as a "representative of the court."
- (c) Any documentation showing that the Registrar delegated, in whole or in part, the duty to verify prior title before registration.

2. Due Diligence or Title Verification by LPS or the Registrar

- (a) Any records, correspondence, internal notes, or search results regarding the verification of ownership or the existence of prior title in respect of the land not covered by the 1961 deed submitted with the 2003 application.
- (b) If no such verification was carried out by LPS or the Registrar, please confirm this.

3. Mapping and Deed Review

- (a) Any documents showing how the submitted map was reviewed and compared to the deed of conveyance.
- (b) Records indicating who authorised the map to govern the extent of the registered title and why this was accepted without challenge

DoF response

I can confirm the department holds some of the information requested.

1(a) No records held.

Please note, however, that internal processing was in line with information which is available in the public domain at <https://www.finance-ni.gov.uk/topics/compulsory-first-registration>

In particular please refer to the section “Compulsory First Registration questions and answers” at <https://www.finance-ni.gov.uk/articles/compulsory-first-registration-questions-and-answers> where it states: -

“How much investigation of title is carried out by Land Registry?

Where an application is made by Solicitor's certificate in Form 1, the solicitor is liable for statements made as to title and the Land Registry carries out no investigation of the title. The Land Registry does however reserve the right to raise queries in respect of your application and in particular if it considers there are manifest errors.”

1(b) No records held.

This information is held in the public domain as by confirmed by Law Society of Northern Ireland guidance <https://lawsoc-ni.org/about-the-law-society/our-role> and within Statutory Provisions. See the Solicitors (Northern Ireland) Order 1976 (“the 1976 Order) confirming at Article 3 that “solicitor means solicitor of the Court of Judicature”. Also note confirmation in Sections 20 and 27 of the 1976 Order that practicing solicitors are subject to the jurisdiction of the Lord Chief Justice. Furthermore Article 81 of the 1976 Order recognises the “inherent or other jurisdiction exercisable by any court, division or judge of the High Court or by the Court of Appeal or the Crown Court or any judge of either of those Courts or of any other Court in relation to a solicitor whether by reason of his being deemed to be an officer of the Court of Judicature or otherwise”. The full provisions are available at <https://www.legislation.gov.uk/nisi/1976/582>

1(c) No records held. Statutory Authority

2. All information held already released under previous FOI (DOF/2025-0100) and Internal Review of same.

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