**ANNEX A**

**FOI DOF/2025-0129**

## Request

Copy of all Correspondence + documents relating to the caution placed on 17 Seaview Terrace, as well 352DL Folio Map at 2015

## DoF response

I can confirm the department holds the information requested.

Please see attached correspondence and documents held relating to the application to register a Caution on Folio DN188757L under Application Number 2022/11904 at Annex B

Whilst the LandWeb system will not allow us to provide a map dated 2015, please see Annex C for a screenshot of the LandWeb immediately prior to the boundary amendment carried out on foot of an Order of the Registrar dated 22 February 2023 and made under Application No 2022/743900 which reflects the LandWeb map in 2015.

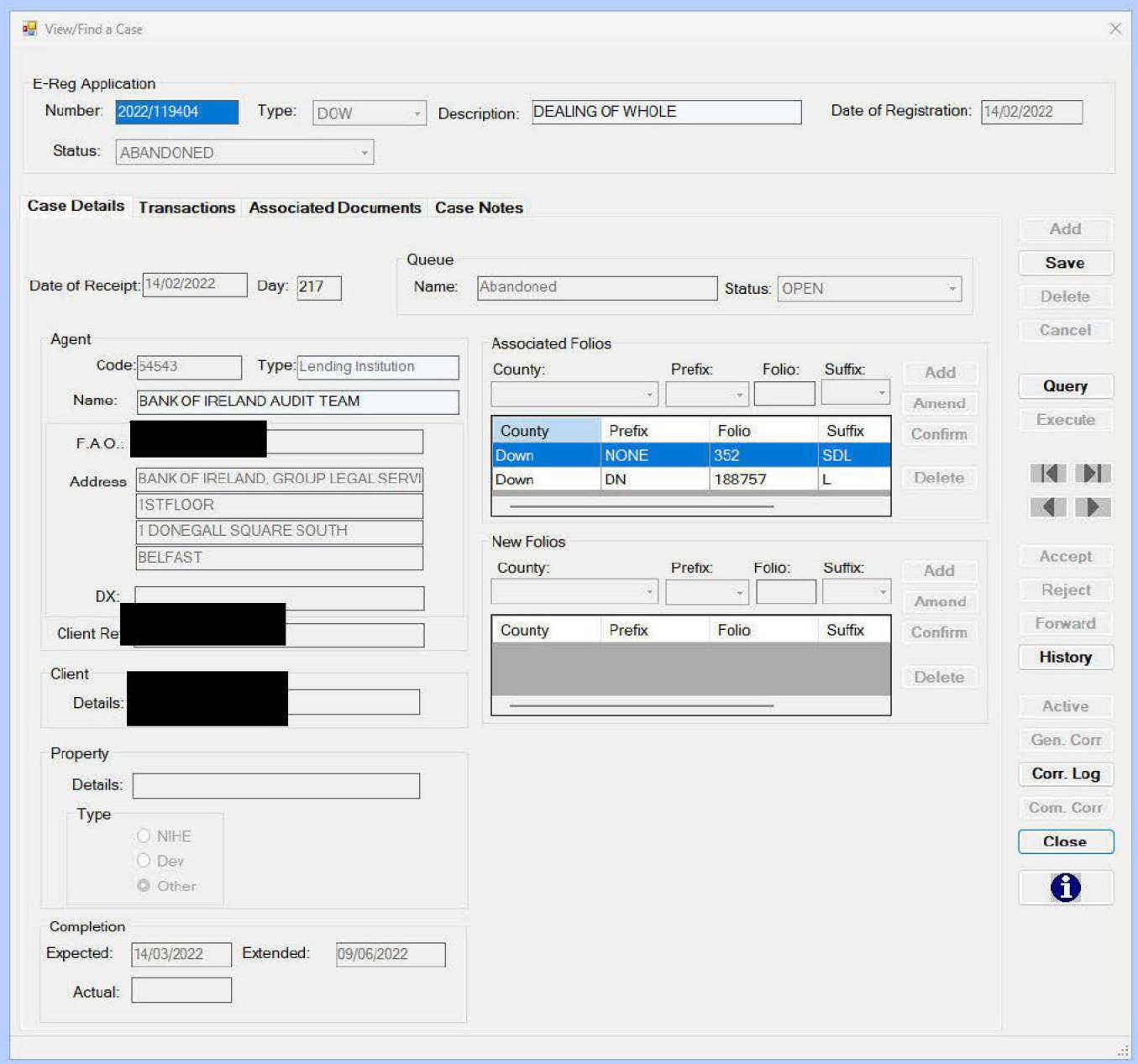
Individuals and staff names/details are withheld (redacted) as this information is exempt under Section 40(2) of the Freedom of Information Act because such disclosure would contravene the first principle of the Data Protection Act 2018, which requires that personal data must be processed lawfully, fairly and in a transparent manner. Disclosure would be unfair, because the sole trader would not expect that this information would be made available to others.

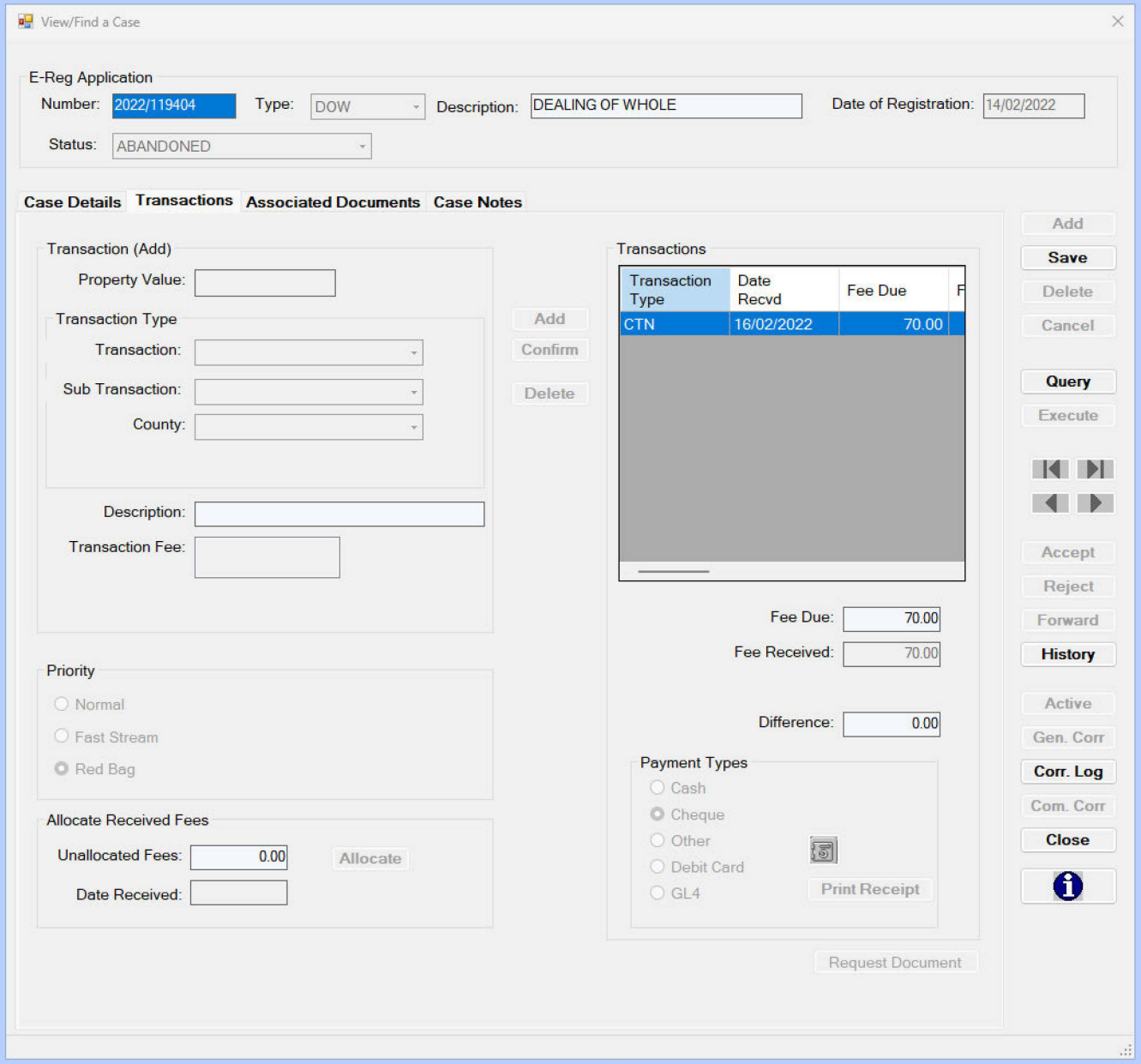
Section 40(2) exempts personal information from disclosure if that information relates to someone other than the applicant and if disclosure of that information would contravene one of the data protection principles in the General Data Protection Regulations (GDPR) (or certain other provisions of the Data Protection Act 2018).

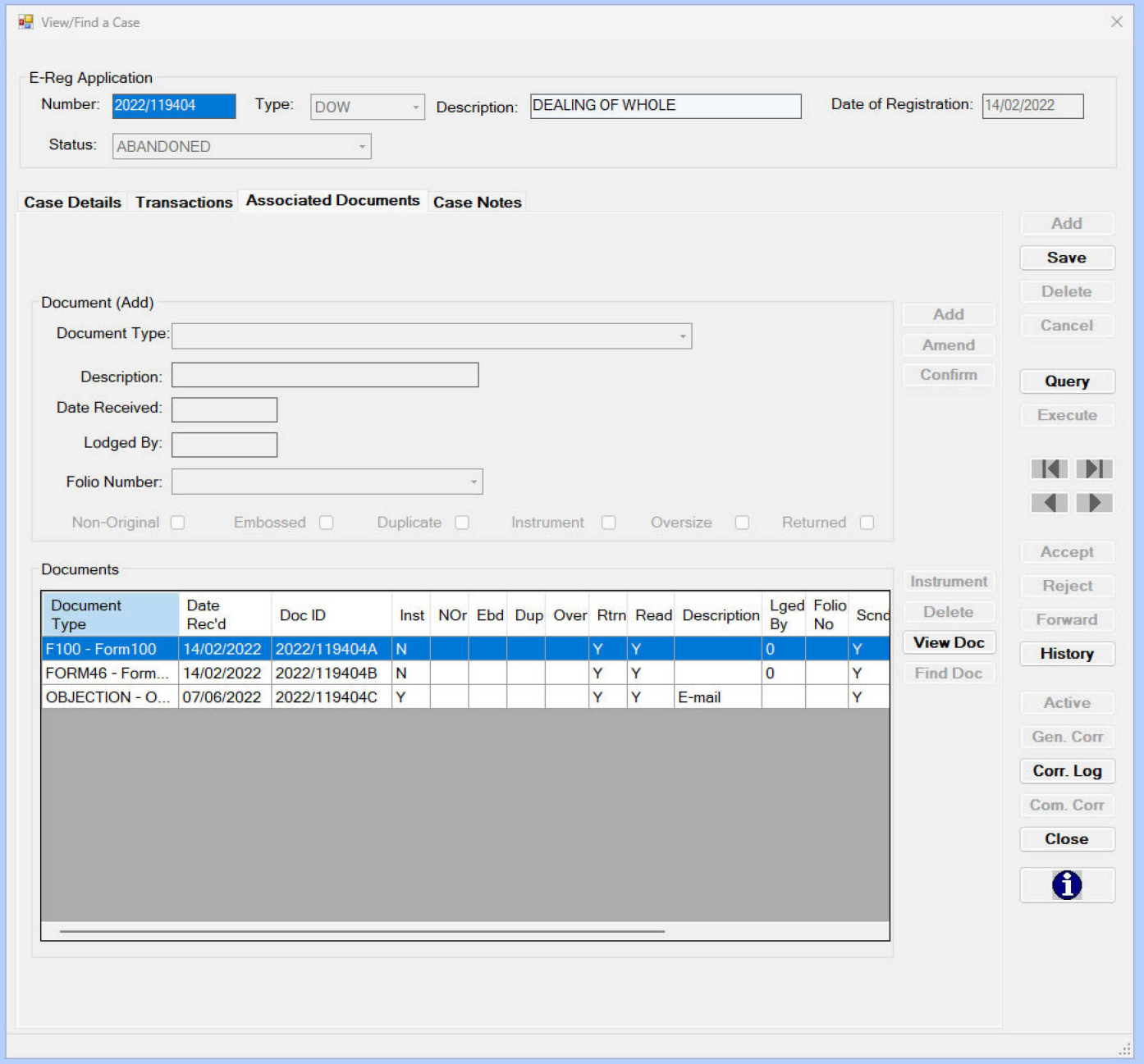
Having considered all the information contained within the Lawfulness, Fairness and Transparency Test (which we are providing as a separate attachment – Annex D), the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request of which the requester is not the data subject.

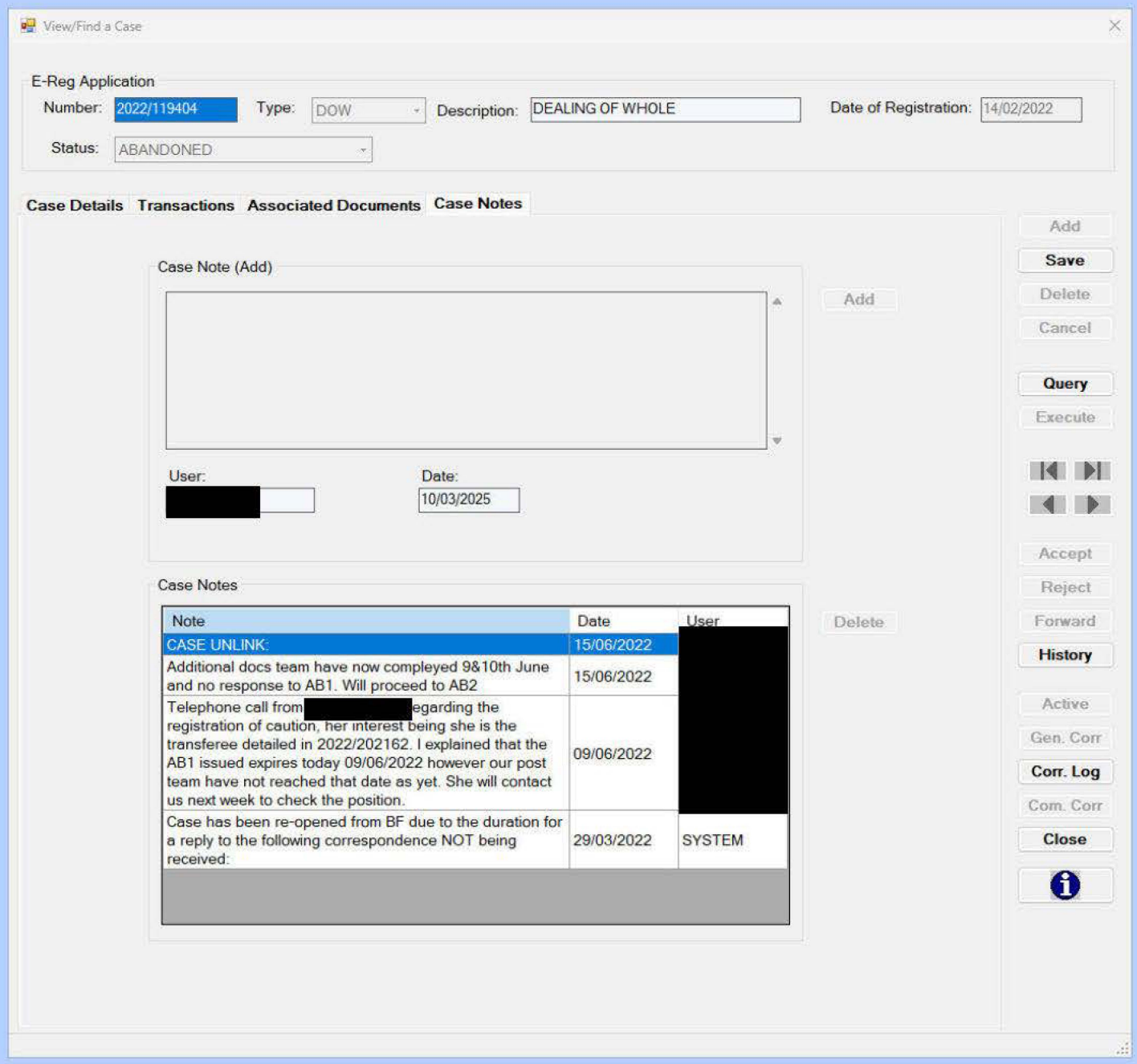
# FOI RESPONSE 2025-0129

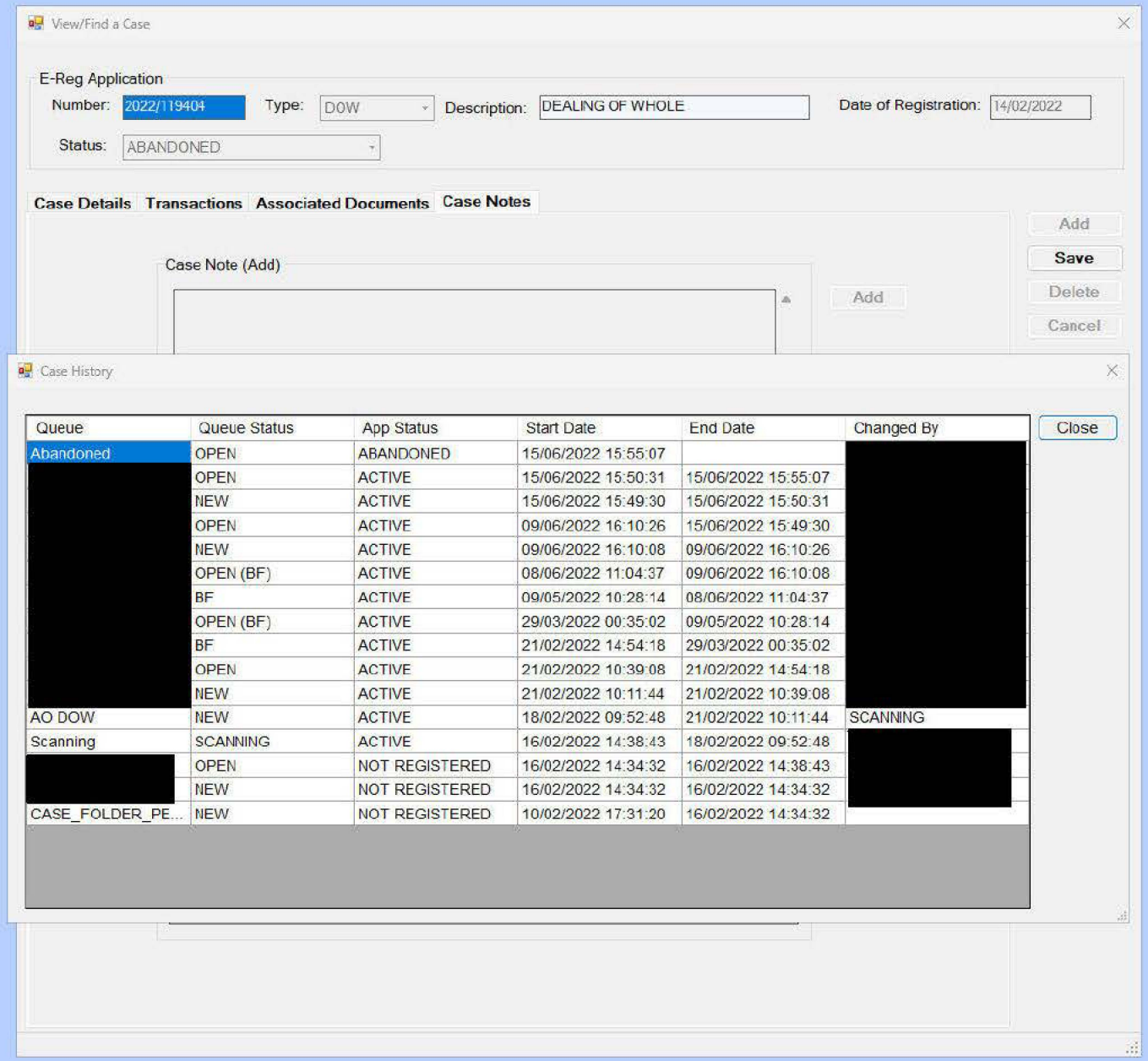
Land Registry

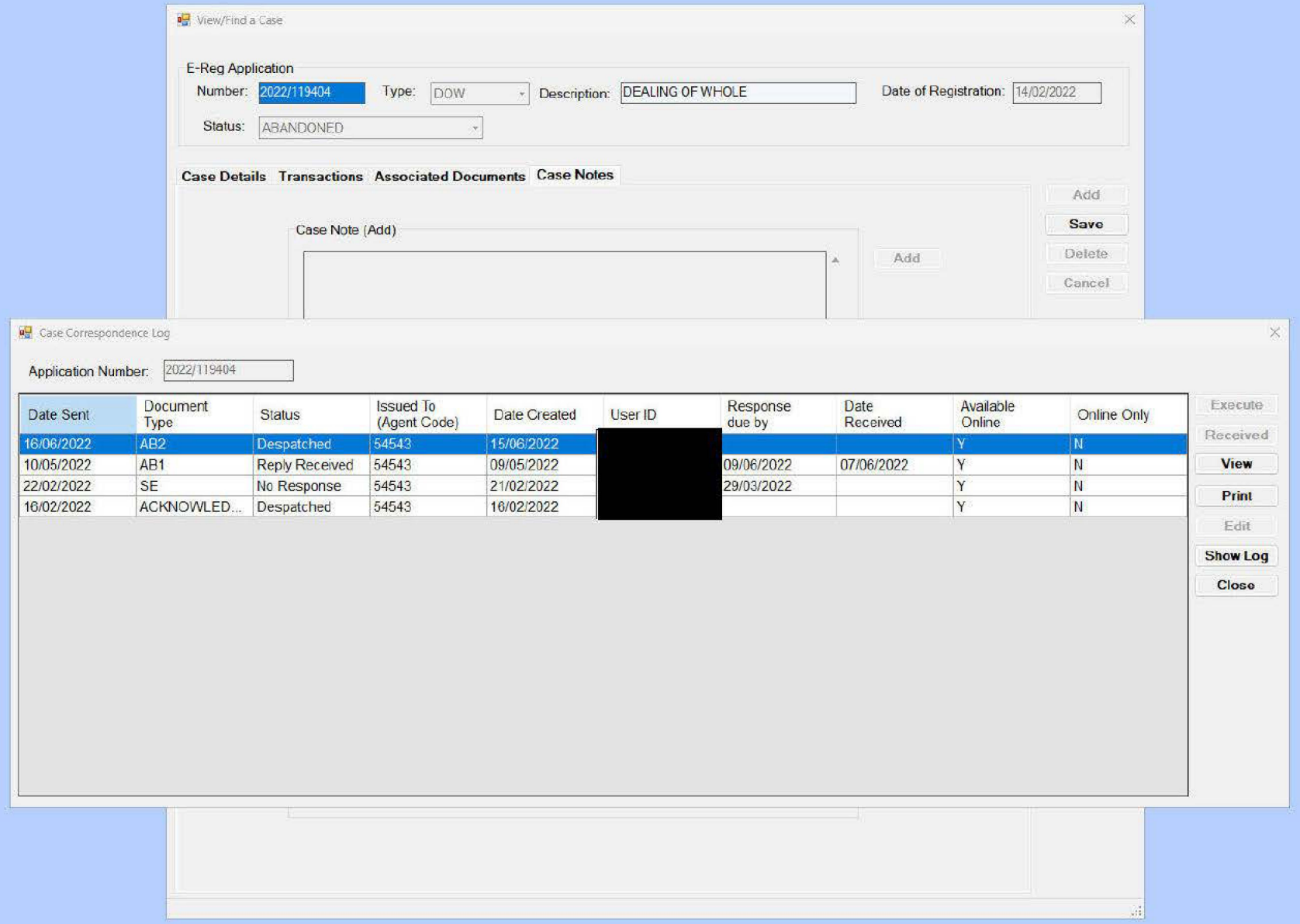

View/Find a Case
E-Reg Application
Number: 2022/119404
Type: DOW
Description: DEALING OF WHOLE
Date of Registration: 14/02/2022
Status: ABANDONED
Case Details
Transactions
Associated Documents
Case Notes
Date of Receipt: 14/02/2022
Day: 217
Queue
Name: Abandoned
Status: OPEN
Agent
Code: 54543
Type: Lending Institution
Name: BANK OF IRELAND AUDIT TEAM
F.A.O.:
Address
BANK OF IRELAND, GROUP LEGAL SERVI
1STFLOOR
1 DONEGALL SQUARE SOUTH
BELFAST
DX:
Client Re
Client
Details:
Property
Details:
Type
NIHE
Dev
Other
Completion
Expected: 14/03/2022
Extended: 09/06/2022
Actual:
Associated Folios
County:
Prefix:
Folio:
Suffix:
Add
Amend
Confirm
Delete
County Prefix Folio Suffix
Down NONE 352 SDL
Down DN 188757 L
New Folios
County:
Prefix:
Folio:
Suffix:
Add
Amend
Confirm
Delete
County Prefix Folio Suffix
Add
Save
Delete
Cancel
Query
Execute
Accept
Reject
Forward
History
Active
Gen. Corr
Corr. Log
Com. Corr
Close


View/Find a Case
E-Reg Application
Number: 2022/119404
Type: DOW
Description: DEALING OF WHOLE
Date of Registration: 14/02/2022
Status: ABANDONED
Case Details
Transactions
Associated Documents
Case Notes
Transaction (Add)
Property Value:
Transaction Type
Transaction:
Sub Transaction:
County:
Description:
Transaction Fee:
Add
Confirm
Delete
Transactions
Transaction Type
Date Recvd
Fee Due
CTN
16/02/2022
70.00
Fee Due: 70.00
Fee Received: 70.00
Difference: 0.00
Payment Types
Cash
Cheque
Other
Debit Card
GL4
Print Receipt
Request Document
Priority
Normal
Fast Stream
Red Bag
Allocate Received Fees
Unallocated Fees: 0.00
Allocate
Date Received:
Add
Save
Delete
Cancel
Query
Execute
Accept
Reject
Forward
History
Active
Gen. Corr
Corr. Log
Com. Corr
Close


View/Find a Case
E-Reg Application
Number: 2022/119404
Type: DOW
Description: DEALING OF WHOLE
Date of Registration: 14/02/2022
Status: ABANDONED
Case Details
Transactions
Associated Documents
Case Notes
Add
Save
Delete
Cancel
Query
Execute
Accept
Reject
Forward
History
Active
Gen. Corr
Corr. Log
Com. Corr
Close
Document (Add)
Document Type:
Description:
Date Received:
Lodged By:
Folio Number:
Non-Original
Embossed
Duplicate
Instrument
Oversize
Returned
Add
Amend
Confirm
Documents
Instrument
Delete
View Doc
Find Doc
Document Type
Date Rec'd
Doc ID
Inst
NOr
Ebd
Dup
Over
Rtrn
Read
Description
Lged By
Folio No
Scnd
F100 - Form100
14/02/2022
2022/119404A
N
Y
Y
0
Y
FORM46 - Form...
14/02/2022
2022/119404B
N
Y
Y
0
Y
OBJECTION - O...
07/06/2022
2022/119404C
Y
Y
Y
E-mail
Y


View/Find a Case
E-Reg Application
Number: 2022/119404
Type: DOW
Description: DEALING OF WHOLE
Date of Registration: 14/02/2022
Status: ABANDONED
Case Details
Transactions
Associated Documents
Case Notes
Case Note (Add)
Add
User:
[redacted]
Date:
10/03/2025
Case Notes
Delete
Note
Date
User
CASE UNLINK:
15/06/2022
[redacted]
Additional docs team have now compleyed 9&10th June and no response to AB1. Will proceed to AB2
15/06/2022
Telephone call from [redacted] egarding the registration of caution, her interest being she is the transferee detailed in 2022/202162. I explained that the AB1 issued expires today 09/06/2022 however our post team have not reached that date as yet. She will contact us next week to check the position.
09/06/2022
Case has been re-opened from BF due to the duration for a reply to the following correspondence NOT being received:
29/03/2022
SYSTEM
Add
Save
Delete
Cancel
Query
Execute
Accept
Reject
Forward
History
Active
Gen. Corr
Corr. Log
Com. Corr
Close


View/Find a Case
E-Reg Application
Number: 2022/119404
Type: DOW
Description: DEALING OF WHOLE
Date of Registration: 14/02/2022
Status: ABANDONED
Case Details
Transactions
Associated Documents
Case Notes
Case Note (Add)
Add
Add
Save
Delete
Cancel
Case History
Close
Queue | Queue Status | App Status | Start Date | End Date | Changed By
Abandoned | OPEN | ABANDONED | 15/06/2022 15:55:07 |
[redacted] | OPEN | ACTIVE | 15/06/2022 15:50:31 | 15/06/2022 15:55:07 | [redacted]
NEW | ACTIVE | 15/06/2022 15:49:30 | 15/06/2022 15:50:31
OPEN | ACTIVE | 09/06/2022 16:10:26 | 15/06/2022 15:49:30
NEW | ACTIVE | 09/06/2022 16:10:08 | 09/06/2022 16:10:26
OPEN (BF) | ACTIVE | 08/06/2022 11:04:37 | 09/06/2022 16:10:08
BF | ACTIVE | 09/05/2022 10:28:14 | 08/06/2022 11:04:37
OPEN (BF) | ACTIVE | 29/03/2022 00:35:02 | 09/05/2022 10:28:14
BF | ACTIVE | 21/02/2022 14:54:18 | 29/03/2022 00:35:02
OPEN | ACTIVE | 21/02/2022 10:39:08 | 21/02/2022 14:54:18
NEW | ACTIVE | 21/02/2022 10:11:44 | 21/02/2022 10:39:08
AO DOW | NEW | ACTIVE | 18/02/2022 09:52:48 | 21/02/2022 10:11:44 | SCANNING
Scanning | SCANNING | ACTIVE | 16/02/2022 14:38:43 | 18/02/2022 09:52:48 | [redacted]
[redacted] | OPEN | NOT REGISTERED | 16/02/2022 14:34:32 | 16/02/2022 14:38:43
NEW | NOT REGISTERED | 16/02/2022 14:34:32 | 16/02/2022 14:34:32
CASE_FOLDER_PE... | NEW | NOT REGISTERED | 10/02/2022 17:31:20 | 16/02/2022 14:34:32


View/Find a Case
E-Reg Application
Number: 2022/119404
Type: DOW
Description: DEALING OF WHOLE
Date of Registration: 14/02/2022
Status: ABANDONED
Case Details
Transactions
Associated Documents
Case Notes
Case Note (Add)
Add
Add
Save
Delete
Cancel
Case Correspondence Log
Application Number: 2022/119404
Date Sent
Document Type
Status
Issued To (Agent Code)
Date Created
User ID
Response due by
Date Received
Available Online
Online Only
16/06/2022 AB2 Despatched 54543 15/06/2022 [redacted] Y N
10/05/2022 AB1 Reply Received 54543 09/05/2022 09/06/2022 07/06/2022 Y N
22/02/2022 SE No Response 54543 21/02/2022 29/03/2022 Y N
16/02/2022 ACKNOWLED... Despatched 54543 16/02/2022 Y N
Execute
Received
View
Print
Edit
Show Log
Close

Land & Property Services
THE LAND REGISTRY

# FORM 100(E)
# APPLICATION FOR REGISTRATION

**A**

-Application Number- 2022/119404

-Day Code- 215

| COUNTY:- Down | APPLICANT'S LAND REGISTRY CODE 54543 |
|---|---|
| All folio(s) affected<br>Down:DN188757L<br>Down:352SDL | Queries to be sent and documents returned to:-<br>BANK OF IRELAND AUDIT TEAM<br>[redacted]<br>BANK OF IRELAND, GROUP LEGAL SERVICES<br>1STFLOOR<br>1 DONEGALL SQUARE SOUTH<br>BELFAST<br>Postcode BT1 5LR<br>DX<br>Telephone(code) 028 90433000<br>Fax<br>Email [redacted]boi.com<br>Applicant's Ref [redacted] |

**Clients:-** [redacted]

**Fees and Priority:-**

| List Applications in Priority Order | Current Market Value of Estate Passing | | Fee Paid (£) Sterling |
|---|---|---|---|
| Caution: for folio(s) Down DN 188757 L, Down 352 SDL | N/A | | 70.00 |
| **I/We enclose a crossed cheque/postal order payable to DFP GENERAL ACCOUNT** | | **Total Fee** | 70.00 |

LPS LANYON PLAZA
7 LANYON PLACE BELFAST BT1 3LP
-Received- 14 FEB 2022
RECEIVED

**Documents Lodged:-**

| Date | Documents Lodged |
|---|---|
| | B : Form 46: for folio(s) Down 352 SDL, Down DN 188757 L |

| Checklist | This application may be rejected and returned to you if any of the following conditions are not met. |
|---|---|

a. Have you enclosed the appropriate fee and signed the cheque? ☑
b. Have all deeds been executed, dated and witnessed? ☑
c. Are all the documents listed above enclosed? ☑
d. Where the application refers to a map is the map enclosed and does it meet the current requirements? ☑

**If you have any query about the completion of this form, ring our Customer Information Unit on 030 0200 7803 OR e-mail to Enquiries.LandRegistration@finance-ni.gov.uk**

**Declaration by applicant or solicitor**

**I acknowledge that, although the E-Registration system creates draft form(s) based on information that I have provided, it is my responsibility to ensure that -**

**(a) the information contained in the draft form(s) is complete and accurate;**
**(b) the draft form(s) adequately meet my requirements and those of my client and is/are appropriate for this application;**
**(c) my application for registration complies with all the requirements of the relevant Land Registration Rules.**

**All information provided will be processed in accordance with DoF Privacy Notice set out at https://www.finance-ni.gov.uk/publications/lps-privacy-notice.**

**I further acknowledge that neither the Land Registry of Northern Ireland ("LRNI") nor DoF Land and Property Services makes any representation or warranty as to the suitability of any forms produced by the E-Registration system and that the use of such a form will not preclude LRNI from seeking further information or documentation regarding this application.**

I/We certify that the information supplied is correc[redacted]

Name of Applicant's Practice: BANK OF IRELAND AUDIT TEAM
Date: 10 February 2022

B

**PRECEDENT S.A CAUTION – FORM 46**

**LAND REGISTRY**

**Folio: 352SDL** **County: Down**

**Registered Owner:** [redacted]

***Folio: 188757L*** ***County: Down***

**Registered Owner:** [redacted]

I, [redacted] of 22 Victoria Road, Holywood, County Down BT18 9BG make oath and say:

1. I claim an interest in the land comprised in Folio 352SDL County Down as the Registered Owner.
2. I have received written notification from a prospective purchaser of adjoining Folio 188757L County Down that the Registered Owner of Folio 188757L County Down is purporting to deal with land forming part of Folio 352SDL County Down without my consent.
3. I refer to both registered Folios and the Folio maps relating thereto which are clear as to the extent of each Registered Owner's land.
4. I require that that no dealing by the said Registered Owner of Folio 188757L County Down (or their successors in title) be registered in relation to either Folio until notice thereof has been served on me, David Addis at 22 Victoria Road, Holywood, County Down BT18 9BG.

[redacted]

Sworn at Cookstown in the County of Tyrone

this 11TH day of February 2022

before me a Solicitor of the Court of Judicature in Northern Ireland

[redacted]

[redacted]

**From:** DoF CustomerInformation.LandRegistration
**Sent:** 07 June 2022 15:11
**To:** DoF LPS Additional Documents Inbox
**Subject:** FW: APPLICATION FOR CAUTION - 2022/119404; FOLIO DN188757L CO DOWN

**From:** [redacted]@bridge-solicitors.com>
**Sent:** 07 June 2022 15:08
**To:** DoF CustomerInformation.LandRegistration <CustomerInformation.LandRegistration@finance-ni.gov.uk>
**Cc:** [redacted]carson-mcdowell.com>
**Subject:** RE: APPLICATION FOR CAUTION - 2022/119404; FOLIO DN188757L CO DOWN

**Caution** – This email has been received from outside the NICS network.
Please ensure you can verify the sender's name and email address.
Treat all attachments and links with caution.
**FOR INTERNAL NICS STAFF ONLY** - If you have any concerns regarding the email please forward to spam@finance-ni.gov.uk.

**NOTICE OF OBJECTION TO CAUTION**

Dear Sir/Madam,

**RE : CURRENT REGISTERED OWNERS -**
**PENDING REGISTERED OWNERS -** [redacted]

I acted on behalf of the registered owners of 17, Seaview Terrace, Holywood held under the above Folio to [redacted] which completed on 11th February 2022 and registration filed by [redacted] of Carson McDowell Solicitors is currently pending.

I have been advised that the above Caution has been filed with Land Registry and is being processed. I understand from my telephone call today with Land Registry that the application has been submitted by Bank of Ireland Audit Team. I would firstly state that it would be my contention that as Bank of Ireland have no interest in Folio DN188757L or the adjacent property and thus have no standing to file a Caution against Folio DN188757L. In any event I have requested a copy of the application for the caution and upon receipt of same myself and [redacted] will provide a more fulsome objection.

I trust this is in order.

Kind regards,

[redacted]

Principal
BRIDGE SOLICITORS
Scottish Provident Building,
7, Donegall Square West,
Belfast, BT1 6JH.
Tel – 028 90918586
Fax – 028 90918576

CJSM Email: [redacted]@bridgesolicitors.cjsm.net

www.bridge-solicitors.com




This e-mail message is confidential and for use by the intended recipient only. If the message is received by anyone other than the intended recipient, please return the message to the sender by replying to it and then delete the message from your computer. Internet e-mails are not necessarily secure. Bridge Solicitors do not accept responsibility for changes made to this message after it was sent. Bridge Solicitors may monitor e-mails for business and operational purposes. By replying to this message you give your consent to our monitoring of your email communications with us. Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of this message and any attachments will not adversely affect its systems or data. No responsibility is accepted by Bridge Solicitors in this regard and the recipient should carry out such virus and other checks as it considers appropriate.

**GDPR**

Any personal data pertaining to clients or other persons associated with and for whom we act as Data Controllers and/or Data Processors contained in this email is to be processed and retained by the recipient strictly for the legitimate purposes of and subject to the General Data Protection Regulation (EU 2016/679) (GDPR). In accepting the said data the recipient agrees to abide by all terms of the GDPR including limiting retention strictly to the purpose for which it was conveyed and on request destruction of said personal data and acknowledges their role as Data Controllers/Processors as defined in the said regulation.

Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza
7 Lanyon Place
Town Parks, Belfast
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref: [redacted]

Our Ref: 2022/119404

Date: 16/02/2022

To: FAO: [redacted]
BANK OF IRELAND AUDIT TEAM
BANK OF IRELAND, GROUP LEGAL SERVICES
1STFLOOR
1 DONEGALL SQUARE SOUTH
BELFAST
BT1 5LR

Dear Sir/Madam,

FOLIO(S): 352SDL COUNTY: Down
DN188757L Down

YOUR CLIENT(S): [redacted]

I acknowledge receipt of your application for registration/letter of enquiry which consists of the following transaction(s)/correspondence:

CAUTION

Your application will be dealt with as quickly as possible. However where the application requires the service of Notices or where the issues are complex requiring referral to our Legal Advisory Team, processing times may be significantly longer than usual.

Please note our reference above and quote on all future correspondence.

Yours faithfully

[redacted]

For Registrar of Titles

Form SE

Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza
7 Lanyon Place
Town Parks, Belfast
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref: [redacted]

Our Ref: 2022/119404

Date: 21/02/2022

To: FAO: [redacted]
BANK OF IRELAND AUDIT TEAM
BANK OF IRELAND, GROUP LEGAL SERVICES
1STFLOOR
1 DONEGALL SQUARE SOUTH
BELFAST
BT1 5LR

Dear Sir/Madam,

| | | | |
|---|---|---|---|
| COUNTY: | Down<br>Down | FOLIO(S): | 352SDL<br>DN188757L |

YOUR CLIENT(S): [redacted]

We are unable to proceed with your application for the reason(s) below.

- The land in Folio DN188757L is subject to an inhibition registered on 25th October 2013 in favour of AVIVA EQUITY RELEASE UK LIMITED. Please advise.
- Please review the second folio stated on the folio header of the enclosed Form 46 and also the Folio stated in points 2 and 4 of the Form 46.
- Point 3 of the Form 46 refers to Folio maps. Please advise if maps are to be lodged with your application.
- Please advise if the caution is to be registered on Folio 352SDL and DN188757L as this is unclear from the wording of point 4 of the Form 46.
- Please advise what, if any, Kim Addis' interest is in the application.

**ALL ALTERATIONS TO DOCUMENTS MUST BE IN ACCORDANCE WITH RULE 34.**

The documents listed below are enclosed:

2022/119404B FORM46: Form 46

Department of Finance
An Roinn Airgeadais

Any original documents/enclosures will be sent with a hard copy of this letter.

Note:- When replying to this query it is not a requirement to lodge another Form 100A.

KINDLY BE ADVISED IF WE DO NOT RECEIVE A REPLY OR A COMPLETE RESPONSE TO THIS LETTER WITHIN 25 WORKING DAYS AN ABANDONMENT NOTICE WILL BE SERVED. IF ABANDONED YOUR APPLICATION WILL LOSE ITS PRIORITY AND A FEE WILL BE RETAINED IN ACCORDANCE WITH CURRENT LAND REGISTRATION LEGISLATION.

Yours faithfully

[redacted]

For Registrar of Titles

Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza
7 Lanyon Place
Town Parks, Belfast
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref: [redacted]

Our Ref: 2022/119404

Date: 09/05/2022

To: FAO: [redacted]
BANK OF IRELAND AUDIT TEAM
BANK OF IRELAND, GROUP LEGAL SERVICES
1STFLOOR
1 DONEGALL SQUARE SOUTH
BELFAST
BT1 5LR

Dear Sir/Madam

FOLIO(S): 352SDL COUNTY: Down
DN188757L Down

YOUR CLIENT(S): [redacted]

We refer to previous correspondence in this matter and note that the queries raised in our letter of 21st February 2022 do not appear to have been resolved.

This is a final notice under Rule 202 of the Land Registration Rules (NI) 1994 that the application will be abandoned unless a substantive response is received, within 20 working days of the date of this letter, which enables the application to complete.

Please note that incomplete responses will not normally be considered satisfactory and that normally no further reminders will be issued. Requests for further time will not normally be considered satisfactory and normally no further reminders will be issued.

If the application is abandoned your case will lose its priority and you will need to relodge a fresh application with the full fee. Any linked applications which are dependent upon your application will also be abandoned.

Fees (being 25% of the fee or £70 whichever is the greater) will be retained in accordance with The Land Registry (Fees) Order (Northern Ireland) 2014.

Yours faithfully

[redacted]

For Registrar of Titles

Form AB2

Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza
7 Lanyon Place
Town Parks, Belfast
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref: [redacted]

Our Ref: 2022/119404

Date: 15/06/2022

To: FAO: [redacted]
BANK OF IRELAND AUDIT TEAM
BANK OF IRELAND, GROUP LEGAL SERVICES
1STFLOOR
1 DONEGALL SQUARE SOUTH
BELFAST
BT1 5LR

Dear Sir/Madam

| | | | |
|---|---|---|---|
| FOLIO(S): | 352SDL<br>DN188757L | COUNTY: | Down<br>Down |

YOUR CLIENT(S): [redacted]

Please note that under Rule 202 of the Land Registration Rules (NI) 1994 the application has been abandoned and therefore all documents lodged are returned as listed below.

By virtue of Article 5 of The Land Registry (Fees) Order (Northern Ireland) 2014 a fee will be retained. No refund is due.

As the application has been abandoned your case has lost its priority and you will need to relodge a fresh application with the full fee. You should not lodge any papers under the above reference as this file is now closed.

Any pending applications which are dependent upon your application will also be abandoned.

The documents listed below are enclosed:

2022/119404A F100: Form100
2022/119404C OBJECTION: Objection to Registration

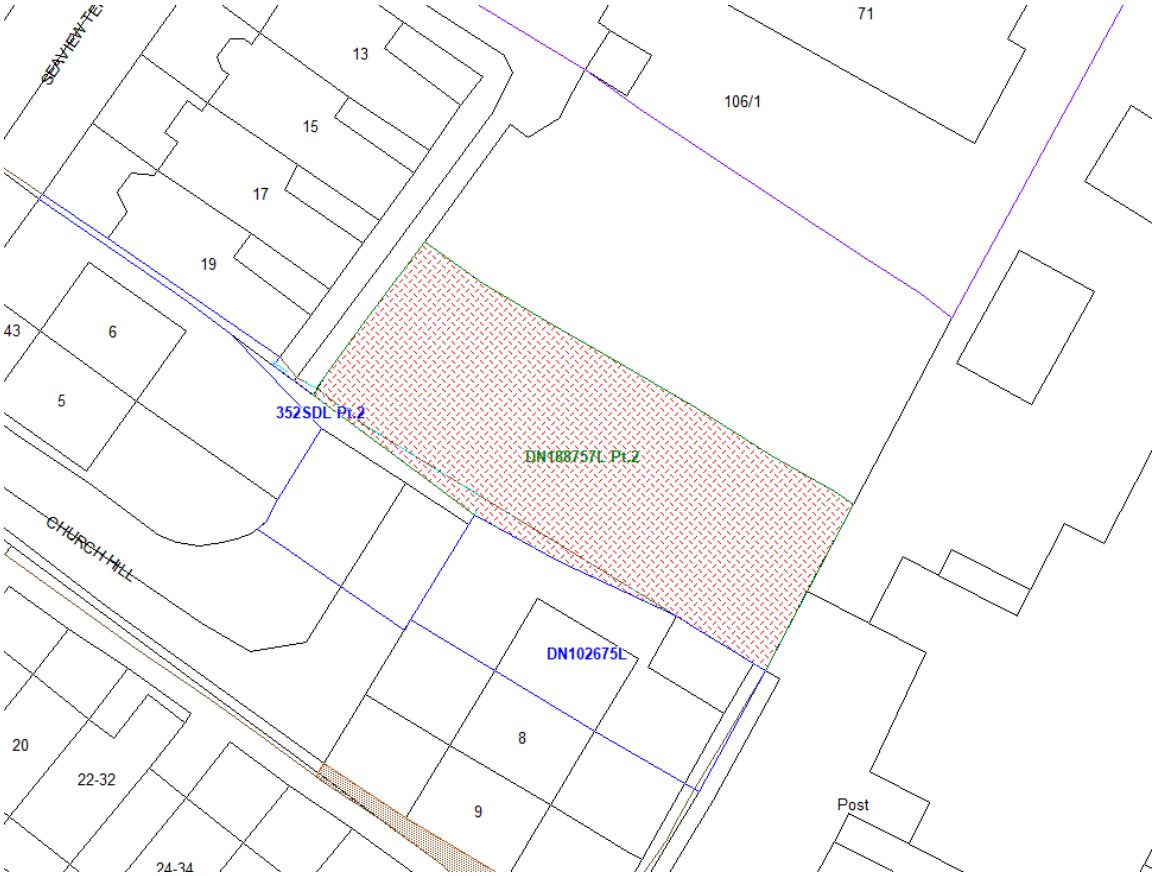
Yours faithfully

[redacted]

For Registrar of Titles

**Documents returned**

## ANNEX C


SEAVIEW TE
13
15
17
19
71
106/1
43
6
5
352SDL Pt 2
DN188757L Pt 2
CHURCH HILL
DN102675L
20
22-32
8
9
Post
24-34

**LAWFULNESS, FAIRNESS AND TRANSPARENCY TEST**

**Application of FOI exemption Section 40(2)**

**DOF/2025-0129 ANNEX C**

A Lawfulness, Fairness and Transparency Test must be carried out by the Department of Finance when considering disclosure of third-party personal data which falls within the scope of an FOI or EIR request.

**FOI / EIR request**

A complaint of maladministration regarding the decision to register land under Folio DN107109.

**Consideration of the personal data falling within the scope of the request**

Guidance from the Information Commissioner's office states that personal data only includes information relating to natural persons who:

- can be identified or who are identifiable, directly from the information in question; or
- who can be indirectly identified from that information in combination with other information.

**Description of personal data/issue(s) under consideration:**

LPS Staff & Third-Party names/details.

**Lawfulness**

Do either of the two lawful basis below, which allow for the disclosure of personal data, apply? **No**

☐ **Consent:** This applies when the data subject(s) clear consent exists, allowing the department to disclose personal data falling within the scope of this request.

☐ **Legitimate interests:** This applies when disclosure is necessary for the department's legitimate interests or the legitimate interests of a third party that overrides the data subject(s) rights and freedoms, particularly their right to privacy.

**Conclusion**

Having considered all the information contained within the Lawfulness, Fairness and Transparency Test, the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request (of which the requester is not the data subject).