



An tÚdarás Clárúcháin Maoine
Property Registration Authority



@PRA_Ireland



@PropertyRegistrationAuthority

FIRST REGISTRATION FORM 1 & FORM 2 APPLICATIONS

Presenter: Karen Smyth

CPD Board | 12 September 2022

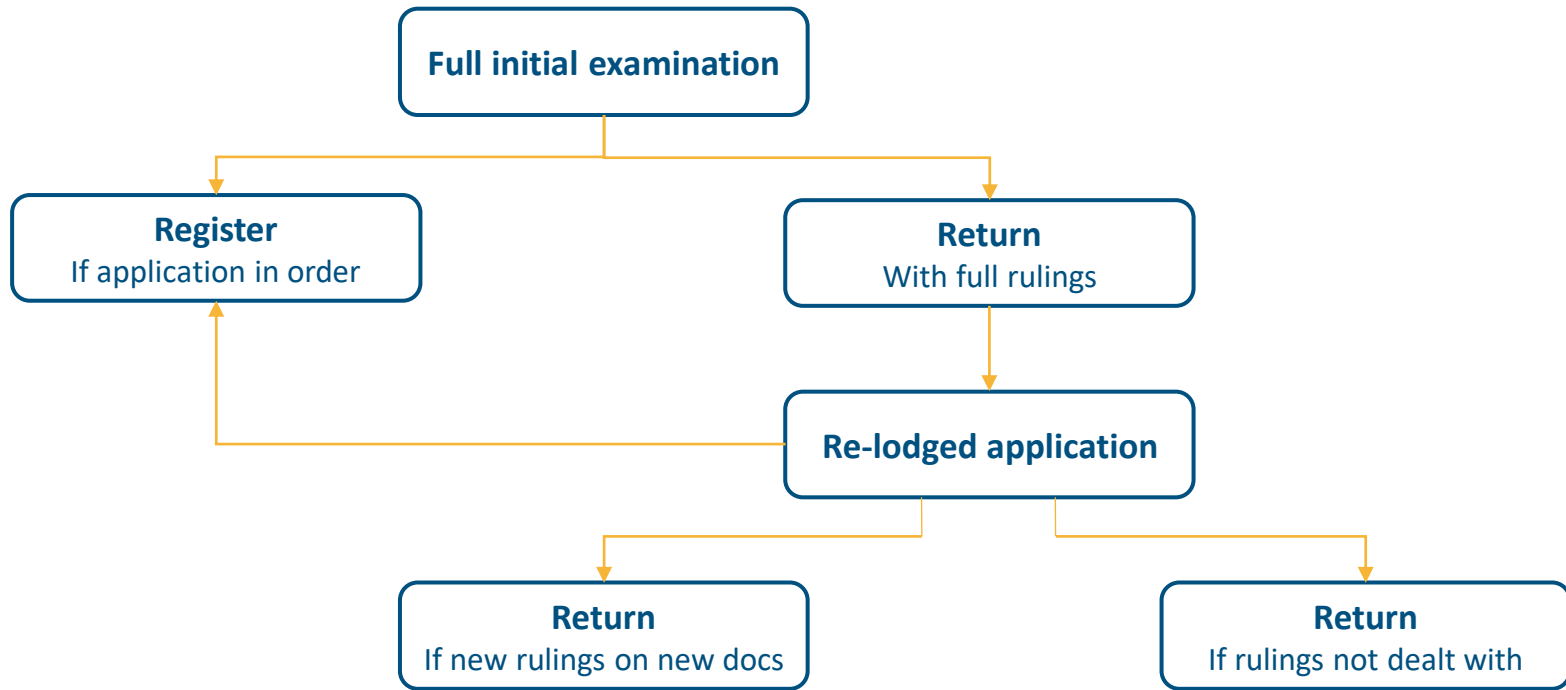


Contents

- Register or Return
- Practical guide to the Form
- Checklists



Register or Return



No loss of priority

**Date of
Registration**



**Date of
Settling**

**Date of
Registration**



**Date of
lodgement**



FORM 1

Application for first registration of freehold property (Rules 14 and 15)

LAND REGISTRY

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..B., of

make oath and say –

1. I am entitled for my own benefit (*or, as trustee under deed dated etc., or, as the case may be*) to the property set out in the Part 1 of the Schedule hereto which is subject to the mortgages, charges, leases, tenancies, restrictive covenants and incumbrances specified in the Part 2 of the said Schedule (*or which is not subject to any mortgage charge, lease, re*

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3. I refer to the sta
opinion thereon
15(1)(c) and to
documents rela
specified in the
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4. For the protecti
following inhib
and Form 77).

5. There is not to my knowledge any mortgage, charge, lease, lien, agreement, restrictive

9. I hereby apply for regist
title [*or, qualified title, i*
described in the Part 1 o:

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Created Section 09 burdens that :

Is this suitable for a Form 3 application?



County

I, A.B., of

make oath and say -

1. I am entitled for my own benefit (or, as trustee under deed dated etc., or, as the case may be) to the property set out in the Part 1 of the Schedule hereto which is subject to the mortgages, charges, leases, tenancies, restrictive covenants and incumbrances specified in the Part 2 of the said Schedule (or, which is not subject to any mortgage, charge, lease, restrictive covenant or incumbrance).

2. I am there

3. I refer opinion 15(1) docum specif shows

4. For th follow and F

5. There coven mbia

Schedule

PART 1

(To contain description of the property, giving area, townland, barony and county city or urban district, the street or road and city or urban district).

-----shown on the application map attached edged red and lettered (application map correctly shows the boundaries of the property).

Rule 47 - Affidavit to be sworn by:

Individual: Applicant/ all applicants if more than one

Corporate body: Company Secretary or Law Agent

May consider Company Director - must aver that the person is duly authorised and has the necessary means of knowledge





Swearing the affidavit

The Form 1/2 is an affidavit and has:

- been sworn by the applicant (if an individual); or
- been sworn by all applicants (if more than one individual); or
- been sworn by the Company Secretary (if a company); or
 - been sworn by a director (if valid reason) and contains averments that:
 - the director is duly authorised to swear it; and
 - has the necessary means of knowledge.

and the Certificate of Identity of the deponent has been completed

- by the Commissioner for oaths/ Practising Solicitor who witnessed the swearing; or
- by the Solicitor who certified the identity of the deponent.



KY

make oath and say -

... under deed dated etc., or, as the case
of the Schedule hereto which is subject to
restrictive covenants and incumbrances
or, which is not subject to any mortgage,
(and any other charge, lease, lien, agreement, restrictive
property specified in paragraph 1, the
of, that has not been disclosed in the

the rents and profits) of the property and
part of it,

part 3 of the
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the property I apply for the entry of the
istration as owner (see Note (2), Rule 49

charge, lease, lien, agreement, restrictive
property specified in paragraph 1, the
of, that has not been disclosed in the

Schedule

PART 1

(To contain description of the property, giving area, townland, barony and county,
city or urban district, the street or road and city or urban district).

-----shown on the application map attached edged red and lettered (w
application map correctly shows the boundaries of the property).

Affidavit must be sworn and not declared

s, tenancies, restricti
ion 72 of the Act ap

I order a summary o
claim to the property

should commence with a good root or title but in the case of a fee farm grant should
same and then skip to a good root of title. It should state under which sub-rule of F
application is being made. The statement of title should include pre-root document
created Section 69 burdens that affect the title).

Signature of deponent.

Sworn this the _____ day of _____, 20 _____,
at _____ in the county of _____



2. I am in undisputed possession (or, receipt of the rents and profits) of the property and

3. **If the certification of knowledge of the deponent is required, ensure that the solicitor has signed the jurat to certify their knowledge of the deponent.**

4. I am not aware of any question, affecting my title to the property or any part of it, or of anything whereby the title is or may be affected or called in question in any manner whatever.

5. The contracts, abstracts, legal opinions, requisitions, replies, deeds, wills and other documents referred to or lodged with said application and produced in the proceedings thereunder are all the documents in my possession or under my control relating to the title to the said property commencing with a good root of title.

subject of my application or any part thereof, that has not been disclosed in the proceedings in the Registry on the application.

6. I am not aware of any question, affecting my title to the property or any part of it, or of anything whereby the title is or may be affected or called in question in any manner whatever.

7. The contracts, abstracts, legal opinions, requisitions, replies, deeds, wills and other documents referred to or lodged with said application and produced in the proceedings thereunder are all the documents in my possession or under my control relating to the title to the said property commencing with a good root of title.

8. There is not to my knowledge any person interested in the proceedings on the said application who is under the age of 18 years, or is of unsound mind, (except - give

PART 2

(To contain short particulars of all subsisting mortgages, leases, tenancies, restrictive covenants, and incumbrances not being burdens to which Section 72 of the Act applies).

PART 3

(To contain a concise statement of title giving in chronological order a summary of the documents and the events and facts on which the applicant's claim to the property is based should commence with a good root of title but in the case of a fee farm grant should recite same and then skip to a good root of title. It should state under which sub-rule of Rule 19 t application is being made. The statement of title should include pre-root documents that created Section 69 burdens that affect the title).

Signature of deponent. Sworn this the day of , 20 ,
at in the county of
before me a Commissioner for Oaths
(or other qualified person), and I know
the deponent

I, X.Y., hereby certify that I (or, I know X.Y., who certifies his/her
know the deponent. knowledge of the deponent).

Signature

Signature



ty

l, of

make oath and say –

I am entitled for my own benefit (or, as trustee under deed dated etc., or, as the case may be) to the property set out in the Part 1 of the Schedule hereto which is subject to the mortgages, charges, leases, tenancies, restrictive covenants and incumbrances specified in the Part 2 of the said Schedule (or, which is not subject to any mortgage, charge, lease, restrictive covenant or incumbrance).

I am in undisputed possession (or, receipt of the rents and profits) of the property and there is no person in occupation of it, or any part of it, adversely to my estate therein.

I refer to the statement of my title set out in Part 3 of the Schedule hereto (to the legal opinion thereon (see Note (1)), to the application map or other map referred to in Rule 15(1)(c) and to the schedule of documents lodged herewith, which is a list of all documents relating to the title in my possession or under my control. The facts specified in the statement of my title are true and accurate and the map correctly shows the boundaries of the property.

For the protection of the following interests and Form 77.

There is not to be a covenant, end subject of mortgage proceedings in

I am not aware of anything whatsoever.

The contracts, documents and proceedings relating to the

There is not

Schedule

PART 1

(To contain description of the property, giving area, townland, barony and county, or, if in a city or urban district, the street or road and city or urban district). -----shown on the application map attached edged red and lettered (which application map correctly shows the boundaries of the property).

PART 2

(To contain particulars of all subsisting mortgages, leases, tenancies, restrictive covenants and incumbrances not being burdens to which Section 72 of the Act applies).

PART 3

(To contain a concise statement of title giving in chronological order a summary of the

ty is based. It could recite of Rule 19 the rents that

Ensure the description is correct and refers to the application map.

Original ITM or Land Registry Compliant Map with the property outlined in red.

If lettering is referred to, ensure the lettering on the map corresponds.

For a multi-storey application: original ITM map with the footprint of the building outlined in red and approved multi-storey maps showing the property outlined in red.

Ensure the application map does not encroach on registered property.





The property

The extent of the land to be registered can be clearly identified on the Original Land Registry Compliant map or original ITM map from

- the attached plan and shown outlined in red: or
- the plan attached to the Deed of _____ dated x.

Composite maps:

If the property is held under different titles, these must be shown separately on a PRA compliant map by either different lettering or different colouring. A legend should be provided which lists each property, the title held and the respective colouring/ lettering.





The boundaries of the property:

- follow OS detail and the property is described in the title deeds in accordance with the address at Part 1 of the Schedule; or
- are shown with sufficient OS detail on the map attached to the Deed dated X which Deed is a good root of title; or
- are certified in a Declaration of Identity by an architect or other duly authorised person as being all or part of the property shown on the map attached to the Deed dated X which is a good root of title; or
- comply with none of the above and the current names and addresses of the owners/ occupiers of all land adjoining the property accompany this application should service of notices be required.



Property Boundaries

Follows O.S.
detail



Sufficient
description of
address in Deeds

Follows O.S.
detail



Shown on map with
O.S. detail on Deed
which is Good Root

Declaration of
Identity



Shown on map on
Deed which is Good
Root of Title

None of these



Names and
addresses of
adjoining
owners/occupiers





MSB registration

The registration is an MSB registration and the property is shown on the following maps which accompany this application:

- The unit is shown on a multi-storey map outlined in red; and
- The footprint of the building is shown outlined in blue on an original ITM map.
- See PD on Mapping Practice -<https://www.prai.ie/mapping-practice/>



1. I am entitled for my own benefit (or, as trustee under deed dated etc., or, as the case may be) to the property set out in Part 1 of the Schedule hereto which is subject to the mortgages, charges, leases, tenancies, restrictive covenants and incumbrances specified in the Part 2 of the said Schedule (or, which is not subject to any mortgage, charge, lease, restrictive covenant or incumbrance).
2. I am in undisputed possession (or, receipt of the rents and profits) of the property and there is no person in occupation of it, or any part of it, adversely to my estate therein.
3. I refer to the statement of my title set out in Part 3 of the Schedule hereto (to the legal opinion thereon (see Note (1)), to the application map or other map referred to in Rule 15(1)(c) and to the schedule of documents lodged herewith, which is a list of all documents relating to the title in my possession or under my control. The facts specified in the statement of my title are true and accurate and the map correctly shows the boundaries of the property.
4. For the protection of the trusts on which I hold the property I apply for the entry of the following inhibition in the register on my registration as owner (see Note (2), Rule 49 and Form 77).

PART 1

(To contain description of the property, giving area, townland, barony and county, or, if in a city or urban district, the street or road and city or urban district).
-----shown on the application map attached edged red and lettered (which application map correctly shows the boundaries of the property).

PART 2

(To contain short particulars of all subsisting mortgages, leases, tenancies, restrictive covenants, and incumbrances not being burdens to which Section 72 of the Act applies).

PART 3

(To contain a concise statement of title giving in chronological order a summary of the documents and the events and facts on which the applicant's claim to the property is based. It should commence with a good root of title but in the case of a fee farm grant should recite same and then skip to a good root of title. It should state under which sub-rule of Rule 19 the application is being made. The statement of title should include pre root documents that

Ensure that what is averred in paragraph 1 corresponds with Part 2 of the Schedule.

Do not delete Part 2 - just state 'none' if that it what is being averred to.

Only include Section 69 burdens here and do not include Section 72 burdens.

Ensure that you lodge the relevant Lease or Mortgage Deed etc. which you are disclosing.

application map is under the age of 18 years, or is of unsound mind, (except give name and address of any person interested who is a minor (see Note (6)) or of





Mortgages

Where there is a Mortgage listed in Part 2 of the Schedule of Form 1 this application is accompanied by:

- The original mortgage deed. If the original deed has been lodged on another dealing then that should be certified and a solicitor's certified copy of the mortgage lodged with this dealing;
- If the mortgagee is not one of the main Irish financial institutions, then furnish full name and address or company documentation;
- If a Form 52 is supplementary to a Deed of Mortgage/Debenture then the original Deed of Mortgage must be lodged.
- A certificate by the solicitor for the mortgagee to the effect, if such be the case, that there have been no acts affecting the property, the subject of the mortgage, by the mortgagee since the date of the Mortgage.



Company applicant or proprietor of any charge to be entered in the register:

- For Irish incorporated companies
 - Registered number of company including any prefix:
 - Original/Solicitor's certified copy Certificate of Incorporation
- For foreign companies
 - (a) Territory of incorporation:
 - (b) Evidence of incorporation:
 - Original/Solicitor's certified copy Certificate of Incorporation.
 - (c) Certificate from the Companies Office pursuant to
 - a. The European Communities (Branch Disclosures) Regulations 1993 (S.I. 395/ 1993 refers) OR
 - b. Section 1302 of the Companies Act 2014.



3. I refer to the statement of my title set out in Part 3 of the Schedule hereto (to the legal opinion thereon (see Note (1)), to the application map or other map referred to in Rule 15(1)(c) and to the schedule of documents lodged herewith, which is a list of all

The statement of title must be included in the affidavit and not lodged as a separate statement.

A list of the documents lodged does not constitute a statement of title - it must contain a summary of the documents and the effect it is alleged said documents and events have on the title.

Identify the most recent Deed that constitutes a good root of title and commence with this. Do not lodge prior title unless it is necessary such as:

- Fee Farm Grant;
- Description of property in root is in accordance with a map attached to a prior deed;
- Indemnity re fee farm rent in prior deed;
- Creates Section 69 burden affecting title.

(to contain short particulars of all subsisting mortgages, leases, tenancies, restrictive covenants, and incumbrances not being burdens to which Section 72 of the Act applies).

PART 3

(To contain a concise statement of title giving in chronological order a summary of the documents and the events and facts on which the applicant's claim to the property is based. It should commence with a good root of title but in the case of a fee farm grant should recite same and then skip to a good root of title. It should state under which sub-rule of Rule 19 the application is being made. The statement of title should include pre-root documents that created Section 69 burdens that affect the title).

Signature of deponent.

Sworn this the day of , 20 ,
at in the county of
before me a Commissioner for Oaths

I, ,
know

Sig

Rule 19(1) - good root of title not less than 15 years

Rule 19(2) - market value of property shown not to exceed €1,000,000 and good root of title not less than 12 years





Which Rule?

- Rule 19(1) - 15 years
- Rule 19(2) - 12 years
 - the current market value of the property is <€1,000,000 and is evidenced by:
 - Auctioneer's current valuation; or
 - recent sale for value as evidenced by Deed dated



there is no person in occupation of it, or any part of it, adversely to my estate therein.

3. I refer to the statement of my title set out in Part 3 of the Schedule hereto (to the legal opinion thereon (*see Note (1)*), to the application map or other map referred to in Rule 15(1)(c) and to the schedule of documents lodged herewith, which is a list of all documents relating to the title in my possession or under my control. The facts specified in the statement of my title are true and accurate and the map correctly shows the boundaries of the property.
4. For the protection of the trusts on which I hold the property I apply for the entry of the following inhibition in the register on my registration as owner (*see Note (2), Rule 49 and Form 77*).
5. There is not to my knowledge any mortgage, charge, lease, lien, agreement, restrictive covenant, encumbrance or trust affecting the property specified in paragraph 1, the subject of my application or any part thereof, that has not been disclosed in the proceedings in the Registry on the application.
6. I am not aware of any question, affecting my title to the property or any part of it, or of anything whereby the title is or may be affected or called in question in any manner whatever.
7. The contracts, abstracts, legal opinions, requisitions, replies, deeds, wills and other documents referred to or lodged with said application and produced in the

PART 2

(To contain short particulars of all subsisting mortgages, leases, tenancies, restrictive covenants, and incumbrances not being burdens to which Section 72 of the Act applies).

(To contain a list of all documents affecting the title to the land to which the application is made, and the same and the date when the application is made, and the date when the application is created Section 72 of the Act applies).

Delete if not appropriate!!!!

Signature of

I, X.Y., hereby certify that I know the deponent.

(*or other qualified person*) and I know the deponent
(*or, I know X.Y., who certifies his/her knowledge of the deponent*).



there is no person in occupation of it, or any part of it, adversely to my estate therein.

3. I refer to the statement of my title set out in Part 3 of the Schedule hereto (to the legal opinion thereon (*see Note (1)*), to the application map or other map referred to in Rule 15(1)(c) and to the schedule of documents lodged herewith, which is a list of all documents relating to the title in my possession or under my control. The facts specified in the statement of my title are true and accurate and the map correctly shows the boundaries of the property.
4. For the protection of the trusts on which I hold the property I apply for the entry of the following inhibition in the register on my registration as owner (*see Note (2), Rule 49 and Form 77*).
5. There is not to my knowledge any mortgage, charge, lease, lien, agreement, restrictive covenant, encumbrance or trust affecting the property specified in paragraph 1, the subject of my application or any part thereof, that has not been disclosed in the proceedings in the Registry on the application.
6. I am not aware of any question, affecting my title to the property or any part of it, or of anything whereby the title is or may be affected or called in question in any manner whatever.

PART 3

An averment that 'there is not to the Company's knowledge....' is not appropriate.

Take care that what is averred to is correct.

If Registry of Deeds searches show that the property is subject to mortgages or leases, which have not been disclosed, then the PRA may require a fresh affidavit to be sworn.





Searches

The following original searches accompany this application:

- Verified Registry of Deeds Searches against all those on title (including the applicant) (1) from the date of the root of title (see Rule 19(1)) to date OR (2) for the last 30 years (whichever is the shorter period).
- Judgment Office Searches against the applicant and all other persons on title for the last 5 years.
- Where the applicant is a company, Company Office searches against the applicant company.





When to search?

Reminder: Registry of Deeds searches

- **From:** the day before the date of the deed
- **To:** the day after the date of ROD registration of the subsequent deed; or
- **To:** in the case of death, up to the end of the calendar year

Personal representatives or trustees

- **From:** the day before the date of death
- **To:** the day after the date of registration of the subsequent deed





Explanation of searches

Confirm that:

- Searches have been also commissioned against (a) all alternatives of the persons' names and (b) all Personal Representatives on title.
- All acts appearing on the searches have been duly explained (and the explanations updated where appropriate).
- All Deeds, which affect the property the subject of this Application, accompany this application.



may be) to the property set out in the Part 1 of the Schedule hereto which is subject to the mortgages, charges, leases, tenancies, specified in the Part 2 of the said Schedule (charge, lease, restrictive covenant or incumbr

(To contain description of the property, giving area, townland, barony and county, or, if in district). red and lettered (which operty).

- 2. I am in undisputed possession (or, receipt of there is no person in occupation of it, or any
- 3. I refer to the statement of my title set out in E opinion thereon (see Note (1)), to the applica 15(1)(c) and to the schedule of documents documents relating to the title in my pos specified in the statement of my title are t shows the boundaries of the property
- 4. For the protection of the trusts on which I hol following inhibition in the register on my reg and Form 77).
- 5. There is not to my knowledge any mortgage, covenant, encumbrance or trust affecting th subject of my application or any part ther proceedings in the Registry on the applicatio
- 6. I am not aware of any question, affecting m of anything whereby the title is or may be aff whatever.

All original deeds should be lodged.

If title carved out of larger property, certified copies of deeds must be lodged with a certificate by the solicitors stating that the original deeds were produced to them on closing and certifying that they were not the subject of an equitable deposit or lien.

If original deeds are missing then this must be disclosed in the application and the procedure for missing or lost deeds followed.

If the property is sold by Mortgagee, the original Mortgage Deed must be lodged as the power to sell is based on the existence of a deed of Mortgage and terms thereof.

leases, tenancies, restrictive Section 72 of the Act applies).

logical order a summary of the at's claim to the property is based. e of a fee farm grant should recite under which sub-rule of Rule 19 t include pre-root documents that

of , 20 , ty of ner for Oaths or) and I know

7. The contracts, abstracts, legal opinions, requisitions, replies, deeds, wills and other documents referred to or lodged with said application and produced in the proceedings thereunder are all the documents in my possession or under my control relating to the title to the said property commencing with a good root of title.

I, X.Y., hereby certify that I know the deponent.

the deponent (or, I know X.Y., who certifies his/her knowledge of the deponent).

Signature

Signature

8. There is not to my knowledge any person interested in the proceedings on the application who is under the age of 18 years, or is of unsound mind, (except - name and address of any person interested who is a minor (see Note (6)) or unsound mind and of his/her guardian or committee, or trustees under Section 5 the Succession Act, 1965, if any) and no proceedings are pending in any court rela to the said property (except - give particulars of any pending action or suit).

Do not omit the words 'commencing with a good root of title'.

If omitted, the PRA will request a fresh affidavit is sworn.





Original Deeds

- All the original deeds as per the Documents Schedule accompany this application; or
- The original Deed dated x does not accompany this application because and a Solicitor's certified copy is included: or
- The original Deed dated X has been destroyed or lost and the following documents accompany this application:
 - an affidavit of lost deed by the applicant in the prescribed form; and
 - a solicitor's certified copy of the deed; or
 - an official copy Registry of Deeds Memorial of the deed.



15(1)(c) and to the schedule of documents lodged herewith, which is a list of all documents relating to the title in the register specified in the statement of my application and which shows the boundaries of the property.

4. For the protection of the trusts on which the title is based, I declare the following inhibition in the register (see *Form 77*).
5. There is not to my knowledge any mortgage, covenant, encumbrance or trust affecting the title in the register subject of my application or any proceedings in the Registry on the said property.
6. I am not aware of any question, affidavit or anything whereby the title is or may be affected in any way whatsoever.
7. The contracts, abstracts, legal opinions, requisitions, replies, deeds, wills and other documents referred to or lodged with said application and produced in the proceedings thereunder are all the documents in my possession or under my control relating to the title to the said property commencing with a good root of title.
8. There is not to my knowledge any person interested in the proceedings on the said application who is under the age of 18 years or is of unsound mind, (except - give name and address of any person interested who is a minor (see Note (b)) or of unsound mind and of his/her guardian or committee, or trustees under Section 57 of the Succession Act, 1965, if any) and no proceedings are pending in any court relating to the said property (except - give particulars of any pending action or suit).

Do not omit the words 'and no proceedings are pending in any court relating to the said property'.

If these words are omitted, the PRA will require a fresh affidavit to be sworn.

I, X. Y., hereby certify that I know the deponent.	(Or, I know X. Y. of the knowledge of the deponent.)
Signature	Signature



FORM 1

Application for first registration of freehold property (Rules 14 and 15)

LAND REGISTRY

County

I, A.B., of

make oath and say –

1. I am entitled for my own benefit (*or, as trustee under deed dated etc., or, as the case may be*) to the property set out in the Part 1 of the Schedule hereto which is subject to the mortgages, charges, leases, tenancies, restrictive covenants and incumbrances specified in the Part 2 of the said Schedule (*or, which is not subject to any mortgage, charge, lease, restrictive covenant or incumbrance*).
2. I am in possession of the property and there is no other person claiming an interest in it.
3. I refer to the documents specified in the Part 2 of the said Schedule as showing the nature of the mortgages, charges, leases, tenancies, restrictive covenants and incumbrances to which the property is subject.
4. For the purposes of the following provisions of the Act and Form 1, I hereby declare that the property is subject to the mortgages, charges, leases, tenancies, restrictive covenants and incumbrances specified in the Part 2 of the said Schedule.
5. There is no other person claiming an interest in the property.

9. I hereby apply for registration in the Register of Freeholders as owner with absolute title [*or, qualified title, (qualified as to)*] [*or, possessory title*] of the property described in the Part 1 of the Schedule hereto. (*see Note (7)*)

Schedule

PART 1

(To contain description of the property, giving area, townland, barony and county, or, if in a city or urban district, the street or road and city or urban district).

-----shown on the application map attached edged red and lettered (which application map correctly shows the boundaries of the property).

PART 2

(To contain description of the mortgages, leases, tenancies, restrictive covenants and incumbrances to which the property is subject.)

PART 3

(To contain a summary of the facts giving in chronological order a summary of the facts in which the applicant's claim to the property is based. It should state under which sub-rule of Rule 19 the nature of title should include pre-root documents that are relevant to the title).

What title are you applying for?

In Form 1 freehold applications, generally it is absolute.

If more than one applicant, amend to 'we hereby apply etc...', state if registration to be as joint tenants or as tenants in common. If tenants in common, state the shares of each applicant.

If corporate body, state 'I hereby apply on behalf of the Company...'





Multiple applicants

Where the applicant is more than one person:

- they hold the property as joint tenants; or
- they hold the property as tenants in common in equal shares; or
- they hold the property as tenants in common in the following shares:



FORM 2

Application for first registration of leaseholds and of rights (other than incorporeal hereditaments held in gross) (Rules 14 and 16)

LAND REGISTRY

County

I, A. B., of

make oath and say –

1. I am entitled for my own benefit (*or, as trustee under deed dated _____ or, as the case may be*) to the lessee's interest in the lease referred to in Paragraph 9 which lease is subject to the mortgages, charges, subleases, tenancies, restrictive covenants and incumbrances stated in Part 2 of the Schedule hereto (*or, which is not subject to any mortgage, charge, sublease, tenancy, restrictive covenant or incumbrance*).
2. I am in undisputed possession of the property and there is no person claiming an interest therein.
3. I refer to the statement of the legal opinion thereon (referred to in Rule 16(2)(c) and to all documents relating to the property specified in the statement which shows the boundaries of the property).
4. For the protection of the public, the following inhibition in the register on my registration as owner (*see Note 12*).

Good Leasehold: leasehold title where the leasehold title is approved by the PRA but where the lessor's title has not been established.

Absolute: title of the lessor (and the freehold estate and any intermediate interest) to make the lease must be approved by the PRA.

9. I hereby apply for registration as owner with a good leasehold title [*or, absolute title or, possessory title or, qualified title (qualified as to _____)*] of the leasehold interest in the property described in Part 1 of the Schedule hereto demised by lease dated the day of _____ from C.D. to E.F. for a term of _____ from (*commencement date*) at a rent of € (*or, as the case may be*) (*see Note (9)*).

Schedule

PART 1

(To contain description of the property, giving area, townland, barony and county, or, if in a city or urban district, the street or road and city or urban district).
-----shown on the application map attached edged red and lettered _____ (which _____ of the property).

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not being burdens to which Section 72

chronological order a summary of the





Absolute leasehold

Absolute Leasehold title is shown by Lease dated between and for years.

- The Lessor holds the title to the freehold under a Conveyance dated
- and the original Conveyance or a solicitor's certified copy of same accompanies this application.





Lease burden v Leasehold Folio

Term of a Lease

- Section 69 burdens – Leases with a term greater than 21 years (regardless of residue of term at date of application). Lodge the lease for registration as a burden.
- Section 72 burdens - tenancies for 21 years or less affect the property without registration. Do not lodge for registration.
- Section 70 – open new leasehold Folio - residue of the term granted by the lease is more than 21 years. Cannot open a new leasehold folio where the residue of the term of the lease is 21 years or less.





The Schedule in the Form 1 contains the following parts which have been completed correctly:

- Part 1 which contains a correct description of the property the subject of this application;
- Part 2 which lists all subsisting mortgages, leases, tenancies, restrictive covenants and incumbrances (not being Section 72 burdens) or which states 'None' if appropriate.
- Part 3 which is not a mere list or schedule of documents but which contains a concise statement of title, starting with the root of title and giving, in chronological order, a summary of the documents, events and facts upon which the applicant's claim to title is based.





Power of Attorney - individual

The Deed dated X has been executed under a Power of Attorney and the following documents accompany this application:

- Power of Attorney dated x
- Relevant solicitor's legal statement.





Power of Attorney - company

The Deed of _____ dated X has been executed by a company under a Power of Attorney and the following documents accompany this application:

- Solicitor's certified copy of the Power of Attorney dated x
- Relevant solicitor's legal statement.
- Evidence that the person who signed on behalf of the company had the authority to do so.
- If relevant, evidence that the attorney continued to hold their role or office within the company.





Enduring Power of Attorney

The Deed of _____ dated x

has been executed under an Enduring Power of Attorney and the following documents accompany this application:

- Court Office copy of the Enduring Power of Attorney dated x
- Relevant solicitor's legal statement.
- Evidence that the Donor no longer able to manage affairs.





Releases

- Release executed under power of attorney - POA documents required
- Release executed by foreign company- foreign legal practitioner certificate.
- Release executed by party which is not the original mortgagee – solicitor’s certified copy of the deed by which they obtained the interest in the mortgage.
- Page attached to deed- confirmation that affixed prior to execution.
- Original Mortgage Deed usually required –it is a title deed and should be handed over on closing.
- When dealing with unregistered land, a request to withdraw a mortgage is not appropriate. It will be registered as a burden on the applicant’s new folio unless Release or vacated deed lodged.



Information Sources/Contacts



- www.prai.ie
 - Practice Directions
 - Legal Office Notices
 - Application & Mapping Guidelines – videos and checklists
 - Rejection Policy – video and checklist
 - Fees order
 - Form templates (available for download)
 - Legislation
- www.landdirect.ie
- Contact: info@prai.ie

