

APPENDIX 8(a)
Official Property Registration Authority Maps

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Property Registration Special Registration Map

This page forms part of the official document. Do not detach.

ABC Solicitors
Main Street
Cork

Application Number: S2008NL000009M
Your Reference: SRM_1

Special Registration Maps

Special Registration Maps can be ordered and printed at a selection of standard metric scales up to and including 1/500 scale.

Hardcopy ITM maps that have been enlarged from the original OSi published scale for the area cannot be expected to give a higher degree of accuracy than that of the original scale.

An officer duly authorised by Property Registration Authority

Note:

1/5,000 and 1/10,000 scale maps may not be acceptable for subdivision purposes in hard copy form unless the new property is entirely bounded by OSi topographic detail.

Please contact Ordnance Survey Ireland (OSi) for information regarding the scale and accuracy of their maps.

Date Printed: 09-JAN-2008

Application Number: S2008NLCK000009M

Figure 2. **Example of Special Registration Map covering letter**



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1.2 Title Plan

In order to facilitate the development of a fully automated Title Plan production system and to optimise productivity the Registry had to redefine how Title Plan Maps are produced.

Title Plans are a representation of the plan(s) contained within a specific Folio or entry on a Folio. The system determines the scale at which Title Plans are printed and so do not always provide a map that is suitable for subdivision purposes. That is not to say that Title Plans are never suitable for subdivision purposes because in many cases they are.

www.landdirect.ie customers can gauge what scale map is likely to be issued by using the 'Plot Scale' tool to visualise if their property will fit within the different scales bounding rectangle, shown as a red box in Figure 3 below. The 'Plot Scale' tool is activated if either the 'Special Registration Map' or 'Official Map Search' buttons are selected.

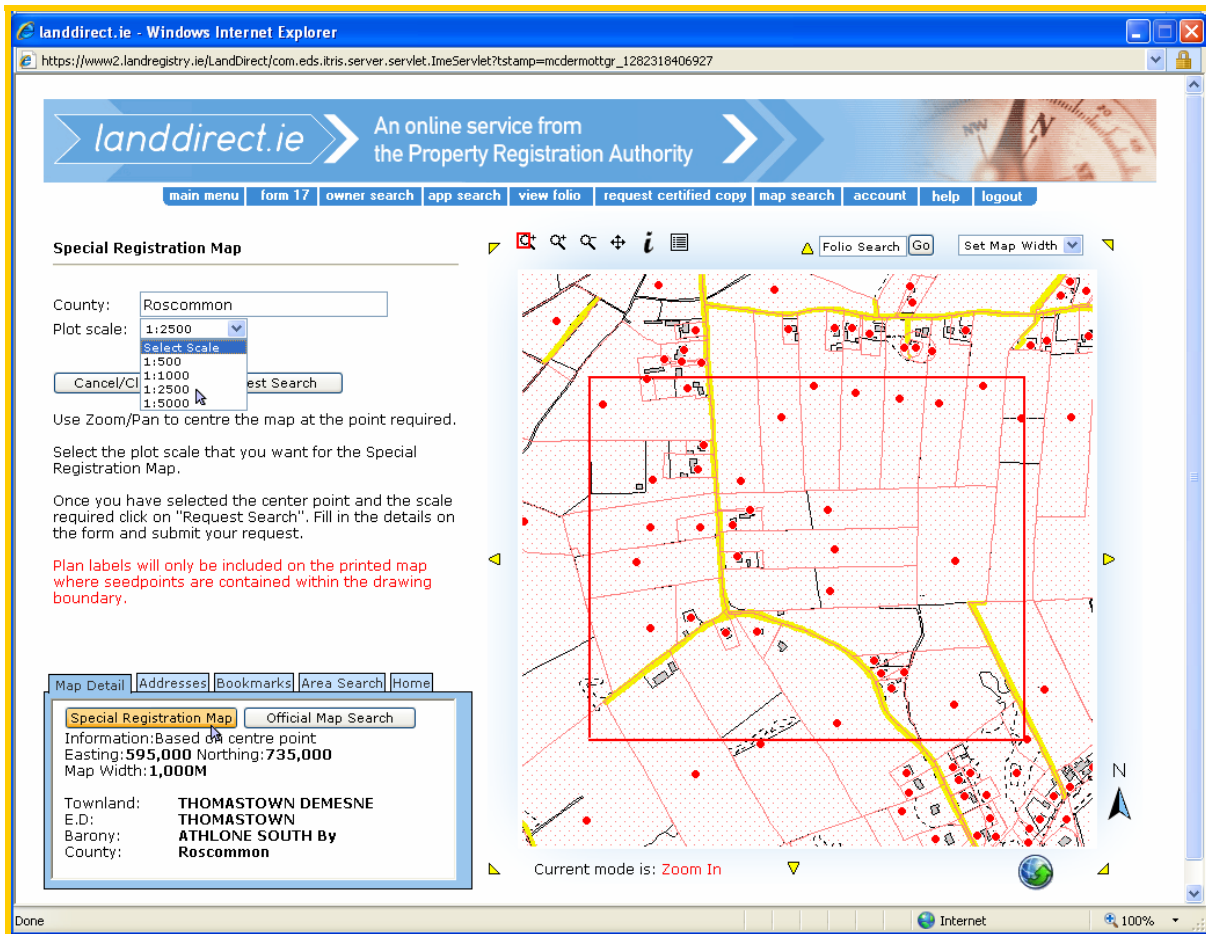


Figure 3. View of 1/2,500 scale bounding rectangle

Title Plans maybe printed at 1/1,000, 1/2,500 or 1/5,000 scale depending on the size of the plan(s) contained within a specified folio. The larger the area of the plan the greater the likelihood that the map will be printed at one of the smaller scales;

- A 1/2,500 scale Title Plan map measures 800m X 600m (covering an area of 48ha) however, most rural properties are irregular in shape so plans that measure 20 hectares or more are less likely to fit on a single A3 page at 1/2,500 scale.
- A 1/1,000 scale Title Plan measures 320m X 260m (covering an area of 8.32ha) so irregular shaped sites of 3 hectares or more located in urban areas are less likely to issue at 1/1,000 scale.

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The colours still follow the traditional practice of identifying freehold property in **Red**, leasehold property in **Green**, sub-leasehold property in **Purple**. The standard scales that Title Plans can be printed are 1/10,000, 1/5,000, 1/2,500 and 1/1,000. **See Note 1** below regarding 1/10,000 and 1/5,000 maps.

The following are the other main differences between the old 'Filed Plan' and the 'Title Plan': -

The 'Title Plan' will be printed on A3 size sheet of paper regardless of scale.

Details about the Title Plan are printed in the margins and include the following: -

- Folio number,
- Title Plan Application Number
- Date the map was printed.
- A North Point.
- The scale (representative fraction) at which the map is printed.

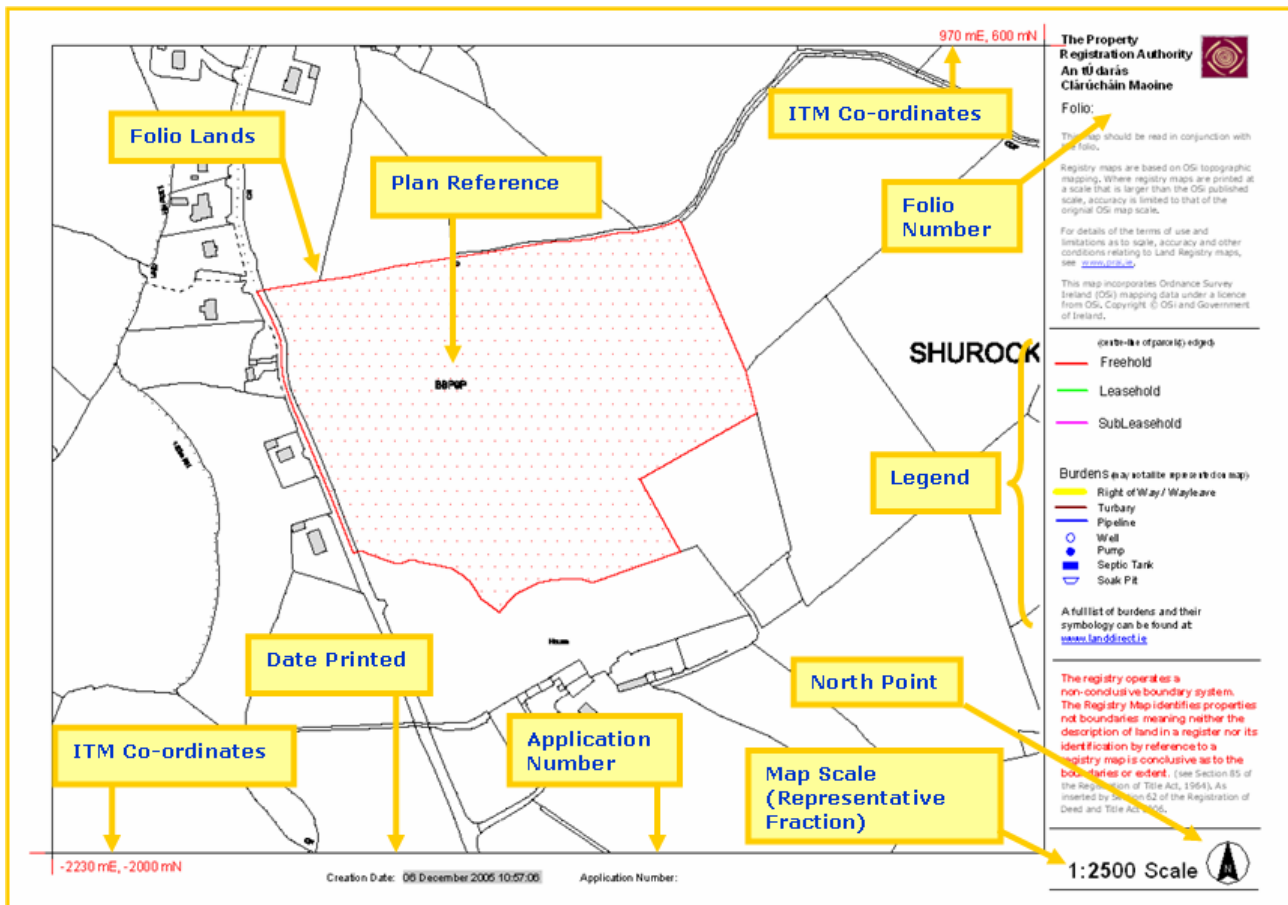


Figure 4. **Example of 1/2,500 Title Plan**

The Map area itself is edged by a border with the ITM coordinates printed at the lower left and upper right corners of the neat line.

Properties are not edged by means of thick coloured edging or thick black lines anymore, rather the boundary itself is highlighted in the appropriate tenure type colour with a light dotted fill. The property is hatched and filled if it is subject to a leasehold or sub-leasehold burden. (See Appendix 10)

The Plan reference is printed in black regardless of the tenure type. Appurtenant and servient rights are coloured but **not lettered** on any of the Land Registry hard copy maps (SRM, Title Plan, or Official Search Map).

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The automated 'Title Plan' production system is designed to fit each Registry plan or number of plans, if more than one on the Folio, to single A3 page at a standard metric scale. The alternative being that the system would require manual intervention in the preparation of each Title plan to determine scale and if too large to fit at 1/2,500 or 1/1,000 scale, to determine how best to 'break-up' large plans into appropriate multiple segments. Sometimes as a result, the 'Title Plan' is printed at a scale that is smaller than the OSi published scale to ensure that entire plan(s) are printed on each A3 page.

Note 1. Customers should be aware that smaller scale 'Title Plan' maps, printed on hardcopy at 1/5,000 or 1/10,000 scale, will not be suitable for registration purposes unless the new property is entirely bounded by OSi topographic detail.

As an alternative to ordering a 'Title Plan' and to ensure that customers can get a hardcopy that is suitable for registration purposes, applicants can now order either of the other two new products, the 'Special Registration Map' (SRM) or the 'Official Map Search' through www.landdirect.ie.

1.3 Official Map Search

When using the Official Map Search facility in www.landdirect.ie, account holders can search an area of the map by selecting the scale that the ITM map is to be printed. Depending on the scale chosen a different size bounding rectangle will display which enables the customer to include sufficient map detail in their map search. A demonstration on how to order a 'Official Map Search' can be found on www.landdirect.ie

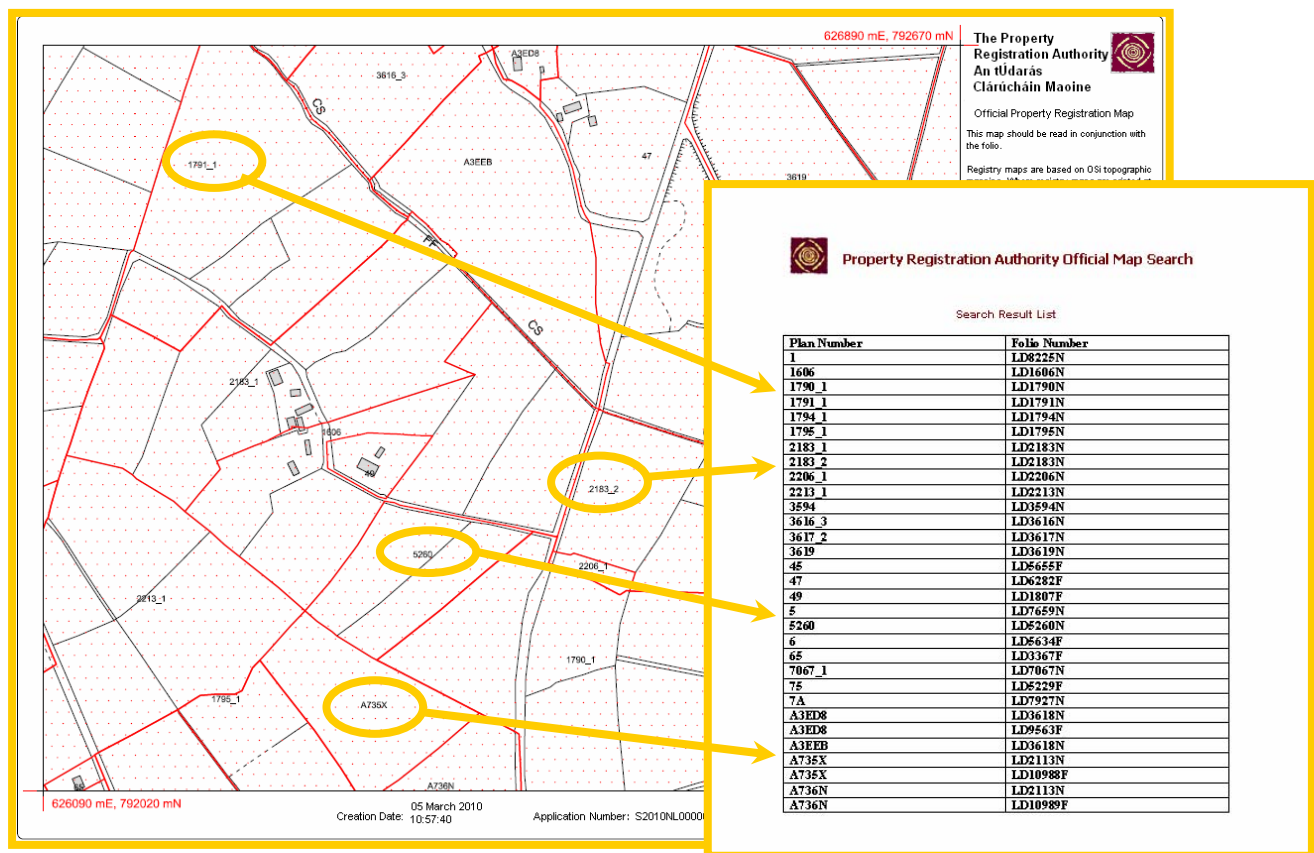


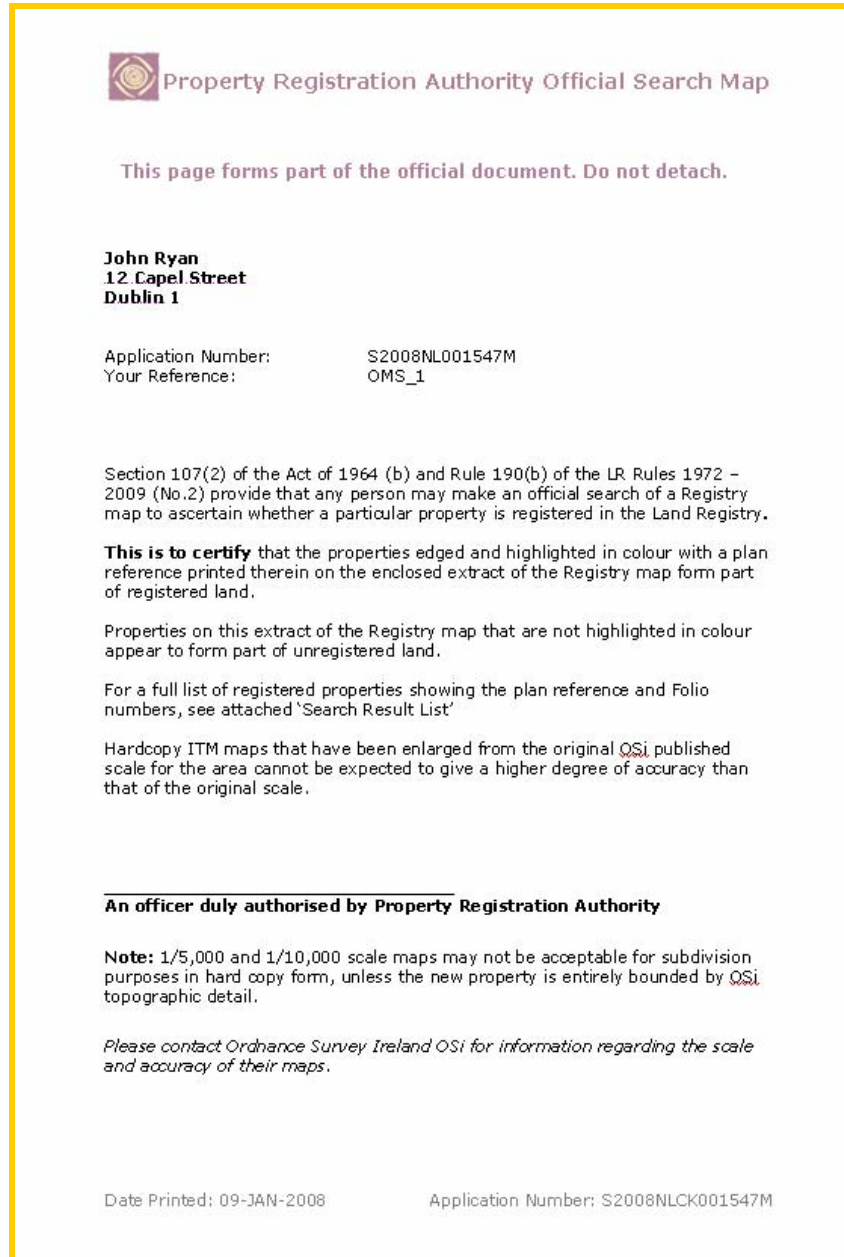
Figure 5. Example of 1/2,500 Official Map Search and report listing Folios

The map issued will be accompanied by a letter regarding the accuracy of maps which have been enlarged from their original scale. See Figure 6.

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The map can be ordered for printing at a selection of metric scales up to 1/500 scale.

However, it must be noted that maps that have been enlarged from the original OSi published scale for the area cannot be expected to give a greater degree of accuracy than that of the original scale.



The image shows a document titled "Property Registration Authority Official Search Map". It contains the following text:

Property Registration Authority Official Search Map

This page forms part of the official document. Do not detach.

John Ryan
12, Capel Street
Dublin 1

Application Number: S2008NL001547M
Your Reference: OMS_1

Section 107(2) of the Act of 1964 (b) and Rule 190(b) of the LR Rules 1972 – 2009 (No.2) provide that any person may make an official search of a Registry map to ascertain whether a particular property is registered in the Land Registry.

This is to certify that the properties edged and highlighted in colour with a plan reference printed therein on the enclosed extract of the Registry map form part of registered land.

Properties on this extract of the Registry map that are not highlighted in colour appear to form part of unregistered land.

For a full list of registered properties showing the plan reference and Folio numbers, see attached 'Search Result List'

Hardcopy ITM maps that have been enlarged from the original OSi published scale for the area cannot be expected to give a higher degree of accuracy than that of the original scale.

An officer duly authorised by Property Registration Authority

Note: 1/5,000 and 1/10,000 scale maps may not be acceptable for subdivision purposes in hard copy form, unless the new property is entirely bounded by OSi topographic detail.

Please contact Ordnance Survey Ireland OSi for information regarding the scale and accuracy of their maps.

Date Printed: 09-JAN-2008 Application Number: S2008NLCK001547M

Figure 6. **Example of Official Map Search covering letter**

1.4 **Photocopies, scanned copies or screen captured images** of PRA map(s) are not acceptable for registration purposes.

Although customers of www.landdirect.ie can capture a **screen image of the Registry map**, that image is not an official Property Registration map and can be **used for reference purposes only**.

The Land Registry is available to discuss special issues or circumstances relating to scale in the preparation of particular maps for registration purposes.