



Members will have noted the gradual introduction of the new filed plan system in the Land Registry. Each Folio has attached to it a copy of a map on the largest ordnance survey scale for that area showing the property contained therein edged in red. When a copy of a map or a Folio which has a filed plan is bespoken, a photocopy of the Land Registry's map is issued. These photocopies are made on a special photocopier which is designed to give minimum distortion in the course of copying. The red line on the map attached to the original Folio of course comes out on the copy as a thick black line. Most solicitors require Land Registry maps to check identification rather than boundaries or areas and find the maps furnished perfectly adequate for their purposes. The main advantage of the file plan system is the speed with which the map issues.

It occasionally happens that property in a Folio is subject to or has appurtenant rights e.g. a right of way and of course the copying process will not show the yellow markings indicating the right of way. A special application has to be made for maps to have the right of way or such like marked. While the Land Registry will do everything in their power to provide an efficient service in cases the subject of special application it should be appreciated that it will take longer to get a map specially marked and in future they are likely to cost more. An application for a special map should be addressed to the Chief Superintendent (Mapping), Land Registry, Chancery Street, Dublin 7. ¹ In relation to Land Registry practice generally we would make the following recommendations:-

1. Remember that if lodging a dealing where rights appurtenant to the property transferred are being granted, a special application must be included in the Form 17 if you wish to have these appurtenant rights noted on the folio.
2. Also remember that, if making an application for a copy map, rights of way affecting property or appurtenant rights registered in favour thereof will not be shown on the map unless specifically requested.
3. Do not apply for a special map unless you need it.

LAND REGISTRY MAPPING

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*1. or to the Land Registry
office at Waterford,
the Irish Life Centre
or Setanta Centre as
appropriate.*

UPDATE: It is not permissible to photocopy large Ordnance Survey maps without obtaining a licence from the Ordnance Survey Office but this can be obtained at a nominal charge. All matters pertaining to same should be addressed to the Ordnance Survey Office.