



REGISTERS OF SCOTLAND
Executive Agency

Information about Scotland's land & property

Land Registration in Scotland - Changing from a Deeds to a Title Registration System

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Registers of Scotland



- Land & property registration organisation for Scotland
- Self-financing Government Agency
- 1500 staff
- Offices in Edinburgh and Glasgow
- Responsible for 16 public registers



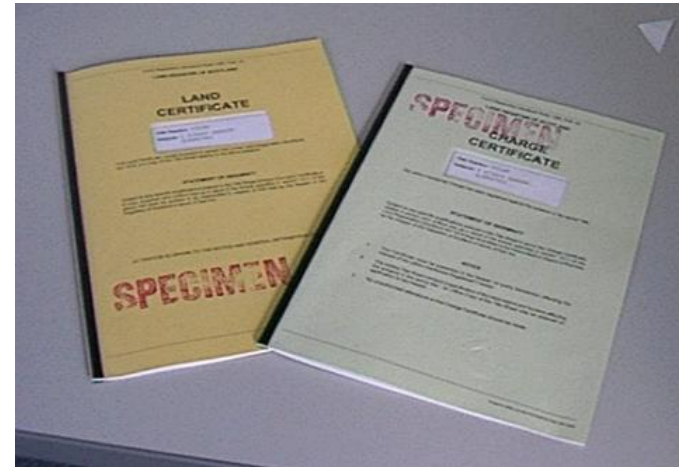
Key Registers



- Register of Sasines (Deeds Register)



- Land Register



Key Differences between the Register of Sasines and the Land Register



Register of Sasines

- A register of deeds
- Not map-based
- Title established through examination of prior deeds
- Not guaranteed

Land Register

- A register of interests in land
- Map-based
- Title derives from the register; simpler, faster conveyancing
- Guaranteed





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Development of the Land Register

Reasons for Change



- Inaccuracy and inefficiency of existing narrative descriptions/deed plans
- Deeds registration did not guarantee validity
- Time-consuming and complex title checks
- Title registration would provide definitive title, with reference to a map and with a State guarantee



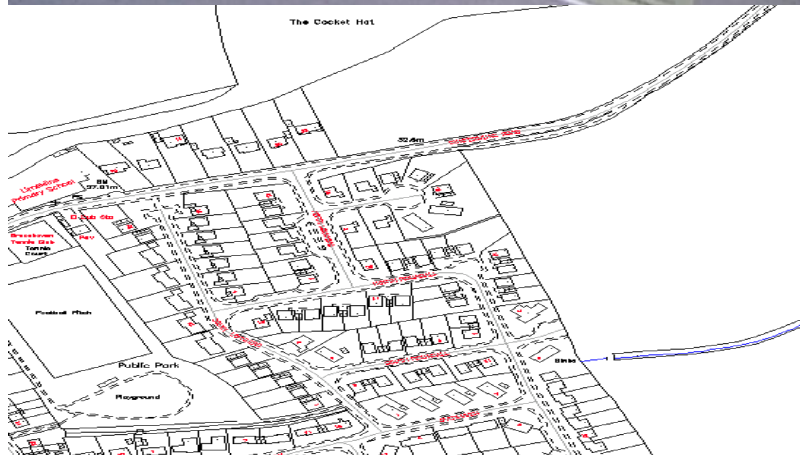
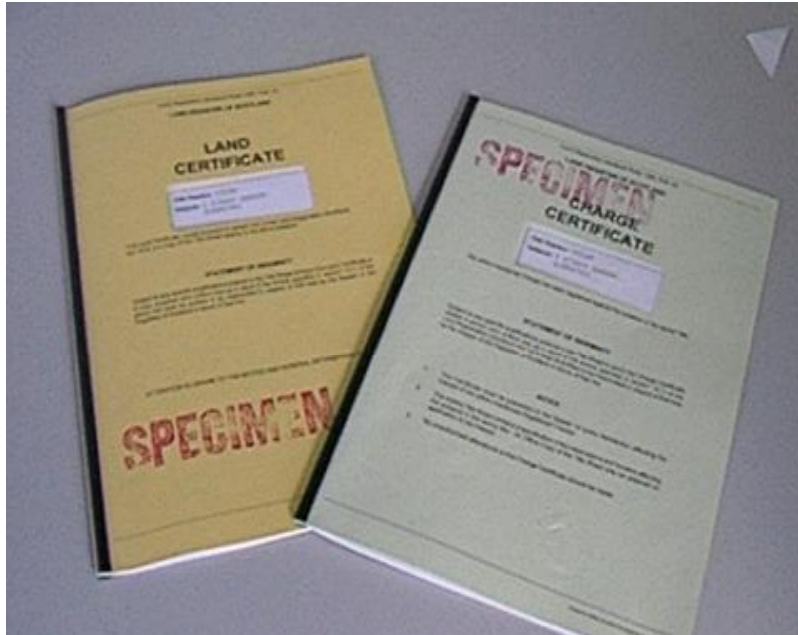
The Land Registration (Scotland) Act 1979



- First county introduced on 6 April 1981
- First Registration applications validated by Registers of Scotland
- Title Sheet created
- Land and Charge Certificates issued



Land Certificate



- 4 sections:
 - (1) description & Title Plan
 - (2) proprietor(s)
 - (3) charges (mortgages)
 - (4) burdens
- Unique Title Number, e.g., GLA 98667



Sporadic versus Systematic Change



- Main Reasons for sporadic approach:
 - Cost
 - No urgent property market pressures
 - Staffing and training issues
 - Impact on legal community and customers
 - Ordnance Survey mapping
- Systematic registration can be adopted at later date



The Costs of Change



- Key costs: staff, training and IT
- Over 150% increase in staffing levels
- Full cost recovery still achieved
- Unit cost reducing with ongoing efficiency improvements





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The Benefits of the Title Registration System

Customer Service



- A more comprehensive and efficient registration service for the citizens of Scotland
- Key benefits:
 - indemnity
 - accessibility
 - still public and open to all
 - more compact data provision, storage and archiving
 - security
- Conveyancing process simplified



Information Provision and e-Services



- Better property market statistics and services
- Benefits to creditors, valuation experts, investors and to business
- Supports e-Government initiatives
- Computerised registers allowed development of more comprehensive services, including mapping element



Examples of Services

- **REGISTERS *DIRECT***
- Recent localised house prices via www.scotlandshouseprices.gov.uk
- Individual Property Prices
- Average Property Prices
- Volumes of Sales
- Land Values - Bulk Data
- Customised Reports
- Spatial Data from Digital Mapping System



Property Address	Year of Sale	Price
100 GARDEN STREET, GLASGOW	2008	150,000
101 GARDEN STREET, GLASGOW	2008	150,000
102 GARDEN STREET, GLASGOW	2008	150,000
103 GARDEN STREET, GLASGOW	2008	150,000
104 GARDEN STREET, GLASGOW	2008	150,000
105 GARDEN STREET, GLASGOW	2008	150,000
106 GARDEN STREET, GLASGOW	2008	150,000
107 GARDEN STREET, GLASGOW	2008	150,000
108 GARDEN STREET, GLASGOW	2008	150,000
109 GARDEN STREET, GLASGOW	2008	150,000
110 GARDEN STREET, GLASGOW	2008	150,000



Income



- Registration fees the same
- Development of information services has boosted income
 - Registers Direct provides income of over £400,000 per month



Looking to the Future



- **Automated Registration of Title to Land**
- **Registration fee review**



Potential Benefits in the Indian Context



- Less land disputes
- Security for credit, business growth and investment
- Greater control, e.g. illegal building
- Service development
- Monitoring of land markets
- Tools to support planning and development
- More cost effective services



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Questions?

