

The changes we're making to the form fall into 4 main categories:

1. Removal of signature requirement
2. New title information section
3. Updated Servitudes and Burdens sections
4. Streamlining the printed form

1. Removal of signature requirement

There are no changes to the API for this, but you will notice that there is no longer a signature section on the generated PDF.

2. New title information section

We've merged the *Title Examination* and *Certification in relation to links in title* sections, and named the new section *Title Information*. This section only appears in applications for title transfers over unregistered land (First Registrations, or FRs).

We've completely removed the 'certification of links in title' question, as there is often confusion over its relevance and whether to complete it which ultimately leads to rejections. We've also changed the prescriptive claimant part of this section, splitting it into two parts. This is to improve clarity and make the question easier to answer accurately.

Here are the old and new schemas for comparison:

Old schema

Title certification

```
{
  "title": "Certification in relation to links in title",
  "type": "object",
  "additionalProperties": false,
  "properties": {
    "isGranterTheProprietor": {
      "type": "boolean",
      "title": "Is the granter of the deed the last recorded/registered proprietor?"
    },
    "isPrescriptiveClaimants": {
      "type": "boolean",
```

```
    "title": "If no, and the deed is a disposition, is the disposition to be treated as valid by virtue of section 43(1)(prescriptive claimants)?"
```

```
  }
```

```
},
```

```
  "required": ["isGranterTheProprietor"]
```

```
}
```

JSON example

```
{
```

```
  "isGranterTheProprietor": false,
```

```
  "isPrescriptiveClaimants": true
```

```
}
```

Title examination

```
{
```

```
  "title": "Title Examination",
```

```
  "type": "object",
```

```
  "additionalProperties": false,
```

```
  "properties": {
```

```
    "isApplicable": {
```

```
      "type": "boolean",
```

```
      "title": "Has there been any limitation or restriction on the examination of title?"
```

```
    },
```

```
    "details": {
```

```
      "type": "string",
```

```
      "title": "Please provide further information which may be of relevance to this application",
```

```
      "maxLength": 5000
```

```
    }
```

```
  },
```

```
  "anyOf": [
```

```
    {
```

```
      "properties": {
```

```

        "isApplicable": {"enum": [false]}
    }
},
{
    "properties": {
        "isApplicable": {"enum": [true]}
    },
    "required": ["details"]
}
],

```

```

    "required": ["isApplicable"]
}

```

JSON example

```

{
    "isApplicable": true,
    "details": "There is a restriction on the proprietor"
}

```

New Schema - One section: Title information

```

{
    "title": "Title Information",
    "type": "object",
    "additionalProperties": false,
    "properties": {
        "isApplicable": {
            "type": "boolean",
            "title": "Has there been any limitation or restriction on the examination of
title?"
        },
        "details": {
            "title": "Please provide further information which may be of relevance to this
application",
            "type": "string",

```

```
"pattern": "\\S+",
"minLength": 1,
"maxLength": 5000
},
"isSatisfactory": {
  "type": "boolean",
  "title": "Does the application relate to a prescriptive claimant?"
},
"isPrescribed": {
  "type": "boolean",
  "title": "Have the conditions of section 43 (prescriptive claimants) been met?"
}
},
"allOf": [
  {
    "oneOf": [
      {
        "properties": {
          "isApplicable": {
            "enum": [
              false
            ]
          }
        }
      },
      {
        "properties": {
          "isApplicable": {
            "enum": [
              true
            ]
          }
        }
      }
    ]
  }
]
```

```
    },
    "required": [
      "details"
    ]
  }
]
},
{
  "oneOf": [
    {
      "properties": {
        "isSatisfactory": {
          "enum": [
            false
          ]
        }
      }
    },
    {
      "properties": {
        "isSatisfactory": {
          "enum": [
            true
          ]
        }
      },
      "required": [
        "isPrescribed"
      ]
    }
  ]
}
```

```
],  
  "required": [  
    "isApplicable",  
    "isSatisfactory"  
  ]  
}
```

JSON example

```
{  
  "isApplicable": false,  
  "isSatisfactory": false,  
  "isPrescribed": true  
}
```

3. Updated Servitudes and Burdens sections

These sections are where the biggest changes to the API have been made.

Stakeholders told us that the current wording of these sections is confusing, and these misunderstandings can lead to rejections. To help with this, we've reworked the questions to make it easier for you to be confident that the information provided is the information we need.

The new approach is based on a very simple rule: RoS will include in the title all servitudes and burdens that are contained in the deed being registered, unless we're advised otherwise by the applicant.

Here are the old and new schemas for comparison:

Old schema

Burdens

```
{
  "title": "Burdens",
  "type": "object",
  "additionalProperties": false,

  "properties": {
    "isApplicable": {
      "type": "boolean",
      "title": "Is the plot of ground to which this application relates subject to any encumbrance within the meaning of section 9?"
    },
    "details": {
      "title": "Please provide details",
      "type": "string",
      "pattern": "\\S+",
      "minLength": 1
    }
  },

  "required": ["isApplicable"]
}
```

```
}
```

JSON example

```
{
```

```
  "isApplicable": true
```

```
}
```


New schema

```
{
  "title": "Burdens",
  "type": "object",
  "additionalProperties": false,
  "properties": {
    "isGroundPlot": {
      "type": "boolean",
      "title": "Are there any encumbrances that are not referred to or narrated in the deed to which this application relates (for example in a split-off/break-off deed)?"
    },
    "details": {
      "title": "Provide details of the encumbrance(s)",
      "type": "string",
      "pattern": "\\S+",
      "minLength": 1
    },
    "isNotAffect": {
      "type": "boolean",
      "title": "Are there any encumbrances referred to or narrated in the deed to which this application relates that no longer affect?"
    },
    "notAffectDetails": {
      "title": "Provide details of encumbrances that no longer affect",
      "type": "string",
      "pattern": "\\S+",
      "minLength": 1,
      "maxLength": 5000
    }
  },
  "oneOf": [
    {
```

```
    "properties": {
      "isNotAffect": {
        "enum": [
          false
        ]
      }
    },
    {
      "properties": {
        "isNotAffect": {
          "enum": [
            true
          ]
        }
      },
      "required": [
        "notAffectDetails"
      ]
    }
  ],
  "required": [
    "isGroundPlot",
    "isNotAffect"
  ]
}
```

[JSON example](#)

```
{
  "isGroundPlot": false,
  "isNotAffect": false
}
```

Old schema

Servitudes

```
{
  "title": "Servitudes",
  "type": "object",
  "additionalProperties": false,

  "properties": {
    "isApplicable": {
      "type": "boolean",
      "title": "Is the plot of ground to which this application relates the benefited subjects in relation to any servitudes?"
    },
    "isInDeed": {
      "type": "boolean",
      "title": "Was the servitude right created in a deed?"
    },
    "isByPrescription": {
      "type": "boolean",
      "title": "Was the servitude right created by prescription?"
    },
    "details": {
      "title": "Details of Deed",
      "type": "string",
      "pattern": "\\S+",
      "minLength": 1
    }
  },

  "oneOf": [
    {
      "properties": {
        "isApplicable": {"enum": [false]}
      }
    },
    {
      "properties": {
        "isApplicable": {"enum": [true]}
      }
    }
  ]
}
```

```

    "oneOf": [
      { "properties": {
        "isInDeed": { "enum": [true] },
        "isByPrescription": { "enum": [false] }
      }},
      { "properties": {
        "isInDeed": { "enum": [false] },
        "isByPrescription": { "enum": [true] }
      }}
    ],
    "required": ["isInDeed", "isByPrescription"]
  }
],

```

```

    "required": ["isApplicable"]
  }

```

JSON example

```

{
  "isApplicable": true,
  "isInDeed": true,
  "isByPrescription": false
}

```

New schema

```

{
  "title": "Servitudes",
  "type": "object",
  "additionalProperties": false,
  "properties": {
    "isPlotRelatedServitudes": {
      "type": "boolean",
      "title": "Are there any servitude rights created in deeds, which benefit the plot of ground, that are not referred to or narrated in the deed to which this application relates (for example in a split-off/break-off-deed)?"
    },
    "details": {
      "title": "Provide details of the servitude right(s)",
      "type": "string",
      "pattern": "\\S+",
      "minLength": 1
    }
  }
}

```

```

    },
    "creationType": {
      "type": "boolean",
      "title": "Are there any servitude rights referred to or narrated in the deed to which this
application relates, that no longer benefit the plot of ground?"
    },
    },
    "creationTypeDetails": {
      "title": "Provide details of which servitude right(s) no longer benefits the plot of
ground",
      "type": "string",
      "pattern": "\\S+",
      "minLength": 1,
      "maxLength": 5000
    },
    },
    "servitudeNoLongerBenefits": {
      "type": "boolean",
      "title": "Have any servitude rights which benefit the plot of ground been created by
prescription?"
    },
    },
    "servitudeNoLongerBenefitsDetails": {
      "title": "Provide details of the prescriptive servitude(s)",
      "type": "string",
      "pattern": "\\S+",
      "minLength": 1,
      "maxLength": 5000
    }
  },
  "allOf": [
    {
      "oneOf": [
        {
          "properties": {
            "creationType": {
              "enum": [
                false
              ]
            }
          }
        }
      ]
    },
    {

```

```
    "properties": {
      "creationType": {
        "enum": [
          true
        ]
      },
      "required": [
        "creationTypeDetails"
      ]
    }
  ],
},
{
  "oneOf": [
    {
      "properties": {
        "servitudeNoLongerBenefits": {
          "enum": [
            false
          ]
        }
      }
    },
    {
      "properties": {
        "servitudeNoLongerBenefits": {
          "enum": [
            true
          ]
        }
      },
      "required": [
        "servitudeNoLongerBenefitsDetails"
      ]
    }
  ]
}
```

```
],  
  "required": [  
    "isPlotRelatedServitudes",  
    "creationType",  
    "servitudeNoLongerBenefits"  
  ]  
}
```

JSON example

```
{  
  "isPlotRelatedServitudes": false,  
  "creationType": false,  
  "servitudeNoLongerBenefits": false  
}
```

4. Streamlining the printed form

There are no changes to the API for this, but you will notice that the generated PDF will usually be shorter and therefore will save paper. Changes include:

- Printing all the applicant/granter/property details in Part A of the form, even where there are a large number (instead in the additional information at the back of the form)
- Not printing sections if there is no content (e.g. Further information)
- Removing the unnecessary large blank spaces between sections
- Removing superfluous advisory text which is only required for the non-eForms (website) PDF