



Land Registration etc. (Scotland) Act 2012

2012 asp 5

PART 1

THE LAND REGISTER

Shared plots

17 Shared plots

- (1) This section applies where a plot of land—
 - (a) is owned in common by the proprietors of two or more other plots of land by virtue of their ownership of those other plots,
 - (b) is not owned in common by anyone else.
- (2) The Keeper may, if the Keeper considers it appropriate, designate the title sheet of the plot of land to be a “shared plot title sheet”.
- (3) In this section and in sections 18 and 19—
 - (a) references to a “shared plot” are to a plot of land the title sheet of which is designated under subsection (2),
 - (b) references to the “sharing plots” are to the other plots of land the proprietors of which own the shared plot in common.
- (4) Unless the context otherwise requires, any reference in a document to a sharing plot is to be taken to include a reference to the share in the shared plot which pertains to the sharing plot.
- (5) Registration has the same effect in relation to a share in a shared plot which pertains to a sharing plot as it has in relation to the sharing plot (except in so far as may otherwise be provided in the deed registered).

18 Shared plot and sharing plot title sheets

- (1) The Keeper must enter—
 - (a) in the property section of the title sheet of each of the sharing plots, the title number of the shared plot title sheet,

- (b) in the proprietorship section of the shared plot title sheet, the title numbers of the title sheets of each of the sharing plots.
- (2) The Keeper must also enter—
- (a) in the property section of the title sheet of each sharing plot, the quantum of the share which the proprietor of that sharing plot has in the shared plot,
 - (b) in the proprietorship section of the shared plot title sheet, in relation to the information required by section 7(1)(b), the respective share each sharing plot has in the shared plot,
 - (c) in the securities section of that title sheet, a statement to the effect that the shared plot may be subject to a heritable security registered against a sharing plot,
 - (d) in the burdens section of that title sheet, a statement to the effect that the shared plot may be subject to some other encumbrance so registered.
- (3) The Keeper must not enter in or, if entered, must omit from—
- (a) the proprietorship section of the shared plot title sheet, the information that would otherwise be required under section 7(1)(a),
 - (b) the securities section of that title sheet, the information that would otherwise be required under section 8(1) unless the security is over the shared plot only,
 - (c) that title sheet, any matter that would otherwise be required under section 10(2)(b).
- (4) The Keeper may, if the condition mentioned in subsection (5) is satisfied and the Keeper considers it appropriate, omit from the burdens section of the shared plot title sheet any entry which would otherwise be required under section 9(1).
- (5) The condition is that the encumbrance to which the entry would relate is (or falls to be) registered against each of the sharing plots.

19 Conversion of shared plot title sheet to ordinary title sheet

- (1) The Keeper may at any time revoke a designation under section 17(2) of a title sheet as a shared plot title sheet.
- (2) Where the Keeper revokes a designation, the Keeper must make such changes to the title sheets of the plots of land that were, in relation to the shared plot title sheet, the shared plot and the sharing plots as are consequential upon the revocation.

20 Shared plot title sheets in relation to registered leases

Schedule 1 makes provision for registered leases tenanted in common similar to that made by sections 17 to 19 for plots of land owned in common.