



### ***Land registration review***

Discussions with Land Registry suggest that there may be scope for a review of the Land Registration Act 2002.

The Act replaced the Land Registration Act 1925 and introduced the principle – long established in other common law jurisdictions – that where title is registered, title is conferred by registration. The Act also included provisions that paved the way for electronic conveyancing.

Nearly ten years after the Act came into force, some issues are ripe for reconsideration, to ensure that the Act meets its original objectives. Two of the most important are:

- The effect of the guarantee of title that the register provides, and the impact upon that guarantee of the growth of fraud in recent years. A number of cases have demonstrated that the effect of the Act's provisions is not clear, and that clarification is required.
- The need to revise the provisions relating to electronic conveyancing in the light of technological advances in recent years and of our understanding of how electronic conveyancing has progressed in other jurisdictions.

We are interested to know whether practitioners involved in conveyancing, as well as those who have experience of the process and also of the effect of fraud, would support the view that the Law Commission should undertake this project.