

Real Property Registration Order

(Cabinet Order No. 379 of December 1, 2004)

The Cabinet hereby enacts this Cabinet Order to fully amend the Enforcement Order of the Real Property Registration Act (Cabinet Order No. 228 of 1960) under the provisions of Article 18, Article 22, Article 25, item (xiii), Article 26 and Article 70, paragraph (3) of the Real Property Registration Act (Act No. 123 of 2004) (including as applied mutatis mutandis pursuant to Article 16, paragraph (2) of the same Act) and Article 121, paragraph (1) of the same Act.

Chapter I General Provisions (Articles 1 and 2)

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Supplementary Provisions

Chapter I General Provisions

(Purpose)

Article 1 This Cabinet Order provides for necessary matters concerning the registration of real property pursuant to the provisions of the Real Property Registration Act (hereinafter referred to as the "Act").

(Definitions)

Article 2 In this Cabinet Order, the meanings of the terms set forth in the following items are as prescribed respectively in those items:

- (i) attached information: information which must be provided together with application information to a registry office when an application for registration is filed, pursuant to the provisions of the main clause of Article 22 or Article 61 of the Act, the provisions of the following Chapter or the provisions of other laws and regulations;
- (ii) land location map: a drawing clarifying the location of a parcel of land, which is prepared as provided for by Ministry of Justice Order;
- (iii) parcel area survey map: a drawing clarifying the results of a survey of parcel area with regard to a parcel of land, which is prepared as provided for

- by Ministry of Justice Order;
- (iv) servitude drawing: a drawing clarifying the area with respect to which a servitude is established if the such area constitutes a portion of the servient land, which is prepared as provided for by Ministry of Justice Order;
- (v) building drawing: a drawing clarifying the position of one building, which is prepared as provided for by Ministry of Justice Order;
- (vi) plan of each floor: a drawing clarifying the plan of each floor of one building, which is prepared as provided for by Ministry of Justice Order;
- (vii) information under commission: information that must be provided to the registry office by the person commissioning the registration pursuant to the provisions of Article 18 of the Act as applied mutatis mutandis pursuant to Article 16, paragraph (2), when a registration is commissioned as provided for in paragraph (1) of the same Article; and
- (viii) details of priority: the matters specified by Ministry of Justice Order as being necessary for clarifying the order of priority of the rights, pursuant to the provisions of Article 59, item (viii) of the Act.

Chapter II Application Information and Attached Information

(Application Information)

Article 3 The contents of application information referred to in Article 18 of the Act that must be provided to a registry office in applying for a registration are the following matters:

- (i) the name and address of the applicant;
- (ii) if the applicant is a juridical person, the name of its representative;
- (iii) if an agent applies for a registration, the name and address of the agent and the name of its representative if the agent is a juridical person;
- (iv) if the applicant applies for a registration on behalf of another person pursuant to the provisions of Article 423 of the Civil Code (Act No. 89 of 1896) or other laws and regulations, a statement to the effect that the applicant is the subrogee, the name and address of another person, and the cause of subrogation;
- (v) the purpose of the registration;
- (vi) the cause of the registration and the date on which it arose (if the applicant applies for a registration to preserve ownership, they are limited to doing so with respect to a condominium unit with a registered right of site pursuant to the provisions of Article 74, paragraph (2) of the Act);
- (vii) if the applicant applies for a registration of a description of land or for the registration of a right to land, the following information:
 - (a) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura") and "aza" where the land is located;

- (b) the parcel number (when the application is filed for a heading registration on a parcel of land, excluding a case in which a person set forth in Article 74, paragraph (1), item (ii) or item (iii) of the Act applies for a registration to preserve ownership with respect to land for which no heading registration is made or in which the registration of a restriction on the disposition of ownership is commissioned with respect to land for which no heading registration is made);
- (c) the land category; and
- (d) the parcel area;
- (viii) if the applicant applies for the registration of a description of a building or for the registration of a right to a building, the following matters:
 - (a) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located and the parcel number of the land on which the building is located (if the building is a condominium unit, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the single building to which the building belongs as its unit is located, and the parcel number of the land where the building is located);
 - (b) the building number (if the applicant applies for a building's heading registration (including a heading registration for a building resulting from a combination for registration, etc. by reason of combination), excluding a case in which a person set forth in Article 74, paragraph (1), item (ii) or item (iii) of the Act applies for a registration to preserve ownership with respect to a building for which no heading registration is made or in which the registration of a restriction on the disposition of ownership is commissioned with respect to a building for which no heading registration is made);
 - (c) the type, structure, and floor area of the building;
 - (d) if the building has a name, the name of the building;
 - (e) if the building has an annex building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura") and "aza" where the annex building is located, the parcel number of the land on which the annex building is located (if the annex building is a condominium unit, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the single building to which the annex building belongs is located, and the parcel number of the land on which the annex building is located), and the type, structure, and floor area of the annex building;
 - (f) if the building or annex building exists as a condominium unit, the structure and floor area of the single building to which the building or annex building belongs as its unit (excluding when the information set forth in (g) is included in the application information (excluding the case

- prescribed in (b)); and
- (g) if the building or annex building exists as a condominium unit, and the single building to which the building or annex building belongs as its unit has a name, the name of the single building;
 - (ix) if the applicant applies for a heading registration, for a registration to preserve a right, or for a registration of the establishment or transfer of a right (excluding registration of a revolving pledge, revolving mortgage, or trust), and two or more persons become the heading-section owners or registered holders, the share of each person who becomes a heading-section owner or registered holder;
 - (x) if the applicant applies for the registration of a description pursuant to the provisions of Article 30 of the Act, a statement to the effect that the applicant is the heir or other general successor of the heading-section owner or registered holder of ownership;
 - (xi) if the applicant applies for the registration of a right, the following matters:
 - (a) if the applicant is not a person entitled to register nor a person obliged to register (or a registered holder if there is no person entitled to register and no person obliged to register) (excluding the cases referred to in item (iv), and (b) and (c)), the name and address of the person entitled to register, the person obliged to register or the registered holder;
 - (b) if the applicant applies for the registration pursuant to the provisions of Article 62 of the Act, a statement to the effect that the applicant is the heir or other general successor of the person entitled to register, the person obliged to register or the registered holder;
 - (c) in a case referred to in (b), if the heir or other general successor of the person entitled to register who becomes the registered holder files the application, the name of the person entitled to register and their address at the time of general succession;
 - (d) if there are provisions concerning the extinction of the right designated in the purpose of registration or the provisions on prohibition of division of property in co-ownership, such provisions;
 - (e) if the applicant applies for the registration of a transfer of part of a right, the part of the right that is transferred; and
 - (f) if the applicant applies for the registration of ownership or of a general statutory lien, pledge, or mortgage on a condominium unit with a registered right of site (excluding the registration prescribed in the proviso to paragraph (3) of Article 73 of the Act), the following matters:
 - 1. the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and

- parcel area of the relevant land; and
2. the type and proportion of the right of site;
- (xii) when the applicant files an application prescribed in Article 22 of the Act, and if they are unable to provide information for registration identification pursuant to the provisions of the proviso to the same Article, the reason they are unable to provide the information for registration identification; and
- (xiii) beyond what is set forth in the preceding items, if the applicant applies for a registration set forth in the registration column of the appended table, the information set forth in the application information column of the same table.

(Preparation and Provision of Application Information)

Article 4 Application information must be prepared and provided for each piece of real property according to the purpose and the cause of registration; provided, however, that this does not apply if the purposes and the causes of registration as well as the dates thereof filed for two or more pieces of real property located within the jurisdictional district of the same registry office are identical, and in other cases provided for by Ministry of Justice Order.

(Applications for Registration with a Single Set of Application Information)

- Article 5 (1) A registration, etc. by reason of combination must be made using a single set of application information. In this case, if an application for a registration of ownership pursuant to the provisions of the second sentence of paragraph (1) of Article 49 of the Act is filed together, the applications for the relevant registration and for the registration, etc. by reason of combination must be filed using a single set of application information.
- (2) An application for a registration of a trust and an application for a registration of preservation, establishment, transfer or change of a right pertaining to the trust must be filed using a single set of application information to apply for.
- (3) An application for cancellation of the registration of the trust under the provisions of Article 104, paragraph (1) of the Act and an application for cancellation of the registration of transfer, change of a right relating to the real property that is included the trust property or cancellation of the registration of the right must be file using a single set of application information.
- (4) An application for cancellation of a registration of a trust and a registration of a trust and an application for a registration of change of right under the provisions of Article 104-2, paragraph (1) of the Act must be filed using a single set of application information

(Omission of a Portion of Application Information)

Article 6 (1) Notwithstanding the provisions set forth in each of the following items, if the matters specified as being necessary for identifying the real property by Ministry of Justice Order referred to in Article 27, item (iv) of the Act (referred to as the "matters for real property identification" in the following paragraph) are included in the application information, as provided for by Ministry of Justice Order, it is not required that the matters provided for in the relevant items be included in the application information:

- (i) Article 3, item (vii): the matters set forth in the same item;
- (ii) Article 3, item (viii): the matters set forth in the same item; and
- (iii) Article 3, item (xi), (f), 1.: the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located and the parcel number, land category, and parcel area of the land.

(2) Notwithstanding the provisions of Article 3, item (xiii), if the matters for real property identification are included in the application information, as provided for by Ministry of Justice Order, it is not required that the following matters be included in the application information:

- (i) the building number of a building for which there is the registration of ownership set forth in (b) of the application information column in row 13 of the appended table;
- (ii) the building number of a building prior to the combination set forth in (c), 1. of the application information column in row 13 of the appended table;
- (iii) the building number of a building owned by the unit owner set forth in the application information column in row 18 of the appended table;
- (iv) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building set forth in (a) of the application information column in row 19 of the appended table is located, the parcel number of land where the building is located, and the building number;
- (v) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the dominant land set forth in the application information column in row 35 of the appended table or row 36 of the same table is located, and the parcel number, land category, and parcel area of the dominant land;
- (vi) the matters set forth in Article 3, items (vii) and (viii) with respect to real property located within the jurisdictional district of another registry office set forth in (a) of the application information column in row 42 of the appended table, (a) of the application information column in row 46 of the same table, (a) of the application information column in row 49 of the same table, (b) of the application information column in row 50 of the same table, (a) of the application information column in row 55 of the same table, (a) of the application information column in row 58 of the same table or (b) of the

- application information column in row 59 of the same table;
- (vii) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land set forth in (b), 1. of the application information column in row 42 of the appended table, (c), 1. of the application information column in row 46 of the same table, (e), 1. of the application information column in row 47 of the same table, (c), 1. or (f), 1. of the application information column in row 49 of the same table, (c), 1. of the application information column in row 55 of the same table, (d), 1. of the application information column in row 56 of the same table, or (c), 1. or (f), 1. of the application information column in row 58 of the same table is located, and the parcel number of the land; and
- (viii) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building set forth in (b), 2. of the application information column in row 42 of the appended table, (c), 2. of the application information column in row 46 of the same table, (e), 2. of the application information column in row 47 of the same table, (c), 2. or (f), 2. of the application information column in row 49 of the same table, (c), 2. of the application information column in row 55 of the same table, (d), 2. of the application information column in row 56 of the same table, or (c), 2. or (f), 2. of the application information column in row 58 of the same table is located, the parcel number of the land where the building is located, and the building number.

(Attached Information)

Article 7 (1) When filing an application for registration, the applicant must provide a registry office with the following information along with the application information:

- (i) if the applicant is a juridical person (excluding a case specified by Ministry of Justice Order), the following information;
- (a) if the applicant is a juridical person that has a corporate identification number (meaning a corporate identification number provided for in Article 7 of the Commercial Registration Act (Act No. 125 of 1963) (including as applied mutatis mutandis pursuant to other laws and regulations); hereinafter the same applies in this (a)), the juridical person's corporate identification number; and
- (b) if the applicant is a juridical person other than the juridical person prescribed in (a), information certifying the capacity of the juridical person's representative;
- (ii) if the applicant applies for the registration through an agent (excluding a case specified by Ministry of Justice Order), information certifying the authority of the agent;

- (iii) if the applicant applies for the registration on behalf of another person pursuant to the provisions of Article 423 of the Civil Code or other laws and regulations, information certifying the cause of subrogation;
- (iv) if the applicant applies for the registration of a description pursuant to the provisions of Article 30 of the Act, information certifying inheritance or other general successions, that is prepared by the mayor of the municipality (including a mayor of a special ward: for a designated city referred to in Article 252-19, paragraph (1) of the Local Autonomy Act (Act No. 67 of 1947), it is to be a ward mayor or mayor of an administratively consolidated ward; the same applies hereinafter except in Article 16, paragraph (2) and Article 17, paragraph (1)), a registrar, or any other public officers in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that is to serve as a substitute); and
- (v) if the applicant applies for the registration of a right, the following information:
 - (a) if the applicant applies for the registration pursuant to the provisions of Article 62 of the Act, information certifying inheritance or other general successions, prepared by the mayor of the municipality, a registrar, or any other public officers in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that is to serve as a substitute); and
 - (b) information certifying the cause of registration; provided, however, that in the cases set forth in 1. and 2. below, the information that must be provided is limited to that provide for in 1. and 2., respectively; and if the applicant applies for the registration set forth in the registration column of the appended table (excluding the cases set forth in 1. or 2. below), the information that must be provided is as prescribed in the attached information column of the same table:
 - 1. if the applicant applies for the registration based on a final and binding judgment as prescribed in Article 63, paragraph (1) of the Act: an enforceable authenticated copy of the written judgment in the final and binding judgment (including an enforceable authenticated copy of any document that has the same effect as a final and binding judgment; the same applies hereinafter); and
 - 2. if a disposition ordering a provisional registration as prescribed in Article 108 of the Act exists, and the applicant applies for a provisional registration pursuant to the provisions of Article 107, paragraph (1) of the Act: an authenticated copy of the written decision in the disposition ordering the provisional registration;
 - (c) if a third party's permission, consent, or approval is required in relation to the cause of registration: information certifying that the third party has

- given permission, consent, or approval; and
- (vi) beyond what is set forth in the preceding items, if the applicant applies for the registration set forth in the registration column of the appended table: the information set forth in the attached information column of the same table.
- (2) The provisions of items (i) and (ii) of the preceding paragraph do not apply when a registration is commissioned by an official of the government agency or public office designated under orders, ordinances, or rules with regard to a right that is subject to the administrative jurisdiction of a national government organ administering real property.
- (3) In the following cases, there is no requirement to provide information certifying the cause of registration, notwithstanding the provisions of paragraph (1), item (v), (b):
- (i) if the applicant applies for a registration to preserve ownership (excluding the case where an application for a registration of preservation of ownership is filed with regard to a condominium unit with a registered right of site pursuant to the provisions of Article 74, paragraph (2) of the Act);
 - (ii) if the applicant applies, pursuant to the provisions of Article 111, paragraph (1) of the Act, for the cancellation of a registration that is made after a prohibition on the disposition of property has been registered under the provisions of Article 53, paragraph (1) of the Civil Provisional Remedies Act (Act No. 91 of 1989) (excluding a prohibition on the disposition of property that was registered together with a provisional registration for the purpose of preservation; the same applies in the following item);
 - (iii) if the applicant applies for the cancellation of a registration that is made after a prohibition on the disposition of property has been registered, pursuant to the provisions of Article 111, paragraph (1) of the Act as applied *mutatis mutandis* pursuant to paragraph (2) of the same Article; and
 - (iv) if the applicant applies, for the cancellation of a registration that is made after a prohibition on the disposition of property has been registered together with a provisional registration for the purpose of preservation, pursuant to the provisions of Article 113 of the Act.

(Registrations for Which the Registered Holder Must Provide Information for Registration Identification)

Article 8 (1) The registrations specified by Cabinet Order referred to in Article 22 of the Act are as follows; provided, however, that this excludes registrations based on a final and binding judgment:

- (i) registration of the consolidation of parcels of land for which registrations of ownership are made;
- (ii) registration, etc. by reason of the combination of buildings for which

- registrations of ownership are made;
- (iii) registration by reason of a merger of buildings for which registrations of ownership are made;
 - (iv) registration of the change of a right subject to provisions on prohibition of division of property in co-ownership;
 - (v) cancellation of a registration of ownership in a case in which no registration of an ownership transfer is made;
 - (vi) registration of a change of the order of priority of pledges or mortgages;
 - (vii) the registration provided for in the proviso to paragraph (1) of Article 398-14 of the Civil Code (including as applied *mutatis mutandis* under Article 361 of the same Code);
 - (viii) registration of the change of a right as a result of a trust created by the means set forth in Article 3, item (iii) of the Trust Act (Act No. 108 of 2006); and
 - (ix) cancellation of a provisional registration for which a registered holder of the provisional registration independently applies.
- (2) In the case of a registration referred to in the preceding paragraph, if the applicant applies for a registration set forth in one of the following items, it is sufficient to provide the information for registration identification prescribed respectively in those items:
- (i) registration of the consolidation of parcels of land for which ownership has been registered: the information for registration identification for the registered holder of ownership in any one of the parcels of land in the consolidation;
 - (ii) registration, etc. by reason of the combination of buildings whose registered holders are identical and for which ownership has been registered: the information for registration identification for the registered holder of ownership in any one of the buildings in the combination; and
 - (iii) registration by reason of a merger of buildings for which ownership has been registered: the information for registration identification for the registered holder of ownership in any one of the buildings in the merger.

(Omission of a Portion of Attached Information)

Article 9 Notwithstanding the provisions of Article 7, paragraph (1), item (vi), when information certifying the address (including information certifying that there is a change, error, or omission regarding an address; the same applies hereinafter in this Article) is required along with application information pursuant to the provisions of the same item, and if the applicant provides the information specified by Ministry of Justice Order along with the application information, there is no requirement to provide information certifying the address along with the application information.

Chapter III Procedures for Applying for a Registration by a Method Using an Electronic Data Processing System

(Means of Providing Attached Information)

Article 10 If an applicant applies for a registration by a method using an electronic data processing system (meaning a method using an electronic data processing system provided for in the provisions of Article 18, item (i) of the Act; the same applies hereinafter), the applicant must transmit any attached information together with the application information, as provided for by Ministry of Justice Order.

(Transmission of Information in Lieu of a Certificate of Registered Matters)

Article 11 When an applicant applies for registration by a method using an electronic data processing system, and if a certificate of registered matters is also required to be provided, as provided for by the Minister of Justice, the applicant must transmit the information necessary for the registrar to receive the transmission of the registration information provided for in Article 2, paragraph (1) of the Act on Provision of Registration Information through Telecommunication Lines (Act No. 226 of 1999) from the designated corporation provided for in Article 3, paragraph (2) of the same Act in lieu of providing a certificate of registered matters.

(Electronic Signatures)

Article 12 (1) If an applicant applies for a registration by a method using an electronic data processing system, the applicant or the representative or an agent of the applicant must affix an electronic signature (meaning an electronic signature provided for in Article 2, paragraph (1) of the Act on Electronic Signatures and Certification Business (Act No. 102 of 2000); the same applies hereinafter) to the application information.

(2) If the applicant applies for a registration by a method using an electronic data processing system, the attached information must bear the electronic signature of the person who prepared the attached information.

(Special Provisions on Attached Information for the Registration of a Description)

Article 13 (1) Notwithstanding the provisions of paragraph (2) of the preceding Article, when an applicant applies for the registration of a description by a method using an electronic data processing system, if the attached information (excluding that prepared by the applicant, or a representative or an agent of the applicant, and a land location map, parcel area survey map, servitude

drawing, building drawing, and plan of each floor) for the application is stated in a document, an electronic or magnetic record that records the information stated in the document may be used as attached information. In this case, the electronic or magnetic record must bear the electronic signature of the person who prepared the electronic or magnetic record.

(2) In a case referred to in the preceding paragraph, the applicant must submit the relevant document to the registrar within a reasonable period of time specified by the registrar.

(Transmission of Electronic Certificates)

Article 14 When an applicant applies for a registration by a method using an electronic data processing system, if the applicant transmits information to which they have affixed their electronic signature, they must also transmit an electronic certificate (meaning an electronic or magnetic record prepared for the purpose of certifying that the information used to verify the person who has affixed the electronic signature is that person's information) specified by Ministry of Justice Order.

Chapter IV Procedures for Applying for a Registration by a Method Submitting Documents

(Means of Providing Attached Information)

Article 15 If an applicant applies for a registration by a method submitting documents (meaning a method submitting documents stating the application information (including a magnetic disk on which the whole or part of the application information is recorded as provided for by Ministry of Justice Order) to a registry office pursuant to the provisions of Article 18, item (ii) of the Act), the applicant must submit a document stating the attached information (including a magnetic disk recording the attached information as provided for by Ministry of Justice Order if the attached information is prepared in the form of an electronic or magnetic record) as the attachment to documents stating the application information. In this case, the provisions of Article 12, paragraph (2) and the preceding Article apply mutatis mutandis to a case in which a magnetic disk recording the attached information is submitted.

(Affixing a Name and Seal to Documents Stating Application Information)

Article 16 (1) Except in the case specified by Ministry of Justice Order, an applicant, or their representative or agent must affix their name and seal to a document stating the application information.

(2) In a case referred to in the preceding paragraph, except in the case specified

by Ministry of Justice Order, a certificate of the seal impression (limited to one prepared by the mayor of the municipality in which the applicant's domicile is located (including the mayor of a special ward, or the mayor of a city or a ward or administratively consolidated ward in the case of a designated city referred to in Article 252-19, paragraph (1) of the Local Autonomy Act; the same applies in paragraph (1) of the following Article) or a registrar; the same applies hereinafter) of the person who affixed their name and seal to the document (excluding a privately appointed agent) pursuant to the provisions of the same paragraph must be attached to the document stating the application information.

- (3) The certificate of the seal impression referred to in the preceding paragraph must be one that has been prepared within the past three months.
- (4) The provisions of paragraph (2) do not apply to a document stating the information under commission if a registration is commissioned by a government agency or public office.
- (5) The provisions of Article 12, paragraph (1) and Article 14 apply mutatis mutandis to when an applicant applies for a registration by a method submitting a magnetic disk recording the whole of the application information, as provided for by Ministry of Justice Order.

(Time Limitations on Documents Stating Information That Certifies the Capacity of the Representative)

- Article 17 (1) The document stating the information set forth in Article 7, paragraph (1), item (i) (b) or item (ii), which is prepared by the mayor of the municipality, a registrar, or any other public officer in the course of their duties, must be one that has been prepared within the past three months.
- (2) The provisions of the preceding paragraph do not apply if a registration is commissioned by the government agency or public office.

(Affixing a Name and Seal to a Document Stating Information Certifying the Authority of the Agent)

- Article 18 (1) If an applicant applies for a registration through a privately appointed agent, except in a case provided for by Ministry of Justice Order, the applicant or their representative must affix their name and seal to a document stating information certifying the authority of the agent. The same applies to an agent if the applicant applies through a sub-agent.
- (2) In a case referred to in the preceding paragraph, except in a case provided for by Ministry of Justice Order, a certificate of the seal impression of the person who has affixed their name and seal to a document pursuant to the provisions of the same paragraph (excluding a privately appointed agent), must be attached to the document stating information that certifies the authority of the

agent (including the sub-agent).

- (3) The certificate of the seal impression referred to in the preceding paragraph, must be one that has been prepared within the past three months.
- (4) The provisions of paragraph (2) do not apply if a registration is commissioned by the government agency or public office.

(Affixing a Name and Seal to a Document Stating Information That Certifies Approval)

Article 19 (1) Except in a case provided for by Ministry of Justice Order, the person who prepares a document stating information that certifies the consent or approval which must be provided along with the application information pursuant to the provisions of Article 7, paragraph (1), item (v), (c) or item (vi), or the provisions of other laws and regulations, must affix their name and seal to the document.

- (2) Except for the case where the document is prepared by a government agency or public office or other cases provided for by Ministry of Justice Order, the certificate of the seal impression of a person who affixes their name and seal to the document pursuant to the provisions of the preceding paragraph must be attached to the document referred to in the same paragraph.

Chapter V Miscellaneous Provisions

(Cases in Which a Registration Should Not Be Made)

Article 20 The cases specified by Cabinet Order referred to in Article 25, item (xiii) of the Act as those in which a registration should not be made are as follows:

- (i) if the purpose of the application is the registration of something other than real property;
- (ii) if the person who would become a heading-section owner or registered holder under the registration for which the application is filed (excluding the predecessor provided for in (b) of the application information column in row 12 of the appended table and the person entitled to register provided for in Article 3, item (xi), (c)) does not have legal capacity to hold rights;
- (iii) if the application is for a registration that may not be effected, pursuant to the provisions of Article 32, Article 41, Article 56, Article 73, paragraph (2) or (3), Article 80, paragraph (3) or Article 92 of the Act;
- (iv) if the purpose of the application is the registration of part of a single real property (excluding the registration of a servitude with regard to servient land);
- (v) when the right subject to registration under the application would be established on the whole or part of another right, if the relevant whole or

- part of another right has not been registered;
- (vi) when two or more applications are filed simultaneously with regard to the same real property (including when they are deemed to have been filed simultaneously pursuant to the provisions of Article 19, paragraph (2) of the Act), if the rights subject to the registrations under the applications contradict each other;
 - (vii) if the right subject to registration under the application contradicts a right subject to a registration that has already been made with regard to the same real property; and
 - (viii) beyond what is set forth in the preceding items, if it is obvious, from the application information, attached information, or registration records, that the registration under the application would be invalid pursuant to the provisions of the Civil Code or other laws and regulations.

(Drawings for Which Any Person May Request a Copy)

- Article 21 (1) The drawings specified by Cabinet Order referred to in Article 121, paragraph (1) of the Act are land location maps, parcel area survey maps, servitude drawings, building drawings, and plans of each floor.
- (2) The drawings specified by Cabinet Order referred to in Article 149, paragraph (1) of the Act are survey maps prepared by a parcel boundary examiner and other drawings prepared based on a survey or field investigation during the process of parcel boundary demarcation (excluding drawings referred to in Article 143, paragraph (2) of the Act).

(Certification Regarding Information for Registration Identification)

- Article 22 (1) A registered holder or their heir or other general successors may pay a fee and request the registrar a certification of the validity of the information for registration identification and other certifications regarding the information for registration identification.
- (2) The provisions of Article 119, paragraphs (3) and (4) of the Act apply *mutatis mutandis* to a request referred to in the preceding paragraph.
- (3) Beyond what is provided for in the preceding two paragraphs, necessary matters concerning the certification referred to in paragraph (1) are specified by Ministry of Justice Order.

(Sending of a Case)

- Article 23 Sending of a case under the provisions of Article 157, paragraph (2) of the Act is made with the original of the written request for review.

(Submission of Written Opinion)

- Article 24 (1) With regard to the document stating the opinions referred to in

Article 157, paragraph (2) of the Act (hereinafter referred to as the "written opinion" in this Article), the original and duplicates of the written opinion corresponding to the number obtained by adding the number of review officers prescribed in Article 11, paragraph (2) of the Administrative Complaint Review Act (Act No. 68 of 2014) to the number of the requestors for review to whom the relevant opinion to which the written opinion should be sent must be submitted.

- (2) Notwithstanding the provision of the preceding paragraph, when an opinion has been attached by the use of an electronic data processing system prescribed in Article 3, paragraph (1) of the Act on Use of Information and Communications Technology in Administrative Procedure (Act No. 151 of 2002) pursuant to the provision of the same paragraph, it is deemed that a written opinion has been submitted in accordance with the provision of the preceding paragraph.
- (3) The sending of an opinion pursuant to the provision of the second sentence of Article 157, paragraph (2) of the Act is made with a duplicate thereof.
- (4) In the case prescribed in paragraph (2), the provisions of the preceding paragraph apply to an electronic or magnetic record for the relevant opinion by deeming it as the duplicate of the written opinion.

(Replacement of Terms of the Provisions of the Enforcement Order of the Administrative Complaint Review Act

Article 25 With regard to the application of the provisions of the Enforcement Order of the Administrative Complaint Review Act (Cabinet Order No. 391 of 2015) to a request for review referred to in Article 156, paragraph (1) of the Act, the phrase "sending of a written explanation" and the phrase "duplicate thereof" in Article 6, paragraph (3) of the same Order are deemed to be replaced with "sending of a written opinion prescribed in Article 157, paragraph (2) of the Real Property Registration Act (Act No. 123 of 2004)" and "duplicate of the written opinion prescribed in Article 24, paragraph (1) of the Real Property Registration Order (Cabinet Order No. 379 of 2004) (including the electronic or magnetic record deemed as a duplicate of the written opinion pursuant to the provisions of paragraph (4) of the same Article)," respectively.

(Commissioning of Registrations)

Article 26 The provisions of the Act that involve applications for registration prescribed in this Cabinet Order (excluding Article 2, item (vii)) are to include cases in which those provisions apply mutatis mutandis pursuant to Article 16, paragraph (2) of the Act and, in this Cabinet Order, the terms "application," "applicant," and "application information" are to include commission, the person who commissions the registration, and information under commission, respectively.

(Delegation to Ministry of Justice Order)

Article 27 Beyond what is provided for in this Cabinet Order, necessary matters for the enforcement of the Act and this Cabinet Order are specified by Ministry of Justice Order.

(Application Information for Registering a Change of Right as a Result of a Former Division of a Revolving Mortgage)

Article 4 If an applicant applies for the registration of a change of a right as a result of a division under the provisions Article 5, paragraph (1) of the Supplementary Provisions of the Act Partially Amending the Civil Code (Act No. 99 of 1971), the matters set forth in Article 3, items (i) through (viii), item (xi), (a), (b) and (d) and item (xii) as well as the matters to be registered set forth in Article 83, paragraph (1), items (ii) and (iii) of the Act and Article 88, paragraph (2), items (i) through (iii) of the Act comprise the application information.

(Special Provisions on the Means of Providing Attached Information)

- Article 5 (1) Notwithstanding the provisions of Article 10 and Article 12, paragraph (2), when an applicant files an application for a registration by a method using an electronic data processing system, if the attached information (excluding the information for registration identification; the same applies hereinafter) is stated in a document, until otherwise provided for by law, the applicant may provide the attached information by a method submitting the document to the registry office.
- (2) If the attached information is provided pursuant to the provisions of the preceding paragraph, a statement to that effect is also a part of the application information referred to in Article 18 of the Act.
- (3) The provisions of Articles 17 and 19 apply mutatis mutandis when attached information is provided pursuant to the provisions of paragraph (1) and the provisions of Article 18 apply mutatis mutandis when information that certifies the authority of a privately appointed agent (including a sub-agent) is provided pursuant to the provisions of the same Article.
- (4) If the applicant provides information certifying the cause of a registration by a method submitting a document pursuant to the provisions of paragraph (1), the applicant must provide an electronic or magnetic record on which the information stated in the document is recorded, along with application information, as provided for by Ministry of Justice Order. In this case, the provisions of Article 12, paragraph (2) do not apply.

Row	Registration	Application Information	Attached Information
Matters common to the registration of a description			
1	Registration of a change or registration of a correction with respect to the name or address of a heading-section owner	the name or address of the heading-section owner after the change or correction	information certifying that there is a change, error, or omission regarding the name or address of the heading-section owner, which is prepared by the mayor of the municipality, a registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)
2	Registration of a correction with respect to a heading-section owner	the name and address of the person who becomes the heading-section owner through the registration, and if there are two or more persons who become the heading-section owners, the share of each person who becomes the heading-section owner	(a) information certifying that the person who becomes the heading-section owner holds ownership

			<p>(b) information certifying the address of the person who becomes the heading-section owner, which is prepared by the mayor of the municipality, a registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)</p> <p>(c) information certifying the approval of the heading-section owner which is prepared by the heading-section owner, or information certifying that a judicial decision that may be asserted against the heading-section owner has been issued</p>
3	Registration of a correction with respect to the share of a co-owner who is a heading-section owner	the share of each co-owner after correction	<p>information certifying the approval of the other co-owners whose shares are to be corrected which is prepared by the other co-owners, or information certifying that a judicial decision that may be asserted against the other co-owners has been issued</p>
Registration of a description of land			
4	Heading registration for land		<p>(a) land location map</p> <p>(b) parcel area survey map</p>

			(c) information certifying that the person who becomes the heading-section owner holds ownership (d) information certifying the address of the person who becomes the heading-section owner, which is prepared by the mayor of the municipality, a registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)
5	Registration of a change or registration of a correction with respect to land category	the land category after the change or correction	
6	Registration of a change or registration of a correction with respect to a parcel area (excluding the registration referred to in row 11)	the parcel area after the change or correction	parcel area survey map
7	Registration of a correction with respect to the matters to be registered prescribed in Article 38 of the Act (excluding the land category and parcel area)	the matters to be registered after correction	

8	Registration of parcel subdivision	<p>(a) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land after parcel subdivision is located, and the parcel number, land category, and parcel area of the land</p> <p>(b) when the applicant files an application for the registration of a parcel subdivision with respect to servient land for which a servitude is registered, if the scope of the establishment of the servitude constitutes a portion of the land after parcel subdivision: the scope of the establishment of the servitude</p>	<p>(a) the parcel area survey map of the land after parcel subdivision</p> <p>(b) if the applicant files an application for the registration of a parcel subdivision with respect to servient land for which a servitude is registered, if the scope of the establishment of the servitude constitutes a portion of the land after parcel subdivision: information certifying the scope of the establishment of the servitude which is prepared by the person entitled to the servitude or information certifying that a judicial decision that may be asserted against the person entitled to the servitude has been issued, and the servitude drawing</p>
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9	Registration of parcel consolidation	<p>(a) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land after parcel consolidation is located, and the parcel number, land category, and parcel area of the land</p> <p>(b) when the applicant files an application for a registration of parcel consolidation with respect to servient land for which a servitude is registered, if the scope of the establishment of the servitude constitutes a portion of the land after parcel consolidation: the scope of the establishment of the servitude</p>	<p>if the applicant files an application for the registration of parcel consolidation with respect to servient land for which a servitude is registered, if the scope of the establishment of a servitude constitutes a portion of the land after parcel consolidation: information certifying the scope of the establishment of the servitude which is prepared by the person entitled to the servitude or information certifying that a judicial decision that may be asserted against the person entitled to the servitude has been issued, and the servitude drawing</p>
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10	Registration of a loss of land (limited to a registration commissioned by the river administrator pursuant to the provisions of Article 43, paragraph (5) of the Act)	a statement to the effect that the registration is commissioned pursuant to the provisions of Article 43, paragraph (5) of the Act	
11	Registration of a change with respect to parcel area (limited to a registration commissioned by the river administrator pursuant to the provisions of Article 43, paragraph (6) of the Act)	(a) a statement to the effect that the registration is commissioned pursuant to the provisions of Article 43, paragraph (6) of the Act (b) the parcel area after the change	the parcel area survey map
Registration of a description of a building			
12	Heading registration for a building (excluding the registration referred to in row 13 and row 21)	(a) if there is a right of site for the building or annex building: the following matters	(a) the building drawing

		<p>1. the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land</p> <p>2. the type and proportion of the right of site</p> <p>3. the cause of the registration of the right of site and the date thereof</p>	<p>(b) the plan of each floor</p> <p>(c) information certifying that the person who becomes the heading-section owner holds ownership</p> <p>(d) information certifying the address of the person who becomes the heading-section owner, which is prepared by the mayor of the municipality, a registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of his/her duties exists, any information that may serve as a substitute)</p>
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(b) if the applicant files the application pursuant to the provisions of Article 47, paragraph (2) of the Act: the name of the predecessor and their address at the time of general succession, as well as a statement to the effect that the applicant is the heir or other general successor of the predecessor

(e) when the building or annex building is a condominium unit, if the registered holder of ownership, superficies rights, or a right of lease that is registered for the site of a single building to which the condominium belongs (meaning a site for a condominium provided for in Article 2, paragraph (5) of the Act on Unit Ownership of Condominiums, etc. (Act No. 69 of 1962; hereinafter referred to as the "Condominium Unit Ownership Act"); hereinafter the same applies) is the owner of the condominium unit, and the ownership, superficies right, or right of lease is not categorized as a right of site on the condominium unit by reason of special provisions in the rule referred to in the proviso to paragraph (1) of Article 22 of the Condominium Unit Ownership Act (including when it is applied mutatis mutandis pursuant to paragraph (3) of the same Article; hereinafter the same applies) or for other reasons: information certifying those reasons (f) if there is a right of site on the building or annex building: the following matters

1. if the land on which the right of site is established is land that has become the site for a building pursuant to the provisions of Article 5, paragraph (1) of the Condominium Unit Ownership Act: information certifying that the rule referred to in the same paragraph have been established

2. if the right of site is in accordance with the proportion under the rule referred to in the proviso to paragraph (2) of Article 22 of the Condominium Unit Ownership Act (including the case where it is applied mutatis mutandis pursuant to paragraph (3) of the same Article; hereinafter the same applies): information certifying that the rule has been established

3. if the land on which the right of site is established is located within the jurisdictional district of another registry office: the certificate of registered matters for the land

			<p>(g) if the applicant files an application pursuant to the provisions of Article 47, paragraph (2) of the Act: information certifying inheritance or other general succession, which is prepared by the mayor of the municipality, a registrar, or any other public officer in the course of their duties (if no such information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)</p>
13	<p>Registration, etc. by reason of combination (including the registration of an ownership, if any, for which an application is also filed pursuant to the provisions of the second sentence of paragraph (1) of Article 49 of the Act)</p>	<p>(a) if there is a right of site for the building resulting from the combination: the following matters</p> <p>1. the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land</p>	<p>(a) the building drawing</p> <p>(b) the plan of each floor</p>

		<p>2. the type and proportion of the right of site</p> <p>3. the cause of the registration of the right of site and the date thereof</p>	<p>(c) information certifying that the person who becomes the heading-section owner holds ownership</p> <p>(d) information certifying the address of the person who becomes the heading-section owner, which is prepared by the mayor of the municipality, a registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)</p>
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(b) if a building for which ownership has been registered existed prior to the combination: the building number of the building for which there is a registration of ownership, and the date of receipt of the application and the application number, the details of priority, and the name of the registered holder under the relevant registration of ownership

(e) when the building resulting from the combination is a condominium unit, if the registered holder of ownership, superficies rights, or a right of lease that is registered for the site of a single building to which the condominium belongs is the owner of the condominium unit, and the ownership, superficies rights, or right of lease is not categorized as a right of site of the condominium unit by reason of special provisions in the rule referred to in the proviso to paragraph (1) of Article 22 of the Condominium Unit Ownership Act or for other reasons (excluding when all of two or more buildings that existed prior to the combination are condominium units for which a right of site has not been registered and the building resulting from the combination also becomes a condominium unit for which a right of site is not registered): information certifying the reasons

(c) if the registration is for an ownership other than an ownership that has been registered for any of the buildings that existed prior to the combination, or if the registration is for a statutory lien, pledge, or mortgage that remains effective for the building resulting from the combination (hereinafter referred to as a "surviving registration" in this paragraph): the following matters

1. the building number of the buildings that existed prior to the combination

(f) if there is a right of site for the building after the combination (excluding when all of the two or more buildings that existed prior to the combination are condominium units with a registered right of site and the building resulting from the combination also becomes a condominium unit with a registered right of site (limited to when the total proportion of the registered right of site of all buildings that existed prior to the combination equals the proportion of the registered right of site of the building resulting from the combination)): the following information

1. if the land on which the right of site is established is the land that becomes the site for a building pursuant to the provisions of Article 5, paragraph (1) of the Condominium Unit Ownership Act: information certifying that the rule referred to in the same paragraph has been established

		<p>2. the purpose, date of receipt, and application number, the details of priority, and the name of the registered holder of the surviving registration</p> <p>3. the right on which the surviving registration is established</p>	<p>2. if the right of site is in accordance with the proportion under the rule referred to in the proviso to paragraph (2) of Article 22 of the Condominium Unit Ownership Act: information certifying that the bylaws have been established</p> <p>3. if the land on which the right of site is established is located within the jurisdictional district of another registry office: the certificate of registered matters for the land</p>
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(d) if the registered holder of ownership in a building for which there is a surviving registration and the following person are the same person: the share if these persons were deemed not to be the same person (excluding, in the case of two or more surviving registrations, the share of the registered holder of ownership for which the two or more surviving registrations are made, if the purpose of the registrations, dates of receipts, and application numbers, the causes of the registrations, the dates of registration, and the registered holders of the two or more surviving registrations are respectively identical)

(g) if the share of the building resulting from the combination, which is the same share as in the surviving registration, is registered: information certifying that the registered holder of a right under the surviving registration has approved of the registration and which is prepared by the registered holder, or information certifying that a judicial decision that may be asserted against the registered holder has been issued

		<p>1. the owner of any other buildings for which there are no heading registrations prior to the combination</p> <p>2. the heading-section owner of any other buildings for which there are heading registrations prior to the combination (excluding a building for which an ownership has been registered)</p>	<p>(h) if the right in a surviving registration referred to in (f) is a mortgage for which mortgage securities have been issued: information certifying that the holder or endorser of the mortgage securities has approved of a registration that is the same as the surviving registration and which is prepared by these persons, or information certifying that a judicial decision that may be asserted against these persons has been issued, and said mortgage securities</p> <p>(i) if the applicant files an application for the registration of ownership pursuant to the provisions of the second sentence of paragraph (2) of Article 49 of the Act: information certifying the address of the person who becomes the registered holder, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if there is no such information prepared by a public officer in the course of their duties, any information that may serve as a substitute)</p>
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		3. the registered holder of ownership in any other building for which ownership has been registered prior to the combination	
14	Registration of a change in the heading section for a building pursuant to the provisions of Article 51, paragraph (1) to paragraph (4) of the Act or registration of a correction to the heading section for a building pursuant to the provisions of Article 53, paragraph (1) of the Act (excluding the registration referred to in row 15)	<p>(a) the matters to be registered after a change or correction</p> <p>(b) where the registration of change or registration of correction pertains to a right of site: the following matters prior to the change or correction</p>	<p>(a) in the case of a change or correction to the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), "aza," or parcel number of the land where the building is located, the building drawing after the change or correction</p> <p>(b) in the case of a change or correction to the floor area: the following matters</p>

		<p>1. the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land</p> <p>2. the type and proportion of the right of site</p> <p>3. the cause of the registration of the right of site and the date thereof</p>	<p>1. the building drawing and plan of each floor after the change or correction</p> <p>2. if an addition is made to the floor area: information certifying that the heading-section owner or the registered holder of ownership holds ownership in the additional portion of the floor area</p> <p>(c) if a new annex building is constructed: the building drawing and plan of each floor after the change and information certifying that the heading-section owner or the registered holder of ownership holds ownership in the annex building</p> <p>(d) if the applicant files an application with respect to a building that has been registered as a common element or as a common element of a housing complex: information certifying the owner of the building</p>
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15	<p>Registration of a change to the heading section of a building by reason of the occurrence or extinction of a right of site or registration of the correction to the heading section for a building by reason of the presence or absence of a right of site</p>	<p>(a) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land</p> <p>(b) the type and proportion of the right of site</p> <p>(c) the cause of the registration of the right of site and the date thereof</p>	<p>(a) if the right of site came into existence through the establishment of the rule referred to in Article 5, paragraph (1) of the Condominium Unit Ownership Act: information certifying that the law has been established</p> <p>(b) if the proprietary elements owned by the unit owner and the right to use the site in connection with these proprietary elements may be separately disposed of as a result of the abolishment of the rule referred to in (a): information certifying that the rule have been abolished</p> <p>(c) if the proprietary elements owned by the unit owner and the right to use the site in connection with these proprietary elements may be separately disposed of by reason of special provisions in the rule referred to in the proviso to paragraph (1) of Article 22 of the Condominium Unit Ownership Act or other reasons: information certifying the reasons</p>
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			<p>(d) if a registered right that was not a right of site becomes a right of site by reason of a change in the rule referred to in (c) or for other reasons: information certifying the reason(s)</p> <p>(e) in the cases referred to in (a) and (d): the following information</p> <ol style="list-style-type: none"> 1. if the right of site is in accordance with the proportion under the rule referred to in the proviso to paragraph (2) of Article 22 of the Condominium Unit Ownership Act: information certifying that the bylaws have been established 2. if the land on which the right of site is established is located within the jurisdictional district of another registry office: the certificate of registered matters for the land
16	Registration of a building separation, registration of the division of a building into units, or registration of the merger of buildings	(a) the matters set forth in Article 3, paragraph (8) (excluding (b)) with respect to the buildings after separation, division into units or merger	(a) the building drawing and plan of each floor of the building(s) after the separation, division into units, or merger

		<p>(b) if there is a right of site on any of the buildings that existed prior to the separation, the division into units, or merger or the buildings resulting from the separation, division into units, or merger: the following matters in connection with the right of site</p> <ol style="list-style-type: none"> 1. the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land 2. the type and proportion of the right of site 	<p>(b) if the applicant files an application for the registration of a separation or division into units with respect to a building that has been registered as a common element or as a common element of a housing complex: information certifying the owner of the building</p> <p>(c) if the applicant files an application for the registration of a division into units with respect to a building, and a right of site will exist for the building after its division into units: the following information (excluding 1. and 3. if the applicant files an application for the registration of division into units with respect to a building that is a condominium unit)</p> <ol style="list-style-type: none"> 1. if the land on which the right of site is established is the land that has becomes the site for a building pursuant to the provisions of Article 5, paragraph (1) of the Condominium Unit Ownership Act: information certifying that the rule referred to in the same paragraph has been established
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		3. the cause of the registration of the right of site and the date thereof	2. if the right of site is in accordance with the proportion under the rule referred to in the proviso to paragraph (2) of Article 22 of the Condominium Unit Ownership Act: information certifying that the bylaws have been established 3. if the land on which the right of site is established is located within the jurisdictional district of another registry office: the certificate of registered matters for the land
17	Registration of the loss of a building that has been registered as a common element or as a common element of a housing complex		information certifying the owner of the building
18	Registration as a common element	if the building that constitutes the common element is made available for common use by unit owners of a building which belongs to a single building other than the single building to which the building belongs, : the building number of the buildings owned by those unit owners	(a) information certifying that rule stipulating the building to be a common element has been established

(b) if a right other than ownership is registered: information certifying the approval of the registered holder of the right other than ownership (if the registration of the right is the registration of a mortgage for which mortgage securities have been issued, including the holder or endorser of the mortgage securities), which is prepared by the registered holder, or information certifying that a judicial decision that may be asserted against the registered holder has been issued

(c) if the right referred to in (b) is registered to a third party: information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued

(d) if the registered right referred to in (b) is a mortgage for which mortgage securities have been issued: the mortgage securities

19	Registration as a common element of a housing complex	<p>(a) if a building owned by a person who co-owns the common element of a housing complex is not a condominium unit: the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land where the building is located, and the building number of the building</p> <p>(b) if a building owned by a person who co-owns the common element of a housing complex is a condominium unit: the following matters</p>	<p>(a) information certifying that the rule stipulating the building to be a common element of a housing complex has been established</p> <p>(b) if a right other than ownership is registered: information certifying the approval of the registered holder of the right other than ownership (if the registration of the right is the registration of a mortgage for which mortgage securities have been issued, including the approval of the holder or endorser of said mortgage securities) which is prepared by the registered holder, or information certifying that a judicial decision that may be asserted against the registered holder has been issued</p>
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		<p>1. the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the single building to which the building belongs is located and the parcel number of the land</p> <p>2. the structure and floor area or the name of the single building</p>	<p>(c) if the right referred to in (b) is registered to a third party: information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued</p> <p>(d) if the registered right referred to in (b) is a mortgage for which mortgage securities have been issued: the mortgage securities</p>
20	Registration of a change or registration of a correction under Article 58, paragraph (5) of the Act	the matters to be registered after the change or correction	<p>(a) information certifying that there is a change, error, or omission</p> <p>(b) information certifying the owner of the building</p>
21	Heading registration for a building (limited to a registration for which an application is filed pursuant to the provisions of Article 58, paragraph (6) or paragraph (7) of the Act)	if there is a right of site for the building or annex building: the following matters	(a) information certifying that the rule stipulating the building or annex building to be a common element or a common element of a housing complex has been abolished

		<p>(a) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land</p> <p>(b) the type and proportion of the right of site</p>	<p>(b) information certifying that the person who becomes the heading-section owner holds ownership</p> <p>(c) information certifying the address of the person who becomes the heading-section owner, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of his/hertheir duties exists, any information that may serve as a substitute)</p>
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		<p>(c) the cause of the registration of the right of site and the date thereof</p>	<p>(d) if the building or annex building is a condominium unit, the registered holder of ownership, superficies rights, or a right of lease that is registered on the site of the single building to which the condominium unit belongs is the owner of the condominium unit, and the ownership, superficies rights, or right of lease is not categorized as a right of site for the condominium unit by reason of special provisions in the rule referred to in the proviso to paragraph (1) of Article 22 of the Condominium Unit Ownership Act or for other reasons: information certifying those reasons</p> <p>(e) if there is a right of site for the building or annex building: the following matters</p> <ol style="list-style-type: none"> 1. if the land on which the right of site is established is the land which becomes the site for a building pursuant to the provisions of Article 5, paragraph (1) of the Condominium Unit Ownership Act: information certifying that the rule referred to in the same paragraph have been established
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			<p>2. if the right of site is in accordance with the proportion under the rule referred to in the proviso to paragraph (2) of Article 22 of the Condominium Unit Ownership Act: information certifying that the rule has been established</p> <p>3. if the land on which the right of site is established is located within the jurisdictional district of another registry office: the certificate of registered matters for the land</p>
Matters common to the registration of a right			
22	Registration of the transfer of a right as a result of inheritance or merger of a corporation under Article 63, paragraph (2) of the Act		information certifying an inheritance or a merger of a corporation, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute), and other information certifying the cause of the registration

23	Registration of the change or registration of the correction with respect to the name or address of the registered holder	the name or address of the registered holder after change or correction	information certifying that there is a change, error, or omission with respect to the name or address of the registered holder, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of his/her duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)
24	Registration of a change or registration of a correction with respect to the name or address of the obligor when mortgage securities are issued (limited to a registration for which an application is independently filed by the obligor pursuant to the provisions of Article 64, paragraph (2) of the Act)	the name or address of the obligor after the change or correction	information certifying that there is a change, error, or omission with regard to the name or address of the obligor, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)
25	Registration of a change or registration of a correction to a right (excluding the registration referred to in row 24 and row 36)	the matters to be registered after the change or correction	(a) information certifying the cause of the registration

		<p>(b) if the applicant files an application for the registration of a change or correction to a right in the form of an accessory registration and there is a third party with an interest in the registration (including a holder or endorser of mortgage securities with an interest in the registration of the change or registration of the correction to the right): information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued</p> <p>(c) if the third party referred to in (b) is the holder or endorser of the mortgage securities:</p> <p>(d) if the applicant files an application for the registration of a change or correction with respect to a mortgage for which mortgage securities are issued:</p> <p>the mortgage securities</p>
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Cancellation of the registration of a right (excluding the registration referred to in row 37 and row 70)

(a) if a the person who is entitled to register independently files an application pursuant to the provisions of Article 69 of the Act:

information certifying the death of the relevant person or the dissolution of the relevant corporation, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties

(b) if a person who is entitled to register independently files an application pursuant to the provisions of Article 70, paragraph (2) of the Act: information certifying that an order of nullification of a right provided for in Article 106, paragraph (1) of the Non-Contentious Cases Procedures Act (Act No. 51 of 2011) has been issued

(c) if a person who is entitled to register independently files an application to cancel a registration with regard to a statutory lien, pledge, or mortgage pursuant to the provisions of the first sentence of paragraph (3) of Article 70 of the Act: the following information

1. the claim instrument and information certifying that the secured claim and periodic payments including interest in the most recent two years (including damages arising from default) have been fully performed

2. information certifying that the location of the person who is obliged to register is unknown (d) if a person who is entitled to register independently files an application to cancel a registration with respect to a statutory lien, pledge, or mortgage pursuant to the provisions of the second sentence of paragraph (3) of Article 70 of the Act: the following information

1. information certifying the due date for performance of the secured claim

2. information certifying that money equivalent to the total of the amounts of the secured claim, interest thereon, and damages arising from default have been deposited after twenty years have passed since the due date referred to in 1.

3. information certifying that the location of the person who is obliged to register is unknown

(e) for an application other than those referred to in (a) to (d): information certifying the cause of the registration

(f) if there is a third party with an interest in the registration (including a holder or endorser of mortgage securities with an interest in the cancellation of the registration):

information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued

(g) if the third party referred to in (f) is the holder or endorser of mortgage securities: the mortgage securities

(h) if the applicant applies to cancel a registration with respect to a mortgage for which mortgage securities are issued: the mortgage securities

			(i) if the applicant applies to cancel the registration of the issuance of mortgage securities: the mortgage securities or information certifying that an order of nullification declaring the mortgage securities to be invalid pursuant to the provisions of Article 118, paragraph (1) of the Non-Contentious Cases Procedures Act has been issued
27	Restoration of a canceled registration	the matters to be registered for the registration to be restored	(a) information certifying the cause of the registration (b) if there is a third party with an interest in the registration (including a holder or endorser of mortgage securities with an interest in the restoration of the registration): information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued (c) if the third party referred to in (b) is the holder or endorser of mortgage securities: the mortgage securities
Registration with respect to ownership			

28	Registration to preserve rights of ownership (limited to a registration for which an application is filed by the person set forth in the items of paragraph (1) of Article 74 of the Act)	<p>(a) under which item of paragraph (1) of Article 74 of the Act that the applicant falls</p> <p>(b) if the application with respect to a building for which there is no heading registration is filed by the person set forth in Article 74, paragraph (1), item (ii) or item (iii) of the Act, if the building for which there is no heading registration is a condominium unit with the registered right of site: the following matters</p>	<p>(a) if the application is filed by the heir or other general successor of the heading-section owner: information certifying the succession by inheritance or other general succession (limited to that containing information prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute))</p> <p>(b) if the application is filed by the person set forth in Article 74, paragraph (1), item (ii) of the Act: information certifying that ownership has been confirmed by a final and binding judgment (including a document that has the same effect as a final and binding judgment)</p>
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1. the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land

2. the type and proportion of the right of site

(c) if the application is filed by the person set forth in Article 74, paragraph (1), item (iii) of the Act: information certifying that ownership has been acquired by reason of expropriation (limited to that containing information certifying that the determination of the expropriation remains valid)

(d) information certifying the address of the person who becomes the registered holder, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)

(e) if an application with respect to land for which there is no heading registration is filed by the person set forth in Article 74, paragraph (1), item (ii) or item (iii): the land location map and parcel area survey map of the land

(f) if an application with respect to a building for which there is no heading registration is filed by the person set forth in Article 74, paragraph (1), item (ii) or item (iii): the building drawing and plan of each floor of the building

(g) in the case referred to in (f) (limited to when the building is one for which there is no heading registration), if the registered holder of ownership, superficies rights, or a right of lease that is registered on the site of the single building to which the condominium unit belongs is the owner of the condominium unit, and the ownership, superficies rights, or right of lease is not categorized as a right of site for the condominium unit by reason of special provisions in the rule referred to in the proviso to paragraph (1) of Article 22 of the Condominium Unit Ownership Act or for other reasons: information certifying those reasons

(h) in the case referred to in (f), if the building for which there is no heading registration is a condominium unit with a registered right of site: the following information

1. if the land on which the right of site is established is the land that has become the site for a building pursuant to the provisions of Article 5, paragraph (1) of the Condominium Unit Ownership Act:

information certifying that the rule referred to in the same paragraph have been established

2. if the right of site is in accordance with the proportion provided for by the rule referred to in the proviso to paragraph (2) of Article 22 of the Condominium Unit Ownership Act:

information certifying that the rule have been established

3. if the land on which the right of site is established is located within the jurisdictional district of another registry office: the certificate of registered matters for the land

29	Registration to preserve rights of ownership (limited to a registration for which an application is filed by a person who has acquired ownership from the heading-section owner pursuant to the provisions of Article 74, paragraph (2) of the Act)	a statement to the effect that the person is applying for registration pursuant to the provisions of Article 74, paragraph (2) of the Act	(a) if the building is a condominium unit for which there is no right of site: information certifying that the applicant has obtained ownership of the condominium unit from the heading-section owner, which is prepared by the heading-section owner or the heirs or other general successors of the heading-section owner (b) if the building is a condominium unit with a registered right of site: information certifying the cause of the registration and information certifying the approval of the registered holder of the right of site, prepared by the registered holder (c) information certifying the address of the person who becomes the registered holder, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)
30	Registration of a transfer of ownership		(a) information certifying the cause of the registration

			(b) information certifying the address of the person who becomes the registered holder, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties (if no information prepared by a public officer in the course of their duties exists, any information that may serve as a substitute)
31	Registration of a restriction on the disposal of ownership with respect to land for which there is no heading registration		(a) information certifying the cause of the registration (b) the land location map and parcel area survey map of the land
32	Registration of a restriction on the disposal of ownership with respect to a building for which there is no heading registration	if the building for which there is no heading registration is a condominium unit with a registered right of site: the following information (a) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land over which the right of site is established is located, and the parcel number, land category, and parcel area of the land	(a) information certifying the cause of the registration (b) the building drawing and plan of each floor of the building for which there is no heading registration

		<p>(b) the type and proportion of the right of site</p>	<p>(c) if the building for which there is no heading registration is a condominium unit, the registered holder of ownership, superficies rights, or a right of lease that is registered on the site of the single building to which the condominium unit belongs is the owner of the condominium unit, and the ownership, superficies rights, or right of lease is not categorized as a right of site for the condominium unit by reason of special provisions in the rule referred to in the proviso to paragraph (1) of Article 22 of the Condominium Unit Ownership Act or other reasons: information certifying the reasons</p> <p>(d) if the building for which there is no heading registration is a condominium unit with a registered right of site: the following information</p> <ol style="list-style-type: none"> 1. if the land on which the right of site is established is the land that has become the site for a building pursuant to the provisions of Article 5, paragraph (1) of the Condominium Unit Ownership Act: information certifying that the rule referred to in the same paragraph has been established
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			<p>2. if the right of site is in accordance with the proportion under the rule referred to in the proviso to paragraph (2) of Article 22 of the Condominium Unit Ownership Act: information certifying that the rule has been established</p> <p>3. if the land on which the right of site is established is located within the jurisdictional district of another registry office: the certificate of registered matters for the land</p>
Registration of usufruct			
33	Registration of the establishment of a superficies right	the matters to be registered which are set forth in the items of Article 78 of the Act	(a) in the establishment of a superficies right for which the provisions provided for in the first sentence of Article 22 of the Act on Land and Building Leases (Act No. 90 of 1991) exist: the document provided for in the second sentence of the same Article and other information certifying the cause of the registration (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of the registration)

(b) in the establishment of a superficies right equivalent to the land lease right provided for in Article 23, paragraph (1) or paragraph (2) of the Act on Land and Building Leases: a transcript of the notarial deed provided for in paragraph (3) of the same Article (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of the registration)

(c) in the establishment of a superficies right for which the provisions provided for in the of Article 7, paragraph (1) of the Act on Special Measures concerningfor Land and Building Leases in Areas Affected Areas by Large Scale Disasters (Act No. 61 of 2013) exists: the document provided for in paragraph (3) of the same Article (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of registration)

			(d) in a case other than the establishment of a superficies right prescribed in (a) to (c): information certifying the cause of the registration
34	Registration of the establishment of a farming right	the matters to be registered which are set forth in the items of Article 78 of the Act	information certifying the cause of registration
35	Registration of the establishment of a servitude made in relation to servient land	the matters to be registered which are set forth in the items of paragraph (1) of Article 80 of the Act (for matters to be registered which are listed in item (i) of the same paragraph: the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the servient land is located and the parcel number, land category, and parcel area of the servient land	(a) information certifying the cause of the registration (b) if the scope of the establishment of the servitude constitutes a portion of the servient land: the servitude drawing (c) if the servient land is located within the jurisdictional district of another registry office: a certificate of registered matters for the servient land

36	Registration of a change or registration of a correction to a servitude	the matters to be registered which are set forth in the items of paragraph (1) of Article 80 of the Act after a change or correction (for the matters to be registered which are listed in item (i) of the same paragraph: the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the servient land is located and the parcel number, land category, and parcel area of the servient land)	<p>(a) information certifying the cause of the registration</p> <p>(b) if the applicant files an application for the registration of a change or correction to the scope of the establishment of a servitude, and the scope of the establishment of the servitude after the change or correction constitutes a portion of the servient land: the servitude drawing</p> <p>(c) if the servient land is located within the jurisdictional district of another registry office: certificate of registered matters for the servient land</p>
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			<p>(d) if the applicant files an application for the registration of a change or correction to a servitude in the form of an accessory registration and there is a third party with an interest in the registration (including a holder or endorser of mortgage securities with an interest in the registration of the change or registration of the correction to the servitude): information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued</p> <p>(e) if the third party referred to in (d) is the holder or endorser of mortgage securities: the mortgage securities</p>
37	Cancellation of a registration of a servitude		<p>(a) information certifying the cause of the registration</p> <p>(b) if the servient land is located within the jurisdictional district of another registry office: a certificate of registered matters for the servient land</p>

			<p>(c) if there is a third party with an interest in the registration (including a holder or endorser of mortgage securities with an interest in the cancellation of the registration): information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued</p> <p>(d) if the third party referred to in (c) is the holder or endorser of mortgage securities: the mortgage securities</p>
38	Registration of the establishment of a right of lease	the matters to be registered which are set forth in the items of Article 81 of the Act	<p>(a) in the establishment of a right of lease for which the provisions provided for in the first sentence of Article 22 of the Act on Land and Building Leases exist: the document provided for in the second sentence of the same Article and other information certifying the cause of the registration (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of the registration)</p>

(b) in the establishment of a right of lease equivalent to the land lease right prescribed in Article 23, paragraph (1) or paragraph (2) of the Act on Land and Building Leases: a transcript of the notarial deed provided for in paragraph (3) of the same Article (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of the registration)

(c) in the establishment of a right of lease for which the provisions provided for in the first sentence of paragraph (1) of Article 38 of the Act on Land and Building Leases exist: the document provided for in the first sentence of the same paragraph (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of the registration)

(d) in the establishment of a right of lease for which the provisions provided for in the provisions of Article 39, paragraph (1) of the Act on Land and Building Leases exist: the document provided for in paragraph (2) of the same Article and other information certifying the cause of the registration (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of the registration)

(e) in the establishment of a right of lease for which the provisions provided for in Article 52 of the Act on the Securement of a Stable Supply of Housing for the Elderly (Act No. 26 of 2001) exist: the document provided for in the same Article (excluding when an enforceable authenticated copy of the judgment document of a final and binding judgment is submitted as information certifying the cause of the registration)

			<p>(f) in the creation of a right of lease for which the provision of Article 7, paragraph (1) of the Act on Special Measures for Land and Building Leases in Areas Affected by Large-scale Disaster exists, the document provided for in paragraph (3) of the same Article (excluding when an enforceable authenticated copy of a judgment document of a final and binding judgment is submitted as information certifying the cause of registration)</p> <p>(f) in the establishment of a right of lease for which the provision of Article 7, paragraph (1) of the Act on Special Measures for Land and Building Leases in Areas Affected by Large-scale Disaster exists, the document provided for in paragraph (3) of the same Article (excluding when an enforceable authenticated copy of a judgment document of a final and binding judgment is submitted as information certifying the cause of registration)</p>
39	Registration of a sublease on a leased object	the matters to be registered which are set forth in the items of Article 81 of the Act	(a) information certifying the cause of the registration

			(b) information certifying that the lessor has given their approval for the leased object to be subleased, which is prepared by the lessor, or information certifying that permission has been given in lieu of the approval prescribed in the first sentence of paragraph (1) of Article 19 of the Act on Land and Building Leases or the first sentence of Article 5, paragraph (1) of the Act on Special Measures for Land and Building Leases in Areas Affected by Large-scale Disaster (excluding a provision permitting the sublease of the leased object has been registered)
40	Registration of the transfer of a right of lease		(a) information certifying the cause of the registration

			(b) information certifying that the lessor has approved the assignment of the right of lease, which is prepared by the lessor, or information certifying that permission has been given in lieu of the approval prescribed in the first sentence of paragraph (1) of Article 19 or the first sentence of paragraph (1) of Article 20 of the Act on Land and Building Leases or the first sentence of Article 5, paragraph (1) of the Act on Special Measures for Land and Building Leases in Areas Affected by Large-scale Disaster (excluding when a provision permitting the assignment of the right of lease has been registered)
41	Registration of the establishment of a quarrying right	the matters to be registered set forth in the items of Article 82 of the Act	information certifying the cause of registration
Registration of a security interest, etc.			

42	Registration to preserve a statutory lien (excluding the registration referred to in row 43 and row 44)	(ab) the matters to be registered set forth in the items of Article 83, paragraph (1) of the Act (if any of the matters to be registered stated in item (iv) of the same paragraph exist for the real property that is located within the jurisdictional district of another registry office, this includes the matters set forth in Article 3, item (vii) and item (viii) with respect to the real property, and in the registration to preserve a statutory lien on construction work for real property, the amount of the claim secured referred to in Article 83, paragraph (1), item (i) of the Act is the estimated amount of the construction costs)	information certifying the cause of registration
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(b) if, after a registration has been made to preserve a statutory lien that is established on the right to a single piece of real property or two or more pieces of real property, the applicant files an application for a registration to preserve a statutory lien that is established on the right to another single piece of real property or two or more pieces of real property to secure the same claim: the following matters regarding the former registration (if there is an inventory of joint security for the former registration at the registry office with which the application is filed, the matters specified by Ministry of Justice OrderMinistry of Justice Order)

		<p>1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located, and the parcel number of the land</p> <p>2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building</p> <p>3. the details of priority</p>	
43	Registration to preserve a statutory lien on construction work for real property when a new building is constructed	(a) the matters to be registered which are set forth in the items of paragraph (1) of Article 83 of the Act (excluding item (iii)) (the amount of the claim provided for in item (i) of the same paragraph is to be the estimated amount of the construction costs)	(a) information certifying the cause of the registration

		<p>(b) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the new building that will be constructed is to be located and the parcel number of the land where the new building will be located (for a building that will be a condominium unit, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the single building to which the building belongs will be located, and the parcel number of the land where the condominium will be located)</p> <p>(c) the type, structure and floor area of the new building that will be constructed</p>	<p>(b) information certifying the contents of the specifications (including the drawings) of the new building that will be constructed</p>
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(d) if the new building that will be constructed has an annex building: the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the annex building will be located and the parcel number of the land where the annex building will be located (for an annex building that will be a condominium unit, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the single building to which the annex building belongs will be located, and the parcel number of the land where the condominium will be located), and the type, structure and floor area of the annex building

(e) if the new building that will be constructed or the new annex building that will be constructed is a condominium unit: the structure and floor area of the single building to which the building or annex building belongs

		(f) a statement to the effect that the type, structure, and floor area of the building referred to in (c) to (e) are in accordance with the specification	
44	Registration to preserve a statutory lien on construction work for real property when a new annex building is being constructed for a building for which ownership has been registered	(a) the matters to be registered which are set forth in the items of paragraph (1) of Article 83 of the Act (excluding item (iii)) (the amount of the claim provided for in item (i) of the same paragraph is to be the estimated amount of the construction costs)	(a) information certifying the cause of the registration

	<p>(b) the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the new annex building will be located and the parcel number of the land where the new annex building will be located (for an annex building that will be a condominium unit, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the single building to which the annex building is a part will be located, and the parcel number of the land where the condominium will be located)</p> <p>(c) the type, structure, and floor area of the new annex building that will be constructed</p> <p>(d) if the new annex building that will be constructed is a condominium unit: the structure and floor area of the single building to which the annex building belongs</p>	<p>(b) information certifying the contents of the specification (including the drawings) of the new annex building that will be constructed</p>
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		(e) a statement to the effect that the type, structure, and floor area of the building referred to in (c) and (d) are in accordance with the specification	
45	Registration of the transfer of a statutory lien when part of a secured claim is assigned or paid by subrogation	the amount of the part of the claim assigned or paid by subrogation	information certifying the cause of registration
46	Registration of the establishment of a pledge (excluding a revolving pledge; the same applies hereinafter in this row) or a sub-pledge	(a) the matters to be registered which are listed in the items of paragraph (1) of Article 83 of the Act (if any of the matters to be registered which are set forth in item (iv) of the same paragraph exist for real property that is located within the jurisdictional district of another registry office, this includes the matters set forth in Article 3, item (vii) and item (viii) with respect to the real property) (b) the matters to be registered which are set forth in the items of paragraph (1) of Article 95 of the Act	information certifying the cause of the registration

(cb) if, after the establishment of a pledge or a sub-pledge on a right to a single piece of real property or two or more pieces of real property has been registered, the applicant files an application for the registration of the creation of a pledge or sub-pledge on a right to another single piece of real property or two or more pieces of real property to secure the same claim: the following matters regarding the former registration (if there is an inventory of joint security for the former registration at the registry office with which the application is filed, the matters specified by Ministry of Justice Order)

1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located, and the parcel number of the land

		<p>2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building</p> <p>3. the details of priority</p>	
47	Registration of the establishment of a revolving pledge	(a) the matters to be registered which are set forth in the items of paragraph (1) of Article 83 of the Act (excluding item (i))	(a) information certifying the cause of the registration

(b) the matters to be registered which are set forth in the items of paragraph (1) of Article 95 of the Act

(b) if, after the establishment of a revolving pledge on a right to a single piece of real property or two or more pieces of real property has been registered (limited to one for which the registration referred to in Article 398-16 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Act has been made), the applicant files an application for the registration of the establishment of a revolving pledge on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration referred to in Article 398-16 of the Civil Code, if a registration exists for real property that is located within the jurisdictional district of another registry office in the former registration: the certificate of registered matters with regard to the former registration

(c) the matters to be registered which are set forth in the items of paragraph (2) of Article 88 of the Act as applied mutatis mutandis pursuant to Article 95, paragraph (2) of the Act
(d) for the registration referred to in Article 398-16 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code: a statement to the effect that the registration is the registration referred to in the same Article

(eb) if, after the establishment of a revolving pledge that is established on a right to a single piece of real property or two or more pieces of real property has been registered (limited to one for which the registration referred to in Article 398-16 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code has been made), the applicant files an application for the registration of the establishment of a revolving pledge on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration provided for in Article 398-16 of the Civil Code: the following matters with respect to the former registration

		<p>1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located, and the parcel number of the land</p> <p>2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building</p> <p>3. details of priority</p> <p>4. if an inventory of joint security exists at the registry office with which the application is filed: the matters specified by Ministry of Justice Order</p>	
48	Registration of the transfer of a pledge or sub-pledge when part of a secured claim is assigned or paid by subrogation	the amount of the part of the claim assigned or paid by subrogation	information certifying the cause of the registration

49	Registration when a pledge is used to secure other claims, or assigned or waived as provided for in the provisions of Article 376, paragraph (1) of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code	(a) the matters to be registered which are listed in the items of paragraph (1) of Article 83 of the Act (excluding item (i) of the same paragraph for registration of a disposition for a revolving pledge) (if any of the matters to be registered which are set forth in item (iv) of the same paragraph exist for real property that is located within the jurisdictional district of another registry office, this includes the matters listed in Article 3, item (vii) and item (viii) with respect to the real property)	(a) information certifying the cause of the registration
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(b) the matters to be registered which are set forth in the items of paragraph (1) of Article 95 of the Act

(b) if, after the establishment of a revolving pledge on a right to a single piece of real property or two or more pieces of real property has been registered (limited to one for which the registration referred to in Article 398-16 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code has been made), the applicant files an application for the registration of the disposition of a revolving pledge on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration referred to in Article 398-16 of the Civil Code, if a registration has been made for real property that is located within the jurisdictional district of another registry office in the former registration: the certificate of registered matters for the former registration

(cb) if, after the establishment of a pledge (excluding a sub-pledge) on a right to a single piece of real property or two or more pieces of real property has been registered, the applicant files an application for the registration of the disposition of a pledge (excluding a revolving pledge) on a right to another single piece of real property or two or more pieces of real property to secure the same claim: the following matters regarding the former registration (if there is an inventory of joint security for the former registration at the registry office with which the application is filed, the matters specified by Ministry of Justice Order)

1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located, and the parcel number of the land

2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building

3. the details of priority

(d) to register the disposition of a revolving pledge, the matters to be registered which are set forth in the items of paragraph (2) of Article 88 of the Act as applied mutatis mutandis pursuant to Article 95, paragraph (2) of the Act

(e) for the registration referred to in Article 398-16 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code: a statement to the effect that the registration is the registration provided for in Article 398-16 of the same Act

(f) if, after the establishment of a revolving pledge on a right to a single piece of real property or two or more pieces of real property has been registered (limited to one for which the registration referred to in Article 398-16 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code has been made), the applicant files an application for the registration of the disposition of a revolving pledge on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration referred to in Article 398-16 of the Civil Code : the following matters with respect to the former registration

		<p>1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located, and the parcel number of the land</p> <p>2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building</p> <p>3. the details of priority</p> <p>4. if an inventory of joint security exists at the registry office with which the application is filed: the matters specified by Ministry of Justice Order</p>	
50	Registration of subrogation pursuant to the provisions of Article 393 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code	(a) the right to real property due to which the senior pledgee has received payment, the value of the real property, and the amount of payment received	information certifying the cause of the registration

(b) the matters to be registered which are listed in the items of paragraph (1) of Article 83 of the Act (excluding item (i) of the same paragraph when a revolving pledge is registered) (if any of the matters to be registered which are stated in item (iv) of the same paragraph exist for real property that is located within the jurisdictional district of another registry office, this includes the matters set forth in Article 3, item (vii) and item (viii) with respect to the real property)

(c) the matters to be registered which are set forth in the items of paragraph (1) of Article 95 of the Act

		(d) for the registration of a revolving pledge, the matters to be registered which are as set forth in the items of paragraph (2) of Article 88 of the Act as applied mutatis mutandis pursuant to Article 95, paragraph (2) of the Act	
51	Registration when a revolving pledge is divided and assigned pursuant to the provisions of Article 398-12, paragraph (2) of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code	(a) the date of receipt and the application number for the registration of the establishment of the revolving pledge and the cause of the registration and the date thereof (b) the name and address of the obligor of the revolving pledge before the division and the scope of the claims to be secured (c) the maximum amount of each revolving pledge after the division	information certifying the cause of the registration

		<p>(d) if the special provisions pursuant to the proviso to Article 370 of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code or provisions on the date on which the principal secured is to be fixed have been registered for the revolving pledge before the division: such provisions</p> <p>(e) if an inventory of joint security exists for the revolving pledge before the division, the matters specified by Ministry of Justice Order</p>	
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52

Registration when the principal to be secured by a revolving pledge has been fixed pursuant to the provisions of Article 398-19, paragraph (2) of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Act (limited to one for which the registered holder independently files an application pursuant to the provisions of Article 93 of the Act as applied mutatis mutandis pursuant to Article 95, paragraph (2) of the Act)

information certifying that the request has been made pursuant to the provisions of Article 398-19, paragraph (2) of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code

53	<p>Registration when the principal to be secured by a revolving pledge has been fixed pursuant to the provisions of Article 398-20, paragraph (1), item (iii) of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Code (limited to one for which the registered holder independently files an application pursuant to the provisions of Article 93 of the Act as applied mutatis mutandis pursuant to Article 95, paragraph (2) of the Act)</p>		<p>information certifying that the notice was given as provided for in Article 49, paragraph (2) of the Civil Executive Act (Act No. 4 of 1979) (including when it is applied mutatis mutandis pursuant to Article 188 of the same Act) or that the notice was issued pursuant to the provisions of Article 55 of the National Tax Collection Act (Act No. 147 of 1959) (including when the same rules as those prescribed in the same Article are applied)</p>
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54

Registration when the principal to be secured by a revolving pledge has been fixed pursuant to the provisions of Article 398-20, paragraph (1), item (iv) of the Civil Code as applied mutatis mutandis pursuant to Article 361 of the same Act (limited to one for which the registered holder independently files an application pursuant to the provisions of Article 93 of the Act as applied mutatis mutandis pursuant to Article 95, paragraph (2) of the Act)

information certifying that an order for the commencement of bankruptcy proceedings has been issued against the obligor or the revolving pledgor

55	Registration of the establishment of a mortgage (excluding a revolving mortgage; the same applies hereinafter in this row)	(a) the matters to be registered which are listed in the items of paragraph (1) of Article 83 of the Act (if any of the matters to be registered which are set forth in item (iv) of the same paragraph exist for real property that is located within the jurisdictional district of another registry office, this includes the matters listed in Article 3, item (vii) and item (viii) with respect to the real property) (b) the matters to be registered which are set forth in the items of paragraph (1) of Article 88 of the Act	information certifying the cause of the registration
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(c) if, after the establishment of a mortgage on a right to a single piece of real property or two or more pieces of real property has been registered, the applicant files an application for the registration of the creation of a mortgage on a right to another single piece of real property or two or more pieces of real property to secure the same claim: the following matters with respect to the former registration (if an inventory of joint security exists for the former registration at the registry office at which the application is filed, the matters specified by Ministry of Justice Order)

1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located, and the parcel number of the land

		<p>2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building</p> <p>3. the details of priority</p>	
56	Registration of the establishment of a revolving mortgage	(a) the matters to be registered which are set forth in the items of paragraph (1) of Article 83 of the Act (excluding item (i))	(a) information certifying the cause of the registration

(b) the matters to be registered which are set forth in the items of paragraph (2) of Article 88 of the Act

(b) if, after the establishment of a revolving mortgage on a right to a single piece of real property or two or more pieces of real property (limited to one for which the registration referred to in Article 398-16 of the Civil Code has been made), the applicant files an application for the registration of the establishment of a revolving mortgage on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration provided for in Article 398-16 of the Civil Code, if a registration has been made for real property that is located within the jurisdictional district of another registry office in the former registration: the certificate of registered matters in the former registration

(c) for the registration referred to in Article 398-16 of the Civil Code: a statement to the effect that the registration is the registration provided for in the same Article

(d) if, after the establishment of a revolving mortgage on a right to a single piece of real property or two or more pieces of real property has been registered (limited to one for which the registration referred to in Article 398-16 of the Civil Code has been made), the applicant files an application for the registration of the establishment of a revolving mortgage on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration referred to in Article 398-16 of the Civil Code: the following matters with respect to the former registration

1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located, and the parcel number of the land

		<p>2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building</p> <p>3. the details of priority</p> <p>4. if an inventory of joint security exists at the registry office with which the application is filed: the matters specified by Ministry of Justice Order</p>	
57	Registration of the transfer of a mortgage when part of a secured claim is assigned or paid by subrogation	the amount of the part of the claim assigned or paid by subrogation	information certifying the cause of the registration

58	Registration when a mortgage is applied to secure other claims, or assigned or waived pursuant to the provisions of Article 376, paragraph (1) of the Civil Code	(a) the matters to be registered which are listed in the items of paragraph (1) of Article 83 of the Act (excluding item (i) of the same paragraph if a disposition for a revolving mortgage is registered) (if any of the matters to be registered set forth in item (iv) of the same paragraph exist for real property that is located within the jurisdictional district of another registry office, this includes the matters set forth in Article 3, item (vii) and item (viii) with respect to the real property)	(a) information certifying the cause of the registration
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(b) for the registration of a mortgage (excluding a revolving mortgage; the same applies in (c)): the matters to be registered which are set forth in the items of paragraph (1) of Article 88 of the Act

(b) if, after the establishment of a revolving mortgage on a right to a single piece of real property or two or more pieces of real property has been registered (limited to one for which the registration referred to in Article 398-16 of the Civil Code has been made), the applicant files an application for the registration of the disposition of a revolving mortgage on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration referred to in Article 398-16 of the Civil Code, if a registration has been made for real property that is located within the jurisdictional district of another registry office in the former registration: the certificate of registered matters for the former registration

(c) if, after the establishment of a mortgage on a right to a single piece of real property or two or more pieces of real property has been registered, the applicant files an application for the registration of the disposition of a mortgage on a right to another single piece of real property or two or more pieces of real property to secure the same claim: the following matters with regard to the former registration (if there is an inventory of joint security for the former registration at the registry office at which the application is filed, the matters specified by Ministry of Justice Order)

1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located and the parcel number of the land

2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building

3. the details of priority

(d) if the disposition of a revolving mortgage is registered: the matters to be registered which are set forth in the items of paragraph (2) of Article 88 of the Act

(e) for the registration referred to in Article 398-16 of the Civil Code: a statement to the effect that the registration is the registration provided for in the same Article

(f) if, after the establishment of a revolving mortgage on a right to a single piece of real property or two or more pieces of real property has been registered (limited to one for which the registration referred to in Article 398-16 of the Civil Code has been made), the applicant files an application for the registration of the disposition of a revolving mortgage on a right to another single piece of real property or two or more pieces of real property to secure the same claim, and applies for the registration referred to in Article 398-16 of the Civil Code: the following matters with respect to the former registration

1. for land, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the land is located and the parcel number of the land

		<p>2. for a building, the city ("shi"), ward ("ku"), county ("gun"), town ("machi"), village ("mura"), and "aza" where the building is located, the parcel number of the land, and the building number of the building</p> <p>3. the details of priority</p> <p>4. if an inventory of joint security exists at the registry office with which the application is filed: the matters specified by Ordinance of the Ministry of Justice Order</p>	
59	Registration of subrogation under the provisions of Article 393 of the Civil Code	(a) the right to real property from which the senior mortgagee has received payment, the value of the real property, and the amount of payment received	information certifying the cause of the registration

(b) the matters to be registered which are listed in the items of paragraph (1) of Article 83 of the Act (excluding item (i) of the same paragraph if a revolving mortgage is registered) (if any of the matters to be registered which are stated in item (iv) of the same paragraph exist for real property that is located within the jurisdictional district of another registry office, this includes the matters set forth in Article 3, item (vii) and item (viii) with respect to the real property)

(c) for the registration of a mortgage (excluding a revolving mortgage): the matters to be registered which are set forth in the items of paragraph (1) of Article 88 of the Act

		(d) for the registration of a revolving mortgage: the matters to be registered which are listed in the items of paragraph (2) of Article 88 of the Act	
60	Registration when a revolving mortgage is divided and assigned pursuant to the provisions of Article 398-12, paragraph (2) of the Civil Code	(a) the date of receipt and the application number, and the cause of the registration and the date relating to the establishment of the revolving mortgage was registered (b) the name and address of the obligor of the revolving mortgage before the division and the scope of the claims to be secured (c) the maximum amount of each revolving mortgage after the division	information certifying the cause of the registration

		(d) if the special provisions pursuant to the proviso to Article 370 of the Civil Code or provisions on the date on which the principal is to be fixed have been registered for the revolving pledge before the division: those provisions (e) if an inventory of joint security exists for the revolving mortgage before the division: the matters specified by Ministry of Justice Order	
61	Registration when the principal secured for a revolving mortgage has been fixed pursuant to the provisions of Article 398-19, paragraph (2) of the Civil Code (limited to one for which the registered holder independently files an application pursuant to the provisions of Article 93 of the Act)		information certifying that the request has been made pursuant to the provisions of Article 398-19, paragraph (2) of the Civil Code

62	Registration when the principal secured for a revolving mortgage has been fixed pursuant to the provisions of Article 398-20, paragraph (1), item (iii) of the Civil Code (limited to one for which the registered holder independently files an application pursuant to the provisions of Article 93 of the Act)		information certifying that the notice was given as provided for in Article 49, paragraph (2) of the Civil Executive Act (including the case where it is applied mutatis mutandis pursuant to Article 188 of the same Act) or that the notice was issued pursuant to the provisions of Article 55 of the National Tax Collection Act (including the case where the same rules as those prescribed in the same Article are applied)
63	Registration when the principal secured for a revolving mortgage has been fixed pursuant to the provisions of Article 398-20, paragraph (1), item (iv) of the Civil Code (limited to one for which the registered holder independently files an application pursuant to the provisions of Article 93 of the Act)		information certifying that an order to commence bankruptcy proceedings against the obligor or the revolving mortgagor has been issued
64	Registration of a special agreement on redemption	if there are provisions on the purchase price and contract cost paid by the buyer and the period for redemption: those provisions	information certifying the cause of the registration

Registrations involving a trust			
65	Registration of a trust		<p>(a) for a trust created by the method set forth in Article 3, item (iii) of the Trust Act: the notarial deed, etc. (concerning a notarial deed, the transcript) prescribed in Article 4, paragraph (3), item (i) of the same Act or the document or electromagnetic record referred to in item (ii) of the same paragraph and information certifying that the notice has been given as provided for in the same item</p> <p>(b) for a trust other than the one prescribed in (a): information certifying the cause of the registration</p> <p>(c) information that must be recorded in the inventory of a trust</p>
66	Registration of the transfer of a right as a result of a change of trustee in relation to real property that is part of trust property (limited to one for which the new trustee appointed pursuant to the provisions of Article 100, paragraph (1) of the Act files an application independently)		<p>information certifying that the trustee's duties have been terminated due to the reasons prescribed in Article 100, paragraph (1) of the Act, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties, and information certifying that the new trustee has been appointed</p>

66-2

Registration of the change of a right with respect to real property that is part of trust property (excluding the registration referred to in the following row and in row 67)

(a) if the applicant files an application for the registration of a change in a right to real property that is part of the trust property of a trust for which the provisions referred to in Article 97, paragraph (1), item (ii) of the Act exist, and the applicant is the beneficiary: information certifying that the applicant is the beneficiary who has been appointed under the conditions or by the method referred to in that item or who is provided for in those provisions
(b) if the applicant files an application for the registration of a change to a right to real property that is part of the trust property of a trust with a certificate of beneficial interest prescribed in Article 185, paragraph (3) of the Trust Act, and the applicant is the beneficiary: the following information
1. if the beneficiary is the beneficiary of a beneficial interest for which a certificate of beneficial interest has been issued: the certificate of beneficial interest for the beneficial interest

2. if the beneficiary is the beneficiary of the transfer of the beneficial interest provided for in Article 127-2, paragraph (1) of the Act on the Transfer of Corporate Bonds, Shares, etc. (Act No. 75 of 2001): a document that has been delivered to the beneficiary pursuant to the provisions of Article 127-27, paragraph (3) of the same Act or a document delivered or information provided pursuant to the provisions of Article 277 of the same Act

3. if the beneficiary is the beneficiary of a beneficial interest for which there are provisions in Article 185, paragraph (2) of the Trust Act: the document or electromagnetic record referred to in Article 187, paragraph (1) of the Act

(c) if the applicant files an application for the registration of a change to a right by reason of the consolidation or split of the trust: the following information

1. if there is no risk of harm from the consolidation or splitting of the trust to the obligee who holds claims to an obligation covered by the trust property provided for in Article 2, paragraph (9) of the Trust Act in connection with the former trust, with the split trust provided for in Article 155, paragraph (1), item (vi) of the Trust Act, or with the succeeding trust provided for in the same item: information certifying that there is no such risk

2. in a case other than the case referred to in 1.: information certifying that the trustee has given public notice or given notice pursuant to the provisions of Article 152, paragraph (2), Article 156, paragraph (2) and Article 160, paragraph (2) of the Trust Act (or, if the trustee is a corporation that, in addition to public notice in an official gazette, has given a public notice by publication in a daily newspaper that publishes matters related to current affairs or by the method of electronic public notices provided for in Article 152, paragraph (3), item (ii) of the same Act under the provisions of Article 152, paragraph (3), Article 156, paragraph (3) or Article 160, paragraph (3) of the same Act, information certifying that the trustee has given public notice by these methods), and certifying that if an obligee has stated their objections, reasonable property has been entrusted for the purpose of having the obligee receive payment, or certifying that there is no risk of the obligee being harmed by the consolidation or split of the trust

66-3	Registration of the change of a right as a result of a trust created by the method set forth in Article 3, item (iii) of the Trust Act		the notarial deed, etc. provided for in Article 4, paragraph (3), item (i) of the Trust Act (if this is a notarial deed, a transcript of the notarial deed) or the document or electromagnetic record provided for in item (ii) of the same paragraph and information certifying that the notice provided for in the same item has been given
67	Registration of the change of a right as a result of the termination of some of the trustee's duties with respect to real property that is part of the trust property (limited to one for which another trustee independently files an application pursuant to the provisions of Article 100, paragraph (2) of the Act)		information certifying that some of the trustee's duties have been terminated due to the reasons provided for in Article 100, paragraph (1) of the Act, which is prepared by the mayor of the municipality, the registrar, or any other public officer in the course of their duties
Provisional registration			

68	Provisional registration pursuant to the provisions of Article 107, paragraph (1) of the Act when the person obliged to register the provisional registration has given their consent		<p>(a) information certifying the cause of the registration</p> <p>(b) information certifying the consent of the person obliged to register regarding the provisional registration, which is prepared by the person obliged to register</p>
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69	Definitive registration based on a provisional registration of ownership		<p>(a) if there is a third party with an interest in the registration (including a holder or endorser of mortgage securities with an interest in the definitive registration): information certifying the approval of the third party which is prepared by the third party (including information certifying that the seizure or the deposit of the settlement amount provided for in the main text of Article 18 of the Act on Contract for Establishment of Security Interests by Use of Provisional Registration (Act No. 78 of 1978) which may be substituted for consent pursuant to the provisions of the main text of the same Article) or information certifying that a judicial decision that may be asserted against the third party has been issued</p> <p>(b) if the third party referred to in (a) is the holder or endorser of the mortgage securities: the mortgage securities</p>
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70	Cancellation of a provisional registration (limited to one for which the person who has an interest in the registration of a provisional registration independently files an application pursuant to the provisions of the second sentence of Article 110 of the Act)		<p>(a) information certifying the cause of the registration</p> <p>(b) information certifying the approval of the registered holder of the provisional registration which is prepared by the registered holder, or information certifying that a judicial decision that may be asserted against the registered holder has been issued</p> <p>(c) if there is a third party with an interest in the registration: information certifying the approval of the third party which is prepared by the third party, or information certifying that a judicial decision that may be asserted against the third party has been issued</p>
Registration of a provisional disposition			

71	<p>Cancellation of a registration that has been made after a prohibition on the disposal of property has been registered (excluding a registration that is made together with the provisional registration for the purpose of preservation) pursuant to the provisions of Article 53, paragraph (1) of the Civil Provisional Remedies Act (limited to a registration for which the obligee under the provisional disposition independently files an application pursuant to the provisions of Article 111, paragraph (1) of the Act (including when these are applied mutatis mutandis pursuant to paragraph (2) of the same Article)</p>		<p>information certifying that the notice provided for in Article 59, paragraph (1) of the Civil Provisional Remedies Act has been given</p>
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72	Cancellation of a registration that has been made after a prohibition on the disposal of property has been registered along with the provisional registration for the purpose of preservation (limited to a registration for which the obligee under the provisional disposition independently files an application pursuant to the provisions of Article 113 of the Act)		information certifying that the notice provided for in Article 59, paragraph (1) of the Civil Provisional Remedies Act has been given
Registrations involving a government agency or public office			
73	Registration of a right when the State or a local public entity is the person entitled to register (limited to a registration commissioned by the government agency or public office pursuant to the provisions of Article 116, paragraph (1) of the Act)		(a) information certifying the cause of the registration

			(b) information certifying the approval of the person entitled to register, which is prepared by the person entitled to register
74	Registration of the transfer of ownership by reason of expropriation of real property	if the applicant files an application for the registration of a transfer of ownership by reason of the expropriation of land: the purpose, date of receipt, and application number, the cause of the registration, and the date thereof, as well as the details of priority for a registration that must be designated pursuant to the provisions of the first sentence of paragraph (4) of Article 118 of the Act in connection with the right that has been extinguished, or the attachment, provisional attachment, or provisional disposition that has lost its effect by reason of expropriation	(a) information certifying that the determination in favor of the expropriation remains effective and other information certifying the cause of the registration

			(b) if the applicant files an application for the registration of a transfer of ownership by reason of the expropriation of land: information certifying that the right referred to in the application information column of this row has been extinguished, or that the attachment, provisional seizure, or provisional disposition referred to in the same column has lost its effect
75	Registration of the extinction of a right by reason of the expropriation of a right other than ownership of real property		information certifying that the determination in favor of the expropriation remains effective and other information certifying the cause of the registration