

TRUSTEE UPDATE PROJECT

INFORMATION PACK FOR CLUBS



**12 FITZWILLIAM PLACE
DUBLIN 2**

TEL: 661 9500

FAX: 678 9192

DX: 109027 FITZWILLIAM

EMAIL: INFO@REDDYCHARLTON.IE

WEBSITE : WWW.REDDYCHARLTON.IE

**WARNING: THIS PACK CONTAINS LEGAL DOCUMENTS. IT IS RECOMMENDED THAT YOU TAKE LEGAL ADVICE
BEFORE ENTERING INTO ANY OF THE DOCUMENTS.**

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NOTICE

No responsibility is accepted by Reddy Charlton LLP for errors or omissions in this pack. The documents are intended as specimens only and should be amended in every case to suit the particular circumstances prevailing. This edition reflects the law of the Republic of Ireland and Northern Ireland as at June 2017. Where this pack is being used by units in jurisdictions outside of the Republic of Ireland and Northern Ireland then particular care should be taken to ensure compliance with the laws of such jurisdiction.

EXPLANATORY MEMORANDUM

Background

The GAA has established a trust company (“Iontaobhas Corparáideach Chumann Lúthchleas Gael Cuideachta Faoi Theorainn Ráthaíochta”) Corporate Trustee to hold on trust property for various units of the Association. Traditionally, real property of the Association was held by personal trustees and this can prove cumbersome from time to time.

In an effort to streamline how property is held throughout the Association the GAA is providing its units with the option to hold property through the Corporate Trustee.

Optional not Mandatory

This is a facility open to units but is entirely optional. Holding property through the Corporate Trustee does not in any way affect the ownership; the Corporate Trustee is merely holding on trust in the same way as personal trustees do.

The proposed changes have required amendments to the Official Guide, the Club Constitution and the Declaration of Trust. In summary, the texts previously seen in the club constitution and declaration of trust have been moved to the Official Guide.

The Section of the Official Guide dealing with property is Chapter 5 and this has been amended and can be found [here](#) or on www.gaa.ie The Association has prepared a Code of Trustees which sets out the provisions dealing with trustees which had been part of Chapter 5 and contained in the Declaration of Trust. Clause 10 of the Club Constitution which deals with Assets and Trustees is now a brief reference to the relevant sections of Chapter 5 of the Official Guide. This is set out at **Appendix 1**.

What Options are available to Clubs?

1. **Option 1** - Clubs may elect to do nothing and to continue to hold club property through personal trustees.
2. **Option 2** - Clubs may elect to introduce a partial change in that case property is held by a combination of personal trustees and the corporate trustee.
3. **Option 3** - Clubs may elect to have property held only through the corporate trustee.

What are the advantages of changing to Option 3 where property is held only by the Corporate Trustee?

- Individuals are no longer trustees and therefore are not exposed should the club/unit be sued.
- It is a straightforward manner of holding title. Currently, when individual trustees retire or die there can be delays and cost in having them removed from title and the property transferred into the name of incoming trustees. Accordingly over a period of a number of years this can give rise to significant difficulties when dealing with club property. This does not arise in the case of the Corporate Trustee.
- If a personal trustee was to get into financial difficulties, resulting in a judgment being obtained and registered on club property, this can cause complications and delays in any dealings with the property.
- Any dealings with club property will be streamlined without having to have multiple documents executed by a number of different personal trustees.

If our club wants to take advantage of the changes what do we need to do?

- Firstly you need to check if the real property of the club is subject to a charge or sports grant. If so, then consent of the lender to the change of the legal ownership is required. This may require new documents to be put in place given the change of legal ownership. The club should consult with their solicitor on this point. GAA have a frequently asked questions sheet in relation to mortgages and charges which provides further information if needed.
- The Executive Committee of the Club determine whether the Corporate Trustee or other persons are appointed trustee.
- The appointment of the Corporate Trustee is approved at a general meeting of the members of the Club. This is documented by way of a resolution of the club (see specimen resolution at **Appendix 2**). This is an internal document retained in club records.
- A certificate of club secretary confirms the nomination of the club executive and resolutions reached. (see specimen certificate at **Appendix 3**). This certificate is conclusive evidence to any third parties such as funders, purchasers or vendors of the determination of the club and the identity of trustees.

- All trustees will complete a declaration of trust. Specimen forms of declarations are attached at **Appendix 4**.
- A Deed of Transfer transferring the property from existing trustees to new trustees requires completion to update the title documents for the club property. Specimen forms of Deeds of Transfer are attached at **Appendix 5**. In the Republic of Ireland, a stamp duty return needs to be filed online by your solicitor and the stamp certificate attached to the deed. The deed will then be registered in the appropriate registry, either Land Registry or Registry of Deeds.

How much will it cost?

- The Association has developed this pack to guide its units on the transfer process. As the documents are specimens only and there are a variety of options open to clubs, it is recommended that you engage with your solicitor to have the correct documents completed. Legal costs will be the responsibility of each unit.
- In the Republic of Ireland, there will be property registration fees of €130.00 assuming the property is held under a Land Registry title. If the title is Registry of Deeds a fee of €50.00 will apply. It is recommended that you also obtain an up to date folio and file plan once the registration has completed which will cost an additional €40.00. Prices quoted are as at June 2017 and subject to further change. See www.prai.ie for further details.

If you are a club or unit situate in Northern Ireland

Please take legal advice from the club's solicitor on completion of the documents as there are particular requirements under Trust law and/or Charity law which may have a bearing on your club. There is no requirement under the laws of Northern Ireland to file a stamp duty return where there is no valuable consideration passing. There are prescribed forms for use with Land Registry transfers in Northern Ireland. Land Registry fees can be found [here](#).

If you are a club or unit situate in England and Wales

Due to particular requirements of trusts legislation in England and Wales, there are restrictions on the options available to those units and this is noted in Chapter 5 of the Official Guide. You should take legal advice to ensure documents are completed correctly and in compliance with legislation. The requirements as to stamping and registration of documents should also be checked with your legal adviser.

A link to the current GAA rules & regulations can be found [here](#) or on www.gaa.ie.

FREQUENTLY ASKED QUESTIONS

Do I need the Corporate Trustee's Tax number to stamp the Deed of Conveyance?

The normal revenue rules apply in relation to the stamping of deeds and whether the deed is a conveyance on sale liable to stamping i.e. where there is a change of beneficial owner. Further information can be found [here](#).

When it is a new acquisition, the tax number of the club as beneficial owner should be used and Section 82b relief from stamp duty applied for if criteria met. When transferring to corporate trustee or updating the trustees, there is no change of beneficial owner so no stamping required.

The PRAI have raised queries in relation to the difference in the name on deed and the name on the stamp certificate. This point should be addressed when lodging the dealing that it is dealing by trustees on behalf of a club who is the beneficial owner.

Will adding the Corporate Trustee as a co-owner/transferring property into ownership of the Corporate Trustee affect the control of the club?

It is an effort to streamline how property is held throughout the Association the GAA is providing its units with the option to hold property through the Corporate Trustee.

This is a facility open to units but is entirely optional. Holding property through the Corporate Trustee does not in any way affect the ownership or the control by clubs; the Corporate Trustee is merely holding on trust in the same way as personal trustees do.

What are the steps involved in mortgaging the clubs property?

- Obtain approvals as per Code of Trustees;
- Apply for consent from Central Council of GAA;
- Review Bank documents to ensure compliance with templates note that GAA has agreed amendments to specimen bank forms and those should be reflected in the drafts. The Corporate Trustee will not sign documents which are not consistent with agreed format.

How to deal with banks and what completion documents/deliverables should be given and how should standard documents be amended to suit when corporate trustee is on title

- The Corporate Trustee will give the charge – not necessary for unit to separately join in the charge;
- The Charge is to be limited to the liability of the unit (and identify that unit);#
- Check if trustee is primarily liable but subject to right of indemnity from unit as per Official Guide (OG);
- Set out how trustee is authorised to dispose and charge property pursuant to OG i.e. delivery of consents;
- Insert limitations on liability to protect trustee and members of units and club officer (see below);
- If personal assets of club being held as security then officers of club hold this and need to join in charge but this is not a desirable form of security for bank due to complexities in Bills of Exchange Acts.

What should the limitation of liability clause look like?

In order to limit the recourse against the trustees under the Official Guide, one should insert language in the agreements and deeds as follows:-

“[] and [] (“the Trustees”) are acting on behalf of [name of unit] (“the Unit”). Recourse against the Trustees shall be limited to the assets of the Unit and a purchaser, mortgagee or other person or entity dealing with the Unit shall have no recourse to any other assets (including the personal assets of the Trustees) ”.

What Companies Office formalities may apply?

Note if there is an update of trustees from personal names to corporate trustee and there is an existing mortgage/charge on the property then note;

- Consent of chargeholder to the updating of security will be required;
- Deed of Novation may be required; and
- Form C3 registered in the companies office to confirm the acquisition of charged property by the corporate trustee. This is a company office form which must be

completed in physical copy and filed with the Companies Office within 21 days of the change of title.

Please liaise with the chargeholder in all circumstances for their specific requirements as this can vary from lender to lender

What Anti Money Laundering (“AML”) and Know Your Client (“KYC”) documents are required by the bank?

- The GAA will discuss and agree with banks as required. This should be evidence of the identification and utility bill for the controllers of the club i.e. the club executive.
- Please note the requirements of the recently introduced Central Register of Beneficial Ownership of Trusts (“CRBOT”).
- There is an obligation on trustees to register details on CRBOT. Please also note that, as part of banks KYC process, they will often ask clubs to confirm that such registration has been done and is up to date. Please assemble this information early and have it available for your solicitor and lender.

APPENDIX 1

UPDATED CLAUSE 10 CLUB CONSTITUTION

Please refer to the [GAA Official Guide](#) for further guidance.

APPENDIX 2

SAMPLE RESOLUTION OF UNIT MEMBERS

The [NAME OF CLUB] (“the Club”)

MINUTES OF A SPECIAL GENERAL MEETING OF THE MEMBERS OF [] CLUB
HELD AT [ADDRESS] ON [DATE].

PRESENT: [REFER TO ATTENDANCE LOG FOR THOSE PRESENT AND THOSE NOT PRESENT]

CHAIRPERSON: [NAME OF CHAIRPERSON]

[IN ATTENDANCE: [LIST ANY OTHERS (FOR EXAMPLE, PROFESSIONAL ADVISERS) IN
ATTENDANCE]]

1. **Chairperson**

The Chairperson called the meeting to order.

2. **Quorum**

The Chairperson noted that a quorum¹ was present in accordance with the Club’s constitution and declared the meeting open.

3. **Notice**

The Chairperson invited the meeting to treat the Notice of the Meeting as read.²

4. **Business of the Meeting**

[INSERT SUMMARY OF THE PURPOSE OF THE MEETING]

5. **Resolution**

IT WAS RESOLVED by the members of the Club as follows:-

- 5.1. **[APPOINTMENT OF TRUSTEES – OPTION 1]** [INSERT THE FIVE NAMED TRUSTEES] were appointed trustees for and on behalf of the Club in accordance with Clause 1.(b)(i)(a) of the Code of Trustees; **OR**

¹ Twenty percent of full members eligible to vote shall be a quorum.

² Current form of club constitution requires ten days clear notice of a special general meeting

5.2. **[APPOINTMENT OF TRUSTEES – OPTION 2] [INSERT THE THREE NAMED TRUSTEES]** and the Corporate Trustee were appointed trustees for and on behalf of the Club in accordance with Clause 1.(b)(i)(b) of the Code of Trustees; **OR**

5.3. **[APPOINTMENT OF TRUSTEES – OPTION 3]**the Corporate Trustee was appointed trustee for and on behalf of the Club in accordance with Clause 1.(b)(i)(c) of the Code of Trustees;

5.4. That the aforesaid appointment shall be in respect of all Real Property now or at any time in the future held by the Club.

6. Close of Meeting

The Chairperson declared the conclusion of the business of the meeting.

I HEREBY CERTIFY the forgoing to be true minutes of the above meeting.

.....
SIGNED CHAIRPERSON

Dated [] this [] day of []

APPENDIX 3

SAMPLE CERTIFICATE OF UNIT SECRETARY

I, [] Secretary of [] Club (“the Unit”) hereby certify as follows:

1. that I am the Secretary of the Unit;
2. that on the [] day of [] the Executive Committee of the Unit determined that [INSERT NAMES OF TRUSTEES AND/OR CORPORATE TRUSTEE] shall be appointed trustees for and on behalf of the Unit.
3. that on [] day of [] at a special general meeting of the Unit it was resolved that:
 - 3.1. **[APPOINTMENT OF TRUSTEES – OPTION 1]** [INSERT THE FIVE NAMED TRUSTEES] were appointed trustees for and on behalf of the Unit in accordance with Clause 1.(b)(i)(a) of the Code of Trustees; **OR**
 - 3.2. **[APPOINTMENT OF TRUSTEES – OPTION 2]** [INSERT THE THREE NAMED TRUSTEES] and the Corporate Trustee were appointed trustees for and on behalf of the Unit in accordance with Clause 1.(b)(i)(b) of the Code of Trustees; **OR**
 - 3.3. **[APPOINTMENT OF TRUSTEES – OPTION 3]** the Corporate Trustee was appointed trustee for and on behalf of the Unit in accordance with Clause 1.(b)(i)(c) of the Code of Trustees;
 - 3.4. That the aforesaid appointment shall be in respect of all Real Property now or at any time in the future held by the Club.

Dated this [] day of [] 20[]

SIGNED:

UNIT SECRETARY

APPENDIX 4

UPDATED DECLARATIONS OF TRUST

OPTION 1 – CODE OF TRUSTEES – CLAUSE 1(b)(i)(a)

CUMANN LÚTHCHLEAS GAEL

DRAFT DECLARATION OF TRUST FOR CLUBS



12 FITZWILLIAM PLACE

DUBLIN 2

TEL: 661 9500

FAX: 678 9192

DX: 109027 FITZWILLIAM

EMAIL: INFO@REDDYCHARLTON.IE

WEBSITE : WWW.REDDYCHARLTON.IE

[If the property is Land Registry:-]

**THE PROPERTY REGISTRATION AUTHORITY
LAND REGISTRY**

COUNTY []

FOLIO []

[Delete above if property is Registry of Deeds]

This Declaration of Trust is made [] day of []

Between

1. [] of []; and
2. [] of []; and
3. [] of []; and
("the Club Trustees")
4. [] of [] ("the County Trustee"); and
5. [] of [] ("the Provincial Trustee"); and

hereinafter collectively called "the Trustees" ,which expression shall include the Trustee or Trustees for the time being of these presents, where the context so admits or requires.

NOW THIS DEED WITNESSES AS FOLLOWS

1. Definitions

1.1. **"The Official Guide"** means the Official Guide of the Gaelic Athletic Association together with the Code of Trustees referenced at Appendix 2 of same both as amended or replaced from time to time.

1.2. **"The Property"** means the property specified in the schedule hereto.

2. Acknowledgement and Declaration of Trust

The Trustees acknowledge and declare as follows:-

2.1. The Trustees are the legal owners of the Property.

2.2. The Club Trustees have been appointed trustees of the Property for and on behalf of **the [INSERT NAME OF CLUB]** Gaelic Athletic Association.

- 2.3. The County Trustee has been appointed trustee of the Property for and on behalf of the **[INSERT RELEVANT COUNTY]** County Committee of the Gaelic Athletic Association.
- 2.4. The Provincial Trustee has been appointed trustee of the Property for and on behalf of the **[INSERT RELEVANT PROVINCE]** Provincial Committee of the Gaelic Athletic Association.
- 2.5. The Property is held by the Trustees upon Trust for the benefit of **[insert name of club]** (“the Trust”).
- 2.6. The Trust is subject to and governed by the provisions of the Official Guide as amended from time to time.
- 2.7. This Deed shall where appropriate or necessary be deemed to be varied and shall be read and interpreted in such a manner as may be required or necessary to bring it into conformity with the terms of the Declaration of Trust approved by the Central Council of the Gaelic Athletic Association at any time after the date of this Deed and all such variations and/or amendments shall be deemed to form part of same.
- 2.8.** Without limitation, the provisions of the Official Guide as to the restriction and limitation of the Trustees’ powers, the removal of Trustees, the appointment of new Trustees, appointment of an attorney to act on behalf of removed Trustee, the proceedings of Trustees, dealings with third parties and other relevant provisions of the Official Guide shall govern the Trustees and the Trust and those provisions of the Official Guide be deemed to be incorporated and form part of this deed as if they were set out herein in full

SCHEDULE

[DETAILS OF PROPERTY]

<p>SIGNED and DELIVERED as a DEED by the said CLUB TRUSTEE in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of []</p>
--	--------------------------------------

<p>SIGNED and DELIVERED as a DEED by the said CLUB TRUSTEE in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of []</p>
--	--------------------------------------

<p>SIGNED and DELIVERED as a DEED by the said CLUB TRUSTEE in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of []</p>
<p>SIGNED and DELIVERED as a DEED by the said COUNTY TRUSTEE in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of []</p>

SIGNED and DELIVERED as a DEED
by the said **PROVINCIAL TRUSTEE**
in the presence of:

Witness Signature: _____

Witness Name: _____

Address: _____

Occupation: _____

Signature of []

OPTION 2 – CODE OF TRUSTEES – CLAUSE 1(b)(i)(b) – NOTE THIS IS THE ONLY OPTION AVAILABLE FOR REAL PROPERTY HELD BY A CLUB SITUATE IN ENGLAND AND WALES

CUMANN LÚTHCHLEAS GAEL

DRAFT DECLARATION OF TRUST FOR CLUBS



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[If the property is Land Registry:-]

**THE PROPERTY REGISTRATION AUTHORITY
LAND REGISTRY**

COUNTY []

FOLIO []

[Delete above if property is Registry of Deeds]

This Declaration of Trust is made [] day of []

Between

6. [] of []; and

7. [] of []; and

8. [] of []; and

("the Club Trustees")

9. **IONTAOBHAS CORPARÁIDEACH CHUMANN LÚTHCHLEAS GAEL CUIDEACHTA FAOI THEORAINN RÁTHAÍOCHTA** having its registered office at Páirc an Chrócaigh, Dublin 3 ("the Corporate Trustee")

hereinafter collectively called "the Trustees" ,which expression shall include the Trustee or Trustees for the time being of these presents, where the context so admits or requires.

NOW THIS DEED WITNESSES AS FOLLOWS

3. Definitions

3.1. **"The Official Guide"** means the Official Guide of the Gaelic Athletic Association together with the Code of Trustees referenced at Appendix 2 of same both as amended or replaced from time to time.

3.2. **"The Property"** means the property specified in the schedule hereto.

4. Acknowledgement and Declaration of Trust

The Trustees acknowledge and declare as follows:-

4.1. The Trustees are the legal owners of the Property.

- 4.2. The Club Trustees have been appointed trustees of the Property for and on behalf of **the [INSERT NAME OF CLUB]** Gaelic Athletic Association.
- 4.3. The Corporate Trustee has been appointed trustee of the Property for and on behalf of
- 4.3.1. the **[INSERT RELEVANT COUNTY]** County Committee of the Gaelic Athletic Association; and
- 4.3.2. the **[INSERT RELEVANT PROVINCE]** Provincial Committee of the Gaelic Athletic Association.
- 4.4. The Property is held by the Trustees upon Trust for the benefit of **[insert name of club]** (“the Trust”).
- 4.5. The Trust is subject to and governed by the provisions of the Official Guide as amended from time to time.
- 4.6. This Deed shall where appropriate or necessary be deemed to be varied and shall be read and interpreted in such a manner as may be required or necessary to bring it into conformity with the terms of the Declaration of Trust approved by the Central Council of the Gaelic Athletic Association at any time after the date of this Deed and all such variations and/or amendments shall be deemed to form part of same.
- 4.7.** Without limitation, the provisions of the Official Guide as to the restriction and limitation of the Trustee’s powers, the removal of Trustees, the appointment of new Trustees, appointment of an attorney to act on behalf of removed Trustee, the proceedings of Trustees, dealings with third parties and other relevant provisions of the Official Guide shall govern the Trustees and the Trust and those provisions of the Official Guide be deemed to be incorporated and form part of this deed as if they were set out herein in full

SCHEDULE

[DETAILS OF PROPERTY]

SIGNED and DELIVERED as a DEED
by the said **CLUB TRUSTEE**
in the presence of:

Witness Signature: _____

Witness Name: _____

Address: _____

Occupation: _____

Signature of []

SIGNED and DELIVERED as a DEED
by the said **CLUB TRUSTEE**
in the presence of:

Witness Signature: _____

Witness Name: _____

Address: _____

Occupation: _____

Signature of []

SIGNED and DELIVERED as a DEED
by the said **CLUB TRUSTEE**
in the presence of:

Witness Signature: _____

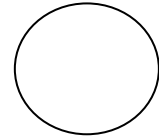
Witness Name: _____

Address: _____

Occupation: _____

Signature of []

PRESENT when the Common Seal of
THE CORPORATE TRUSTEE was affixed hereto
and this **DEED** has been **DELIVERED**:



Director

Director/Secretary

OPTION 3 – CODE OF TRUSTEES – CLAUSE 1(b)(i)(c)

CUMANN LÚTHCHLEAS GAEL

DRAFT DECLARATION OF TRUST FOR CLUBS



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[If the property is Land Registry:-]

**THE PROPERTY REGISTRATION AUTHORITY
LAND REGISTRY**

COUNTY []

FOLIO []

[Delete above if property is Registry of Deeds]

This Declaration of Trust is made [] day of [] by

IONTAOBHAS CORPARÁIDEACH CHUMANN LÚTHCHLEAS GAEL CUIDEACHTA FAOI THEORAINN RÁTHAÍOCHTA having its registered office at Páirc an Chrócaigh, Dublin 3 (“the Corporate Trustee”) which expression shall include its successors and assigns, where the context so admits or requires.

NOW THIS DEED WITNESSES AS FOLLOWS

5. Definitions

5.1. **“The Official Guide”** means the Official Guide of the Gaelic Athletic Association together with the Code of Trustees referenced at Appendix 2 of same both as amended or replaced from time to time.

5.2. **“The Property”** means the property specified in the schedule hereto.

6. Acknowledgement and Declaration of Trust

The Corporate Trustee acknowledges and declares as follows:-

6.1. The Corporate Trustee is the legal owner of the Property.

6.2. The Property is held by the Corporate Trustee upon Trust for the benefit of **[insert name of club]** (“the Trust”).

6.3. The Trust is subject to and governed by the provisions of the Official Guide as amended from time to time.

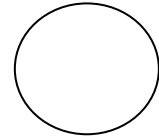
6.4. This Deed shall where appropriate or necessary be deemed to be varied and shall be read and interpreted in such a manner as may be required or necessary to bring it into conformity with the terms of the Declaration of Trust approved by the Central Council of the Gaelic Athletic Association at any time after the date of this Deed and all such variations and/or amendments shall be deemed to form part of same.

6.5. Without limitation, the provisions of the Official Guide as to the restriction and limitation of Trustee's powers, the removal of Trustees, the appointment of new Trustees, appointment of an attorney to act on behalf of removed Trustee, the proceedings of Trustees, dealings with third parties and other relevant provisions of the Official Guide shall govern the Trustees and the Trust and those provisions of the Official Guide be deemed to be incorporated and form part of this deed as if they were set out herein in full

SCHEDULE

[DETAILS OF PROPERTY]

PRESENT when the Common Seal of
THE CORPORATE TRUSTEE was affixed hereto
and this **DEED** has been **DELIVERED**:



Director

Director/Secretary

APPENDIX 5

SPECIMEN DEEDS OF TRANSFER UPDATING VESTING OF PROPERTY IN NEW TRUSTEES

WARNING: THIS IS A LEGAL DOCUMENT. PLEASE CONSULT YOUR SOLICITOR PRIOR TO COMPLETING THIS DOCUMENT.

[EXISTING TRUSTEES]

TO

[REMAINING TRUSTEES] and [NEW TRUSTEES]³

DEED OF TRANSFER BETWEEN TRUSTEES⁴



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³ **OPTION 1 – CODE OF TRUSTEES – CLAUSE 1(b)(i)(a)**

⁴ **IT IS ASSUMED THAT THE PROPERTY IS LAND REGISTRY FREEHOLD. IF OTHERWISE ADAPT TO SUIT CIRCUMSTANCES**

**PROPERTY REGISTRATION AUTHORITY
LAND REGISTRY**

COUNTY

FOLIO

Transfer dated the day of

[**INSERT ALL EXISTING TRUSTEES NAMES AND ADDRESSES**] (“the Transferors”), are the registered owners of all the property described in Folio [] of the register County [] (“the Property”).

In consideration of the Property **THE TRANSFERORS** the registered owners as trustees and by virtue of the powers vested in them by the Land and Conveyancing Law Reform Act 2009⁵ and all other powers so enabling **HEREBY TRANSFER** the Property to [**INSERT NAMES OF REMAINING TRUSTEES**] and [**INSERT NAMES OF NEW PERSONAL TRUSTEES**] (“the Transferee(s)) [to be held by the Transferees as joint tenants];

The address of **the Transferee(s)** in the State for service of notices is/are:

[**INSERT RELEVANT ADDRESSES FOR THE TRANSFEREES**]⁶⁷⁸

IT IS HEREBY CERTIFIED that this instrument is a conveyance on any occasion not being a sale or mortgage.⁹

⁵ This is relevant legislation in the Republic of Ireland – relevant to those transfers only

⁶ Form of Deed of Transfer must be consistent with Property Registration Authority of Ireland standard forms of transfer as amended from time to time. Please check current forms in use at www.prai.ie.

⁷ Once Deeds have been completed and stamped they should be lodged for registration with the Property Registration Authority. For guidance check www.prai.ie.

⁸ Where property is situate outside of Republic of Ireland check local laws regarding stamping and registration of documents.

⁹ Note obligations to file a stamp duty return with Revenue Commissioners under e-filing system www.revenue.ie. For guidance on documents required to file stamp duty return check www.revenue.ie. Stamp duty certificate should be affixed to deed.

EXECUTION BY EXISTING TRUSTEES

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 1] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 1]</p>
<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 2] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 2]</p>

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 3] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 3]</p>
<p>SIGNED and DELIVERED as a DEED by the said [COUNTY TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [COUNTY TRUSTEE]</p>

<p>SIGNED and DELIVERED as a DEED by the said [PROVINCIAL TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [PROVINCIAL TRUSTEE]</p>
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EXECUTION BY REMAINING TRUSTEES AND NEW TRUSTEES

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 1] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 1]</p>
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<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 2] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of [CLUB TRUSTEE 2]</p>
<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 3] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of [CLUB TRUSTEE 3]</p>

<p>SIGNED and DELIVERED as a DEED by the said [COUNTY TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [COUNTY TRUSTEE]</p>
<p>SIGNED and DELIVERED as a DEED by the said [PROVINCIAL TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [PROVINCIAL TRUSTEE]</p>

WARNING: THIS IS A LEGAL DOCUMENT. PLEASE CONSULT YOUR SOLICITOR PRIOR TO COMPLETING THIS DOCUMENT.

[EXISTING TRUSTEES]

TO

[REMAINING TRUSTEES] and [NEW TRUSTEES]¹⁰

DEED OF TRANSFER BETWEEN TRUSTEES¹¹



**12 FITZWILLIAM PLACE
DUBLIN 2**

TEL: 661 9500

FAX: 678 9192

DX: 109027 FITZWILLIAM

EMAIL: INFO@REDDYCHARLTON.IE

WEBSITE : WWW.REDDYCHARLTON.IE

¹⁰ **OPTION 2 – CODE OF TRUSTEES – CLAUSE 1(b)(i)(b) - NOTE THIS IS THE ONLY OPTION AVAILABLE FOR REAL PROPERTY HELD BY CLUBS SITUATE IN ENGLAND AND WALES**

¹¹ **IT IS ASSUMED THAT THE PROPERTY IS LAND REGISTRY FREEHOLD. IF OTHERWISE ADAPT TO SUIT CIRCUMSTANCES**

**PROPERTY REGISTRATION AUTHORITY
LAND REGISTRY**

COUNTY

FOLIO

Transfer dated the day of

[**INSERT ALL EXISTING TRUSTEES NAMES AND ADDRESSES**] (“the Transferors”), are the registered owners of all the property described in Folio [] of the register County [] (“the Property”).

In consideration of the Property **THE TRANSFERORS** the registered owners as trustees and by virtue of the powers vested in them by the Land and Conveyancing Law Reform Act 2009¹² and all other powers so enabling **HEREBY TRANSFER** the Property to [**INSERT NAMES OF REMAINING TRUSTEES**] and [**INSERT NAMES OF NEW PERSONAL TRUSTEES**] and/or [**IONTAOBHAS CORPARÁIDEACH CHUMANN LÚTHCHLEAS GAEL CUIDEACHTA FAOI THEORAINN RÁTHAÍOCHTA**] (“the Transferee(s)) [to be held by the Transferees as joint tenants];

The address of **the Transferee(s)** in the State for service of notices is/are:

[**INSERT RELEVANT ADDRESSES FOR THE TRANSFEREES**]¹³¹⁴¹⁵

¹² This is relevant legislation in the Republic of Ireland – relevant to those transfers only

¹³ Form of Deed of Transfer must be consistent with Property Registration Authority of Ireland standard forms of transfer as amended from time to time. Please check current forms in use at www.prai.ie.

¹⁴ Once Deeds have been completed and stamped they should be lodged for registration with the Property Registration Authority. For guidance check www.prai.ie.

¹⁵ Where property is situate outside of Republic of Ireland check local laws regarding stamping and registration of documents.

IT IS HEREBY CERTIFIED that this instrument is a conveyance on any occasion not being a sale or mortgage.¹⁶

¹⁶ Note obligations to file a stamp duty return with Revenue Commissioners under e-filing system www.revenue.ie. For guidance on documents required to file stamp duty return check www.revenue.ie. Stamp duty certificate should be affixed to deed.

EXECUTION BY EXISTING TRUSTEES

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 1] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of [CLUB TRUSTEE 1]</p>
<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 2] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____</p> <p>Signature of [CLUB TRUSTEE 2]</p>

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 3] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 3]</p>
<p>SIGNED and DELIVERED as a DEED by the said [COUNTY TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [COUNTY TRUSTEE]</p>

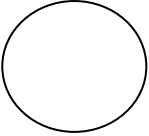
<p>SIGNED and DELIVERED as a DEED by the said [PROVINCIAL TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [PROVINCIAL TRUSTEE]</p>
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EXECUTION BY REMAINING TRUSTEES AND NEW TRUSTEES

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 1] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 1]</p>
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<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 2] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 2]</p>
<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 3] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 3]</p>

FOR COUNTY AND PROVINCIAL TRUSTEE

<p>PRESENT when the Common Seal of IONTAOBHAS CORPARÁIDEACH CHUMANN LÚTHCHLEAS GAEL CUIDEACHTA FAOI THEORAINN RÁTHAÍOCHTA was affixed hereto and this DEED has been DELIVERED:</p>	<div data-bbox="1177 286 1326 421" style="text-align: center;"></div> <div data-bbox="1066 517 1374 562" style="text-align: right;"><hr/><p>Director</p></div> <div data-bbox="1066 636 1374 680" style="text-align: right;"><hr/><p>Director/Secretary</p></div>
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WARNING: THIS IS A LEGAL DOCUMENT. PLEASE CONSULT YOUR SOLICITOR PRIOR TO COMPLETING THIS DOCUMENT.

[EXISTING TRUSTEES]

TO

**IONTAOBHAS CORPARÁIDEACH CHUMANN LÚTHCHLEAS GAEL CUIDEACHTA FAOI
THEORAINN RÁTHAÍOCHTA¹⁷**

DEED OF TRANSFER BETWEEN TRUSTEES¹⁸



**12 FITZWILLIAM PLACE
DUBLIN 2**

TEL: 661 9500

FAX: 678 9192

DX: 109027 FITZWILLIAM

EMAIL: INFO@REDDYCHARLTON.IE

WEBSITE : WWW.REDDYCHARLTON.IE

¹⁷ **OPTION 3 – CODE OF TRUSTEES – CLAUSE 1(b)(i)(c)**

¹⁸ **IT IS ASSUMED THAT THE PROPERTY IS LAND REGISTRY FREEHOLD. IF OTHERWISE ADAPT TO SUIT CIRCUMSTANCES**

**PROPERTY REGISTRATION AUTHORITY
LAND REGISTRY**

COUNTY

FOLIO

Transfer dated the day of

[**INSERT ALL EXISTING TRUSTEES**] (“the Transferors”), are the registered owners of all the property described in Folio [] of the register County [] (“the Property”).

In consideration of the Property **THE TRANSFERORS** the registered owners as trustees and by virtue of the powers vested in them by the Land and Conveyancing Law Reform Act 2009¹⁹ and all other powers so enabling **HEREBY TRANSFER** the Property to **IONTAOBHAS CORPARÁIDEACH CHUMANN LÚTHCHLEAS GAEL CUIDEACHTA FAOI THEORAINN RÁTHAÍOCHTA** (“the Transferee”);

The address of **the Transferee** in the State for service of notices is:

Páirc an Chrócaigh, Dublin 3²⁰²¹²²

IT IS HEREBY CERTIFIED that this instrument is a conveyance on any occasion not being a sale or mortgage.²³

¹⁹ This is relevant legislation in the Republic of Ireland – relevant to those transfers only

²⁰ Form of Deed of Transfer must be consistent with Property Registration Authority of Ireland standard forms of transfer as amended from time to time. Please check current forms in use at www.prai.ie.

²¹ Once Deeds have been completed and stamped they should be lodged for registration with the Property Registration Authority. For guidance check www.prai.ie.

²² Where property is situate outside of Republic of Ireland check local laws regarding stamping and registration of documents.

²³ Note obligations to file a stamp duty return with Revenue Commisioners under e-filing system www.revenue.ie. For guidance on documents required to file stamp duty return check www.revenue.ie. Stamp duty certificate should be affixed to deed.

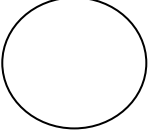
EXECUTION BY EXISTING TRUSTEES

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 1] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 1]</p>
<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 2] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 2]</p>

<p>SIGNED and DELIVERED as a DEED by the said [CLUB TRUSTEE 3] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [CLUB TRUSTEE 3]</p>
<p>SIGNED and DELIVERED as a DEED by the said [COUNTY TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [COUNTY TRUSTEE]</p>

<p>SIGNED and DELIVERED as a DEED by the said [PROVINCIAL TRUSTEE] in the presence of:</p> <p>Witness Signature: _____</p> <p>Witness Name: _____</p> <p>Address: _____ _____</p> <p>Occupation: _____</p>	<p>_____ Signature of [PROVINCIAL TRUSTEE]</p>
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EXECUTION BY CORPORATE TRUST

<p>PRESENT when the Common Seal of IONTAOBHAS CORPARÁIDEACH CHUMANN LÚTHCHLEAS GAEL CUIDEACHTA FAOI THEORAINN RÁTHAÍOCHTA was affixed hereto and this DEED has been DELIVERED:</p>	<div style="text-align: center;">  </div> <p>_____ Director</p> <p>_____ Director/Secretary</p>
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