
Changes to legislation: There are currently no known outstanding effects for the Land Registration Act 2002, Part 1. (See end of Document for details)

SCHEDULES

SCHEDULE 10

MISCELLANEOUS AND GENERAL POWERS

PART 1

MISCELLANEOUS

Dealings with estates subject to compulsory first registration

- 1 (1) Rules may make provision—
- (a) applying this Act to a pre-registration dealing with a registrable legal estate as if the dealing had taken place after the date of first registration of the estate, and
 - (b) about the date on which registration of the dealing is effective.
- (2) For the purposes of sub-paragraph (1)—
- (a) a legal estate is registrable if a person is subject to a duty under section 6 to make an application to be registered as the proprietor of it, and
 - (b) a pre-registration dealing is one which takes place before the making of such an application.

Regulation of title matters between sellers and buyers

- 2 (1) Rules may make provision about the obligations with respect to—
- (a) proof of title, or
 - (b) perfection of title,
- of the seller under a contract for the transfer, or other disposition, for valuable consideration of a registered estate or charge.
- (2) Rules under this paragraph may be expressed to have effect notwithstanding any stipulation to the contrary.

Implied covenants

- 3 Rules may—
- (a) make provision about the form of provisions extending or limiting any covenant implied by virtue of Part 1 of the Law of Property (Miscellaneous Provisions) Act 1994 (c. 36) (implied covenants for title) on a registrable disposition;
 - (b) make provision about the application of section 77 of the Law of Property Act 1925 (c. 20) (implied covenants in conveyance subject to rents) to transfers of registered estates;

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- (c) make provision about reference in the register to implied covenants, including provision for the state of the register to be conclusive in relation to whether covenants have been implied.

Land certificates

- 4 Rules may make provision about—
 - (a) when a certificate of registration of title to a legal estate may be issued,
 - (b) the form and content of such a certificate, and
 - (c) when such a certificate must be produced or surrendered to the registrar.

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