

## 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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*Status: This is the original version (as it was originally enacted).*

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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.