



# Long Leases (Scotland) Act 1954

## CHAPTER 49

### LONG LEASES (SCOTLAND) ACT 1954

#### PART I

##### GRANT OF FEU RIGHT OF PROPERTY LET UNDER CERTAIN LONG LEASES

###### *General provisions relating to grant of feu right*

- 1 Lessee or sub-lessee under certain long leases may require landlord to grant feu right
- 2 Lessee or sub-lessee deemed to be occupying lessee in certain circumstances
- 3 Occupying lessee acquiring right on or after 10th May, 1951, not entitled to require grant of feu right
- 4 Refusal of grant of feu right on ground of public interest
- 5 Power to certain landlords who have acquired property for occupation as residence, etc., to apply to sheriff for declarator refusing grant of feu right

###### *Notice requiring grant of feu right*

- 6 Notice requiring grant of feu right

###### *Payments to be made where feu right granted*

- 7 Sums payable to landlord by occupying lessee in respect of feu right of subjects let under lease with one hundred years or less unexpired
- 8 Feu-duty payable in respect of feu right of subjects let under lease with over one hundred years unexpired
- 9 Payment to be made to intermediate landlord by occupying lessee on grant of feu right
- 10 Payments to creditors

*Conveyancing provisions*

- 11 Feu contract to be entered into on grant of feu right
- 12 Rights to minerals.
- 13 Execution of feu contract.
- 14 Provisions where lease or sub-lease assigned by *ex facie* absolute assignation

*Continuation of certain leases and sub-leases*

- 15 Continuation of leases and sub-leases expiring within five years after commencement of Act
- 16 Power to occupying lessee to exclude operation of s. 15
- 17 Restriction on exercise of option to terminate lease or sub-lease

*Supplementary provisions*

- 18 Rules for determining duration of lease or sub-lease
- 19 Rules for determining rent payable under lease or sub-lease
- 20 Apportionment of rent
- 21 Provisions regarding securities
- 22 Expenses to be borne by occupying lessee
- 23 Provisions regarding notices, etc.
- 24 Provisions regarding heirs of entail, etc.

*Interpretation of Part I*

- 25 Interpretation of Part I

**PART II**

## EXTENSION AND AMENDMENT OF REGISTRATION OF LEASES (SCOTLAND) ACT, 1857

- 26 Extension of 20 and 21 Vict. c. 26
- 27 Amendment of s. 18 of 20 and 21 Vict. c. 26

**PART III**

## GENERAL

- 28 Applications to sheriff
- 29 Application to Crown
- 30 Construction of references to enactments
- 31 Citation, commencement and extent

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**SCHEDULES**

FIRST SCHEDULE — Form of Notice to be given by an Occupying Lessee who desires the Grant of a Feu Right under Part I of this Act

SECOND SCHEDULE — Determination of the Appropriate Amount in respect of Casualties Payable under a Lease or a Sub-Lease

- 1 The appropriate amount in respect of the casualties payable under...
- 2 The appropriate amount determined under the foregoing paragraph shall be...
- 3 Where for the purposes of this Schedule it is necessary...

THIRD SCHEDULE — Table referred to in Paragraph (a) of Subsection (1) of Section Nine of this Act

FOURTH SCHEDULE — Form of Feu Contract to be used in the Grant of a Feu Right under Part I of this Act

FIFTH SCHEDULE — Table referred to in paragraph (b) of subsection (1) of section eighteen of this Act of the expectancy of life of an identifiable person in existence