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 STATUTORY INSTRUMENTS
 

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## 1986 No. 2118

## LAND REGISTRATION

## The Land Registration Rules 1986

<i>Made</i>	- - -	<i>3rd December 1986</i>
<i>Laid before Parliament</i>		<i>8th December 1986</i>
<i>Coming into Operation</i>		<i>1st January 1987</i>

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925(a), in exercise of the powers conferred on him by that section, hereby makes the following rules:—

*Citation and commencement:—*

1. These rules may be cited as the Land Registration Rules 1986 and shall come into operation on 1st January 1987.

2. In these rules a rule referred to by number means a rule so numbered in the Land Registration Rules 1925(b).

3. The following rule shall be substituted for rule 45:—

*“Leases prohibiting or restricting dealings inter vivos*

**45.** On the registration of any leasehold land held under a lease containing a prohibition or restriction on dealings therewith inter vivos, notice shall be entered in the register that all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction are excepted from the effect of registration.”

4. The following rule shall be substituted for rule 48:—

*“Application for conversion under section 77 of the Act and section 1(2) of the Land Registration Act 1986(c).*

**48.—** (1) An application for conversion by a proprietor of land shall be made in Form 6 and, except where made under section 77 (2)(b) or by virtue of section 1(2)(b) of the Land Registration Act 1986, shall be accompanied by all the documents of or relating to the title and, in the case of an

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(a) 1925 c.21.  
 (b) S. R. & O. 1925/1093.  
 (c) 1986 c.26.

application for conversion to absolute leasehold title, to the freehold and to any intermediate leasehold.

(2) Before giving effect to an application for conversion where he is required to be satisfied as to title, the Registrar:—

- (a) may serve notice on such persons as he considers necessary, including notice to owners of neighbouring property who may be entitled to enforce restrictive covenants affecting the land;
- (b) may at the applicant's expense insert notice of the application in such newspaper or newspapers as he may direct;
- (c) may make such enquiries on the land or elsewhere as he considers necessary.”

5. For Form 6 in the Schedule to the Land Registration Rules 1925 there shall be substituted Form 6 in the Schedule hereto.

6. Rule 49 is hereby revoked.

*Hailsham of St Marylebone, C.*

Dated 3rd December 1986.

SCHEDULE

Application for Conversion of Title

H M Land Registry

Form 6

(Section 77 Land Registration Act 1925 and Section 1(2) Land Registration Act 1986)

Title Number .....

Property

.....

I/We

.....  
of .....

being the registered proprietor(s) of the above title or being entitled to be registered as such proprietor(s) apply for the title to be converted to:

- Absolute                       Good Leasehold

because

- (a) I am/We are in possession and the required time has elapsed since first registration of the title.
- (b) I am/We are in possession and I/We enclose all documents of title to support this application.

I/We confirm that no claim adverse to the title of the property has been made.

Signature of applicant  
(or applicant's solicitor  
or licensed conveyancer)

Date

.....

Name and address of solicitor  
or licensed conveyancer  
(for correspondence) .....

.....  
.....  
.....  
.....

Reference

Telephone No

## EXPLANATORY NOTE

*(This Note is not part of the Rules.)*

These rules amend the Land Registration Rules 1925 to take account of the provisions of the Land Registration Act 1986. Rule 45, as amended, now extends to leases containing an absolute prohibition against all dealings therewith inter vivos. Rule 48, as amended, now provides that all applications for conversion of title should be made on the new Form 6 substituted by rule 5.

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