

LAND REGISTRATION ETC. (SCOTLAND) ACT 2012

EXPLANATORY NOTES

COMMENTARY ON SECTIONS

Part 3: Competence and Effect of Registration

Registrable deeds

Section 49: Registrable deeds

142. Subsection (1) provides for what documents can be registered in the Land Register. These are documents which any Act provides can be registered. The most common types of registrable documents are:
- dispositions (see section 50);
 - standard securities (under section 9 of the Conveyancing and Feudal Reform (Scotland) Act 1970);
 - long leases (under section 1 and 20A of the Registration of Leases (Scotland) Act 1857 – section 20A as inserted by section 52(2));
 - notices of title (under section 4A of the Conveyancing (Scotland) Act 1924 (as inserted by section 53(3));
 - decree of reduction (under section 46A(1) of the Conveyancing (Scotland) Act 1924 as inserted by section 54);
 - an arbitral award which orders the reduction of a deed (under section 46A of the Conveyancing (Scotland) Act 1924 as inserted by section 54);
 - an order for rectification of a document (under section 8A of the Law Reform (Miscellaneous Provisions) (Scotland) Act 1985 as inserted by section 55(3));
 - a standard security ranking agreement (under section 13(4) of the Conveyancing and Feudal Reform (Scotland) Act 1970 as inserted by paragraph 17(7)(c) of schedule 5);
 - a deed creating a proper liferent (see section 51); and
 - deeds registrable in the Land Register under section 48(7) following the closure of the General Register of Sasines under section 48(6).