



Land Registration Act 2002

2002 CHAPTER 9

PART 3

DISPOSITIONS OF REGISTERED LAND

Powers of disposition

23 Owner's powers

- (1) Owner's powers in relation to a registered estate consist of—
 - (a) power to make a disposition of any kind permitted by the general law in relation to an interest of that description, other than a mortgage by demise or sub-demise, and
 - (b) power to charge the estate at law with the payment of money.
- (2) Owner's powers in relation to a registered charge consist of—
 - (a) power to make a disposition of any kind permitted by the general law in relation to an interest of that description, other than a legal sub-mortgage, and
 - (b) power to charge at law with the payment of money indebtedness secured by the registered charge.
- (3) In subsection (2)(a), "legal sub-mortgage" means—
 - (a) a transfer by way of mortgage,
 - (b) a sub-mortgage by sub-demise, and
 - (c) a charge by way of legal mortgage.

24 Right to exercise owner's powers

A person is entitled to exercise owner's powers in relation to a registered estate or charge if he is—

- (a) the registered proprietor, or
- (b) entitled to be registered as the proprietor.

25 Mode of exercise

- (1) A registrable disposition of a registered estate or charge only has effect if it complies with such requirements as to form and content as rules may provide.
- (2) Rules may apply subsection (1) to any other kind of disposition which depends for its effect on registration.

26 Protection of disponees

- (1) Subject to subsection (2), a person's right to exercise owner's powers in relation to a registered estate or charge is to be taken to be free from any limitation affecting the validity of a disposition.
- (2) Subsection (1) does not apply to a limitation—
 - (a) reflected by an entry in the register, or
 - (b) imposed by, or under, this Act.
- (3) This section has effect only for the purpose of preventing the title of a disponee being questioned (and so does not affect the lawfulness of a disposition).